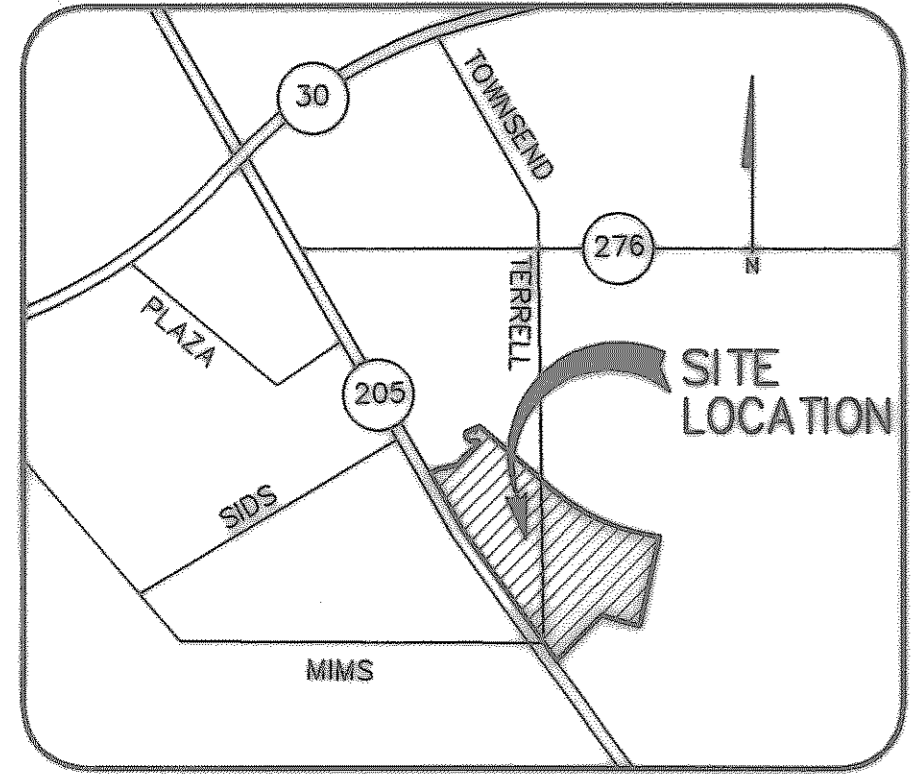
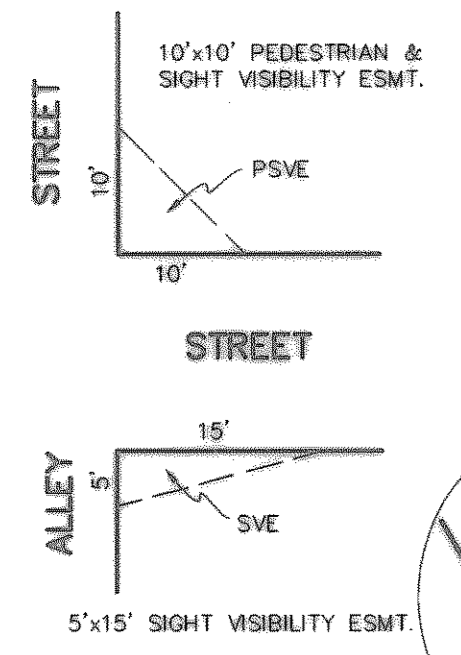


TYPICAL TXU EASEMENTS

TYPICAL EASEMENTS



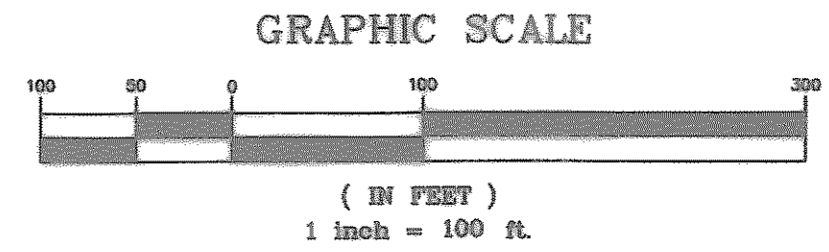
LOCATION MAP

Revised: February 01, 2001

N.T.S.



