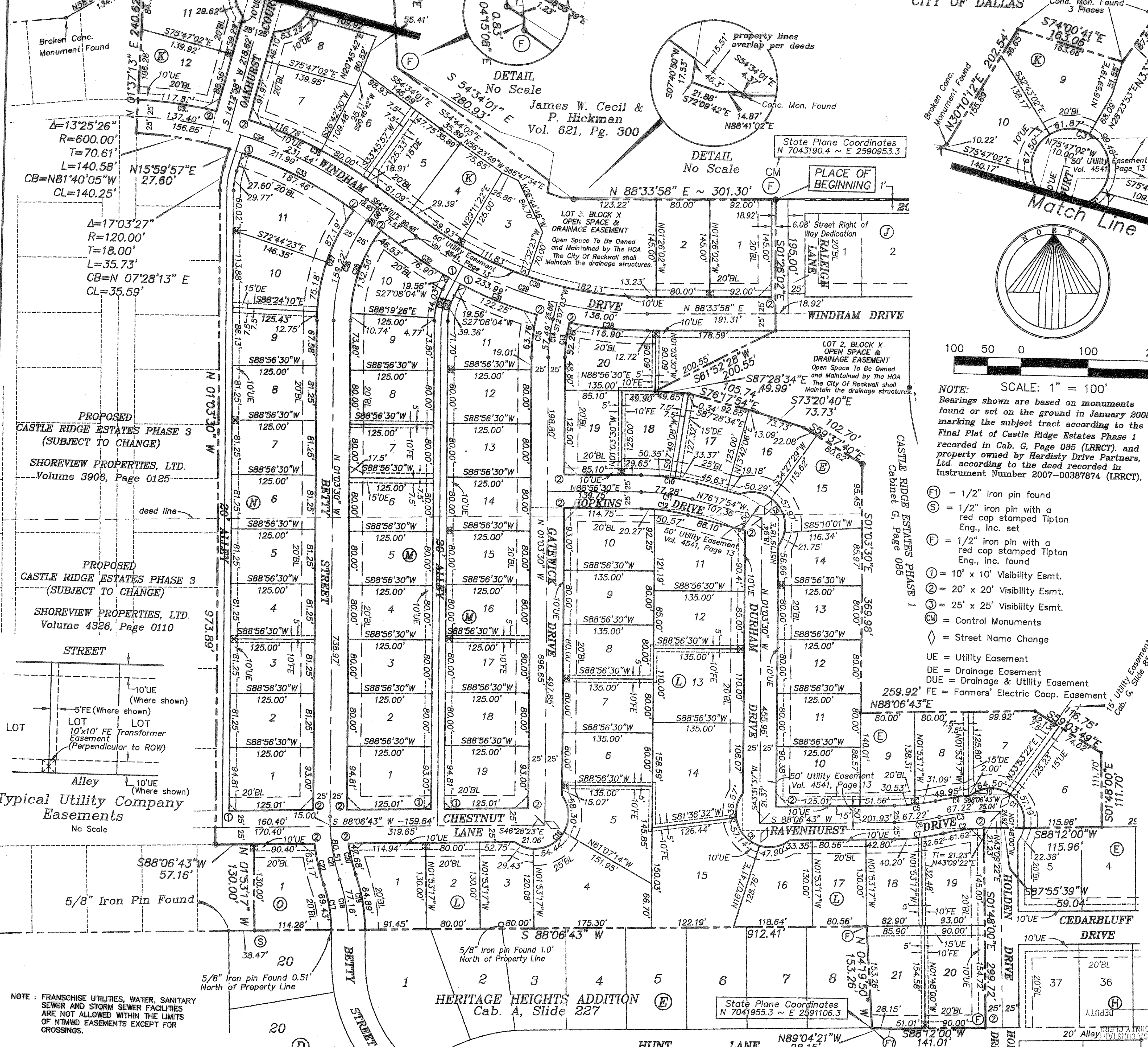


N 58°36'18" E  
10.21'  
CITY OF DALLAS

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

CITY OF DALLAS

deed line for (Typical)  
James Wilbur Cecil  
Vol. 621, Pg. 300  
and  
Prattice Charles Hickman  
Vol. 4467, Pg. 0132

