

LOCATION MAP

N.T.S.

LINE	BEARING	LENGTH
T1	N16°21'30"E	13.25'
T2	N16°21'30"E	60.66'
T3	N73°38'30"W	25.00'
T4	N47°43'00"E	48.12'
T5	N38°30'30"E	54.24'
T6	S52°19'56"E	40.70'
T7	N52°19'56"W	30.00'
T8	S00°02'03"E	28.23'
T9	N73°10'49"W	65.45'
T10	N58°31'42"E	22.00'
T11	N31°28'18"W	14.47'
T12	N44°57'57"E	10.25'
T13	S45°02'03"E	21.00'
T14	N44°57'57"E	6.86'
T15	N89°57'57"E	78.55'
T16	N75°46'30"W	59.79'
T17	N32°35'09"W	5.75'
T18	S57°24'51"W	21.00'
T19	N32°35'09"W	14.35'
T20	N44°57'57"E	10.11'
T21	S45°02'03"E	21.00'
T22	N44°57'57"E	6.86'
T23	N89°57'57"E	78.55'
T24	N75°46'30"W	78.47'
T25	N44°57'57"E	6.86'
T26	S45°02'03"E	21.00'
T27	N44°57'57"E	15.43'
T28	S75°46'30"E	8.67'
T29	N75°46'30"W	8.67'
T30	S46°46'25"E	29.18'
T31	S44°57'57"W	21.00'
T32	S45°02'03"E	6.86'
T33	N89°57'57"E	71.46'
T34	N75°46'30"W	8.67'
T35	N75°46'30"W	25.00'
T36	N89°57'57"E	77.08'
T37	N44°57'57"E	7.86'
T38	S45°02'03"E	22.00'
T39	N44°57'57"E	26.43'
T40	N75°46'30"W	50.00'
T41	N73°10'49"W	1.07'
T42	S75°46'30"E	14.74'
T43	S75°46'30"E	14.74'
T44	S75°46'30"E	14.74'
T45	S37°40'05"W	318.52'
T47	S52°19'55"E	4.25'
T48	S37°40'05"W	18.90'
T49	S52°19'55"E	26.5'
T50	N37°40'05"E	15.00'
T51	S52°19'55"E	20.75'
T52	S37°40'05"W	26.06'
T53	N87°41'01"W	30.67'
T54	S92°18'59"W	30.40'
T55	S92°18'59"W	48.40'
T56	N87°41'01"W	1.07'
T57	S52°19'55"E	60.13'
T58	S37°40'05"W	95.00'
T59	S52°19'55"E	40.50'
T60	S37°40'05"W	292.93'

