

SCALE: 1" = 60'

Bearings Based on the File Plat of Windmill Ridge Estates recorded in Cabinet B, Slide 26

WINDMILL RIDGE ESTATES No. 3A
Cabinet B, Slide 300

A = 04°40'05"
R = 700.00'
T = 28.53'
L = 57.03'
CD = 57.02'
CB = N13°09'58"E

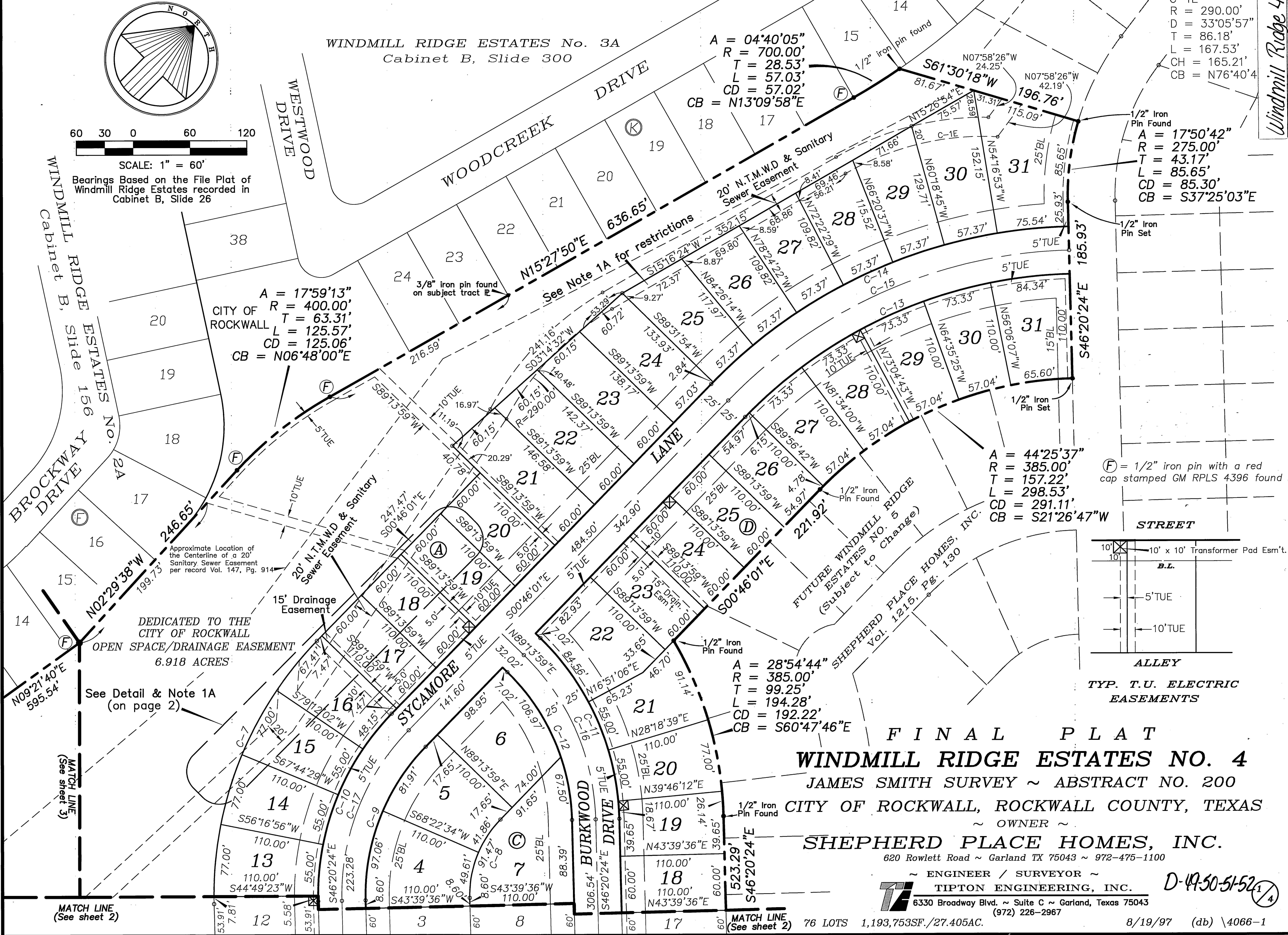
C-1E
R = 290.00'
D = 33°05'57"
T = 86.18'
L = 167.53'
CH = 165.21'
CB = N76°40'4"