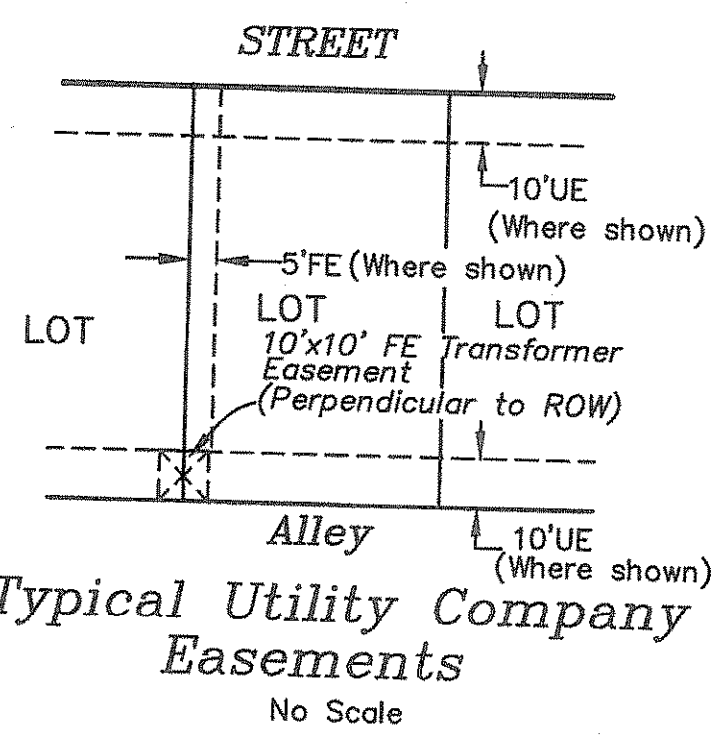


$\Delta=13^{\circ}25'26''$   
 $R=600.00'$   
 $T=70.61'$   
 $L=140.58'$   
 $CB=N81^{\circ}40'05''W$   
 $CL=140.25'$

$\Delta=17^{\circ}03'27''$   
 $R=120.00'$   
 $T=18.00'$   
 $L=35.73'$   
 $CB=N 07^{\circ}28'13'' E$   
 $CL=35.59'$

PROPOSED  
CASTLE RIDGE ESTATES PHASE 3  
(SUBJECT TO CHANGE)  
SHOREVIEW PROPERTIES, LTD.  
Volume 3906, Page 0125

PROPOSED  
CASTLE RIDGE ESTATES PHASE 3  
(SUBJECT TO CHANGE)  
SHOREVIEW PROPERTIES, LTD.  
Volume 4326, Page 0110



NOTE: FRANCHISE UTILITIES, WATER, SANITARY  
SEWER AND STORM SEWER FACILITIES  
ARE NOT ALLOWED WITHIN THE LIMITS  
OF NTMWD EASEMENTS EXCEPT FOR  
CROSSINGS.

