

LOCATION MAP

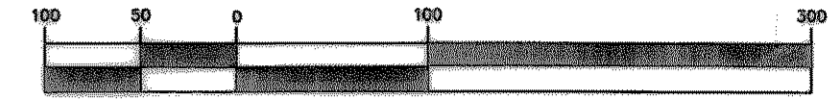
M.T.S.

LINE	BEARING	LENGTH
T1	N35°24'38"W	60.00'
T2	N54°35'22"E	4.42'
T3	N76°46'30"W	100.00'
T4	S13°13'30"W	7.66'
T5	N35°24'38"W	60.00'
T6	S76°46'30"E	16.16'
T7	S13°13'30"W	142.30'
T8	S16°01'25"W	7.49'
T9	S76°46'28"E	91.77'
T10	S76°46'30"E	83.23'
T11	N61°36'56"E	5.03'
T12	N28°23'04"W	21.01'
T13	N61°36'56"E	18.37'
T14	N45°37'28"W	30.07'
T15	S72°22'13"W	29.83'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°26'46"	220.00'	66.10'	128.42'	N52°08'01"W 126.6'
C2	19°02'34"	280.00'	46.96'	93.06'	S59°20'07"E 92.6'
C3	33°26'46"	250.00'	75.11'	145.94'	N52°08'01"W 143.8'
C4	32°04'42"	250.00'	71.87'	139.97'	S52°49'03"E 138.1'
C5	19°20'53"	250.00'	42.62'	84.42'	S36°03'51"E 84.02'
C6	31°02'12"	895.00'	248.51'	484.82'	S61°15'24"E 478.9'
C7	10°19'40"	400.00'	36.15'	72.10'	S40°34'28"E 72.00'
C8	28°14'18"	568.09'	142.90'	279.98'	S59°51'27"E 277.11'
C9	27°14'48"	50.00'	46.43'	239.33'	N20°17'13"E 68.04'
C10	79°40'20"	50.00'	41.71'	69.53'	N85°34'28"W 64.06'
C11	15°24'43"	50.00'	211.61'	133.88'	N85°34'28"W 97.32'
C12	30°53'20"	235.00'	64.93'	126.69'	S61°10'58"E 125.16'
C13	86°20'53"	40.00'	37.53'	60.26'	N25°37'18"W 54.74'
C14	83°37'14"	40.00'	35.78'	58.38'	N20°58'54"W 53.33'

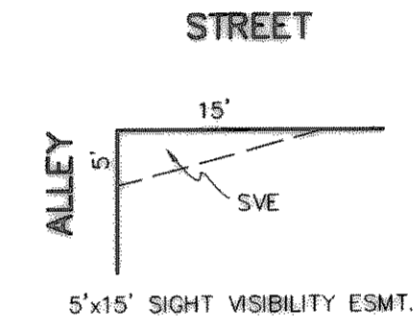
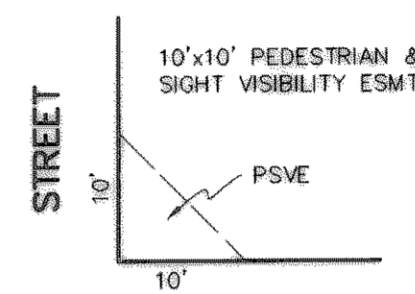
Hickory Ridge 3

GRAPHIC SCALE

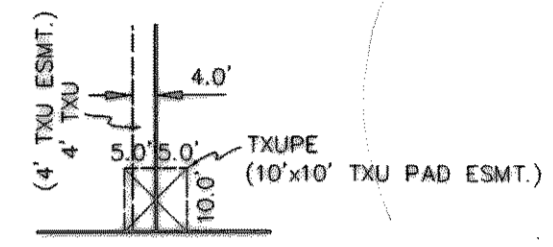


(IN FEET)
1 inch = 100 ft.

TYPICAL EASEMENTS



TYPICAL TXU EASEMENTS



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.

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

41 LOTS TOTAL
38 RESIDENTIAL LOTS
FINAL PLAT
HICKORY RIDGE PHASE THREE
21.944 ACRES OUT OF THE
W.H. BAIRD SURVEY ~ ABSTRACT NO. 25

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
FEBRUARY, 2001 SCALE: 1"=100'

STATE PLANE COORDINATES
NAD 83 (HARN) - TEXAS NORTH CENTRAL ZONE

MONUMENT #	NORTHING	EASTING
1	7017300.65	2602776.942
2	7015719.569	2602442.851
3	7015740.252	2602344.826
4	7015732.754	2602343.241
5	7015988.68	2601885.757
6	7016162.056	2601669.671
7	7016274.987	2601592.207
8	7016293.643	2601646.158
9	7016384.004	2601824.653
10	7016494.214	2601972.527
11	7016542.316	2601936.676
12	7016544.955	2601940.217
13	7016620.397	2601838.56
14	7016665.834	2601757.849
15	7016676.481	2601771.383
16	7016727.673	2601733.053
17	7016773.933	2601824.417
18	7016863.786	2601973.354
19	7016936.696	2602055.475
20	7017013.335	2602313.114
21	7017115.125	2602427.423
22	7017084.276	2602471.712
23	7017174.062	2602521.129
24	7017185.631	2602602.793

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

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.