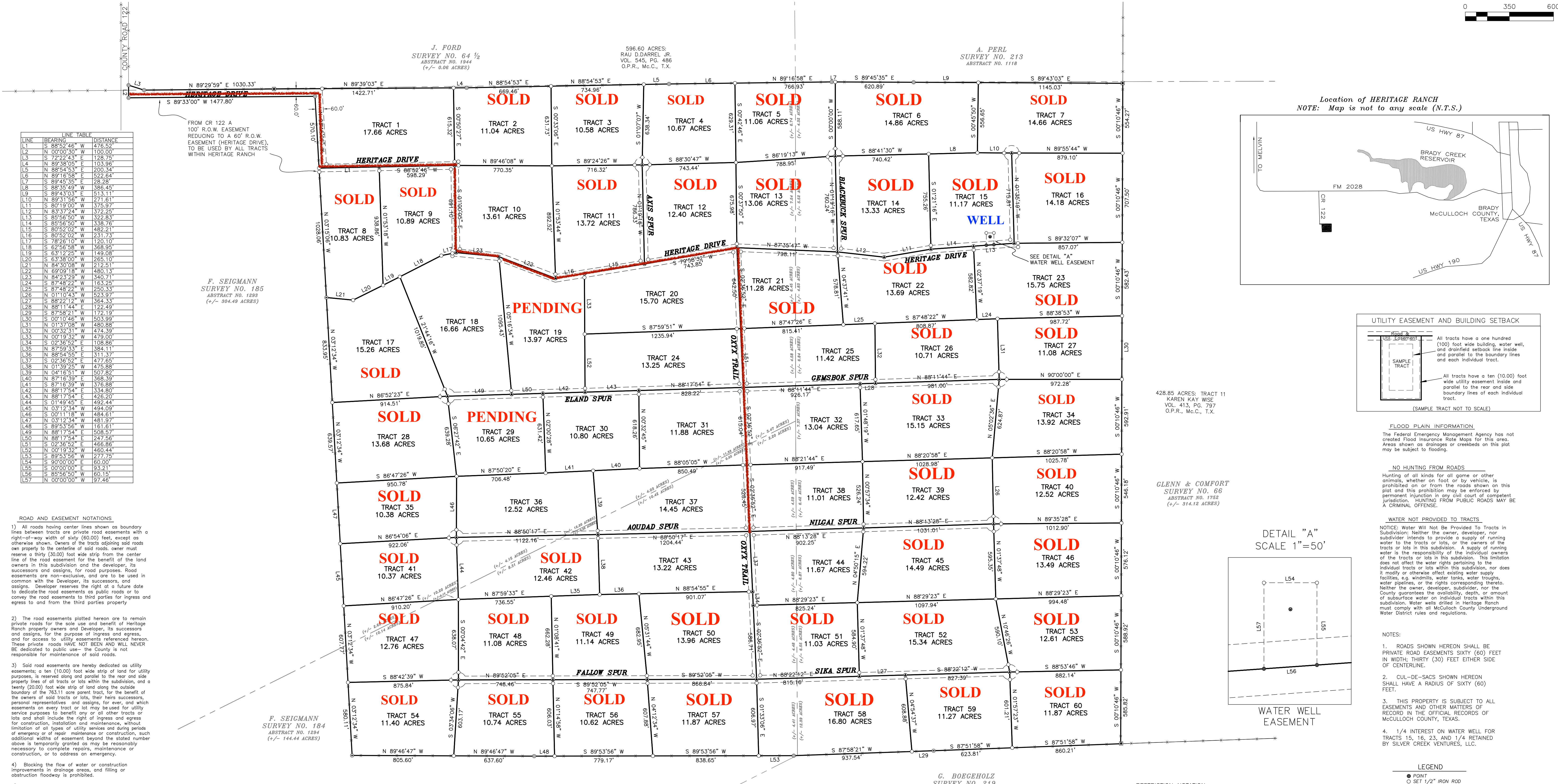
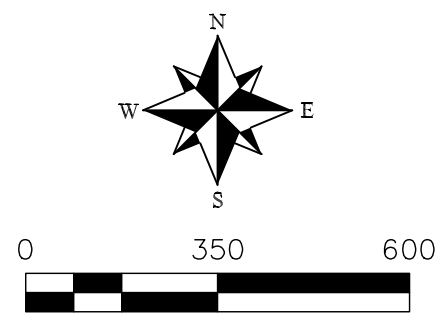


PRELIMINARY PLAT OF
HERITAGE RANCH



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

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.
LEGEND
● POINT
● SET 8" MAG NAIL
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
■ FOUND BOUND FENCE POST
■ FOUND PIPE FENCE POST
● WATER WELL
--- POWER LINE
--- 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
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.
FIRM NO. 10145301
P.O. BOX 1265 MASON, TEXAS
PHONE: (325) 218-0063 EMAIL: info@mqitx.com
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