

LOT 10, BLOCK 4
BUFFALO CREEK
COUNTRY CLUB ESTATES
PHASE TWO
(CAB. C. SL. 172)
P.R.R.C.T.

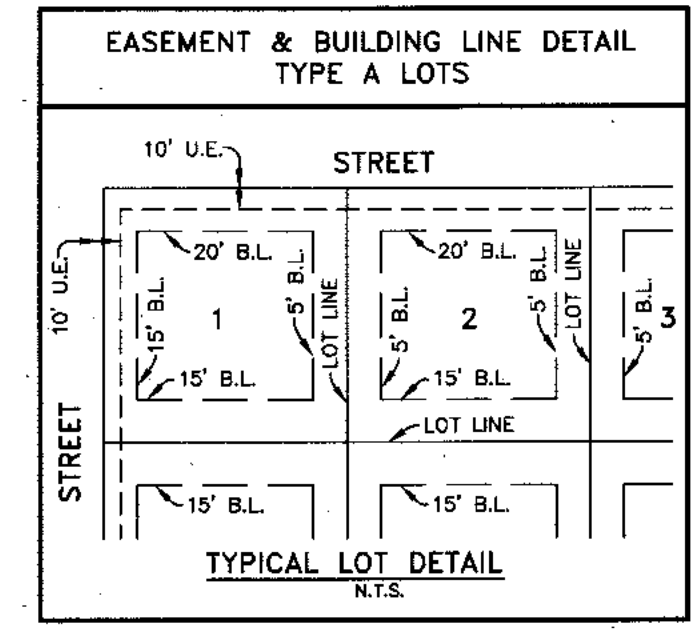
LOT 1, BLOCK 5
BUFFALO CREEK
COUNTRY CLUB ESTATES
PHASE TWO
(CAB. C. SL. 172)
P.R.R.C.T.

100-YR FLOODPLAIN
BUFFALO CREEK (TRIBUTARY B)
PER FLOOD STUDY
DATED: JANUARY 2014
BY: HALFF & ASSOC.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 53°20'00" E	45.94'
L2	S 89°07'00" E	77.90'
L3	S 65°24'00" E	52.50'
L4	N 79°20'00" E	62.20'
L5	S 46°11'00" E	89.20'
L6	N 84°54'00" E	77.89'
L7	S 07°37'00" E	41.70'
L8	S 53°14'00" E	99.10'
L9	S 01°45'00" E	102.30'
L10	S 34°04'00" E	113.20'
L11	S 00°55'00" E	194.43'
L12	S 77°16'00" E	81.94'
L13	S 88°45'31" W	84.14'
L14	N 88°45'31" E	34.89'
L15	N 51°50'37" E	43.33'
L16	N 69°44'51" E	26.46'
L17	S 55°38'01" E	36.80'
L18	S 88°45'31" W	53.49'

NOTES:

1. Basis of Bearing being N 87°52'38" E for a south boundary line of Willow Springs, Phase 2B, recorded in Cabinet F, Slide 79, P.R.R.C.T.
2. A 1/2" iron rod with cap stamped ONEAL 6570 will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
3. The Common Area tracts and the Flood Plain tracts will be owned and maintained by the Homeowners Association.
4. The retaining walls and trails located within the Common Area tracts will be maintained by the Homeowners Association. Retaining walls located within residential lots will be maintained by the lot owner.
5. All Landscape Easements will be maintained by Homeowners Association.
6. By graphical platting, part of the parcel described hereon lies within Special Flood Hazard Areas (SPHA) Zone "AE" and Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0105L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
7. BENCHMARKS:
 "X" cut in median nose located on the south median of the intersection of Heathland Crossing and Wilford Way. ELEV.=535.17
 TxDOT Monument on the south side of F.M. 1140 at the intersection of F.M. 1140 and F.M. 740, about 740 feet west of the end of Heathland Crossing. ELEV.=564.79

