



April 5, 2019

City of Forney  
Engineering Department  
P.O. Box 826  
Forney, Texas 75126

RE: Recommendation to Accept Public Improvements for KCFWSD No.1-C (Windmill Farms), Phase 3B – Substantial Completion Conformance and Final Plat Release

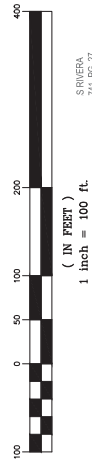
Based on the Windmill Farms development agreement agreed upon in 2003, Section 1.2 of the development agreement states that “Upon the completion of the construction and inspection of the public improvements for water lines, sewer lines, roads and drainage in accordance with the City’s Subdivision Regulations, the City shall approve the public improvements and the subdivision and file or cause to be filed the Final Plat in the plat records of Kaufman County. The City finds the infrastructure is acceptable based on the Engineer’s certificate of Substantial Completion issued to the City by BGE Engineering on March 29<sup>th</sup>, 2019, included with this letter. It is the City Engineer’s recommendation to execute the final plat and release it for filing.

If you have any questions feel free to contact me.

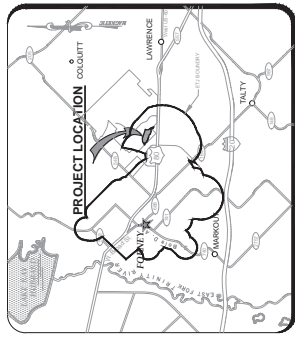
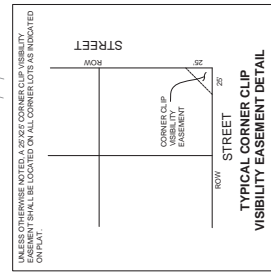
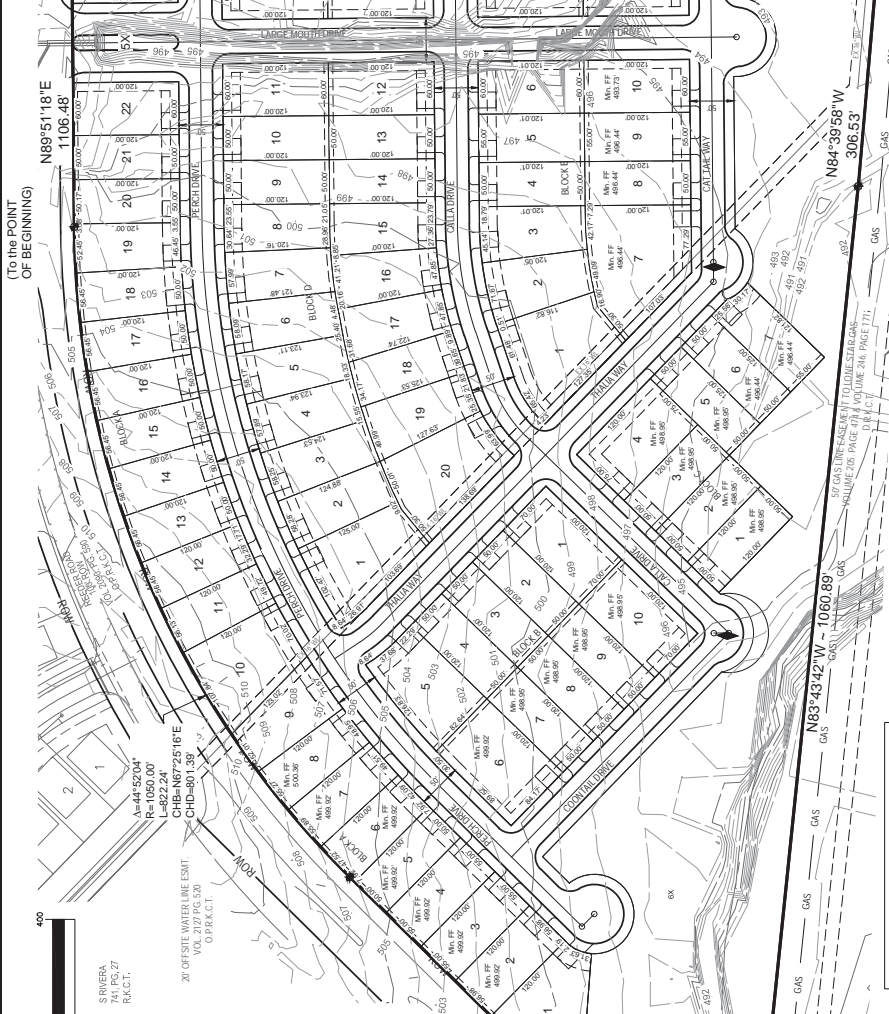
Sincerely,

