

FILED FOR RECORD
ROCKWALL CO. TEXAS

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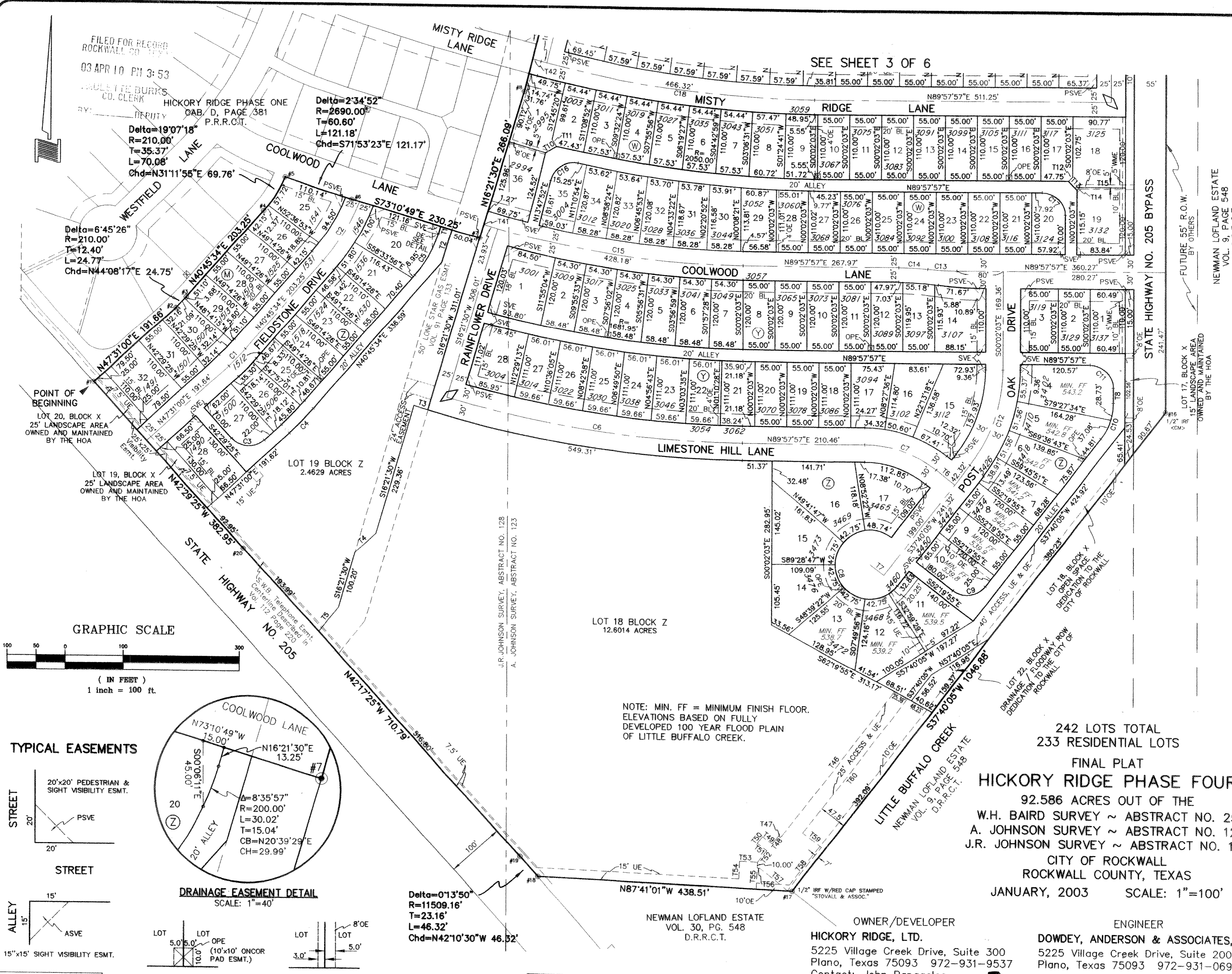
HICKORY RIDGE PHASE ONE
CAB. D, PAGE 381
P.R.R.C.T.

Delta=19°07'18"
R=210.00'
T=35.37'
L=70.08'
Chd=N31°11'55"E 69.76'

Delta=2°34'52"
R=2690.00'
T=60.60'
L=121.18'
Chd=S71°53'23"E 121.17'

Delta=6°45'26"
R=210.00'
T=12.40'
L=24.77'
Chd=N44°08'17"E 24.75'

