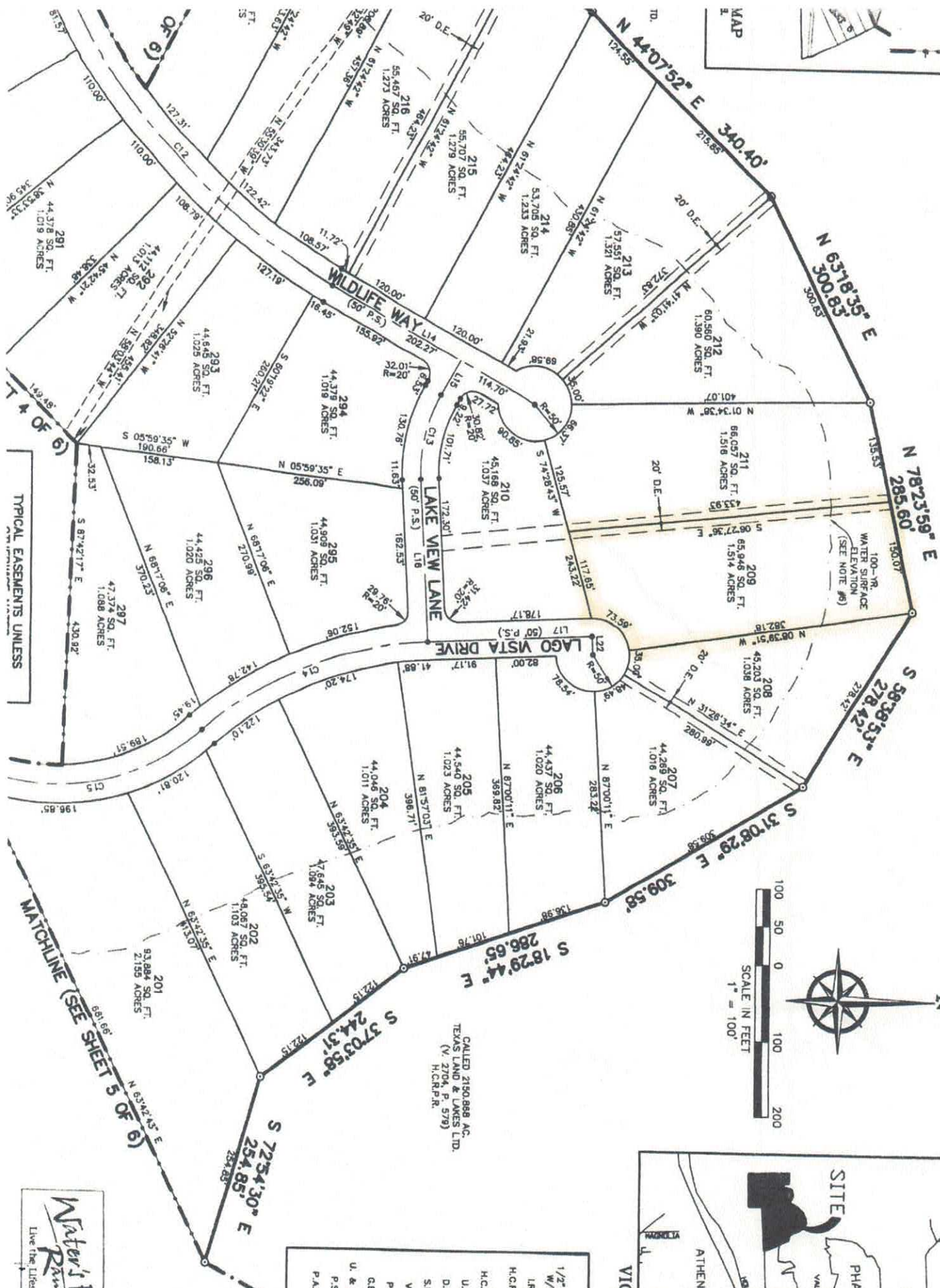


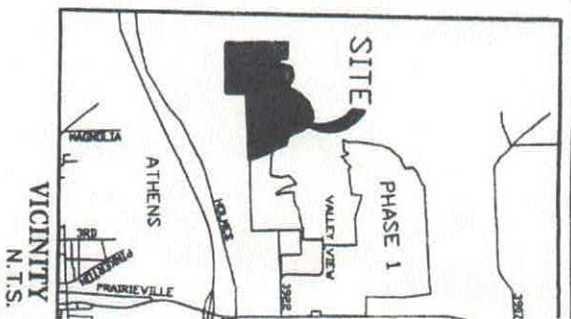
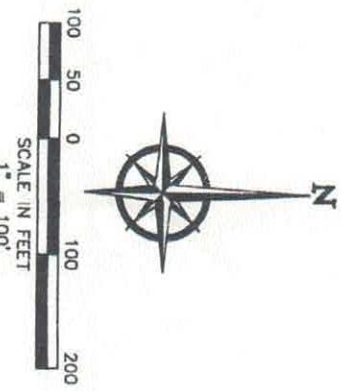


