

SEE SHEET 3 OF 6

FILED FOR RECORD ROCKWALL COUNTY TEXAS 03 APR 10 PM 3:51

TAULETTE BURNS CO. CLERK 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'

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

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

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

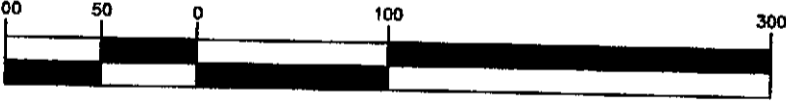
NEWMAN LOFLAND ESTATE VOL. 30, PG. 548 D.R.R.C.T.

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

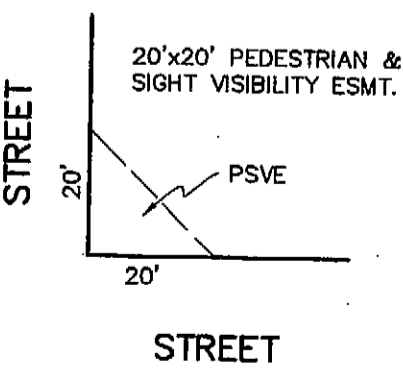
242 LOTS TOTAL 233 RESIDENTIAL LOTS FINAL PLAT HICKORY RIDGE PHASE FOUR 92.586 ACRES OUT OF THE W.H. BAIRD SURVEY ~ ABSTRACT NO. 25 A. JOHNSON SURVEY ~ ABSTRACT NO. 123 J.R. JOHNSON SURVEY ~ ABSTRACT NO. 128 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS JANUARY, 2003 SCALE: 1"=100'

GRAPHIC SCALE

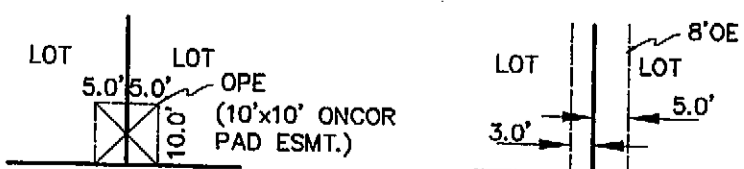


(IN FEET) 1 inch = 100 ft.

TYPICAL EASEMENTS



DRAINAGE EASEMENT DETAIL SCALE: 1"=40'