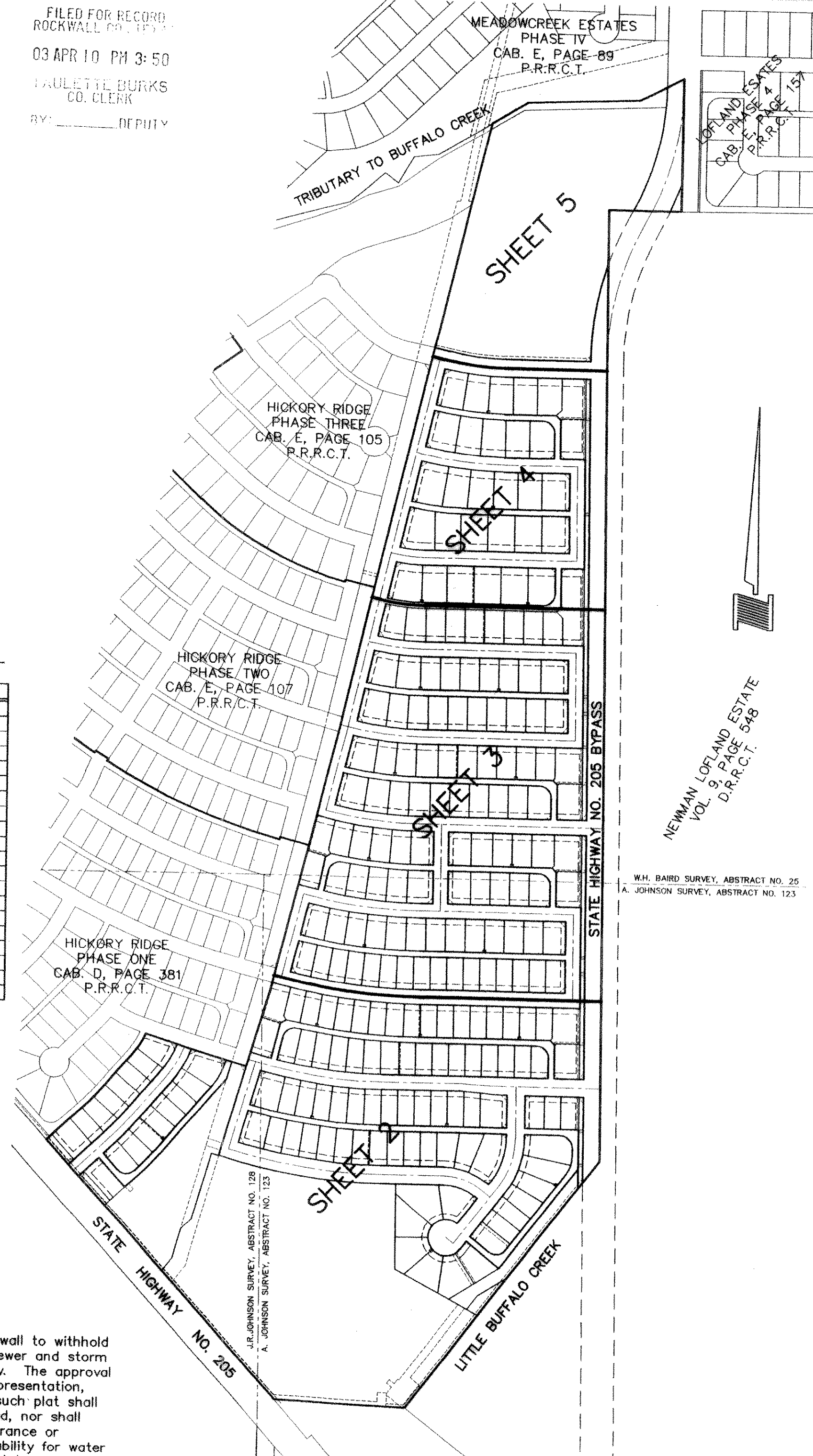
STATE PLANE COORDINATES
NAD 83 (HARN) - TEXAS NORTH CENTRAL ZONE

MONUMENT #	NORTHING	EASTING
1	7013828.754	2601412.584
2	7013961.319	2601550.966
3	7013979.463	2601567.798
4	7014136.339	2601696.991
5	7014196.798	2601731.774
6	7014161.733	2601847.743
7	7014100.080	2602069.555
8	7014356.983	2602139.737
9	7015221.355	2602337.313
10	7017300.651	2602776.942
11	7017377.036	2602893.416
12	7017402.950	2603265.539
13	7017479.646	2603409.440
14	7017031.410	2603417.627
15	7017027.125	2603176.135
16	7013838.647	2603258.532
17	7012995.923	2602637.645
18	7013003.802	2602199.260
19	7013037.417	2602167.404
20	7013552.281	2601677.498

NOTE:
1. Basis of bearings derived from plat of Hickory Ridge Phase One, Cab. D, Slide 381 P.R.R.C.T.
2. All lot corners monumented with 1/2 inch iron rod set with a yellow plastic cap stamped "DAA"
3. "X" Cuts set in concrete street paving at all intersections and points of curvature.

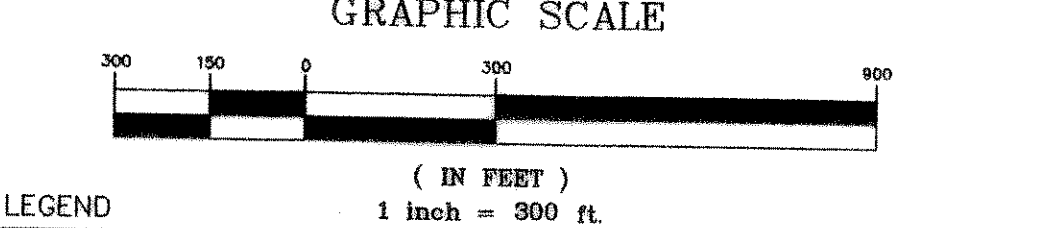
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

FILED FOR RECORD
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PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY



