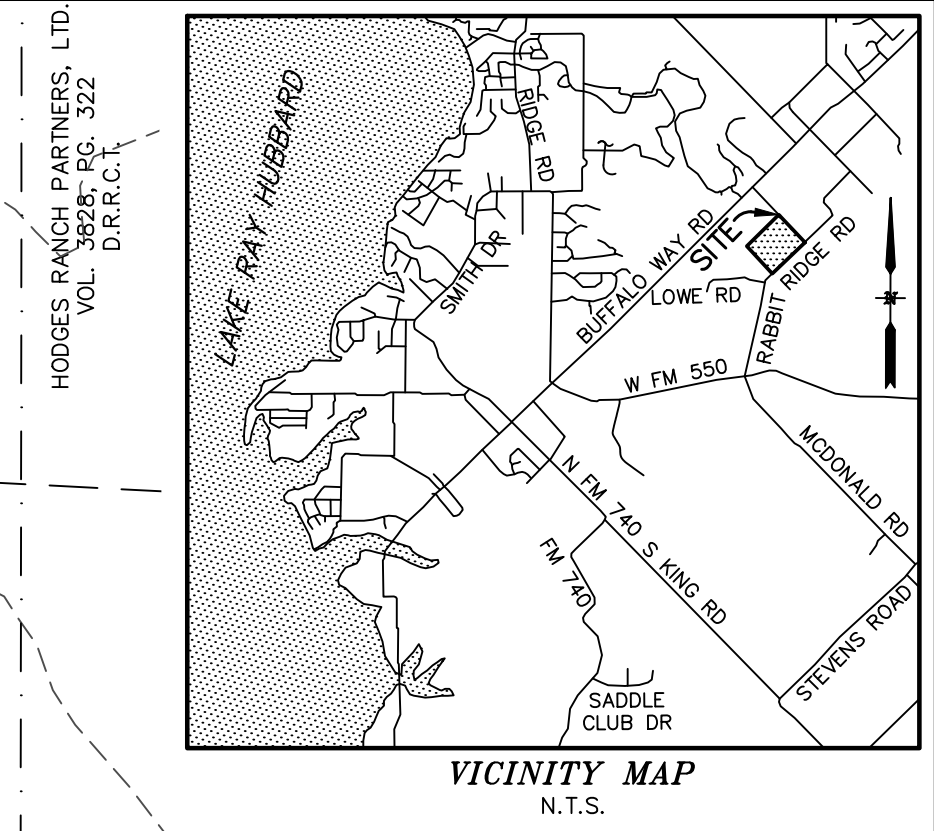


LOT 1, BLOCK A
CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS ADDITION
CAB. F. SL. 312
P.R.R.C.T.

THE ESTATES AT
RABBIT RIDGE
CAB. F. SL. 172
P.R.R.C.T.

COBBLESTONE FARMS
CAB. F. SL. 203
P.R.R.C.T.



S 45°30'14" E 1415.83'

RABBIT RIDGE ROAD 30' R.O.W. S 44°47'37" E 1362.34'

POINT OF BEGINNING

N 45°30'01" E 1718.81'

S 45°04'03" W 1692.14'

FM 549

PHASE 2 (43 LOTS)
PHASE 1 (52 LOTS)

N 45°45'14" W 1423.25'

N 45°38'46" W 1368.08'

FLOODPLAIN NOTE:
By graphical plotting, the parcel described hereon does not lie 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.

**CONCEPTUAL PLAN
RIDGE LAKES
109.25 ACRES**
SITUATED IN THE
ANTONIO RODRIGUEZ SURVEY, ABST. NO. 231
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

TOTAL AREA (acres)	TOTAL DWELLINGS	GROSS DENSITY (dwellings/acreage)
109.25	95	0.870

This Conceptual Plan was prepared under my supervision.
Todd D. Winters
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 and 18-20 will have a 25' fenced Natural Buffer for Landscape and Screening purposes. This area is fenced on the south side with an existing fence. The developer will construct a 6' tubular steel fence along the 25' landscape easement.
- Lots labeled A are subject to SF-43 zoning regulations without variances.
- Lots labeled B are subject to SF-22 zoning regulations without variances.

LAND SURVEYOR
GRIFFITH 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

DEVELOPMENT SUMMARY			
LOT TYPE	LOT/TRACT QUANTITY	ACREAGE	% OF GROSS AREA
RESIDENTIAL	95	84.91	77.74%
COMMON AREA	2	9.07	8.30%
ROW	1	15.24	13.95%
TOTAL	109.22	100.00%	

LOT SIZE BREAKDOWN		
LOT SIZE (AC)	QUANTITY	% OF TOTAL
0.50 TO 0.60 ACRES	19	20%
0.60 ACRES TO 0.70 ACRES	12	13%
0.70 TO 0.90 ACRES	16	17%
0.90 TO 1.00 ACRES	2	2%
OVER 1.00 ACRES	46	48%
TOTAL LOTS	95	100%

LOT SIZE PERCENTAGES		
% LESS THAN 0.70 ACRES	31	33%
% 0.70 ACRES AND GREATER	64	67%
TOTAL LOTS	95	100%

LAND USE SUMMARY	
DESCRIPTION	SIZE (AC)
RESIDENTIAL	84.91
ROW	15.24
COMMON AREA	9.07
TOTAL	109.22

AVERAGE LOT SIZE	0.89
SMALLEST LOT SIZE	0.51
LARGEST LOT SIZE	2.24

AVERAGE POPULATION	
NUMBER OF DWELLINGS	95
RESIDENTS PER DWELLING	3.5
TOTAL RESIDENTS	332.5

POPULATION DENSITY	
RESIDENTS PER AC (NET)	3.92
RESIDENTS PER AC (GROSS)	3.04

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.

This Conceptual Plan was prepared under my supervision.


 Todd D. Winters, PE
 State of Texas, Registration No. 87085

95 RESIDENTIAL LOTS
 2 COMMON AREA TRACTS

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

OWNER/DEVELOPER
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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

DATE: OCTOBER 29, 2014

SHEET 2 OF 2