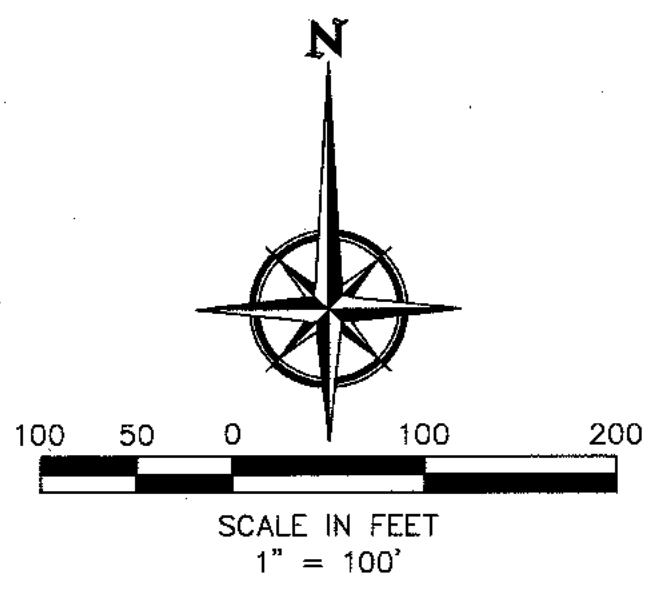


**LEGEND**

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
T.P.N.D.Z.E.	TREE PRESERVATION, NON-DISTURBANCE ZONE EASEMENT
WS=XXX.XX'	WATER STREAM ELEVATION PER FLOOD STUDY
▲	INDICATES POINT IN CREEK
◆	INDICATES STREET NAME CHANGE



**NOTE:**

- No construction or disturbance of any kind is allowed in the tree preservation, non-disturbance zone easements.
- All open space lots shall be drainage easements.
- Common area (openspace), Floodplains & Park shall be maintained by HOA.

77 RESIDENTIAL LOTS  
1 PARK TRACT  
7 COMMON AREA TRACTS

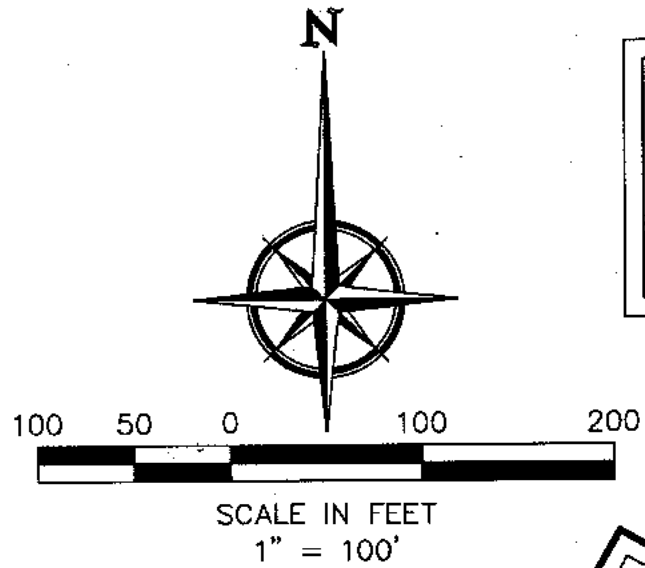
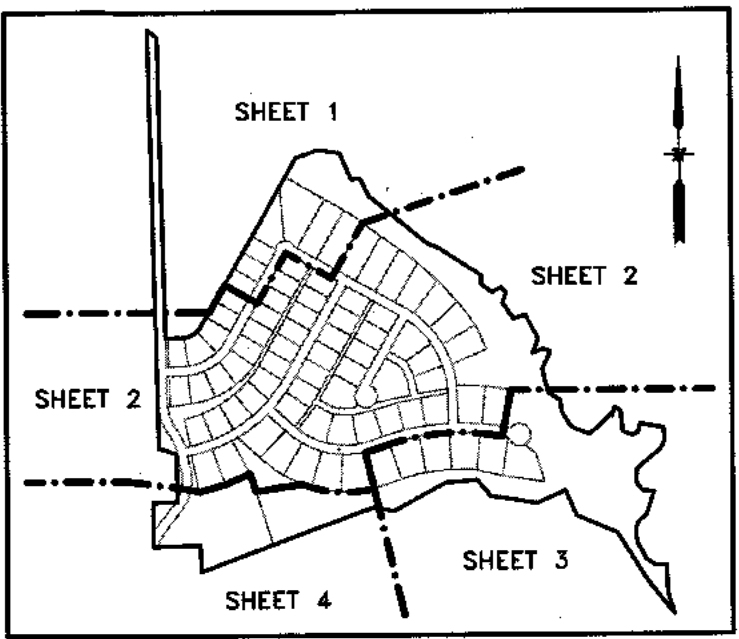
LAND SURVEYOR  
**O'NEAL SURVEYING CO.**  
P.O. BOX 361  
ATHENS, TX 75751  
TBPLS FIRM NO. 10194132  
WWW.ONEALSURVEYING.COM  
(903) 804-2891

OWNER/DEVELOPER  
**TR HEATH PARTNERS, LTD**  
1600 NORTH COLLINS BLVD, SUITE 3000  
RICHARDSON, TEXAS 75080  
PHONE: (972) 644-2400

**FINAL PLAT**  
**HEATH CROSSING**  
**PHASE FOUR A & FOUR B**  
77.897 ACRES  
SITUATED IN THE  
EDWARD TEAL SURVEY, ABST. NO. 207  
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

