

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HICKORY RIDGE, LTD., a Texas limited partnership is the owner of that certain lot, tract or parcel of land located in the W. H. BAIRD SURVEY, ABSTRACT No. 25 and the WILLIAM H. BARNES SURVEY, ABSTRACT No. 26, Rockwall, Rockwall County, Texas and being a part of two tracts of land described as Tract 1 and Tract 2 in Deed to Hickory Ridge, Ltd., recorded in Volume 1856, Page 205, Deed Records, Rockwall County, Texas and being a portion of Terrell Road to be abandoned by this Plat and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with a plastic cap stamped "DAA" set in the East line of said Tract 2, said point being the Northeast corner of HICKORY RIDGE PHASE ONE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet "D", Slide 381-383, Plat Records, Rockwall County, Texas;

THENCE along the North line of said Addition the following thirteen (13) courses and distances: North 75 deg. 46 min. 30 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the West line of Blueberry Lane, a 50 foot wide public right-of-way;

THENCE South 14 deg. 13 min. 30 sec. West, along said West line, a distance of 7.69 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 75 deg. 46 min. 30 sec. West, a distance of 18.14 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 18 deg. 11 min. 38 sec., a radius of 1930.00 feet and a chord bearing and distance of North 66 deg. 40 min. 41 sec. West, 610.29 feet;

THENCE Northwesterly along said curve to the right, an arc distance of 612.86 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the Southeast line of Brookdale Drive, a 50 foot wide public-right-of-way, said point being in a non-tangent curve to the right having a central angle of 01 deg. 37 min. 57 sec., a radius of 300.00 feet and a chord bearing and distance of North 31 deg. 17 min. 24 sec. East, 8.55 feet;

THENCE Northeasterly, along said Southeast line and said curve to the right, an arc distance of 8.55 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 57 deg. 53 min. 38 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the Northwest line of said Brookdale Drive, said point being in a non-tangent curve to the left having a central angle of 01 deg. 14 min. 54 sec., a radius of 350.00 feet and a chord bearing and distance of South 31 deg. 28 min. 55 sec. West, 7.63 feet;

THENCE Southwesterly, along the Northwest line of said Brookdale Drive and said curve to the left, an arc distance of 7.63 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in a non tangent curve to the right having a central angle of 13 deg. 47 min. 00 sec., a radius of 1930.00 feet and a chord bearing and distance of North 49 deg. 12 min. 13 sec. West, 463.18 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 464.29 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 07 deg. 46 min. 04 sec., a radius of 505.00 feet and a chord bearing and distance of North 46 deg. 11 min. 45 sec. West, 68.41 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 68.46 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 50 deg. 04 min. 47 sec. West, a distance of 242.04 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the Southeast line of Walnut Ridge Drive, a 60 foot wide public right-of-way;

THENCE North 39 deg. 55 min. 13 sec. East, along said Southeast line a distance of 7.54 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 50 deg. 04 min. 47 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod set for corner in the Northwest line of said Walnut Ridge Drive;

THENCE North 47 deg. 42 min. 41 sec. West, a distance of 248.27 feet to a point for corner in the center of a creek, said point also being in the Southeast line of a tract of land described in Deed to Centex Homes, recorded in Volume 1668, Page 131, Deed Records, Rockwall County, Texas;

THENCE along said creek and the Southeast line of said Centex tract the following twenty-five (25) courses and distances: North 02 deg. 56 min. 54 sec. West, a distance of 62.75 feet to a point for corner;

THENCE North 47 deg. 48 min. 54 sec. West, a distance of 19.38 feet to a point for corner;

THENCE North 28 deg. 25 min. 40 sec. East, a distance of 22.03 feet to a point for corner;

THENCE South 75 deg. 12 min. 35 sec. East, a distance of 111.40 feet to a point for corner;

THENCE South 01 deg. 47 min. 52 sec. East, a distance of 30.83 feet to a point for corner;

THENCE South 59 deg. 16 min. 35 sec. East, a distance of 113.94 feet to a point for corner;

THENCE North 04 deg. 37 min. 15 sec. West, a distance of 49.40 feet to a point for corner;
THENCE North 35 deg. 58 min. 50 sec. West, a distance of 78.11 feet to a point for corner;

THENCE North 61 deg. 46 min. 40 sec. East, a distance of 62.82 feet to a point for corner;

THENCE South 36 deg. 30 min. 06 sec. East, a distance of 35.28 feet to a point for corner;

THENCE South 75 deg. 52 min. 34 sec. East, a distance of 34.34 feet to a point for corner;

THENCE North 54 deg. 02 min. 27 sec. East, a distance of 45.00 feet to a point for corner;

THENCE North 20 deg. 34 min. 22 sec. East, a distance of 113.71 feet to a point for corner;

