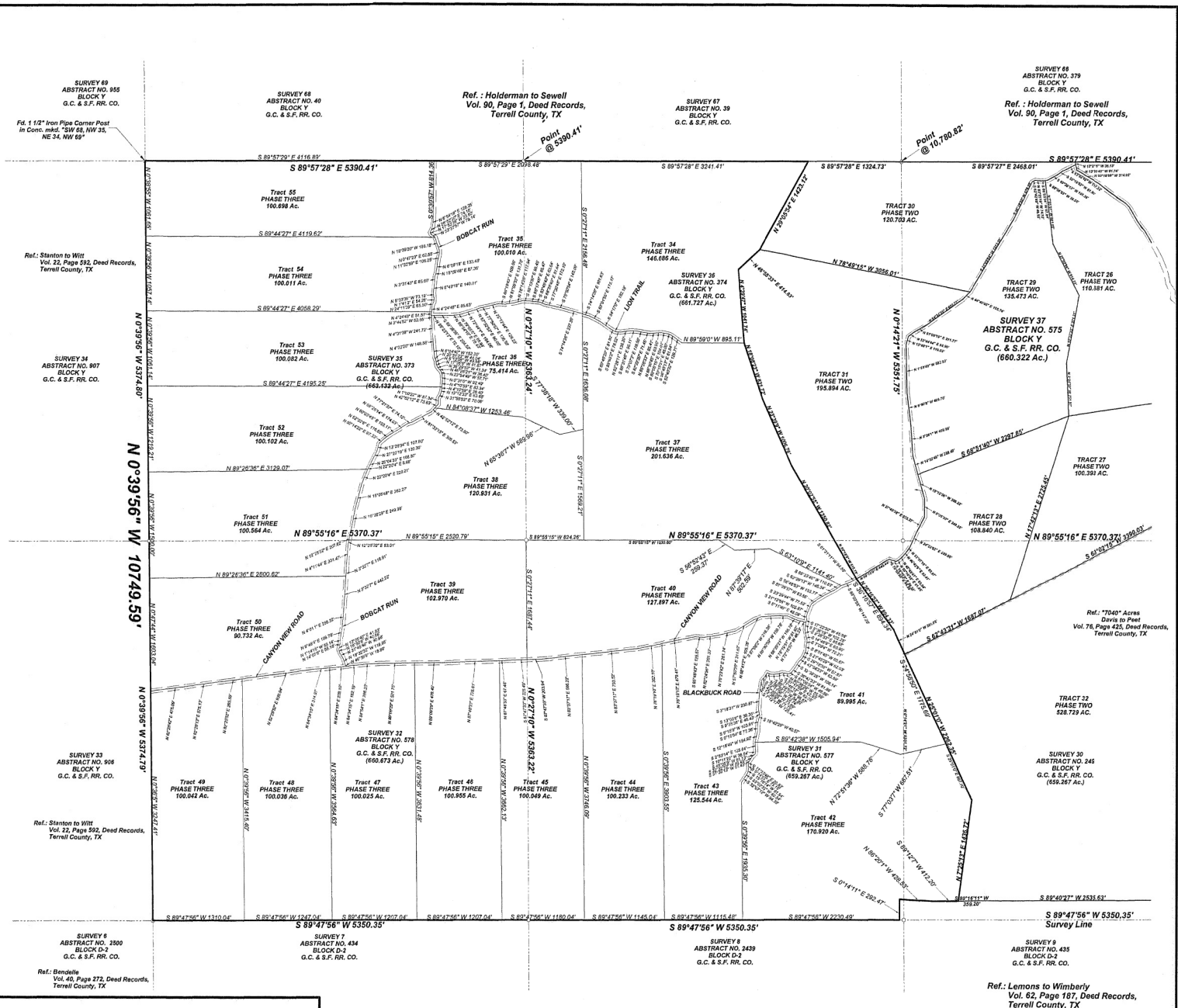




SCALE: 1"=750'

Bearings based on True North and GPS observations made by me on the ground in September and October, 2006. To obtain surface horizontal distances multiply map distances by 1.00008557.

LEGEND:

- + = Point of intersection unless otherwise identified
- = Calculated Survey Corner unless otherwise identified
- = Set 1/2" iron pin for tract corner in the centerline Road and Utility Easement
- = Fence corner unless otherwise identified
- = Enclosure
- = Electric Line
- = Lot Line
- = Unimproved pasture road
- = Survey Line
- = 80.00 foot wide Road and Utility Easement for the benefit of the Property Owners Association and Texas Land Sales, LLC.

