



$\Delta=2'43'07''$   
 $R=279.62'$   
 $T=6.64'$   
 $L=13.27'$   
 $CH=N52'53'27''W$   
 $13.27'$



LINE	DIRECTION	LENGTH
1	S 71°44'43" E	25.00'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
G1	51°25'27"	225.00'	12.53'	25.03'	S17°08'14"E	25.03'

REPEAT OF LAMBERTH ADDITION  
 AND HEATHRIDGE ESTATES  
 CALCULATIONS FOR NUMBER OF LOTS  
 TOTAL AREA 1,202,205 S.F. 27.60 AC.  
 LESS 25% OF FLOOD PLAIN 25,294 S.F. 0.58 AC.  
 AREA FOR LOT NO. CALCULATION 1,176,911 S.F. 27.02 AC.  
 27 LOTS ALLOWABLE  
 25 LOTS TOTAL  
 1.08 ACRES PER LOT

Owner:  
 PNEUMA VENTURES, LTD.  
 504 Swift Road  
 Heath, Texas  
 (972) 545-1498

Owner:  
 KEVIN D. LAMBERTH  
 306 Summit Road  
 Heath, Texas  
 PHONE# 77

Surveyor:  
 MADDOX SURVEYING  
 P.O. Box 2109  
 Piquette, Texas 75126  
 (972) 544-6416

SITUATED IN THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 & THE  
 J.O. HEATH SURVEY, ABSTRACT NO. 116  
 IN THE  
 CITY OF HEATH, ROCKWALL COUNTY, TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY P.L. NO. 80702, 1-186, ON OCTOBER 20, 2013.

DOUPHRADE & ASSOCIATES, INC.  
 CONSULTING • SURVEYING  
 2585 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT - DEVELOPMENT PLAN  
 FOR  
 PNEUMA VENTURES, LTD.  
 CITY OF HEATH  
 ROCKWALL COUNTY, TEXAS

CONCEPT - DEVELOPMENT PLAN  
 RE-PLAT OF HEATHRIDGE ESTATES  
 PLAT AND RE-PLAT OF  
 ALL OF LOTS 5 AND 6, A PART OF LOT 7,  
 ALL OF LOT 8 AND ALL OF LOT 9  
 OF HEATHRIDGE ESTATES  
 AND  
 PART OF LOT 1, LAMBERTH ADDITION  
 AND  
 PART OF 16.310 AC. KEVIN D. LAMBERTH TRACT  
 AND  
 ALL OF 1.88 ACRE PNEUMA VENTURES, LTD. TRACT

REVISION:	WLD
CHECKED:	GCW
DRAWN:	OCT, 2013
DATE:	1930
PROJECT:	1 OF 1