

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HICKORY RIDGE, LTD., a Texas limited partnership is the owner of that certain lot, tract or parcel of land located in the W.H. Baird Survey, Abstract No. 25, the A. Johnson Survey, Abstract No. 123 and the J.R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, and being part of a tract of land described in Deed to Hickory Ridge Ltd., recorded in Volume 2483, Page 1, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the North line of State Highway 205, a 100 foot wide right-of-way, at the Southeast corner of HICKORY RIDGE PHASE ONE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 381, Plat Records, Rockwall County, Texas, said point being the most Westerly corner of said Hickory Ridge, Ltd. tract;

THENCE along the East line of said Addition the following eight (8) courses and distances: North 47 deg. 31 min. 00 sec. East, a distance of 191.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 06 deg. 45 min. 26 sec., a radius of 210.00 feet and a chord bearing and distance of North 44 deg. 08 min. 17 sec. East, 24.75 feet;

THENCE Northeasterly, along said curve to the left an arc distance of 24.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 40 deg. 45 min. 34 sec. East, a distance of 203.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 19 deg. 07 min. 18 sec., a radius of 210.00 feet and a chord bearing and distance of North 31 deg. 11 min. 55 sec. East, 69.76 feet;

THENCE Northeasterly, along said curve to the left an arc distance of 70.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in a non-tangent curve to the left having a central angle of 02 deg. 34 min. 52 sec., a radius of 2,890.00 feet and a chord bearing and distance of South 71 deg. 53 min. 23 sec. East, 121.17 feet;

THENCE Southeasterly, along said curve to the left an arc distance of 121.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 73 deg. 10 min. 49 sec. East, a distance of 230.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 16 deg. 21 min. 30 sec. East, a distance of 266.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 14 deg. 13 min. 30 sec. East, passing at a distance of 509.45 feet the Northeast corner of said Addition and the Southeast corner of HICKORY RIDGE PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 107, Plat Records, Rockwall County, Texas, a total distance of 887.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 13 deg. 13 min. 30 sec. East, along the East line of said HICKORY RIDGE PHASE TWO Addition, passing at a distance of 509.29 feet the Northeast corner of said HICKORY RIDGE PHASE TWO Addition and the Southeast corner of HICKORY RIDGE PHASE THREE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 105, Plat Records, Rockwall County, Texas, continuing a total distance of 2,125.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of said HICKORY RIDGE PHASE THREE Addition, said point being in the South line of Meadowcreek Estates Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE along the South line of said Meadowcreek Estates Phase IV Addition the following three (3) courses and distances: North 58 deg. 01 min. 45 sec. East, a distance of 139.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 87 deg. 18 min. 12 sec. East, a distance of 373.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 63 deg. 13 min. 49 sec. East, a distance of 163.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of said Meadowcreek Estates Phase IV Addition, said point being in the West line of LOFLAND ESTATES, PHASE 4, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 157, Plat Records, Rockwall County, Texas;

THENCE South 00 deg. 14 min. 25 sec. West, a distance of 448.37 feet to a 1/2 inch iron rod found at the Southwest corner of said LOFLAND ESTATES, PHASE 4, said point being in the North line of a tract of land described in Deed to Newman Lofland Estate, recorded in Volume 9, Page 548, Deed Records, Rockwall County, Texas;

THENCE North 89 deg. 43 min. 48 sec. West, a distance of 241.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "STOVALL & ASSOC." found at the Northwest corner of said Newman Lofland Estate tract;

THENCE South 00 deg. 11 min. 37 sec. East, along the West line of said Newman Lofland Estate tract, a distance of 3,189.94 feet to a 1/2 inch iron rod found for corner;

THENCE South 37 deg. 40 min. 05 sec. West, continuing along the West line of said Newman Lofland Estate tract a distance of 1,046.88 feet to a 1/2 inch iron rod with a red plastic cap stamped "STOVALL & ASSOC." found at the Southwest corner of said Newman Lofland Estate tract in the North line of a tract of land described in Deed to Newman Lofland Estate, recorded in Volume 30, Page 548, Deed Records, Rockwall County, Texas;

THENCE North 87 deg. 41 min. 01 sec. West, along the North line of said Newman Lofland Estate tract a distance of 438.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in said North line of State Highway 205, said point being in a non-tangent curve to the left having a central angle of 00 deg. 13 min. 30 sec., a radius of 11,509.16 feet and a chord bearing and distance of North 42 deg. 10 min. 30 sec. West, 46.31 feet;

THENCE Northwesterly, along said curve to the left and said North line of State Highway 205, an arc distance of 46.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 42 deg. 17 min. 25 sec. West, along said North line of State Highway 205, a distance of 710.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 42 deg. 29 min. 25 sec. West, along said North line of State Highway 205, a distance of 382.95 feet to the POINT OF BEGINNING and containing 4,033,082 square feet or 92.586 acres of land.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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. 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 or egress to, from and upon the said easement strips for the purpose 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 for 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 fences, structures, plants or buildings in drainage easement without City permission.
7. 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 done; 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 exactions 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, 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.

HICKORY RIDGE, LTD., a Texas limited partnership

By: ONE HICKORY RIDGE, INC., a Texas corporation, its General Partner

By: John E. Papagolos, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me the undersigned, a Notary Public, on this day personally appeared John E. Papagolos, President of ONE HICKORY RIDGE, INC., a Texas corporation, Managing General Partner of HICKORY RIDGE, LTD., a Texas limited partnership, 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 purposes and consideration therein expressed, as the act and deed of HICKORY RIDGE, LTD., a Texas limited partnership, and in the capacity therein stated.

Given upon my hand and seal of office this 10th day of April, 2003.

Mary K Barber, Notary Public

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John S. Turner, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the lands, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the Ordinances of the City of Rockwall, Rockwall County, Texas.

John S. Turner, Registered Professional Land Surveyor No. 5310

Mary K Barber, Notary Public

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John S. Turner, 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 under my hand and seal of office this 10th day of April, 2003.

Mary K Barber, Notary Public

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Mary K Barber, Notary Public

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, JOHN S. TURNER, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the lands, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the Ordinances of the City of Rockwall, Rockwall County, Texas.

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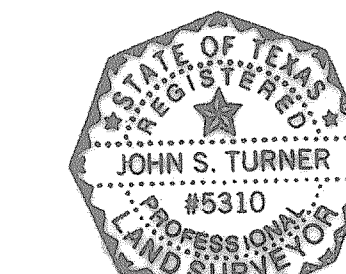
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COUNTY OF DALLAS §

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Given under my hand and seal of office this 10th day of April, 2003.

Mary K Barber, Notary Public



Planning and Zoning Commission Date 4-10-03

APPROVED I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10th day of April, 2003.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 10th day of April, 2003.

Mayor, City of Rockwall Dorothy Brooks, City Secretary, City of Rockwall

City Engineer

4-10-03

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.

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'

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

Projects: LDD090866dwg\99066PH4Fs.dwg, Sheet 6, 04/09/2003 12:26:00 PM, Iparkter, Dowdey, Anderson & Associates, Inc., MLP