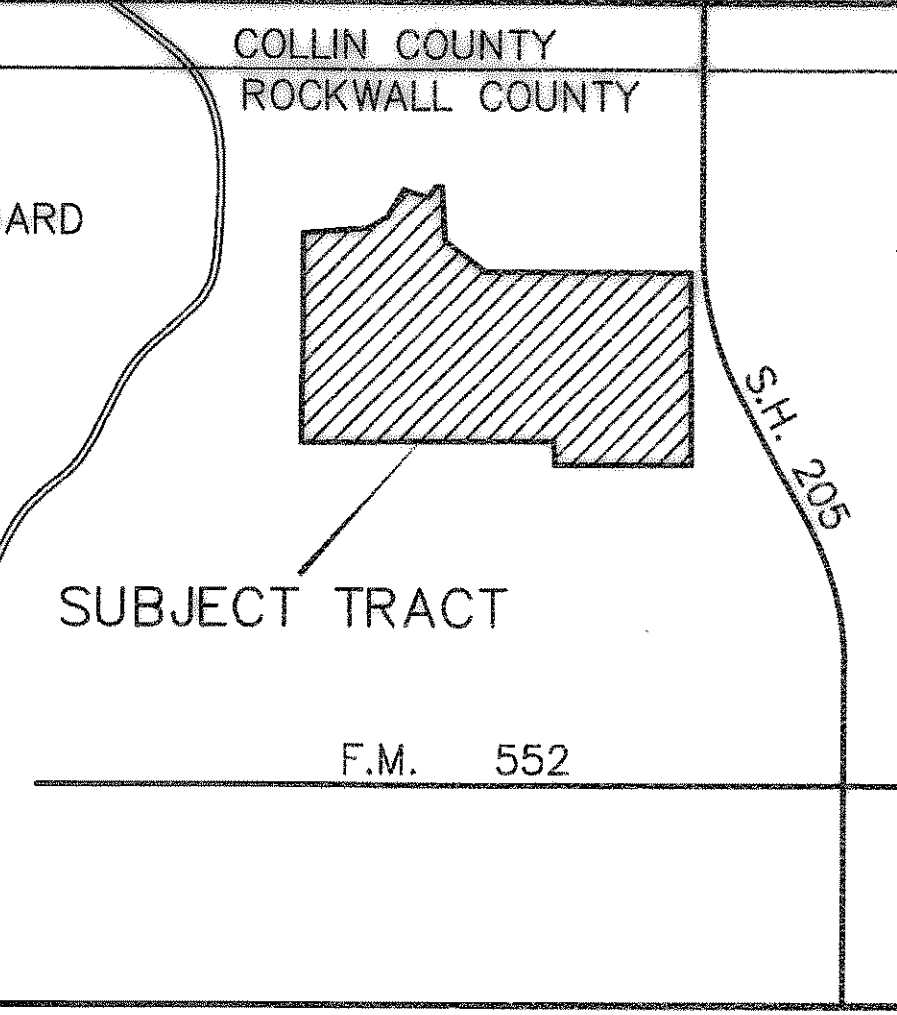
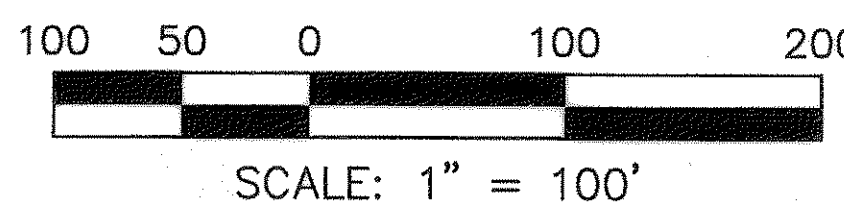
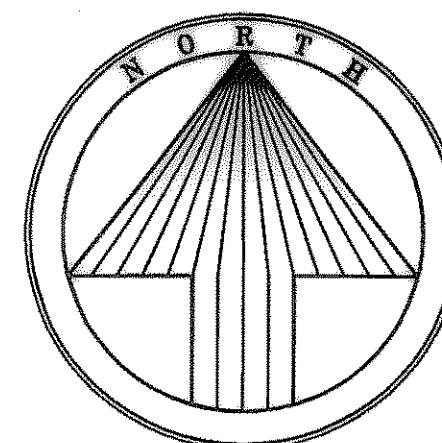


THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPE PLANS THAT ENDOUR ON THE NTMWD EASEMENTS ARE ALLOWED. FENCE POST FOUNDATIONS ARE RESTRICTED TO AN INSTALLATION DEPTH OF NO DEEPER THAN 18 INCHES BELOW FINAL GROUND ELEVATION. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR, OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER

