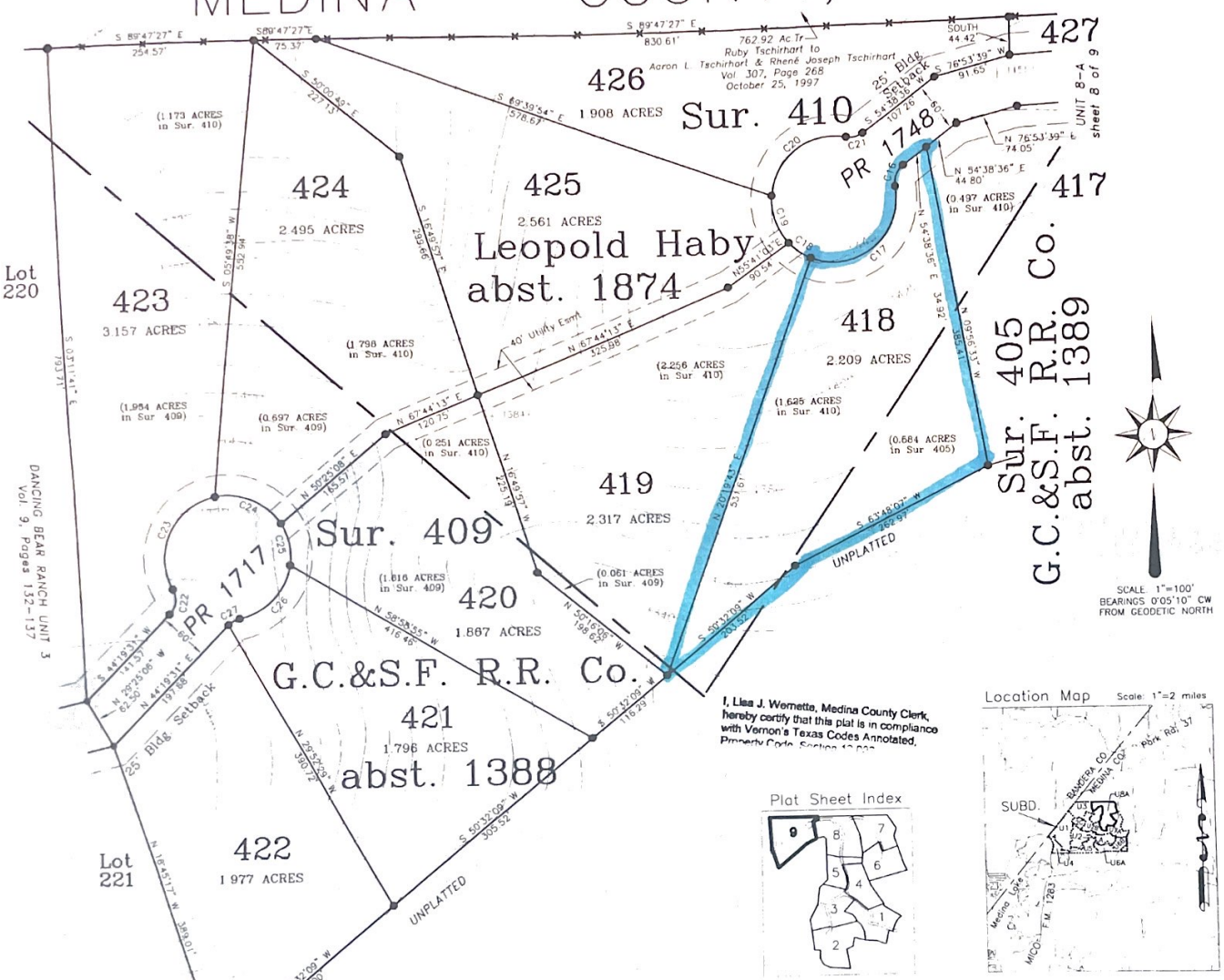
MEDINA COUNTY, TEXAS

OF

DANCING BEAR RANCH UNIT EIGHT–A



BEING 151.460 ACRES OF LAND (12.143 ACRES IN ROADS) SITUATED ABOUT 22 MILES N 42° E OF HONDO, IN MEDINA COUNTY, TEXAS, BEING 0.289 ACRES OUT OF SURVEY NO. 272-1/2, ABSTRACT NO. 642, E.O. LeGrand, ORIGINAL GRANTEE, 69.896 ACRES OUT OF SURVEY NO. 403, ABSTRACT NO. 1390, G.C.&S.F. R.R. CO., ORIGINAL GRANTEE, 59.459 ACRES OUT OF SURVEY NO. 405, ABSTRACT NO. 1389, G.C.&S.F. R.R. CO., ORIGINAL GRANTEE, 8.786 ACRES OUT OF SURVEY NO. 409, ABSTRACT NO. 1388, G.C.&S.F. R.R. CO., ORIGINAL GRANTEE, AND 13.030 ACRES OUT OF SURVEY NO. 410, ABSTRACT NO. 1874, LEOPOLD HABY, ORIGINAL GRANTEE, BEING A PORTION OF THAT CERTAIN 485.072 ACRES DESCRIBED AS TRACT ONE, AND A PORTION OF THAT CERTAIN 725.733 ACRES DESCRIBED AS TRACT TWO IN A DEED TO BP DANCING BEAR, LTD FROM 1404 PROPERTIES, LTD., DATED NOVEMBER 26, 2003, AS RECORDED IN VOLUME 513 ON PAGE 1000 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF ~~MEDINA~~ Collin

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BP DANCING BEAR, LTD., A TEXAS LIMITED PARTNERSHIP
BY: BP DANCING BEAR GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SHAUL C. BARUCH, MANAGER

STATE OF TEXAS
COUNTY OF MEDINA Collin

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAUL C. BARUCH, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF December 2007.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

STATE OF TEXAS
CHARLES W. ROTHE
42760
REGISTERED
PROFESSIONAL ENGINEER

CHARLES W. ROTHE
REGISTERED PROFESSIONAL ENGINEER NO. 42760
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2433

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF December 2007.

CLAUDIA J. SAMFORD
Notary Public
State of Texas
My Comm. Exp. 04-16-2011

NOTARY PUBLIC

THE STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF PRECINCT _____ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED.

3-28-08
COUNTY COMMISSIONER DATE

THE COUNTY JUDGE OF MEDINA COUNTY CERTIFIES THAT THIS SUBDIVISION PLAT HAS BEEN CONSIDERED AND APPROVED.

3-27-08
COUNTY JUDGE DATE

STATE OF TEXAS