Karl F. Zook, P.E.  
City Engineer

**GRAPHIC SCALE**



LEGEND	
SYMBOL	DESCRIPTION
S.S.E.	Survey Sewer Easement
S.F.	Lot Area (Square Feet)
F.F.	Minimum Finish Floor
B.L.	Minimum Building Setback Line
U.E.	Utility Easement
D.E.	Drainage Easement
IRF	1/2" Iron Rod Set with Cap Stamped "USA INC."
IRF	1/2" Iron Rod Found with Cap Stamped "USA INC."
PTC	Point For Corner
◆	Sheet Name Change
D.R.K.C.T.	Deed Records, Kaufman County, Texas
P.R.K.C.T.	Plot Records, Kaufman County, Texas
O.P.R.K.C.T.	Official Plat Records, Kaufman County, Texas



**FINAL PLAT**  
**WINDMILL FARMS PHASE 3B**  
**46.80 ACRE TRACT**  
**KAUFMAN COUNTY, TEXAS**

SITUATED IN THE S. SMITH SURVEY, ABSTRACT NO. 450  
 LOCATED IN THE CITY OF FORNEY E.T.J.

175 TOTAL LOTS  
 BLOCK A, LOTS 1 - 22, BLOCK B, LOTS 1 - 10  
 BLOCK C, LOTS 1 - 7, BLOCK D, LOTS 1 - 20  
 BLOCK E, LOTS 1 - 10, BLOCK F, LOTS 1 - 24  
 BLOCK G, LOTS 1 - 28, BLOCK H, LOTS 1 - 34  
 BLOCK I, LOTS 1 - 12, BLOCK J, LOTS 1 - 6  
 6 COMMONHOA AREA LOTS 1X - 6X

