



**SECOND AMENDMENT TO THE
MASTER DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HEATH CROSSING
CITY OF HEATH, ROCKWALL COUNTY, TEXAS**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF ROCKWALL §

THIS SECOND AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEATH CROSSING (the "Amendment") is made effective as of the 1st day of March, 2021, by TR Heath Partners, Ltd., a Texas limited partnership (in its capacity as the "Declarant" and also as a "Member") of the Heath Crossing Homeowners Association (the "Association").

WHEREAS, Declarant by that certain instrument entitled MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HEATH CROSSING, filed of record on December 14, 2005 in the Official Public Records of Rockwall County, Texas, recorded in Volume 4339, Page 1, as amended by that certain First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Heath Crossing (the "First Amendment"), filed of record on September 21, 2015 in the Official Public Records of Rockwall County, Texas under County Clerk No. 201500000015110 (as amended, the "Declaration"), imposed all those certain covenants, conditions, restrictions, and easements therein set forth therein on certain property known as Heath Crossing, a subdivision located in the City of Heath, Rockwall County, Texas, as more fully described in Exhibit "A" attached hereto (the "Land"); and

WHEREAS, Declarant is the sole owner of that certain portion of the Land, consisting of (i) Heath Crossing Phase Four A and Four B, an addition to the City of Heath, Texas, according to that certain Final Plat thereof, dated February 4, 2021, and filed of record on February 26, 2021 in the Official Public Records of Rockwall County, Texas under County Clerk No. 20210000004690, attached hereto in Exhibit "C"; and (ii) Heath Crossing Phase Five, an addition to the City of Heath, Texas, according to that certain Final Plat thereof, dated February 4, 2021 and filed of record on February 26, 2021 in the Official Public Records of Rockwall County, Texas under County Clerk No. 20210000004695, attached hereto in Exhibit "C" (such property referred to herein as "Phases 4A, 4B and 5"); and

WHEREAS, Declarant wishes to remove Phases 4A, 4B and 5 from the description of the Land set forth in the Declaration; and

WHEREAS, promptly after the effective date of the Second Amendment, Declarant desires to convey fee title to the Common Properties associated with the remaining Land after the removal of Phases 4A, 4B and 5, and the Association (created under the Declaration) desires to receive such Common Properties and agrees to assume responsibility for, and continue the maintenance for such Common Properties; and

WHEREAS, the Association has agreed to formally assume responsibility for the continued maintenance of the monument sign and surrounding landscaping pursuant to that certain Sign and Landscape Easement, dated May 17, 2005, between Declarant and Lowell Douglas Hall and Justin Kimbell Hall; and

WHEREAS, Section 9.2 of the Declaration provides that the Declaration may be amended by written consent of the Declarant, without the consent or joinder of another Person, to the extent that the amendment applies to any portion of the Land owned by Declarant and no other owners; and

WHEREAS, Amendment 1.A below applies to a portion of the Land owned solely by the Declarant, and Declarant has provided its written consent to such amendment to the Declaration; and

WHEREAS, Section 9.2 of the Declaration further provides that the Declaration may otherwise be amended by written consent of the Declarant and Members having at least seventy percent (70%) of the total outstanding votes of all Members of the Association without regard to class ("Requisite Members"); and

WHEREAS, the undersigned Member of the Association, TR Heath Partners, Ltd., holds seventy-nine percent (79%) of the voting interest of the Association and therefore constitutes the Requisite Members required to amend the Declaration, and the Declarant and Member have provided their respective written consent to amend the Declaration.

NOW THEREFORE, for and in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned parties hereto agree as follows:

1. AMENDMENTS. The Declaration is hereby amended and modified as follows:
 - A. The portion of the Land described in Exhibit "C" attached hereto, and referred to herein as Phases 4A, 4B and 5 is hereby removed and separated from the Land governed by the Declaration. From and after the date of this Second Amendment, the description of the Land, as set forth in the Declaration, shall exclude Phases 4A, 4B and 5. In furtherance of the foregoing, Exhibit "B" to the First Amendment is hereby deleted in its entirety and replaced with Exhibit "B" attached hereto.
 - B. Promptly after the effective date of the Second Amendment to the Declaration, Declarant shall convey to the Association fee title to the Common Properties associated with the Land remaining after the removal of Phases 4A, 4B and 5. The Association agrees to assume ownership and responsibility for such Common Properties, and to continue the maintenance of such Common Properties, at its sole cost.
 - C. The Association hereby assumes all responsibility for the continued maintenance of the monument sign, surrounding landscaping, and other obligations pursuant to that certain Sign and Landscape Easement, dated

May 17, 2005, between Declarant and Lowell Douglas Hall and Justin Kimbell Hall. The Association is hereby authorized, in accordance with Section 2 of the Sign and Landscape Easement, to use such easement, and shall have the benefit of all rights of access, use and passage on, over and across such easement in connection with maintenance activities. Further, to the extent that consent may be necessary, the Association hereby grants its consent to the continued use of the Sign and Landscape Easement Area by Declarant to erect temporary signage for the purpose of marketing the sale of lots within Phases 4A, 4B and 5.