FILED FOR RECORD  
ROCKWALL COUNTY  
01 FEB 22 PM 9:23  
RICHARD L. LUKAS  
CO. CLERK  
BY \_\_\_\_\_ DEPUTY



LINE	BEARING	LENGTH
T1	N34°34'59"E	47.09'
T2	N40°44'08"W	30.29'
T3	N83°47'41"W	32.81'
T4	S51°42'16"W	28.94'
T5	N50°04'47"W	60.00'
T6	S39°55'13"W	7.54'
T7	S57°53'38"E	50.00'
T8	S75°46'30"E	18.14'
T9	S14°13'30"W	7.69'
T10	S75°46'30"E	100.00'
T11	S42°29'00"E	73.15'
T12	S60°13'00"W	10.00'
T13	S60°13'00"W	39.48'
T14	S39°55'13"W	61.84'
T15	N74°21'26"W	99.82'
T16	N39°55'13"E	43.01'
T17	N41°28'37"E	88.97'
T18	S58°50'15"W	11.10'
T19	S56°50'15"W	11.10'
T20	N39°33'14"E	32.77'
T21	N39°33'14"E	32.77'
T22	N35°58'22"E	85.60'
T23	N44°30'03"E	132.31'
T24	N32°23'25"E	38.65'
T25	N80°26'31"E	35.58'
T26	S09°33'29"E	22.00'
T27	N80°26'31"E	6.37'
T28	N32°23'23"E	79.53'
T29	S51°49'41"W	148.06'
T30	N44°30'03"E	136.96'
T31	N28°48'29"E	76.41'
T32	N25°23'31"E	11.33'
T33	N25°23'31"E	11.33'
T34	N21°55'49"E	88.75'
T35	N51°24'36"W	13.06'
T36	N44°23'37"E	199.08'
T37	S73°10'49"E	230.05'
T38	S42°29'00"E	13.14'
T39	N63°43'45"W	31.01'
T40	N63°43'45"W	31.01'
T41	N61°49'11"E	22.48'
T42	N28°10'49"W	21.00'
T43	N61°49'11"E	6.88'
T44	S73°10'49"E	53.41'
T45	S75°46'30"E	118.14'
T46	S75°46'30"E	53.54'
T47	N58°56'11"E	7.65'
T48	S31°03'49"E	22.00'
T49	N58°56'11"E	23.50'
T50	S75°46'30"E	43.14'
T51	S14°13'30"W	182.69'
T52	S75°46'30"E	18.14'

Hickory Ridge 1

NOTE: Terrell Road right-of-way to be abandoned with this plat.

139 LOTS TOTAL  
134 RESIDENTIAL LOTS  
FINAL PLAT  
**HICKORY RIDGE PHASE ONE**  
41.126 ACRES OUT OF THE  
W.H. BAIRD SURVEY ~ ABSTRACT NO. 25  
WILLIAM H. BARNES SURVEY ~ ABSTRACT NO. 26  
ABNER JOHNSON SURVEY ~ ABSTRACT NO. 123  
J.R. JOHNSON SURVEY ~ ABSTRACT NO. 128

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SEPT., 2000 SCALE: 1"=100'

