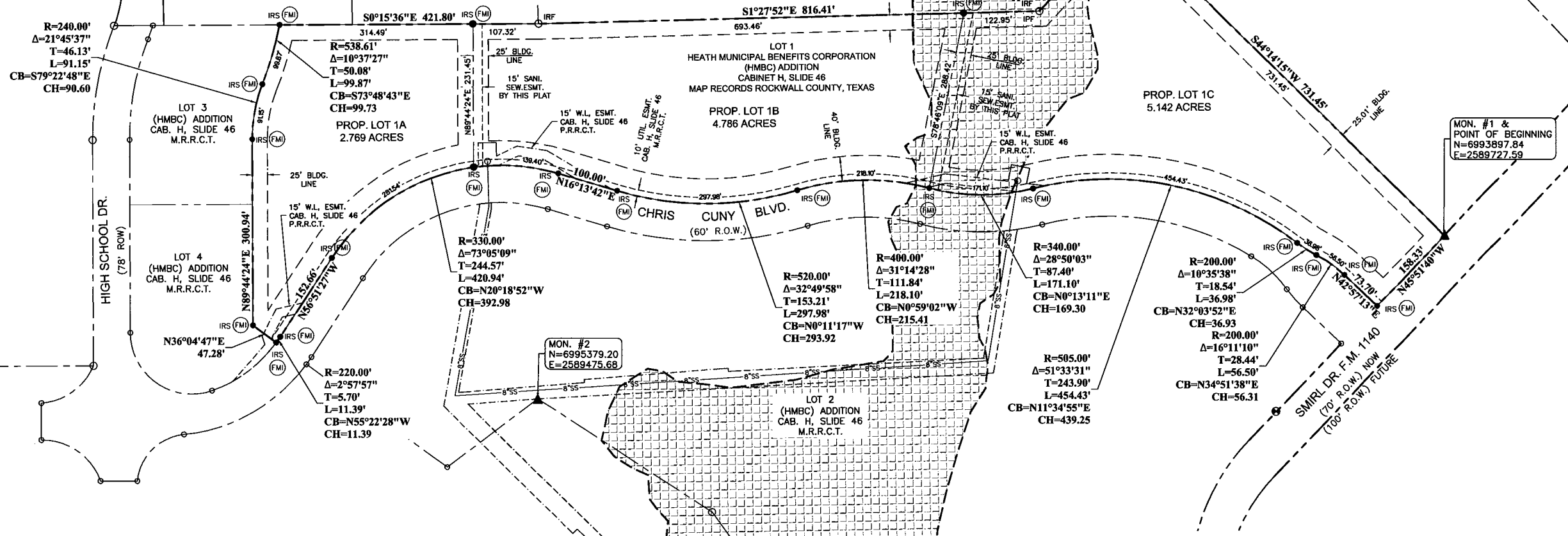


VICINITY MAP
SCALE: 1"=3,000'

NOTES:

1. ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED IN VOLUME 3608, PAGE 191, DEED RECORDS, ROCKWALL COUNTY, TEXAS.
2. VARIOUS FENCES THAT CROSS SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABTRACTOR. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON SUBJECT PROPERTY.
4. THIS BOUNDARY LINE SHOWN HEREON HAS BEEN ADJUSTED TO THE ADJOINING TRACTS AS MONUMENTED AND FENCED. NO ADJOINING DEEDS WERE RESEARCHED OR COMPARED TO THE 12.697 ACRE LOT 1.
5. CURRENT ZONING AGRICULTURE.
6. 100 YR FLOODPLAIN SHOWN IS BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FIRM MAP NUMBER 48397C0105L, EFFECTIVE DATE SEPTEMBER 26, 2008, PANEL 105 OF 145, COMMUNITY PANEL NO. 480545 FOR ROCKWALL COUNTY; DALLAS, CITY OF HEATH, CITY OF MCLENDON-CHISHOLM, CITY OF ROCKWALL, CITY, TEXAS. THE AREAS INDICATED HEREIN AS 100-YEAR FLOOD PLAIN ARE CLASSIFIED AS WITHIN ZONE A.



LEGEND

- IRS (FM) 5/8" IRON ROD SET W/ A YELLOW PLASTIC CAP STAMPED FMI
- IRFO 5/8" IRON ROD FOUND W/ A YELLOW CAP STAMPED CARTER BURGESS
- IRFO 5/8" IRON ROD FOUND W/ A YELLOW CAP STAMPED JBI
- IRFO IRON ROD FOUND
- CIRFO CAPPED IRON ROD FOUND
- BOUNDARY & PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - PROPERTY LINE
- (18) SUBDIVISION BLOCK NUMBER
- N 45° W 0.50' BEARING & DISTANCE FROM PROPERTY CORNER TO IRON ROD FOUND
- - - RIGHT-OF-WAY DEDICATION
- - - SANITARY SEWER, UTILITY OR DRAINAGE EASEMENT
- - - WATER LINE EASEMENT
- - - N.T.M.W.D. WATER LINE ESMT
- - - FIRE LANE & ACCESS ESMT
- - - TRINITY VALLEY ELECTRIC CO. ESMT

