

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, Rockwall, Rockwall County, Texas and being a part of a tract of land described as Tract 2 in Deed to Hickory Ridge, Ltd., recorded in Volume 1856, Page 205, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point in the center of a creek at the Northeast corner of said Tract 2, said point being in the Southeast line of a tract of land described in Deed to Centex Homes, recorded in Volume 1668, Page 131, Deed Records, Rockwall County, Texas;

THENCE South 13 deg. 13 min. 30 sec. West, along the East line of said Tract 2 and the West line of a tract of land described in Deed to Midcrest Land Company, recorded in Volume 1062, Page 284, Deed Records, Rockwall County, Texas, a distance of 1616.24 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 76 deg. 46 min. 30 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the West line of Gatewood Drive, a 50 foot wide public right-of-way;

THENCE South 13 deg. 13 min. 30 sec. West, along the said West line of Gatewood Drive, a distance of 7.66 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in a non-tangent curve to the right having a central angle of 30 deg. 33 min. 07 sec., a radius of 1045.00 feet and a chord bearing and distance of North 61 deg. 00 min. 51 sec. West, 550.65 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 557.23 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 45 deg. 44 min. 18 sec. West, a distance of 254.37 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 25 deg. 09 min. 17 sec., a radius of 314.49 feet and a chord bearing and distance of North 33 deg. 09 min. 39 sec. West, 136.96 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 138.07 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner in the Southeast line of Walnut Ridge Drive, a 60 foot wide public right-of-way, said point being in a non-tangent curve to the right having a central angle of 04 deg. 08 min. 30 sec., a radius of 790.00 feet and a chord bearing and distance of North 72 deg. 12 min. 45 sec. East, 57.09 feet;

THENCE Northeasterly, along said Southeast line and said curve to the right, an arc distance of 57.11 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 19 deg. 41 min. 38 sec., a radius of 585.00 and a chord bearing and distance of North 64 deg. 26 min. 11 sec. East, 200.09 feet;

THENCE North 54 deg. 35 min. 22 sec. East, continuing along said Southeast line, a distance of 184.45 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 35 deg. 24 min. 38 sec. West, a distance of 60.00 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner in the Northwest line of said Walnut Ridge Drive;

THENCE North 54 deg. 35 min. 22 sec. East, continuing along said Northwest line, a distance of 4.42 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner at the intersection of said Northwest line with the Southwest line of Faircreek Drive, a 60 foot wide public right-of-way, said point being in a non-tangent curve to the left having a central angle of 33 deg. 26 min. 46 sec., a radius of 220.00 feet and a chord bearing and distance of North 52 deg. 08 min. 01 sec. West, 126.61 feet;

THENCE Northwesterly, along said Southwest line and said curve to the left, an arc distance of 128.42 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 19 deg. 02 min. 34 sec., a radius of 280.00 feet and a chord bearing and distance of North 59 deg. 20 min. 07 sec. West, 92.83 feet;

THENCE Northwesterly, along said Southwest line and said curve to the right, an arc distance of 93.06 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 53 deg. 05 min. 39 sec. East, a distance of 17.22 feet to a 1/2 inch diameter iron rod with a plastic cap stamped "DAA" set for corner;

THENCE North 35 deg. 32 min. 14 sec. West, a distance of 63.96 feet to a point for corner in the center of a creek and the Southeast line of said Centex Homes tract;

THENCE along said creek and the Southeast line of said Centex tract the following nine (9) courses and distances: North 64 deg. 25 min. 58 sec. East, a distance of 102.42 feet to a point for corner;

THENCE North 60 deg. 11 min. 03 sec. East, a distance of 173.96 feet to a point for corner;

THENCE North 49 deg. 41 min. 13 sec. East, a distance of 109.83 feet to a point for corner;

THENCE North 74 deg. 43 min. 14 sec. East, a distance of 268.83 feet to a point for corner;

Revised: Sept. 12, 2001

THENCE North 49 deg. 36 min. 09 sec. East, a distance of 153.08 feet to a point for corner;

THENCE South 53 deg. 51 min. 16 sec. East, a distance of 53.98 feet to a point for corner;

THENCE North 30 deg. 06 min. 52 sec. East, a distance of 102.50 feet to a point for corner;

THENCE North 83 deg. 13 min. 25 sec. East, a distance of 82.49 feet to a point for corner;

THENCE North 57 deg. 50 min. 36 sec. East, a distance of 208.73 feet to the POINT OF BEGINNING and containing 21.944 acres of land.

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 THREE, an 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 THREE 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 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 of 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 grade 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,  
Managing General Partner

By: John E. Papagolos  
John E. Papagolos  
President

FILED FOR RECORD  
RECORDED  
01 SEP 26 AM 08:01  
COUNTY CLERK  
ROCKWALL, TEXAS  
DEPUTY

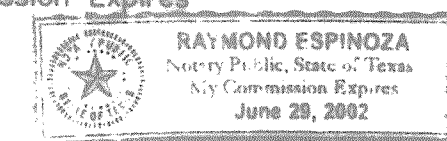
ADDRESS PLAT

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared John E. Papagolos, 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 upon my hand and seal of office the 20th day of Sept., 2001.

Raymond Espinoza 6-29-02  
Notary Public in and for the State of Texas My Commission Expires



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL E. LUSCOMBE, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Samuel E. Luscombe  
SAMUEL E. LUSCOMBE  
R.P.L.S. 4434



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Samuel E. Luscombe, 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 considerations therein expressed, and in the capacity therein stated.

Given upon my hand and seal of office the 20th day of Sept., 2001.

Raymond Espinoza 6-29-02  
Notary Public in and for the State of Texas My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

P. Thompson  
Planning and Zoning Commission

25 Sept 01  
Date

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 18th day of June, 2001.

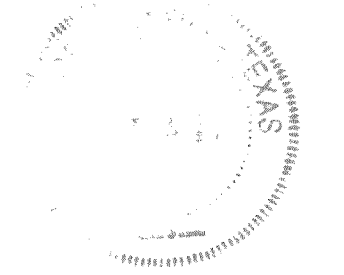
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 25th day of Sept., 2001.

Raymond Espinoza  
Mayor, City of Rockwall

Cheryl Austin  
City Secretary, City of Rockwall



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

OWNER/DEVELOPER ENGINEER  
HICKORY RIDGE, LTD. DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 300 5225 Village Creek Drive, Suite 200  
Plano, Texas 75093 972-931-9537 Plano, Texas 75093 972-931-0694  
Contact: John Papagolos  
CABINET E SLIDE 106 W.O. 99-086 2/2