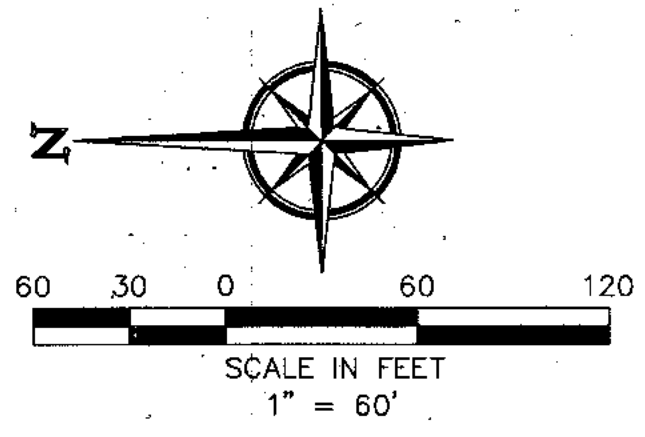


CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	059°06'34"	125.00'	70.88'	128.96'	N 58°12'14" E	123.31'
C2	039°17'43"	250.00'	89.26'	171.46'	N 67°00'18" W	168.12'
C3	009°17'11"	1644.37'	133.55'	266.51'	N 42°42'51" W	266.22'
C4	071°14'55"	125.00'	89.57'	155.44'	N 02°26'49" W	145.62'
C5	050°59'33"	250.00'	119.22'	222.50'	N 58°40'26" E	215.23'
C6	003°24'46"	1499.37'	44.67'	89.31'	N 40°19'28" W	89.30'
C7	004°06'37"	1789.37'	64.21'	128.36'	S 40°07'35" E	128.34'
C8	026°33'54"	270.00'	63.74'	125.18'	S 24°47'19" E	124.07'
C9	037°02'39"	270.00'	90.46'	174.57'	S 14°39'19" W	171.54'
C10	055°34'52"	180.00'	94.87'	174.61'	S 60°58'05" W	167.85'

