

N 58°36'18" E
10.21'
CITY OF DALLAS

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

CITY OF DALLAS
Conc. Mon. Found
3 Places

deed line for (Typical)
James Wilbor Cecil
Vol. 621, Pg. 300
and
Prontice Charles Hickman
Vol. 4487, Pg. 0132

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

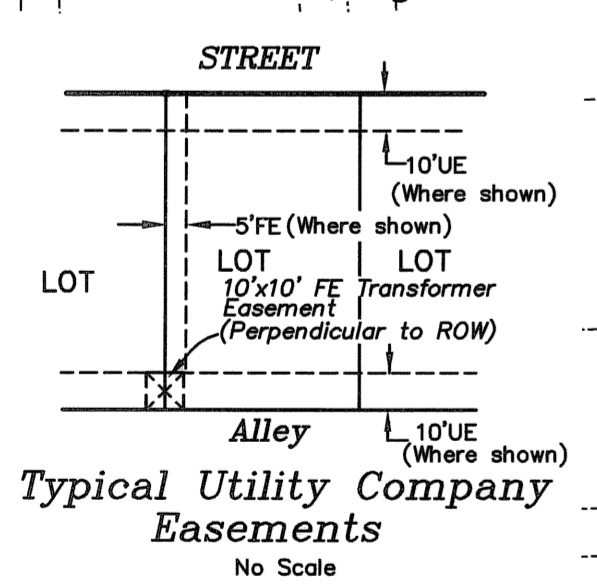
$\Delta=17'03'27''$
 $R=120.00'$
 $T=18.00'$
 $L=35.73'$
 $CB=N 07'28'13'' E$
 $CL=35.59'$

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



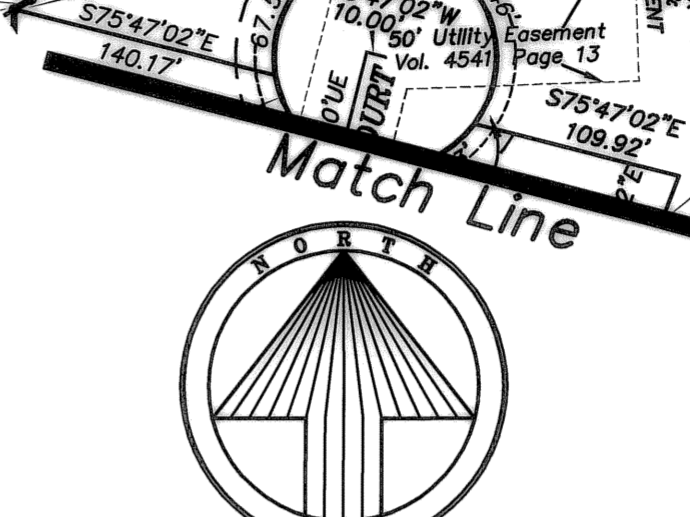
Typical Utility Company
Easements
No Scale

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

DETAIL
No Scale
State Plane Coordinates
N 7043190.4 ~ E 2590953.3

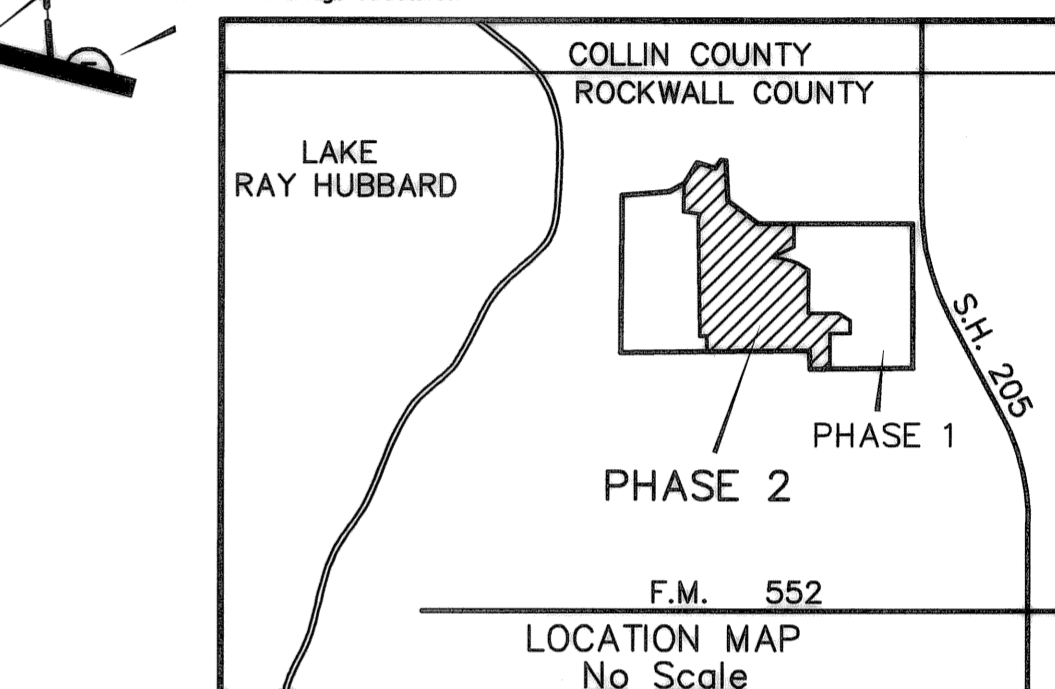
Match Line



SCALE: 1" = 100'

NOTE:
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).