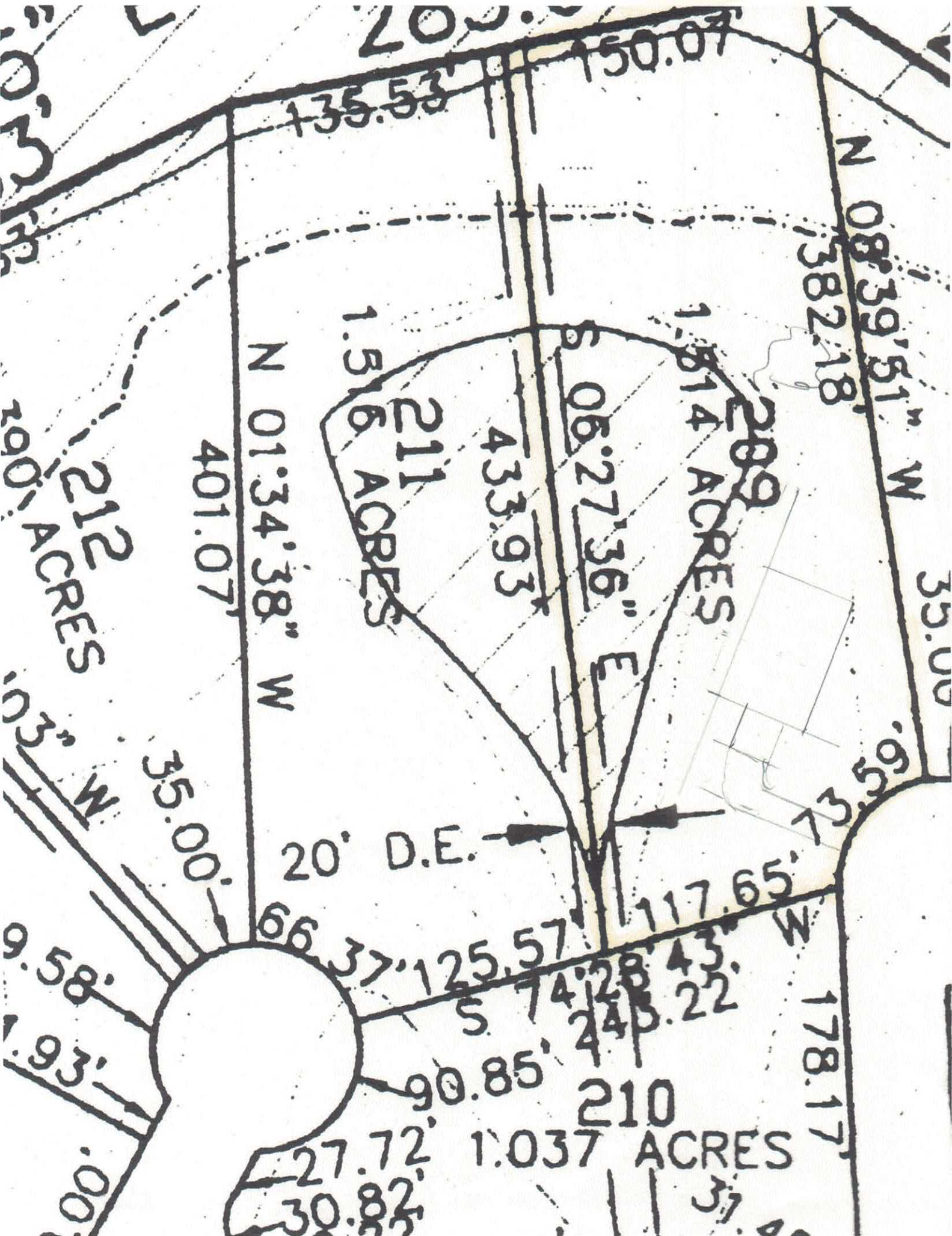
TYPICAL EASEMENTS UNLESS

MATCHLINE (SEE SHEET 5 OF 6)

Winter's Edge Ranch
Live the Lifestyle

1/2" I.R.S.	1/2" I.R.S.
W/CAP	STAMP
L.R.F.	IRON
H.C.R.P.R.	HENDS
H.C.R.P.R.	PROPE
H.C.D.R.	HENDE
U.E.	UTILITY
D.E.	DRAIN
S.E.	SLOPE
V.	VOLUM
P.	PAGE
G.E.	GAS E
U. & M.E.	UTILITY
P.S.	PRIVAT
P.A.E.	PEDIST
	ACCESS





NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That TEXAS LAND & LAKES, LTD., By and through TEXAS LAND & LAKES, INC., its general partner, Owner, Acting by and through its president, Marcus Smith, Duly authorized to so act, does hereby adopt this plat designating the herein property as "WATER'S EDGE RANCH, PHASE 2", an addition to Henderson County, Texas. All private streets are hereby dedicated to the property owners association for private use. Any and all easements shown on this plat are for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Henderson County, Texas.