THENCE North 13 deg. 52 min. 32 sec. West, a distance of 92.55 feet to a point for corner;

THENCE North 20 deg. 19 min. 15 sec. East, a distance of 69.19 feet to a point for corner;

THENCE North 62 deg. 15 min. 19 sec. East, a distance of 67.12 feet to a point for corner;

THENCE South 73 deg. 19 min. 15 sec. East, a distance of 79.72 feet to a point for corner;

THENCE North 89 deg. 03 min. 06 sec. East, a distance of 46.38 feet to a point for corner;

THENCE North 37 deg. 09 min. 48 sec. East, a distance of 195.14 feet to a point for corner;

THENCE North 30 deg. 10 min. 25 sec. East, a distance of 163.95 feet to a point for corner;

THENCE North 77 deg. 15 min. 16 sec. East, a distance of 41.40 feet to a point for corner;

THENCE North 21 deg. 20 min. 07 sec. East, a distance of 50.94 feet to a point for corner;

THENCE North 59 deg. 06 min. 56 sec. East, a distance of 121.00 feet to a point for corner;

THENCE South 77 deg. 48 min. 09 sec. East, a distance of 131.23 feet to a point for corner;

THENCE North 53 deg. 05 min. 39 sec. East, a distance of 80.12 feet to a point for corner in a non-tangent curve to the left having a central angle of 19 deg. 02 min. 34 sec., a radius of 280.00 feet and a chord bearing and distance of South 59 deg. 20 min. 07 sec. East, 92.63 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 93.06 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 33 deg. 26 min. 46 sec., a radius of 220.00 feet and a chord bearing and distance of South 52 deg. 08 min. 01 sec. East, 126.61 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 128.42 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner in the said Northwest line of Walnut Ridge Drive;

THENCE South 54 deg. 35 min. 22 sec. West, along said Northwest line, a distance of 4.42 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE South 35 deg. 24 min. 38 sec. East, a distance of 60.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the said Southeast line of Walnut Ridge Drive;

THENCE South 54 deg. 35 min. 22 sec. West, along said Southeast line of Walnut Ridge Drive a distance of 184.45 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 19 deg. 41 min. 38 sec., a radius of 585.00 feet and a chord bearing and distance of South 64 deg. 26 min. 11 sec. West, 200.09 feet;

THENCE Southwesterly, along said Southeast line and said curve to the right an arc distance of 201.08 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 04 deg. 08 min. 30 sec., a radius of 790.00 feet and a chord bearing and distance of South 72 deg. 12 min. 45 sec. West, 57.09 feet;

THENCE Southwesterly, along said curve to the left and continuing along said Southeast line of Walnut Ridge Drive an arc distance of 57.11 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner in a non-tangent curve to the left having a central angle of 25 deg. 09 min. 17 sec., a radius of 314.49 feet and a chord bearing and distance of South 33 deg. 09 min. 39 sec. East, 136.96 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 138.07 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner;

THENCE South 45 deg. 44 min. 18 sec. East, a distance of 254.37 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left with a central angle of 30 deg. 33 min. 07 sec., a radius of 1045.00 feet and a chord bearing and distance of South 61 deg. 00 min. 51 sec. East, 550.65 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 557.23 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for corner in the West line of Gatewood Drive, a fifty foot wide public right-of-way;

THENCE North 13 deg. 13 min. 30 sec. East, along said West line of Gatewood Drive a distance of 7.66 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE South 76 deg. 46 min. 30 sec. East, a distance of 100.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the said East line of Tract 2 and the West line of a tract of land described in Deed to Midcrest Land Company, recorded in Volume 1062, Page 284, Deed Records, Rockwall County, Texas;

THENCE South 13 deg. 13 min. 30 sec. West, along the said East line of Tract 2 and the West line of said Midcrest Land Company tract a distance of 509.29 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;

THENCE South 14 deg. 13 min. 30 sec. West, continuing along the said East line of Tract 2 and the said West line of Midcrest Land Company tract a distance of 377.55 feet to the POINT OF BEGINNING and containing 35.259 acres of land.

ADDRESS PLAT

119 LOTS TOTAL
115 RESIDENTIAL LOTS
FINAL PLAT
HICKORY RIDGE PHASE TWO
35.259 ACRES OUT OF THE
W.H. BAIRD SURVEY ~ ABSTRACT NO. 25
WILLIAM H. BARNES SURVEY ~ ABSTRACT NO. 26
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
FEBRUARY, 2001

OWNER/DEVELOPER	ENGINEER
HICKORY RIDGE, LTD.	DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 300	5225 Village Creek Drive, Suite 200
Plano, Texas 75093 972-931-9537	Plano, Texas 75093 972-931-0894
Contact: John Papagolos	

CABINET E SLIDE 109 W.O. 99-086 **3/4**

Revised: Sept. 12, 2001

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