FINAL PLAT
HEATH CROSSING
PHASE FIVE
17.483 ACRES
SITUATED IN THE

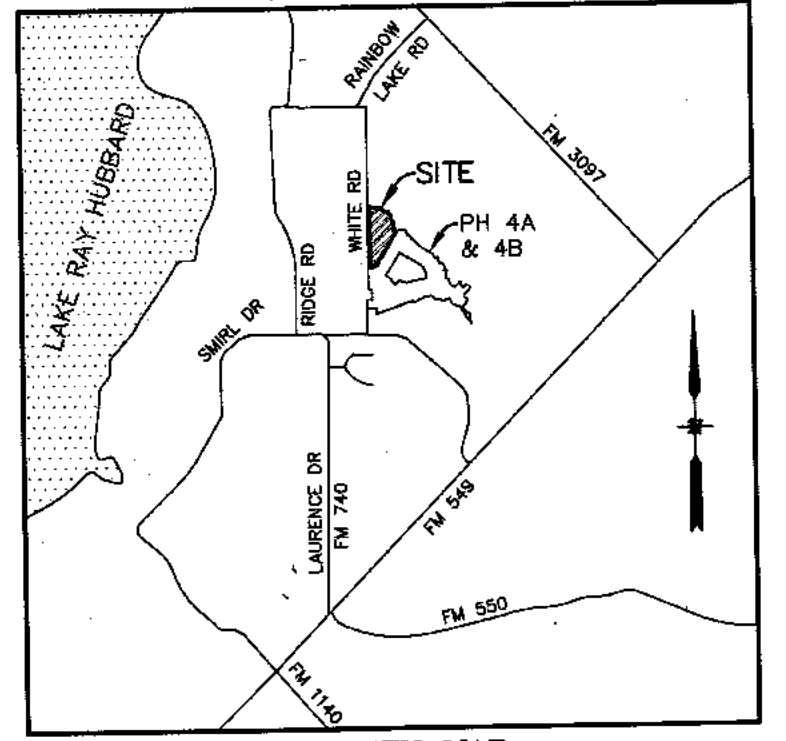
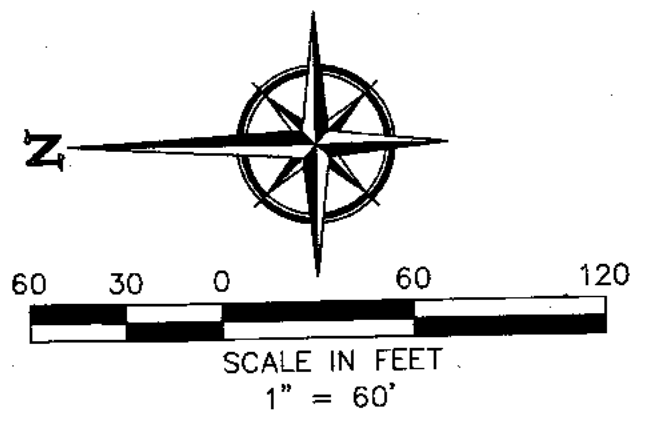
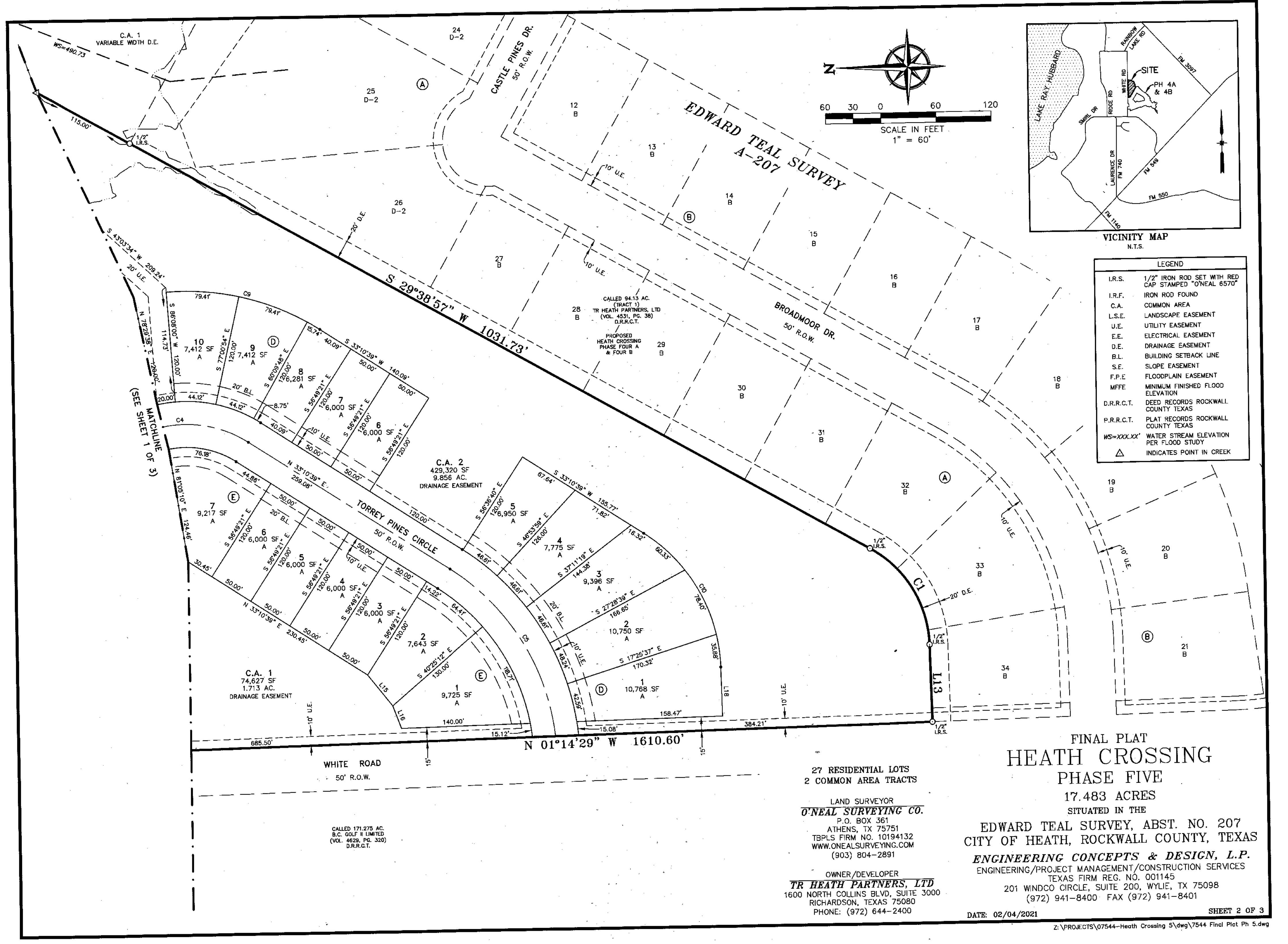
EDWARD TEAL SURVEY, ABST. NO. 207
CITY OF HEATH, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