1/2" Iron Pin Found
A = 17°50'42"
R = 275.00'
T = 43.17'
L = 85.65'
CD = 85.30'
CB = S37°25'03"E

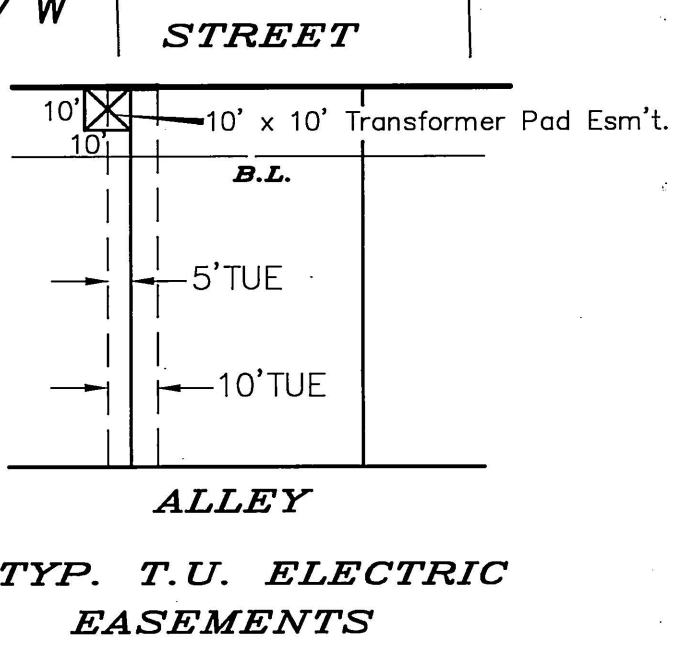
A = 44°25'37"
R = 385.00'
T = 157.22'
L = 298.53'
CD = 291.11'
CB = S21°26'47"W

