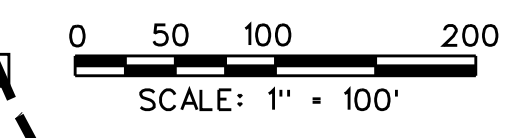
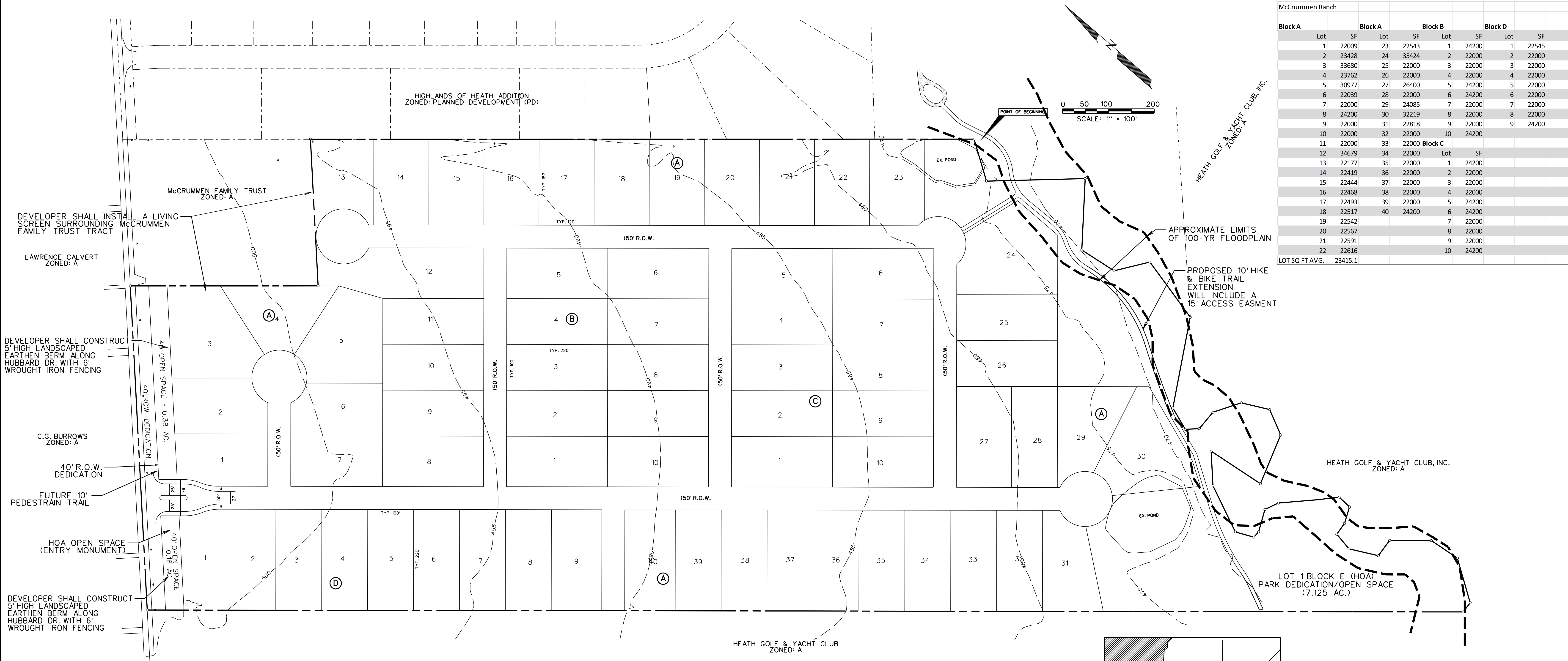


