

LOCATION MAP

N.T.S.

CENTEX HOMES  
VOL.166B, PAGE 131  
D.R.R.C.T.

W.H. BARNES SURVEY ~ ABST. 26  
W.H. BAIRD SURVEY ~ ABST. 25

Delta=19°02'34"  
R=280.00'  
T=46.96'  
L=93.06'  
Chd=S59°20'07"E 92.63'

Delta=33°26'46"  
R=220.00'  
T=66.10'  
L=128.42'  
Chd=S52°08'01"E 126.61'

Delta=19°41'38"  
R=585.00'  
T=101.54'  
L=201.08'  
Chd=S64°26'11"W 200.09'

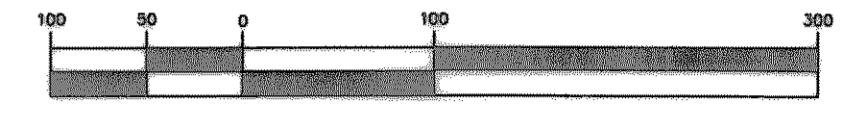
Delta=25°09'17"  
R=314.49'  
T=70.17'  
L=138.07'  
Chd=S33°09'39"E 136.96'

Delta=30°33'07"  
R=1045.00'  
T=285.41'  
L=557.23'  
Chd=S61°00'51"E 550.65'

Delta=7°46'04"  
R=505.00'  
T=34.28'  
L=68.46'  
Chd=N46°11'45"W 68.41'

Delta=13°47'00"  
R=1930.00'  
T=233.27'  
L=464.29'  
Chd=N49°12'13"W 463.18'

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- VE = VISIBILITY EASEMENT
- UE = UTILITY EASEMENT
- UPE = UTILITY & PEDESTRIAN EASEMENT
- WME = WALL MAINTENANCE EASEMENT
- LE = LANDSCAPE EASEMENT
- TXU = TEXAS UTILITIES EASEMENT
- TXUPE = TEXAS UTILITIES PAD EASEMENT
- SVE = SIGHT VISIBILITY EASEMENT
- PSVE = PEDESTRIAN & SIGHT VISIBILITY EASEMENT
- ◇ = DENOTES STREET NAME CHANGE

NOTE:

1. Basis of bearings derived from deed to Texas Highway Department, Vol. 31, Page 521.
2. All corners monumented with 1/2 inch iron rod set with plastic caps stamped "DAA" (except along the centerline of the creek)
3. "X" Cuts set in concrete street paving at all intersections and points of curvature.

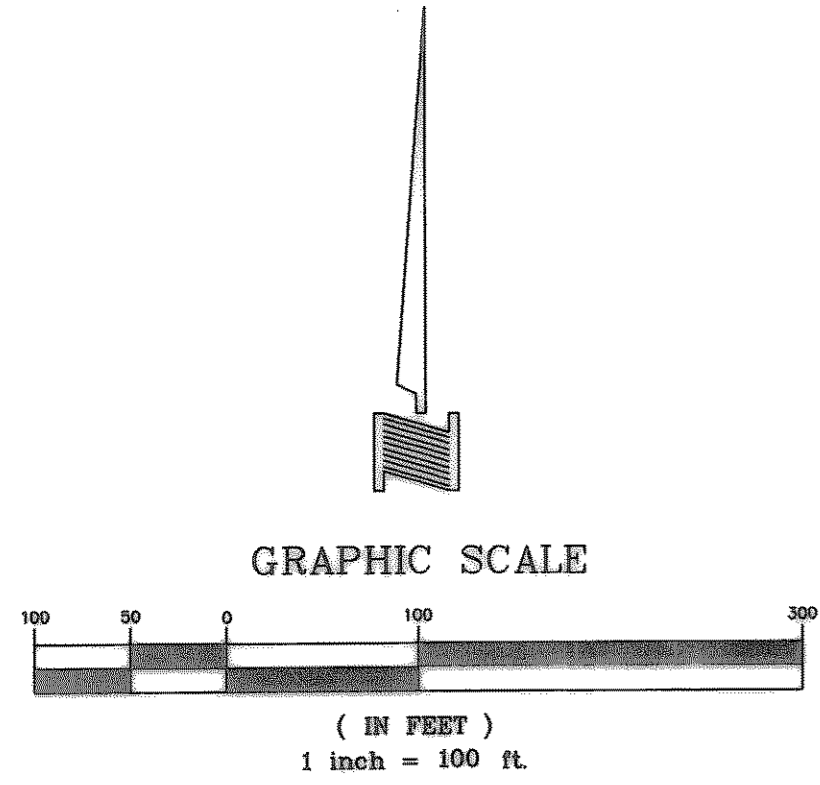
NOTE: Terrell Road right-of-way to be abandoned by this plat.

