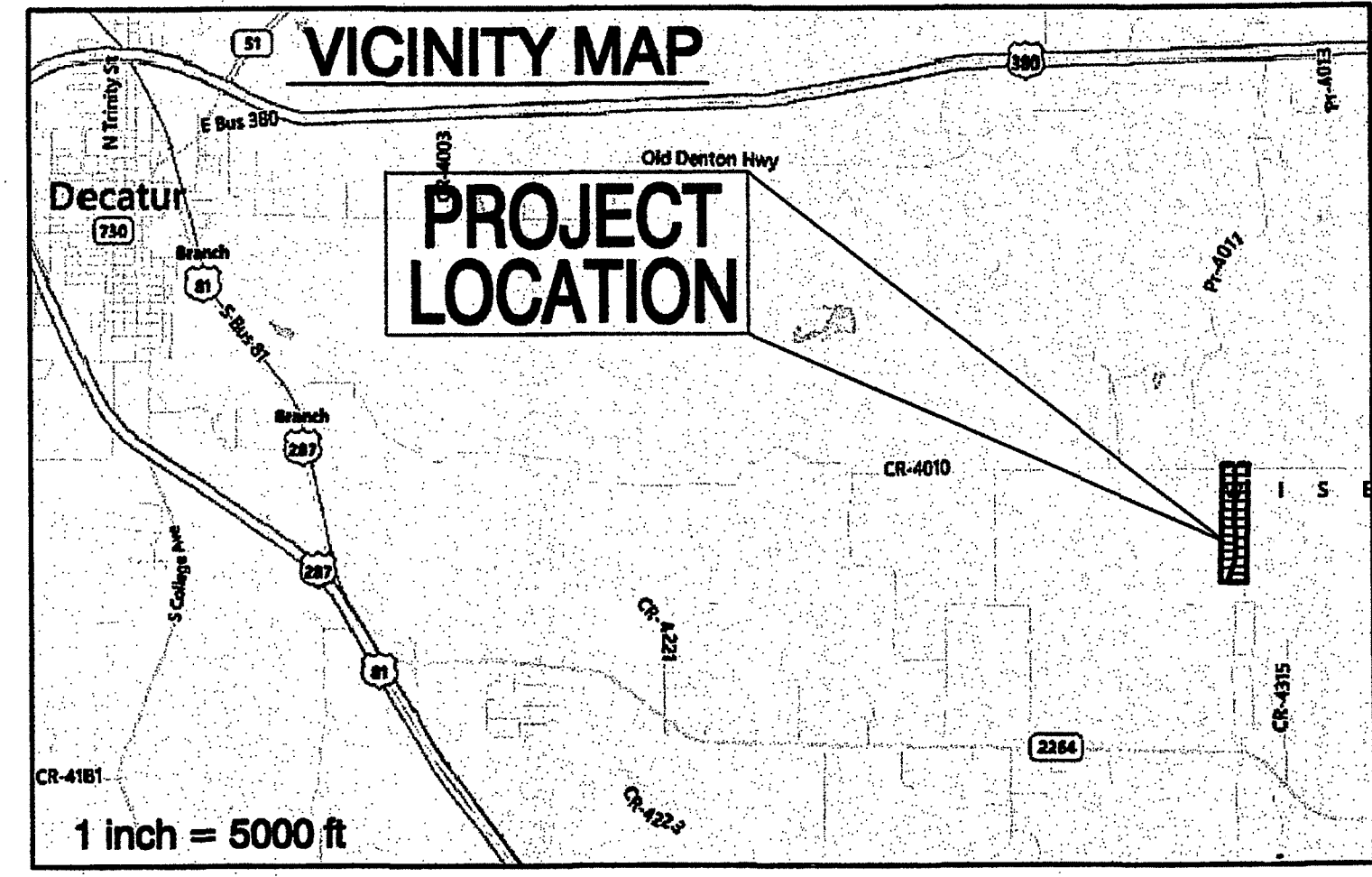
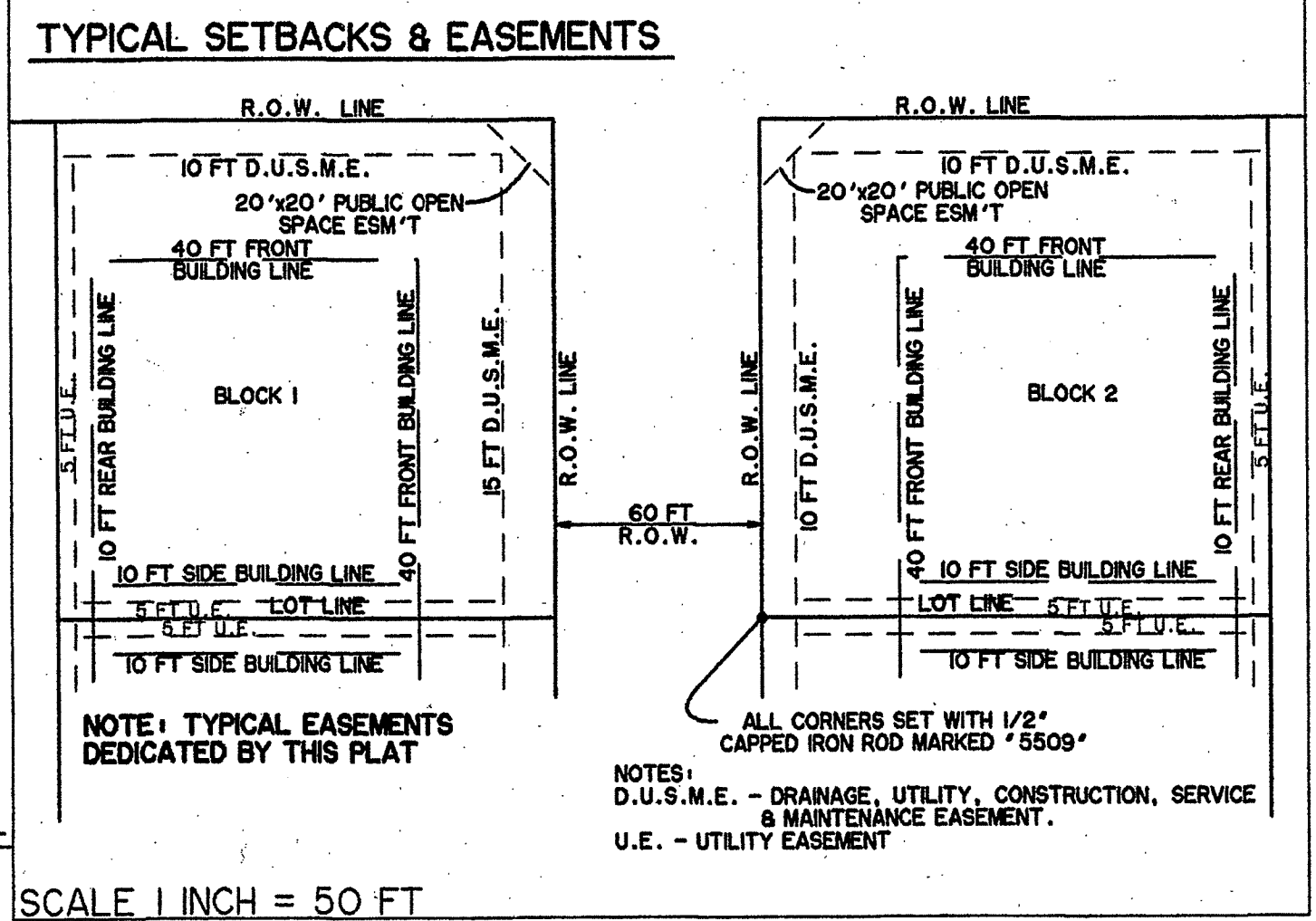
