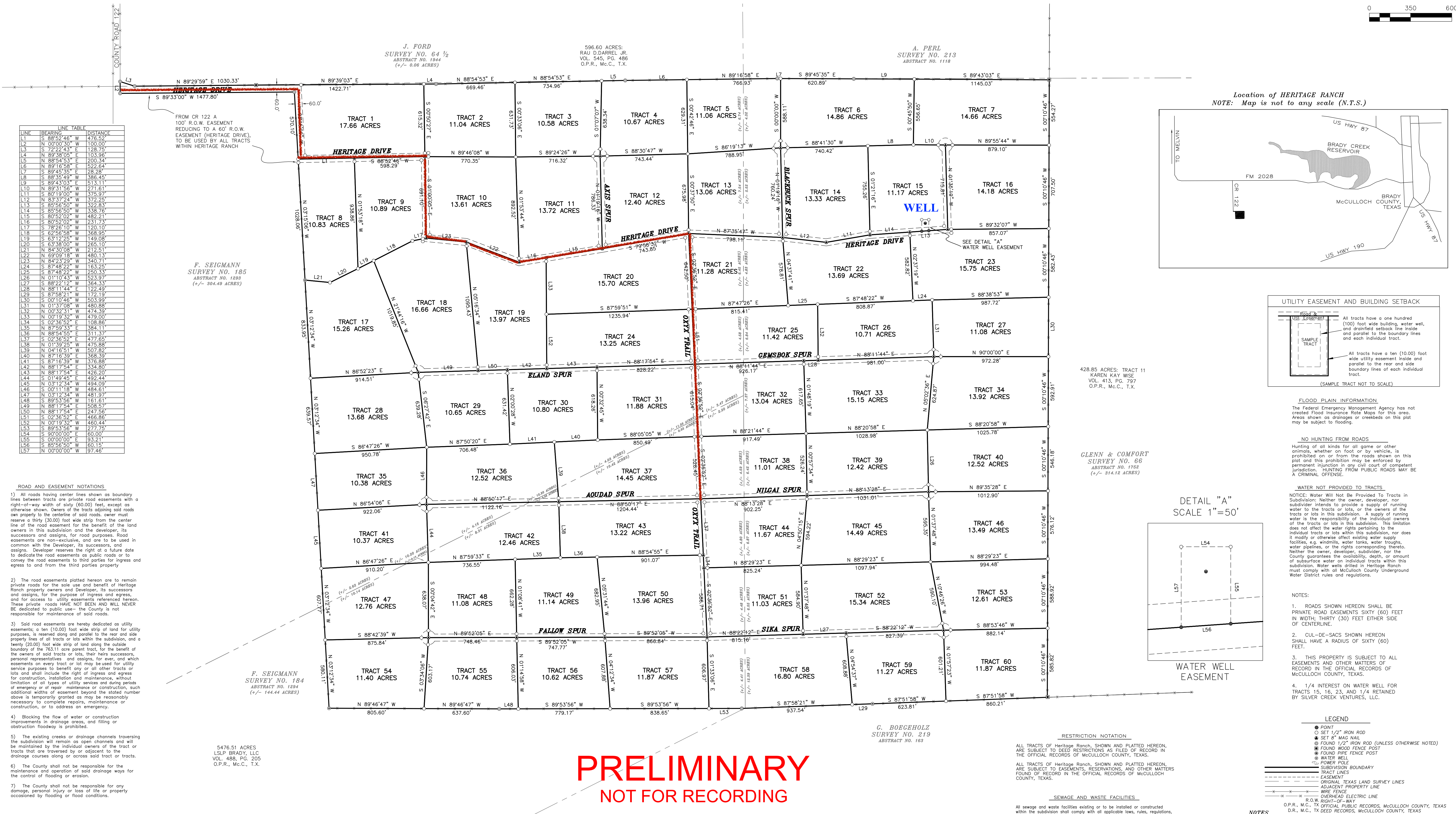
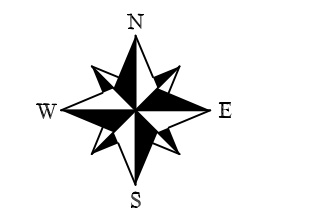