2. **INCONSISTENT TERMS.** The Declaration is hereby amended by the terms and provisions hereof. If any term or provision of the Declaration is contradictory to, or inconsistent with, any term or provision of this Amendment, then the terms and provisions of this Amendment shall in all events control and such contradictory or inconsistent term or provision of the Declaration shall be null and void. All terms of the Declaration not expressly amended hereby shall remain in full force and effect.

3. **DEFINITIONS.** Any term used herein shall have the same definition as is provided in the Declaration, unless otherwise noted herein.

4. **FURTHER ASSURANCES.** The parties hereto covenant and agree that they will execute such other and further documents and instruments as are or may become necessary or convenient to effectuate and carry out the objectives of this Amendment.

5. **SEVERABILITY.** If any provision contained in this Amendment is held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Amendment shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6. **COUNTERPARTS.** This Amendment may be executed in several counterparts, each of which will be deemed to be an original, and each of which alone and all of which together, shall constitute one and the same instrument. This Amendment may be transmitted by facsimile, and it is the intent of the parties for the facsimile of any autograph printed by a receiving facsimile machine to be an original signature and for the facsimile and any complete photocopy of this Amendment to be deemed an original counterpart.

7. **RATIFICATION.** Except as modified hereby, the Declaration is hereby ratified and confirmed as being in full force and effect by all of the undersigned.

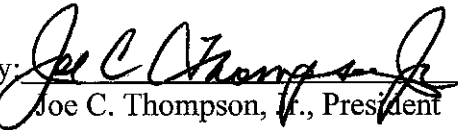
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Declarant and the Requisite Members have executed this instrument to be effective as of the date set forth in the first paragraph of this Amendment.

DECLARANT:

TR HEATH PARTNERS, LTD., a Texas limited partnership

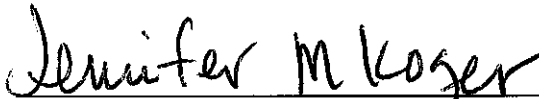
By: its general partner, TFC Heath GP, Inc., a Texas Corporation

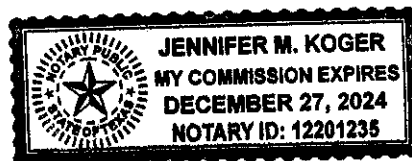
By: 
Joe C. Thompson, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

This instrument was acknowledged before me on the 1ST day of MARCH, 2021, by Joe C. Thompson, Jr., President of TFC Heath GP, Inc., the sole general partner of TR Heath Partners, Ltd., a Texas limited partnership, on behalf of said partnership.


Notary Public in and for the State of Texas



REQUISITE MEMBERS:

TR HEATH PARTNERS, LTD., a Texas limited partnership

By: its general partner, TFC Heath GP, Inc., a Texas Corporation

By: *Joe C. Thompson, Jr.*
Joe C. Thompson, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

This instrument was acknowledged before me on the 1ST day of MARCH 2021, by Joe C. Thompson, Jr., President of TFC Heath GP, Inc., the sole general partner of TR Heath Partners, Ltd., a Texas limited partnership, on behalf of said partnership.

Jennifer M. Koger
Notary Public in and for the State of Texas

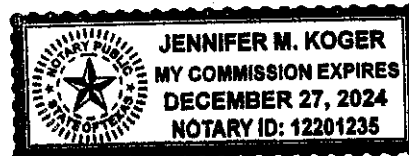


EXHIBIT A TO SECOND AMENDMENT

LEGAL DESCRIPTION
OF THE LAND
(ATTACHED)

EXHIBIT "A"

HEATH CROSSING
288.377 ACRES

LEGAL DESCRIPTION

BEING a 288.377 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, being all of Heath Crossing, Phase One, an addition to the City of Heath, Texas, recorded in Cabinet F, Slide 315, Plat Records, Rockwall County, Texas, all of Heath Crossing, Phases 1C & 1D, an addition to the City of Heath, Texas, recorded in Cabinet G, Slide 171 of said Plat Records, all of Heath Crossing, Phase Two A, an addition to the City of Heath, Texas, recorded in Cabinet I, Slide 215 of said Plat Records, all of a 94.13 acre tract of land (Tract 3) described in deed to TR Heath Partners, Ltd, recorded in Volume 4531, Page 38 of said Deed Records, all of a 1.246 acre tract of land described in deed to The Florida Company, recorded in Instrument 20140000012668 of said Deed Records, all of a 4.81 acre tract of land (Tract 2) described in deed to TR Heath Partners, Ltd, recorded in Volume 4531, Page 38 of said Deed Records, all of the 54.473 acre residue of a called 68.272 acre tract of land (Parcel A) described in deed to TR Heath Partners, Ltd, recorded in Volume 3346, Page 100 of said Deed Records and all of the 32.276 acre residue of a called 51.49 acre tract, described in deed to TR Heath Partners, Ltd, recorded in Volume 4531, Page 38 of said Deed Records, said 288.377 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the westerly northwest corner of said Phase One, said corner being in the north right-of-way line of Heathland Crossing, an 85 ft. right-of-way at this point;

