

SPRINGER ELEMENTARY SCHOOL
ROCKWALL INDEPENDENT SCHOOL DISTRICT
ROCKWALL, TEXAS

FINAL PLANS FOR BIDDING AND CONSTRUCTION



SHEET NUMBER **C**
 OF **32** **2.5**
 SET NUMBER

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NO. 123 AND THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ALSO BEING LOT 18, IN BLOCK Z, OF HICKORY RIDGE, PHASE FOUR, CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 287, PLAT RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 205 (S.H. 205) (100' R.O.W.) AT THE MOST SOUTHERN SOUTHWEST CORNER OF SAID LOT 18, SAID POINT BEING IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 11509.16 FEET, A CENTRAL ANGLE OF 00°13'50", AND A CHORD WHICH BEARS NORTH 42°10'30" WEST, A DISTANCE 46.32 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVING RIGHT-OF-WAY AND A SOUTHWEST BOUNDARY LINE OF SAID LOT 18, AN ARC LENGTH OF 46.32 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 42°17'25" WEST, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID S.H. 205 AND A SOUTHWEST LINE OF SAID LOT 18, A DISTANCE OF 516.80 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER THEREOF COMMON TO THE MOST SOUTHERN CORNER OF LOT 19, BLOCK Z, OF SAID ADDITION;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE COMMON BOUNDARY LINES OF SAID LOTS 18 AND 19, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 38°30'30" EAST, A DISTANCE OF 54.24' TO A 1/2" IRON ROD SET FOR CORNER AT AN ANGLE POINT;
- 2) NORTH 16°21'30" EAST, A DISTANCE OF 100.20' TO A 1/2" IRON ROD SET FOR CORNER AT AN ANGLE POINT;
- 3) NORTH 47°43'00" EAST, A DISTANCE OF 48.12' TO A 1/2" IRON ROD SET FOR CORNER AT AN ANGLE POINT;
- 4) NORTH 16°21'30" EAST, A DISTANCE OF 229.36' TO A 1/2" IRON ROD SET FOR CORNER AT THE MOST NORTHERN NORTHWEST CORNER OF SAID LOT 18;

THENCE SOUTH 73°38'30" EAST, ALONG THE A NORTH LINE OF SAID LOT 18 A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LIMESTONE HILL LANE (60' R.O.W.) WITH THE WEST RIGHT-OF-WAY LINE OF RAINFOLOWER DRIVE (50' R.O.W.), SAID POINT BEING IN A CURVE TO THE LEFT, HAVING A RADIUS OF 1872.95 FEET, A CENTRAL ANGLE OF 16°48'14", AND A CHORD WHICH BEARS SOUTH 81°37'56" EAST, A DISTANCE OF 547.34 FEET;

THENCE IS AN EASTERLY DIRECTION ALONG SAID CURVING RIGHT-OF-WAY AND A NORTH BOUNDARY LINE OF SAID LOT 18, AN ARC LENGTH OF 549.31 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 89°57'57" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIMESTONE HILL LANE AND A NORTH LINE OF SAID LOT 18, A DISTANCE OF 51.37 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK Z, OF SAID ADDITION;

THENCE SOUTH 00°02'03" EAST, ALONG AN EAST LINE OF SAID LOT 18 AND THE WEST LINES OF LOTS 16, 15 AND 14, RESPECTIVELY, A DISTANCE OF 282.95 FEET TO A 1/2" IRON ROD SET FOR CORNER AT AN INTERIOR CORNER OF SAID LOT 14;

THENCE SOUTH 62°19'55" EAST, ALONG A BOUNDARY LINE OF SAID LOT 18 AND THE SOUTHWEST LINES OF SAID LOT 14 AND LOTS 13 AND 12, RESPECTIVELY, AT 204.05 FEET PASSING THE MOST SOUTHERN CORNER OF SAID LOT 12 COMMON TO THE MOST WESTERN CORNER OF LOT 18, AND CONTINUING FOR A TOTAL DISTANCE OF 272.56 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE MOST EASTERN CORNER OF SAID LOT 18, SAID POINT ALSO BEING THE MOST NORTHERN CORNER OF LOT 23, IN BLOCK X, OF SAID ADDITION;

THENCE SOUTH 37°40'05" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 18 AND 23, A DISTANCE OF 260.03 FEET TO A 1/2" IRON ROD SET FOR CORNER AT A COMMON "ELL" CORNER THEREOF;

THENCE SOUTH 52°19'55" EAST, ALONG A COMMON LINE OF LAST MENTIONED LOTS, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT A COMMON CORNER THEREOF;

THENCE SOUTH 37°40'05" WEST, ALONG A SOUTHEAST LINE OF SAID LOT 18, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN SOUTHEAST CORNER THEREOF;

THENCE NORTH 87°41'01" WEST, ALONG A SOUTH LINE OF SAID LOT 18, A DISTANCE OF 438.51 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.359 ACRES.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GENE BURTON DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS:

HICKORY RIDGE PHASE FIVE

AN ADDITION TO THE CITY OF ROWLETT AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON AND HEREBY RESERVE FOR THE PURPOSE INDICATED THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ROWLETT, TEXAS.

WITNESS MY HANDS THIS _____ DAY OF _____, 2003.

GENE BURTON

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared GENE BURTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN under my hand and seal of office, this _____ day of _____, 2003.

On the _____ day of _____, 2003, this plat was duly approved by the City of Rowlett Planning and Zoning Commission.

Signed: _____ Attest: _____
 Chairman Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 My commission expires: _____

STATE OF TEXAS
 COUNTY OF DALLAS

SURVEYOR'S CERTIFICATE

KNOW YE ALL MEN BY THESE PRESENTS: That I, Robert C. Myers do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Rowlett, Texas.

Robert C. Myers
 Registered Public Surveyor #3963

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Robert C. Myers known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated. GIVEN under my hand and seal of office, this _____ day of _____, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
HICKORY RIDGE PHASE FIVE

BEING 12.359 ACRE TRACT OUT OF
 HICKORY RIDGE PHASE FOUR
 AND OUT OF THE
 A. JOHNSON SURVEY, ABSTRACT NO. 125
 AND OUT OF THE
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 ROCKWALL COUNTY, TEXAS

STREET ADDRESS: STATE HIGHWAY NO. 205

APRIL 15, 2003 SURVEYOR: ANALYTICAL SURVEYS, INC.
 707 EASY STREET, GARLAND TEXAS 75042
 (972) 272-6287 FAX (972) 272-8407 SCALE: 1" = 100'

OWNER:
 ROCKWALL INDEPENDENT SCHOOL DISTRICT
 STATE HIGHWAY NO. 205
 ROCKWALL, TEXAS, 75087
 TELEPHONE NO. (972)
 FAX NO. (972)

DATE: 04-15-03
 JOB NO. R-430
 DRAWN BY: TAM

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FOR INFORMATION ONLY