



NOTE: ALL SETBACKS SHALL BE PROVIDED AS ILLUSTRATED ABOVE UNLESS OTHERWISE NOTED ON THE PLAT

LEGEND

C.M.	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
ESMT.	EASEMENT
EX.	EXISTING
FND	FOUND
INST.	INSTRUMENT
C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
NO.	NUMBER
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.A.M.U.E.	PUBLIC ACCESS, MAINTENANCE, & UTILITY EASEMENT
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
VOL.	VOLUME
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
◆	STREET NAME CHANGE
—OHP—	OVERHEAD ELECTRIC

## PRELIMINARY PLAT WINDMILL FARMS PHASE 4D - SECTION 1

210 TOTAL LOTS  
202 RESIDENTIAL LOTS  
LOTS 1-4, BLOCK D; LOTS 1-6, BLOCK E; LOTS 1-8, BLOCK F;  
LOTS 1-20, BLOCK G; LOTS 1-13, BLOCK H; LOTS 1-12, BLOCK I;  
LOTS 1-11, BLOCK J; LOTS 1-18, BLOCK K; LOTS 1-14, BLOCK L;  
LOTS 1-11, BLOCK M; LOTS 1-6, BLOCK N; LOTS 1-12, BLOCK O;  
LOTS 1-8, BLOCK P; LOTS 1-6, BLOCK R;  
LOTS 1-9, BLOCK W; LOTS 1-34, BLOCK X

5 OPEN SPACE LOTS  
LOT 1X, BLOCK C; LOT 19X, BLOCK F; LOT 21X, BLOCK G;  
LOT 14X, BLOCK H; LOT 7X, BLOCK N

3 RIGHT-OF-WAY RESERVATION  
LOTS 1X-3X, BLOCK A

BEING 72.467 ACRES OUT OF THE  
(HEIRS OF) SAMUEL SMITH SURVEY, ABSTRACT NO. 450  
CITY OF DALLAS ET J, KAUFMAN COUNTY, TEXAS  
March 2018

CITY PLAN FILE NO: S178-158  
ENGINEERING PLAN NO: 311T-xxxx

DEVELOPER	OWNER
PILLAR INCOME ASSET MANAGEMENT 1603 Lyndon B. Johnson Frwy, Suite 800 Dallas, Texas 75243 Contact: R.L. Lemke Telephone: (469) 522-4412	EOK BRIDGEVIEW PLAZA INC. 1603 Lyndon B. Johnson Frwy, Suite 300 Dallas, Texas 75234

SURVEYOR/ENGINEER

**BGE** Inc.  
2595 Dallas Parkway, Suite 204, Frisco, TX 75034  
Contact: Jason A. Frey, P.E.  
Tel: 972-464-4800 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10193953

- P.O.B.  
(3/8" I.R.F.)  
N: 6971579.8121  
E: 2609933.1817
- GENERAL NOTES:
- The purpose of this plat is to create residential lots on unplatted land.
  - Basis of bearing is Windmill Farms - Phase 1A, 1B & 1C, as recorded in Cabinet 2, Page 213, Plat Records, Kaufman County, Texas.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  - Property corners are marked by five-eighths inch iron rods with yellow plastic caps stamped "BCE", unless otherwise noted.
  - Lot to lot drainage will not be allowed without Engineering Section approval.
  - The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowner's association and shall be subject to the provisions therein.
  - The homebuilder shall construct barrier free ramps and sidewalks on single family lots with construction on that lot.
  - This plat was prepared without the benefit of a title commitment.
  - The surveyor has not abstracted the property.
  - No trees are affected by this development.
  - Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
  - Kaufman County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
  - Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
  - Lot 1X, Block C, Lot 19X, Block F, Lot 21X, Block G, Lot 14X, Block H, Lot 7X, Block N are dedicated as private landscape easements to be owned and maintained by the HOA.
  - This phase of Windmill Farms is located in the Extra-Territorial Jurisdiction of the City of Dallas. There is no zoning for the development.
  - This phase of Windmill Farms is subject to a Development Agreement with the City of Forney.
  - No area within the limits of this plat lie within a Special Flood Hazard Zone as defined by FEMA and delineated on FIRM No. 48257C0050D, dated 07/03/2012.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL LOTS FROM UNPLATTED LAND.