ADDRESS PLAT

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	6°48'28"	345.00'	20.37'	40.69'	N44°08'17"E 40.66'
C2	20°33'19"	345.00'	62.56'	123.77'	N30°28'55"E 123.11'
C3	89°58'36"	40.00'	40.00'	62.83'	S87°29'13"E 56.57'
C4	6°45'26"	500.00'	29.52'	58.97'	N44°08'17"E 58.93'
C5	24°24'04"	200.00'	43.24'	85.18'	N28°33'32"E 84.53'
C6	16°02'00"	1842.95'	259.56'	515.72'	S82°01'03"E 514.04'
C7	37°42'08"	201.50'	68.80'	132.59'	N71°10'59"W 130.21'
C8	27°00'00"	60.00'	60.00'	282.74'	S07°19'56"W 84.85'
C9	90°00'00"	40.00'	40.00'	62.83'	N82°40'05"E 56.57'
C10	37°42'08"	100.00'	34.14'	65.80'	N18°49'01"E 64.62'
C11	90°00'00"	40.00'	40.00'	62.83'	N45°02'03"W 56.57'
C12	37°42'08"	270.00'	92.18'	177.67'	N18°49'01"E 174.48'
C13	5°45'58"	500.00'	25.18'	50.32'	S87°11'07"E 50.30'
C14	5°43'55"	500.00'	25.03'	50.02'	N87°10'05"W 50.00'
C15	16°51'14"	1536.95'	227.70'	81.09'	S87°32'59"W 55.32'
C16	87°30'15"	40.00'	38.29'	61.09'	S87°32'59"W 55.32'
C17	90°00'00"	40.00'	40.00'	62.83'	N45°02'03"W 56.57'
C18	14°15'33"	1915.00'	239.53'	476.58'	S82°54'17"E 476.36'
C19	13°53'50"	1625.00'	198.05'	394.15'	S83°05'08"E 393.19'
C20	88°07'38"	40.00'	36.71'	61.52'	S58°09'07"W 56.64'
C21	90°00'00"	40.00'	40.00'	62.83'	N45°02'03"W 56.57'
C22	13°49'07"	1335.00'	161.77'	321.98'	S83°07'29"E 321.20'
C23	90°00'00"	40.00'	40.00'	62.83'	N45°02'03"W 56.57'
C24	14°15'33"	1045.00'	130.71'	260.07'	S82°54'16"E 259.40'
C25	13°15'33"	785.00'	87.75'	174.72'	S83°24'16"E 174.33'
C26	90°00'00"	40.00'	40.00'	62.83'	N44°57'57"E 56.57'
C27	13°15'33"	450.00'	56.30'	104.14'	S83°24'16"E 103.91'
C28	13°15'33"	1166.98'	139.64'	270.06'	S83°24'16"E 269.46'
C29	90°00'00"	40.00'	40.00'	62.83'	N45°02'03"W 56.57'
C30	13°15'33"	841.98'	97.86'	194.85'	S83°24'16"E 194.41'
C31	19°02'35"	1005.00'	168.57'	334.03'	S08°19'40"W 332.49'
C32	28°00'04"	895.00'	223.16'	437.40'	N141°2'22"E 433.06'
C33	28°15'21"	890.00'	221.96'	435.34'	N13°20'01"E 431.54'



- LEGEND
- DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - VE = VISIBILITY EASEMENT
 - UE = UTILITY EASEMENT
 - UPE = UTILITY & PEDESTRIAN EASEMENT
 - WME = WALL MAINTENANCE EASEMENT
 - LE = LANDSCAPE EASEMENT
 - OE = ONCOR EASEMENT
 - OPE = ONCOR PAD EASEMENT
 - SVE = SIGHT VISIBILITY EASEMENT
 - PSVE = PEDESTRIAN & SIGHT VISIBILITY EASEMENT
 - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 - ◇ = DENOTES STREET NAME CHANGE
 - ⊕ = 1/2" IRON ROD W/YELLOW PLASTIC CAP STAMPED "DAA" FOUND FOR CORNER UNLESS OTHERWISE NOTED
 - <CM> = CONTROL MONUMENT

242 LOTS TOTAL
233 RESIDENTIAL LOTS

FINAL PLAT
HICKORY RIDGE PHASE FOUR
92.586 ACRES OUT OF THE
W.H. BAIRD SURVEY ~ ABSTRACT NO. 25
A. JOHNSON SURVEY ~ ABSTRACT NO. 123
J.R. JOHNSON SURVEY ~ ABSTRACT NO. 128
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JANUARY, 2003 SCALE: 1"=300'

OWNER/DEVELOPER
HICKORY RIDGE, LTD.
5225 Village Creek Drive, Suite 300
Plano, Texas 75093 972-931-9537
Contact: John Papagolos

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200
Plano, Texas 75093 972-931-0694

projects: LDD\98068\dwg\98068P\F\F.dwg, Sheet 1, 04/09/2003 12:26:02 PM, Isarler, Dowdey, Anderson & Associates, Inc., M.P.