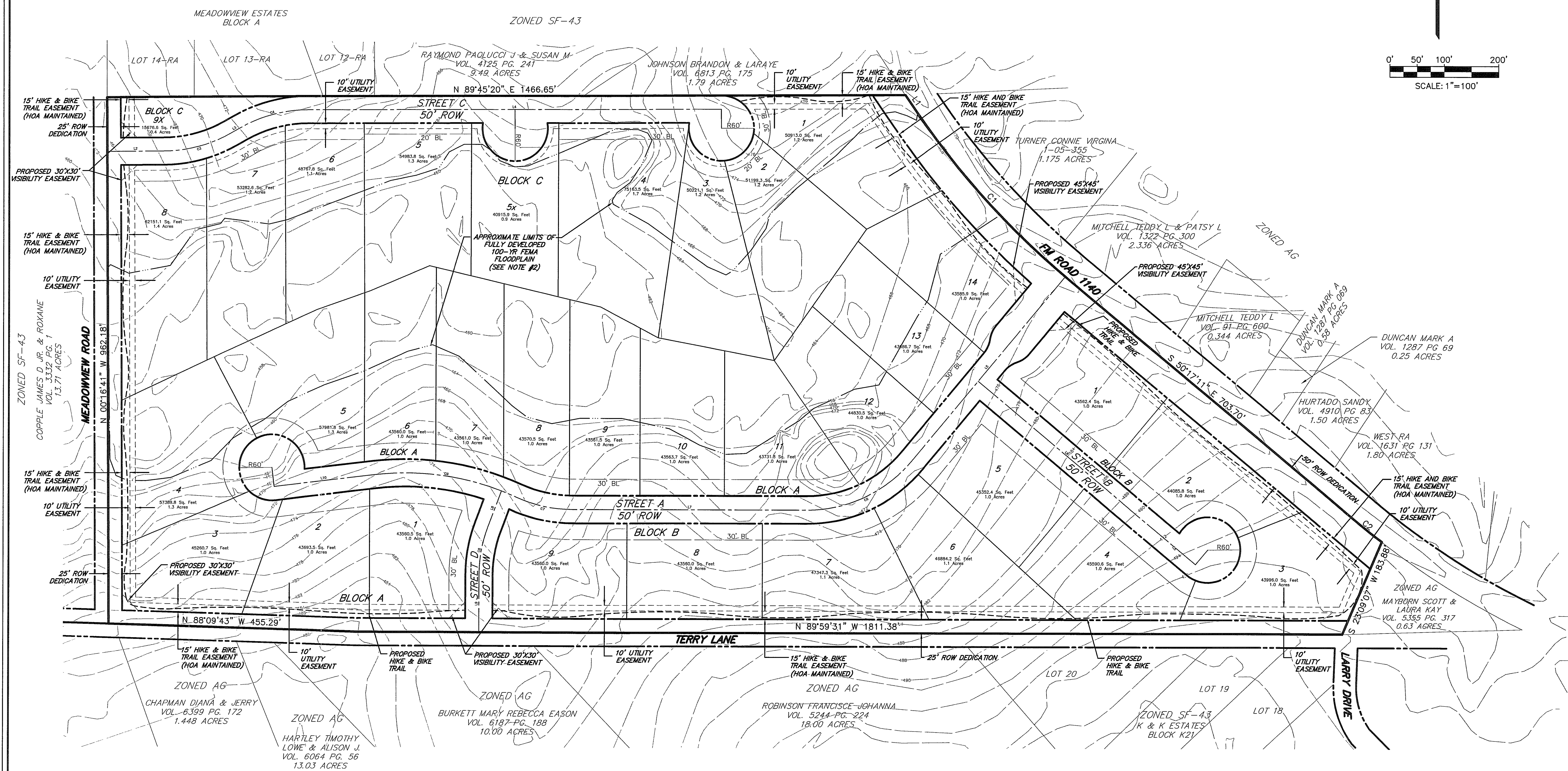
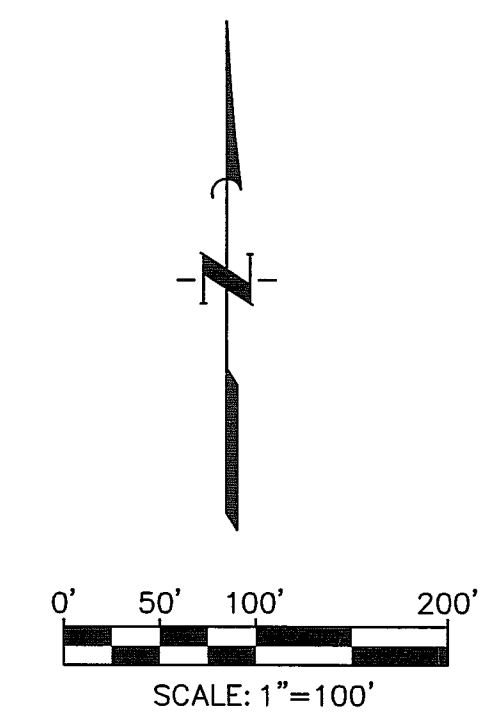


VICINITY MAP
N.T.S.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	409.97'	1472.69'	15°57'00"	N 42°18'41" W	408.64'
C2	49.12'	995.37'	2°49'38"	S 51°41'36" E	49.11'
C3	128.61'	250.00'	28°28'27"	S 75°01'06" W	127.19'
C4	128.61'	250.00'	28°28'27"	N 75°01'06" E	127.19'
C5	105.30'	250.00'	24°08'00"	S 38°13'07" E	104.52'
C6	218.86'	250.00'	50°09'32"	N 64°55'43" E	211.94'
C7	107.08'	255.00'	24°03'34"	S 77°57'44" E	106.29'
C8	90.79'	250.00'	20°48'28"	N 10°24'43" E	90.29'
C9	266.80'	495.00'	30°52'56"	S 81°22'25" E	263.58'