COUNTY OF MEDINA

I, LISA J. WERNETTE, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 31ST DAY OF March 2007 AT 1:30 PM AND DULY RECORDED IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME 10 ON PAGE 112 IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL THIS THE 31ST DAY OF March, 2007.

LISA J. WERNETTE
COUNTY CLERK, MEDINA COUNTY, TEXAS
BY: Angie Zapata, Deputy

I, Lisa J. Wernette, Medina County Clerk, hereby certify that this plat is in compliance with Vernon's Texas Codes Annotated, Property Code, Section 12.002.

Location Map Scale: 1"=2 miles

Plat Sheet Index

NOTE: SEE SHEET 5 OF 9 FOR CURVE DATA

66 LOTS TOTAL

8030.47 L.F. OF ROADS

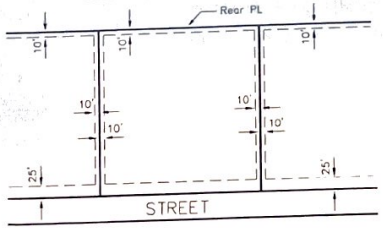
LEGEND:
SET 5/8" IRON PIN —●
FND. 5/8" IRON PIN —○

THE SUBJECT PROPERTY AS INDICATED ON THIS SHEET IS LOCATED OUTSIDE THE LIMITS OF ANY 100 YEAR FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MEDINA COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 480472 0100 B EFFECTIVE DATE: AUGUST 15, 1980.

PREPARED FOR:
BP DANCING BEAR, LTD.

PREPARED BY:
CHARLES ROTHE & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1705 AVENUE K, P.O. BOX 426
HONDO, TEXAS 78861
ph: (830)426-3005 fax: (830)426-8160
email: crassoc@hondo.net

NOTE: THE EASEMENTS SHOWN ON THE TYPICAL LOT LAYOUT SHALL READ AS: "ELECTRIC, TELEPHONE, AND UTILITY EASEMENT"



TYPICAL ELECTRIC & UTILITY EASEMENT

GRANTED TO ALL FRONT, SIDE, AND REAR LOT LINES

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY, OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH AS PER THE MEDINA COUNTY SUBDIVISION REGULATIONS.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED, AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR.

NO STRUCTURE OR DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS' COURT.

NOTE: IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR AND SIDE LINES AND TWENTY-FIVE FEET (25') OF THE FRONT LINES OF ALL LOTS OR TRACTS, AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES, OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER, OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.