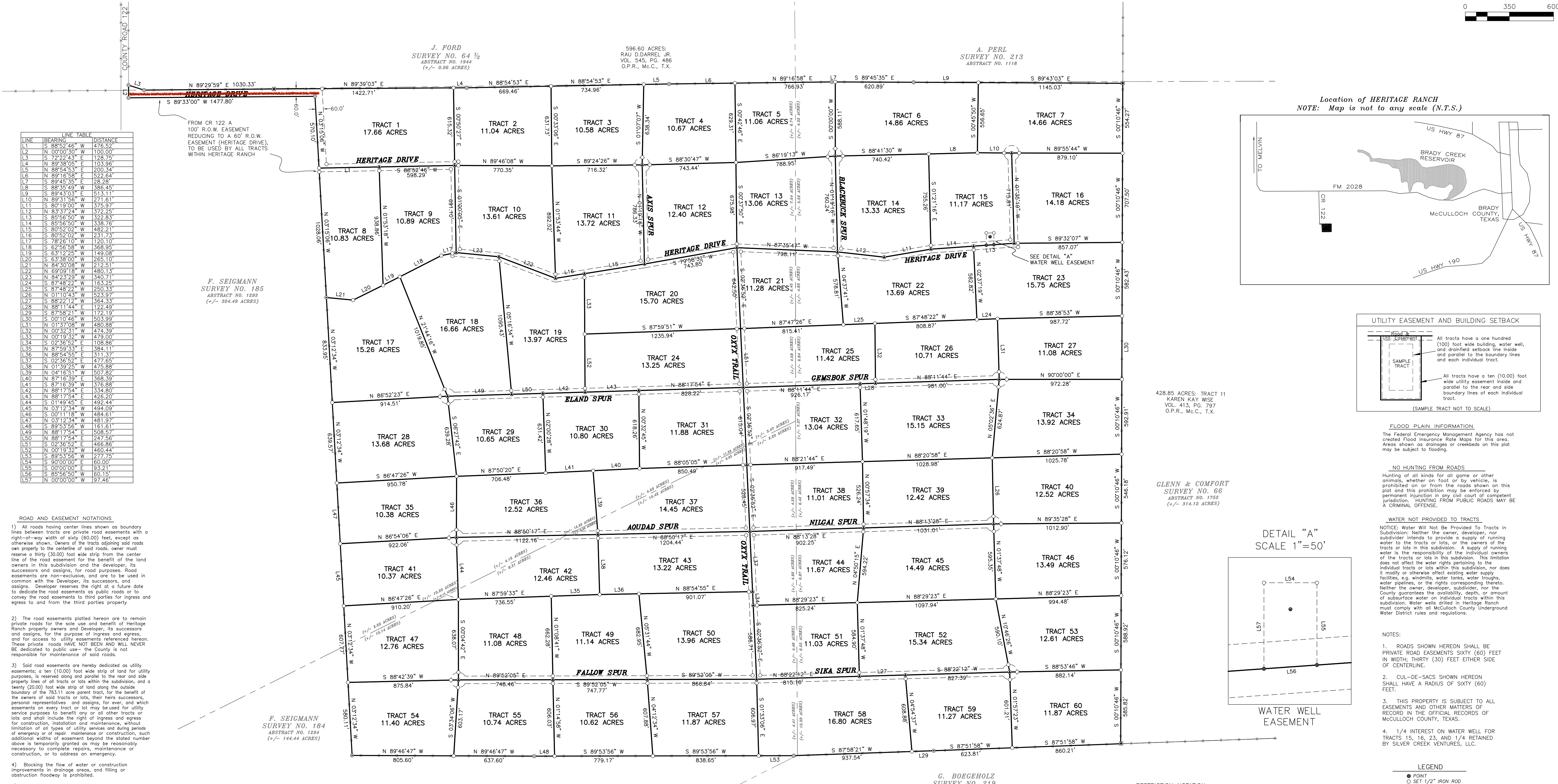
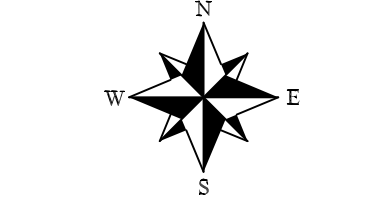


# PRELIMINARY PLAT OF HERITAGE RANCH



LINE	BEARING	DISTANCE
L1	S 88°52'46" W	476.52
L2	N 00°00'30" W	103.00
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°16'55" E	523.64
L7	S 89°45'35" E	28.28
L8	S 88°35'49" W	386.45
L9	S 89°34'03" E	513.11
L10	N 89°31'56" W	271.61
L11	S 80°19'00" W	375.97
L12	N 53°37'24" W	372.25
L13	S 85°56'50" W	323.83
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°08'10" W	120.10
L18	S 62°56'58" W	368.95
L19	S 63°12'25" W	149.08
L20	S 63°38'00" W	265.10
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	163.25
L25	S 87°48'22" W	250.33
L26	N 01°10'43" W	523.97
L27	S 89°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	480.85
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°59'33" 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	334.89
L43	N 88°17'54" E	426.20
L44	S 01°49'45" E	492.44
L45	N 03°12'34" W	494.09
L46	S 00°11'18" W	484.61
L47	N 03°12'34" W	481.97
L48	S 89°53'56" W	161.67
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	466.44
L53	S 89°53'56" W	277.75
L54	S 90°00'00" E	60.00
L55	S 90°00'00" E	93.21
L56	S 90°00'00" E	60.15
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 one 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 hereon. 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 utility easements on every tract or lot may be used for utility purpose 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 temporarily 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.