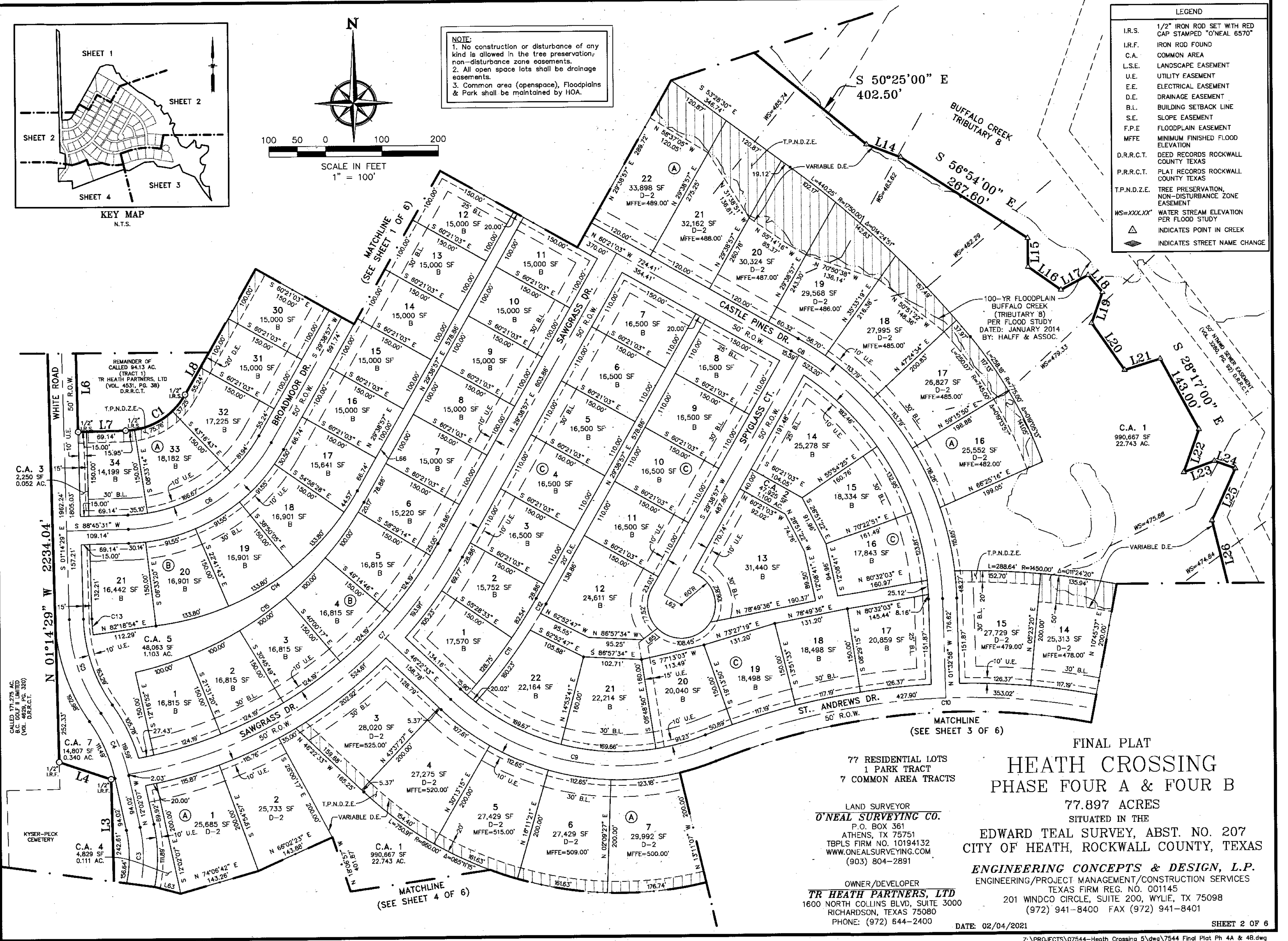
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: 02/04/2021



**NOTE:**  
 1. No construction or disturbance of any kind is allowed in the tree preservation, non-disturbance zone easements.  
 2. All open space lots shall be drainage easements.  
 3. Common area (openspace), Floodplains & Park shall be maintained by HOA.

LEGEND	
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 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
T.P.N.D.Z.E.	TREE PRESERVATION, NON-DISTURBANCE ZONE EASEMENT
WS=XXX.XX'	WATER STREAM ELEVATION PER FLOOD STUDY
△	INDICATES POINT IN CREEK
◆	INDICATES STREET NAME CHANGE



77 RESIDENTIAL LOTS  
 1 PARK TRACT  
 7 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL SURVEYING CO.**  
 P.O. BOX 361  
 ATHENS, TX 75751  
 TBPLS FIRM NO. 10194132  
 WWW.ONEALSURVEYING.COM  
 (903) 804-2891

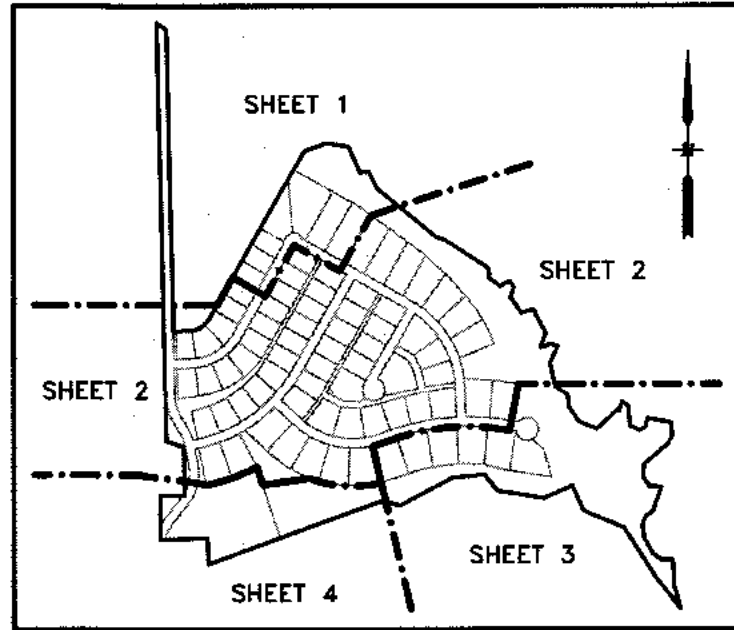
OWNER/DEVELOPER  
**TR HEATH PARTNERS, LTD**  
 1600 NORTH COLLINS BLVD, SUITE 3000  
 RICHARDSON, TEXAS 75080  
 PHONE: (972) 644-2400

FINAL PLAT  
**HEATH CROSSING**  
 PHASE FOUR A & FOUR B  
 77.897 ACRES  
 SITUATED IN THE  
 EDWARD TEAL SURVEY, ABST. NO. 207  
 CITY OF HEATH, ROCKWALL COUNTY, TEXAS

