



VICINITY MAP



LEGEND

- PEDESTRIAN ACCESS
- WATER FEATURE
- GREEN SPACE
- RESIDENTIAL
- COMMERCIAL

NOTE:
ARCHITECTURAL ELEMENTS SHALL BE PROVIDED ON LOTS 3-6 BUILDING WALLS VISIBLE FROM FM 740 ROW

METES AND BOUNDS DESCRIPTION
DALE TRACT

BEING A TRACT SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF HEATH, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO MARY WILSON BY DEED RECORDED IN VOLUME 750, PAGE 53 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF F.M. ROAD 740, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BANK UNITED BY DEED RECORDED IN VOLUME 2043, PAGE 17, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 84 DEGREES 38 MINUTES 12 SECONDS WEST, LEAVING THE WEST LINE OF F.M. ROAD 740, A DISTANCE OF 225.60 FORM T-7: COMMITMENT FOR TITLE INSURANCE REV (1/3/2014) FEET TO A FENCE POST FOR CORNER;

THENCE SOUTH 06 DEGREES 10 MINUTES 12 SECONDS EAST, A DISTANCE OF 42.37 FEET TO A 112 INCH IRON ROD FOUND FOR CORNER; THENCE SOUTH 85 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 85.85 FEET TO A 112 INCH IRON ROD SET FOR CORNER; THENCE NORTH 04 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 267.31 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE SOUTH 85 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF 382.67 FEET TO A 112 INCH IRON ROD SET FOR CORNER; THENCE SOUTH 04 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 120.0 FEET TO A 112 INCH IRON ROD SET FOR CORNER; THENCE SOUTH 85 DEGREES 26 MINUTES 36 SECONDS WEST, A DISTANCE OF 292.2 FEET TO A 112 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 75 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 351.29 FEET TO A 112 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID WILSON TRACT;

THENCE SOUTH 85 DEGREES 47 MINUTES 01 SECONDS WEST ALONG A SOUTH LINE OF SAID TRACT, A DISTANCE OF 299.51 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAME;

THENCE NORTH 03 DEGREES 46 MINUTES 23 SECONDS WEST, 295.34 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT;

THENCE NORTH 85 DEGREES 26 MINUTES 36 SECONDS EAST, (DIRECTIONAL CONTROL) A DISTANCE OF 1623.44 FEET TO A 112 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF FM 740 AND BRING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 10 MINUTES 34 SECONDS AND A RADIUS OF 8851.42 FEET AND A CHORD BEARING OF SOUTH 05 DEGREES 37 MINUTES 17 SECONDS EAST, 181.69 FEET;

THENCE ALONG SAID CURVE AND SAID WEST LINE AN ARC LENGTH OF 181.69 FEET TO A 112 INCH IRON ROD SET FOR CORNER, THE END OF SAID CURVE;

THENCE SOUTH 05 DEGREES 35 MINUTES 17 SECONDS EAST CONTINUING ALONG SAID WEST LINE, 159.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.31 ACRES OR 405,815 SQUARE FEET OF LAND, TRACT 2:

AS THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF HEATH, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 13.50 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM MARVIN D. COLLINS, MARRIANNE COLLINS AND LOUCIUS COLLINS TO MARIE WILSON, DATED DECEMBER 18, 1992 AND BEING RECORDED IN VOLUME 750, PAGE 53 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN A DEED TO RIVERSTONE DEVELOPMENT CORP. AS RECORDED IN VOLUME 3617, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTH MOST SOUTHWEST CORNER OF SAID 13.50 ACRES TRACT OF LAND; THENCE N. 49 DEG. 58 MIN. 59 SEC. W. A DISTANCE OF 127.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE N. 76 DEG. 00 MIN. 35 SEC. E. A DISTANCE OF 351.64 FEET TO A 112" IRON ROD FOUND FOR CORNER; THENCE N. 85 DEG. 24 MIN. 48 SEC. E. A DISTANCE OF 292.14 FEET TO A 112" IRON ROD FOUND FOR CORNER; THENCE N. 04 DEG. 39 MIN. 48 SEC. W. A DISTANCE OF 120.07 FEET TO A 112" IRON ROD FOUND FOR CORNER; THENCE N. 85 DEG. 25 MIN. 18 SEC. E. A DISTANCE OF 382.69 FEET TO A 112" IRON ROD FOUND FOR CORNER;

THENCE S. 04 DEG. 48 MIN. 10 SEC. E. A DISTANCE OF 267.41 FEET TO A 112" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF FORM T-7: COMMITMENT FOR TIDE INSURANCE REV (1/3/2014) SAID 13.50 ACRES TRACT;

THENCE S. 85 DEG. 26 MIN. 36 SEC. W. (CONTROLLING BEARING LINE), A DISTANCE OF 931.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.19 ACRES OF LAND, MORE OR LESS.

RECORD OWNERS: JIMMY F. DALE & KAY DALE 446 BARNES BRIDGE ROAD SUNNYVALE, TX 75182-9110	SUBDIVIDER/DEVELOPER: DOUBLE EAGLE PROPERTIES LLC 7218 LAKEWOOD BLVD DALLAS, TX 75214	ENGINEER: CARNEY ENGINEERING, PLLC 4588 HINTON DR. PLANO, TX 75024
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PLANNED DEVELOPMENT AREA
±14.3 ACRES

REVISIONS

HEATH TOWNE VILLAGE
FM 740
HEATH, TEXAS

PLANNED DEVELOPMENT
CONCEPT PLAN

CARNEY ENGINEERING COMPANY
4588 Hinton Dr.
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

T. CRAIG CARNEY
55714
REGISTERED PROFESSIONAL ENGINEER

08/06/19
TYPE FIRM REGISTRATION NO. F-5033

DRAWN BY:	TCP
CHECKED BY:	JAH
ISSUE DATE:	07-10-2015
SCALE:	1" = 100'
PROJECT NO.:	2068-045

SHEET
C-1