THENCE Easterly and northerly, with the northerly and westerly boundary lines of said Phase One, the following courses:

- North 89 degrees 39 minutes 29 seconds East, a distance of 745.99 feet;
- South 00 degrees 10 minutes 39 seconds East, a distance of 12.79 feet;
- North 89 degrees 00 minutes 08 seconds East, a distance of 200.72 feet;
- North 00 degrees 59 minutes 52 seconds West, a distance of 125.87 feet;
- North 07 degrees 30 minutes 17 seconds East, a distance of 428.75 feet;
- North 01 degrees 48 minutes 04 seconds West, passing the northwest corner of said Phase One and the southwest corner of said 94.13 acre tract at a distance of 26.08 feet, said corner being in the east boundary line of Lot 3, Block A, Dixon Addition No. 3, an addition to the City of Heath, recorded in Cabinet D, Slide 116 of said Plat Records, continuing with the common boundary line of said 94.13 acre tract and said Lot 3, a total distance of 166.38 feet to the southeast corner of said 1.246 acre tract and the northeast corner of said Lot 3;

THENCE South 88 degrees 18 minutes 52 seconds West, with the south boundary line of said 1.248 acre tract, a distance of 251.00 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 3 and the southwest corner of said 1.248 acre tract;

THENCE North 00 degrees 19 minutes 33 seconds West, with the west boundary line of said 1.246 acre tract, a distance of 236.01 feet to the northwest corner of said 1.246 acre tract, said corner being in the south boundary line of 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, a distance of 130.00 feet to the southwest corner of said Cemetery in the west boundary line of said 94.13 acre tract;

THENCE Northerly, with the westerly boundary lines of said 94.13 acre tract, the following courses:

- North 01 degrees 14 minutes 29 seconds West, with the east boundary line of said Cemetery, a distance of 257.62 feet;
- North 71 degrees 13 minutes 22 seconds West, with the northeast boundary line of said Cemetery, a distance of 96.89 feet;
- North 01 degrees 14 minutes 29 seconds West, a distance of 2234.04 feet to the north corner of said 94.13 acre tract in a tributary of Buffalo Creek;

THENCE Southwesterly, with the easterly boundary lines of said 94.13 acre tract and generally along the meanders of said tributary of Buffalo Creek, the following courses:

- South 53 degrees 20 minutes 00 seconds East, a distance of 109.28 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 142.80 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 77.69 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 99.09 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 196.10 feet;
- South 77 degrees 16 minutes 00 seconds East, a distance of 79.10 feet;
- North 70 degrees 04 minutes 00 seconds East, a distance of 123.80 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, a distance of 402.50 feet;
- 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 to the intersection of said tributary with Buffalo Creek;

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

- South 79 degrees 35 minutes 00 seconds East, a distance of 126.80 feet;
- 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 05 seconds East, passing an easterly corner of said Phase 1C & 1D at a distance of a distance of 121.58 feet and continuing with the east boundary line of said Phase 1C & 1D, a total distance of 322.42 feet;

THENCE Southerly, with the easterly boundary lines of said Phase 1C & 1D, the following courses:

- South 04 degrees 45 minutes 00 seconds West, a distance of 206.60 feet;
- South 42 degrees 41 minutes 00 seconds East, a distance of 54.90 feet;
- South 87 degrees 07 minutes 00 seconds East, a distance of 131.60 feet;
- South 31 degrees 59 minutes 00 seconds East, a distance of 63.90 feet;
- South 06 degrees 00 minutes 00 seconds East, passing the southeast corner of said Phase 1C & 1D and the northeast corner of said Phase Two A at a distance of 137.30 feet from which a 1/2-inch iron rod found bears South 79 degrees 40 minutes 40 seconds East, a distance of 1.65 feet and continuing with the east boundary line of said Phase Two A, a total distance of 190.10 feet;

THENCE Southerly, with the easterly boundary lines of said Phase Two A, the following courses:

- South 12 degrees 17 minutes 00 seconds West, a distance of 99.30 feet;
- South 05 degrees 17 minutes 30 seconds East, a distance of 53.92 feet;
- South 48 degrees 58 minutes 07 seconds West, a distance of 49.70 feet;
- South 50 degrees 33 minutes 19 seconds West, a distance of 76.75 feet;
- South 17 degrees 52 minutes 47 seconds East, a distance of 76.10 feet;
- South 57 degrees 01 minutes 17 seconds East, a distance of 198.75 feet;
- South 15 degrees 17 minutes 02 seconds East, a distance of 76.04 feet to the southeast corner of said Phase Two A and the northeast corner of said 32.276 acre Residue tract;