SEE SHEET 3 OF 6



POINT OF BEGINNING
LOT 20, BLOCK X
25' LANDSCAPE AREA
OWNED AND MAINTAINED
BY THE HOA

LOT 19, BLOCK X
25' LANDSCAPE AREA
OWNED AND MAINTAINED
BY THE HOA

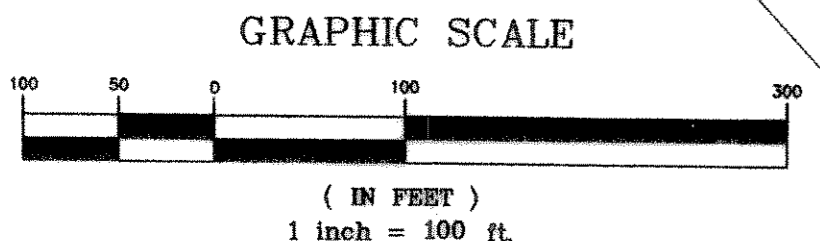
LOT 19, BLOCK Z
2.4629 ACRES

LOT 18, BLOCK Z
12.6014 ACRES

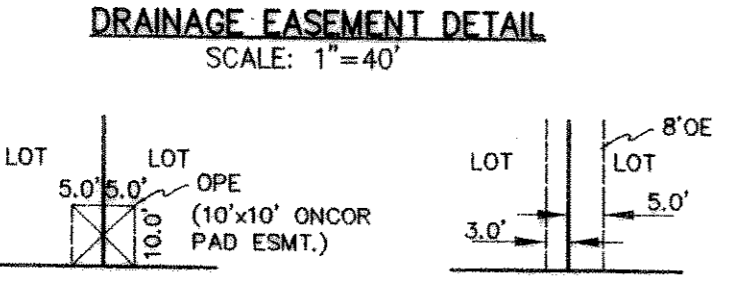
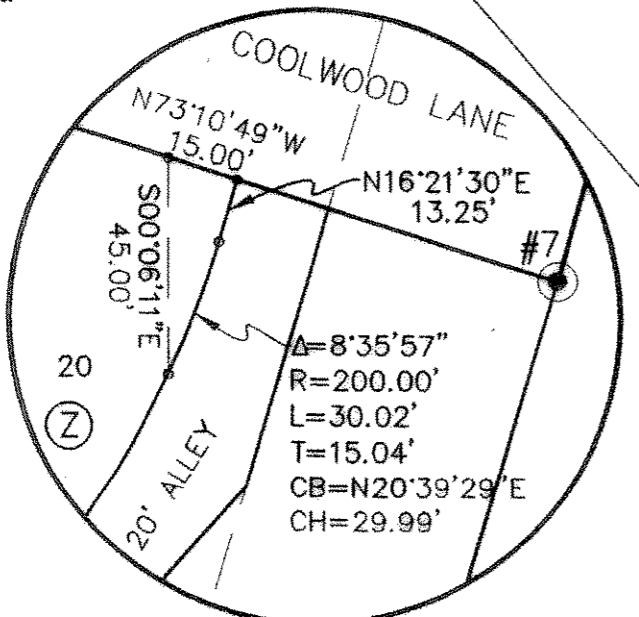
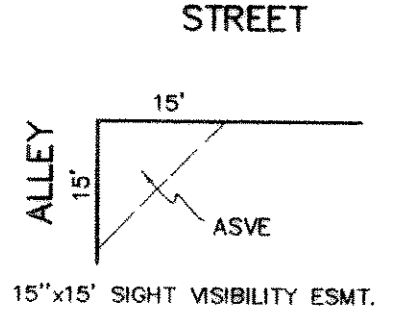
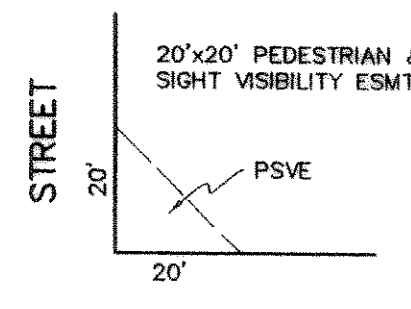
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
A. JOHNSON SURVEY, ABSTRACT NO. 123

NEWMAN LOFLAND ESTATE
VOL. 9, PAGE 548
D.R.R.C.T.

LOT 17, BLOCK X
15' LANDSCAPE AREA
OWNED AND MAINTAINED
BY THE HOA



TYPICAL EASEMENTS



NOTE: MIN. FF = MINIMUM FINISH FLOOR.
ELEVATIONS BASED ON FULLY
DEVELOPED 100 YEAR FLOOD PLAIN
OF LITTLE BUFFALO CREEK.

242 LOTS TOTAL
233 RESIDENTIAL LOTS
FINAL PLAT
HICKORY RIDGE PHASE FOUR
92.586 ACRES OUT OF THE
W.H. BAIRD SURVEY ~ ABSTRACT NO. 25
A. JOHNSON SURVEY ~ ABSTRACT NO. 123
J.R. JOHNSON SURVEY ~ ABSTRACT NO. 128
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JANUARY, 2003 SCALE: 1"=100'

Delta=0°13'50"
R=11509.16'
T=23.16'
L=46.32'
Chd=N42°10'30"W 46.32'

NEWMAN LOFLAND ESTATE
VOL. 30, PG. 548
D.R.R.C.T.

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

ADDRESS PLAT