



VICINITY MAP
N.T.S.

ANTONIO
RODRIGUEZ SURVEY
A-231

CALLED 50.97 AC.
RONALD D. CARROLL
AND BOBBY HUME
VOL. 2502, PG. 224

LEGEND	
I.R.F.	IRON ROD FOUND
1/2" I.R.F. W/CAP	1/2" IRON ROD FOUND WITH CAP STAMPED "GRIFFITH 4846"
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
V.E.	VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WATER LINE EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	006°08'37"	1060.00'	56.88'	113.66'	N 38°13'53" E
C2	024°21'32"	1060.00'	228.78'	450.65'	N 22°58'49" E
C3	028°41'08"	450.00'	115.06'	225.30'	S 67°33'36" E
C4	030°44'52"	325.00'	89.36'	174.41'	S 38°43'33" E
C5	058°30'42"	250.00'	140.04'	255.31'	S 5°54'14" W
C6	015°32'38"	1285.00'	175.38'	348.61'	N 27°23'16" E

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 54°05'59" W	193.50'
L2	N 30°31'48" W	153.99'
L3	N 48°41'48" W	20.00'
L4	S 81°54'10" E	190.68'
L5	S 54°05'59" E	51.69'
L6	S 64°07'51" E	15.09'

27 RESIDENTIAL LOTS
1 OUTPARCEL TRACT

OWNER/DEVELOPER
TRI TERRA DEVELOPMENT, LP
900 HEATHLAND CROSSING DRIVE
HEATH, TX 75032
(214) 668-8321
FAX (972) 772-8110

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75773
(903) 295-1560
FAX (903) 295-1570

DATE: JANUARY 9, 2018

SHEET 1 OF 2

02105\DWG\2105 Final Plat Ph 5B.dwg

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE AND DEDICATION

WHEREAS TRI TERRA DEVELOPMENTS, L.L.P. BEING THE OWNER of a 26.179 acre tract of land situated in the Antonio Rodriguez Survey, Abstract No. 231, Rockwall County, Texas and being part of a called 9.23 acre tract of land described in deed to Tri Terra Development, as recorded in Volume 4452, Page 142, Deed Records Rockwall County, Texas, and part of a called 120.00 acre tract of land described in deed to Tri Terra Development, as recorded in Volume 4018, Page 228 of said Deed Records, said 26.179 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron found for the east corner of Lot 8, Block C, Stoneleigh, Phase Five A, an addition to the City of Heath, Texas as recorded in Cabinet H, Slide 304, Plat Records, Rockwall County, Texas, said corner being in the southeast boundary line of said 120.00 acre tract and the northwest boundary line of a called 46.141 acre tract of land described in deed to Daedelus Corporation, as recorded in Instrument 20150000020446 of said Deed Records;

THENCE Northwesterly, with the east boundary lines of said Phase Five A, the following courses:

- North 54 degrees 05 minutes 59 seconds West, a distance of 193.50 feet to a 1/2–inch iron found for corner;
- North 30 degrees 31 minutes 48 seconds West, a distance of 153.99 feet to a 1/2–inch iron found for corner;
- North 23 degrees 21 minutes 07 seconds West, a distance of 578.79 feet to a 1/2–inch iron found for corner;
- North 48 degrees 41 minutes 48 seconds West, a distance of 20.00 feet to a 1/2–inch iron found for the beginning of a non–tangent curve to the left having a radius of 1060.00 feet whose chord bears North 38 degrees 13 minutes 53 seconds East, a distance of 113.60 feet, said corner being in the southeast right–of–way line of Rabbit Ridge Road, a 120 ft. right–of–way, and being the south corner of Stoneleigh, Phase Five C, an addition to the City of Heath, Texas as recorded in Cabinet I, Slide 317 of said Plat Records;

THENCE Northeasterly, with the southerly boundary lines of said Phase Five C, the following courses:

- Northeasterly, with said Rabbit Ridge Road and said curve to the left, through a central angle of 06 degrees 08 minutes 37 seconds, an arc distance of 113.66 feet to a 1/2–inch iron found for the end of said curve;
- North 35 degrees 09 minutes 35 seconds East, continuing with said Rabbit Ridge Road, a distance of 418.01 feet to a 1/2–inch iron found for the beginning of a tangent curve to the left having a radius of 1060.00 feet, whose chord bears North 22 degrees 58 minutes 49 seconds East, a distance of 447.26 feet;
- Northeasterly, continuing with said Rabbit Ridge Road and with said curve to the left, through a central angle of 24 degrees 21 minutes 32 seconds, an arc distance of 450.65 feet to a 1/2–inch iron found for the end of said curve in the south right–of–way line of McDonald Road, a 100 ft. right–of–way at this point;
- South 81 degrees 54 minutes 10 seconds East, with said McDonald Road, a distance of 190.68 feet to a 1/2–inch iron found for the beginning of a tangent curve to the right having a radius of 450.00 feet whose chord bears South 67 degrees 33 minutes 36 seconds East, a distance of 222.95 feet;
- Southeasterly, with said curve to the right, continuing with said McDonald Road through a central angle of 28 degrees 41 minutes 08 seconds, an arc distance of 225.30 feet to a 1/2–inch iron found for the end of said curve;
- South 53 degrees 12 minutes 57 seconds East, continuing with said McDonald Road a distance of 567.07 feet to a 1/2–inch iron found for corner in the southeast boundary line of said 9.23 acre tract and the northwest boundary line of said 46.141 acre tract;

THENCE South 35 degrees 51 minutes 37 seconds West, with the common boundary line of said 9.23 acre tract and said 46.141 acre tract, a distance of 367.86 feet to a 1/2–inch iron found for the south corner of said 9.23 acre tract and the east corner of said 120.00 acre tract;

THENCE South 35 degrees 54 minutes 01 seconds West, with the common boundary line of said 120.00 acre tract and said 46.141 acre tract, a distance of 1091.02 feet POINT OF BEGINNING AND CONTAINING 1,140,377 square feet or 26.179 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TRI TERRA DEVELOPMENTS, L.L.P., the undersigned owner of the land shown on this plat, and designated herein as STONELEIGH, PHASE FIVE B, an addition to the City of Heath, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places thereon shown for the purposes and consideration therein expressed. Tri Terra Development, L.L.P. does further certify that all other parties who have a mortgage or lien interest in STONELEIGH, PHASE FIVE B have been notified and signed this plat.

Tri Terra Developments, L.L.P. understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same and does also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the entire block on the street or streets on which property abuts, including the actual installation of the streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Heath.

FOR: TRI TERRA DEVELOPMENTS, L.L.P. (OWNER)

BY: SCOTT LEWIS

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this date personally appeared Scott Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Recommended for Final Approval:

Chairman
Planning & Zoning Commission

Date

Approved:

Mayor
City of Heath, Texas

Date

I hereby certify that the above and foregoing Plat of Stoneleigh, Phase Five B, an addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the ____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Heath.

Witness my hand this the ____ day of _____, 2018.

City Secretary
City of Heath, Texas

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
FOR FINAL PLAT REVIEW PURPOSES ONLY.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY _____, 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
- A 1/2–inch iron rod with cap stamped "GRIFFITH 4846" will be set at all boundary and angle points in public rights–of–way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Rockwall County Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0105L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- No lot to lot drainage will be allowed without an easement.
- All Landscape Easements to be maintained by Homeowner’s Association.
- Ditch and open channels will be maintained by the Homeowner’s Association.
- All home builders are required to submit a detailed lot grading plan to the City of Heath that complies with the subdivision grading and drainage plans.

FINAL PLAT
STONELEIGH
PHASE FIVE B
BEING
26.179 ACRES
DEVELOPED AT SF–22 STANDARDS
SITUATED IN THE
ANTONIO RODRIGUEZ SURVEY, A–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, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

27 RESIDENTIAL LOTS
1 OUTPARCEL TRACT
OWNER/DEVELOPER
TRI TERRA DEVELOPMENT, LP
900 HEATHLAND CROSSING DRIVE
HEATH, TX 75032
(214) 668–8321
FAX (972) 772–8110
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75773
(903) 295–1560
FAX (903) 295–1570

DATE: JANUARY 9, 2018

SHEET 1 OF 3