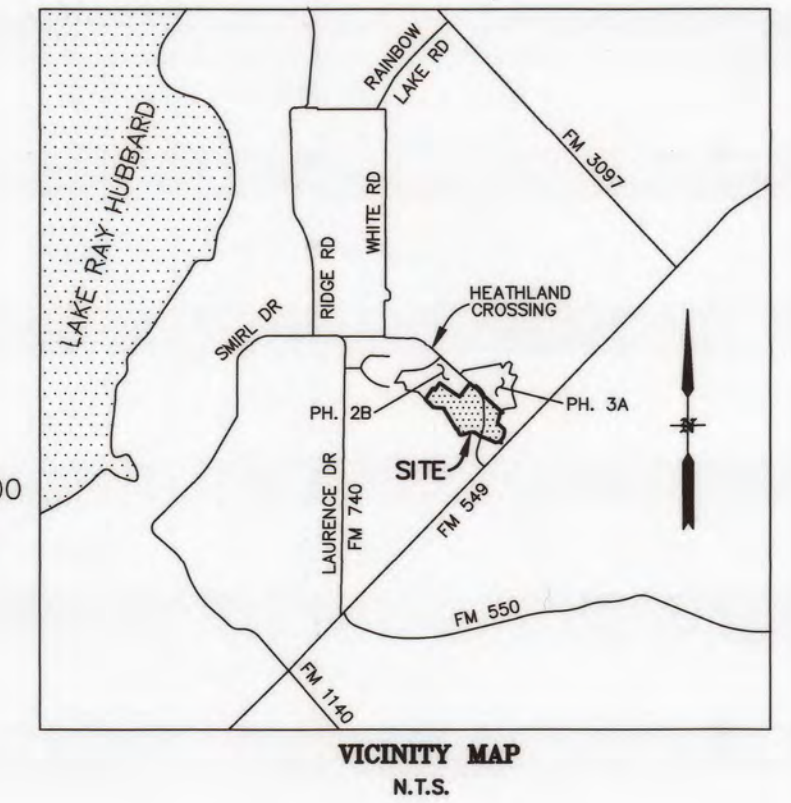
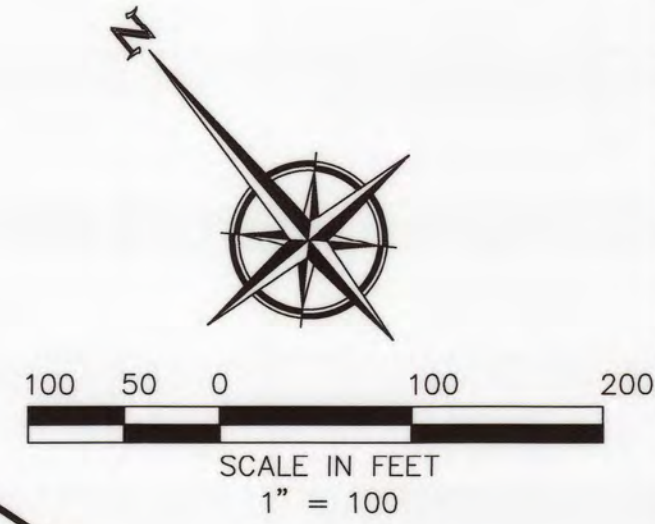




- NOTES:
1. Basis of Bearing being N 87°52'38" E for a south boundary line of Willow Springs, Phase 2B, recorded in Cabinet F, Slide 79, P.R.R.C.T.
 2. A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way except within creeks where ever possible unless otherwise shown or noted in this drawing after construction of this subdivision is complete.
 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. 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.
 6. 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

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
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
Δ	INDICATES POINT IN CREEK

J 117
FINAL PLAT
HEATH CROSSING
PHASE THREE B
41.093 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, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