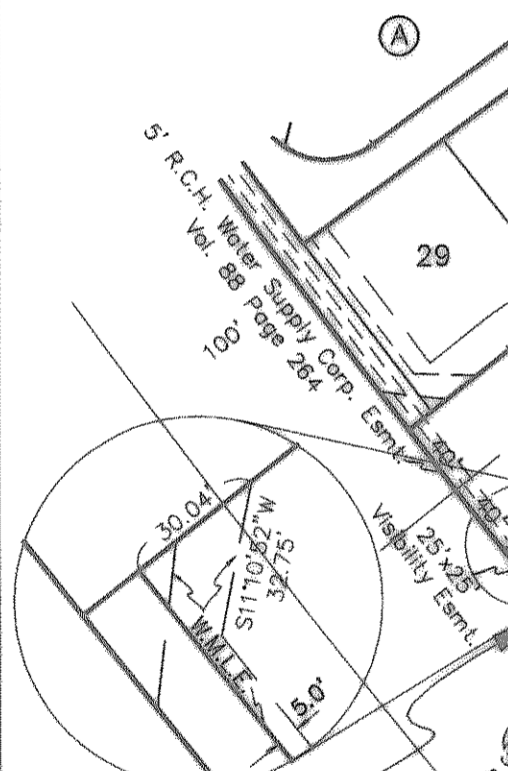
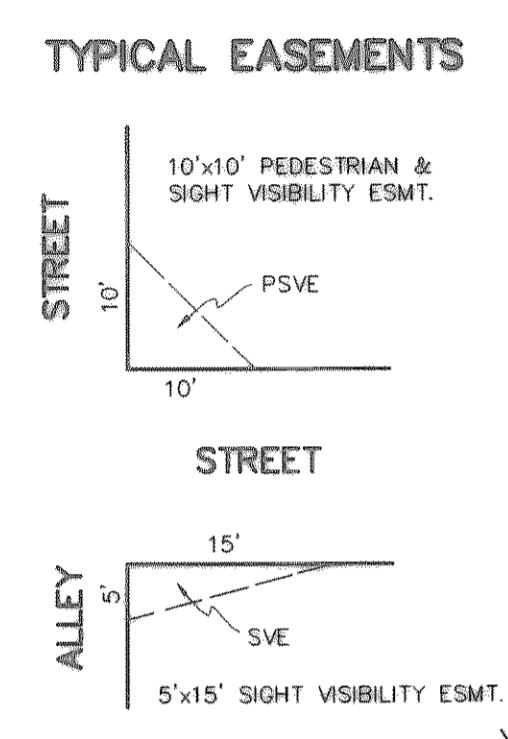
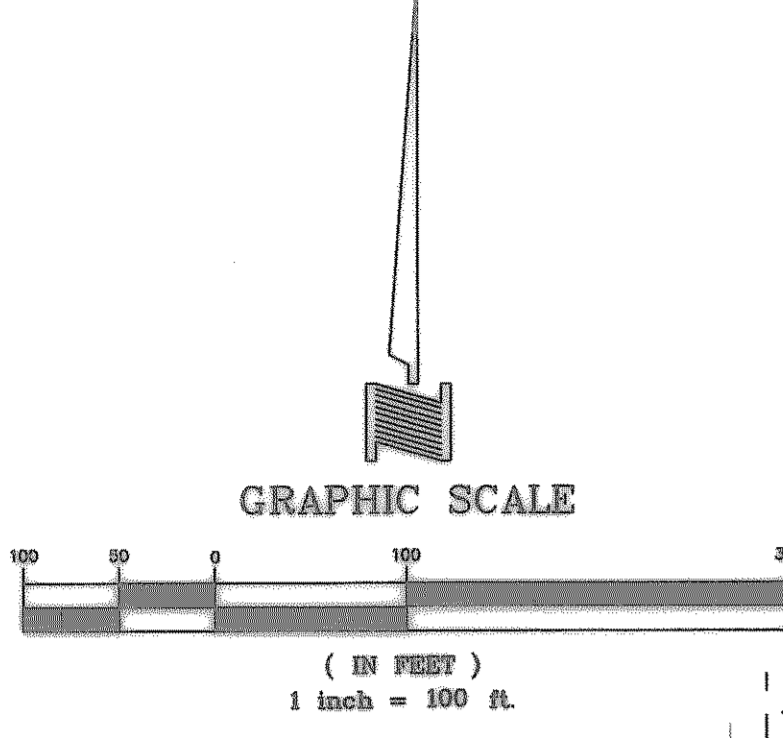
OWNER/DEVELOPER  
HICKORY RIDGE, LTD.  
5225 Village Creek Drive, Suite 300  
Plano, Texas 75093 972-931-9537  
Contact: John Papagos