27 RESIDENTIAL LOTS
2 COMMON AREA TRACTS
LAND SURVEYOR
ONEAL SURVEYING CO.
P.O. BOX 361
ATHENS, TX 75751
TBPLS FIRM NO. 10194132
WWW.ONEALSURVEYING.COM
(903) 804-2891
OWNER/DEVELOPER
TR HEATH PARTNERS, LTD
1600 NORTH COLLINS BLVD, SUITE 3000
RICHARDSON, TEXAS 75080
PHONE: (972) 644-2400



CALLED 171.275 AC.
B.C. GOLF II LIMITED
(VOL. 4829, PG. 320)
D.R.R.C.T.

POINT OF BEGINNING
WHITE ROAD
90' R.O.W.
1/2" I.R.S.
3/8" I.R.F.
25' R.O.W. (CAB. B. SL. 374) P.R.R.C.T.
GOLF COURSE TRACT
BUFFALO CREEK
COUNTRY CLUB ESTATES
PHASE I
(CAB. B. SL. 374)
P.R.R.C.T.



VICINITY MAP
N.T.S.

LEGEND	
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "O'NEAL 6570"
I.R.F.	IRON ROD FOUND
C.A.	COMMON AREA
L.S.E.	LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
S.E.	SLOPE EASEMENT
F.P.E.	FLOODPLAIN EASEMENT
MFFE	MINIMUM FINISHED FLOOD ELEVATION
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
WS=XXX.XX'	WATER STREAM ELEVATION PER FLOOD STUDY
△	INDICATES POINT IN CREEK

FINAL PLAT
HEATH CROSSING
PHASE FIVE

17.483 ACRES
SITUATED IN THE

EDWARD TEAL SURVEY, ABST. NO. 207
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

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PHONE: (972) 644-2400

DATE: 02/04/2021

SHEET 2 OF 3

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS TR HEATH PARTNERS, LTD. BEING THE OWNER of a 17.483 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas, and being part of a called 94.13 acre tract of land (Tract 1), described in deed to TR Heath Partners, Ltd., as recorded in Volume 4531, Page 38, Deed Records, Rockwall County, Texas, said 17.483 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for corner in the northeast boundary line of said 94.13 acre tract from which the north corner of said 94.13 acre tract bears North 53 degrees 20 minutes 00 seconds West, a distance of 63.37 feet, said corner being in the south boundary line of Buffalo Creek Country Club Estates, Phase Two, an addition to the City of Heath, as recorded in Cabinet C, Slide 172 of said Plat Records and being within a tributary of Buffalo Creek (Tributary 8);

THENCE Southeasterly, with the common boundary lines of said Buffalo Creek Country Club Estates, Phase Two and said 94.13 acre tract and generally along the meanders of said Tributary 8, the following courses:

- South 53 degrees 20 minutes 00 seconds East, a distance of 45.94 feet;
- South 89 degrees 07 minutes 00 seconds East, a distance of 77.90 feet;
- South 65 degrees 24 minutes 00 seconds East, a distance of 52.50 feet;
- North 79 degrees 20 minutes 00 seconds East, a distance of 62.20 feet;
- South 71 degrees 21 minutes 00 seconds East, a distance of 142.79 feet;
- South 46 degrees 11 minutes 00 seconds East, a distance of 89.20 feet;
- North 84 degrees 54 minutes 00 seconds East, a distance of 77.89 feet;
- South 07 degrees 37 minutes 00 seconds East, a distance of 41.70 feet;
- South 53 degrees 14 minutes 00 seconds East, a distance of 99.10 feet;
- South 01 degrees 45 minutes 00 seconds East, a distance of 102.30 feet;
- South 34 degrees 04 minutes 00 seconds East, a distance of 113.20 feet;
- South 00 degrees 55 minutes 00 seconds East, a distance of 194.43 feet;
- South 77 degrees 16 minutes 00 seconds East, a distance of 81.94 feet;