A = 28°54'44"
R = 385.00'
T = 99.25'
L = 194.28'
CD = 192.22'
CB = S60°47'46"E

A = 17°59'13"
CITY OF ROCKWALL
R = 400.00'
T = 63.31'
L = 125.57'
CD = 125.06'
CB = N06°48'00"E



ⓕ = 1/2" iron pin with a red cap stamped GM RPLS 4396 found



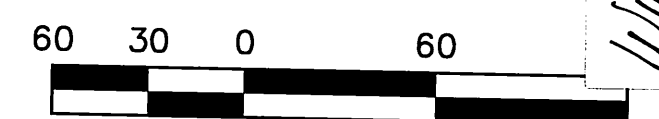
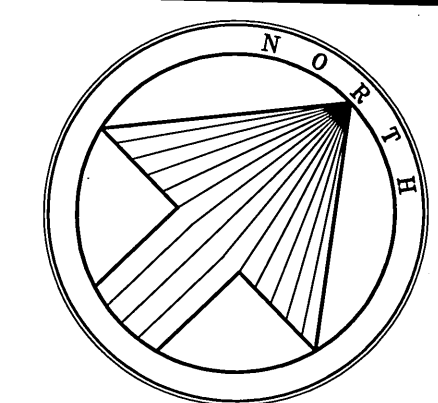
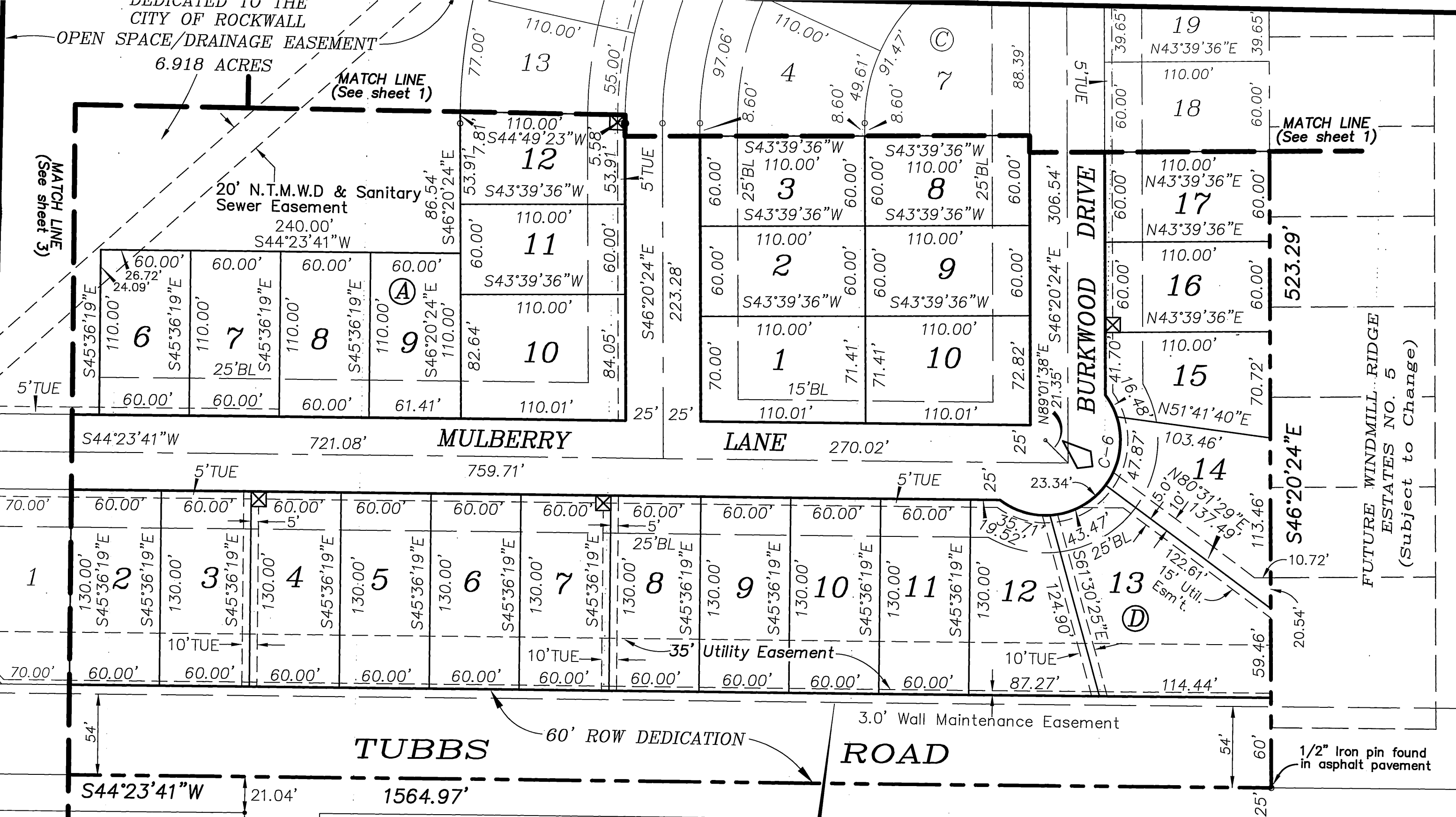
FINAL PLAT
WINDMILL RIDGE ESTATES NO. 4
JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNER ~
SHEPHERD PLACE HOMES, INC.

620 Rowlett Road ~ Garland TX 75043 ~ 972-475-1100
~ ENGINEER / SURVEYOR ~
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