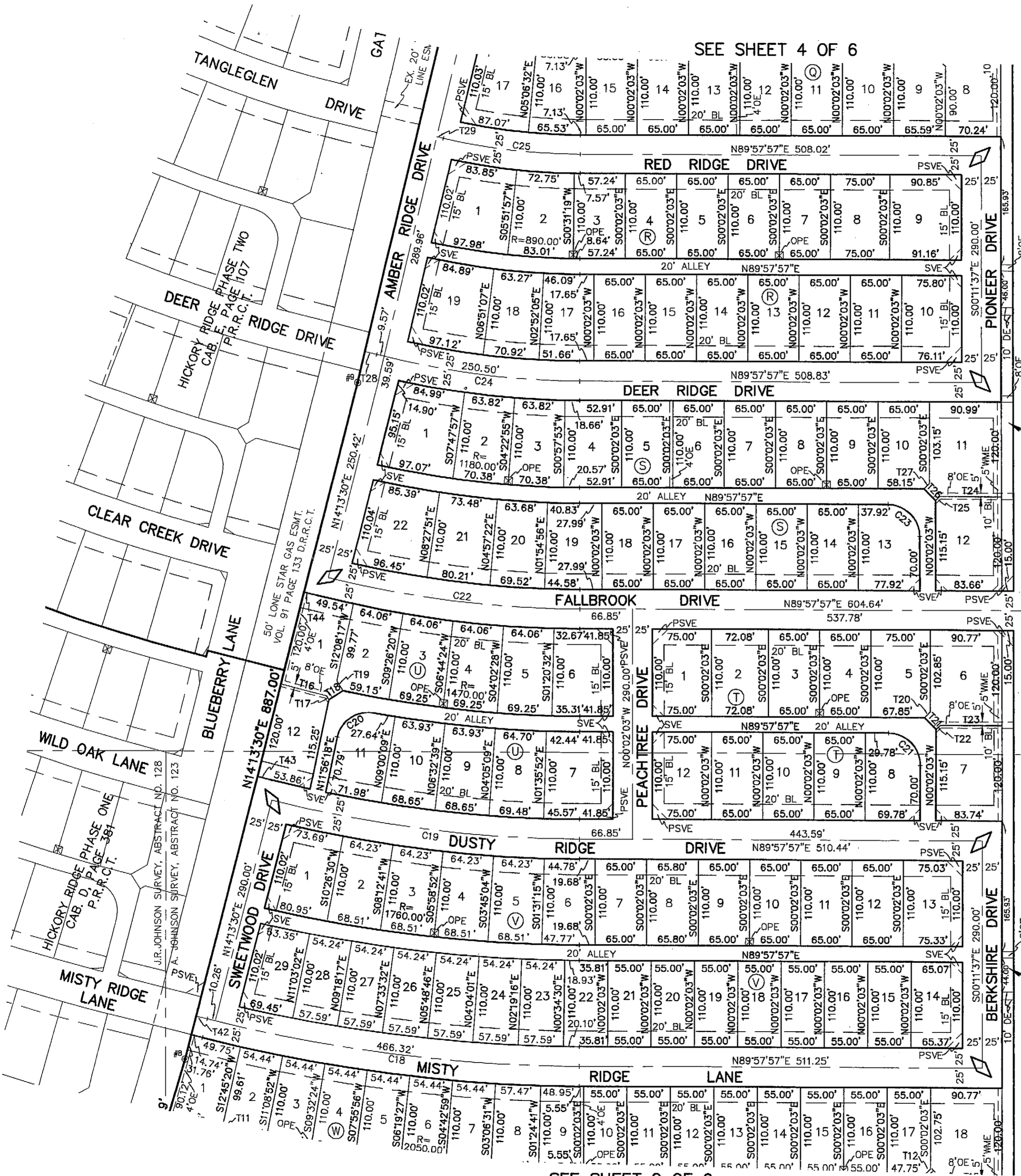
TYPICAL ONCOR EASEMENTS

Revised: April 9, 2003

CABINET E SLIDE 288

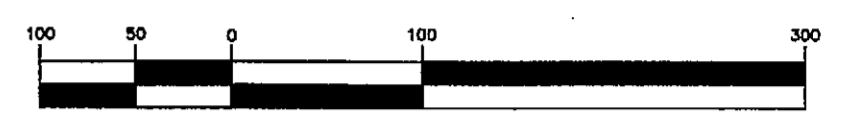
W.O. 99-066

SEE SHEET 4 OF 6



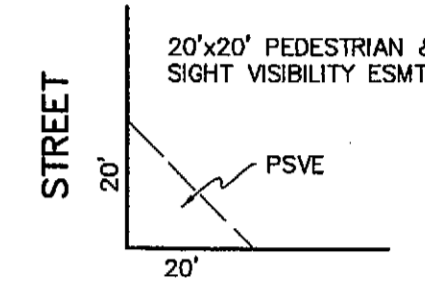
SEE SHEET 2 OF 6

GRAPHIC SCALE

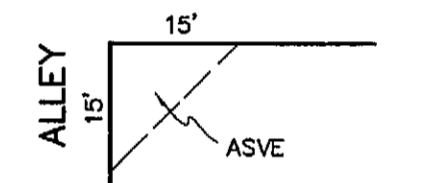


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TYPICAL EASEMENTS

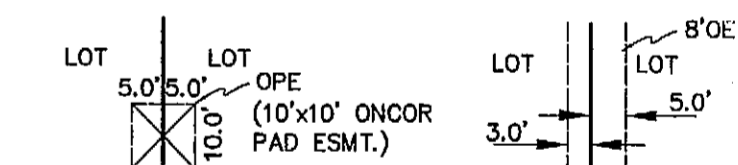


STREET



ALLEY

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123



TYPICAL ONCOR EASEMENTS

NEWMAN LOFLAND ESTATE
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D.R.R.C.T.

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

FUTURE 55' R.O.W.
BY OTHERS

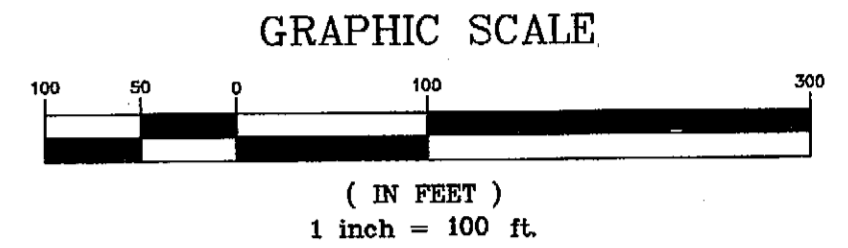
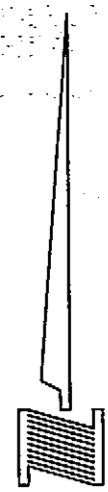
STATE HIGHWAY NO. 205 BYPASS