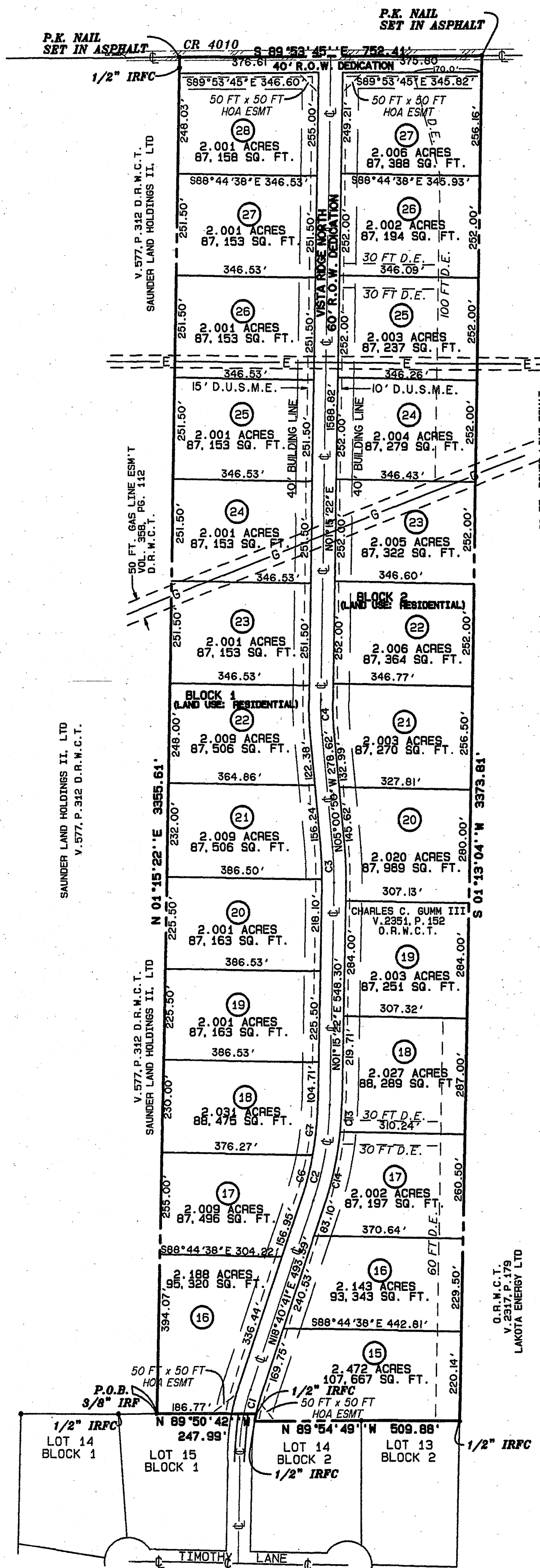