D-49-50-51-52 1/4

76 LOTS 1,193,753SF./27.405AC. 8/19/97 (db) \4066-1

Cab. D, slide 49



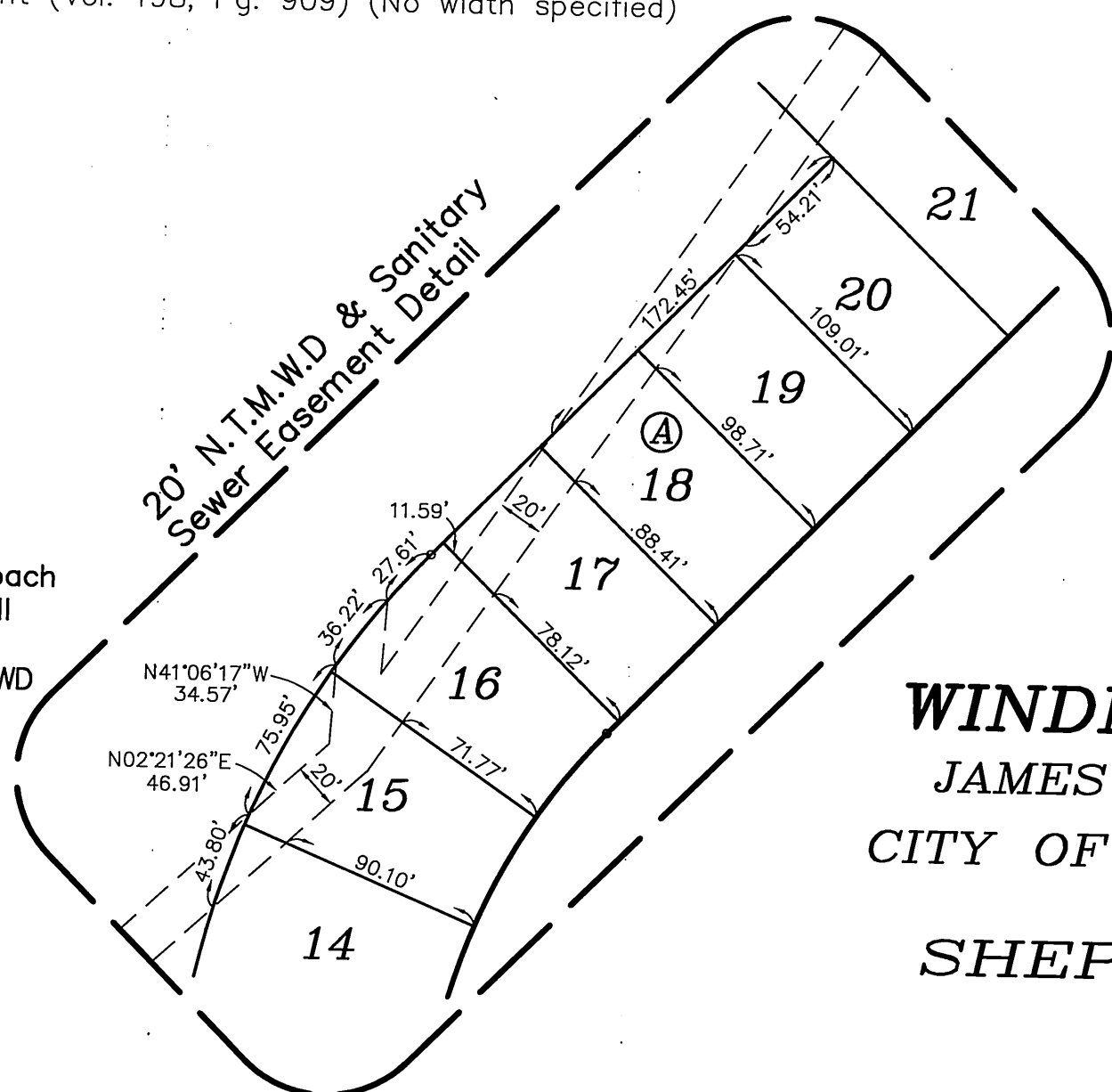
SCALE: 1" = 60'
Bearings Based on the File Plat of Windmill Ridge Estates recorded in Cabinet B, Slide 26

Windmill Ridge 4

ROCKWALL LAKE ESTATES No. ONE
Cabinet B, Slide 241

NOTE 1A
The proposed final plat and property deeds for Lot 6, 14-31, Block A and Lot 1, Block B shall include the following restrictions.
The NTMWD easement restricts the construction of permanent structures, such as foundations, wall, pools, and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping planting that encroach on the NTMWD easement are allowed. However, the NTMWD nor the City of Rockwall shall assume any responsibility for damage resulting from the need to repair or maintain the NTMWD pipeline. Further, any cost for repair or damaged to the NTMWD pipeline resulting from construction by the developer or homeowners will be the responsibility of the developer or homeowner.