WITNESS MY HAND, THIS 9TH DAY OF OCTOBER, 2007.

TEXAS LAND & LAKES, LTD.
BY AND THROUGH ITS GENERAL PARTNER,
TEXAS LAND & LAKES, INC.

BY: Marcus Smith
MARCUS SMITH, PRESIDENT

Subscribed and Sworn before me, a notary public in and for the State of Texas, This 9th day of October, 2007.

Susan G. Murrin
Signature



SURVEYOR'S CERTIFICATE

I, Chris E. Griffith, Registered Professional Land Surveyor No. 4846, do hereby state that the plat shown hereon was prepared from a survey made on the ground under my supervision during the month of October, 2007.

Given under my hand & seal, this 9th day of October, 2007.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4846



Subscribed and Sworn before me, a notary public in and for the State of Texas, This 9th day of October, 2007.

Susan G. Murrin
Signature



Approved by the Henderson County Commissioners Court.

This the 6 day of November, 2007

D. H. Holt
County Judge

Susan Murrin
County Clerk

ADDRESSING APPROVED
Henderson County is hereby
dated 10-26-07 by Chris Griffith

Accepted by the City of Athens

This the 22ND day of October, 2007

Randy Daniel
Mayor

Sam Watson
City Secretary

Accepted by Planning and Zoning

This the 10th day of October, 2007

Justin Mackenzie
Chairman

OWNER/DEVELOPER
TEXAS LAND & LAKES, LTD.
24632 STATE HWY. 64 EAST
CANTON, TX 75103
(903) 567-2444
FAX (903) 567-3332

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

NOTES:

1. This subdivision is a private, gated community. The private streets shall meet the minimum requirements for public road improvements per Henderson County rules and regulations and are dedicated to the property owners association for its private use and maintenance. In addition, an Access, Drainage, and Utility Easement is dedicated over the private streets. Henderson County shall not be responsible for maintenance of Private Streets, Drives, Emergency Access Easements, recreation areas and open spaces.
2. A 20' Slope, Utility, and Drainage Easement is hereby dedicated adjacent to all private streets and rights-of-way.
3. A 20' Pedestrian/Equestrian Access Easement and Slope Easement is hereby dedicated adjacent to the slope, utility, and drainage easement in note #2 for the exclusive use of members of the established P.O.A.
4. A 10' Utility and Drainage Easement is hereby dedicated adjacent to all non-street lot lines.
5. A Drainage Easement is hereby dedicated from 15' on either side of the centerline of any and all creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat for drainage purposes. The development of individual owners shall not block any tributary runoff.
6. A Drainage/Lake Maintenance Easement is hereby dedicated 10' on the uphill side from the 391' contour (100-YEAR Water Surface Elevation) on Lots 196-209, Lots 211-228, and Lot 305. Minimum Finished Floor Elevation will be 393.0'.
7. The private streets are 50 feet in width, unless otherwise noted.
8. Water service to be provided by Bethel Ash Water Supply Corporation.
9. Sewer service to be provided by individual septic systems approved and installed in accordance with Henderson County standards.
10. TBM = Elevation = 492.03 (located at a 5/8-inch iron rod with yellow cap S41'49'05"W, 3,296.73 feet from the northeast corner of this phase).
11. Portions of the subject property are shown to be within "Zone AE" (Special Flood Hazard Area) as indicated on FIRM (Flood Insurance Rate Map) Panel 48213C0075-D and 48213C0160-C.
12. Refer to Deed Restrictions for Building Setbacks.
13. Basis of bearing being S 26°17'17" E for the west line of Lot 163, Water's Edge Ranch, Phase 1, Cabinet E, Slide 373, P.R.H.C.T.
14. All monuments are 1/2" I.R.S. with cap unless otherwise noted.
15. Lot owners are responsible for having any pipelines marked and located prior to construction as required by law. The developer and/or surveyor is not responsible for locating and/or marking any pipelines that may be within the boundaries of this development.
16. Portions of the existing Gulf States & United Telephone Company Easement shall be abandoned or relocated by separate instrument.