STATE OF TEXAS
OWNER'S ACKNOWLEDGMENT AND DEDICATION
COUNTY OF WISE

CHISOS MOUNTAIN DEVELOPMENT, LLC, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 58.250 acre tract of land in the W. Caldwell Survey, Abstract No. 162 and being a portion of that certain tract of land as recorded in deed to Charles C. Gumm III as recorded in Volume 2351, Page 152 of the Official Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found and said point being the southwest corner of herein described property and also being the most easterly southeast corner of that certain tract of land as described in deed to Saunderson Land Holdings II, Ltd., as recorded in Volume 577, Page 312 Deed Records of Wise County, Texas and being in the north line of Heritage Creek North Phase II as recorded in Cabinet C, Page 476 Plat Records of Wise County, Texas,

THENCE North 01°15'22" East along the east line of said Saunders tract and passing at a distance of 3329.90 feet a 1/2" iron rod found with a cap and continuing in all a distance of 3355.61 feet to a P.K. Nail set in the asphalt of County Road 4010,

THENCE South 89°53'45" East along the centerline of said County Road 4010 a distance of 752.41 feet to a P.K. Nail set in the asphalt and said point being the northwest corner of that certain tract of land as described in deed to Lakota Energy Ltd., as recorded in Volume 2317, Page 179 O.R.W.C.T.,

THENCE South 01°13'04" West along the west line of said Lakota tract a distance of 3373.81 feet to a 1/2" iron rod found with a cap at the northeast corner of said Heritage Creek North,

THENCE North 89°54'49" West along said north line a distance of 509.88 feet to a 1/2" iron rod found with a cap and said point being the Point of Curvature of a curve to the right having a radius of 470.00 feet, a Central Angle of 2°15'31", a Chord Bearing of North 11°12'51" East and a Chord Distance of 18.53 feet,

THENCE along said curve in a northerly direction a distance of 18.53 feet to a 1/2" iron rod found with a cap,