◊ DENOTES STREET NAME CHANGE



FINAL PLAT
WINDMILL RIDGE ESTATES NO. 4
JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNER ~
SHEPHERD PLACE HOMES, INC.
620 Rowlett Road ~ Garland TX 75043 ~ 972-475-1100

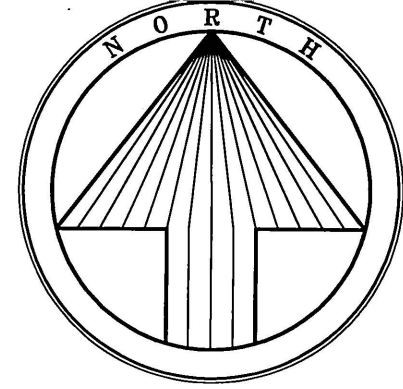
~ ENGINEER / SURVEYOR ~
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

2/4

76 LOTS 1,193,753SF./27.405AC.

8/19/97 (db) \4066-1

Cab. D, Slide 50



60 30 0 60 120

SCALE: 1" = 60'

Bearings Based on the File Plat of Windmill Ridge Estates recorded in Cabinet B, Slide 26

WINDMILL RIDGE ESTATES
Cabinet B, Slide 26

WINDMILL RIDGE ESTATES No. 2A
Cabinet B, Slide 156

BROCKWAY DRIVE

DEDICATED TO THE
CITY OF ROCKWALL
OPEN SPACE/DRAINAGE EASEMENT
6.918 ACRES

A = 35°04'42"
R = 360.00'
T = 113.78'
L = 220.40'
CD = 216.98'
CB = N26°54'01"E

1/2" Iron Pin Found

Approximate Location of the Centerline of a 20' Sanitary Sewer Easement per deed Vol. 147, Pg. 914

20' N.T.M.W.D & Sanitary Sewer Easement
25' N.T.M.W.D & Sanitary Sewer Easement

MULBERRY LANE

DEDICATED TO THE
CITY OF ROCKWALL
OPEN SPACE/
DRAINAGE EASEMENT
0.895 ACRES

MAHOGANY DRIVE

FINAL PLAT WINDMILL RIDGE ESTATES NO. 4

JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER ~
SHEPHERD PLACE HOMES, INC.

620 Rowlett Road ~ Garland TX 75043 ~ 972-475-1100

~ ENGINEER / SURVEYOR ~

TIPTON ENGINEERING, INC.

6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967



3097

15' Waterline Easement Vol. 64, Pg. 313

3.0' Wall Maint. Easement

3.0' Wall Maint. Easement

PLACE OF BEGINNING

N44°26'22"E 185.46'

N45°30'45"W 307.00'

N45°30'45"W 127.00'

S45°30'45"E 20.88'

Centerline of Texas Power & Light Co. Easement (Vol. 198, Pg. 909) (No width specified)

ROCKWALL LAKE ESTATES No. ONE
Cabinet B, Slide 241

MATCH LINE (See sheet 2)

MATCH LINE (See sheet 1)

S44°23'41"W

S45°36'19"E

S45°36'19"E

S45°36'19"E

S45°36'19"E

S45°36'19"E

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S45°36'19"E

Windmill Ridge 4

STATE OF TEXAS)
COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

4066A.OWN

WHEREAS SHEPHERD PLACE HOMES, INC., is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 65.8661 acre tract of land conveyed to Shepherd Place Homes, Inc. according to the deed recorded in Volume 1215, Page 130 of the Deed Records of Rockwall County, Texas (DRCT), the subject tract further being more particularly described as follows;

BEGINNING at a point located on the northeasterly line of Farm to Market Road No. 3097 and the southerly corner of Windmill Ridge Estates Section "A" Installment One, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 26 of the Map Records of Rockwall County, Texas (MRRCT), a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found on the northwesterly line of Brockway Drive bears N 45° 30' 45" W, a distance of 160.22 feet;

THENCE, N 44° 26' 22" E, along the easterly line of said Windmill Ridge Estates Section "A" Installment One, a distance of 185.46 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 found at corner;

THENCE, continuing along said Windmill Ridge Estates Section "A" Installment One easterly line and along the easterly line of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 156 (MRRCT) and around a tangent curve to the Left having a central angle of 35° 04' 42", a radius of 360.00 feet and a chord bearing of N 26° 54' 01" E, an arc distance of 220.40 feet to a 1/2" iron pin found at corner;