PRELIMINARY PLAT OF
HERITAGE RANCH



LINE	BEARING	DISTANCE
L1	S 88°52'46" W	476.52'
L2	N 00°02'30" W	100.00'
L3	S 72°22'43" E	128.75'
L4	N 89°38'05" E	103.96'
L5	N 88°54'53" E	200.34'
L6	N 89°16'54" E	522.64'
L7	S 89°45'35" E	28.28'
L8	S 88°35'49" W	386.45'
L9	S 89°43'03" E	513.11'
L10	N 89°31'56" W	271.61'
L11	S 80°19'00" W	375.92'
L12	N 83°37'24" W	372.25'
L13	S 85°56'50" W	322.83'
L14	S 85°56'50" W	338.76'
L15	S 80°52'02" W	482.21'
L16	S 80°52'02" W	231.73'
L17	S 78°26'10" W	120.10'
L18	S 82°56'58" W	368.95'
L19	S 63°12'25" W	149.08'
L20	S 83°38'00" W	285.10'
L21	N 84°30'08" W	212.51'
L22	N 69°09'18" W	480.13'
L23	N 84°23'29" W	340.71'
L24	S 87°48'22" W	183.25'
L25	S 87°48'22" W	250.33'
L26	N 01°10'43" W	523.97'
L27	S 88°22'12" W	364.33'
L28	N 88°11'44" E	122.49'
L29	S 87°58'21" W	172.19'
L30	S 00°10'46" W	503.39'
L31	N 01°37'08" W	480.80'
L32	N 00°32'31" W	474.39'
L33	N 00°19'32" W	479.00'
L34	S 02°36'52" E	108.86'
L35	N 87°58'33" E	384.11'
L36	N 88°54'55" E	311.37'
L37	S 02°36'52" E	477.65'
L38	N 01°39'25" W	475.88'
L39	N 04°16'51" W	507.82'
L40	N 87°16'39" E	368.39'
L41	S 87°16'39" E	376.88'
L42	N 88°17'54" E	334.80'
L43	N 88°17'54" E	426.20'
L44	S 01°49'45" E	492.44'
L45	N 03°12'34" W	494.02'
L46	S 00°11'18" W	484.61'
L47	N 03°12'34" W	481.92'
L48	S 89°53'56" W	161.61'
L49	N 88°17'54" E	508.57'
L50	N 88°17'54" E	247.56'
L51	S 02°36'52" E	466.86'
L52	N 00°19'32" W	460.44'
L53	S 89°53'56" W	227.75'
L54	S 90°00'00" E	60.00'
L55	S 00°00'00" E	93.21'
L56	S 89°53'56" W	60.153'
L57	N 00°00'00" W	97.46'

ROAD AND EASEMENT NOTATIONS

1) All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as otherwise shown. Owners of the tracts adjoining said roads own property to the centerline of said roads; owner must reserve a thirty (30.00) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and the developer, its successors and assigns, for road purposes. Road easements are non-exclusive, and are to be used in common with the Developer, its successors, and assigns. Developer reserves the right at a future date to dedicate the road easements as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties property.

2) The road easements plotted hereon are to remain private roads for the sole use and benefit of Heritage Ranch property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein. These private roads HAVE NOT BEEN and WILL NEVER BE dedicated to public use-- the County is not responsible for maintenance of said roads.

