

# PLAT OF EXHIBIT "A"



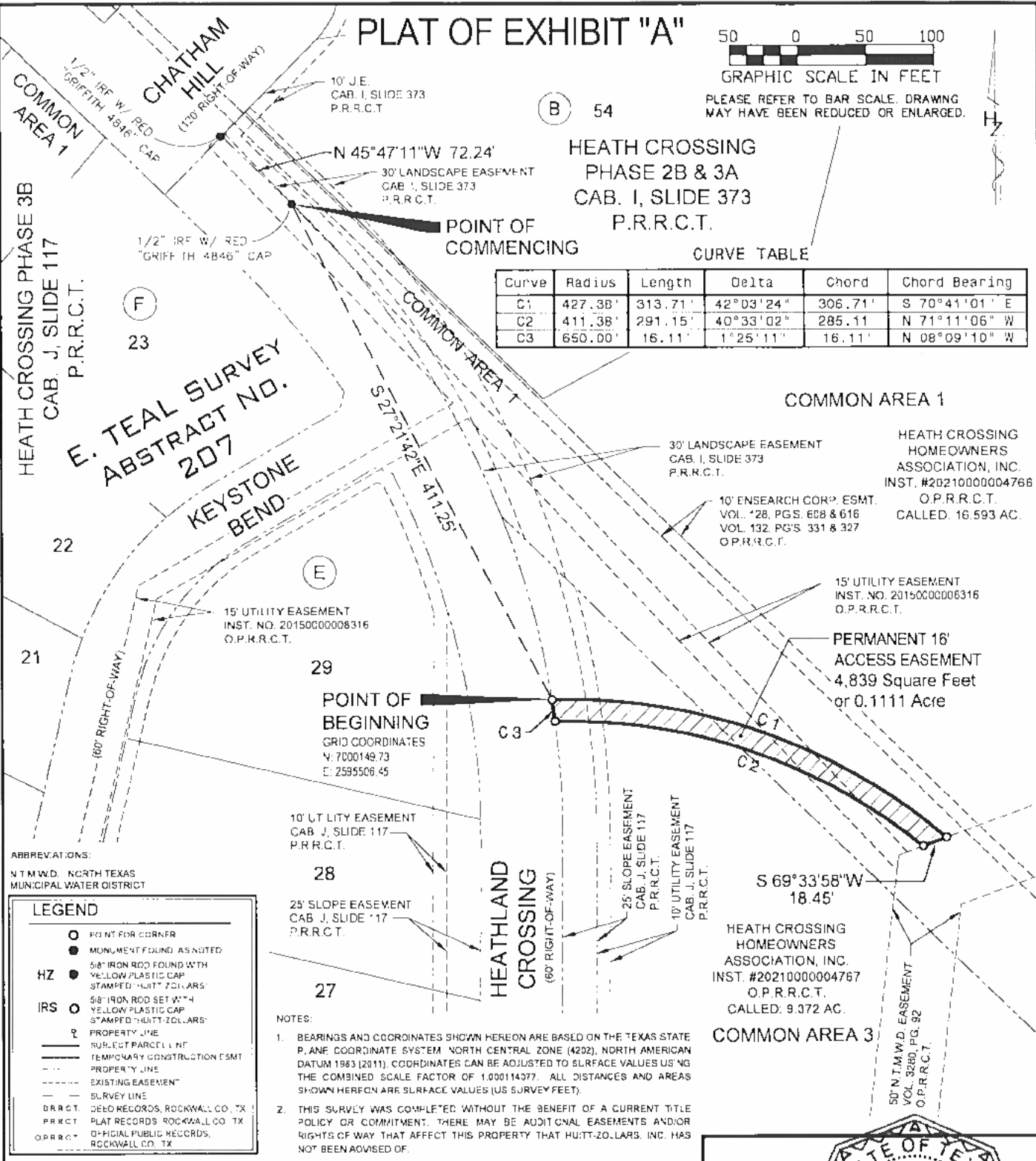
GRAPHIC SCALE IN FEET  
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

(B) 54

HEATH CROSSING  
PHASE 2B & 3A  
CAB. I, SLIDE 373  
P.R.R.C.T.

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	427.38'	313.71'	42°03'24"	306.71'	S 70°41'01" E
C2	411.38'	291.15'	40°33'02"	285.11'	N 71°11'06" W
C3	650.00'	16.11'	1°25'11"	16.11'	N 08°09'10" W



HEATH CROSSING HOMEOWNERS ASSOCIATION, INC.  
INST. #20210000004766  
O.P.R.R.C.T.  
CALLED: 16.593 AC.

15' UTILITY EASEMENT  
INST. NO. 20150000006316  
O.P.R.R.C.T.

PERMANENT 16' ACCESS EASEMENT  
4,839 Square Feet  
or 0.1111 Acre

HEATH CROSSING HOMEOWNERS ASSOCIATION, INC.  
INST. #20210000004767  
O.P.R.R.C.T.  
CALLED: 9.372 AC.

COMMON AREA 3

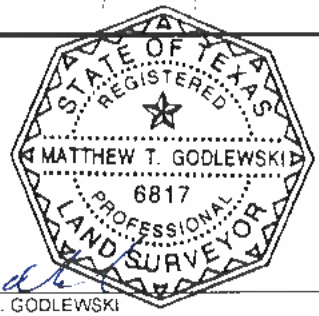
50' N.T.M.W.D. EASEMENT  
VOL. 3280, PG. 92  
O.P.R.R.C.T.

ABBREVIATIONS:  
N.T.M.W.D. NORTH TEXAS MUNICIPAL WATER DISTRICT

LEGEND	
○	POINT FOR CORNER
●	MONUMENT FOUND AS NOTED
HZ	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
—	PROPERTY LINE
—	SUBJECT PARCEL LINE
—	TEMPORARY CONSTRUCTION EASEMENT
---	PROPERTY LINE
---	EXISTING EASEMENT
---	SURVEY LINE
DRR.C.T.	DEED RECORDS, ROCKWALL CO., TX
PRR.C.T.	PLAT RECORDS, ROCKWALL CO., TX
OPRR.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

NOTES:  
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SLR.FACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SLR.FACE VALUES (US SURVEY FEET).  
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS OF WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.