THENCE, N 09° 21' 40" E, along said Windmill Ridge Estates No. 2A, easterly line and passing over a 3/8" iron pin found at a distance of 515.77 feet, and continuing 79.77 feet, making a total distance of 595.54 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 found at corner, from which a 1/2" iron pin found bears S 87° 51' 13" W, a distance of 0.76 feet;

THENCE, N 02° 29' 38" W, continuing along said Windmill Ridge Estates No. 2A easterly line part of the way, and along the easterly line of Windmill Ridge Estates No. 3, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 300 (MRRCT), a distance of 246.65 to a 1/2" iron pin with a red cap stamped GM RPLS 4396 found at corner;

THENCE, Along the said Windmill Ridge Estates No. 3A easterly line, the following;

Around a non-tangent curve to the Right having a central angle of 17° 59' 13", a radius of 400.00 feet and a chord bearing of N 06° 48' 00" E, an arc distance of 125.57 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 found at corner;

N 15° 27' 50" E, passing over a 3/8" iron pin found at a distance of 216.59 feet passing over another 3/8" iron pin found at a distance of 516.62 feet and continuing 120.03 feet making a total distance of 636.65 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 found at corner;

Around a non-tangent curve to the Left having a central angle of 04° 40' 05", a radius of 700.00 feet and a chord bearing of N 13° 09' 58" E, an arc distance of 57.03 feet to a 1/2" iron pin found at corner;

THENCE, N 61° 30' 18" E, a distance of 196.76 feet to a 1/2" iron pin found at corner;

THENCE, Around a non-tangent curve to the Left having a central angle of 17° 50' 42", a radius of 275.00 feet and a chord bearing of S 37° 25' 03" E, an arc distance of 85.65 feet to a 1/2" iron pin set at corner;

THENCE, S 46° 20' 24" E, a distance of 185.93 feet to a 1/2" iron pin set at corner;

THENCE, Around a non-tangent curve to the Left having a central angle of 44° 25' 37", a radius 385.00 feet and a chord bearing of S 21° 26' 47" W, an arc distance of 298.53 feet to a 1/2" iron pin found at corner;

THENCE, S 00° 46' 01" E, a distance of 221.92 feet to a 1/2" iron pin set at corner;

THENCE, Around a non-tangent curve to the Right having a central angle of 28° 54' 44", a radius of 385.00 feet and a chord bearing of S 60° 47' 46" E, an arc distance of 194.28 feet;

THENCE, S 46° 20' 24" E, a distance of 523.29 feet to a point on the Northwesterly line of Tubbs Road as dedicated by the road and street dedication plat recorded in Cabinet B, Slide 242 (MRRCT), a 1/2" iron pin found in asphalt pavement at corner;

THENCE, S 44° 23' 41" W, along the southeasterly line of said Shepherd Place Homes, Inc., tract and the dedicated Tubbs Road northwesterly line, a distance of 1564.97 feet to a point on the previously mentioned Farm To Market Road No. 3097 northeasterly line, said point further being the most southerly corner of the subject tract and said Shepherd Place Homes, Inc. tract a 1/2" iron pin with a red cap stamped GM RPLS 4396 found in asphalt pavement at corner, from which a 1/2" iron pin found at the intersection of the southeasterly line of Tubbs Road and northeasterly line of Farm to Market Road No. 3097 bears S 45° 30' 45" E, a distance of 20.88 feet;

THENCE, N 45° 30' 45" W, along the said Farm to Market Road No. 3097 northeasterly line, a distance of 307.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,193,753 square feet or 27.405± acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHEPHERD PLACE HOMES, INC., being the owner, does hereby adopt this plat designating the hereinabove described property as Windmill Ridge Estates No. 4., an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the City of Rockwall for the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction maintenance or efficiency of their respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of constructing reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HANDS at Rockwall, Texas this 21 day of August, 1997.

SHEPHERD PLACE HOMES, INC.

Robbie Lee Hale
By: _____
Dan

THE STATE OF TEXAS)
COUNTY OF Rockwall)

BEFORE ME, the undersigned authority, on this day personally appeared ROBBIE LEE HALE known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Shepherd Place Homes, Inc., and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 21 day of August, 1997.

