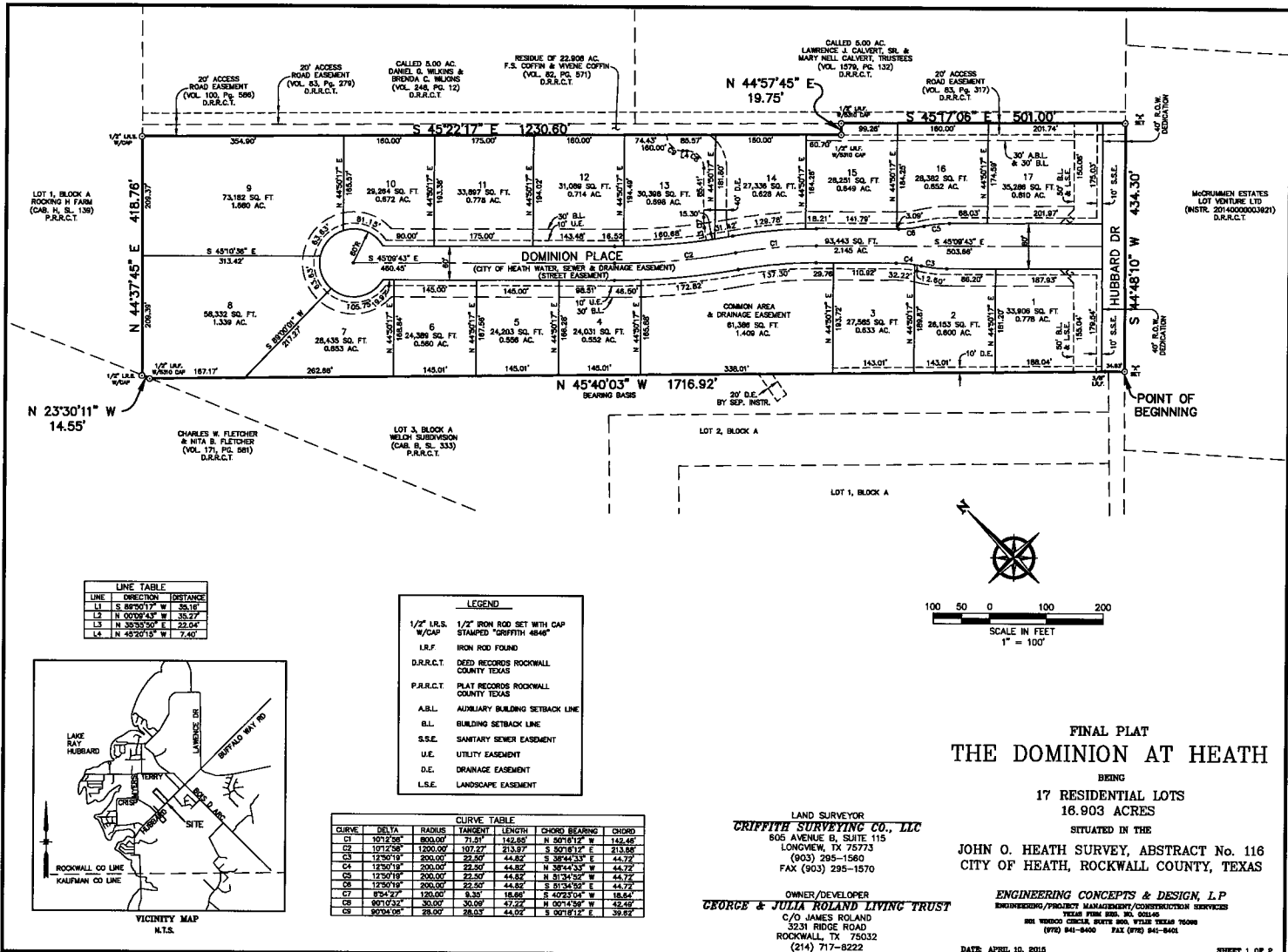


4

THE DOMINION



LINE	DIRECTION	DISTANCE
L1	S 89°07'17" W	35.16'
L2	N 02°05'43" E	33.77'
L3	N 32°30'50" E	22.54'
L4	N 45°20'15" W	7.40'