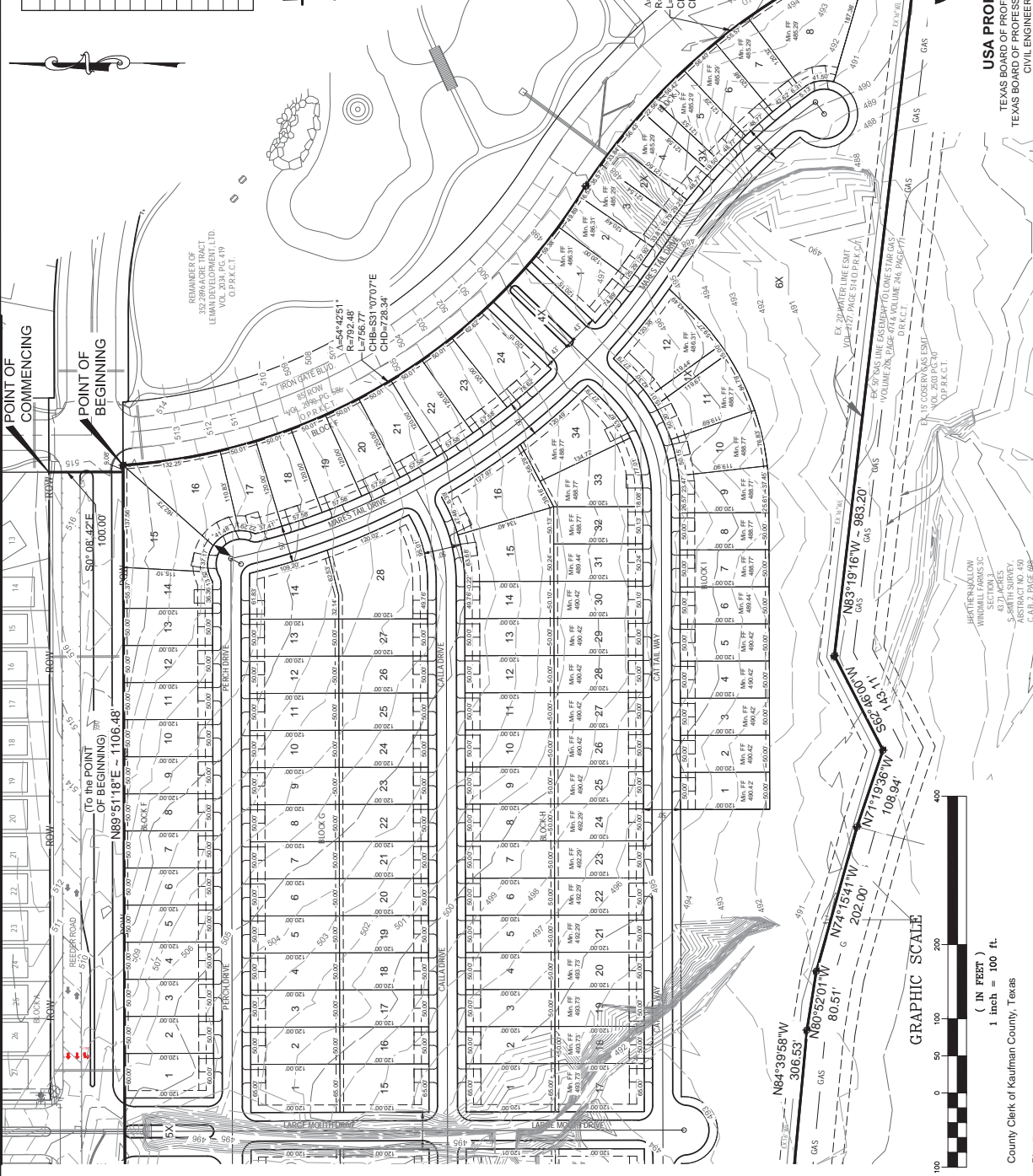
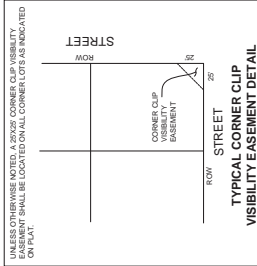
County Clerk of Kaufman County, Texas  
 Plat # \_\_\_\_\_  
 Plat Cabinet # \_\_\_\_\_  
 Date Filed \_\_\_\_\_

Block A		Block B		Block C		Block D		Block E		Block F		Block G		Block H		Block I		Block J	
Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area
1	1,088 s.f.	1	1,202 s.f.	1	720 s.f.	1	780 s.f.	1	1,202 s.f.	1	720 s.f.	1	780 s.f.	1	1,202 s.f.	1	780 s.f.	1	1,202 s.f.
2	683 s.f.	2	714 s.f.	2	600 s.f.	2	676 s.f.	2	600 s.f.	2	600 s.f.	2	600 s.f.	2	600 s.f.	2	600 s.f.	2	600 s.f.
3	6,600 s.f.	3	861 s.f.	3	600 s.f.	3	6,600 s.f.	3	6,600 s.f.	3	6,600 s.f.	3	6,600 s.f.	3	6,600 s.f.	3	6,600 s.f.	3	6,600 s.f.
4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.	4	6,600 s.f.
5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.	5	6,600 s.f.
6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.	6	6,600 s.f.
7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.	7	6,600 s.f.
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9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.	9	6,600 s.f.
10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.	10	6,600 s.f.
11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.	11	6,600 s.f.
12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.	12	6,600 s.f.
13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.	13	6,600 s.f.
14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.	14	6,600 s.f.
15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.	15	6,600 s.f.
16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.	16	6,600 s.f.
17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.	17	6,600 s.f.
18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.	18	6,600 s.f.
19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.	19	6,600 s.f.
20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.	20	6,600 s.f.
21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.	21	6,600 s.f.
22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.	22	6,600 s.f.
23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.	23	6,600 s.f.
24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.	24	6,600 s.f.