DETAIL  
No Scale

DETAIL  
No Scale

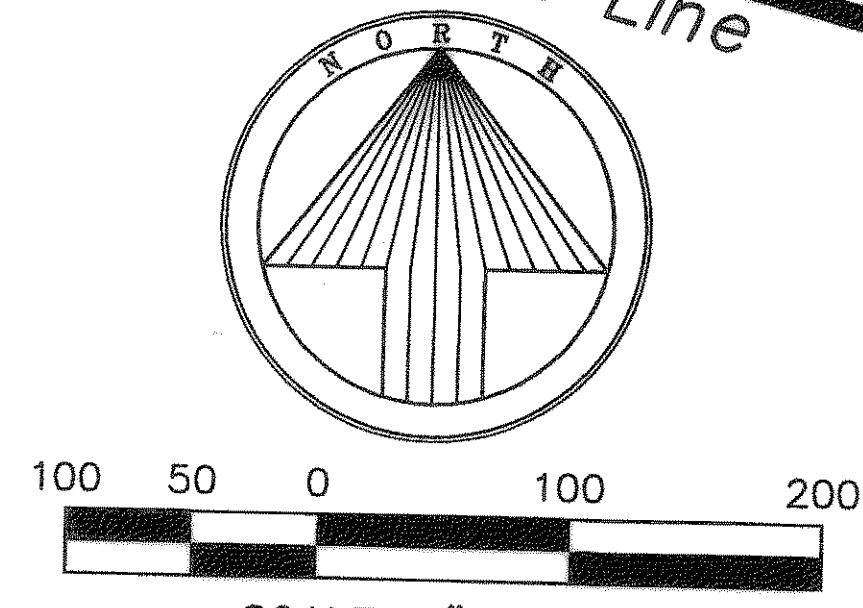
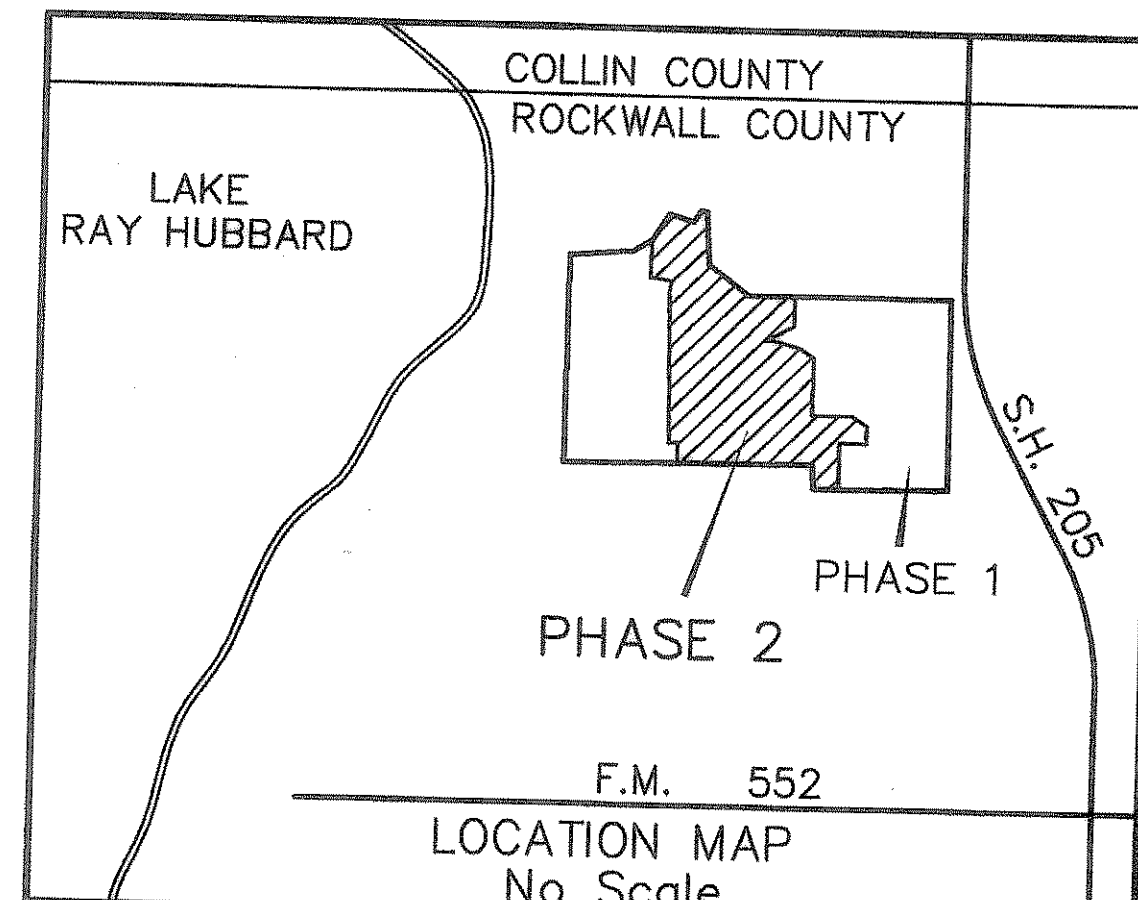
DETAIL  
No Scale

NOTE: SCALE: 1" = 100'  
Bearings shown are based on monuments  
found or set on the ground in January 2008,  
marking the subject tract according to the  
Final Plat of Castle Ridge Estates Phase 1  
recorded in Cab. G, Page 085 (LRRCT), and  
property owned by Hardisty Drive Partners,  
Ltd. according to the deed recorded in  
Instrument Number 2007-00387874 (LRRCT).