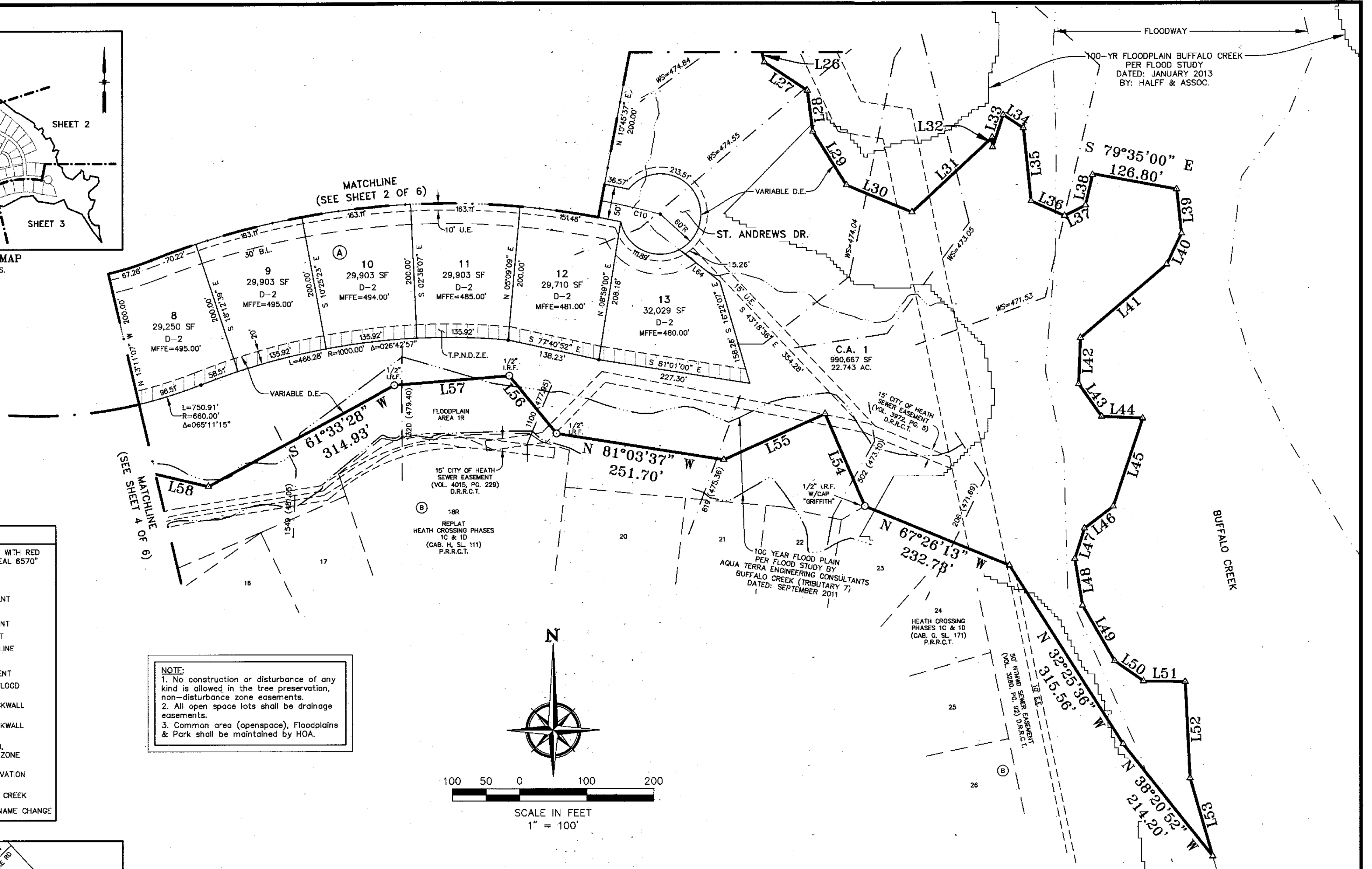
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

DATE: 02/04/2021

SHEET 2 OF 6

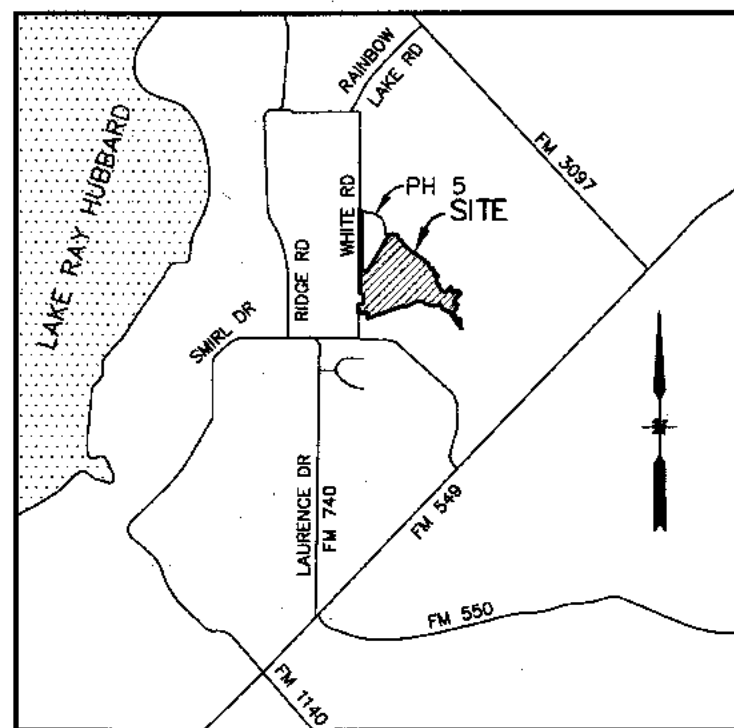
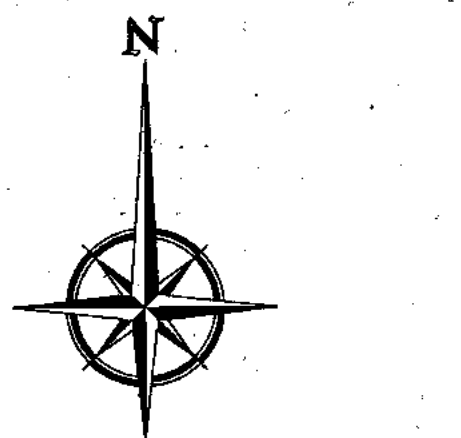


KEY MAP  
N.T.S.