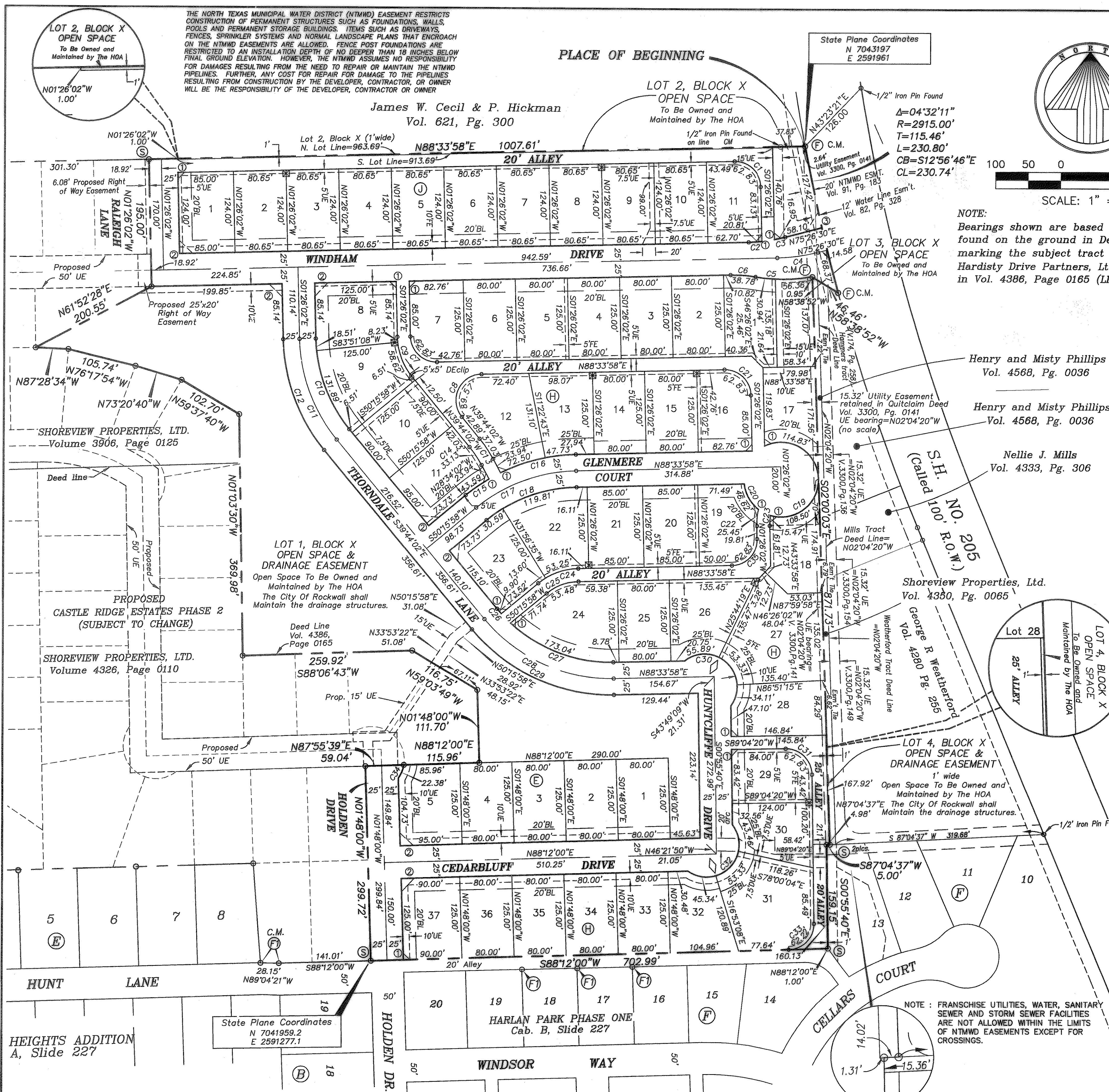
PLACE OF BEGINNING

James W. Cecil & P. Hickman
Vol. 621, Pg. 300

State Plane Coordinates
N 7043197
E 2591961

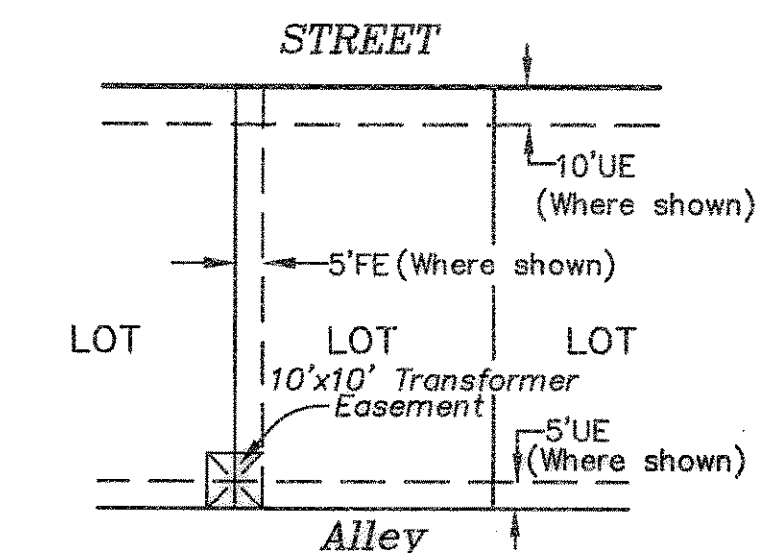


NOTE:
Bearings shown are based on monuments found on the ground in December of 2005, marking the subject tract according to the Hardisty Drive Partners, Ltd. deed recorded in Vol. 4386, Page 0165 (LRRCT).