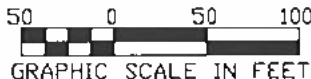
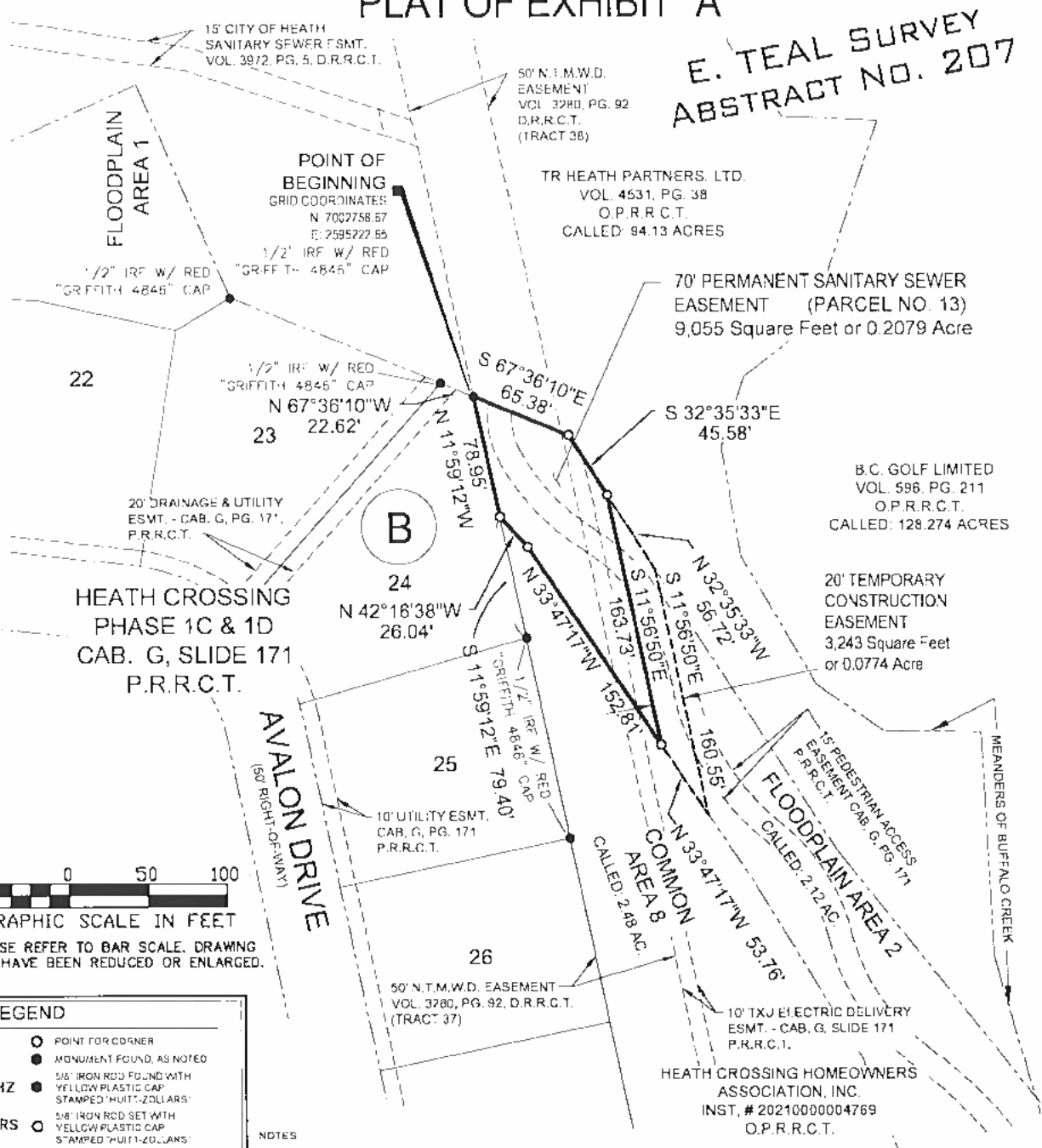
<b>NORTH TEXAS MUNICIPAL WATER DISTRICT</b> 501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098		
<b>BUFFALO CREEK INTERCEPTOR SYSTEM</b> BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I		
PARCEL NO. ACCESS NO. 3	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207		LOCATION: ROCKWALL COUNTY, TEXAS
TRACT OWNER: Heath Crossing Homeowners Association, Inc.		PARENT DEEDS: INST. #20210000004767 & #20210000004766
TRACT ACREAGE: 9.372 & 16.593 AC.	PERM. EASEMENT ACREAGE: 0.1111 AC	TEMP. EASEMENT ACREAGE: 0.0000 AC
DWG: Buffalo Creek Sewer Access (Smt) (3)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 3 OF 3
HUITT-ZOLLARS, INC. • 1717 MCKINNEY AVENUE, SUITE 1400 • DALLAS, TX 75202-1236 • PHONE (214)871-3311 • FAX (214)871-0757		



MATTHEW T. GODLEWSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6817  
TEXAS FIRM NO. 10025600

# PLAT OF EXHIBIT "A"

**E. TEAL SURVEY  
ABSTRACT NO. 207**



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

LEGEND	
○	POINT FOR CORNER
●	MONUMENT FOUND, AS NOTED
HZ	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
—	PROPERTY LINE
---	SUBJECT PARCEL LINE
---	TEMPORARY CONSTRUCTION ESMT. PROPERTY LINE
---	EXISTING EASEMENT
---	SURVEY LINE
O.R.C.T.	DEED RECORDS ROCKWALL CO. TX
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL CO. TX

- NOTES
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SURFACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES (AS SURVEY FEET).
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.