CITY OF HEATH & HEATH MUNICIPAL
BENEFITS CORPORATION (HMBC)
ADDITION

REPLAT LOT 1 12.697 ACRE TRACT

OUT OF THE
EDWARD TEAL SURVEY, ABST. No. 207
IN THE CITY OF
HEATH, ROCKWALL COUNTY, TEXAS

OWNER
CITY OF HEATH & HEATH MBC
200 LAURENCE DRIVE HEATH, TEXAS 75032
972.771.6228

PREPARED BY:

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

12160 N. ABRAMS RD., SUITE 508 DALLAS, TX 75243 PH: 214.503.0555
TEXAS ENGINEERING FIRM REGISTRATION NO. 2827

SCALE: 1"=100' - PROJ. #08113 - DATE: 04.15.14 - SHEET: 1/2

ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON
ARE PER DEED RECORDED IN VOLUME 3608, PAGE 191,
DEED RECORDS, ROCKWALL COUNTY, TEXAS.

LEGAL DESCRIPTION
CITY OF HEATH - 12.697 ACRES, LOT 1

Being a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County Texas and being all of Lot 1 of the Addition as recorded in Cabinet H Slide 46 of the Map Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 4" Concrete Monument No. 1 in the northeast right-of-way line of F.M. 1140 (ROW) (70 foot right-of-way at this point), said point being the most southern corner of said Lot 1 and the mostwesterly corner of a 6.0 acre tract conveyed to First Methodist Church of Heath, recorded in Volume 169, Page 739 Deed Records Rockwall County, Texas, said point having grid coordinates of N=6993897.84, E=2589727.59;

THENCE North 45° 51' 40" West along said ROW line of F.M. 1140 a distance of 158.33 feet to an iron rod with a yellow plastic cap stamped FMI found for corner in the east ROW line of Cris Cuny Boulevard;

THENCE North 42° 57' 13" East departing F.M. 1140 a distance of 73.70 feet to an iron rod with a yellow plastic cap stamped FMI found along said west ROW line to the beginning of a tangential curve,
Said curve turning to the left having a central angle of 16° 11' 10", a radius of 200.00 feet, and whose long chord bears North 34° 51' 38" East with a chord length of 56.31 feet, for an arc distance of 56.50 feet to an iron rod with a yellow plastic cap stamped FMI found and the beginning of a non-tangential curve.
Said curve turning to the right having a central angle of 10° 35' 38", a radius of 200.00 feet, and whose long chord bears North 32° 03' 52" East with a chord length of 36.93 feet, for an arc distance of 36.98 feet to an iron rod with a yellow plastic cap stamped FMI found and the beginning of a non-tangential curve.
Said curve turning to the left having a central angle of 51° 33' 31", a radius of 505.00 feet, and whose long chord bears North 11° 34' 55" East with a chord length of 439.25 feet, for an arc distance of 454.43 feet to an iron rod with a yellow plastic cap stamped FMI found and the beginning of a non-tangential curve.
Said curve turning to the right having a central angle of 28° 50' 03", a radius of 340.00 feet, and whose long chord bears North 00° 13' 11" East with a chord length of 169.30 feet, for an arc distance of 171.10 feet to an iron rod with a yellow plastic cap stamped FMI found and the beginning of a non-tangential curve.
Said curve turning to the left having a central angle of 31° 14' 28", a radius of 400.00 feet, and whose long chord bears North 00° 59' 02" West with a chord length of 215.41 feet, for an arc distance of 218.10 feet to an iron rod with a yellow plastic cap stamped FMI found and the beginning of a non-tangential curve.
Said curve turning to the right having a central angle of 32° 49' 58", a radius of 520.00 feet, and whose long chord bears North 00° 11' 17" East with a chord length of 293.92 feet, for an arc distance of 297.98 feet to an iron rod with a yellow plastic cap stamped FMI found for corner;

THENCE North 16° 13' 42" East continuing along said west ROW line of Cris Cuny Boulevard a distance of 100.00 feet to an iron rod with a yellow plastic cap stamped FMI found for corner and beginning of a tangential curve,

Said curve turning to the left having a central angle of 73° 05' 09", a radius of 330.00 feet, and whose long chord bears North 20° 18' 52" West with a chord length of 392.98 feet, for an arc distance of 420.94 feet to an iron rod with a yellow plastic cap stamped FMI found for corner;

THENCE North 56° 51' 27" West a distance of 152.66 feet to an iron rod with a yellow plastic cap stamped FMI found for corner and the beginning of a tangential curve,