- (F) = 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
- (D) = Street Name Change
- UE = Utility Easement
- DE = Drainage Easement
- DUE = Drainage & Utility Easement
- FE = Farmers' Electric Coop. Easement

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C1	50.00'	139°26'45"	135.33'	121.69'	93.80'	N60°17'46"W
C2	275.00'	12°50'19"	30.94'	61.62'	61.49'	S81°41'34"W
C3	300.00'	12°50'19"	33.75'	67.22'	67.08'	S81°41'34"W
C4	325.00'	9°09'32"	26.03'	51.95'	51.90'	S79°51'11"W
C5	275.00'	12°50'19"	30.94'	61.62'	61.49'	N81°41'34"E
C6	300.00'	12°50'19"	33.75'	67.22'	67.08'	N81°41'34"E
C7	325.00'	12°50'19"	36.57'	72.82'	72.67'	N81°41'34"E
C8	50.00'	164°34'10"	369.07'	143.61'	99.09'	S46°28'23"E
C9	50.00'	148°58'48"	180.17'	130.01'	96.36'	N38°40'42"W
C10	325.00'	14°45'36"	42.09'	83.72'	83.49'	N83°40'42"W
C11	300.00'	14°45'36"	38.86'	77.28'	77.07'	N83°40'42"W
C12	275.00'	14°45'36"	35.62'	70.84'	70.65'	N83°40'42"W
C13	225.00'	13°10'33"	26.25'	52.26'	52.14'	S05°35'45"W
C14	250.00'	13°10'33"	28.87'	57.49'	57.36'	S05°31'46"W
C15	275.00'	13°17'03"	32.02'	63.76'	63.62'	S05°35'02"W
C16	50.00'	162°54'37"	332.77'	142.17'	98.89'	N43°31'37"E
C17	225.00'	17°40'45"	34.99'	69.43'	69.15'	N10°46'13"W
C18	250.00'	17°41'01"	38.89'	77.16'	76.85'	N10°46'05"W
C19	275.00'	17°41'13"	42.79'	84.89'	84.55'	N10°45'59"W
C20	270.00'	10°07'04"	23.90'	47.68'	47.62'	S14°33'03"E
C21	295.00'	15°38'16"	40.51'	80.51'	80.26'	S11°47'28"E
C22	320.00'	11°18'41"	31.69'	63.07'	63.07'	S13°57'15"E
C23	80.00'	28°11'35"	20.09'	39.36'	38.97'	S13°02'17"W
C24	100.00'	28°11'35"	25.11'	49.21'	48.71'	S13°02'17"W
C25	225.00'	36°29'29"	74.18'	143.30'	140.89'	S17°11'14"W
C26	250.00'	36°29'29"	82.42'	159.22'	156.55'	S17°11'14"W
C27	275.00'	36°29'06"	90.64'	175.12'	172.17'	S17°11'03"W
C28	600.00'	11°09'47"	58.64'	116.90'	116.72'	S85°51'08"E
C29	575.00'	36°52'01"	191.65'	369.98'	363.63'	S73°00'02"E
C30	600.00'	11°40'27"	61.34'	122.25'	122.04'	S69°39'27"E
C31	600.00'	7°20'36"	38.50'	76.90'	76.85'	S58°14'19"E
C32	600.00'	17°54'03"	94.50'	187.46'	186.70'	N64°05'43"W
C33	625.00'	33°48'46"	189.97'	368.84'	363.51'	N71°28'24"W
C34	650.00'	19°00'46"	108.85'	215.69'	214.70'	N64°04'24"W
C35	650.00'	10°23'30"	59.11'	117.89'	117.73'	N83°11'02"W
C36	58.00'	307°53'40"	28.35'	311.68'	50.95'	N64°43'10"W
C37	58.00'	307°53'40"	28.35'	311.68'	50.95'	N64°43'10"W
C38	550.00'	36°52'01"	183.32'	353.90'	347.82'	S73°00'01"E

**FINAL PLAT**  
**CASTLE RIDGE ESTATES PHASE 2**  
J. STRICKLAND SURVEY ~ ABSTRACT NO. 187  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
~ OWNERS ~  
**HARDISTY DRIVE PARTNERS, LTD.**  
8222 Douglas Avenue ~ Suite 250 ~ Dallas, Texas 75225  
(214) 373-6636  
**TIPTON ENGINEERING, INC.**  
ENGINEERING • SURVEYING • PLANNING  
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2967  
79 Lots 1,265,538 SF / 29,511.0 AC. 01/25/08 #4803



State Plane Coordinates  
N 7041953.3 ~ E 2591106.3

State Plane Coordinates  
N 7043190.4 ~ E 2590953.3

HERITAGE HEIGHTS ADDITION  
Cab. A, Slide 227

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

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