ABBREVIATIONS:  
N.T.M.W.D. - NORTH TEXAS MUNICIPAL WATER DISTRICT



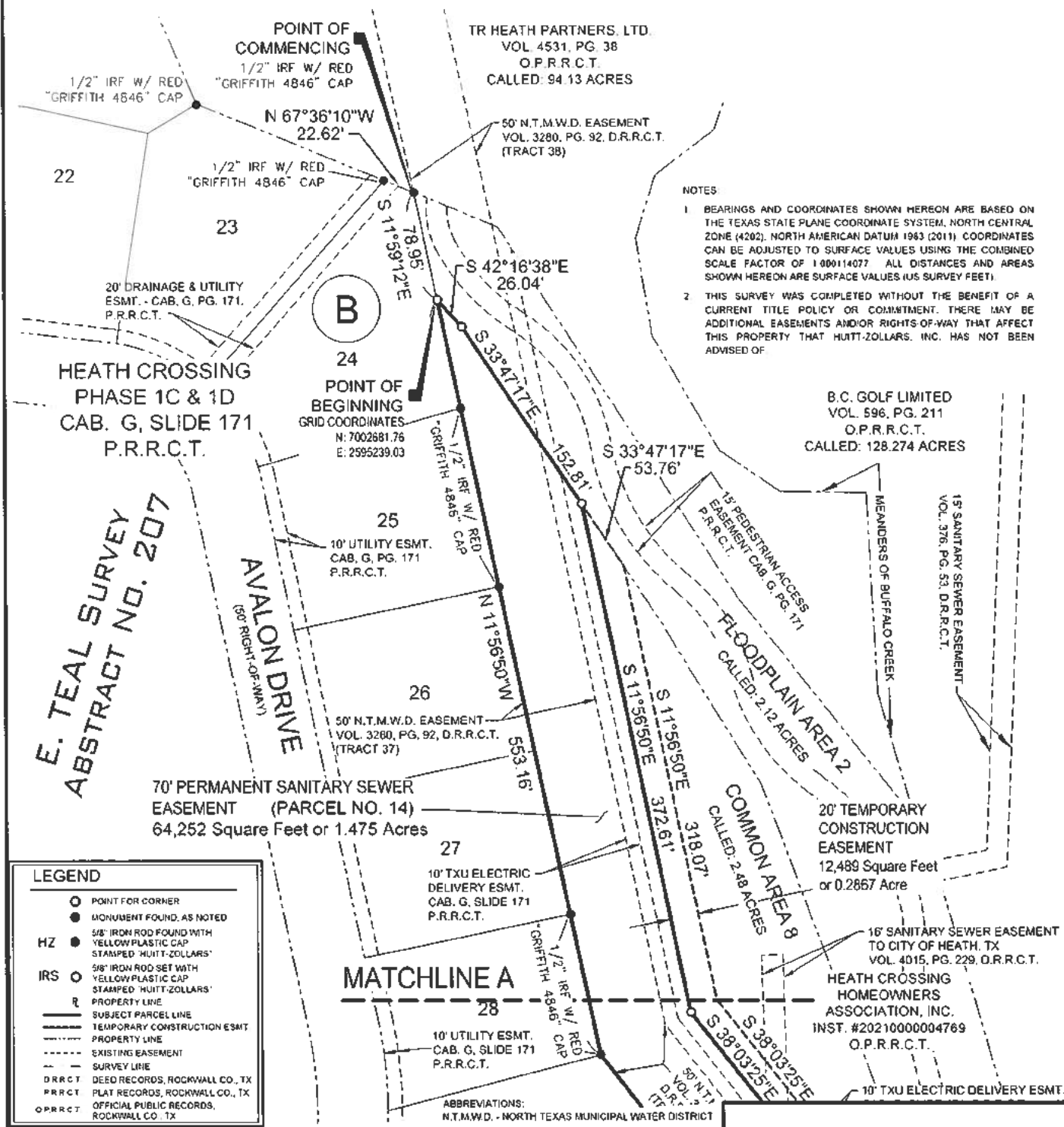
**NORTH TEXAS MUNICIPAL WATER DISTRICT**  
501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098

**BUFFALO CREEK INTERCEPTOR SYSTEM  
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I**

PARCEL NO. 13	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207	LOCATION: ROCKWALL COUNTY, TEXAS	
PARENT OWNER: Heath Crossing Homeowners Association, Inc.	PARENT DEED: INST # 20210000004769, O.P.R.R.C.T.	
PARENT TRACT ACREAGE: 2.12 AC	PERM. EASEMENT ACREAGE: 0.2079 AC	TEMP. EASEMENT ACREAGE: 0.0744 AC
DWG: Buffalo Creek Sewer Esmt(13)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 3 OF 3

MATTHEW T. GODLEWSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6817  
TEXAS FIRM NO. 10025600

# PLAT OF EXHIBIT "A"



**NOTES**

- 1 BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SURFACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES (US SURVEY FEET).
- 2 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.

E. TEAL SURVEY  
ABSTRACT NO. 207

LEGEND	
○	POINT FOR CORNER
●	MONUMENT FOUND, AS NOTED
HZ ●	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS ○	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
R	PROPERTY LINE
---	SUBJECT PARCEL LINE
---	TEMPORARY CONSTRUCTION ESMT.
---	PROPERTY LINE
---	EXISTING EASEMENT
---	SURVEY LINE
DRRCT	DEED RECORDS, ROCKWALL CO., TX
PRRCT	PLAT RECORDS, ROCKWALL CO., TX
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

ABBREVIATIONS:  
N.T.M.W.D. - NORTH TEXAS MUNICIPAL WATER DISTRICT

<b>NORTH TEXAS MUNICIPAL WATER DISTRICT</b>		
501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098		
BUFFALO CREEK INTERCEPTOR SYSTEM		
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I		
PARCEL NO. 14	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207		LOCATION: ROCKWALL COUNTY, TEXAS
TRACT OWNER: Heath Crossing Homeowners Association, Inc.		PARENT DEEDS: INST. #2021000004769, O.P.R.R.C.T.
PARENT TRACT ACREAGE: 2.48 AC.	PERM. EASEMENT ACREAGE: 1.475 AC.	TEMP. EASEMENT ACREAGE: 0.2867 AC.
DWG: Buffalo Creek Sewer Esmt(14)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 4 OF 5
HUITT-ZOLLARS, INC. • 1717 MCKINNEY AVENUE, SUITE 1400 • DALLAS, TX 75202-1236 • PHONE (214)871-3311 • FAX (214)871-0757		