LINE	BEARING	DISTANCE
L1	N 34°20'11" W	38.69'
L2	S 89°45'20" W	103.74'
L3	S 60°16'53" W	20.91'
L4	S 89°45'20" W	780.41'
L5	N 39°50'57" E	438.21'
L6	S 50°17'07" W	418.30'
L7	S 89°59'31" E	432.27'
L8	N 20°48'57" E	69.50'
L9	N 00°00'29" E	104.10'
L10	N 83°11'07" E	184.32'

LEGAL DESCRIPTION

BEING All that certain lot, tract or parcel described in deed to Talmage Springer Richman as recorded in Volume 2066, Page 325 of the Deed Records of Rockwall County, Texas, and situated in Rockwall County, Texas, being a part of 495 1/4 acres of land patented to John O. Heath on July 31, 1860 by Patent No. 292, Volume 30, Abstract No. 116, and described by metes and bounds as follows:

BEGINNING at the Southwest corner of the Mayborn tract as recorded in Volume 5355, Page 317 D.R.R.C.T. and in the middle of Terry Lane and F.M. Road 1140, from which point is 1442 feet North 45 deg. West with survey line and 748 feet West with road line from the east corner of said J.O. Heath Survey;

THENCE N 89°59'31" W, along the centerline of Terry Lane a distance of 1811.38 feet to a point for corner;

THENCE N 88°09'43" W, a distance of 455.29 feet along the centerline to a point for corner of Terry Lane to the centerline of Meadowview Road;

THENCE N 00°16'41" W, a distance of 962.18 feet along the centerline of Meadowview Road to a point for corner at the Southwest corner of Meadowview Estates, Block A

THENCE N 89°45'20" E, along the fence line a distance of 1466.65 feet to a point for corner in the centerline of FM Road 1140;

THENCE along the centerline of FM Road 1140 the following courses:

S 34°20'11" E, a distance of 38.69 to a point of corner, said point also being tangent curve to the left having a central angle of 15°57'00", a radius of 1472.69 feet, and an arc length of 409.97;

Along said tangent curve to the left having a chord bearing and distance of S 42°18'41" E 408.65 feet to point of corner;

S 50°17'11" E, a distance of 703.70 feet to a point of corner, said point also being tangent curve to the left having a central angle of 02°49'38", a radius of 995.37 feet, and an arc length of 49.12 feet;

Along said tangent curve to the left having a chord bearing of S 51°41'36" E and a chord length of 49.12 feet to point of Northwest corner of said Mayborn tract;

THENCE S 23°09'07" W, along Mayborn tract, a distance of 183.88 feet to the POINT OF BEGINNING containing 43.61 acres of land more or less.

Notes:

- A Property Owners Association shall be created to maintain common screening walls, street landscaping, monument signage, irrigation and other common areas, including Block C lots 10x and 5x of the development. Documentation establishing such an association shall be submitted at the time of Final Plat.
- The floodplain shown is based on effective Flood Insurance Rate Map (FIRM) No. 48397C0105L dated September 25, 2008. According to the effective Flood Insurance Study No. 48397C01000A, dated September 25, 2008, the 100-year and 500-year floodplains shown on the FIRMs within the City of Heath are fully developed watershed floodplains.
- All proposed easements shown on this concept plan are preliminary and conceptual. All proposed easements will be subject to review & approval with the Final Plat.

Site Data

Existing Zoning	AG.
Proposed Zoning	PD
Total Acreage	43.61 Ac
Approx. Floodplain Acreage	14.08 Ac
75% Floodplain	10.56 Ac
Developable Acreage	40.14 Ac
Proposed No. of Dwelling Units	31
Proposed Density	1.29
Open Space Area	1.3 Ac
Average Lot Area	48,134.15 sf
Average Lot Area	1.11 Ac.

Lot Data

	SF-43	PD
Min. Lot Area	43,560 sf	43,560 sf
Min. Dwelling Unit Area	1,500	3,000 sf
Min. Lot Width @ BL	100'	90'
Min Lot Depth	175'	175'
Min Front Yard Setback	30'	30' Blocks A, B, & C 20' Block C Lots 2, 5
Min Rear Yard Setback	25'	25'
Min Side Yard-Internal	15'	15'
Min. Side Yard-Street	30'	30'
Min. Distance Between BLDG	15'	15'
Min. Driveway Length	30'	20'
Max. BLDG Coverage	35%	35%
Max BLDG Height	35'	35'
Min. Paved Off-street Parking	2	2
Cul-de-sac Length	600'	1,400'
Min. Cul-de-sac ROW Radius	R50'	R60'
Min. Pavement Width	29' B-B	31' B-B

James West
ENGINEERS SIGNATURE

7/21/14
DATE

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

CONCEPT PLAN
HUBBARD SPRINGS
BEING 43.61 ACRES
SITUATED IN THE
JOHN O. HEATH, ABSTRACT NO. 116
IN THE
CITY OF HEATH, ROCKWALL COUNTY, TEXAS
JULY 2014

31 SINGLE FAMILY RESIDENTIAL LOTS
2 OPEN SPACE

This document was prepared under 22 TAC 953.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
REGISTRATION NO. 100461-00

APPLICANT/OWNER:
ADVANCED REAL ESTATE & DEVELOPMENT
400 MULBURY LANE
FORSYTH, TEXAS 75126
PHONE: (972) 614-1186

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