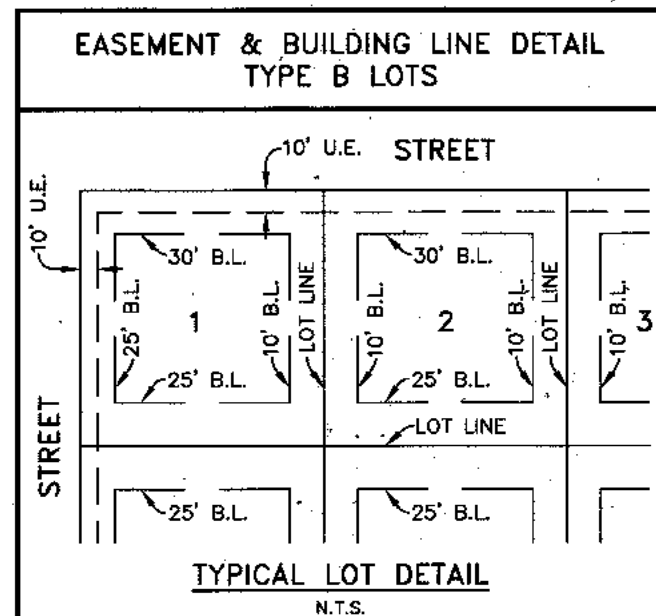
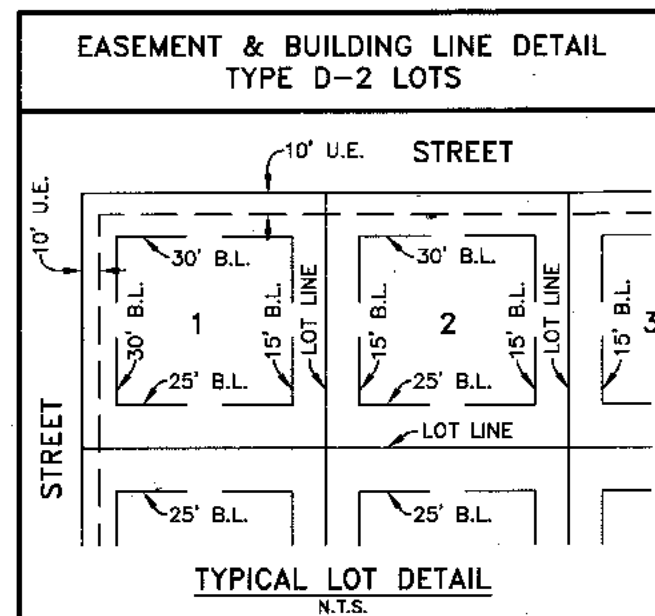


LEGEND	
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
I.R.F.	IRON ROD FOUND
C.A.	COMMON AREA
L.S.E.	LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
S.E.	SLOPE EASEMENT
F.P.E.	FLOODPLAIN EASEMENT
MFFE	MINIMUM FINISHED FLOOD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

**NOTE:**  
 1. No construction or disturbance of any kind is allowed in the tree preservation, non-disturbance zone easements.  
 2. All open space lots shall be drainage easements.  
 3. Common area (openspace), Floodplains & Park shall be maintained by HOA.



VICINITY MAP  
N.T.S.

