 ×	— X X X	* <u> </u>	L3 N 89 S 89.33'00" V	T
			FROM 100' F	
LINE	LINE TABLE	DISTANCE	REDUC	
L1	S 88°52'46" W	476.52'	EASEN TO BE	
L2	N 00°00'30" W	100.00'	WITHIN	
L3	S 72°22'43" E N 89°38'05" E	128.75' 103.96'	-	
L4 L5	N 88°54'53" E	200.34'	1	
L6	N 89°16'58"E	522.64'		
L7	S 89°45'35" E	28.28'		
L8	S 88°35'49" W	386.45'	-	
L9 L10	S 89°43'03" E N 89°31'56" W	513.11' 271.61'	-	
L11	S 80°19'00" W	375.97'	1	
L12	N 83°37'24" W	372.25']	
L13	S 85°56'50" W	322.83'		
L14 L15	S 85°56'50" W	338.76'	-	
L15 L16	S 80°52'02" W S 80°52'02" W	482.21' 231.73'	-	
L17	S 78°26'10" W	120.10'		
L18	S 62°56'58" W	368.95']	
L19	S 63°12'25" W	149.08'	-	
L20 L21	S 63°38'00" W N 84°30'08" W	265.10' 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'		~ 1
L25	S 87°48'22" W	250.33'		51
L26 L27	N 01°10'43" W S 88°22'12" W	523.97' 364.33'	-	-
L27	N 88°11'44" E	122.49'	-	1
L29	S 87°58'21" W	172.19'		
L30	S 00°10'46" W	503.99'	-	
L31 L32	N 01°37'08" W N 00°32'31" W	480.88' 474.39'	-	
L32 L33	N 00°19'32" W	479.00'	-	
L34	S 02°36'52" E	108.86']	
L35	N 87°59'33" E	384.11'	1	
L36 L37	N 88°54'55" E S 02°36'52" E	311.37' 477.65'	4	
L37 L38	<u>S 02°36'52"E</u> N 01°39'25"W	477.65 475.88'	-	
L39	N 04°16'51"W	507.82']	
L40	N 87°16'39"E	368.39'		
L41 L42	S 87°16'39" W N 88°17'54" E	376.88'	-	
L42 L43	<u>N 88°17'54" E</u> N 88°17'54" E	334.80' 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 L48	N 03°12'34" W S 89°53'56" W	481.97' 161.61'	-	
L48 L49	N 88°17'54" E	508.57'	{	
L50	N 88°17'54" E	247.56'	1	
L51	S 02°36'52" E	466.86']	
L52	N 00°19'32" W	460.44'		
L53	S 89°53'56" W	277.75'	1	
L54 L55	S 90°00'00" E S 00°00'00" E	60.00' 93.21'	{	
L56	S 85°56'50" W	60.15'	1	
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 assians, for road purposes, Road easements are non-exclusive, and are to be used in common with the Developer, its successors, and assians. 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 platted 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 hereor These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use- the County is not responsible for maintenance of said roads.

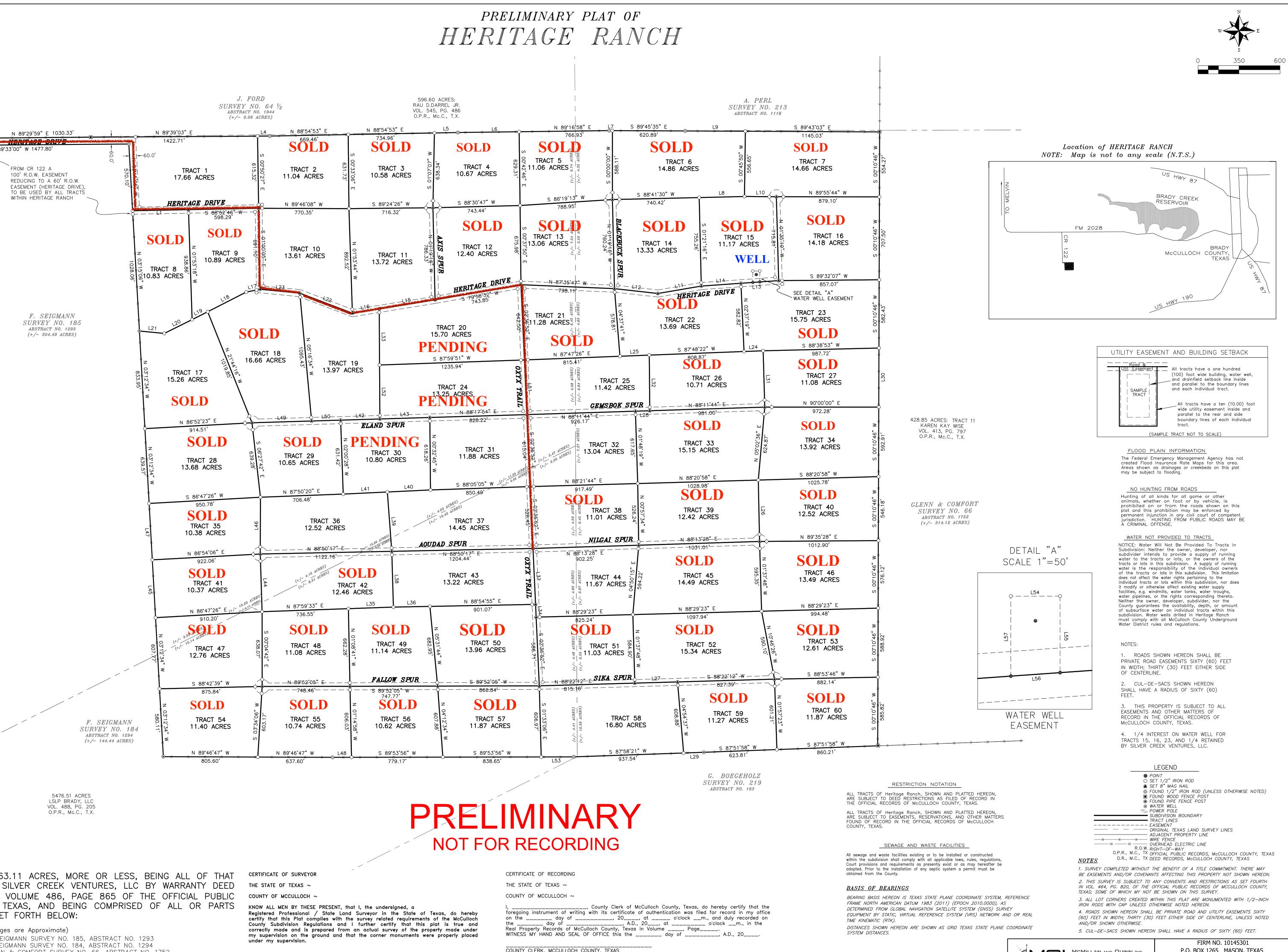
3) Said road easements are hereby dedicated as utility easements; a ten (10.00) foot wide strip of land for utility purposes, is reserved along and parallel to the rear and side property lines of all tracts or lots within the subdivision, and a twenty (20.00) foot wide strip of land along the outside 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 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 o 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. 64%, ABSTRACT NO. 1944

Registered Professional / State Land Surveyor License No. 6279

Date

COUNTY CLERK, MCCULLOCH COUNTY, TEXAS

JOB NO. 2112007

P.O. BOX 1265 MASON, TEXAS PHONE: (325) 218-0063 EMAIL: info@mqitx.com Copyright 2022 All Rights Reserved