THENCE Southerly, with the easterly boundary line of said 32.276 acre Residue tract and generally along the meanders of said Buffalo Creek, the following courses:

- South 15 degrees 19 minutes 33 seconds East, a distance of 106.16 feet;
- South 50 degrees 28 minutes 13 seconds East, a distance of 25.20 feet;
- North 37 degrees 25 minutes 00 seconds East, a distance of 144.32 feet;
- North 65 degrees 13 minutes 09 seconds East, a distance of 101.24 feet;
- South 45 degrees 37 minutes 19 seconds East, a distance of 93.01 feet;
- South 18 degrees 05 minutes 25 seconds West, a distance of 220.58 feet;
- South 00 degrees 30 minutes 05 seconds West, a distance of 41.50 feet;
- South 62 degrees 02 minutes 22 seconds East, a distance of 85.00 feet;
- South 89 degrees 48 minutes 20 seconds East, a distance of 85.61 feet;
- South 27 degrees 47 minutes 57 seconds East, a distance of 64.03 feet;
- South 28 degrees 53 minutes 12 seconds West, a distance of 298.84 feet;
- South 04 degrees 32 minutes 24 seconds East, a distance of 218.85 feet;

- South 14 degrees 14 minutes 15 seconds East, a distance of 304.03 feet;
- South 51 degrees 04 minutes 46 seconds West, a distance of 65.19 feet;
- South 87 degrees 40 minutes 40 seconds West, a distance of 138.97 feet;
- South 81 degrees 15 minutes 00 seconds West, a distance of 166.70 feet;
- South 10 degrees 20 minutes 07 seconds West, a distance of 88.74 feet;
- South 75 degrees 51 minutes 07 seconds West, a distance of 68.54 feet;
- South 18 degrees 14 minutes 10 seconds West, a distance of 67.58 feet;
- South 04 degrees 58 minutes 06 seconds West, a distance of 63.95 feet;
- South 23 degrees 58 minutes 02 seconds West, a distance of 102.26 feet;
- South 01 degrees 46 minutes 17 seconds East, a distance of 48.87 feet;
- South 46 degrees 35 minutes 34 seconds East, a distance of 75.55 feet;
- South 46 degrees 43 minutes 26 seconds East, a distance of 151.80 feet;
- South 03 degrees 56 minutes 46 seconds East, a distance of 54.88 feet;
- South 11 degrees 44 minutes 07 seconds West, a distance of 127.49 feet;
- South 22 degrees 38 minutes 28 seconds West, a distance of 60.08 feet;
- South 41 degrees 08 minutes 04 seconds West, a distance of 79.27 feet;
- South 05 degrees 40 minutes 06 seconds West, a distance of 44.78 feet;
- South 16 degrees 33 minutes 32 seconds East, a distance of 23.00 feet
- North 80 degrees 07 minutes 09 seconds West, a distance of 24.77 feet to a point for corner in the common boundary line of said 32.276 acre Residue tract and a 13.101 acre tract of land described in deed to Samuel Lee Ellis and Margaret Anne Ellis, as recorded in Volume 895, Page 109 of said Deed Records;

THENCE Northwesterly along the common boundary line of said 32.276 acre Residue tract and said 13.101 acre tract the following courses:

- North 65 degrees 41 minutes 03 seconds West, a distance of 42.68 feet to a 5/8-inch iron rod found for corner;
- South 82 degrees 25 minutes 57 seconds West, a distance of 90.30 feet to a 5/8-inch iron rod found for corner;
- North 65 degrees 19 minutes 03 seconds West, a distance of 64.95 feet to a 5/8-inch iron rod found for corner;
- North 54 degrees 25 minutes 03 seconds West, a distance of 66.35 feet to a 5/8-inch iron rod found for corner;
- North 65 degrees 23 minutes 03 seconds West, a distance of 156.80 feet to a 5/8-inch iron rod found for corner;
- North 68 degrees 04 minutes 03 seconds West, a distance of 158.10 feet to a 5/8-inch iron rod found for corner;
- North 54 degrees 36 minutes 12 seconds West, a distance of 9.42 feet to the north corner of said 13.101 acre tract and the east corner of a 1.936 acre tract of land described in deed to Mark Word and Judy Word, recorded in Volume 873, Page 64 of said Deed Records;

THENCE Northwesterly, with the common boundary line of said 32.276 acre Residue tract and said 1.936 acre tract, the following courses:

- North 50 degrees 00 minutes 07 seconds West, a distance of 28.78 feet;
- North 59 degrees 31 minutes 04 seconds West, a distance of 190.72 feet to the southwest corner of said 32.276 acre Residue tract and a north corner of said 1.936 acre tract, said corner being in a southerly boundary line of said 54.473 acre Residue tract;

THENCE Northwesterly, with the westerly boundary lines of said 54.473 acre Residue tract, the following courses:

- South 86 degrees 53 minutes 26 seconds West, a distance of 87.35 feet;
- South 71 degrees 16 minutes 26 seconds West, a distance of 145.78 feet to a 1/2-inch iron rod found for corner;
- South 78 degrees 12 minutes 26 seconds West, a distance of 81.13 feet;
- North 16 degrees 02 minutes 04 seconds West, a distance of 15.29 feet;
- South 78 degrees 52 minutes 26 seconds West, a distance of 28.94 feet;
- North 23 degrees 47 minutes 14 seconds West, a distance of 112.95 feet;
- North 06 degrees 08 minutes 34 seconds West, a distance of 58.12 feet;
- South 76 degrees 55 minutes 39 seconds West, a distance of 41.28 feet to the southeast corner of Las Lomas, an addition to the City of Heath, as recorded in Cabinet C, Page 256, of said Plat Records;

THENCE North 29 degrees 15 minutes 29 seconds West with the common boundary line of said 54.473 acre Residue tract and said Las Lomas, a distance of 667.79 feet to a fence post found for the most easterly corner of said 4.81 acre tract;

THENCE Northwesterly, with the common boundary lines of said 4.81 acre tract and said Los Lomas, the following courses:

- North 84 degrees 25 minutes 46 seconds West, a distance of 274.34 feet to a 1/2-inch iron rod found for corner;
- North 41 degrees 47 minutes 35 seconds West, a distance of 568.20 feet;
- North 76 degrees 50 minutes 06 seconds West, a distance of 336.82 feet to a 1/2-inch iron rod found for corner;
- North 01 degrees 55 minutes 57 seconds East, a distance of 73.33 feet;
- North 24 degrees 24 minutes 09 seconds West, a distance of 138.37 feet to a 3/8-inch iron rod found for corner;
- South 88 degrees 52 minutes 45 seconds West, a distance of 226.38 feet to the most westerly corner of said 4.81 acre tract and the southeast corner of Willow Springs No. 1, an addition to the City of Heath, recorded in Cabinet D, Slide 83 of said Deed Records;

THENCE North 33 degrees 02 minutes 26 seconds East, with the common boundary line of said Willow Springs No. 1 and said 4.81 acre tract, a distance of 357.85 feet to a 1/2-inch iron rod found for the north corner of said 4.81 acre tract, the northwest corner of said 54.473 acre

Residue tract and the southwest corner of Willow Springs, Phase 2B, an addition to the City of Heath, recorded in Cabinet F, Slide 79 of said Plat Records;

THENCE North 87 degrees 52 minutes 38 seconds East, with the common boundary line of said 54.473 acre Residue tract and said Willow Springs, Phase 2B, a distance of 350.93 feet to a 1/2-inch iron rod found for corner;

THENCE North 82 degrees 26 minutes 25 seconds East, continuing with the common boundary line of said 54.473 acre Residue tract and said Willow Springs, Phase 2B, a distance of 210.18 feet to a 5/8-inch iron rod found for the southeast corner of said Willow Springs, Phase 2B and the easterly southwest corner of said Heath Crossing, Phases 1C & 1D;

THENCE Northerly and westerly, with the common boundary lines of said Willow Springs, Phase 2B and said Heath Crossing, Phases 1C & 1D, the following courses:

- North 18 degrees 47 minutes 16 seconds West, a distance of 300.69 feet;
- North 72 degrees 08 minutes 32 seconds East, a distance of 67.19 feet;
- North 17 degrees 07 minutes 58 seconds West, a distance of 208.08 feet to the northeast corner of said Willow Springs, Phase 2B and an ell corner of said Heath Crossing, Phases 1C & 1D, said corner being the beginning of a non-tangent curve to the right having a radius of 440.00 feet whose chord bears South 84 degrees 21 minutes 08 seconds West, a distance of 243.29 feet;
- Southwesterly, with said curve to the right, through a central angle of 32 degrees 05 minutes 55 seconds, an arc distance of 246.50 feet to the northwest corner of said Willow Springs, Phase 2B and the northeast corner of Willow Springs, Phase 2A, an addition to the City of Heath, recorded in Cabinet F, Slide 23 of said Plat Records;

THENCE Northwesterly, with the common boundary lines of said Willow Springs, Phase 2A and said Heath Crossing, Phases 1C & 1D, the following courses:

- North 74 degrees 21 minutes 36 seconds West, a distance of 326.10 feet;
- North 57 degrees 28 minutes 36 seconds West, a distance of 143.35 feet to the westerly southwest corner of said Heath Crossing, Phases 1C & 1D and the westerly southeast corner of said Heath Crossing, Phase One;

THENCE South 75 degrees 05 minutes 38 seconds West, with the common boundary line of said Willow Springs No. 1 and said Heath Crossing, Phase One, a distance of 256.35 feet to the west corner of said Willow Springs, Phase 2A and a northerly corner of said Willow Springs No. 1;