HZ

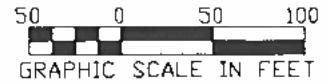
50 0 50 100

GRAPHIC SCALE IN FEET

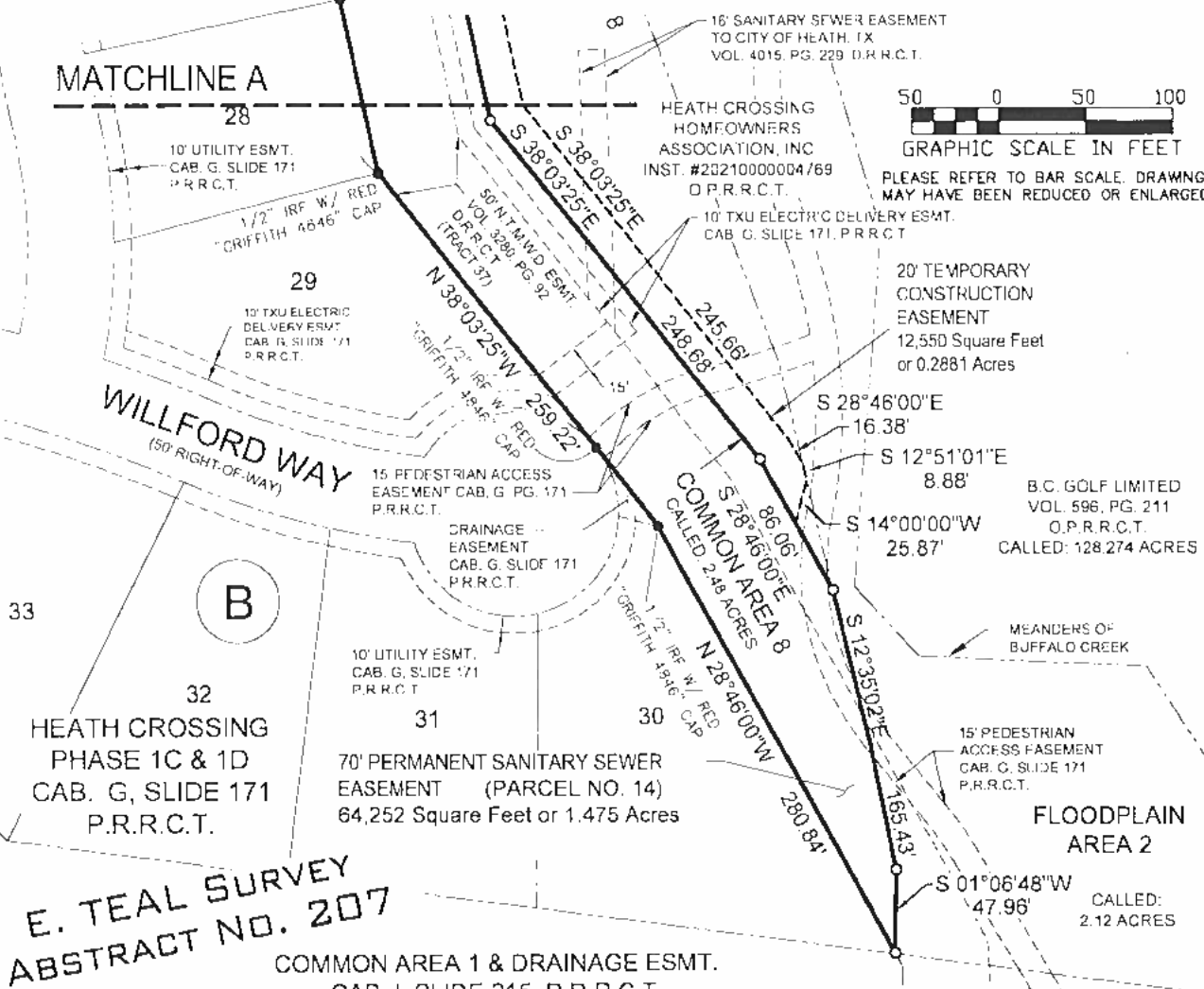
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

# PLAT OF EXHIBIT "A"

MATCHLINE A



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.



**E. TEAL SURVEY  
ABSTRACT NO. 207**

ABBREVIATIONS  
N.T.M.W.D. - NORTH TEXAS MUNICIPAL WATER DISTRICT

LEGEND	
○	POINT FOR CORNER
●	MONUMENT FOUND, AS NOTED
HZ	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITZ-ZOLLARS"
IRS	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITZ-ZOLLARS"
R	PROPERTY LINE
---	SUBJECT PARCEL LINE
---	TEMPORARY CONSTRUCTION ESMT.
---	PROPERTY LINE
---	EXISTING EASEMENT
---	SURVEY LINE
O.P.R.C.T.	DEED RECORDS, ROCKWALL CO., TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL CO., TX
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

**B**

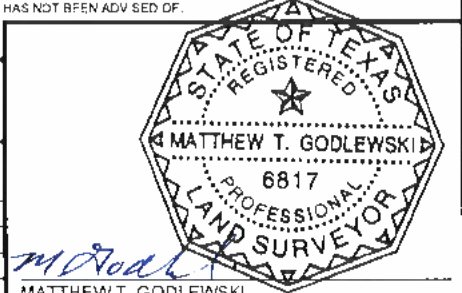
NOTES:

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- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITZ-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.