LEGEND	
1/2" I.R.S.	1/2" IRON ROD SET WITH CAP
W/CAP	STAMPED "GRIFFITH 4848"
I.R.F.	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
A.B.L.	AUXILIARY BUILDING SETBACK LINE
B.L.	BUILDING SETBACK LINE
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	CHORD
C1	107°2'28"	800.00'	71.87'	107.27'	107.27'	N 50°18'12" E	142.48'
C2	107°2'28"	1200.00'	107.27'	213.37'	213.37'	S 50°18'12" W	213.38'
C3	12°50'19"	200.00'	22.50'	44.82'	44.82'	S 38°44'33" E	44.72'
C4	12°50'19"	200.00'	22.50'	44.82'	44.82'	N 38°44'33" W	44.72'
C5	12°50'19"	200.00'	22.50'	44.82'	44.82'	N 31°34'56" E	44.72'
C6	12°50'19"	200.00'	22.50'	44.82'	44.82'	S 31°34'56" E	44.72'
C7	8°54'32"	120.00'	13.20'	18.68'	18.68'	S 40°23'04" W	18.64'
C8	90°10'32"	30.00'	30.00'	47.22'	47.22'	N 00°14'59" W	42.49'
C9	90°10'08"	28.00'	28.00'	44.02'	44.02'	S 00°18'12" E	39.82'

FINAL PLAT THE DOMINION AT HEATH

BEING
17 RESIDENTIAL LOTS
16.903 ACRES
SITUATED IN THE

JOHN O. HEATH SURVEY, ABSTRACT No. 116
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
805 AVENUE G, SUITE 115
LONGVIEW, TX 75773
(903) 295-1580
FAX (903) 295-1570

OWNER/DEVELOPER
GEORGE & JULIA ROLAND LIVING TRUST
C/O JAMES ROLAND
3231 RIDGE ROAD
ROCKWALL, TX 75087
(214) 717-8222

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS PROFESSIONAL ENGINEER NO. 001146
REG. VENDOR CIRCLE, SUITE 200, FARM TEXAS 75009
(972) 941-8400 FAX (972) 941-8401

DATE: APRIL 10, 2015

SHEET 1 OF 2

02100\JNO\02106 Final Plat.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE GEORGE AND JULIA LIVING TRUST, BEING THE OWNER of a 16.903 acre tract of land situated in the John O. Heath Survey, Abstract No. 116, City of Heath, Rockwall County, Texas and being all of a 16.903 acre tract of land described in deed to the George and Julia Roland Living Trust, as recorded in Volume 6662, Page 222, Deed Records Rockwall County, Texas, sold 16.903 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" out in concrete pavement within Hubbard Drive set for the south corner of said 16.890 acre tract and the east corner of Welch Subdivision, an addition to the City of Heath, as shown on the plat recorded in Cabinet B, Slide 333, Plat Records Rockwall County, Texas;

THENCE North 45 degrees 40 minutes 03 seconds West, with the southwest line of said 16.890 acre tract and the northeast line of said Welch Subdivision, passing a 3/8-inch iron rod found for reference at a distance of 34.63 feet and continuing a total distance of 1716.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for a west corner of said 16.890 acre tract and the north corner of said Welch Subdivision, said corner being in the east line of a tract of land described in deed to Charles W. Fletcher et al, as recorded in Volume 171, Page 581 of said Deed Records;

THENCE North 23 degrees 30 minutes 11 seconds West, with the east line of said Fletcher tract and the west line of said 16.890 acre tract, a distance of 14.55 feet to a 1/2-inch iron rod with cap stamped "GRIFITH 4846" set for the south corner of Lot 1, Block A, Rooding H Farm, an addition to the City of Heath, as recorded in Cabinet H, Slide 136 of said Plat Records;

THENCE North 44 degrees 37 minutes 45 seconds East, with the common boundary line of said 16.890 acre tract and said Rooding H Farm, a distance of 418.76 feet to a 1/2-inch iron rod with cap stamped "GRIFITH 4846" set for the north corner of said 16.890 acre tract and the west corner of a 20 ft. Access Road Easement, as recorded in Volume 100, Page 586 of said Deed Records;

THENCE South 45 degrees 22 minutes 17 seconds East, with the southwest line of said Access Road Easement and a northeast line of said 16.890 acre tract, a distance of 1230.60 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for the south corner of said Access Road Easement and an ell corner of said 16.890 acre tract;