THENCE North 82 degrees 52 minutes 06 seconds West, with the common boundary line of said Willow Springs No. 1 and said Heath Crossing, Phase One, a distance of 301.58 feet to a 1/2-inch iron rod found for corner;

THENCE South 74 degrees 17 minutes 19 seconds West, continuing with the common boundary line of said Willow Springs No. 1 and said Heath Crossing, Phase One, a distance of 305.54 feet to a 1/2-inch iron rod found for corner;

THENCE North 77 degree 05 minutes 16 seconds West, with the south boundary line of said Heath Crossing, Phase One, a distance of 53.17 feet;

THENCE South 88 degree 46 minutes 14 seconds West, continuing with the south boundary line of said Heath Crossing, Phase One, a distance of 127.95 feet to the southwest corner of said Heath Crossing, Phase One, said corner being in the east boundary line of a 2.09 acre tract of land described in deed to Douglas Edward Hall, recorded in Volume 6527, Page 31 of said Deed Records;

THENCE North 00 degree 18 minutes 13 seconds West, with the common boundary line of said Heath Crossing, Phase One and said 2.09 acre tract, a distance of 351.40 feet to the POINT OF BEGINNING AND CONTAINING 12,561,694 square feet; or 288.377 acres of land.

EXHIBIT B TO SECOND AMENDMENT

LEGAL DESCRIPTION
OF LAND POST SECOND AMENDMENT

HEATH CROSSING,
PHASE ONE, PHASE 1C-1D,
PHASE TWO A, PHASE TWO B,
PHASE THREE A AND PHASE THREE B
192.972 ACRES

BEING a 192.972 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, being all of Heath Crossing, Phase One, an addition to the City of Heath, Texas, recorded in Cabinet F, Slide 315, Plat Records, Rockwall County, Texas, all of Heath Crossing, Phases 1C & 1D, an addition to the City of Heath, Texas, recorded in Cabinet G, Slide 171 of said Plat Records, all of Heath Crossing, Phase Two A, an addition to the City of Heath, Texas, recorded in Cabinet I, Slide 215 of said Plat Records, all of Heath Crossing, Phases Two B and Three A, an addition to the City of Heath, Texas, recorded in Cabinet I, Slide 373 of said Plat Records, and all of Heath Crossing, Phase Three B, an addition to the City of Heath, Texas, recorded in Cabinet J, Slide 117 of said Plat Records, said 192.972 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of a 94.13 acre tract of land (Tract 3) described in deed to TR Heath Partners, Ltd, recorded in Volume 4531, Page 38, Deed Records, Rockwall County, Texas, said corner being in an easterly boundary line of Heath Crossing, Phase 1C-1D and being within Buffalo Creek;

THENCE Southerly, with the easterly boundary lines of said Heath Crossing, Phase 1C-1D and generally along the meanders of said Buffalo Creek, the following courses:

- South 16 degrees 01 minutes 05 seconds East, a distance of 200.82 feet;
- South 04 degrees 45 minutes 00 seconds West, a distance of 206.60 feet;
- South 42 degrees 41 minutes 00 seconds East, a distance of 54.90 feet;
- South 87 degrees 07 minutes 00 seconds East, a distance of 131.60 feet;
- South 31 degrees 59 minutes 00 seconds East, a distance of 63.90 feet;
- South 06 degrees 00 minutes 00 seconds East, passing the common east corner of said Phase 1C-1D and said Heath Crossing Phase Two A, and continuing with the east boundary line of said Phase Two A, a total distance of 190.10 feet;

THENCE Southerly, with the easterly boundary lines of said Heath Crossing, Phase Two A and generally along the meanders of said Buffalo Creek, the following courses:

- South 12 degrees 17 minutes 00 seconds West, a distance of 99.30 feet;
- South 05 degrees 17 minutes 30 seconds East, a distance of 53.92 feet;
- South 48 degrees 58 minutes 07 seconds West, a distance of 49.70 feet;
- South 50 degrees 33 minutes 19 seconds West, a distance of 76.75 feet;
- South 17 degrees 52 minutes 47 seconds East, a distance of 76.10 feet;
- South 57 degrees 01 minutes 17 seconds East, a distance of 198.75 feet;
- South 15 degrees 17 minutes 02 seconds East, passing the common east corner of said Phase Two A and said Heath Crossing Phase Two B and Three A, and continuing with the east boundary line of said Phase Two B and Three A, a total distance of 182.10 feet;

THENCE Southerly, with the easterly boundary lines of said Heath Crossing, Phase Two B and Three A and generally along the meanders of said Buffalo Creek, the following courses:

- South 50 degrees 28 minutes 13 seconds East, a distance of 25.33 feet;
- North 37 degrees 25 minutes 00 seconds East, a distance of 144.32 feet;
- North 65 degrees 13 minutes 09 seconds East, a distance of 101.24 feet;
- South 45 degrees 37 minutes 19 seconds East, a distance of 93.01 feet;
- South 18 degrees 05 minutes 25 seconds West, a distance of 220.58 feet;
- South 00 degrees 30 minutes 05 seconds West, a distance of 41.50 feet;
- South 62 degrees 02 minutes 22 seconds East, a distance of 85.00 feet;
- South 89 degrees 48 minutes 20 seconds East, a distance of 85.61 feet;
- South 27 degrees 47 minutes 57 seconds East, a distance of 64.03 feet;
- South 28 degrees 53 minutes 12 seconds West, a distance of 298.84 feet;
- South 04 degrees 32 minutes 24 seconds East, a distance of 218.85 feet;
- South 14 degrees 14 minutes 15 seconds East, a distance of 304.03 feet;
- South 51 degrees 04 minutes 46 seconds West, a distance of 65.19 feet;
- South 87 degrees 40 minutes 40 seconds West, a distance of 138.97 feet;
- South 81 degrees 15 minutes 00 seconds West, a distance of 166.70 feet;
- South 10 degrees 20 minutes 07 seconds West, a distance of 88.74 feet to the common east corner of said Phase Two B and Three A and said Heath Crossing, Phase Three B;

THENCE Southerly, with the easterly boundary lines of said Heath Crossing, Phase Three B and generally along the meanders of said Buffalo Creek, the following courses:

- South 75 degrees 51 minutes 07 seconds West, a distance of 68.54 feet;
- South 18 degrees 14 minutes 10 seconds West, a distance of 67.58 feet;
- South 04 degrees 58 minutes 06 seconds West, a distance of 63.95 feet;
- South 23 degrees 58 minutes 02 seconds West, a distance of 102.26 feet;
- South 01 degrees 46 minutes 17 seconds East, a distance of 48.87 feet;
- South 46 degrees 40 minutes 49 seconds East, a distance of 227.35 feet;
- South 03 degrees 56 minutes 46 seconds East, a distance of 54.88 feet;
- South 11 degrees 44 minutes 07 seconds West, a distance of 127.49 feet;
- South 22 degrees 38 minutes 28 seconds West, a distance of 60.08 feet;
- South 41 degrees 08 minutes 04 seconds West, a distance of 79.27 feet;
- South 05 degrees 40 minutes 06 seconds West, a distance of 44.78 feet;
- South 16 degrees 33 minutes 32 seconds East, a distance of 23.00 feet;

- North 80 degrees 07 minutes 09 seconds West, a distance of 24.77 feet to a northerly corner of Ellis Addition, an addition to the City of Heath, recorded in Instrument 20150000016185 of said Plat Records, said corner being in a tributary of Buffalo Creek;

THENCE Northwesterly, with the westerly boundary lines of said Heath Crossing, Phase Three B and generally along the meanders of said tributary of Buffalo Creek, the following courses:

- North 65 degrees 41 minutes 03 seconds West, a distance of 42.68 feet;
- South 82 degrees 25 minutes 57 seconds West, a distance of 90.30 feet;
- North 65 degrees 19 minutes 03 seconds West, a distance of 64.95 feet;
- North 54 degrees 25 minutes 03 seconds West, a distance of 66.35 feet;
- North 65 degrees 23 minutes 03 seconds West, a distance of 156.80 feet;
- North 68 degrees 04 minutes 03 seconds West, a distance of 162.50 feet;
- North 44 degrees 48 minutes 14 seconds West, a distance of 32.86 feet;
- North 54 degrees 57 minutes 34 seconds West, a distance of 130.20 feet;
- North 69 degrees 14 minutes 34 seconds West, a distance of 59.95 feet;
- South 86 degrees 53 minutes 26 seconds West, a distance of 91.60 feet;
- South 71 degrees 16 minutes 26 seconds West, a distance of 145.85 feet;
- South 78 degrees 12 minutes 26 seconds West, a distance of 81.13 feet;
- North 16 degrees 02 minutes 04 seconds West, a distance of 15.29 feet;
- South 78 degrees 52 minutes 26 seconds West, a distance of 28.94 feet;
- North 23 degrees 47 minutes 14 seconds West, a distance of 112.95 feet;
- North 06 degrees 08 minutes 34 seconds West, a distance of 58.12 feet;
- South 76 degrees 48 minutes 26 seconds West, a distance of 41.33 feet;
- North 29 degrees 14 minutes 34 seconds West, a distance of 667.79 feet;
- North 84 degrees 25 minutes 46 seconds West, a distance of 274.34 feet to a 1/2-inch iron rod found for corner;
- North 41 degrees 47 minutes 35 seconds West, passing the common west corner of said Phase Three B and said Heath Crossing, Phase Two B and Three A, and continuing with said Phase Two B and Three A, a total distance of 568.20 feet to a 1/2-inch iron rod found for corner;

THENCE Northerly, with the westerly boundary lines of said Heath Crossing, Phase Two B and Phase Three A, the following courses:

- North 76 degrees 50 minutes 06 seconds West, a distance of 336.82 feet to a 1/2-inch iron rod found for corner;
- North 01 degrees 55 minutes 57 seconds East, a distance of 73.33 feet;
- North 24 degrees 24 minutes 09 seconds West, a distance of 138.37 feet to a 3/8-inch iron rod found for corner;
- South 88 degrees 52 minutes 45 seconds West, a distance of 226.28 feet;
- North 33 degrees 01 minutes 40 seconds East, a distance of 357.80 feet;
- North 87 degrees 52 minutes 38 seconds East, a distance of 350.93 feet;
- North 82 degrees 26 minutes 25 seconds East, a distance of 210.18 feet to a 5/8-inch iron rod found for the most southerly corner of said Phase 1C-1D;

THENCE, with the westerly boundary lines of said Heath Crossing, Phase 1C-1D, the following courses:

- North 18 degrees 47 minutes 16 seconds West, a distance of 300.69 feet;
- North 72 degrees 08 minutes 32 seconds East, a distance of 67.19 feet;
- North 17 degrees 07 minutes 58 seconds West, a distance of 208.08 feet to the beginning of a non-tangent curve to the right having a radius of 440.00 feet, whose chord bears South 84 degrees 21 minutes 08 seconds West, a distance of 243.29 feet;
- Southwesterly, with said curve to the right, through a central angle of 32 degrees 05 minutes 55seconds, an arc distance of 246.50 feet to the end of said curve;
- North 74 degrees 21 minutes 36 seconds West, a distance of 326.10 feet;
- North 57 degrees 28 minutes 36 seconds West, a distance of 143.35 feet to a 1/2-inch iron rod found for the common south corner of said Phase 1C-1D and Heath Crossing, Phase One;

THENCE, with westerly boundary lines of said Heath Crossing, Phase One, the following courses:

- South 75 degrees 05 minutes 38 seconds West, a distance of 256.35 feet to a 1/2-inch iron rod found for corner;
- North 82 degrees 52 minutes 06 seconds West, a distance of 301.58 feet to a 1/2-inch iron rod found for corner;
- South 74 degrees 17 minutes 19 seconds West, a distance of 305.54 feet to a 1/2-inch iron rod found for corner;
- North 77 degrees 05 minutes 16 seconds West, a distance of 53.17 feet to a 1/2-inch iron rod found for corner;
- South 88 degrees 46 minutes 14 seconds West, a distance of 127.95 feet to a 1/2-inch iron rod found for corner;
- North 00 degrees 18 minutes 13 seconds West, a distance of 351.40 feet to a 1/2-inch iron rod found for corner;
- North 89 degrees 39 minutes 28 seconds East, a distance of 745.99 feet to a 1/2-inch iron rod found for corner;
- South 00 degrees 10 minutes 39 seconds East, a distance of 12.79 feet to a 1/2-inch iron rod found for corner;
- North 89 degrees 00 minutes 08 seconds East, a distance of 200.72 feet to a 1/2-inch iron rod found for corner;
- North 00 degrees 59 minutes 52 seconds West, a distance of 125.87 feet to a 1/2-inch iron rod found for corner;
- North 07 degrees 30 minutes 17 seconds East, a distance of 428.75 feet to a 1/2-inch iron rod found for corner;
- North 01 degrees 48 minutes 36 seconds West, a distance of 26.08 feet;
- North 69 degrees 41 minutes 40 seconds East, a distance of 577.86 feet to the common north corner of said Phase One and said Heath Crossing, Phase 1C-1D;

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

- North 70 degrees 01 minutes 45 seconds East, a distance of 407.84 feet;
- South 76 degrees 45 minutes 44 seconds East, a distance of 101.72 feet;

- North 61 degrees 33 minutes 28 seconds East, a distance of 314.93 feet;
- North 85 degrees 19 minutes 09 seconds East, a distance of 171.48 feet;
- South 39 degrees 13 minutes 37 seconds East, a distance of 111.16 feet;
- South 81 degrees 03 minutes 37 seconds East, a distance of 251.70 feet;
- North 65 degrees 44 minutes 03 seconds East, a distance of 165.56 feet;
- South 23 degrees 14 minutes 22 seconds East, a distance of 149.40 feet;
- South 67 degrees 26 minutes 13 seconds East, a distance of 232.73 feet;
- South 32 degrees 25 minutes 36 seconds East, a distance of 315.56 feet;
- South 38 degrees 20 minutes 52 seconds East, a distance of 214.20 feet to the POINT OF BEGINNING AND CONTAINING 8,405,864 square feet; or 192.972 acres of land.

EXHIBIT C TO SECOND AMENDMENT

LEGAL DESCRIPTION OF PHASES FOUR A, FOUR B

LEGAL DESCRIPTION OF PHASE FIVE

1. PHASES FOUR A & FOUR B

BEING 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 201900000103 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 05 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.

2. PHASE FIVE

BEING 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.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
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