F. SEIGMANN  
SURVEY NO. 185  
ABSTRACT NO. 1293  
(±/- 304.49 ACRES)

5476.51 ACRES  
LSLP BRADY, LLC  
VOL. 488, PG. 205  
O.P.R., Mc.C., T.X.

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:

- 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. 64 1/2, 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. 6279

**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 \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK, MCCULLOCH COUNTY, TEXAS

**PRELIMINARY  
NOT FOR RECORDING**

**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**

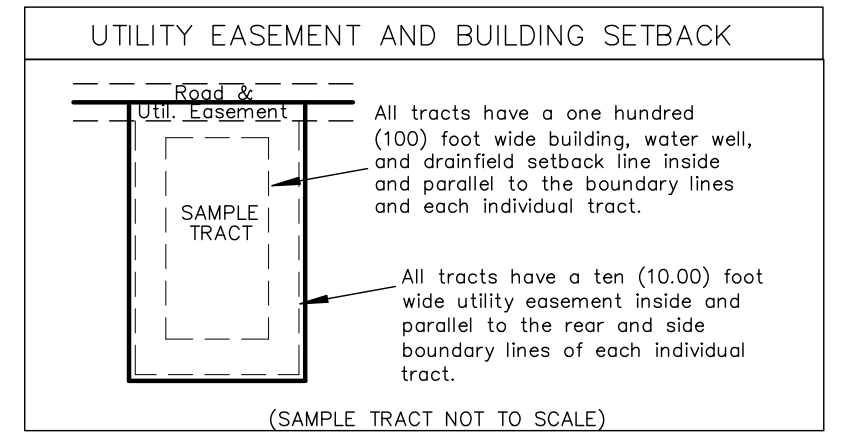
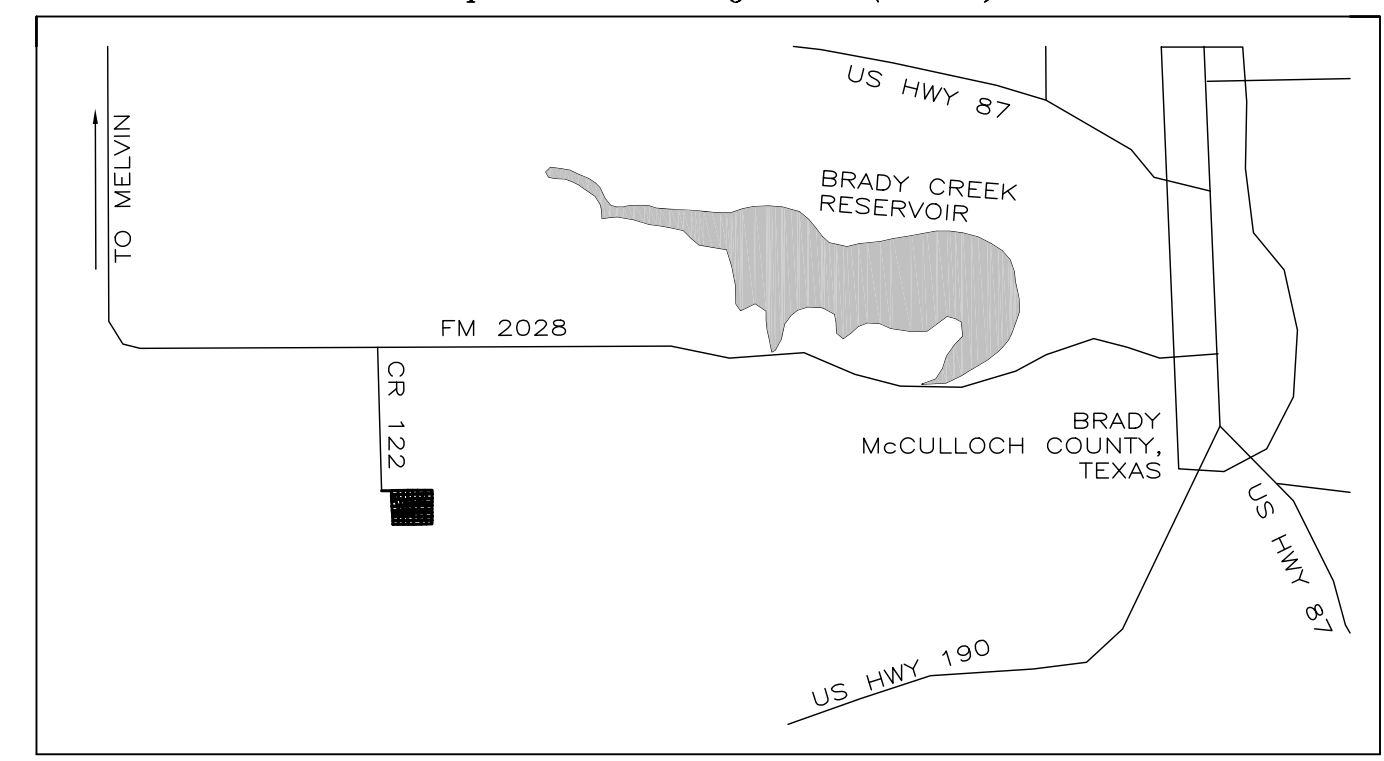
All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must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

