



FLOODPLAIN NOTE:
 By graphical plotting, the parcel described hereon does not within or in the vicinity of a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0105L, dated September 26, 2008, 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.

**PLANNED DEVELOPMENT DISTRICT
GROSS RESIDENTIAL DENSITY**

TOTAL AREA (acres)	TOTAL DWELLINGS	GROSS DENSITY (dwellings/acreage)
109.25	98	0.897

This Conceptual Plan was prepared under my supervision.
Todd D. Winters, PE
 State of Texas, Registration No. 87085

- NOTES:**
- The Common Area tracts will be owned and maintained by the Homeowner's Association.
 - The Landscape Easements along FM 549 and Rabbit Ridge Road will be maintained by the Homeowner's Association.
 - Lots 1-13, 20-21 & CA 3 will have a 25' fenced Natural Buffer for Landscape and Screening purposes. This area will be fenced on the south side with an existing fence. The developer will construct a 6' tubular steel fence along the 25' landscape easement. This fence will be maintained by the individual property owners.

**98 RESIDENTIAL LOTS
3 COMMON AREA TRACTS**

LAND SURVEYOR
CRIFFITH SURVEYING CO., LLC
 607 Avenue B
 Longview, TX 75773
 (903) 295-1560
 FAX (903) 295-1570

OWNER/DEVELOPER
TALUS DEVELOPMENT GROUP, LLC
 P.O. BOX 1067
 FORNEY, TEXAS 75126
 (214) 243-7039
 FAX (972) 564-6099

**CONCEPTUAL PLAN
RIDGE LAKES
109.25 ACRES**

SITUATED IN THE
**ANTONIO RODRIGUEZ SURVEY, ABST. NO. 231
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, WYLLIE, TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

LEGAL DESCRIPTION

BEING 109.25 acres of land situated in the Antonio Rodriguez survey, Abstract 231, City of Heath, Rockwall County, Texas and being all of that certain called 53.470 acre tract as conveyed to Robert C. and Maureen J. Lyon and recorded in Volume 1007, Page 292 of the Official Public Records of said county; and part of that certain called 58.08 acre tract of land conveyed to Allie Meagher Lee and recorded in Volume 67, Page 10, Deed Records of said county, said 109.25 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found for the East corner of the above referenced Lyon tract and at the intersection of the centerline of Rabbit Ridge Road with the centerline of Jeff Boyd Circle, from said 60d nail a 1/2 inch iron rod set for reference bears North 89°51'47" West, a distance of 42.38 feet;

THENCE South 45°04'03" West, a distance of 1692.14 feet with the Southeast boundary line of said Lyon tract and the centerline of Rabbit Ridge Road to a pk nail set for the South corner of said Lyon tract and the East corner of a called 4.9 acre tract as recorded in Volume 3661, Page 229 of said public records;

THENCE North 45°38'46" West with the Southwest boundary line of said Lyon tract and the Northeast boundary line of said 4.9 acre tract at a distance of 30 feet passing a 1/2 inch iron rod found for reference and later passing the North corner of said 4.9 acre tract and an East corner of a called 20.18 acre tract as recorded in Volume 6586, Page 171 of said public records and continuing a total distance of 1367.57 feet to a 1/2 inch iron rod found for the West corner of said Lyon tract and the South corner of the Allie Meagher Estate called 58.08 acre tract;

THENCE North 45°45'14" West with the Southwest boundary line of said Lee tract and the Northeast boundary line of said 20.18 acre tract, a distance of 1423.25 feet to the south corner of a called 2.192 acre tract of land conveyed to the State of Texas, recorded in Volume 77, Page 461 of said deed records, said corner being the south right-of-way line of FM 549;

THENCE North 45°30'01" East with the Southwest boundary line of said Texas tract and the Southeast right-of-way line of said FM 549, a distance of 1718.81 feet to the east corner of said 2.192 acre tract, said being in the centerline of Rabbit Ridge Road and in the Northeast boundary line of said Lee tract;

THENCE South 45°30'14" East, a distance of 1415.83 feet with the Northeast boundary line of said Lee tract and the centerline of Rabbit Ridge Road to a PK Nail set for the North corner of said Lyons tract and the East corner of said Lee tract;

THENCE South 44°47'37" East, a distance of 1362.34 feet with the Northeast boundary line of said Lyon tract and the centerline of Rabbit Ridge Road to the place of beginning and containing 109.25 acres of land.

DEVELOPMENT SUMMARY					
LOT TYPE	MIN. LOT AREA	LOT/TRACT QUANTITY	ACREAGE	% OF GROSS AREA	APPLICABLE ZONING CLASSIFICATION
A	43,560	33	38.12	34.89%	SF43
B	22,000	65	41.76	38.22%	SF22
RESIDENTIAL TOTAL		98	79.88	73.12%	
COMMON AREA		3	14.40	13.18%	CA
OPEN SPACE TOTAL			14.40	13.18%	
ROW		1	14.97	13.70%	ROW
GROSS TOTAL			109.25	100.00%	

Single Family Residential Regulations - Variances			
Characteristic	Single Family Residential Classification		
	A (SF-43)	B (SF-22)	
Minimum Lot Area	<i>43,000 sf</i>	43,560 sf	<i>43,000 sf</i>
Minimum Lot Width	<i>100</i>		<i>100</i>
Minimum Lot Depth	<i>175</i>		<i>175</i>
Minimum Front Setback	<i>30</i>		<i>30</i>
Minimum Side Setback - Internal Lot	<i>15</i>		<i>15</i>
Minimum Side Setback - Abutting Street	<i>30</i>		<i>30</i>
Minimum Rear Setback	<i>25</i>		<i>25</i>
Maximum Lot Coverage	<i>35%</i>		40%
Minimum Dwelling Area	<i>1,500 sf</i>		<i>1,500 sf</i>

*Variances are shown in Bold text *Existing Regulations are shown in Italic text
(All Lots will adhere to City of Heath Standards unless shown otherwise)

LAND USE SUMMARY	
DESCRIPTION	SIZE (AC)
RESIDENTIAL	79.88
ROW	14.97
COMMON AREA	14.40
TOTAL	109.25
AVERAGE LOT SIZE	0.82
SMALLEST LOT SIZE	0.51
LARGEST LOT SIZE	2.01
AVERAGE POPULATION	
NUMBER OF DWELLINGS	98
RESIDENTS PER DEWELLING	3.5
TOTAL RESIDENTS	343
POPULATION DENSITY	
RESIDENTS PER AC (NET)	4.29
RESIDENTS PER AC (GROSS)	3.14

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DATE: AUGUST 27, 2014

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