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 SCALE: 1"=100'

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

Hickory Ridge 2



Delta=30°33'07"  
 R=1045.00'  
 T=285.41'  
 L=557.23'  
 Chd=S61°00'51"E 550.65'

HICKORY RIDGE, LTD.  
 VOL. 1856, PAGE 205  
 D.R.R.C.T.

N13°13'30"E  
 7.66'

50' L.S.G. Esmt.  
 Vol. 91, Page 133  
 D.R.R.C.T.

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	4°08'30"	790.00'	28.57'	57.11'	S72°12'45"W 57.09'
C2	1°37'57"	300.00'	4.27'	8.55'	N31°17'24"E 8.55'
C3	1°14'54"	350.00'	3.81'	7.63'	S31°28'55"W 7.63'
C4	34°21'46"	820.00'	253.54'	491.79'	S57°06'07"W 484.45'
C5	19°41'38"	555.00'	96.33'	190.77'	N64°26'11"E 189.83'
C6	13°20'54"	650.66'	76.14'	151.59'	S39°03'51"E 151.24'
C7	31°02'12"	1205.00'	334.59'	652.74'	S61°15'24"E 644.79'
C8	7°07'05"	575.00'	35.76'	71.44'	S29°54'36"W 71.39'
C9	6°49'12"	425.00'	25.32'	50.59'	N29°45'40"E 50.56'
C10	1°03'53"	325.00'	3.02'	6.04'	S32°38'19"W 6.04'
C11	7°46'04"	930.00'	63.14'	126.08'	N46°11'45"W 125.99'
C12	33°27'48"	1505.00'	452.43'	878.98'	S59°02'36"E 866.55'
C13	7°46'04"	640.00'	43.45'	86.77'	N46°11'45"W 86.70'
C14	33°27'48"	1795.00'	539.61'	1048.36'	S59°02'36"E 1033.52'
C15	88°18'53"	40.00'	38.84'	61.66'	N29°36'39"W 55.73'
C16	87°57'38"	40.00'	38.60'	61.41'	N29°12'35"W 55.55'

**LINE TABLE**

LINE	BEARING	LEN
T1	S01°47'52"E	30.00'
T2	S59°16'35"E	113.00'
T3	N04°37'15"W	49.00'
T4	S36°30'06"E	35.00'
T5	S75°52'34"E	34.00'
T6	N54°02'27"E	45.00'
T7	S14°13'30"W	7.00'
T8	N75°46'30"W	18.00'
T9	N57°53'38"W	50.00'
T10	N39°55'13"E	7.00'
T11	N50°04'47"W	60.00'
T12	N32°23'24"W	72.49'
T13	S78°46'30"E	16.16'
T14	S13°13'30"W	167.70'
T15	S33°28'09"W	153.06'
T16	S75°46'30"E	117.44'
T17	S75°46'30"E	43.14'
T18	S14°13'30"W	127.31'
T19	S75°46'30"E	57.14'
T20	N59°07'52"E	14.56'
T21	S30°52'08"E	22.00'
T22	N59°07'52"E	16.32'
T23	S78°46'30"E	67.82'
T24	N32°16'05"W	21.00'
T25	N57°43'55"E	26.70'
T26	S36°20'41"W	72.14'
T27	S67°06'34"E	37.73'
T28	N63°02'27"E	63.03'
T29	N46°22'05"E	146.45'
T30	N07°11'58"E	115.01'
T31	N37°57'17"E	47.77'
T32	N17°00'55"E	113.51'
T33	N59°40'05"E	30.34'
T34	N81°17'33"E	240.39'
T35	N59°57'42"E	54.26'
T36	N28°11'22"E	40.57'
T37	N03°14'28"W	33.89'
T38	S13°12'10"W	88.14'
T39	N19°00'50"E	57.81'
T40	N45°30'40"E	51.93'
T41	N67°40'43"E	180.46'
T42	N77°52'07"E	60.76'
T43	N55°26'59"E	75.23'
T44	S13°13'30"W	15.20'