McCrummen Ranch							
Block A		Block A		Block B		Block D	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	22009	23	22543	1	24200	1	22545
2	23428	24	35424	2	22000	2	22000
3	33680	25	22000	3	22000	3	22000
4	23762	26	22000	4	22000	4	22000
5	30977	27	26400	5	24200	5	22000
6	22039	28	22000	6	24200	6	22000
7	22000	29	24085	7	22000	7	22000
8	24200	30	32219	8	22000	8	22000
9	22000	31	22818	9	22000	9	24200
10	22000	32	22000	10	24200		
11	22000	33	22000	Block C			
12	34679	34	22000	Lot	SF		
13	22177	35	22000	1	24200		
14	22419	36	22000	2	22000		
15	22444	37	22000	3	22000		
16	22468	38	22000	4	22000		
17	22493	39	22000	5	24200		
18	22517	40	24200	6	24200		
19	22542			7	22000		
20	22567			8	22000		
21	22591			9	22000		
22	22616			10	24200		
LOT SQ.FT.AVG.		23415.1					



**LEGAL DESCRIPTION**  
 BEING a part of land out of the JOSHUA CANTER SURVEY, ABSTRACT NO. 53, and being all of the First and Second Tracts, and part of the Third Tract of land conveyed to McCrummen Partners, L.P. by James B. McCrummen as recorded in Volume 1054, Page 117, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner on the south line of the Highlands of Heath, an addition to the City of Heath, as described in Volume , Page , of the Map Records of Rockwall County, Texas;

THENCE South 40 degrees 57 minutes 09 East, along said south line, a distance of 1445.42 feet to a point in the center of Rush Creek;

THENCE in a Southerly direction, along the center of Rush Creek as follows:  
 South 32 degrees 54 minutes 30 seconds West, a distance of 94.73 feet;  
 South 42 degrees 19 minutes 09 seconds East, a distance of 214.64 feet;  
 South 51 degrees 57 minutes 31 seconds West, a distance of 155.03 feet;  
 South 08 degrees 27 minutes 33 seconds East, a distance of 85.03 feet;  
 South 54 degrees 51 minutes 44 seconds West, a distance of 79.35 feet;  
 South 11 degrees 48 minutes 02 seconds West, a distance of 82.40 feet;  
 South 61 degrees 21 minutes 00 seconds West, a distance of 179.81 feet;  
 South 11 degrees 37 minutes 00 seconds West, a distance of 80.80 feet;  
 South 79 degrees 46 minutes 00 seconds East, a distance of 90.29 feet;  
 South 26 degrees 43 minutes 00 seconds East, a distance of 109.79 feet;  
 South 65 degrees 52 minutes 00 seconds West, a distance of 147.01 feet;  
 North 10 degrees 29 minutes 00 seconds West, a distance of 106.61 feet;  
 South 32 degrees 35 minutes 15 seconds West, a distance of 164.79 feet;  
 South 69 degrees 17 minutes 00 seconds East, a distance of 87.00 feet;  
 South 43 degrees 49 minutes 00 seconds East, a distance of 128.20 feet;  
 South 41 degrees 04 minutes 00 seconds West, a distance of 80.10 feet;  
 South 32 degrees 48 minutes 00 seconds East, a distance of 245.40 feet;  
 South 31 degrees 41 minutes 00 seconds West, a distance of 124.50 feet;

THENCE North 40 degrees 57 minutes 00 seconds West, departing said center of Rush Creek and along the southwest line of said First Tract, a distance of 2866.40 feet to a point in the center of a Hubbard Road for corner;