- ⊕ = 1/2" iron pin found
- ⊙ = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set
- ⊕ = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. found
- ⊙ = 10' x 10' Visibility Esmt.
- ⊙ = 20' x 20' Visibility Esmt.
- ⊙ = 25' x 25' Visibility Esmt.
- ⊙ = Control Monuments
- ◇ = 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°18'30"	26.25'	52.26'	52.14'	S05°35'45"W
C14	250.00'	13°17'03"	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'	63.17'	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	800.00'	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'	122.04'	122.04'	S69°39'27"E
C31	600.00'	7°20'36"	38.50'	76.90'	76.85'	S68°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	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) 373-8636
TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2967
79 Lots 1,285,538 SF / 29,511 AC. 01/25/08 #4803

G. 263

STATE OF TEXAS)
COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

4803ocRev

WHEREAS, Hardisty Drive Partners, Ltd. a Texas limited partnership is the owner of a tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas according to the Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2007-00387874 of the Land Records of Rockwall County, Texas (LRRCT), the subject tract being more particularly described as follows;

BEGINNING at the northwest corner of Castle Ridge Estates Phase 1, an addition to the City of Rockwall according to the Final Plat recorded in Cabinet G, Slide 85 and 86 (LRRCT), and the west ROW line of Raleigh Lane (a 43.92' R.O.W.) a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, along the west line of said Castle Ridge Estates Phase 1, the following

- S 01' 26' 02" E, a distance of 195.00 feet to a point for corner;
- S 61' 52' 28" W, a distance of 200.55 feet to a point for corner;
- S 87' 28' 34" E, a distance of 49.99 feet to a point for corner;
- S 76' 17' 54" E, a distance of 105.74 feet to a point for corner;
- S 73' 20' 40" E, a distance of 73.73 feet to a point for corner;
- S 59' 37' 40" E, a distance of 102.70 feet to a point for corner;
- S 01' 03' 30" E, a distance of 369.98 feet to a point for corner;
- N 88' 06' 43" E, a distance of 259.92 feet to a point for corner;
- S 59' 03' 49" E, a distance of 116.75 feet to a point for corner;
- S 01' 48' 00" E, a distance of 111.70 feet to a point for corner;
- S 88' 12' 00" W, a distance of 115.96 feet to a point for corner;
- S 87' 55' 39" W, a distance of 59.04 feet to a point for corner;

THENCE, S 01' 48' 00" E, a distance of 299.72 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, along the north line of Hunt Lane and south line of that tract of land conveyed to said Hardisty Drive Partners, Ltd. the following:

- S 88' 12' 00" W, a distance of 141.01 feet to a 1/2" iron pin found at corner;
- N 89' 04' 21" W, a distance of 28.15 feet to a 1/2" iron pin found at corner;

THENCE, N 04' 19' 50" W, along the east line of Lot 8, Block E of Heritage Heights Addition, an addition to the City of Rockwall according to the final plat recorded in Cabinet A, Slide 112 (LRRCT), a distance of 153.26 feet to a 1/2" iron pin found at corner;

THENCE, S 88' 06' 43" W, along said Heritage Heights Addition north line and a south line of said Hardisty Drive Partners, Ltd., a distance of 912.41 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 5/8" iron pin found at the northwest corner of said Heritage Heights Addition bears S 88' 06' 43" W, a distance of 38.47 feet;

THENCE, N 01' 53' 17" W, leaving said Heritage Heights Addition north line, a distance of 130.00 feet to a point for corner;

THENCE, S 88' 06' 43" W, a distance of 57.16 feet to a point for corner;

THENCE, N 01' 03' 30" W, a distance of 973.89 feet to a point for corner;

THENCE, along a tangent curve to the right having a central angle of 17' 03' 27", a radius of 120.00 feet with a chord bearing of N 07' 28' 13" E - 35.59 feet, an arc distance of 35.73 feet to a point for corner;

THENCE, N 15' 59' 57" E, a distance of 27.60 feet to a point for corner;

THENCE, along a non-tangent curve to the left having a central angle of 13' 25' 26", a radius of 600.00 feet with a chord bearing of N 81' 40' 05" W - 140.25 feet, an arc distance of 140.58 feet to a point for corner;

THENCE, N 01' 37' 13" E, a distance of 240.62 feet to a point located on a common boundary line being the northerly line of the previously mentioned Hardisty Drive Partners, Ltd. tract and a southerly line of a City of Dallas take line for Lake Ray Hubbard according to the document recorded in Volume 76, Page 530 (LRRCT);

THENCE, along the above mentioned common boundary line the following;