**NORTH TEXAS MUNICIPAL WATER DISTRICT**  
501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098

**BUFFALO CREEK INTERCEPTOR SYSTEM**  
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I

PARCEL NO. 44	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207		LOCATION: ROCKWALL COUNTY, TEXAS
TRACT OWNER: Heath Crossing Homeowners Association, Inc.		PARENT DEED: INST. #2021000004769 O.P.R.C.T.
PARENT TRACT ACREAGE: 2.48 AC.	PERM. EASEMENT ACREAGE: 1.475 AC.	TEMP. EASEMENT ACREAGE: 0.2857 AC.
DWG: Buffalo Creek Sewer Esmt(14)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 5 OF 5



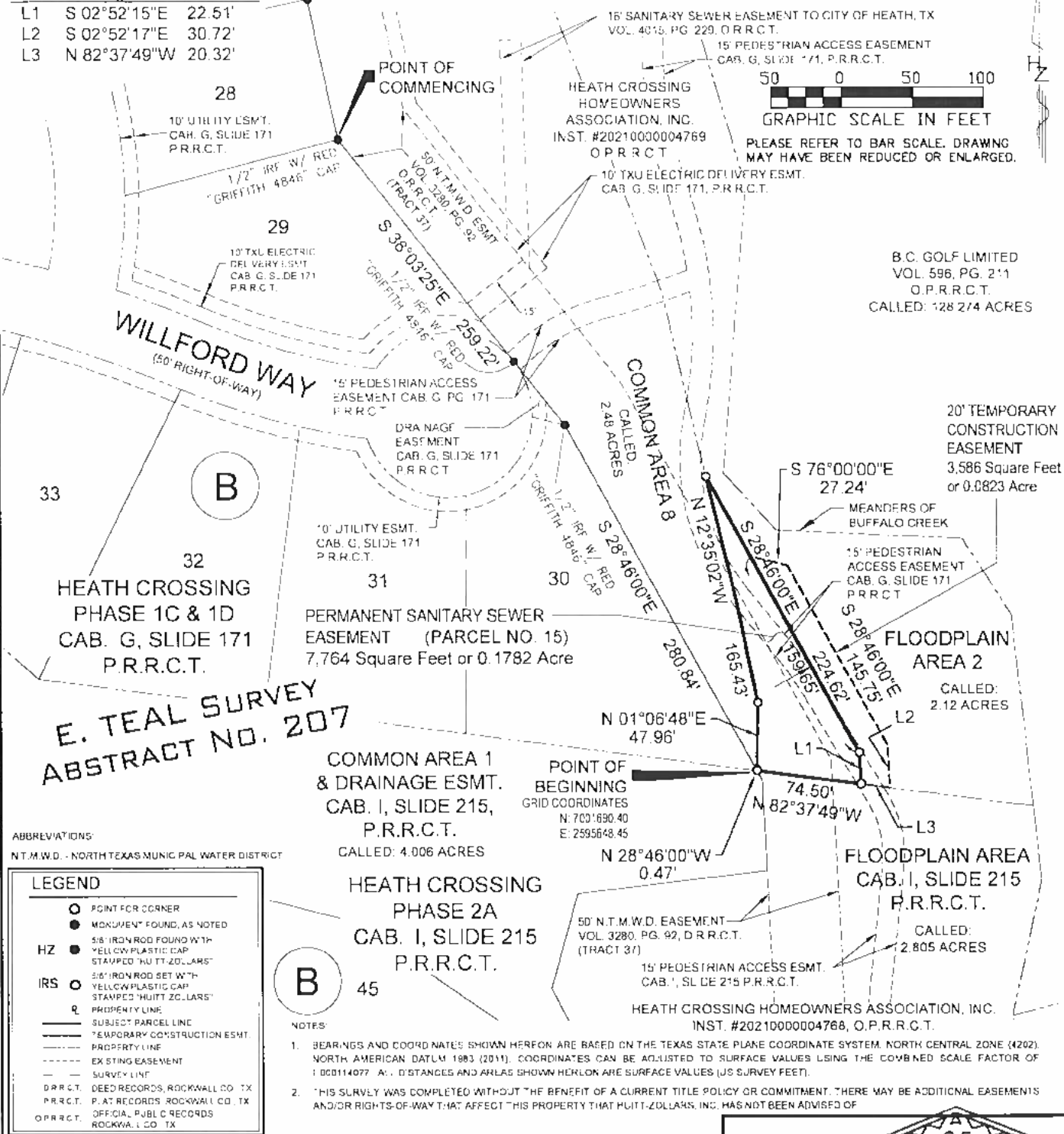
MATTHEW T. GODLEWSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6817  
TEXAS FIRM NO. 10025600



**LINE TABLE**

Line	Bearing	Distance
L1	S 02°52'15"E	22.51'
L2	S 02°52'17"E	30.72'
L3	N 82°37'49"W	20.32'

# PLAT OF EXHIBIT "A"



ABBREVIATIONS:  
 NT.M.W.D. - NORTH TEXAS MUNICIPAL WATER DISTRICT

**LEGEND**

- POINT FOR CORNER
- MONUMENT FOUND, AS NOTED
- HZ ● 5/8" IRON ROD FOUND WITH "YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS ○ 5/8" IRON ROD SET WITH "YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- PROPERTY LINE
- - - SUBJECT PARCEL LINE
- - - TEMPORARY CONSTRUCTION ESMT.
- - - PROPERTY LINE
- - - EXISTING EASEMENT
- - - SURVEY LINE
- D.P.R.C.T. DEED RECORDS, ROCKWALL CO., TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL CO., TX
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

**NOTES**

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<b>NORTH TEXAS MUNICIPAL WATER DISTRICT</b> 501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098		
BUFFALO CREEK INTERCEPTOR SYSTEM BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I		
PARCEL NO. 15	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: E. TEAL SURVEY ABSTRACT NO. 207		LOCATION: ROCKWALL COUNTY, TEXAS
TRACT OWNER: Heath Crossing Homeowners Association, Inc.		PARFNT DFED: INST. #2021000004769, O.P.R.C.T.
PARENT TRACT ACREAGE: 2.12 AC.	PERM. EASEMENT ACREAGE: 0.1782 AC.	TEMP. EASEMENT ACREAGE: 0.0823 AC.
DWG: Buffalo Creek Sewer Esmt(15)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 3 OF 3

MATTHEW T. GODLEWSKI  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8817  
 TEXAS FIRM NO. 0025600

# PLAT OF EXHIBIT "A"

(B) 32

31 HEATH CROSSING  
PHASE 1C & 1D  
CAB. G, SLIDE 171  
P.R.R.C.T. CALLED:  
2.48 ACRES

COMMON  
AREA 8  
N 28°46'00"W 281.31'

FLOODPLAIN  
AREA 2

HEATH CROSSING HOMEOWNERS  
ASSOCIATION, INC.  
INST. #20210000004769, O.P.R.R.C.T.  
CALLED: 2.12 ACRES

B.C. GOLF LIMITED  
VOL. 896, PG. 211, O.P.R.R.C.T.  
CALLED: 128.274 ACRES

CALLER:  
4.006 ACRES

COMMON AREA 1 & DRAINAGE EASEMENT  
CAB. I, SLIDE 215, P.R.R.C.T.