LEGAL DESCRIPTION
PHASE THREE SUBDIVISION OUT OF AND A PART OF 7248.389 acres of land in Terrell County, Texas, and being all of that certain tract of land described as "7,040" acres in Warranty Deed with Vendor's Lien from Paul Davis to J.C. John Post recorded in Volume 76, Page 425, Deed Records, Terrell County, Texas, and said 7248.389 acres being out of the following Surveys and also more particularly described by metes and bounds attached as Exhibit "A":

TRACT	ACRES	ABSTRACT	SURVEY	BLOCK	GRANTEE
1	661.122	373	39	Y	G.C. & S.F. RR. CO. N. Fitzgerald
2	661.727	374	39	Y	G.C. & S.F. RR. CO. N. Fitzgerald
3	660.322	676	37	Y	G.C. & S.F. RR. CO. M. Hope
4	660.912	676	39	Y	G.C. & S.F. RR. CO. M. Hope
5	660.349	676	37	Y	G.C. & S.F. RR. CO. Mrs. R. Cook
6	660.673	676	39	Y	G.C. & S.F. RR. CO. E. Horton
7	659.267	677	31	Y	G.C. & S.F. RR. CO. E. Horton
8	657.581	349	39	Y	G.C. & S.F. RR. CO. J. Davis
9	656.455	248	29	Y	G.C. & S.F. RR. CO. J. Davis
10	660.245	915	29	Y	G.C. & S.F. RR. CO. W. Reavis
11	660.365	904	29	Y	G.C. & S.F. RR. CO. J. R. McElmurry

SURVEYOR'S CERTIFICATE:

I certify that this plat is an accurate representation of the property shown and described herein as determined by a survey made on the ground by me and under my direction and supervision; that the survey was made according to generally accepted surveying and engineering standards and practices; that there are no encumbrances, encroachments, or overlapping of improvements apparent or known to me to be on the property except as shown herein; that the approximate location of all existing structures is shown thereon; that the original corners of each original survey that are a part of the subdivision are shown thereon by bearings and distances; and that the acreage contained in each tract is noted thereon.

Grady Wayne Sudduth
Registered Professional Land Surveyor No. 5309
March 1, 2007

SUDDUTH SURVEYING, INC.
223 South Abe Street San Angelo, Texas, 76903 (325) 949-2788

HERITAGE CANYON RANCH SUBDIVISION -- PHASE THREE FINAL PLAT

Terrell County Not to Maintain Subdivision Roads

The roads, streets, alleys, bridges, culverts and other such facilities and improvements in this subdivision are not being dedicated to public use and Terrell County ("County") is not and shall not be obligated to construct or maintain the streets, roads, ditches, bridges, culverts, or any such facilities and improvements in this subdivision, nor is the County responsible for constructing or maintaining any non-county roads which provide access to this subdivision. FURTHERMORE, acceptance or approval by Terrell County of this plat in any "final" plat shall not and does not imply, nor shall same be construed to mean, that the County thereby accepts as County roadways any County-implemented roads, streets, roads, ditches, bridges, culverts, roads providing access and other such facilities and improvements in this subdivision, nor shall said acceptance or approval be construed to mean that the County shall be obligated in any way or manner, financial or otherwise, to construct or maintain said streets, roads, ditches, bridges, culverts, roads providing access and other such facilities and improvements in this subdivision; and Terrell County in hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

Plot Note A

Authority to drill, replace, alter, repair, align, or otherwise modify a water well; public, private or any beneficial use must be obtained from the Headquarters Underground Water Conservation District prior to drilling and producing water therefrom.

No structure in this subdivision shall be occupied until the individual water supply of the public water supply system has been granted authorization by the appropriate regulatory entities.

Plot Note B

SEWAGE & WASTE FACILITIES
The sewage and waste facilities existing or which may be constructed or installed by owners of the lots or tracts within this subdivision must satisfy all applicable minimum state laws, rules, regulations, and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a sewage system, septic tank or similar facility. For additional information refer to 35.001, of the Terrell County Comprehensive Interim Regulations for the Subdivision of Lands.

Plot Note D

This subdivision plat is subject to CONDITIONS, COVENANTS, and RESTRICTIONS as recorded in the Terrell County Clerk's Office in Volume _____ Page _____ of the Terrell County Records.

Plot Note E

OWNER MUST ERECT ROAD IDENTIFICATION SIGNS
In connection with this 911 addressing and mapping system adopted by Terrell County, all roads leading to a habitation, dwelling, or other structure which has or will have telephone service must be designated by a sign which indicates the address for the tract, assigned by the Commission County, which interfaces with the County's system of addressing and mapping. The design of the sign and its installation shall conform to the County's reasonable policies, and same must be approved and accepted by the County. Compliance with this regulation shall be at the sole cost and expense of the owner(s), owner(s), or subdivider(s) of the subdivision or any subsequent owner(s) of the lot or tract within the subdivision. A violation of compliance required by Local Government Code Section 232.061, V.T.C.A., for connection of telephone service will not be issued by Terrell County until the requirements of this regulation have been satisfied.