SYMBOL	DESCRIPTION	LEGEND
S.S.E.	Sanitary Sewer Easement	
S.F.	Lot Area (Square Feet)	
F.F.	Minimum Finish Floor	
B.L.	Minimum Building Setback Line	
D.E.	Drainage Easement	
U.E.	Utility Easement	
RF	1/2" Iron Rod Set with Cap Stamped "USA, INC."	
IFC	1/2" Iron Rod Found with Cap Stamped "USA, INC."	
PFC	Point For Corner	
◆	Street Name Change	
D.R.K.C.T.	Deed Records, Kaufman County, Texas	
P.R.K.C.T.	Plat Records, Kaufman County, Texas	
O.P.R.K.C.T.	Official Plat Records, Kaufman County, Texas	

**FINAL PLAT**  
**WINDMILL FARMS PHASE 3B**  
**46.80 ACRE TRACT**  
 SITUATED IN THE S. SMITH SURVEY, ABSTRACT No. 450  
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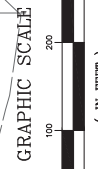
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 BLOCK G LOTS 1 - 28, BLOCK H LOTS 1 - 34  
 BLOCK I LOTS 1 - 12, BLOCK J LOTS 1 - 8  
 6 COMMON HOA AREA LOTS 1X - 6X



**USA PROFESSIONAL SERVICES GROUP, INC.**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERING FIRM F-1945  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTERED SURVEYING FIRM 101074-00  
 CIVIL ENGINEERS - SURVEYORS - PLANNERS LANDSCAPE ARCHITECTS  
 1525 VICEROY DRIVE  
 DALLAS, TEXAS 75235  
 (214) 634-3300 FAX (214) 634-3338

**OWNER:**  
**LIBERTY BANKERS LIFE INSURANCE COMPANY**  
 1605 LBJ FREEWAY, SUITE 710  
 DALLAS, TEXAS 75234  
 (469) 522-4426

County Clerk of Kaufman County, Texas  
 Plat # \_\_\_\_\_  
 Plat Cabinet # \_\_\_\_\_  
 Date Filed \_\_\_\_\_



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, the \_\_\_\_\_ of Liberty Bankers Life Insurance Company, do hereby adopt this plat as WINDMILL FARMS PHASE 3B, a subdivision of \_\_\_\_\_, Texas and do hereby dedicate the rights therein, to Freshwater Supply District No. 1-C, its successors and assigns, to provide for utility easements, sight easements and utility easements shown on the plat.

Freshwater Supply District No. 1-C, its successors, and assigns, shall have the right to construct, install, maintain, repair and replace streets, water, sanitary sewer and drainage facilities in the dedicated rights-of-way.

No obstructions or growths greater than twenty-four (24) inches above grade shall be constructed, reconstructed or placed upon, over or across the corner clip visibility easements, sight easements, utility easements, and easements shown on the plat. The right to construct, install, maintain, repair and replace streets and easements shall remain said corner clip visibility easements. Freshwater Supply District No. 1-C, its successors and assigns shall have the right, but not the obligation, to access corner clip visibility easements for maintenance purposes.