NOTES

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E. TEAL SURVEY  
ABSTRACT NO. 207

45

HEATH CROSSING  
PHASE 2A  
CAB. I, SLIDE 215  
P.R.R.C.T.

(B)

15' DRAINAGE  
EASEMENT  
CAB. I, SLIDE 215  
P.R.R.C.T.

PERMANENT SANITARY SEWER  
EASEMENT (PARCEL NO. 16)  
40,106 Square Feet or 0.9207 Acre

FLOODPLAIN AREA  
CAB. I, SLIDE 215, P.R.R.C.T.

SHADOW  
WOOD  
LANE

15' SANITARY SEWER  
EASEMENT  
CAB. I, SLIDE 215  
P.R.R.C.T.

JOHNSON FAMILY TRUST  
INST. #20150000017341  
O.P.R.R.C.T.

46

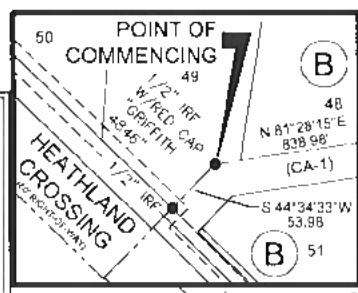
N 58°41'38"E  
4.86'

TEMPORARY  
CONSTRUCTION  
EASEMENT  
1,296 Square Feet  
or 0.0297 Acre

CALLER:  
2.805 ACRES

VERNON CLARK BEARD & SANDRA WILLIAMS BEARD  
TRUSTEES OF THE C & S BEARD FAMILY LIVING TRUST,  
DATED JULY 10, 1995  
INST. #2013-00482401, O.P.R.R.C.T.  
CALLED: 10.478 ACRES

47



48

N 81°28'15"E  
838.96'  
(CA-1)

51

S 44°34'33"W  
53.96'

N 17°03'45"E  
17.96'

N 31°18'22"W  
43.18'

S 42°40'22"E  
29.00'

LEGEND	
○	POINT FOR CORNER
●	MONUMENT FOUND AS NOTED
HZ	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MULTI-ZOLLARS"
IRS	5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "MULTI-ZOLLARS"
—	PROPERTY LINE
—	SUBJECT PARCEL LINE
—	TEMPORARY CONSTRUCTION EASEMENT
---	PROPERTY LINE
---	EXISTING EASEMENT
---	SURVEY LINE
DRAGG	DEED RECORDS, ROCKWALL CO., TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL CO., TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

DETAIL (N.T.S.)  
N 81°28'15"E 838.96' (CA-1) CAB. I, SLIDE 373, P.R.R.C.T.

52

(B)

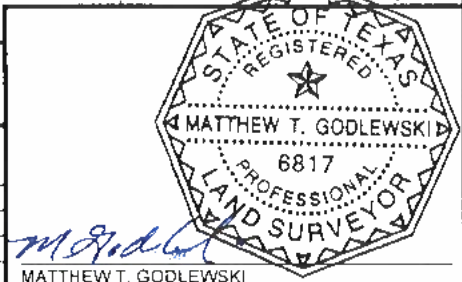
S 81°28'15"E  
16.27'

POINT OF  
BEGINNING  
GRID COORDINATES  
N: 7001102.22  
E: 2555785.10

NORTH TEXAS MUNICIPAL WATER DISTRICT  
501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098

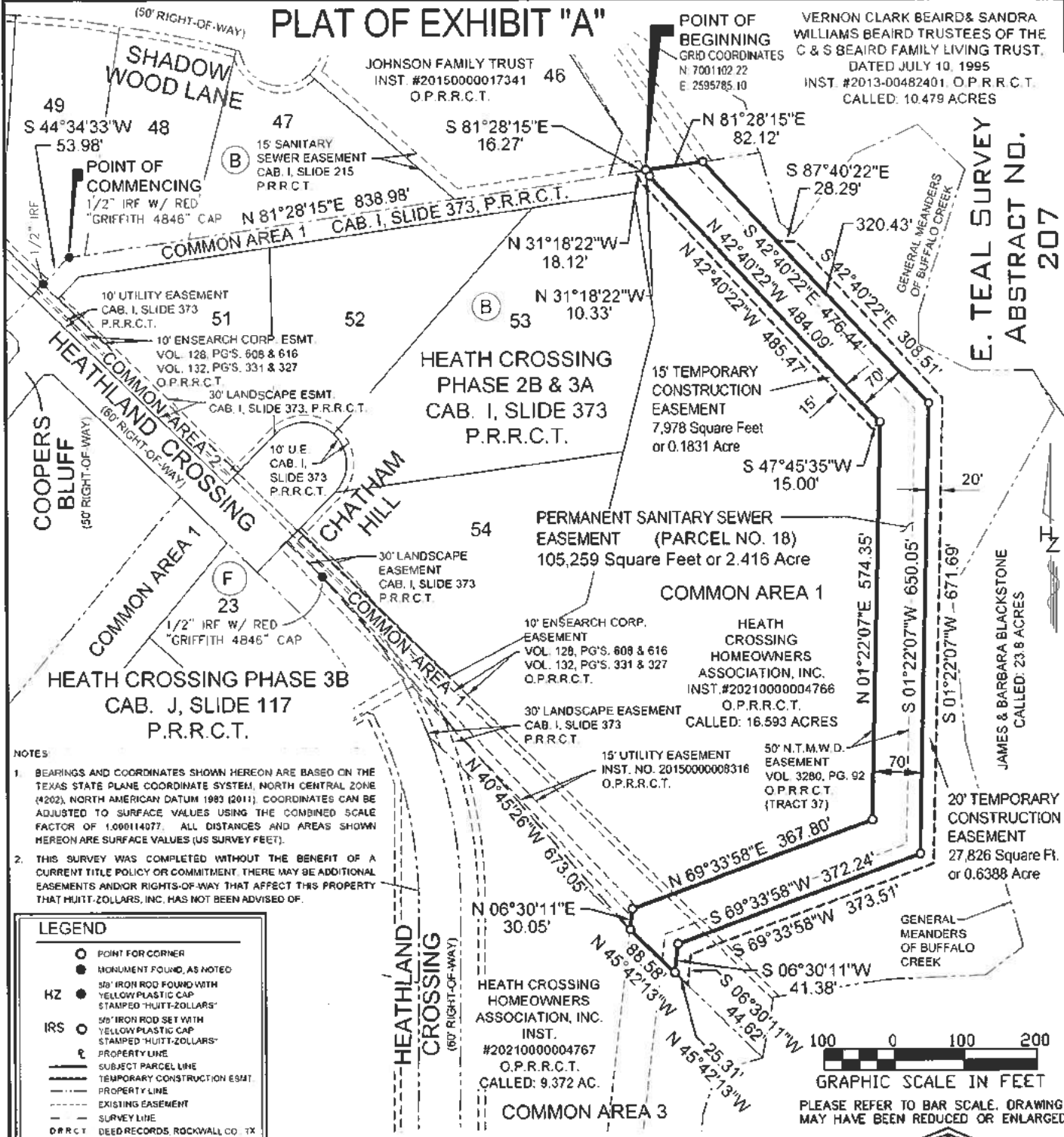
BUFFALO CREEK INTERCEPTOR SYSTEM  
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I