Said curve turning to the right having a central angle of 02° 57' 57", a radius of 220.00 feet, and whose long chord bears North 55° 22' 28" West with a chord length of 11.39 feet, for an arc distance of 11.39 feet to an iron rod with a yellow plastic cap stamped FMI found for corner at the most westerly corner of Lot 1 and the most southerly corner of Lot 4;

THENCE North 36° 04' 47" East along the common line of said Lot 1 and Lot 4 a distance of 47.28 feet to an iron rod with a yellow plastic cap stamped FMI found for corner;

THENCE North 89° 44' 24" East continuing along said common line a distance of 300.94 feet to an iron rod with a yellow plastic cap stamped FMI found for corner and the beginning of a tangential curve,

Said curve turning to the right having a central angle of 21° 45' 37", a radius of 240.00 feet, and whose long chord bears South 79° 22' 48" East with a chord length of 90.60 feet, for an arc distance of 91.15 feet to an iron rod with a yellow plastic cap stamped FMI found for corner and the beginning of a non-tangential curve.
Said curve turning to the left having a central angle of 10° 37' 27", a radius of 538.61 feet, and whose long chord bears South 73° 48' 43" East with a chord length of 99.73 feet, for an arc distance of 99.87 feet to a point for corner at the southeast corner of said Lot 3 and the northeast corner of said Lot 1 said corner also being in the apparent west line of a 10.88 acre tract conveyed to Hawks Landing LLC recorded in Volume 5210, Page 1 Deed Records Rockwall County, Texas;

THENCE South 00° 15' 36" East along the apparent common line of said Lot 1 and said 10.88 acre tract and the west line of 8.56 acre and 7.75 acre tracts conveyed to Jimmy F. and Kay Dale recorded in Volume 5738, Page 139 Deed Records Rockwall County, Texas a distance of 421.80 feet to an iron rod found for corner at the apparent southwest corner of said Dale tract and the apparent northwest corner of a 11.27 acre tract conveyed to Hawks Landing, LLC recorded in Volume 5210, Page 1 Deed Records Rockwall County, Texas;

THENCE South 01° 27' 52" East continuing along the east line of said Lot 1 and the apparent west line of said 11.27 acre tract a distance of 816.41 feet to an iron rod found for a corner;

THENCE South 46° 46' 41" East continuing along said common line said Lot 1 and said 11.27 acre tract a distance of 201.78 feet to an iron rod found for corner, said corner being the apparent north corner of said 6.0 acre First Unried Methodist Church of Heath;

THENCE South 44° 14' 15" West continuing along the apparent common line said Lot 1 and said 6.0 acre tract a distance of 731.46 feet to the POINT OF BEGINNING and containing 12.697 acres, more or less.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That the City of Heath, acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein described property as Heath Municipal Benefits Corporation Addition Replat Lot 1, an addition to the City of Heath, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Heath. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the some unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Heath's use thereof. The City of Heath and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Heath and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Heath, Texas

WITNESS, my hand, this _____ day of _____, 2014.

CITY OF HEATH

By: _____
Lorne Liechty, Mayor

THE STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lorne Liechty, Mayor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

My commission expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry J. Freeman, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Heath.

Larry J. Freeman
Registered Professional Land Surveyor No. 3239



THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Larry J. Freeman, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas



My commission expires on:

APPROVAL BLOCK

FINAL PLAT

Approved by the City of Heath for filing at the offices of the County Clerk of Rockwall County, Texas.

APPROVED BY: Planning and Zoning Commission
City of Heath, Texas

Signature of Chairman Date

APPROVED BY: City Council
City of Heath, Texas

Signature of Mayor

ATTEST:

City Secretary Date

CITY OF HEATH & HEATH MUNICIPAL
BENEFITS CORPORATION (HMBC)
ADDITION

REPLAT LOT 1
12.697 ACRE TRACT

OUT OF THE
EDWARD TEAL SURVEY, ABST. No. 207
IN THE CITY OF
HEATH, ROCKWALL COUNTY, TEXAS

OWNER
CITY OF HEATH & HEATH MBC
200 LAURENCE DRIVE, HEATH, TEXAS 75032
972.771.6228

PREPARED BY:

 **FREEMAN-MILLICAN, INC.**
ENGINEERS - ARCHITECTS - PLANNERS

12160 N. ABRAMS RD., SUITE 508 DALLAS, TX 75243 PH: 214.503.0555
TEXAS ENGINEERING FIRM REGISTRATION NO. 2627

PROJ. #08113 - DATE: 04.15.14 - SHEET: 2/2

ALL "DEED" BEARING AND DISTANCES SHOWN HEREON
ARE PER DEED RECORDED IN VOLUME 3608, PAGE 191,
DEED RECORDS, ROCKWALL COUNTY, TEXAS.