3) Solid road easements are hereby dedicated as utility easements; a ten (10.00) foot wide strip of land for utility purposes, is reserved along and parallel to the rear and side property lines of all tracts or lots within the subdivision, and a twenty (20.00) foot wide strip of land along the outside boundary of the 763.11 acre parent tract, for the benefit of the owners of said tracts or lots, their heirs successors, personal representatives and assigns, for ever, and which easements on every tract or lot may be used for utility service purposes to benefit any or all other tracts or lots and shall include the right of ingress and egress for construction, installation and maintenance, without limitation of all types of utility services and during periods of emergency or of repair, maintenance or construction, such additional widths of easement beyond the stated number above is reasonably granted as may be reasonably necessary to complete repairs, maintenance or construction, or to address an emergency.

4) Blocking the flow of water or construction improvements in drainage areas, and filling or obstruction floodway is prohibited.

5) The existing creeks or drainage channels traversing the subdivision will remain as open channels and will be maintained by the individual owners of the tract or tracts that are traversed by or adjacent to the drainage courses along or across said tract or tracts.

6) The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.

7) The County shall not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

A DIVISION OF LAND CONTAINING 763.11 ACRES, MORE OR LESS, BEING ALL OF THAT 763.11 ACRE TRACT CONVEYED TO SILVER CREEK VENTURES, LLC BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 486, PAGE 865 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acreages are Approximate)

- 304.49 ACRES IN THE F. SEIGMANN SURVEY NO. 185, ABSTRACT NO. 1293
- 144.44 ACRES IN THE F. SEIGMANN SURVEY NO. 184, ABSTRACT NO. 1294
- 314.12 ACRES IN THE GLENN & COMFORT SURVEY NO. 66, ABSTRACT NO. 1752
- 0.06 ACRES IN THE J. FORD SURVEY NO. 64½, ABSTRACT NO. 1944

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS ~
COUNTY OF MCCULLOCH ~

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the McCulloch County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Registered Professional / State Land Surveyor
License No. 6278

Date _____

CERTIFICATE OF RECORDING

THE STATE OF TEXAS ~
COUNTY OF MCCULLOCH ~

I, _____, County Clerk of McCulloch County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock _____, and duly recorded on the _____ day of _____, A.D., 20____, at _____ o'clock _____, in the Real Property Records of McCulloch County, Texas in Volume _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 20____.

COUNTY CLERK, MCCULLOCH COUNTY, TEXAS

RESTRICTION NOTATION

ALL TRACTS OF Heritage Ranch, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS, AS FILED OF RECORD IN THE OFFICIAL RECORDS OF MCCULLOCH COUNTY, TEXAS.

ALL TRACTS OF Heritage Ranch, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MCCULLOCH COUNTY, TEXAS.

SEWAGE AND WASTE FACILITIES

All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the County.

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000). AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK).

DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

NOTES

1. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

2. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH IN VOL. 484, PG. 820, OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS; SOME OF WHICH MAY NOT BE SHOWN ON THIS SURVEY.

3. ALL LOT CORNERS CREATED WITHIN THIS PLAT ARE MONUMENTED WITH 1/2-INCH IRON RODS WITH CAP UNLESS OTHERWISE NOTED HEREON.

4. ROADS SHOWN HEREON SHALL BE PRIVATE ROAD AND UTILITY EASEMENTS SIXTY (60) FEET IN WIDTH; THIRTY (30) FEET EITHER SIDE OF CENTERLINE, UNLESS NOTED AND/OR SHOWN OTHERWISE.

5. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF SIXTY (60) FEET.

LEGEND

- POINT
- SET 1/2" IRON ROD
- SET 8" MAG NAIL
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND WOOD FENCE POST
- FOUND PIPE FENCE POST
- WATER WELL
- POWER
- SUBDIVISION BOUNDARY
- TRACT LINES
- ADJACENT PROPERTY LINE
- ORIGINAL TEXAS LAND SURVEY LINES
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- R.O.W. RIGHT-OF-WAY

O.P.R., M.C., TX OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS
D.R., M.C., TX DEED RECORDS, MCCULLOCH COUNTY, TEXAS

FIRM NO. 10145301
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