25 RESIDENTIAL LOTS
3 COMMON AREA TRACTS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ---

OWNER/DEVELOPER
TR HEATH PARTNERS, LTD
1600 NORTH COLLINS BLVD, SUITE 1500
RICHARDSON, TEXAS 75080
PHONE: (972) 644-2400

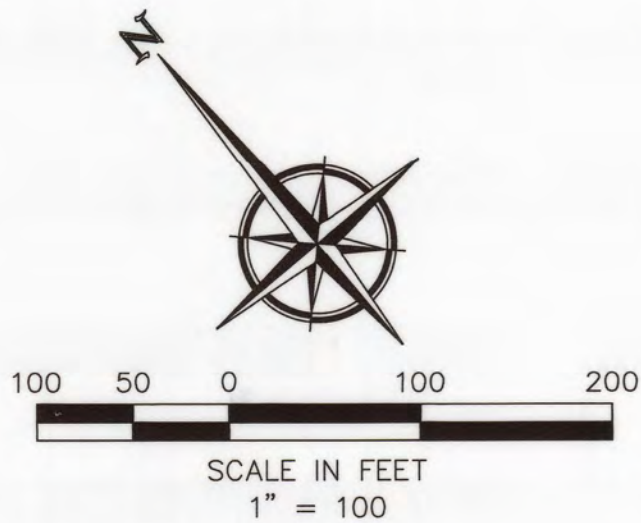
EDWARD TEAL SURVEY
A-207

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 53°55'35" E	73.12'
L2	N 36°04'25" E	225.00'
L3	S 45°29'00" E	155.81'
L4	N 44°31'00" E	60.00'
L5	S 45°29'00" E	72.38'
L6	S 75°51'07" W	68.54'
L7	S 18°14'10" W	67.58'
L8	S 4°58'06" W	63.95'
L9	S 23°58'02" W	102.26'
L10	S 1°46'17" E	48.87'
L11	S 3°56'46" E	54.88'
L12	S 11°44'07" W	127.49'
L13	S 22°38'28" W	60.08'
L14	S 41°08'04" W	79.27'
L15	S 5°40'06" W	44.78'
L16	S 16°33'32" E	23.00'
L17	N 80°07'09" W	24.77'
L18	N 65°41'03" W	42.68'
L19	S 82°25'57" W	90.30'
L20	N 65°19'03" W	64.95'
L21	N 54°25'03" W	66.35'
L22	N 65°23'03" W	156.80'