SURVEYOR'S NOTE:

This plat shows and describes the reconstructed survey line with the occupied boundaries as they were found on the ground or called to be located by previous deeds and records uncovered by my own research and other information that was furnished to me. This plat does not intend to express or imply any warranty, guarantee of title, or ownership to the land shown hereon. Acreage inside and outside the boundary fence are noted herein but are not intended to be used as evidence of title. This property may be affected by other plat(s), right-of-way and easements not recorded by my research or furnished to me, a list of easements and liens that may affect this property that were furnished to me as are as follows:

Flood Plain: According to the FEMA maps this area of Terrell County is not mapped and has insufficient data to make flood plain determinations (No Detailed Study). These areas of the property exist topography which may be subject to occasional flooding periods of high water. The responsibility of the property owner to determine access on private roads. Repair of private roads is the responsibility of the Property Owners Association.

ACKNOWLEDGMENT:

STATE OF TEXAS

COUNTY OF TERRELL

Texas Land Sales, LLC, as owner of the lands identified by abstract numbers shown on the plat, and whose name is designated herein, acknowledge that this plat was made from actual surveys on the ground and that the land will be divided as indicated on the plat by a Registered Professional Land Surveyor. No portion of the land is dedicated for public use. I further represent that no liens affecting the land to be platted are in effect or of record including, but not limited to, judgments, taxes, mechanics' and material liens, in part, or bankruptcy notices.

GRANTING OF ROADWAY

AND UTILITY EASEMENTS

Know all men by these presents: That Texas Land Sales, LLC, a Texas Corporation, (hereinafter, "Grantor"), as the owner of record of the Tracts and Surveys shown on this plat, does hereby declare that certain waters or water rights have been reserved from the parcels shown on this plat.

TEXAS LAND SALES, LLC, HEREBY GRANTS AND DEDICATES THE FOLLOWING:
A sixty foot (60') perpetual roadway easement shown and described on this plat by centerline, and being thirty feet (30') on either side of said centerline to the "Heritage Canyon Ranch Property Owners Association," a Texas Non-profit Corporation, for maintenance, repairs, improvements, utility lines and easements for the benefit of its members. Developer and Property Association agree to disclaim, release and release Terrell County from responsibility for the construction and maintenance of private roads and facilities in this plat.

Running from Roads Provisions

Easements to water sources as shown on this plat in the Heritage Canyon Ranch Property Owners Association as easements in gross for the purpose of improvements, water collection, maintenance and repair.

Grantor reserves the right to unilaterally revoke any easement which does not provide physical or necessary utility access to any parcel, provided that all parcels are provided with reasonable alternative legal access through other existing or new easements. That the owner or other third party may grant in the future. Furthermore, when one party purchases 3 or more contiguous parcels, grantor may require easements granted along common boundary lines of the contiguous parcels provided improvements and utility access are not denied other parcels. Said revocation shall be carried out by grantor recording a "Declaration of Easement Revocation" executed by the grantor and shall be binding upon grantor, heirs, and assigns.

Texas Land Sales, LLC, a Texas Corporation, as owner of the lands identified by abstract numbers shown on the plat, and whose name is designated herein, acknowledge that this plat was made from actual surveys on the ground and that the land will be divided as indicated on the plat by a Registered Professional Land Surveyor. No portion of the land is dedicated for public use. I further represent that no liens affecting the land to be platted are in effect or of record including, but not limited to, judgments, taxes, mechanics' and material liens, in part, or bankruptcy notices.

I, Randy Kugel, Vice President of Texas Land Sales, LLC, do hereby certify that I am the duly authorized officer of the Grantor, and that I am duly qualified to execute this instrument on behalf of the Grantor.

This instrument was acknowledged before me on March 1, 2007 at San Angelo, Texas.

This instrument was acknowledged before me, the undersigned notary public, Randy Kugel, J.P., the foregoing instrument on behalf of said corporation.

This instrument was acknowledged before me on March 1, 2007 at San Angelo, Texas.

By Blaine M. Casiro, Notary Public, State of Texas, My Commission Expires October 06, 2010

"DISCHARGE OF FIREARMS PROHIBITED ON TRACTS OF TEN (10) ACRES OR SMALLER: Pursuant to V.T.C.A., Local Government Code 360.003 and 360.004, if the Terrell County Comprehensive Interim Regulations for the Subdivision of Lands, the discharge of firearms of all types is at all times absolutely prohibited on all tracts and lots, whether presently existing or created in the future, of ten (10) acres or smaller within this sub-division. A person commits a criminal offense, if the person intentionally or recklessly engages in conduct that is a violation of the referenced County regulation."

COUNTY CLERK

Approved by Commission County of Terrell County, Texas, on this 12th day of March, 2007, at Terrell, Texas, and said plat was filed for record on the 12th day of March, 2007, at 11:58:00 A.M., and was recorded in Volume 76 of the Plat Records of Terrell County, Texas.

By Matthew Miller, County Clerk, Terrell County, Texas.

By Matthew Miller, Deputy County Clerk, Terrell County, Texas.

COUNTY COMMISSIONER CERTIFICATE
This plat of Heritage Canyon Ranch Subdivision, Phase Three, has been submitted to and considered by the Commissioners of Terrell County, Texas, and is approved for recording in the Plat Records of Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.

By Blaine M. Casiro, County Commissioner, Terrell County, Texas.