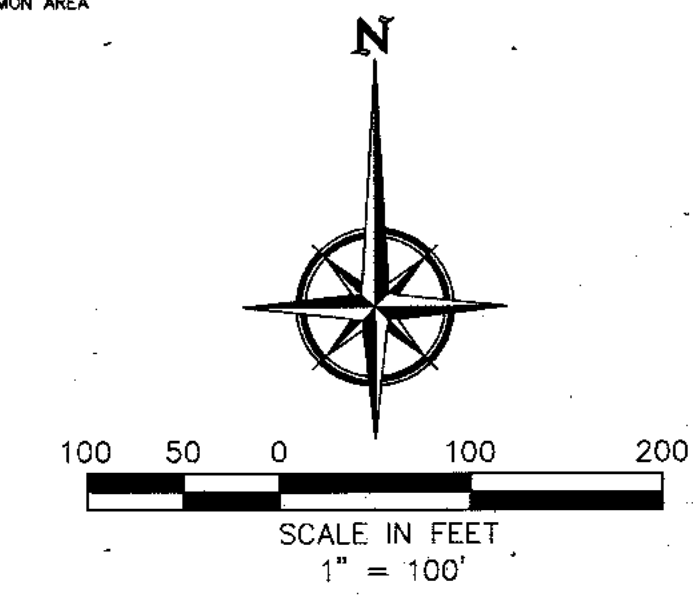
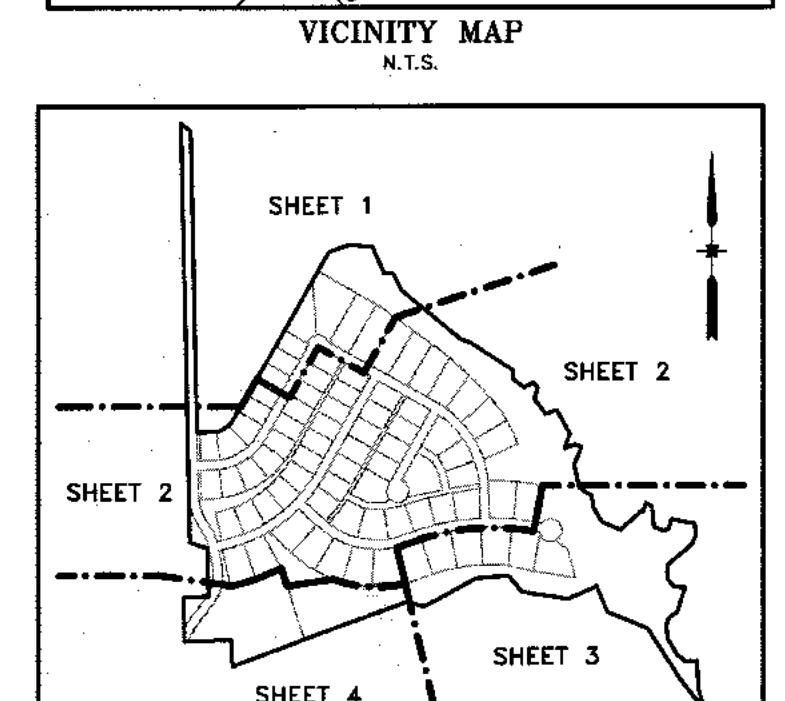
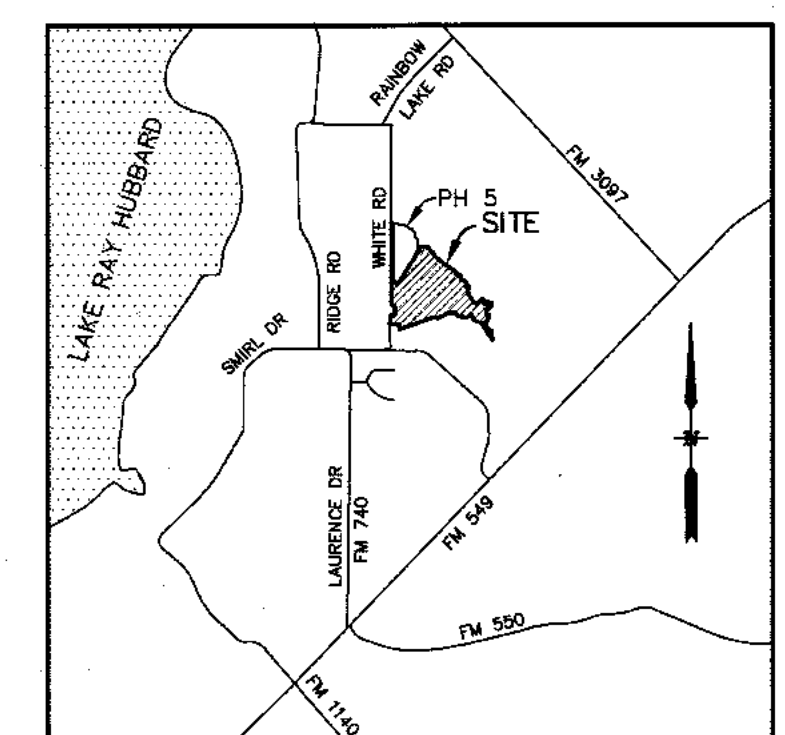
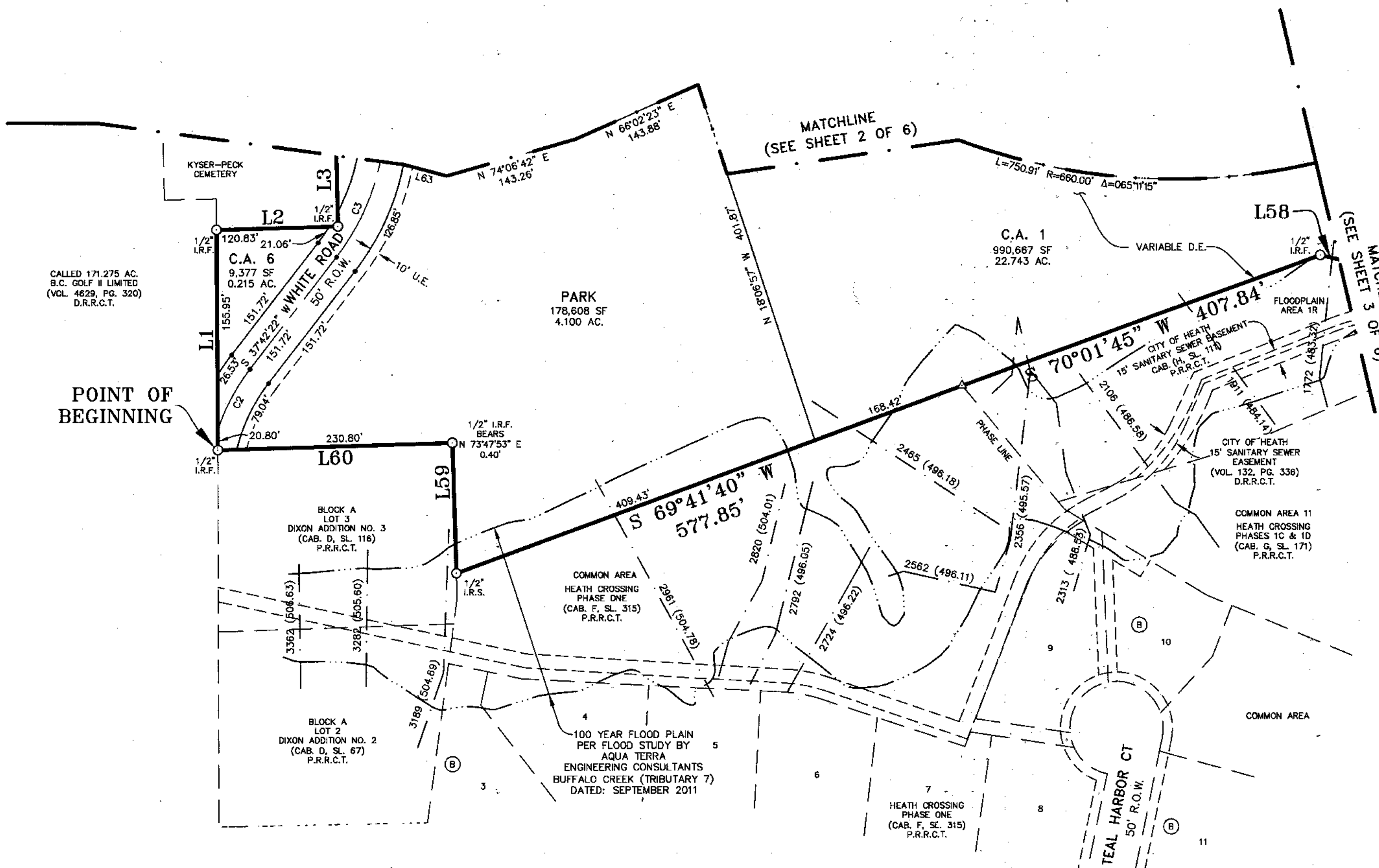


77 RESIDENTIAL LOTS  
 1 PARK TRACT  
 7 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL 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

FINAL PLAT  
**HEATH CROSSING**  
 PHASE FOUR A & FOUR B  
 77.897 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



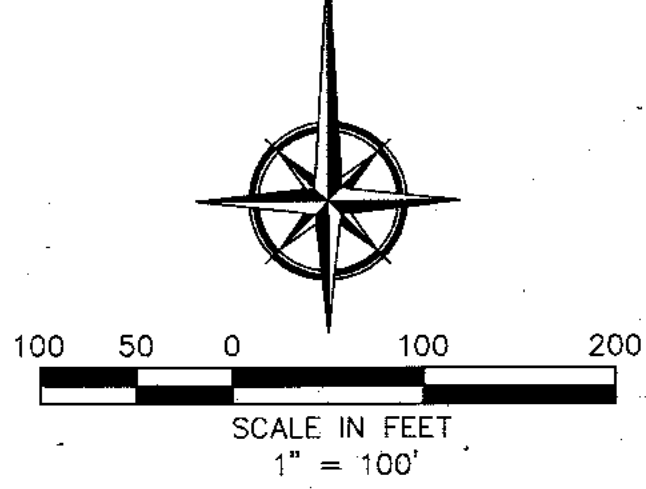
**NOTE:**  
 1. No construction or disturbance of any kind is allowed in the tree preservation, non-disturbance zone easements.  
 2. All open space lots shall be drainage easements.  
 3. Common area (openspace), Floodplains & Park shall be maintained by HOA.