PARCEL NO. 16	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308065.01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207	LOCATION: ROCKWALL COUNTY, TEXAS	
TRACT OWNER: Heath Crossing Homeowners Association, Inc.	PARENT DEED: INST. #20210000004768, O.P.R.R.C.T.	
PARENT TRACT ACREAGE: 2.805 AC.	PERM. EASEMENT ACREAGE: 0.9207 AC.	TEMP. EASEMENT ACREAGE: 0.1050 AC.
DWG: Buffalo Creek Sewer Esm't(15)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE: 4 OF 4



MATTHEW T. GODLEWSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6817  
TEXAS FIRM NO. 10025800

# PLAT OF EXHIBIT "A"

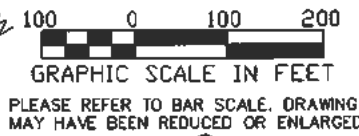


- NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (#202), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SURFACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES (AS SURVEY FEET).
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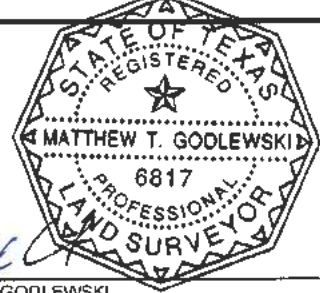
**LEGEND**

- POINT FOR CORNER
- MONUMENT FOUND, AS NOTED
- HZ ● 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP, STAMPED "HUITT-ZOLLARS"
- IRS ○ 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP, STAMPED "HUITT-ZOLLARS"
- ⊗ PROPERTY LINE
- SUBJECT PARCEL LINE
- TEMPORARY CONSTRUCTION ESMT
- PROPERTY LINE
- EXISTING EASEMENT
- SURVEY LINE
- D.P.R.R.C.T. DEED RECORDS, ROCKWALL CO. TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL CO. TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL CO. TX

**ABBREVIATIONS:**  
N.T.M.W.D. - NORTH TEXAS MUNICIPAL WATER DISTRICT



<b>NORTH TEXAS MUNICIPAL WATER DISTRICT</b> 501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098		
<b>BUFFALO CREEK INTERCEPTOR SYSTEM</b> <b>BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I</b>		
PARCEL NO. 18	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY E. TEAL SURVEY, ABSTRACT NO 207		LOCATION ROCKWALL COUNTY, TEXAS
TRACT OWNER: Heath Crossing Homeowners Association, Inc.		PARENT DEED INST # 20210000004766, O.P.R.R.C.T.
PARENT TRACT ACREAGE 16.593 AC.	PERM. EASEMENT ACREAGE 2.416 AC.	TEMP. EASEMENT ACREAGE 0.8219 AC.
DWG: Buffalo Creek Sewer Esmt(18)	DRAWN BY DE	SCALE: 1"=100'
DATE 4/5/2021	CHECKED BY MP, MG	PAGE 4 OF 4
HUITT-ZOLLARS, INC. • 1717 MCKINNEY AVENUE, SUITE 1400 • DALLAS, TX 75202-1236 • PHONE (214)871-3311 • FAX (214)871-0757		