THENCE North 44 degrees 57 minutes 45 seconds East, with the southeast line of said Access Road Easement and a northeast line of said 16.890 acre tract, a distance of 19.75 feet to a 1/2-inch iron rod with cap stamped "RPLS 5310" found for a north corner of said 16.890 acre tract, said corner being in the southwest boundary line of a 5.00 acre tract of land described in deed to Lawrence J. Calvert, Sr. and Mary Nell Calvert, Trustees, as recorded in Volume 1579, Page 132 of said Deed Records;

THENCE South 45 degrees 17 minutes 06 seconds East, with the common boundary line of said 16.890 acre tract and said 5.00 acre tract, a distance of 501.00 feet to an "X" out in concrete pavement set for the east corner of said 16.890 acre tract and the south corner of said 5.00 acre tract, said corner being within said Hubbard Drive;

THENCE South 44 degrees 48 minutes 10 seconds East, with the southeast line of said 16.890 acre tract and said Hubbard Drive, a distance of 434.30 feet to the PLACE OF BEGINNING AND CONTAINING 736,310 square feet or 16.903 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THE GEORGE AND JULIA LIVING TRUST, the undersigned owner of the land shown on this plat, and designated herein as THE DOMINION AT HEATH, 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. The George and Julia Living Trust does further certify that all other parties who have a mortgage or lien interest in THE DOMINION AT HEATH have been notified and signed this plat.

The George and Julia Living Trust 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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 potholes, 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: GEORGE & JULIA LIVING TRUST (OWNER)

BY: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this date personally appeared _____, 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 _____, 2015.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 and shall not be used or viewed or relied upon as a final survey document. This document was released on April 10, 2015 for the City of Heath Final Plat review process.

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 _____, 2015.

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

APPROVAL CERTIFICATE

Recommended for Final Approval:

Chairman _____ Date _____
Planning & Zoning Commission

Approved:

Mayor _____ Date _____
City of Heath, Texas

I hereby certify that the above and foregoing Plat of THE DOMINION AT HEATH, an addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the day of _____, 2015.

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 _____ day of _____, 2015.

City Secretary
City of Heath, Texas

NOTES

1. Basis of bearing being N 45°40'03" W for the southwest line of deed recorded in Vol. 6662, Pg. 222, D.R.R.C.T.
2. A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way except within creeks unless otherwise shown or noted in this drawing.
3. The Common Area park, detention pond and tennis court will be owned and maintained by the Homeowners Association.
4. Dominion Place will be a private street and will be owned and maintained by the Homeowners Association.
5. This subdivision will have an automated gate opening system for public safety use.
6. Lot to Lot drainage will not be allowed in this subdivision except within Drainage Easements.
7. The Homeowners Association will be responsible for maintenance of the detention pond and the landscape easements.
8. Ditches and open channels will be maintained by the Homeowners Association.
9. Lots 15, 16 and 17 will not have access to the access easement and private road along the rear of lots.
10. Sidewalks along Hubbard Drive and the Common Area will be built with this subdivision.
11. Solid fences and tennis court lighting will not be permitted.
12. All drainage easements will be privately owned and maintained by either the property owners or the Home Owners Association.

FINAL PLAT THE DOMINION AT HEATH

BEING
17 RESIDENTIAL LOTS
16.903 ACRES
SITUATED IN THE

JOHN O. HEATH SURVEY, ABSTRACT No. 116
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

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

OWNER/DEVELOPER
GEORGE & JULIA ROLAND LIVING TRUST
C/O JAMES ROLAND
3231 RIDGE ROAD
ROCKWALL, TX 75082
(214) 717-8222

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM NO. 01140
201 WINDCO CIRCLE, SUITE 200, FORT WORTH, TEXAS 76104
(817) 841-5400 FAX (817) 841-5401

DATE: APRIL 10, 2015

SHEET 2 OF 2

5

CITY OF HEATH

**SPECIAL WARRANTY DEED WITH RESTRICTIONS AND RIGHT OF
SUBSTITUTION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTIES OF ROCKWALL AND §
KAUFMAN §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TRAVIS RANCH DEVELOPMENT, L.P., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto CITY OF HEATH, TEXAS, whose address is 200 Laurence Drive, Heath, Texas 75032 ("Grantee"), all of that parcel of land described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is made and accepted subject to (i) all matters of record, recorded in the Offices of the County Clerk of Rockwall County, Texas and Kaufman County, Texas to the extent such matters are valid and subsisting and affect the Property, (ii) the reservation of an easement as set forth in the provisions below, (iii) to the restrictions hereby imposed by Grantor as set forth in the provisions below; and (iv) right of substitution as set forth in the provisions below.