THENCE North 89°50'42" West along said north line a distance of 247.99 feet returning to the Point of Beginning and containing in all 2,537,390 square feet or 58.250 acres of land,

and designated herein as the subdivision HERITAGE CREEK NORTH, PHASE 3 to Wise County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

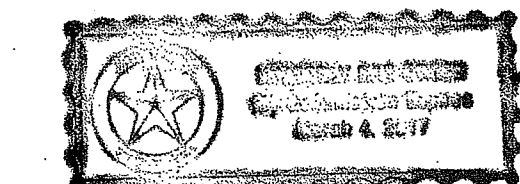
Owner: Sherry Lemon
FOR CHISOS MOUNTAIN DEVELOPMENT, LLC

Date: OCTOBER 23RD, 2015..

STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT MAULDIN, 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 considerations therein stated.

Given under my hand and seal of office this the 23RD day of OCTOBER, 2015.



Sherry Lemon
NOTARY PUBLIC
Wise County, Texas.

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON
THE 26th DAY, OF OCTOBER, 2015

VOTED AFFIRMATIVELY TO ADOPT THIS PLAT
AND APPROVE IT FOR FILING OF RECORD.

BY: [Signature]
WISE COUNTY JUDGE

ATTEST: [Signature]
WISE COUNTY CLERK

PLAT NOTES

This subdivision or any part thereof is not located within the extraterritorial jurisdiction of any municipality.

This development lies within the Upper Trinity Groundwater Conservation District (UTGCD). All registration and permitting requirements for water wells must be adhered to.

Utility Easements:

Any public utility, including Wise County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and any public utility, including Wise County, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Public Open Space Restriction:

No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by a Court Order issued by the Commissioner's Court of Wise County and the property replanted.

Drainage Easement Restriction:

No construction, or filling without the written approval of the Wise County Commissioner's Court, shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

Floodway Easement Restriction:

No construction, without the written approval of the Wise County Commissioner's Court, shall be allowed within a floodway easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

HOA ESMT:

The HOA easement delineates an area reserved for the Homeowners Association (HOA) to access, construct, and maintain subdivision entry features including walls, signs, lighting, and landscaping. No other fencing, landscaping, paving, or other construction will be placed within these easements without the written consent of the HOA.

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	7°04'34"	500.00'	30.91'	61.75'	N15°08'24"E	61.71'
C2	17°25'19"	800.00'	122.57'	243.25'	N09°59'01"E	242.32'
C3	6°16'12"	800.00'	43.82'	87.55'	N01°52'44"W	87.50'
C4	6°16'12"	800.00'	43.82'	87.55'	N01°52'44"W	87.50'

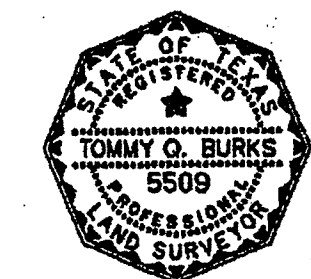
LOT LINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C5	7°43'55"	530.00'	35.82'	71.52'	N14°48'43"E	71.47'
C6	8°03'25"	770.00'	54.23'	108.28'	N14°38'58"E	108.19'
C7	9°21'53"	770.00'	63.07'	125.85'	N05°56'19"E	125.71'
C8	0°33'03"	770.00'	3.70'	7.40'	N00°59'51"E	7.40'
C9	5°43'10"	770.00'	38.46'	76.86'	N02°09'15"W	76.83'
C10	6°16'12"	830.00'	45.46'	90.83'	N01°52'44"W	90.78'
C11	6°16'12"	770.00'	42.17'	84.26'	S01°52'44"E	84.22'
C12	6°16'12"	830.00'	45.46'	90.83'	S01°52'44"E	90.78'
C13	4°39'02"	830.00'	33.70'	67.37'	S03°34'53"W	67.35'
C14	12°46'17"	830.00'	92.89'	185.01'	S12°17'32"W	184.63'
C15	6°20'04"	470.00'	26.01'	51.96'	N15°30'39"E	51.94'
C16	2°15'31"	470.00'	9.26'	18.53'	N11°12'51"E	18.53'

