

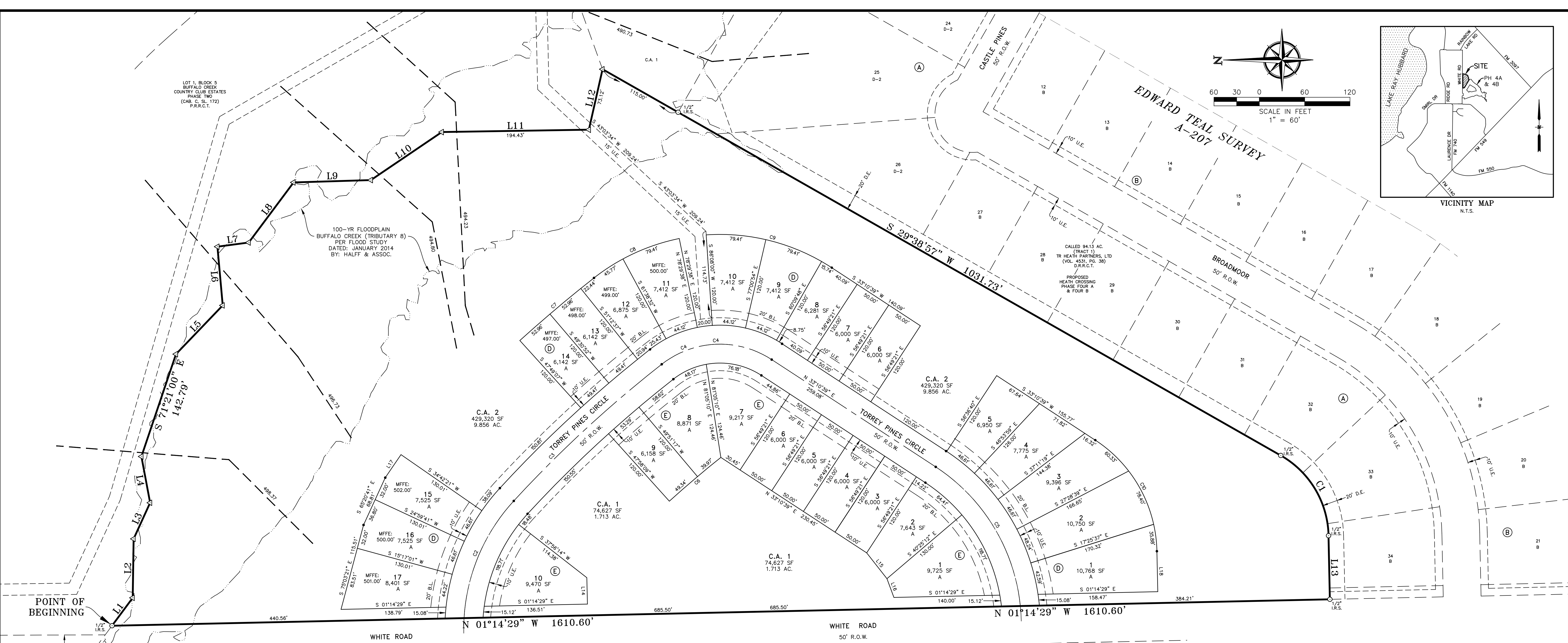
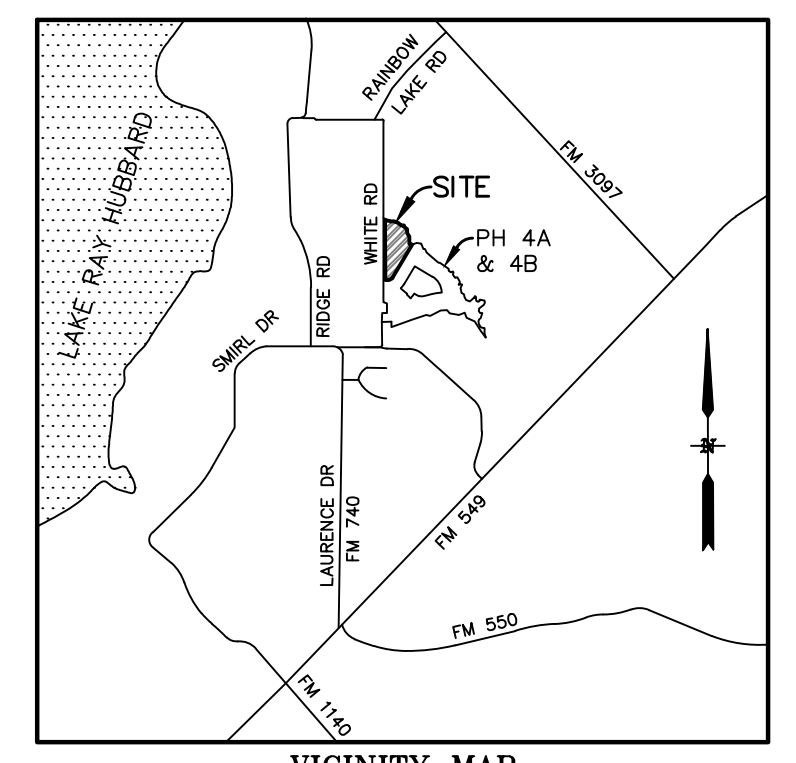
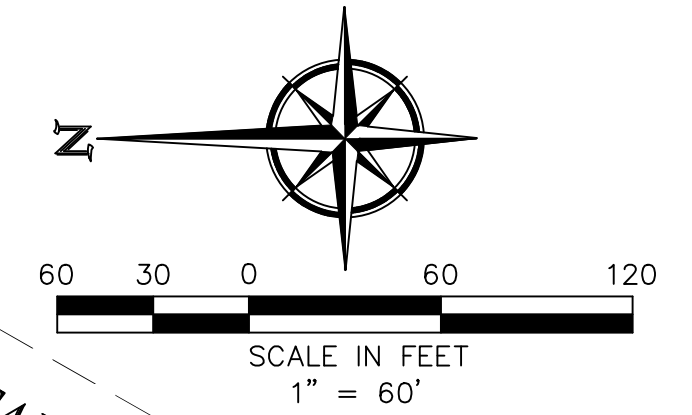
LOT 1, BLOCK 5  
BUFFALO CREEK  
COUNTRY CLUB ESTATES  
PHASE TWO  
(CAB. C. S.L. 172)  
P.R.R.C.T.