- N 58' 36' 18" E, a distance of 10.21 feet to a City of Dallas broken Concrete Monument found at corner;
- N 30' 10' 12" E, a distance of 202.54 feet to a City of Dallas Concrete Monument found at corner;
- S 74' 00' 41" E, a distance of 163.06 feet to a City of Dallas Concrete Monument found at corner;
- N 33' 57' 54" E, a distance of 87.58 feet to a City of Dallas Concrete Monument marked EE12-7 found at corner;

THENCE, leaving the said City of Dallas take line for Lake Ray Hubbard and along a northerly line of said Hardisty Drive Partners, Ltd. tract the following;

S 85' 13' 40" E, a distance of 38.80 feet to a 2" iron pipe found at corner;

S 04' 15' 08" E, a distance of 146.47 feet to a point on a westerly line of a tract of land conveyed to Prentice Charles Hickman, according to the Special Warranty Deed recorded in Volume 4487, Page 0132 (LRRCT);

THENCE, leaving the said Hardisty Drive Partners, Ltd. tract northerly line and along the said Prentice Charles Hickman tract westerly line the following;

S 03' 57' 04" E, a distance of 191.32 feet;

S 58' 55' 39" E, a distance of 1.23 feet to a point on the previously mentioned Hardisty Drive Partners, Ltd. tract northerly line;

THENCE, leaving the said Prentice Charles Hickman tract westerly line and along the said Hardisty Drive Partners, Ltd. tract northerly line the following;

S 04' 15' 08" E, a distance of 0.83 feet to a 1/2" iron pin found at corner

S 54' 34' 01" E, a distance of 280.93 feet to a point on the said Prentice Charles Hickman tract westerly line;

THENCE, leaving the said Hardisty Drive Partners, Ltd. tract northerly line and along the said Prentice Charles Hickman tract westerly line the following;

S 07' 40' 50" W, a distance of 17.53 feet;

S 72' 09' 42" E, a distance of 21.88 feet to an angle point and southerly line of said Prentice Charles Hickman tract;

THENCE, N 88' 41' 02" E, along the said Prentice Charles Hickman tract southerly line, a distance of 14.87 feet to a point on the said Hardisty Drive Partners, Ltd. tract northerly line;

THENCE, S 54' 34' 01" E, leaving the said Prentice Charles Hickman tract southerly line and along the said Hardisty Drive Partners, Ltd. tract northerly line, a distance of 4.37 feet to a concrete monument found at corner;

THENCE, N 88' 33' 58" E, a distance of 301.30 feet to the PLACE OF BEGINNING with the subject tract containing 1,285,538 Square Feet or 29.5119 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (We) the undersigned owner of the land shown on this plat, and designated herein as the CASTLE RIDGE ESTATES PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the CASTLE RIDGE ESTATES PHASE 2 subdivision have been notified.

I (We) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (We) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to, from, and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work down; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we my (our) successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Lots 1 through 4, Block X are to be dedicated to and maintained by the Homeowners Association as Open Space Lots. In addition Lots 1 and 4, Block X are reserved as Drainage Easements and are reserved for the mutual use and accommodation of all utilities desiring to use or using same.

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.

HARDISTY DRIVE PARTNERS, LTD.
a Texas limited partnership

By: Hardisty Drive GP, Inc.
a Texas corporation
its general partner

By: John H. Walter
John H. Walter, President

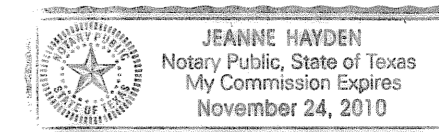
Date: 1-30-2008

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared John H. Walter, President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given upon my hand and seal of office this 30th day of January, 2008.

Jeanne Hayden
Notary Public in and for the State of Texas



SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in January of 2008, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas; No interior lot corners were staked for the filing of this plat.

Date: This the 30 Day of January, 2008.

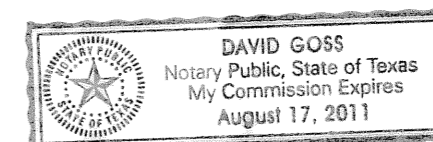
TIPTON ENGINEERING, INC.
Gregory A. McCall
GREGORY A. MCCALL
Registered Professional Land Surveyor
No. 4396



THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 30th Day of January, 2008.



David Goss
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL
APPROVED

Ch. Bricker
Chairman, Planning & Zoning Commission

Date

I hereby certify that the above and foregoing plat of Castle Ridge Estates Phase I, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 14th day of January, 2008.

This approval shall be invalid unless the approved plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred and eighty (180) days from said date of final approval.

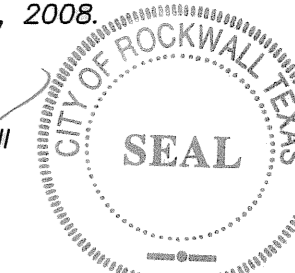
Said Addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 20th day of February, 2008.

William R. Cecil
Mayor, City of Rockwall

Kristy Ashberry
City Secretary, City of Rockwall

Chuck Bell 2-22-08
City Engineer



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 1,285,538 SF/ 29.5119 AC. 01/25/08 #4803

G-264