LOT 16, BLOCK X
15' LANDSCAPE AREA
OWNED AND MAINTAINED
BY THE HOA

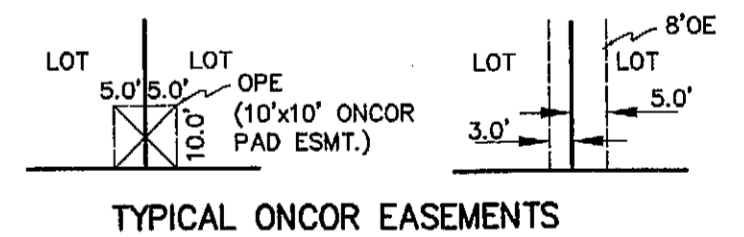
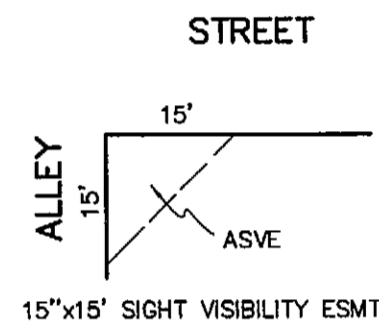
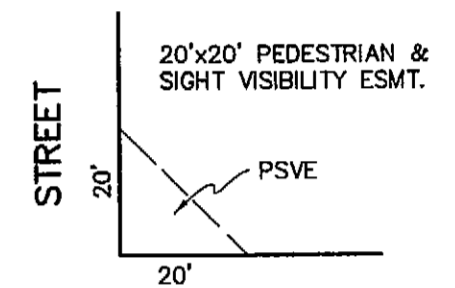
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233 RESIDENTIAL LOTS
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92.586 ACRES OUT OF THE
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A. JOHNSON SURVEY ~ ABSTRACT NO. 123
J.R. JOHNSON SURVEY ~ ABSTRACT NO. 128
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JANUARY, 2003 SCALE: 1"=100'

OWNER/DEVELOPER
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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