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

CABINET **D** SLIDE **381 33** W.O. 99-066

Hickory Ridge I

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	114°54'	350.00'	3.01'	7.63'	S31°28'55"W 7.63'
C2	1°37'57"	300.00'	4.27'	8.55'	S31°17'24"W 8.55'
C3	2°34'52"	2690.00'	60.60'	121.18'	S71°53'23"E 121.17'
C4	19°07'18"	210.00'	35.37'	70.08'	N31°11'55"E 69.76'
C5	8°45'28"	210.00'	12.40'	24.77'	N44°08'17"E 24.75'
C6	52°17'34"	480.00'	480.00'	438.09'	N34°04'13"E 423.04'
C7	31°59'47"	420.00'	120.42'	234.55'	S23°55'20"W 231.51'
C8	32°02'42"	350.00'	100.51'	195.75'	N58°20'04"W 193.21'
C9	33°27'48"	2085.00'	626.78'	1217.73'	S59°02'36"E 1200.50'
C10	8°19'14"	800.00'	58.19'	118.18'	N51°11'59"W 116.07'
C11	7°31'19"	795.00'	52.26'	104.37'	N45°11'16"E 104.29'
C12	299°58'32"	50.00'	28.88'	261.78'	S42°36'43"E 50.02'
C13	87°30'01"	40.00'	38.29'	61.09'	S13°27'05"W 55.32'
C14	90°30'40"	40.00'	40.36'	63.19'	S77°54'24"E 56.82'
C15	90°30'40"	40.00'	40.36'	63.19'	S11°34'55"W 56.82'
C16	28°44'08"	2375.00'	608.37'	1191.13'	S61°24'26"E 1178.69'
C17	8°31'41"	500.00'	37.28'	74.42'	N40°14'12"E 74.35'
C18	300°00'00"	50.00'	28.87'	261.80'	S45°29'57"E 50.00'
C19	90°30'40"	40.00'	40.36'	63.19'	S81°17'55"E 56.82'
C20	8°56'42"	290.00'	22.68'	45.27'	N48°58'24"E 45.23'
C21	83°58'24"	40.00'	36.01'	58.64'	N09°30'39"W 53.53'
C22	11°58'47"	325.00'	34.10'	67.95'	S26°08'59"W 67.83'
C23	12°34'42"	325.00'	35.82'	71.20'	N26°24'56"E 71.20'
C24	7°19'38"	600.00'	38.42'	76.73'	N48°09'52"E 76.66'
C25	15°41'34"	600.00'	82.68'	164.33'	N36°39'16"E 163.82'
C26	19°55'10"	125.00'	21.95'	43.46'	S61°47'16"W 43.24'
C27	20°42'42"	125.00'	22.84'	45.19'	N61°23'30"E 44.94'
C28	19°57'48"	125.00'	22.00'	43.56'	N41°50'46"E 43.33'
C29	19°31'19"	125.00'	21.50'	42.59'	S41°37'32"W 42.38'
C30	22°27'48"	650.00'	129.08'	254.84'	N33°09'43"E 253.21'
C31	300°00'00"	50.00'	28.87'	261.80'	S45°36'23"E 50.00'
C32	18°00'33"	250.00'	39.62'	78.58'	S60°24'55"E 78.26'
C33	3°45'37"	2665.00'	87.48'	174.90'	S71°18'00"E 174.87'
C34	90°00'00"	40.00'	62.83'	56.57'	S87°29'00"E 56.57'
C35	6°45'26"	190.00'	11.22'	22.41'	N44°08'17"E 22.39'
C36	90°00'00"	40.00'	62.83'	56.57'	N28°10'49"W 56.57'
C37	88°44'36"	40.00'	39.13'	61.95'	N30°07'35"W 55.94'
C38	84°43'15"	40.00'	36.47'	59.15'	S02°02'00"W 53.90'



Delta=12°42'00"  
 R=5679.56'  
 T=632.05'  
 L=1258.92'  
 Chd=S36°08'00"E 1256.34'

Delta=18°11'38"  
 R=1930.00'  
 T=309.03'  
 L=612.86'  
 Chd=S66°40'41"E 610.29'

Delta=12°42'00"  
 R=5679.56'  
 T=632.05'  
 L=1258.92'  
 Chd=S36°08'00"E 1256.34'



ABST. 25  
 ABST. 128  
 MIDCREST LAND COMPANY  
 VOL. 1062, PG. 284  
 ABST. 123  
 ABST. 126

FILED FOR RECORD  
 ROCKWALL, TEXAS  
 FEB 22, 2000  
 COUNTY CLERK  
 DEPUTY

NOTE: Terrell Road right-of-way to be abandoned with this plat.

139 LOTS TOTAL  
 134 RESIDENTIAL LOTS  
**FINAL PLAT**  
**HICKORY RIDGE PHASE ONE**  
 41.126 ACRES OUT OF THE  
 W.H. BAIRD SURVEY ~ ABSTRACT NO. 25  
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