THENCE South 29 degrees 38 minutes 57 seconds West, passing a 1/2-inch iron rod set for reference at a distance of 115.00 feet, a total distance of 1031.73 feet to a 1/2-inch iron rod set for the beginning of a tangent curve to the right having a radius of 125.00 feet whose chord bears South 59 degrees 12 minutes 14 seconds West, a distance of 123.31 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 59 degrees 06 minutes 34 seconds, an arc distance of 128.96 feet to a 1/2-inch iron rod set for the end of said curve;

THENCE South 88 degrees 45 minutes 31 seconds West, a distance of 84.14 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 14 minutes 29 seconds West, 50 feet from and parallel to the west boundary line of said 94.13 acre tract, a distance of 1610.60 feet to the POINT OF BEGINNING AND CONTAINING 761,545 square feet or 17.483 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TR HEATH PARTNERS, LTD, the undersigned owner of the land shown on this plat, and designated herein as HEATH CROSSING, PHASE FIVE, an addition to the City of Heath, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drainage easements and public places thereon shown for the purposes and consideration therein expressed. TR HEATH PARTNERS, LTD does further certify that all other parties who have a mortgage or lien interest in HEATH CROSSING, PHASE FIVE have been notified and signed this plat.

TR HEATH PARTNERS, LTD understands and does 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 and does also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 easements 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.
- The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drainage improvements.
- 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 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 entire block on the street or streets on which property abuts, including the actual installation of the 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 Heath.

Owner: TR Heath Partners, Ltd.,
a Texas limited partnership

By: TCF Heath GP, Inc.,
a Texas corporation,
its general partner

W.T. Field
By: W.T. Field, Executive Vice President

LIENHOLDER: Inwood National Bank, a national banking association

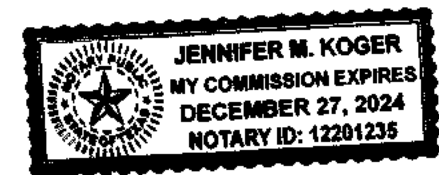
Rick Carroll
BY: Rick Carroll, Market President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this date personally appeared W.T. Field, 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 stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF FEBRUARY, 2021.

Jennifer M. Koger
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/27/24

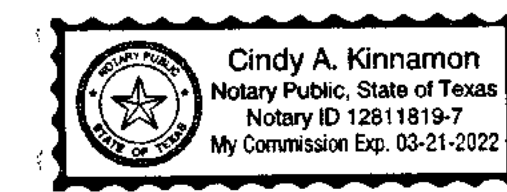


STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, on this date personally appeared Rick Carroll, 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 stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 19th DAY OF February, 2021.

Cindy A. Kinnamon
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03-21-2022



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
02/26/2021 01:22:34 PM
\$150.00
20210030004685



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN MY SEAL OF OFFICE THIS THE 5th DAY OF February, 2021.

Daniel Chase O'Neal
DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Daniel Chase O'Neal, 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 stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF FEBRUARY, 2021.

David Goss
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2-17-24



APPROVAL CERTIFICATE

Reviewed for Final Approval:

Cliff H. Hooper
Chairman
Planning & Zoning Commission
Date: 02-23-2021

Al R. ...
Mayor
City of Heath, Texas
Date: 02-25-2021

I hereby certify that the above and foregoing Plat of Heath Crossing, Phase Five, an addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the 25th day of FEBRUARY, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Heath.

Witness my hand this the 25th day of FEBRUARY, 2021.

Neema Dincer
City Secretary
City of Heath, Texas



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2 COMMON AREA TRACTS

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PHASE FIVE

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SHEET 3 OF 3