TYPICAL EASEMENTS

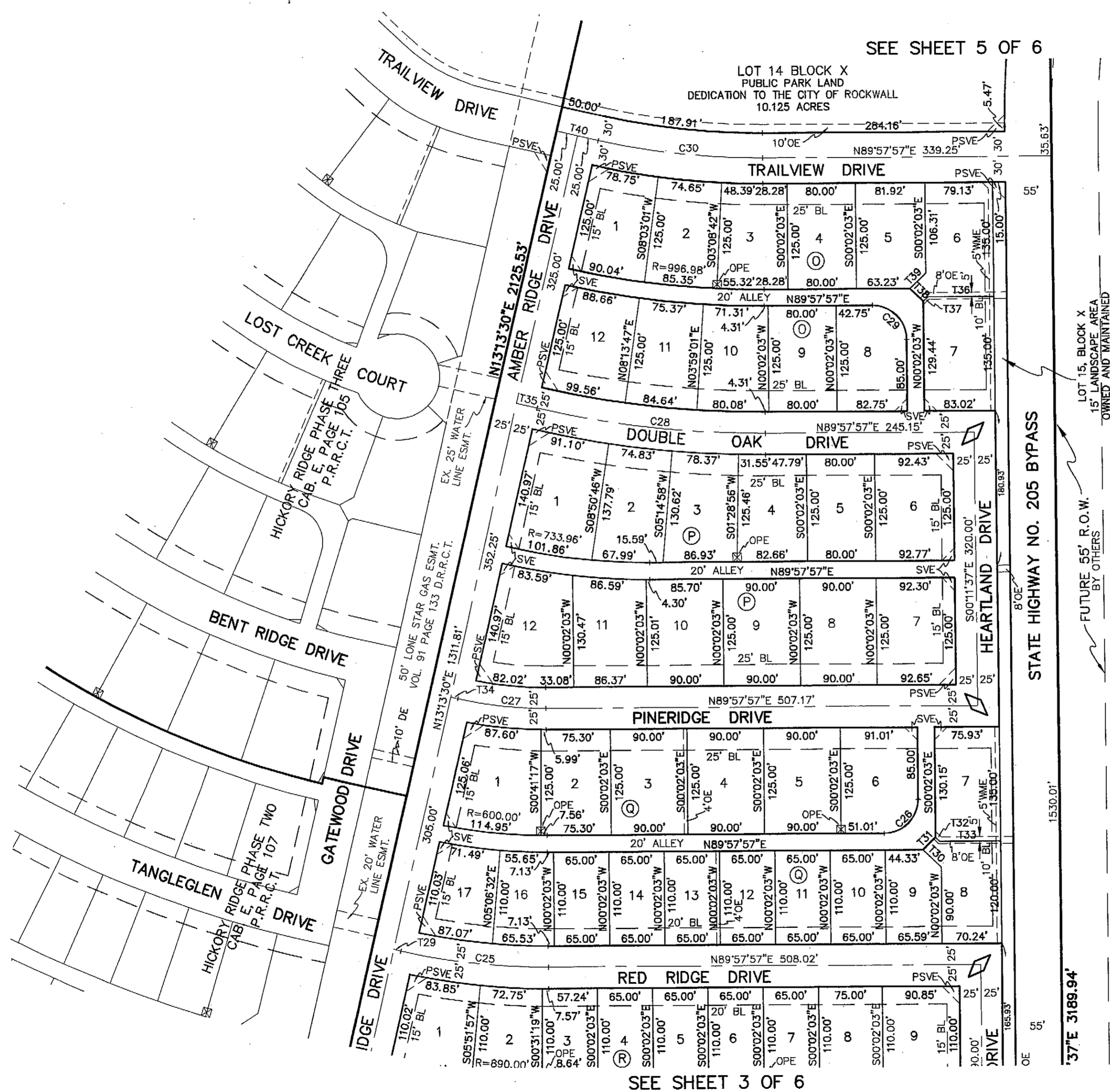


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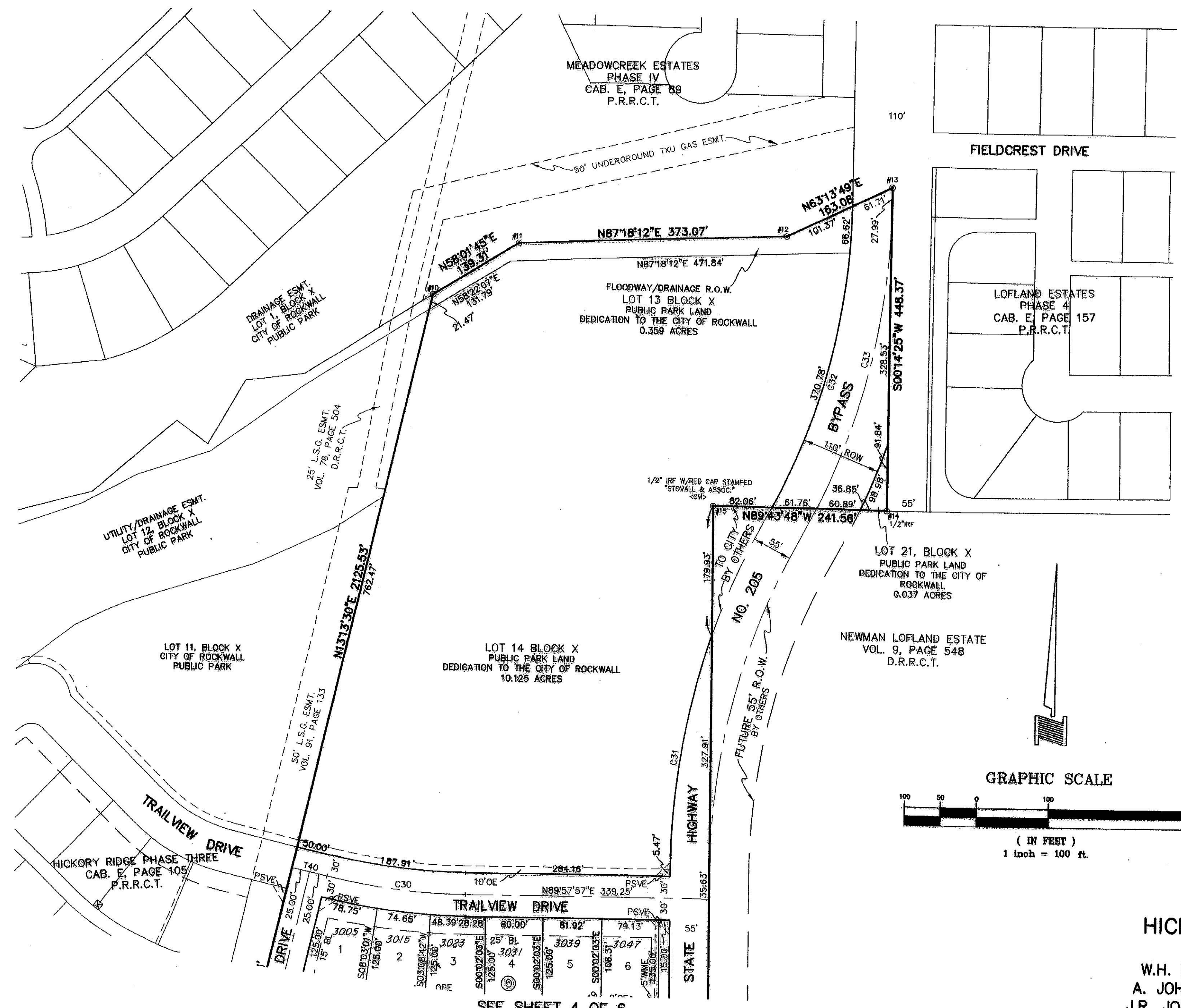
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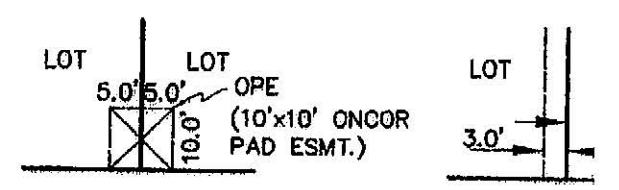
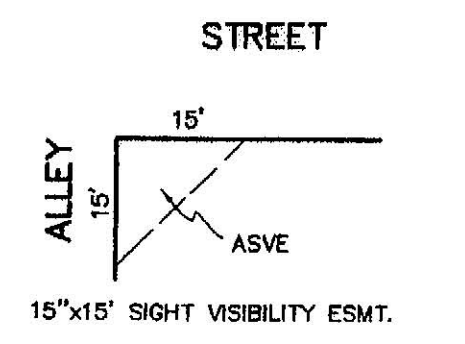
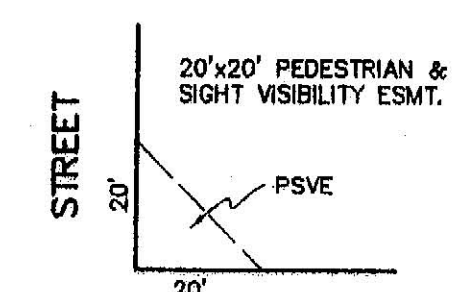
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 ROCKWALL COUNTY, TEXAS
 03 APR 10 PM 3:54
 TABLETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY

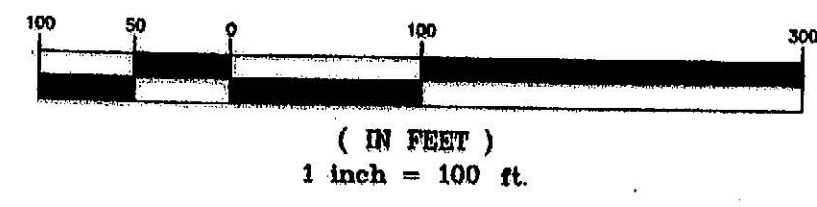


TYPICAL EASEMENTS



TYPICAL ONCOR EASEMENTS

GRAPHIC SCALE



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 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 JANUARY, 2003 SCALE: 1"=10'

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 Contact: John Papagolos

ENGINEER
DOWDEY, ANDERSON & ASSOCIA
 5225 Village Creek Drive, Suite
 Plano, Texas 75093 972-931-

ADDRESS PLAT

LOT	BL	AREA	BL	AREA	BL	AREA
3005	1	74.65	3023	48.39	3031	80.00
3015	2	74.65	3039	81.92	3047	79.13
3023	3	48.39	3047	79.13		
3031	4	80.00				
3039	5	81.92				
3047	6	79.13				

SEE SHEET 4 OF 6

Revised: April 9, 2003

Projects LDD\99066\dwg\99066\Plat.dwg, Sheet 5, 04/09/2003 12:25:56 PM, Iparkar, Bowdey, Anderson & Associates, Inc., MLP

CABINET **E** SLIDE **291** W.O. 99-066