The sight easements are hereby given and granted to Freshwater Supply District No. 1-C, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said sight easements. Should Freshwater Supply District No. 1-C exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including windbreaks, shrubs, trees, and other plants and vegetation, and to remove and dispose of any and all trees, shrubs, trees and other plants and vegetation. Freshwater Supply District No. 1-C, its successors and assigns, may withdraw maintenance responsibility for the sight easements at any time. The ultimate maintenance responsibility for the sight easements shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with visibility, shall be constructed in, on, over or across the sight easements. Freshwater Supply District No. 1-C, its successors and assigns, shall also have the right but not the obligation to add any landscape improvements, to erect any traffic control devices or signs on the sight easements and to remove any obstructions thereon. Freshwater Supply District No. 1-C, its successors and assigns, shall have the right and privilege at all times to enter upon the sight easements or any part thereof for the purposes and with all rights and privileges set forth herein.

Freshwater Supply District No. 1-C, its successors and assigns, shall have the sole and exclusive right to construct, install, maintain, repair and replace any private utilities, including, but not limited to, telephone, telecommunications, natural gas, electrical power and cable television facilities in the utility easements shown on the plat.

Kaufman County shall not be responsible for the maintenance of all streets, drives, emergency access easements, recreation areas and open spaces in this subdivision, and shall be responsible for the maintenance of all streets, drives, recreation areas and open spaces of all streets, drives, recreation areas, easements, and other areas, including, but not limited to, telephone, telecommunications, natural gas, electrical power and cable television facilities in the utility easements shown on the plat. All public facilities shall be maintained by Freshwater Supply District No. 1-C, its successors and assigns.

IN WITNESS WHEREOF, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

LIBERTY BANKERS LIFE INSURANCE COMPANY

By: \_\_\_\_\_  
Authorized Signature

STATE OF TEXAS \$ \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and as the act and deed of LIBERTY BANKERS LIFE INSURANCE COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
County Clerk of Kaufman County, Texas  
Plat # \_\_\_\_\_  
Plat Cabinet # \_\_\_\_\_  
Date Filed \_\_\_\_\_

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Gary Romatz, do hereby certify that I prepared this plat from an original survey of the land shown thereon, and that the same is a true and correct copy of the original survey as shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Forney.

Signature of Registered Professional Land Surveyor  
USA Professional Services Group, Inc.  
Registration No. 5016

STATE OF TEXAS \$ \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Romatz, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My Commission Expires On: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
Planning and Zoning Commission  
City of Forney, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
City Council  
City of Forney, Texas

Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Secretary

STATE OF TEXAS \$ \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, President of Freshwater Supply District No. 1-C, do hereby accept conveyance of the rights-of-way, corner clip visibility easements, sight easements, utility easements and designated Park areas as shown on the face of the plat.

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President of Freshwater Supply District No. 1-C, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said district.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF KAUFMAN

WHEREAS, LIBERTY BANKERS LIFE INSURANCE COMPANY, is the owner of a 46.796 acre tract of land situated in the S. Smith Survey, Abstract No. 450, Kaufman County, Texas, and being part of a called 113.99 acre tract of land described as Tract 1 in a Deed to Liberty Bankers Life Insurance Company Tract One, as recorded in Volume 3024, Page 527 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly corner of lot 13 Block A, of Amber Fields Windmill Farms Phase 2B Section 1, as recorded in Cabnet 2 Page 545 of the Plat Records, Kaufman County, Texas and being on the North Right of Way line of Reeder Road (a 100 foot Right of Way) as recorded in Volume 2090, Page 590 of the Official Public Records Kaufman County Texas and being more particularly described as follows.

THENCE South 00 degrees 08 minutes 42 seconds East departing the North Right of Way line of Reeder Road, a distance of 100.00 feet to a point for corner, said point being on the South Right of Way line of Reeder Road.