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C1	40.00'	90°00'00"	40.00'	62.83'	56.57'	N46°26'02"W
C2	250.00'	4°46'09"	10.41'	20.81'	20.80'	N86°10'53"E
C3	250.00'	3°53'07"	8.48'	16.95'	16.95'	N77°23'03"E
C4	275.00'	13°07'28"	31.63'	62.99'	62.86'	N82°00'14"E
C5	250.00'	20°00'26"	44.10'	87.30'	86.86'	N89°40'19"E
C6	200.00'	11°06'34"	19.45'	38.78'	38.72'	N85°52'45"W
C7	40.00'	90°00'00"	40.00'	62.83'	56.57'	S46°26'02"E
C8	40.00'	128°18'00"	82.56'	89.57'	72.00'	S24°24'58"W
C9	100.00'	38°18'00"	34.73'	66.85'	65.61'	S20°35'02"E
C10	225.00'	38°18'00"	78.13'	150.40'	147.62'	S20°35'02"E
C11	250.00'	38°18'00"	86.81'	167.12'	164.02'	S20°35'02"E
C12	275.00'	38°18'00"	95.50'	183.83'	180.42'	S20°35'02"E
C13	190.00'	11°10'00"	18.57'	37.03'	36.97'	N34°09'02"W
C14	170.00'	11°10'00"	16.62'	33.13'	33.08'	N34°09'02"W
C15	275.00'	9°04'58"	21.84'	43.59'	43.55'	S54°48'27"W
C16	275.00'	25°02'58"	61.09'	120.23'	119.27'	S76°02'29"W
C17	250.00'	38°18'00"	86.81'	167.12'	164.02'	S69°24'58"W
C18	225.00'	38°18'00"	78.13'	150.40'	147.62'	S69°24'58"W
C19	57.50'	222°31'45"	147.75'	223.32'	107.17'	N05°02'24"W
C20	57.50'	46°27'21"	24.68'	46.62'	45.35'	S29°39'01"E
C21	40.00'	90°00'00"	40.00'	62.83'	56.57'	N46°26'02"W
C22	110.00'	13°15'17"	12.78'	25.45'	25.39'	S05°11'37"W
C23	90.00'	9°50'58"	7.75'	15.47'	15.45'	S03°29'27"W
C24	100.00'	38°18'00"	34.73'	66.85'	65.61'	S69°24'58"W
C25	80.00'	38°18'00"	27.78'	53.48'	52.49'	S69°24'58"W
C26	225.00'	2°31'20"	4.95'	9.90'	9.90'	S40°59'42"E
C27	225.00'	44°03'47"	91.05'	173.04'	168.80'	S69°24'08"E
C28	250.00'	51°42'00"	121.12'	225.58'	218.01'	S65°35'02"E
C29	275.00'	51°42'00"	133.24'	248.14'	239.81'	S65°35'02"E
C30	50.00'	164°14'45"	361.39'	143.33'	99.06'	N46°10'51"W
C31	40.00'	90°00'00"	40.00'	62.83'	56.57'	N45°55'40"W
C32	50.00'	162°52'03"	331.93'	142.13'	98.88'	N43°38'10"E
C33	40.00'	89°07'40"	39.40'	62.22'	56.14'	N43°38'10"E
C34	50.00'	25°38'35"	11.38'	22.38'	22.19'	N22°14'54"E
C35	40.00'	90°00'00"	40.00'	62.83'	56.57'	N43°33'58"E

- (I) = 1/2" iron pin found
- (S) = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set
- (F) = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. found
- (1) = 10' x 10' Visibility Esmt.
- (2) = 20' x 20' Visibility Esmt.
- (3) = 25' x 25' Visibility Esmt.
- (M) = Control Monuments
- (S) = Street Name Change
- UE = Utility Easement
- DE = Drainage Easement
- DUE = Drainage & Utility Easement
- FE = Farmers' Electric Coop. Easement



FINAL PLAT
CASTLE RIDGE ESTATES
PHASE 1

J. STRICKLAND SURVEY ~ ABSTRACT NO. 187
ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNERS ~
HARDISTY DRIVE PARTNERS, LTD.
8222 Douglas Avenue ~ Suite 250 ~ Dallas, Texas 75226
(214) 373-6636

TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 228-2967
53 Lots 1,042,648 SF / 23.9359 AC. 11/21/06 #4802

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