NO.	DIRECTION	DISTANCE
L1	N 0°19'33" W	236.01'
L2	N 88°29'27" E	130.00'
L3	N 1°14'29" W	257.62'
L4	N 71°13'22" W	96.89'
L5	S 53°20'00" E	63.37'
L6	S 1°14'29" E	1610.56'
L7	N 88°45'31" E	84.14'
L8	N 29°38'57" E	1031.73'
L9	N 70°04'00" E	120.65'
L10	S 82°26'00" E	121.10'
L11	S 23°41'00" E	152.80'
L12	N 86°09'00" E	47.60'
L13	S 26°40'00" E	104.70'
L14	S 68°53'00" E	64.60'
L15	S 0°34'00" E	50.90'
L16	S 54°39'00" E	70.90'
L17	N 61°55'00" E	54.80'
L18	S 39°37'00" E	39.40'
L19	S 19°31'00" W	58.10'
L20	S 34°41'00" E	101.80'
L21	N 72°55'00" E	65.90'
L22	S 19°36'00" W	81.00'
L23	N 70°11'00" E	57.60'

NO.	DIRECTION	DISTANCE
L24	S 70°08'00" E	39.40'
L25	S 24°25'00" W	101.00'
L26	S 13°34'00" E	130.00'
L27	S 56°35'00" E	76.90'
L28	S 7°23'00" E	61.70'
L29	S 32°10'00" E	93.90'
L30	S 67°28'00" E	105.50'
L31	N 47°05'00" E	163.00'
L32	S 2°16'00" E	14.60'
L33	N 18°10'00" E	50.40'
L34	S 56°52'00" E	35.90'
L35	S 6°01'00" E	109.50'
L36	S 66°14'00" E	54.50'
L37	N 63°10'00" E	34.80'
L38	N 12°58'00" E	48.00'
L39	S 6°16'00" E	66.20'
L40	S 25°35'00" W	51.30'
L41	S 49°28'00" W	168.60'
L42	S 2°13'00" W	68.80'
L43	S 35°26'00" E	59.00'
L44	S 87°25'00" E	61.00'
L45	S 18°28'00" W	138.50'
L46	S 52°38'00" W	53.80'

NO.	DIRECTION	DISTANCE
L47	S 17°38'00" W	47.60'
L48	S 9°27'00" E	70.70'
L49	S 29°59'00" E	95.40'
L50	S 55°10'00" E	52.10'
L51	S 89°01'00" E	62.00'
L52	S 2°52'00" E	144.10'
L53	S 16°01'05" E	121.60'
L54	N 23°14'22" W	149.40'
L55	S 65°44'03" W	165.56'
L56	N 39°13'37" W	111.16'
L57	S 85°19'09" W	171.48'
L58	N 76°45'44" W	101.72'
L59	N 1°48'04" W	140.29'
L60	S 88°18'52" W	251.00'
L61	S 15°21'03" E	21.21'
L62	N 60°21'03" W	35.00'
L63	S 75°06'02" E	47.62'
L64	S 51°49'52" E	76.97'
L65	S 52°36'38" W	33.47'
L66	S 29°38'57" W	566.74'
L67	S 70°48'40" W	51.08'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	059°06'34"	125.00'	70.88'	128.96'	N 59°12'14" E	123.31'
C2	020°08'10"	212.50'	37.73'	74.68'	S 27°38'17" W	74.30'
C3	049°44'29"	250.00'	115.89'	217.04'	N 12°50'08" E	210.29'
C4	023°13'40"	300.00'	61.66'	121.62'	N 23°38'57" W	120.79'
C5	034°01'18"	300.00'	91.78'	178.14'	S 18°15'08" E	175.53'
C6	059°06'34"	300.00'	170.11'	309.50'	N 59°12'14" E	295.95'
C7	051°47'03"	795.00'	385.90'	718.52'	N 55°32'28" E	694.32'
C8	058°48'05"	525.00'	295.83'	538.80'	N 30°57'01" W	515.46'
C9	065°11'15"	435.00'	278.13'	494.92'	S 78°58'10" E	468.65'
C10	036°31'31"	1225.00'	404.24'	780.92'	S 86°41'58" W	767.77'
C11	012°28'48"	970.00'	106.06'	211.28'	S 35°53'21" W	210.87'
C12	001°07'53"	990.00'	9.78'	19.55'	N 30°12'53" E	19.55'
C13	006°15'35"	260.00'	14.22'	28.41'	S 4°22'16" E	28.39'
C14	053°47'44"	475.00'	240.96'	445.98'	S 56°32'48" W	429.78'
C15	048°04'12"	620.00'	276.50'	520.17'	N 53°41'03" E	505.04'



77 RESIDENTIAL LOTS  
 1 PARK TRACT  
 7 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL 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

FINAL PLAT  
**HEATH CROSSING**  
 PHASE FOUR A & FOUR B  
 77.897 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

DATE: 02/04/2021

SHEET 4 OF 6



OWNER'S CERTIFICATE AND DEDICATION

WHEREAS TR HEATH PARTNERS, LTD. BEING THE OWNER of a 77.897 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 and all of a called 1.246 acre tract of land described in deed to TR Heath Partners, Ltd., as recorded in instrument 20190000103 of said Deed Records, said 77.897 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 1.246 acre tract and the northwest corner of Lot 3, Block A, Dixon Addition No. 3, an addition to the City of Heath, as recorded in Cabinet D, Slide 116, Plat Records, Rockwall County, Texas, said corner being in the east boundary line of a called 171.275 acre tract of land described in deed to B.C. Golf II Limited, as recorded in Volume 4629, Page 320 of said Deed Records and also being in or near the center of said White Road, an undedicated public road at this point;