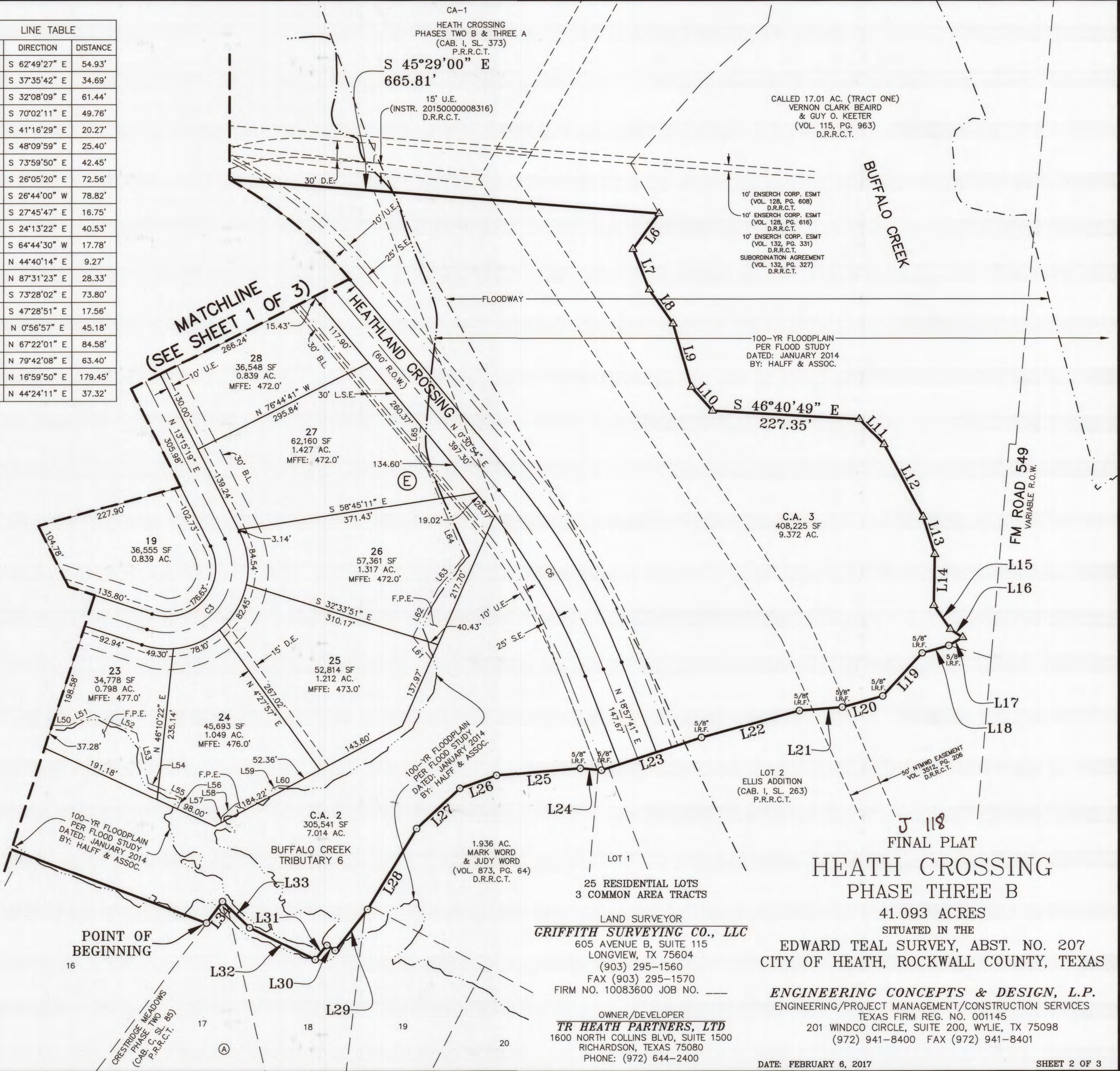
LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	N 68°04'03" W	162.50'
L24	N 44°48'14" W	32.86'
L25	N 54°57'34" W	130.20'
L26	N 69°14'34" W	59.95'
L27	S 86°53'26" W	91.60'
L28	S 71°16'26" W	145.85'
L29	S 78°12'26" W	81.13'
L30	N 16°02'04" W	15.29'
L31	S 78°52'26" W	28.94'
L32	N 23°47'14" W	112.95'
L33	N 6°08'34" W	58.12'
L34	S 76°48'26" W	41.33'
L35	N 45°29'00" W	72.38'
L36	N 13°26'42" E	13.78'
L37	N 73°38'30" W	13.78'
L38	S 86°32'52" E	35.63'
L39	S 46°29'54" E	60.71'
L40	N 49°33'12" E	42.72'
L41	S 61°55'14" E	40.21'
L42	S 47°49'31" E	135.77'
L43	S 34°57'38" E	118.68'
L44	N 53°21'58" E	19.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L45	S 62°49'27" E	54.93'
L46	S 37°35'42" E	34.69'
L47	S 32°08'09" E	61.44'
L48	S 70°02'11" E	49.76'
L49	S 41°16'29" E	20.27'
L50	S 48°09'59" E	25.40'
L51	S 73°59'50" E	42.45'
L52	S 26°05'20" E	72.56'
L53	S 26°44'00" W	78.82'
L54	S 27°45'47" E	16.75'
L55	S 24°13'22" E	40.53'
L56	S 64°44'30" W	17.78'
L57	N 44°44'14" E	9.27'
L58	N 87°31'23" E	28.33'
L59	S 73°28'02" E	73.80'
L60	S 47°28'51" E	17.56'
L61	N 0°56'57" E	45.18'
L62	N 67°22'01" E	84.58'
L63	N 79°42'08" E	63.40'
L64	N 16°59'50" E	179.45'
L65	N 44°24'11" E	37.32'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	024°28'43"	650.00'	141.00'	277.70'	N 33°14'39" W	275.59'
C2	022°07'05"	200.00'	39.09'	77.21'	N 42°52'03" W	76.73'
C3	134°56'11"	100.00'	241.04'	235.51'	N 80°43'24" E	184.73'
C4	046°38'47"	200.00'	86.23'	162.83'	S 36°34'42" W	158.37'
C5	045°59'54"	620.00'	263.16'	497.75'	N 22°29'03" W	484.49'
C6	018°26'48"	1000.00'	162.38'	321.95'	N 9°44'17" E	320.56'



LEGEND	
1/2" I.R.S.	1/2" IRON ROD SET WITH CAP
W/CAP	STAMPED "GRIFFITH 4846"
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
△	INDICATES POINT IN CREEK



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS TR HEATH PARTNERS, LTD. BEING THE OWNER of a 41.093 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 68.272 acre tract of land (Parcel A) described in deed to TR Heath Partners, Ltd., as recorded in Volume 3346, Page 100, Deed Records, Rockwall County, Texas, part of a called 51.49 acre tract of land (Tract 3) described in deed to TR Heath Partners, Ltd., as recorded in Volume 4531, Page 38 of said Deed Records and part of a called 4.81 acre tract of land (Tract 2), described in deed to TR Heath Partners, Ltd., as recorded in Volume 4531, Page 38 of said Deed Records, said 41.093 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the a 1/2-inch iron rod set for the east corner of and Las Lomas, an addition to the City of Heath, as recorded in Cabinet C, Slide 256, Plat Records, Rockwall County, Texas, said corner being in a westerly boundary line of said 68.282 acre tract and being in the north boundary line of Lot 17, Crestridge Meadows, Phase Two, an addition to the City of Heath, as recorded in Cabinet C, Slide 85 of said Plat Records;