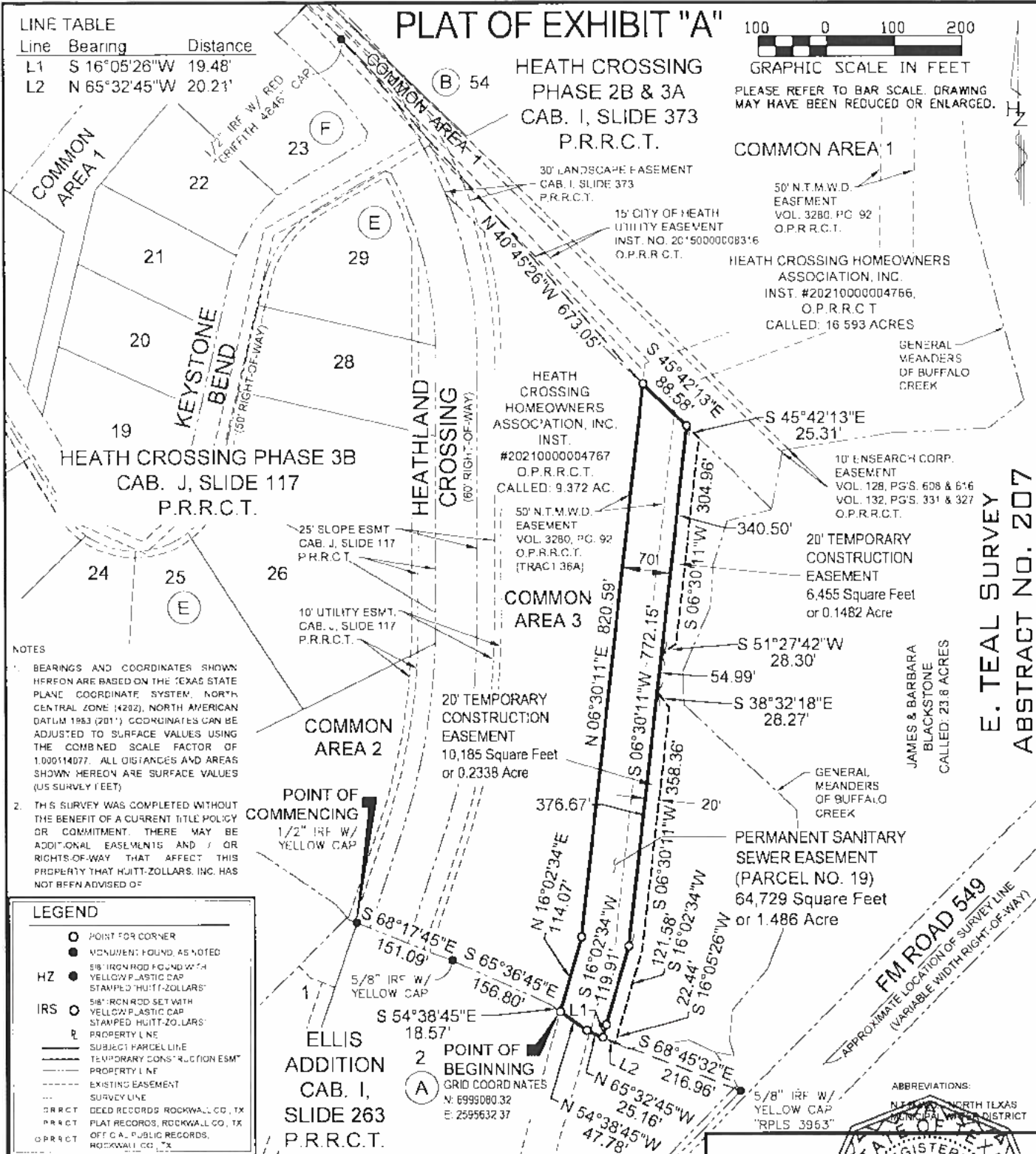
**LINE TABLE**

Line	Bearing	Distance
L1	S 16°05'26"W	19.48'
L2	N 65°32'45"W	20.21'

**PLAT OF EXHIBIT "A"**



GRAPHIC SCALE IN FEET  
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.



**NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4292), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SURFACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES (US SURVEY FEET).
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.

**LEGEND**

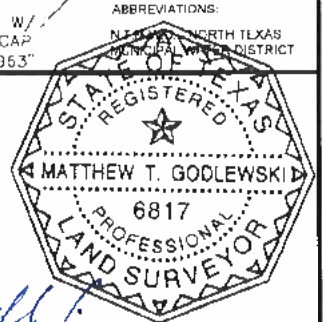
- POINT FOR CORNER
- MONUMENT FOUND AS NOTED
- 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- PROPERTY LINE
- SUBJECT PARCEL LINE
- TEMPORARY CONSTRUCTION ESMT
- PROPERTY LINE
- EXISTING EASEMENT
- SURVEY LINE
- PRR.C.T. DEED RECORDS, ROCKWALL CO., TX
- PRR.C.T. PLAT RECORDS, ROCKWALL CO., TX
- OPRR.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL CO., TX

**NORTH TEXAS MUNICIPAL WATER DISTRICT**

501 EAST BROWN ST. • P.O. BOX 2408 • WYLIE, TX 75098

**BUFFALO CREEK INTERCEPTOR SYSTEM  
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I**

PARCEL NO. 19	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085-01
SURVEY: E. TEAL SURVEY, ABSTRACT NO. 207	LOCATION: ROCKWALL COUNTY, TEXAS	
TRACT OWNER: Heath Crossing Homeowners Association, Inc.	PARENT DEED: INST. #2021000004767, O.P.R.R.C.T.	
PARENT TRACT ACREAGE: 9.372 AC	PERM. EASEMENT ACREAGE: 1.486 AC.	TEMP. EASEMENT ACREAGE: 0.3820 AC.
DWG: Buffalo Creek Sewer Esmt(19)	DRAWN BY: DE	SCALE: 1"=100'
DATE: 4/5/2021	CHECKED BY: MP, MG	PAGE 4 OF 4



**E. TEAL SURVEY  
ABSTRACT NO. 207**

JAMES & BARBARA  
BLACKSTONE  
CALLED: 23.8 ACRES

PERMANENT SANITARY  
SEWER EASEMENT  
(PARCEL NO. 19)  
64,729 Square Feet  
or 1.486 Acre

COMMON  
AREA 3

COMMON  
AREA 2

HEATH CROSSING PHASE 3B  
CAB. J, SLIDE 117  
P.R.R.C.T.

HEATH CROSSING  
PHASE 2B & 3A  
CAB. I, SLIDE 373  
P.R.R.C.T.

COMMON AREA 1

HEATH CROSSING HOMEOWNERS  
ASSOCIATION, INC.  
INST. #2021000004766,  
O.P.R.R.C.T.  
CALLED: 16.593 ACRES

10' EASEMENT CORP.  
EASEMENT  
VOL. 128, PG'S. 608 & 616  
VOL. 132, PG'S. 331 & 327  
O.P.R.R.C.T.

20' TEMPORARY  
CONSTRUCTION  
EASEMENT  
6,455 Square Feet  
or 0.1482 Acre

GENERAL  
MEANDERS  
OF BUFFALO  
CREEK

HEATHLAND  
CROSSING  
(60' RIGHT-OF-WAY)

KEYSTONE  
BEND  
(50' RIGHT-OF-WAY)

COMMON  
AREA 1

GENERAL  
MEANDERS  
OF BUFFALO  
CREEK

ABBREVIATIONS:  
N.T.M.W.D. NORTH TEXAS  
MUNICIPAL WATER DISTRICT