Except for the warranty of title contained herein, it is agreed and acknowledged that the Property is conveyed by Grantor and accepted by Grantee in its "as-is, where-is@ condition without representation or warranty of any kind, whether express or implied.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor but not otherwise

The conveyance of the Property is made subject to the following restrictions hereby imposed on the Property by Grantor:

1. Unless otherwise approved by Grantor, or its assigns, the Property may be used only for (a) an elementary or middle school to be owned and maintained by Rockwall Independent School District, (b) a recreation park, library or fire station to be owned and maintained by Grantee, or (c) a YMCA facility to be maintained by the applicable non-profit entity; and
2. Commencement of construction of all improvements (other than school buildings or a fire station) must begin within twelve (12) months of execution of the first contract for construction of utility facilities within the adjacent approximately 214 acre parcel, as more particularly described on Exhibit "B" attached hereto ("214 Acre Parcel").

The conveyance of the Property is made subject to the reservation of an easement over, under, across and through the Property for utilities (including, but not limited to, water, sanitary sewer, storm drainage, electric power lines, gas lines, telephone and other communication lines) consistent with the plat of the Property that has been preliminarily approved by the Grantee (the "Easement"). The Easement shall be binding upon and inure to the benefit of Grantor and Grantor's successors and assigns. Grantor may, from time to time and without the consent of Grantee, convey, transfer, or assign, with or without consideration all or any portion of the Easement to any entity providing any of such utilities.

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The conveyance of the Property is made subject to the right of Grantor to substitute (the "Right of Substitution") all or any portion of the Property conveyed herein to Grantee for other property of equal area. Upon approval by Grantee of Grantor's revised land plan of the 214 Acre Parcel and recordation of any subsequent deed duly executed by Grantor (or its successors or assigns) and conveying to Grantee (or its successors and assigns) such other property designated on the approved revised land plan, title to such portion of the Property conveyed herein shall automatically revert to Grantor (subject to no liens or exceptions other than those affecting the Property on the date of this deed) without the necessity of any further act by Grantee. The Right of Substitution shall run with the land and be binding upon Grantee, its successors and assigns. In the event of such occurrence, Grantor may request Grantee (or its successors and assigns) and upon such request Grantee (or its successors and assigns) shall execute a deed in favor of Grantor for the purposes of confirming and acknowledging that title to such portion of the Property has reverted in Grantor.

The Right of Substitution reserved herein shall automatically terminate as to a portion of the Property and be deemed released, without further action or documentation of Grantor on the date of commencement of construction of improvements for such portion of the Property (the "Release Date"), but said Right of Substitution shall remain in effect for the remaining portions of the Property upon which the Release Date has not occurred.

Grantee further acknowledges that by the acceptance of this deed, Grantee consents to the future partition of the Property in which Grantee is acquiring an undivided interest pursuant to this deed, to the extent necessary to effectuate above described substitution and reversion.

Grantee hereby assumes liability for any ad valorem taxes relating to the Property for the calendar year 2004.

EXECUTED to be effective as of the 15th day of December, 2004 (the "Effective Date")

GRANTOR:

TRAVIS RANCH DEVELOPMENT, L.P.,

a Texas limited partnership

By: 2428 Management, L.L.C.,

a Delaware limited liability company

Its: sole general partner

By: [Signature]
Name: JIM MOORE
Title: SR V.P.

By: [Signature]
Name: Saul B. Pinto
Title: SR V.P.

00320722

Grantee has joined in the execution of this Special Warranty Deed for the purpose of evidencing its acceptance thereof, including, without limitation, its obligations and agreements arising hereunder.

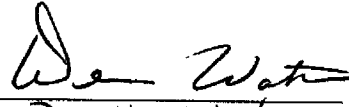
GRANTEE:

CITY OF HEATH, TEXAS

By:

Name:

Title:


DENNIS WATSON
City Manager

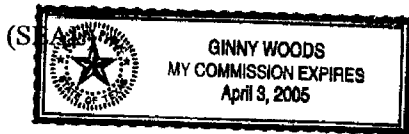
0385500188

THE STATE OF TEXAS

COUNTY OF Dallas

§
§
§

This instrument was acknowledged before me on the 5th day of November, 2004 by J. Tim Moore and Saul B. Pinto, as Sr. Vice President and Sr. Vice President respectively, of 2428 Management, L.L.C., a Delaware limited liability company, general partner of Travis Ranch Development L.P., a Texas limited partnership, on behalf of said limited partnership.