THENCE North 29 degrees 14 minutes 34 seconds West, with the common boundary line of said 68.272 acre tract and said Las Lomas, a distance of 667.79 feet to a 1/2-inch iron rod set for the east corner of said 4.81 acre tract;

THENCE North 84 degrees 25 minutes 46 seconds West, with the common boundary line of said 4.81 acre tract and said Las Lomas, a distance of 274.34 feet to a 1/2-inch iron rod found for corner;

THENCE North 41 degrees 47 minutes 35 seconds West, continuing with the common boundary line of said 4.81 acre tract and said Las Lomas, a distance of 296.52 feet to a 1/2-inch iron rod set for the westerly south corner of Heath Crossing, Phases Two B and Three A, an addition to the City of Heath, as recorded in Cabinet I, Slide 373 of said Plat Records;

THENCE Easterly, with the southerly boundary lines of said Heath Crossing, Phases Two B and Three A, the following courses:

North 36 degrees 04 minutes 25 seconds East, a distance of 345.19 feet to a 1/2-inch iron rod set for corner;

South 53 degrees 55 minutes 35 seconds East, a distance of 73.12 feet to a 1/2-inch iron rod set for corner;

North 36 degrees 04 minutes 25 seconds East, a distance of 225.00 feet to a 1/2-inch iron rod set for corner;

South 53 degrees 55 minutes 35 seconds East, a distance of 652.64 feet to a 1/2-inch iron rod set for corner;

North 39 degrees 54 minutes 27 seconds East, a distance of 445.08 feet to a 1/2-inch iron rod set for corner from which a 1/2-inch iron rod found for the south corner of Heath Crossing, Phase Two A, an addition to the City of Heath, as recorded in Cabinet I, Slide 215 of said Plat Records, bears North 45 degrees 29 minutes 00 seconds West, a distance of 354.77 feet;

South 45 degrees 29 minutes 00 seconds East, a distance of 155.81 feet to a 1/2-inch iron rod set for corner;

North 44 degrees 31 minutes 00 seconds East, a distance of 60.00 feet to a 1/2-inch iron rod set for corner; South 45 degrees 29 minutes 00 seconds East, a distance of 72.38 feet to the beginning of a tangent curve to the right having a radius of 650.00 feet, whose chord bears South 33 degrees 14 minutes 39 seconds East, a distance of 275.59 feet;

Southeasterly with said curve to the right, through a central angle of 24 degrees 28 minutes 43 seconds, an arc distance of 277.70 feet to a 1/2-inch iron rod set for the end of said curve;

South 45 degrees 29 minutes 00 seconds East, a distance of 665.81 feet to the easterly south corner of said Phase Two B and Three A, said corner being in the easterly boundary line of said 51.49 acre tract and being in the center of Buffalo Creek;

THENCE Southerly, with the easterly boundary lines of said 51.49 acre tract and 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 5/8-inch iron rod found for corner in a northeasterly boundary line of the Ellis Addition, an addition to the City of Heath, as recorded in Cabinet I, Slide 263 of said Plat Records;

THENCE Northwesterly, with the common boundary lines of said 51.49 acre tract and said Ellis Addition, 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 162.50 feet to a 5/8-inch iron rod found for corner;

North 44 degrees 48 minutes 14 seconds West, passing a 5/8-inch iron rod found for the common east corner of said 13.101 acre tract and a called 1.936 acre tract of land described in deed to Mark and Judy Word, as recorded in Volume 873, Page 64 of said Deed Records at a distance of 5.24 feet and continuing a total distance of 32.86 feet to a 1/2-inch iron rod set for corner;

THENCE North 54 degrees 57 minutes 34 seconds West, with the common boundary line of said 51.49 acre tract and said 1.936 acre tract, a distance of 130.20 feet to a 1/2-inch iron rod set for corner;

THENCE North 69 degrees 14 minutes 34 seconds West, continuing with the common boundary line of said 51.49 acre tract and said 1.936 acre tract a distance of 59.95 feet to a 1/2-inch iron rod set for the common corner of said 1.936 acre tract, said 51.49 acre tract and said 68.272 acre tract;