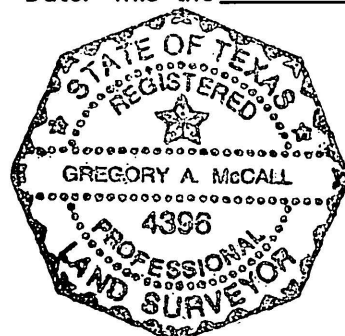


Cindy Jones
Notary Public, in and for the State of Texas

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made August 6th, 1997, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas; No interior lot corners were staked for the filing of this plat.

Date: This the 21st Day of August, 1997.



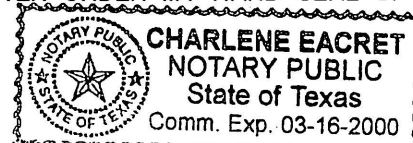
TIPTON ENGINEERING, INC.

Gregory A. McCall
GREGORY A. MCCALL
Registered Professional Land Surveyor
No. 4396

THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 21 Day of August, 1997.



Charlene Eacret
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED

Bob Ramsey
Chairman, Planning & Zoning Commission Date Sept 3, 1997

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 4, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16 day of June, 1997.

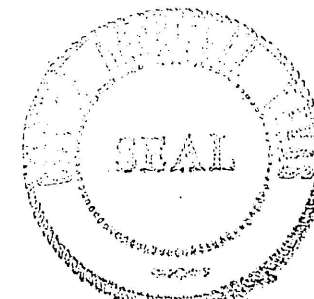
This approval shall be invalid unless the approved plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 21 day of September, 1997

Mayor
Mayor, City of Rockwall

Cindy Kindred
City Secretary, City of Rockwall



CURVE DATA

NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	520.00'	19°38'25"	90.01'	178.25'	177.38'	S34°37'10"W
C-2	470.00'	19°38'25"	81.35'	161.11'	160.32'	S34°37'10"W
C-3	225.00'	19°35'43"	38.85'	76.95'	76.58'	N34°35'49"E
C-4	275.00'	19°35'43"	47.49'	94.05'	93.59'	N34°35'49"E
C-5	250.00'	19°35'43"	43.17'	85.50'	85.08'	N34°35'49"E
C-6	50.00'	164°28'28"	366.78'	143.53'	99.08'	S00°58'22"E
C-7	385.00'	45°34'23"	161.73'	306.23'	298.22'	N23°33'13"W
C-8	115.00'	45°34'23"	48.31'	91.47'	89.08'	N23°33'13"W
C-9	225.00'	45°34'23"	94.52'	178.96'	174.28'	N23°33'13"W
C-10	275.00'	45°34'23"	115.52'	218.73'	213.01'	N23°33'13"W
C-11	275.00'	44°25'37"	112.30'	213.23'	207.93'	S68°33'13"E
C-12	225.00'	44°25'37"	91.88'	174.46'	170.13'	S68°33'13"E
C-13	495.00'	44°25'37"	202.14'	383.82'	374.28'	N21°26'47"E
C-14	545.00'	44°25'37"	222.56'	422.58'	412.08'	N21°26'47"E
C-15	520.00'	44°25'37"	212.35'	403.20'	393.18'	N21°26'47"E
C-16	250.00'	44°25'37"	102.09'	193.85'	189.03'	S68°33'13"E
C-17	250.00'	45°34'23"	105.02'	198.85'	193.65'	N23°33'13"W
C-18	495.00'	19°38'25"	85.68'	169.68'	168.85'	S34°37'10"W
C-19	20.00'	73°23'54"	14.91'	25.62'	23.90'	N07°44'25"E
C-20	50.00'	253°23'54"	67.08'	221.13'	80.18'	N82°15'35"W

FINAL PLAT
WINDMILL RIDGE ESTATES NO. 4
JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNER ~
SHEPHERD PLACE HOMES, INC.

620 Rowlett Road ~ Garland TX 75043 ~ 972-475-1100

~ ENGINEER / SURVEYOR ~

Tipton Engineering, Inc.
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967



8/19/97 (db) \4066-1

Cab. D, Slide 52

Windmill Ridge 4