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

CALLED 171,275 AC.  
B.C. 0047 & LIMITED  
(VOL. 4629, PG. 320)  
D.R.R.C.T.

CALLED 171,275 AC.  
B.C. 0047 & LIMITED  
(VOL. 4629, PG. 320)  
D.R.R.C.T.

GOLF COURSE TRACT  
BUFFALO CREEK  
COUNTRY CLUB ESTATES  
PHASE 1  
(CAB. B. S.L. 174)  
P.R.R.C.T.

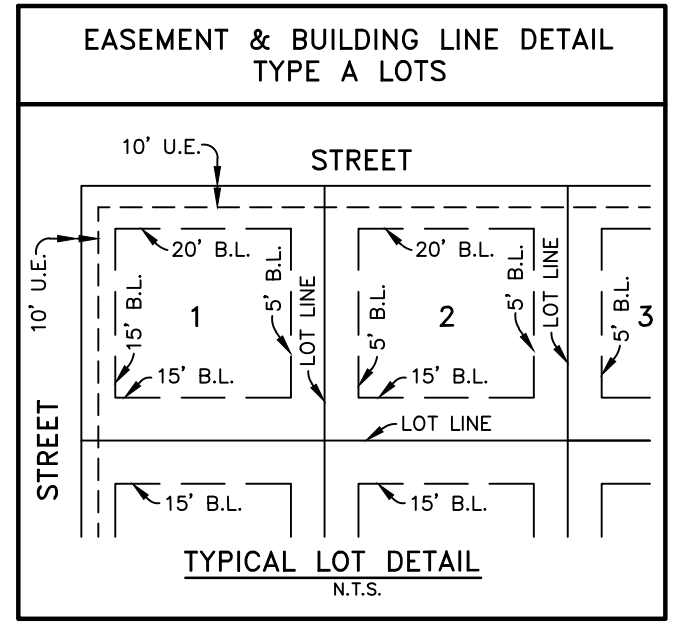


NOTES:

- 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.
- 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.
- The Common Area tracts and the Flood Plain tracts will be owned and maintained by the Homeowners Association.
- The retaining walls and trails located within the Common Area tracts will be maintained by the Homeowners Association. Retaining walls located within residential lots will be maintained by the lot owner.
- All Landscape Easements will be maintained by Homeowners Association.
- 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, 2006, 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.
- 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

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

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



LEGEND	
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
I.R.F.	IRON ROD FOUND
C.A.	COMMON AREA
L.S.E.	LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
S.E.	SLOPE EASEMENT
F.P.E.	FLOODPLAIN EASEMENT
MFFE	MINIMUM FINISHED FLOOD ELEVATION
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
△	INDICATES POINT IN CREEK

27 RESIDENTIAL LOTS  
2 COMMON AREA TRACTS

LAND SURVEYOR  
**O'NEAL SURVEYING COMPANY**  
3111 COLE AVE., STE. 103  
DALLAS, TX 75204  
TBPLS Firm No. 10194132 JOB NO. 19098  
daniel.oneal@onealsurveying.com  
(903) 804-2891

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

FINAL PLAT  
**HEATH CROSSING**  
PHASE FIVE  
17.483 ACRES  
SITUATED IN THE  
EDWARD TEAL SURVEY, ABST. NO. 207  
CITY OF HEATH, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYILE, TX 75098  
(972) 941-8400 FAX (972) 941-8401