THENCE South 86 degrees 53 minutes 26 seconds West, with the common boundary line of said 68.272 acre tract and said 1.936 acre tract, a distance of 91.60 feet to a 1/2-inch iron rod set for corner;

THENCE South 71 degrees 16 minutes 26 seconds West, with the common boundary line of said 68.272 acre tract and said 1.936 acre tract, passing the northwest corner of said 1.936 acre tract and the north corner of Lot 19, Block A, of said Crestridge Meadows, Phase Two, and continuing a total distance of 145.85 feet to a 1/2-inch iron rod set for corner;

THENCE Northwesterly, with the common boundary lines of said 68.272 acre tract and said Crestridge Meadows, the following courses:

South 78 degrees 12 minutes 26 seconds West, a distance of 81.13 feet to a 1/2-inch iron rod set for corner;

North 16 degrees 02 minutes 04 seconds West, a distance of 15.29 feet to a 1/2-inch iron rod set for corner;

South 78 degrees 52 minutes 26 seconds West, a distance of 28.94 feet to a 1/2-inch iron rod set for corner;

North 23 degrees 47 minutes 14 seconds West, a distance of 112.95 feet to a 1/2-inch iron rod set for corner;

North 06 degrees 08 minutes 34 seconds West, a distance of 58.12 feet to a 1/2-inch iron rod set for corner;

South 76 degrees 48 minutes 26 seconds West, a distance of 41.33 feet to the POINT OF BEGINNING AND CONTAINING 1,790,030 square feet or 41.093 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 THREE 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 THREE 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

LEINHOLDER: Texas Capital Bank, National Association,
a national banking association

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

BY: Tim Harrigan, Executive Vice President

By: W.T. Field, Executive Vice President

LEINHOLDER: The Florida Company, a Texas corporation

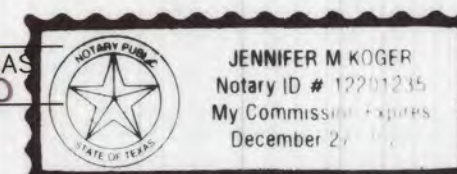
STATE OF TEXAS
COUNTY OF Dallas

BY: Joe C. Thompson, Jr., President

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 20th DAY OF February, 2017.

Jennifer M. Koger
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/21/20



25 RESIDENTIAL LOTS
COMMON AREA TRACTS

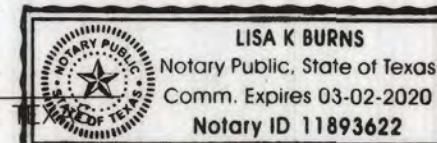
STATE OF TEXAS
COUNTY OF Dallas

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC

BEFORE ME, the undersigned authority, on this date personally appeared Tim Harrigan, 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.

605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ---

GIVEN MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF February, 2017.



NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER
TR HEATH PARTNERS, LTD
600 NORTH COLLINS BLVD, SUITE 1500
RICHARDSON, TEXAS 75080
PHONE: (972) 644-2400

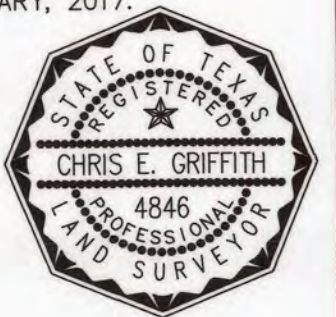
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, 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 7TH DAY FEBRUARY, 2017.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

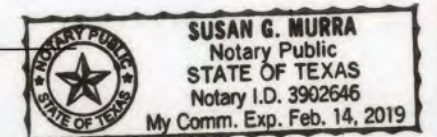


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 7TH DAY OF FEBRUARY, 2017.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019



APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairman
Planning & Zoning Commission

Date

Approved:

Mayor
City of Heath, Texas

Date

I hereby certify that the above and foregoing Plat of Heath Crossing, Phase Three B, an addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the 7th day of MARCH, 2017.

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 7th day of MARCH, 2017.

City Secretary
City of Heath, Texas

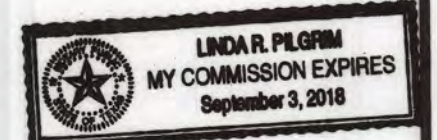


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this date personally appeared Joe C. Thompson, Jr., 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 28th DAY OF FEBRUARY, 2017.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4-3-2018



J 119
FINAL PLAT

HEATH CROSSING
PHASE THREE B

41.093 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: FEBRUARY 6, 2017

SHEET 3 OF 3

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