Hickory Ridge 2

**STATE PLANE COORDINATES**

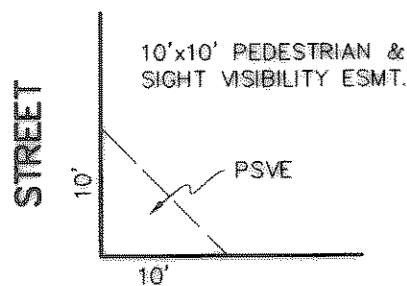
NAD 83 (HARN) - TEXAS NORTH CENTRAL ZONE

MONUMENT #	NORTHING	EASTING
1	7015825.925	2600701.55
2	7015888.498	2600696.916
3	7015901.185	2600682.269
4	7015920.787	2600692.318
5	7015894.777	2600800.624
6	7015863.996	2600802.283
7	7015808.005	2600901.501
8	7015857.138	2600896.417
9	7015919.291	2600849.126
10	7015950.23	2600903.789
11	7015922.353	2600925.404
12	7015914.724	2600958.882
13	7015941.956	2600994.7
14	7016049.271	2601032.252
15	7016138.588	2601008.048
16	7016203.987	2601030.611
17	7016236.656	2601089.291
18	7016215.399	2601166.142
19	7016217.207	2601212.482
20	7016375.304	2601326.826
21	7016518.836	2601406.018
22	7016528.873	2601446.178
23	7016576.721	2601463.638
24	7016641.139	2601566.048
25	7016616.303	2601694.889
26	7016665.834	2601757.849
27	7016620.397	2601838.56
28	7016544.956	2601940.217
29	7016542.316	2601936.676
30	7016494.214	2601972.527
31	7016384.004	2601824.653
32	7016293.643	2601648.158
33	7016274.987	2601592.207
34	7016162.056	2601669.871
35	7015988.68	2601855.757
36	7015732.754	2602343.241
37	7015740.252	2602344.826
38	7015719.569	2602442.651
39	7015221.355	2602337.313
40	7014853.436	2602252.789
41	7014875.824	2602155.34
42	7014868.333	2602153.619
43	7014872.393	2602135.946
44	7015101.332	2601570.307
45	7015108.733	2601574.581
46	7015134.347	2601531.647
47	7015127.757	2601527.812
48	7015422.397	2601170.51
49	7015468.625	2601120.092
50	7015619.72	2600931.048
51	7015625.806	2600935.752
52	7015663.062	2600888.889

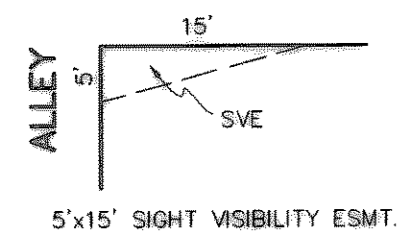
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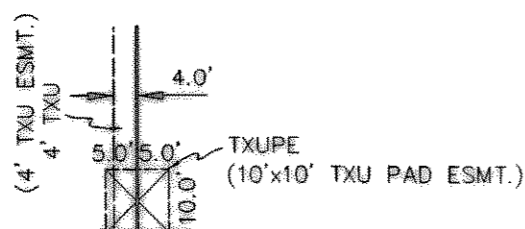
**TYPICAL EASEMENTS**



**STREET**



Delta=18°11'38"  
 R=1930.00'  
 T=309.03'  
 L=612.86'  
 Chd=N66°40'41"W 610.29'



**TYPICAL TXU EASEMENTS**

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