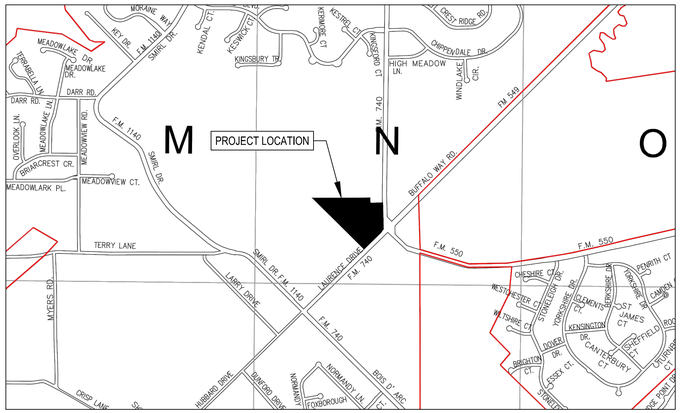
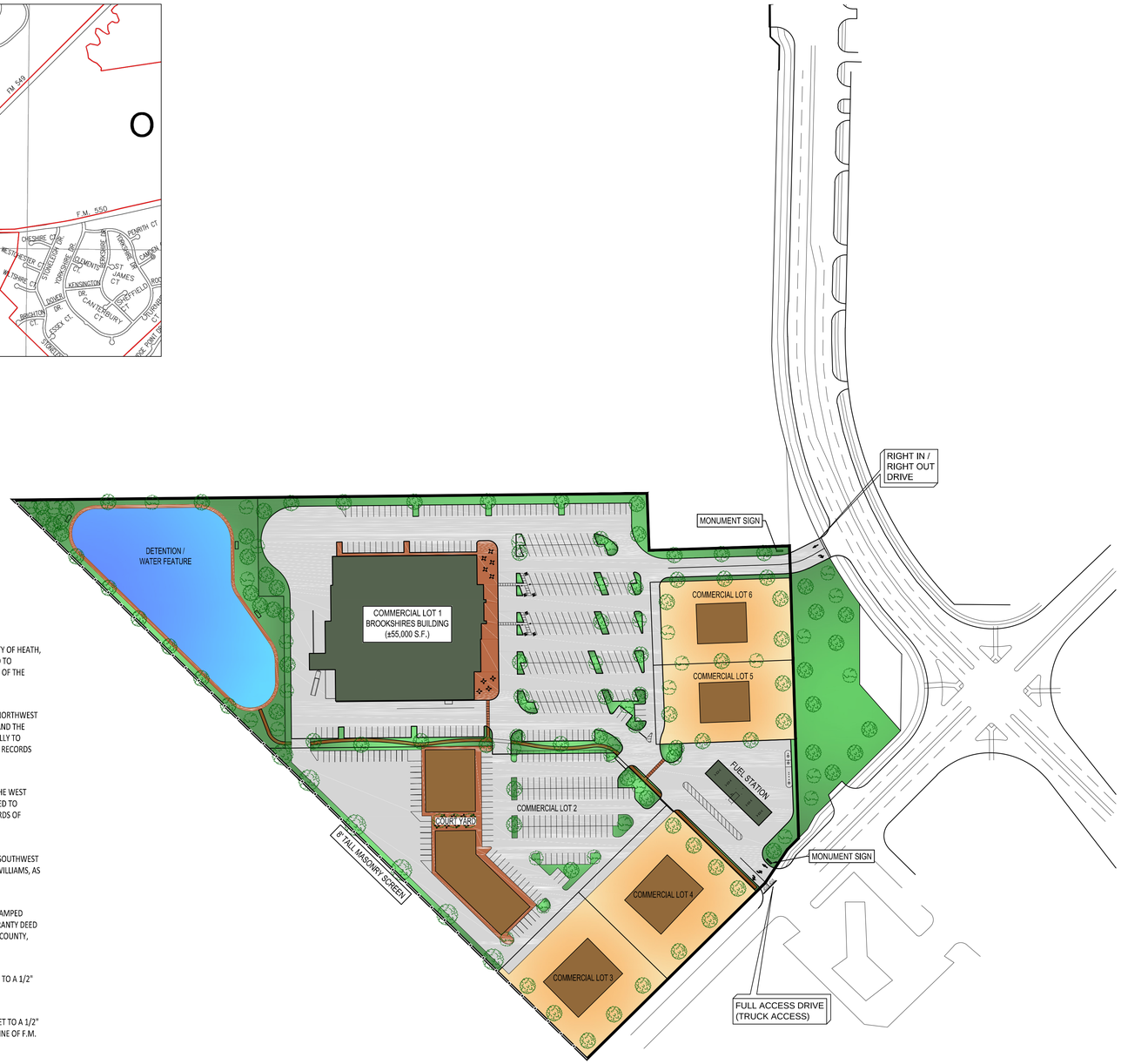