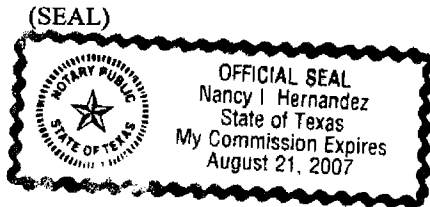
Ginny Woods
Notary Public in and for
the State of Texas

THE STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

This instrument was acknowledged before me on the 15 day of December, 2004 by Dennis Watson, City Manager of City of Heath, Texas.



Nancy I. Hernandez
Notary Public in and for
the State of Texas

Upon recording
return to:
Timothy G. Green
Coats, Rose
3 Greenway Plaza
Suite 2000
Houston, Texas 77046

0385500190

**LEGAL DESCRIPTION
PROPOSED 15.011 ACRE SCHOOL SITE
TRAVIS RANCH
KAUFMAN COUNTY AND ROCKWALL COUNTY, TEXAS**

BEING A 15.011 ACRE TRACT OF LAND SITUATED IN THE J. CANTER SURVEY, ABSTRACT NO. 53 AND THE J. CANTER SURVEY, ABSTRACT NO. 85, IN KAUFMAN COUNTY AND ROCKWALL COUNTY, TEXAS, AND BEING PART OF A 2,399 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRAVIS RANCH DEVELOPMENT, L.P., AS RECORDED IN VOLUME 1991, PAGE 50, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C.T.) AND VOLUME 2518, PAGE 56, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.). SAID 15.011 ACRE TRACT, WITH BEARING BASIS BEING THE EAST LINE OF SAID 2,399 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE CITY OF HEATH ANNEXATION ACCORDING TO ORDINANCE NO. 021217, SAID POINT BEING IN THE EAST LINE OF SAID 2,399 ACRE TRACT AND THE EXISTING WEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 740 (A 90 FOOT WIDE R.O.W.);

THENCE, DEPARTING SAID EAST LINE AND SAID EXISTING WEST R.O.W. LINE OF F.M. 740, OVER AND ACROSS SAID 2,399 ACRE TRACT, THE FOLLOWING COURSES:

S 88°53'33" W, ALONG THE SOUTH LINE OF SAID CITY OF HEATH ANNEXATION, A DISTANCE OF 3247.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE POINT OF BEGINNING;

S 88°53'33" W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 904.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN THE SOUTHEASTERLY LINE OF A 50 FOOT WIDE GAS LINE EASEMENT, CALLED 2.55 ACRES AND DESCRIBED AS THE SECOND EASEMENT TRACT, DESCRIBED IN DEED TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 514, PAGE 75, D.R.K.C.T., FROM SAID CORNER THE SOUTHWEST CORNER OF SAID CITY OF HEATH ANNEXATION BEARS S 88°53'33" W, A DISTANCE OF 2081.92 FEET, SAID SOUTHWEST CORNER BEING IN THE WEST LINE OF SAID 2,399 ACRE TRACT AND THE COMMON EAST LINE OF PARCEL VI AS DESCRIBED IN AGREED JUDGMENT TO THE CITY OF DALLAS, RECORDED IN VOLUME 10, PAGE 323, D.R.K.C.T.;

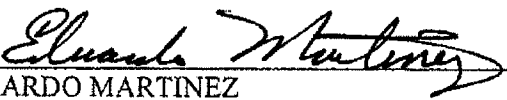
N 28°57'31" E, DEPARTING SAID SOUTH LINE, AND ALONG THE SOUTHEASTERLY LINE OF SAID 50 FOOT WIDE GAS LINE EASEMENT, A DISTANCE OF 1228.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

03855
00191

S 61°02'29" E, DEPARTING SAID SOUTHEASTERLY LINE, A DISTANCE OF 577.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 48°17'16", A LONG CHORD THAT BEARS S 23°02'11" W, A DISTANCE OF 515.38 FEET, AND AN ARC LENGTH OF 530.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 01°06'27" E, A DISTANCE OF 303.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.011 ACRES OF LAND, MORE OR LESS.


EDUARDO MARTINEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5274

7/1/04