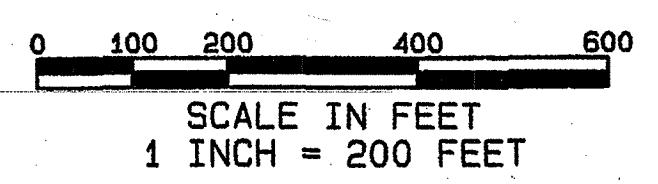
SURVEYOR'S CERTIFICATION:

I, Tommy Q. Burks, the undersigned, a Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Tommy Q. Burks 10/23/15
Tommy Q. Burks, TX RPLS No. 5509
Burks Land Surveying Company
223 CR 1260
Decatur, TX 76234
817-228-5577
tblsurvey@yahoo.com



DEVELOPED BY:
Chisos Mountains Development, LLC
2617 W. Blue Mound Rd
Site 100
Haslet, TX 76052
Office: 817/439-1710
Fax: 817/439-0080



FINAL PLAT
FOR
HERITAGE CREEK NORTH, PHASE 3
BEING
58.250 Acres, 26 Lots
SITUATED IN THE
W. CALDWELL SURVEY,
ABSTRACT NO. 162
WISE COUNTY, TEXAS
OCTOBER 2015

DEVELOPMENT NOTES

1. BEARINGS ARE BASED NAD-83 DATUM, TEXAS NORTH CENTRAL ZONE (4202).
2. ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.
3. ALL LOTS WILL HAVE INDIVIDUAL WATER WELLS.
4. NOTICE: DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINES AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.
5. THIS SUBDIVISION IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY.
6. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48497C0375D, PANEL 375 OF 600 WISE COUNTY TEXAS. EFFECTIVE DATE: DECEMBER 16, 2011.
7. THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
8. GROSS AREA = 58.250 ACRES
ROW DEDICATION = 5.304 ACRES
NET RESIDENTIAL AREA = 52.946 ACRES, LAND USE: RESIDENTIAL
26 RESIDENTIAL LOTS

SUBDIVISION RESTRICTIONS

1. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot.
2. Septic tank performance cannot be guaranteed, even though all provisions of the Wise County rules for private sewage facilities are complied with.
3. Inspection and/or acceptance of a private sewage facility by Wise County shall indicate only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with County, State and Federal regulations.
4. On-site sewage facilities, although approved of meeting minimum standards, must be upgraded by the property owner at the property owner's expense if the normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility, at any time, does not comply with governmental regulations.
5. A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled. Therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
6. On-site sewage facilities must be designed in accordance with the rules established by Wise County and the TCEQ. Design shall be based on the results of a site evaluation performed on each lot.
7. Only one single-family residence or duplex shall be located on a lot when an on-site sewage facility is used and only one residence shall be connected to said facility.
8. Buildings to be built on lots which are lower than the road or roads on which they front and/or abut shall be built such that the minimum finished floor elevation is at least 1-foot above the proposed grade of the yard adjacent to the building. This is to reduce the risk of damage to building that may be caused by storm water drainage.
9. No building shall be built in a 100-year flood plain unless the minimum recommended finished floor elevation is complied with. In no case shall the minimum finished floor elevation be less than 2-foot above the 100-year flood plain elevation.
10. Any filling or obstruction of the floodway or drainage easements is prohibited.
11. Any driveway culverts, if necessary, are to be installed by the property owner and in accordance with the policies of Wise County and shall be of sufficient size to pass the 10-year storm. In no case shall a driveway culvert be less than 18-inches in diameter on a proposed road.
12. The driveway above a culvert should be constructed such that the driveway is at least six (6") inches below the outside edge of the main roadway. This will reduce the risk of water, which exceeds the capacity of the culvert, flowing over the culvert and entering the roadway.
13. Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation occurring on the lot.

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON
THE 26th DAY, OF October, 2015
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT
AND APPROVE IT FOR FILING OF RECORD.
BY: [Signature]
WISE COUNTY JUDGE
ATTEST: [Signature]
WISE COUNTY CLERK

DEVELOPED BY:
Chisos Mountains Development, LLC
2617 W. Blue Mound Rd
Ste 100
Haslet, TX 76052
Office: 817/439-1710
Fax: 817/439-0080

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