**BASIS OF BEARINGS**

BEARING BASIS HEREOF 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.

Location of HERITAGE RANCH  
NOTE: Map is not to any scale (N.T.S.)



**FLOOD PLAIN INFORMATION**

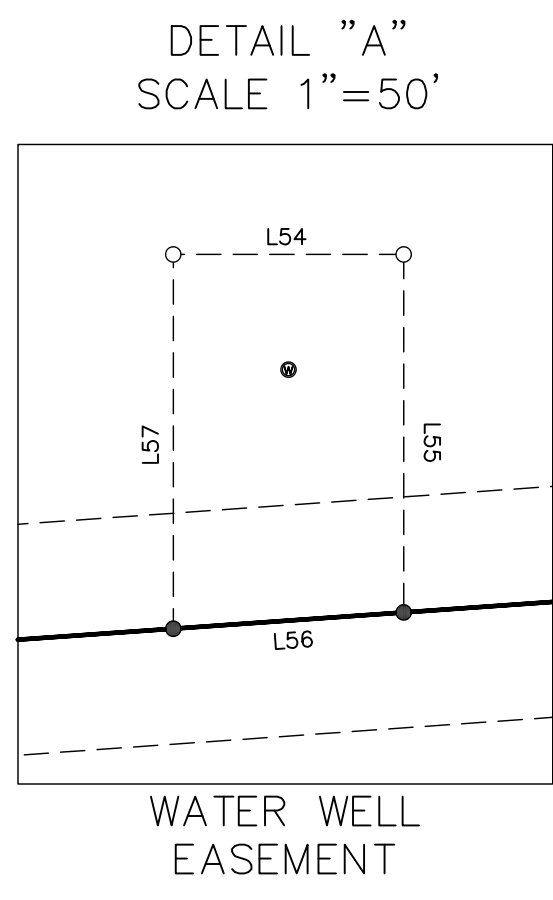
The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or creeks on this plat may be subject to flooding.

**NO HUNTING FROM ROADS**

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads shown on this plat and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

**WATER NOT PROVIDED TO TRACTS**

NOTICE: Water Will Not Be Provided To Tracts in Subdivision, whether the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots, or the owners of the tracts or lots in this subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within this subdivision, nor does it modify or otherwise affect existing water supply facilities, e.g., windmills, water tanks, water troughs, water pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor the County guarantees the availability, depth, or amount of subsurface water on individual tracts within this subdivision. Water wells drilled in Heritage Ranch must comply with all McCulloch County Underground Water District rules and regulations.



- NOTES:
- ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS SIXTY (60) FEET IN WIDTH; THIRTY (30) FEET EITHER SIDE OF CENTERLINE.
  - CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF SIXTY (60) FEET.
  - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MCCULLOCH COUNTY, TEXAS.
  - 1/4 INTEREST ON WATER WELL FOR TRACTS 15, 16, 23, AND 1/4 RETAINED BY SILVER CREEK VENTURES, LLC.

- LEGEND**
- POINT
  - SET 1/2" IRON ROD
  - SET 3/4" MAG NAIL
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - FOUND WOOD FENCE POST
  - FOUND PIPE FENCE POST
  - WATER WELL
  - POWER POLE
  - SUBDIVISION BOUNDARY
  - TRACT LINES
  - ADJACENT PROPERTY LINE
  - ORIGINAL TEXAS LAND SURVEY LINES
  - EASEMENT
  - PROPERTY LINE
  - WIRE FENCE
  - OVERHEAD ELECTRIC LINE
  - R.O.W. RIGHT-OF-WAY
- O.P.R., Mc.C., TX OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS  
D.R., Mc.C., TX DEED RECORDS, MCCULLOCH COUNTY, TEXAS

- NOTES**
- SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
  - 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.
  - ALL LOT CORNERS CREATED WITHIN THIS PLAT ARE MONUMENTED WITH 1/2-INCH IRON RODS WITH CAP UNLESS OTHERWISE NOTED HEREON.
  - 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.
  - CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF SIXTY (60) FEET.

**MQI** MCDILLAN AND QUINN INC.  
LAND SURVEYING

FIRM NO. 10145301  
P.O. BOX 1265 MASON, TEXAS  
PHONE: (325) 218-0063 EMAIL: info@mqitx.com  
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