FINAL PLAT
WATER'S EDGE RANCH
PHASE 2

110 LOTS
165.616 ACRES
SITUATED IN THE

BOLEY C. WALTERS LEAGUE, ABSTRACT NO. 797
HENDERSON COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

DATE: OCTOBER 9, 2007

SHEET 6 OF 6

TYPICAL EASEMENTS UNLESS
OTHERWISE NOTED

09202/DWG/9202 Final Plat Ph 2.dwg

BY: Marcus Smith
MARCUS SMITH, PRESIDENT

Subscribed and Sworn before me, a notary public in and for the State of Texas, This 9th day of October, 2007.

Marcus Smith
Signature



SURVEYOR'S CERTIFICATE

I, Chris E. Griffith, Registered Professional Land Surveyer No. 4846, do hereby state that the plat shown hereon was prepared from a survey made on the ground under my supervision during the month of October, 2007.

Given under my hand & seal, this 9th day of October, 2007.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4846



Subscribed and Sworn before me, a notary public in and for the State of Texas, This 9th day of October, 2007.

Marcus Smith
Signature



Approved by the Henderson County Commissioners Court.

This the 6 day of November, 2007

D. H. Holt
County Judge

Gwen Mosquit
County Clerk

ADDRESSING APPROVED

Henderson County, Texas
Date: 10-24-07 By: [Signature]

Accepted by the City of Athens

This the 22ND day of October, 2007

Randy Daniel
Mayor

Pam Watson
City Secretary

Accepted by Planning and Zoning

This the 10th day of October, 2007

Judith Mackinay
Chairman

OWNER/DEVELOPER
TEXAS LAND & LAKE, LTD.
24632 STATE HWY. 64 EAST
CANTON, TX 75103
(903) 567-2444
FAX (903) 567-3332

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

- development of individual owners shall not block any tributary runoff.
- A Drainage/Lake Maintenance Easement is hereby dedicated 10' on the uphill side from the 381' contour (100-YEAR Water Surface Elevation) on Lots 198-209, Lots 211-226, and Lot 305. Minimum Finished Floor Elevation will be 393.0'.
 - The private streets are 50 feet in width, unless otherwise noted.
 - Water service to be provided by Bethel Ash Water Supply Corporation.
 - Sewer service to be provided by individual septic systems approved and installed in accordance with Henderson County standards.
 - TBM = Elevation = 492.03 (located at a 5/8-inch iron rod with yellow cap S41'49'05"W, 3,296.73 feet from the northeast corner of this phase).
 - Portions of the subject property are shown to be within "Zone AE" (Special Flood Hazard Area) as indicated on FIRM (Flood Insurance Rate Map) Panel 48213C0075-D and 48213C0160-C.
 - Refer to Deed Restrictions for Building Setbacks.
 - Basis of bearing being S 26°17'17" E for the west line of Lot 163, Water's Edge Ranch, Phase 1, Cabinet E, Slide 373, P.R.H.C.T.
 - All monuments are 1/2" I.R.S. with cap unless otherwise noted.
 - Lot owners are responsible for having any pipelines marked and located prior to construction as required by law. The developer and/or surveyor is not responsible for locating and/or marking any pipelines that may be within the boundaries of this development.
 - Portions of the existing Gulf States & United Telephone Company Easement shall be abandoned or relocated by separate instrument.



FINAL PLAT WATER'S EDGE RANCH PHASE 2

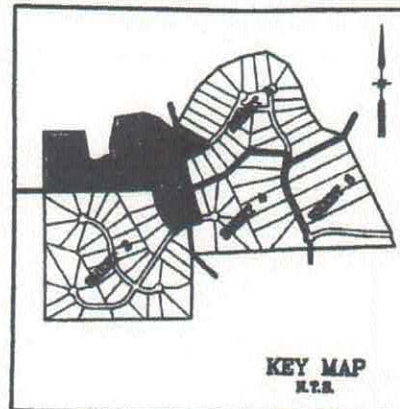
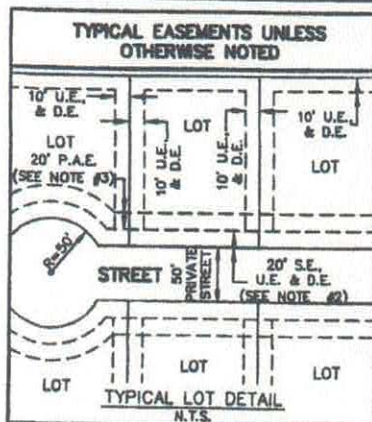
110 LOTS

165.616 ACRES
SITUATED IN THE

BOLEY C. WALTERS LEAGUE, ABSTRACT NO. 797
HENDERSON COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

DATE: OCTOBER 9, 2007

SHEET 6 OF 6



09202/DWG/9202 Final Plat Ph 2.dwg