THENCE North 00 degrees 19 minutes 33 seconds West, with the common boundary line of said 1.246 acre tract and said 171.246 acre tract and generally along said White Road, a distance of 236.01 feet to a 1/2-inch iron rod found for the northwest corner of said 1.246 acre tract, said corner being in the south boundary line of the Kyser-Peck Cemetery;

THENCE North 88 degrees 29 minutes 27 seconds East, with the common boundary line of said 1.246 acre tract and said Cemetery and generally along said White Road, a distance of 130.00 feet to a 1/2-inch iron rod found for corner in the westerly boundary line of said 94.13 acre tract;

THENCE North 01 degrees 14 minutes 29 seconds West, continuing with the common boundary line of said 94.13 acre tract and said Cemetery and generally along said White Road a distance of 257.62 feet to a 1/2-inch iron rod found for corner;

THENCE North 71 degrees 13 minutes 22 seconds West, with the common boundary line of said 94.13 acre tract and said Cemetery and generally along said White Road, a distance of 96.89 feet to a 1/2-inch iron rod found for corner in the east boundary line of said 171.275 acre tract;

THENCE North 01 degrees 14 minutes 29 seconds West, with the common boundary line of said 94.13 acre tract and said 171.275 acre tract and generally along said White Road, passing the northeast corner of said 171.275 acre tract, a total distance of 2234.04 feet to a 1/2-inch iron rod set in the south 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, said corner being within a tributary of Buffalo Creek (Tributary 8);

THENCE South 53 degrees 20 minutes 00 seconds East, with the common boundary lines of said Buffalo Creek Country Club Estates, Phase Two and said 94.13 acre tract, a distance of 63.37 feet to a 1/2-inch iron rod set for corner;

THENCE South 01 degrees 14 minutes 29 seconds East, 50 feet from and parallel to the common boundary line of said 94.13 acre tract and said 171.275 acre tract, a distance of 1610.56 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 degrees 45 minutes 31 seconds East, a distance of 84.14 feet to a 1/2-inch iron rod set for the beginning of a tangent curve to the left having a radius of 125.00 feet whose chord bears North 59 degrees 12 minutes 14 seconds East, a distance of 123.31 feet;

THENCE Northeasterly, with said curve to the left, 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 North 29 degrees 38 minutes 57 seconds East, passing a 1/2-inch iron rod set for reference at 916.74 feet and continuing a total distance of 1031.73 feet to a point for corner in the common boundary lines of said Buffalo Creek Country Club Estates, Phase Two and said 94.13 acre tract;

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:

- North 70 degrees 04 minutes 00 seconds East, a distance of 120.65 feet;
- South 82 degrees 26 minutes 00 seconds East, a distance of 121.10 feet;
- South 23 degrees 41 minutes 00 seconds East, a distance of 152.80 feet;
- North 86 degrees 09 minutes 00 seconds East, a distance of 47.60 feet;
- South 26 degrees 40 minutes 00 seconds East, a distance of 104.70 feet;
- South 50 degrees 25 minutes 00 seconds East, passing the south corner of said Buffalo Creek Country Club Estates, Phase Two and continuing with the common boundary lines of said 94.13 acre tract and a tract of land conveyed to B.C. Goff, Ltd, as recorded in Volume 596, Page 211 of said Deed Records and along the meanders of said Tributary, a total distance of 402.50 feet;

THENCE Southeasterly, with the common boundary lines of said Goff tract and said 94.13 acre tract and generally along the meanders of said Tributary, the following courses:

- South 68 degrees 53 minutes 00 seconds East, a distance of 64.60 feet;
- South 56 degrees 54 minutes 00 seconds East, a distance of 267.60 feet;
- South 00 degrees 34 minutes 00 seconds East, a distance of 50.90 feet;
- South 54 degrees 39 minutes 00 seconds East, a distance of 70.90 feet;
- North 61 degrees 55 minutes 00 seconds East, a distance of 54.80 feet;
- South 39 degrees 37 minutes 00 seconds East, a distance of 39.40 feet;
- South 19 degrees 31 minutes 00 seconds West, a distance of 58.10 feet;
- South 34 degrees 41 minutes 00 seconds East, a distance of 101.80 feet;
- North 72 degrees 55 minutes 00 seconds East, a distance of 65.90 feet;
- South 28 degrees 17 minutes 00 seconds East, a distance of 143.00 feet;
- South 19 degrees 36 minutes 00 seconds West, a distance of 81.00 feet;
- North 70 degrees 11 minutes 00 seconds East, a distance of 57.60 feet;
- South 70 degrees 08 minutes 00 seconds East, a distance of 39.40 feet;
- South 24 degrees 25 minutes 00 seconds West, a distance of 101.00 feet;
- South 13 degrees 34 minutes 00 seconds East, a distance of 130.00 feet;
- South 56 degrees 35 minutes 00 seconds East, a distance of 76.90 feet;
- South 07 degrees 23 minutes 00 seconds East, a distance of 61.70 feet;
- South 32 degrees 10 minutes 00 seconds East, a distance of 93.90 feet;
- South 67 degrees 28 minutes 00 seconds East, a distance of 105.50 feet;
- North 47 degrees 05 minutes 00 seconds East, a distance of 163.00 feet;
- South 02 degrees 16 minutes 00 seconds East, a distance of 14.60 feet;
- North 18 degrees 10 minutes 00 seconds East, a distance of 50.40 feet;
- South 56 degrees 52 minutes 00 seconds East, a distance of 35.90 feet;
- South 06 degrees 01 minutes 00 seconds East, a distance of 109.50 feet;
- South 66 degrees 14 minutes 00 seconds East, a distance of 54.50 feet;
- North 63 degrees 10 minutes 00 seconds East, a distance of 34.80 feet;
- North 12 degrees 58 minutes 00 seconds East, a distance of 48.00 feet;
- South 79 degrees 35 minutes 00 seconds East, a distance of 126.80 feet to the intersection of said Tributary with Buffalo Creek;

THENCE Southeasterly, with the easterly boundary lines of said 94.13 acre tract and the meanders of Buffalo Creek, the following courses:

- South 06 degrees 16 minutes 00 seconds East, a distance of 66.20 feet;
- South 25 degrees 35 minutes 00 seconds West, a distance of 51.30 feet;
- South 49 degrees 28 minutes 00 seconds West, a distance of 168.60 feet;
- South 02 degrees 13 minutes 00 seconds West, a distance of 68.80 feet;
- South 35 degrees 26 minutes 00 seconds East, a distance of 59.00 feet;
- South 87 degrees 25 minutes 00 seconds East, a distance of 61.00 feet;
- South 18 degrees 28 minutes 00 seconds West, a distance of 138.50 feet;
- South 52 degrees 38 minutes 00 seconds West, a distance of 53.80 feet;
- South 17 degrees 38 minutes 00 seconds West, a distance of 47.60 feet;
- South 09 degrees 27 minutes 00 seconds East, a distance of 70.70 feet;
- South 29 degrees 59 minutes 00 seconds East, a distance of 95.40 feet;
- South 55 degrees 10 minutes 00 seconds East, a distance of 52.10 feet;
- South 89 degrees 01 minutes 00 seconds East, a distance of 62.00 feet;
- South 02 degrees 52 minutes 00 seconds East, a distance of 144.10 feet;
- South 16 degrees 01 minutes 00 seconds East, a distance of 121.60 feet to the north line of Heath Crossing, Phase 1C-1D, an addition to the City of Heath, as recorded in Cabinet G, Slide 171 of said Plat Records;

THENCE Northwesterly, with the common boundary lines of said Phase 1C-1D and said 94.13 acre tract, the following courses:

- North 38 degrees 20 minutes 52 seconds West, a distance of 214.20 feet;
- North 32 degrees 25 minutes 36 seconds West, a distance of 315.56 feet;
- North 67 degrees 26 minutes 13 seconds West, a distance of 232.73 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH" found;
- North 23 degrees 14 minutes 22 seconds West, a distance of 149.40 feet;
- South 65 degrees 44 minutes 03 seconds West, a distance of 165.56 feet;
- North 81 degrees 03 minutes 37 seconds West, a distance of 251.70 feet to a 1/2-inch iron rod found;
- North 39 degrees 13 minutes 37 seconds West, a distance of 111.16 feet to a 1/2-inch iron rod found;
- South 85 degrees 19 minutes 09 seconds West, a distance of 171.48 feet to a 1/2-inch iron rod found;
- South 61 degrees 33 minutes 28 seconds West, a distance of 314.93 feet;
- North 76 degrees 45 minutes 44 seconds West, a distance of 101.72 feet to a 1/2-inch iron rod found;
- South 70 degrees 01 minutes 45 seconds West, a distance of 407.84 feet to the northwest corner of said Phase 1C-1D and the north corner of Heath Crossing, Phase One, an addition to the City of Heath, as recorded in Cabinet F, Slide 315, Plat Records, Rockwall County, Texas;

THENCE South 69 degrees 41 minutes 40 seconds West, with the common boundary line of said Phase One and said 94.13 acre tract, a distance of 577.85 feet to a 1/2-inch iron rod set for the southwest corner of said 94.13 acre tract and the northwest corner of said Phase One, said corner being in the east boundary line of Lot 3, Block A, of the aforementioned Dixon Addition No. 3;

THENCE North 01 degrees 48 minutes 04 seconds West, with the common boundary line of said Lot 3 and said 94.13 acre tract, a distance of 140.29 feet to the northeast corner of said Lot 3 and the south east corner of the aforementioned 1.246 acre Florida Company tract from which a 1/2-inch iron rod found bears North 73 degrees 47 minutes 53 seconds East, a distance of 0.40 feet;

THENCE South 88 degrees 18 minutes 52 seconds West, with the common boundary line of said Lot 3 and said 1.246 acre tract, a distance of 251.00 feet to the POINT OF BEGINNING AND CONTAINING 3,393,197 square feet or 77.897 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 FOUR A & FOUR B, 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 FOUR A & FOUR B 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:

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 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drainage 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 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 12<sup>TH</sup> DAY OF FEBRUARY, 2021.

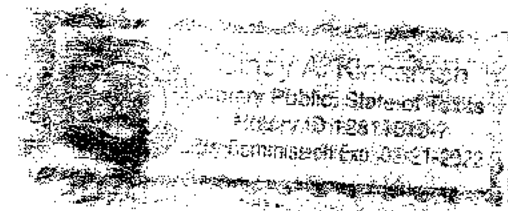
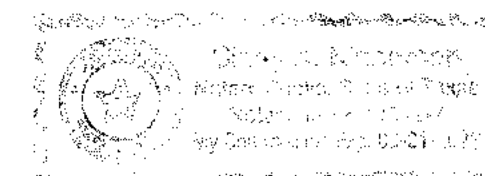
*Jennifer M. Loger*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 12-29-24

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 1<sup>ST</sup> DAY OF FEBRUARY, 2021.

*Oliver Keen*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 03-21-2022



77 RESIDENTIAL LOTS  
1 PARK TRACT  
7 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL 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

FINAL PLAT  
**HEATH CROSSING**  
PHASE FOUR A & FOUR B  
77.897 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

DATE: 02/04/2021

SHEET 5 OF 6

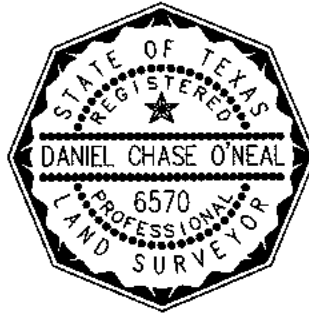
**SURVEYOR'S CERTIFICATE**

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 5<sup>th</sup> DAY February, 2021.

[Signature]  
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 5<sup>th</sup> DAY OF FEBRUARY, 2021.

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



**APPROVAL CERTIFICATE**

Reviewed for Final Approval:

[Signature] 02-25-2021  
Chairman  
Planning & Zoning Commission

Approved: [Signature] 02-25-2021  
Mayor  
City of Heath, Texas

I hereby certify that the above and foregoing Plat of Heath Crossing, Phase Four A & Four B, an addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the 25<sup>th</sup> 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 25<sup>th</sup> day of FEBRUARY, 2021.

[Signature]  
City Secretary  
City of Heath, Texas



**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 Homeowner's Association.
4. All Landscape Easements will be maintained by Homeowner's Association.
5. 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.
6. By graphical plotting, 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. No construction or disturbance of any kind is allowed in the tree preservation, non-disturbance zone easements.
8. 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

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
02/26/2021 02:17:19 PM  
\$300.00  
2021000004690



[Signature]

77 RESIDENTIAL LOTS  
1 PARK TRACT  
7 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL 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

FINAL PLAT  
**HEATH CROSSING**  
PHASE FOUR A & FOUR B  
77.897 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

DATE: 02/04/2021

SHEET 6 OF 6