

VICINITY MAP
(N.T.S.)

LAND USE

CATEGORY	COVERAGE (Ac.)
RESIDENTIAL	18.00
TOTAL	18.00 Ac.

LOT SIZE TABLE

	AREA (SF)	AREA (Ac.)
MINIMUM	27,007	0.62
MAXIMUM	71,249	1.64
AVERAGE	38,333	0.88 Ac.


VARIANCE TABLE

Ordinance	PD SF	Heath SF 22
1. Min Lot area	27,000 sf	22,000 sf
2. Max Number single family Dwellings	1	1
3. Min Square footage	2,500 sf	1,500 sf
4. Min Lot width	90' @ bldg line	90' @ bldg line
4A. Min Lot width @ Cul-de-Sac	70' @ bldg line	N/A
5. Min Lot Depth	160' for 1 lot and 175' for all others	175'
6. Min Depth at front setback	30'	30'
7. Min depth Rear setback	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg
8A. Min width side setback internal lot	15'	15'
8B. Min width side setback abutting street	30'	30'
9. Min distance between bldg	15'	15'
10. Min length driveway pvtmt	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'
11. Max Bldg Coverage	35%	35%
12. Max Height	35'	35'
13. Min Number of paved parking spaces	2	2
14. Wingwalls allowed inside side setback area up to 5' from property line	2	2

18 Residential Lots
CONCEPT PLAN
Terry Lane Estates
A 18.00 ACRE TRACT OUT OF THE
JOHN O. HEATH SURVEY, ABSTRACT NO. 116
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

Owner:
211 TERRY LANE, LLC.
Heath, Texas

Developer:
211 TERRY LANE, LLC.
3021 Ridge Road, PMB 144
Rockwall, Texas 75032

Engineer:

F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
(469) 402-7700
T.R.E.F. F-7449

Surveyor:
Premier Surveying
5700 W. Plano Pkwy
Plano, TX 75093

JAMES T. BARTHOLOMEW AND
WIFE, KAREN BARTHOLOMEW
VOL. 1043, PG. 305
D.R.R.C.T.

PROPERTY DESCRIPTION

BEING A 18.000 AC. TRACT OF LAND SITUATED IN THE JOHN O. HEATH SURVEY ABST. NO. 116, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FRANCISCA JOHANNA ROBINSON, AS RECORDED IN INSTRUMENT NO 2007-00387082, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

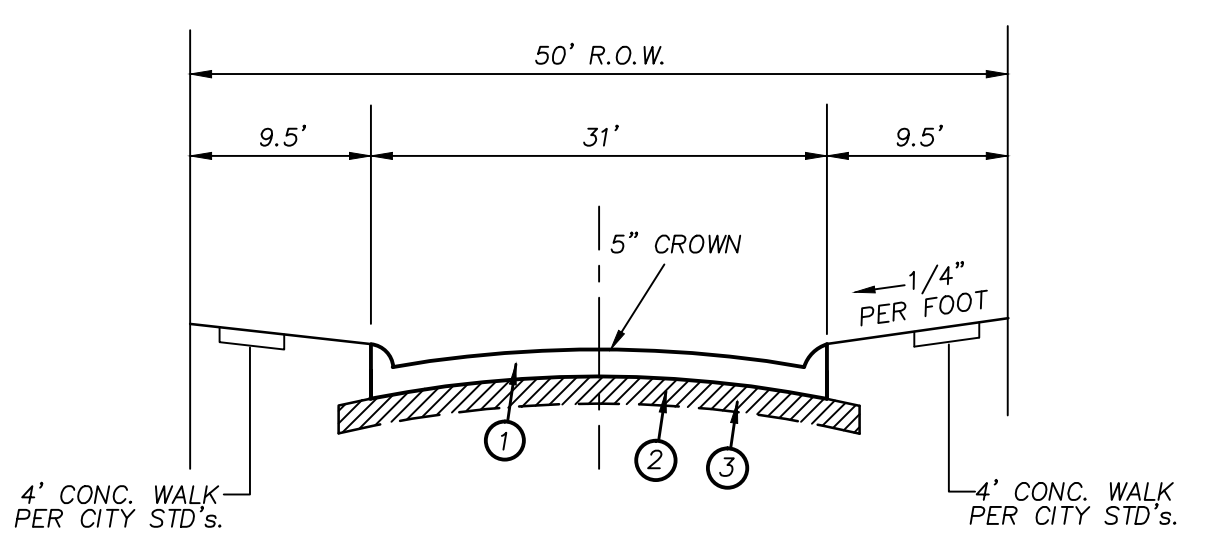
BEGINNING AT A POINT FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS SOUTH 31°24'00" EAST - 1.9 FEET, SAID POINT BEING THE COMMON NORTH CORNER OF SAID ROBINSON TRACT AND K&K DEVELOPMENT NO. 2, AN ADDITION TO THE CITY OF HEATH, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE A, PAGE 163, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND SAID IRON ROD BEING ON THE SOUTH LINE OF TERRY LANE;

THENCE, SOUTH 44°45'39" EAST, A DISTANCE OF 1,062.24 FEET ALONG THE COMMON LINE OF SAID ROBINSON TRACT AND K&K DEVELOPMENT NO. 2 TO A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID ROBINSON TRACT;

THENCE, SOUTH 45°18'17" WEST ALONG THE SOUTHEAST LINE OF SAID ROBINSON TRACT, PASSING THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES T. BARTHOLOMEW AND WIFE, KAREN BARTHOLOMEW, AS RECORDED IN VOL. 1043, PG. 305, AFORESAID DEED RECORDS, AT A DISTANCE OF 468.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID ROBINSON AND BARTHOLOMEW TRACTS A TOTAL DISTANCE OF 609.55 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID ROBINSON TRACT;

THENCE, NORTH 42°49'03" WEST ALONG THE SOUTHEAST LINE OF SAID ROBINSON TRACT, PASSING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ERNIE EUGENE BURKETT, AS RECORDED IN INSTRUMENT NO. 2010-00437144, SAID DEED RECORDS, AT A DISTANCE OF 359.87 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID ROBINSON AND BURKETT TRACTS A TOTAL DISTANCE OF 1606.17 FEET TO A POINT FROM WHICH A WOOD POST BEARS SOUTH 83°34'00" EAST - 6.0 FEET, SAID POINT BEING THE COMMON NORTH CORNER OF SAID ROBINSON AND BURKETT TRACTS, AND BEING ON THE AFORESAID LINE OF TERRY LANE;

THENCE, NORTH 89°38'42", A DISTANCE OF 777.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 784,080 SQUARE FEET OR 18.000 ACRES OF LAND.



TYPICAL PAVING SECTION

- 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
- Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
- Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.