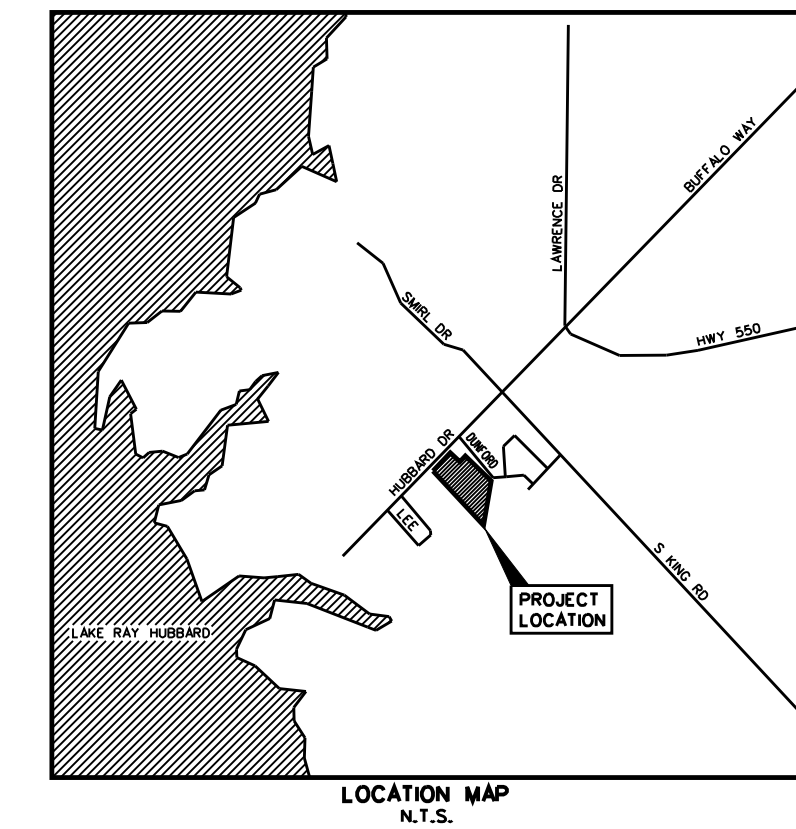
THENCE North 45 degrees 58 minutes 05 seconds East, along the center of said Hubbard Road, a distance of 706.80 feet to a point for corner;

THENCE South 40 degrees 57 minutes 00 seconds East, departing said center of Hubbard Road, a distance of 409.22 feet to a point for corner;

THENCE North 45 degrees 58 minutes 05 seconds East, a distance of 319.83 to the POINT OF BEGINNING and CONTAINING 52.00 acres of land, more or less.

SITE DATA SUMMARY TABLE	
<b>SITE DATA:</b>	
EXISTING ZONING:	PD
PROPOSED ZONING:	PD
TOTAL ACREAGE:	52.003
APPROX. FLOODPLAIN ACREAGE:	7.125
PROPOSED NO. OF DWELLING UNITS:	69
PROPOSED DENSITY (GROSS):	1.32 LOTS/ACRE
HOA OPEN SPACE AREA:	7.701 AC.
<b>LOT DATA:</b>	
MIN. LOT AREA:	22,000 MIN.
MAX. LOT COVERAGE:	35%
MIN. LOT WIDTH:	90'
(Ø BUILDING LINE)	
MIN. LOT DEPTH:	175'
MIN. FRONT YD SETBACK:	30'
MIN. REAR YD SETBACK:	25'
MIN. SIDE YD (INTERNAL):	15'
MIN. SIDE YD (STREET):	30'
MAX. BLDG. HEIGHT:	35'

NOTE: THE DEVELOPER SHALL BUILD THE HIKE & BIKE TRAIL AS SHOWN IN LIEU OF PAYMENT OF PARK FEES.



**Homeowners Association and Covenants to be imposed on the property**  
 Upon completion of the project the applicant shall form a Homeowners Association (HOA) for which membership shall be mandatory for all property owners within McCrummen Ranch. This HOA shall be responsible for the management and maintenance of all common areas including the entry monument, screening wall and any common landscaping installed. The Applicant shall also require that any homes built in the subdivision comply with certain Codes, Covenants and Restrictions (CCRs) pertaining to the maintenance and appearance of homes. The elevations of all homes to be built on the property must be approved by an architectural compliance committee prior to construction.

The applicant intends for the proposed development to meet all the requirements of base zoning district SF-22.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THIS CONCEPT PLAN IS PRELIMINARY IN NATURE AND IS TO BE USED FOR PLANNING PURPOSES ONLY.

# CONCEPT PLAN

## McCRUMMEN RANCH

### 52.003 ACRE TRACT

IN THE  
 CITY OF HEATH  
 ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:  
 SKORBURG COMPANY  
 8214 WESTCHESTER, SUITE 710  
 DALLAS, TEXAS 75225

ENGINEER/SURVEYOR:  
 CORWIN ENGINEERING, INC.  
 ALLEN, TEXAS 75013  
 200 W. BELMONT, SUITE E  
 972-396-1200

SUBMITTAL DATE: JUNE 13, 2013 SCALE: 1"=100'