THENCE North 88 degrees 51 minutes 18 seconds East, along the South Right of Way line of Reeder Road as recorded in Volume as recorded in Volume 2090, Page 590 of the Plat Records of Kaufman County, Texas, a distance of 9.08 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner, said rod being on the West Right of Way line of Iron Gate Boulevard (a 85.00 foot right of way) as recorded in Volume 2090, Page 596 of the Plat Records of Kaufman County, Texas and the POINT OF BEGINNING.

THENCE departing the most Southerly Right of Way line of Reeder Road, along the most Westerly Right of Way line of said Iron Gate Boulevard, a chord distance of 756.34 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner, which bears South 31 degrees 07 minutes 07 seconds East, a chord distance of 729.34 feet and an arc distance of 756.77 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner and the beginning of a curve to the right.

THENCE continuing along the most Westerly Right of Way line of said Iron Gate Boulevard and along said curve to the right having a radius of 893.28 feet, a central angle of 38 degrees 27 minutes 33 seconds, a chord which bears South 37 degrees 23 minutes 39 seconds East, a chord distance of 565.36 feet, and an arc distance of 576.11 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 83 degrees 19 minutes 18 seconds West, departing the most Westerly Right of way line of said Iron Gate Boulevard a distance of 983.20 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE South 62 degrees 46 minutes 00 seconds West, a distance of 143.11 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 71 degrees 19 minutes 36 seconds West, a distance of 108.94 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 74 degrees 15 minutes 41 seconds West, a distance of 202.00 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 80 degrees 52 minutes 01 seconds West, a distance of 80.51 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 84 degrees 39 minutes 58 seconds West, a distance of 306.53 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 83 degrees 43 minutes 42 seconds West, a distance of 1060.89 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE South 55 degrees 51 minutes 52 seconds West, a distance of 138.10 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE North 81 degrees 33 minutes 40 seconds West, a distance of 136.45 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner and being on the South Right of Way line of Reeder Road (a 100 foot right of way).

THENCE North 44 degrees 59 minutes 14 seconds East, along the South Right of Way line of Reeder Road, a distance of 740.82 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner, and being the beginning of a curve to the right.

THENCE continuing on the South Right of Way line of Reeder Road and along said curve to the right having a radius of 1050.00 feet, a central angle of 44 degrees 52 minutes 04 seconds, a chord which bears North 67 degrees 16 minutes 25 minutes East, a chord distance of 801.39 feet and an arc distance of 822.24 feet to a ½ inch iron rod with cap stamped "USA INC" set for corner.

THENCE continuing on the South Right of Way line of Reeder Road, North 89 degrees 51 minutes 18 seconds East, a distance of 1106.48 feet to POINT OF BEGINNING and containing 46.80 acres or 2,038,492 square feet of land, more or less.

FINAL PLAT  
WINDMILL FARMS PHASE 3B  
46.80 ACRE TRACT  
SITUATED IN THE S. SMITH SURVEY, ABSTRACT No. 450  
KAUFMAN COUNTY, TEXAS

LOCATED IN THE CITY OF FORNEY E.T.J.

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- BLOCK G, LOTS 1 - 26, BLOCK H, LOTS 1 - 34
- BLOCK I, LOTS 1 - 12, BLOCK J, LOTS 1 - 8
- 6 COMMON HOA AREA LOTS 'X' - '0X'



USA PROFESSIONAL SERVICES GROUP, INC.

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERING FIRM F-1845  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTERED SURVEYING FIRM F10074-00  
CIVIL ENGINEERS - SURVEYING ARCHITECTS  
PLANNING ARCHITECTS - PLANNING ARCHITECTS  
PLANNING ARCHITECTS - PLANNING ARCHITECTS

OWNER:  
LIBERTY BANKERS LIFE INSURANCE COMPANY

1605 LB. FREEWAY, SUITE 710  
DALLAS, TEXAS 75234  
(214) 634-3300 FAX (214) 634-3338

APRIL 2016

2006041.09  
SHEET 3 OF 3