VICINITY MAP



0 50' 100' 200'
1"=100'

LEGEND

PEDESTRIAN ACCESS

WATER FEATURE

GREEN SPACE

NOTE:
ARCHITECTURAL ELEMENTS SHALL BE PROVIDED ON LOTS 3-6 BUILDING WALLS VISIBLE FROM FM 740 ROW

METES AND BOUNDS DESCRIPTION

FLEMING TRACT

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF HEATH, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF A 13.779 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO VERNON CLARK BEAIRD AND GUY O. KEETER, DATED JULY 13, 1981 AND BEING RECORDED IN VOLUME 159, PAGE 301 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 740 LAURENCE DRIVE, AT THE SOUTH CORNER OF SAID 13.779 ACRES TRACT AND THE EAST CORNER OF A 0.75 ACRES TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM ANTHONY W. KELLY TO EDITH A. KELLY, DATED AUGUST 12, 2002 AND BEING RECORDED IN VOLUME 3305, PAGE 195 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE N. 49 DEG. 42 MIN. 34 SEC. W. A DISTANCE OF 1285.41 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF SAID 13.779 ACRES TRACT AND BEING IN THE SOUTH LINE OF A 4.19 ACRES TRACT AS DESCRIBED IN A DEED TO RIVERSTONE DEVELOPMENT CORPORATION, AS RECORDED IN VOLUME 3617, PAGE 44 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE N. 85 DEG. 25 MIN. 37 SEC. E. A DISTANCE OF 1017.15 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S. 06 DEG. 03 MIN. 26 SEC. E. A DISTANCE OF 182.91 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A 0.61 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED TO JACK R. WILLIAMS AND VERNA L. BROOKS WILLIAMS, AS RECORDED IN VOLUME 170, PAGE 414 OF THE REAL ESTATE RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE N. 84 DEG. 29 MIN. 44 SEC. E. A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER AT THE NORTHWEST CORNER OF A 0.50 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED TO AVIS LORENE LINDOP, AS RECORDED IN VOLUME 196, PAGE 890 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE S. 05 DEG. 45 MIN. 56 SEC. E. ALONG THE WEST LINE OF SAID 0.50 ACRES TRACT, A DISTANCE OF 150.16 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAME;

THENCE N. 84 DEG. 25 MIN. 58 SEC. E. ALONG THE SOUTH LINE OF SAID 0.50 ACRES TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 740 LAURENCE DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS:

S. 05 DEG. 45 MIN. 55 SEC. E. A DISTANCE OF 171.75 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

S. 00 DEG. 57 MIN. 05 SEC. W. A DISTANCE OF 56.29 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER;

S. 29 DEG. 40 MIN. 56 SEC. W. A DISTANCE OF 85.84 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE S. 41 DEG. 25 MIN. 05 SEC. W. (CONTROLLING BEARING LINE) CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 401.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.78 ACRES OF LAND.

LINDOP TRACT

0.500-ACRES (PARCEL NO. 12730 RCAD) AND 0.552-ACRES (PARCEL 12817 RCAD) BELONGING TO AVIS LORENE LINDOP; VOLUME 196, PAGE 890 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

RECORD OWNERS:	DALE AND KATHI FLEMMING 1500 McDONALD ROAD ROCKWALL, TX 75032 DWIGHT LINDOP 503 LAURENCE DRIVE HEATH, TX 75032	SUBDIVIDER/DEVELOPER:	DOUBLE EAGLE PROPERTIES LLC 7218 LAKEWOOD BLVD DALLAS, TX 75214	ENGINEER:	CARNEY ENGINEERING, PLLC 4588 HINTON DR. PLANO, TX 75024

PLANNED DEVELOPMENT AREA
±14.3 ACRES

REVISIONS

HEATH TOWNE VILLAGE
FM 740
HEATH, TEXAS

PLANNED DEVELOPMENT
CONCEPT PLAN

CARNEY
ENGINEERING
COMPANY
4588 Hinton Dr.
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

STATE OF TEXAS
T. CRAIG CARNEY
55714
REGISTERED
PROFESSIONAL ENGINEER
07/10/15

TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY:	TCP
CHECKED BY:	JAH
ISSUE DATE:	07-10-2015
SCALE:	1" = 100'
PROJECT NO.:	2068-045

SHEET
C-1