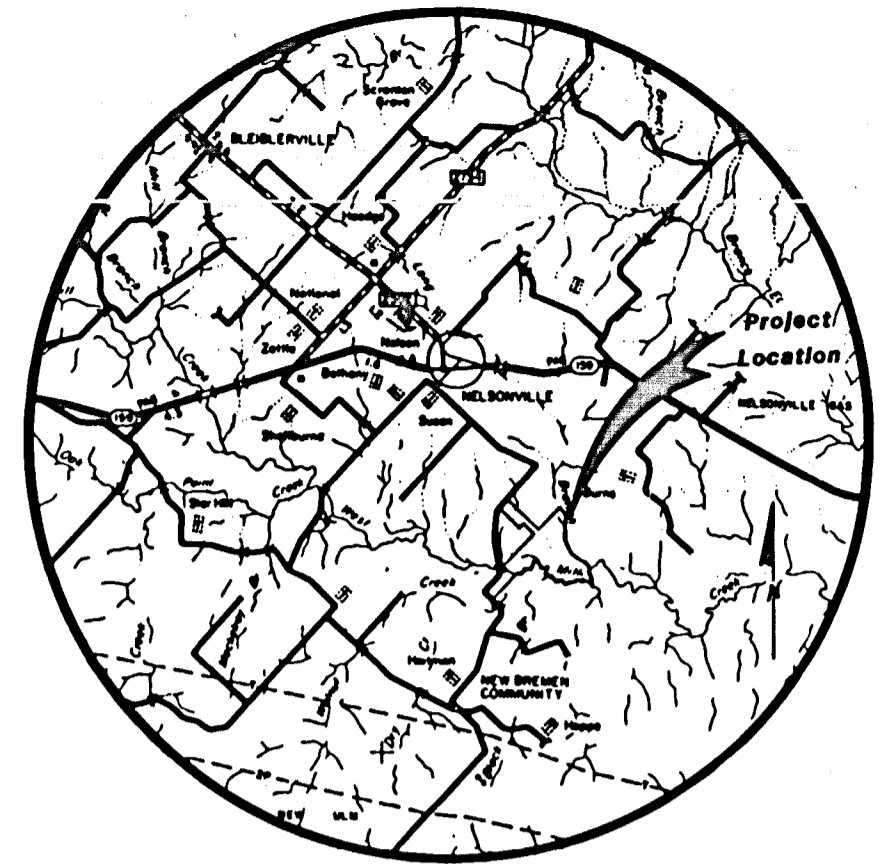


MILL CREEK RANCH ESTATES

A subdivision of 260,096 acres of land in the Stephen F. Austin-4 League Survey, A-4, Austin County, Texas and being that tract of land called tracts 1, 2, 3 and 4 (containing 259,530 Acres) in a deed to Jim Day as recorded in Volume 429, Page 853 of the Deed Records of Austin County and being subdivided into nine tracts as shown by the plat included hereon.



Location Map
Scale 1" = 2 Miles

N 01° 54' 29" W 3059.67 feet to the intersection of the South corner of George Grimes Survey A-44 and the Northerly line of the Stephen F. Austin-4 League Survey A-4

Along this section, Mill Creek Ranch Road is composed of a 30.0 ft. wide strip of land (portion of called 1,720 acres) conveyed to Jim Day by deed recorded in Volume 429, Page 853 D.R.A.C., and 18 ft. wide strip of land described by Affidavit dated May 7, 1963 and recorded in Volume 268, Page 675 D.R.A.C. and those portions of land currently under fence not included in the aforementioned instruments of record.

Special Flood Hazard Areas are based on Flood Hazard Boundary Map (FHBM) for Austin County (No. 480704) dated February 25, 1977.

SPECIAL FLOOD HAZARD AREA (ZONE A)

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD
C-1	197.39	30° 41' 29"	54.17	105.74	N 30° 30' 55" W, 104.48
C-2	106.36	44° 16' 53"	43.28	82.20	N 37° 18' 38" W, 80.17
C-3	600.18	18° 46' 00"	99.18	196.58	N 50° 04' 04" W, 195.71
C-4	143.15	32° 33' 28"	41.80	81.34	N 24° 24' 20" W, 80.25
C-5	600.18	08° 46' 29"	46.05	91.92	S 45° 04' 18" E, 91.83
C-6	600.18	09° 59' 31"	52.47	104.67	S 54° 27' 19" E, 104.53

Q SLOUGH		
NO.	BEARING	DISTANCE
122	N 83° 40' 12" W	107.71
123	N 43° 55' 26" W	64.66
124	N 40° 27' 43" W	236.91
125	N 32° 39' 56" W	292.11

LONG BRANCH CREEK		
NO.	BEARING	DISTANCE
1	S 39° 16' 54" E	15.71
2	S 76° 12' 00" E	82.31
3	S 58° 35' 31" E	164.73
4	S 58° 42' 08" E	109.26
5	N 79° 32' 06" E	148.24
6	S 00° 30' 20" W	157.05
7	S 78° 20' 39" E	64.02
8	S 88° 48' 32" E	81.13
9	S 64° 54' 45" E	44.46
10	S 27° 34' 25" E	86.40
11	S 40° 16' 10" E	64.34
12	S 71° 05' 38" E	90.87
13	S 08° 54' 09" E	47.15
14	S 40° 50' 28" E	61.83
15	S 62° 06' 42" E	70.76

WEST MILL CREEK					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
16	S 40° 50' 23" W	211.24	63	N 76° 18' 38" W	138.11
17	S 00° 00' 24" W	106.39	64	N 83° 20' 22" W	65.08
18	S 58° 11' 14" E	79.36	65	N 60° 52' 34" W	54.55
19	N 82° 22' 45" E	125.84	66	N 15° 10' 20" W	46.15
20	S 19° 03' 35" E	115.86	67	N 09° 02' 14" W	164.66
21	S 57° 40' 12" W	80.61	68	N 29° 43' 35" E	38.38
22	N 86° 44' 43" W	114.98	69	N 76° 26' 55" E	114.09
23	S 28° 20' 02" E	256.83	70	N 25° 23' 06" E	58.48
24	S 68° 38' 53" E	104.90	71	N 17° 48' 47" W	192.84
25	S 31° 40' 28" E	32.60	72	N 85° 55' 57" W	79.46
26	S 26° 38' 25" E	88.77	73	S 39° 53' 29" W	168.36
27	S 34° 40' 31" E	99.23	74	S 55° 13' 51" W	224.64
28	S 34° 36' 49" W	55.99	75	S 51° 17' 27" W	55.78
29	S 75° 40' 42" W	96.55	76	N 07° 29' 09" E	72.92
30	N 62° 58' 58" W	74.19	77	N 35° 03' 38" E	115.07
31	N 08° 05' 32" E	84.33	78	N 00° 01' 02" W	53.43
32	N 42° 14' 23" W	39.07	79	N 39° 46' 11" W	94.02
33	S 79° 56' 08" W	208.41	80	N 57° 26' 50" W	305.11
34	N 82° 16' 43" W	174.22	81	S 78° 54' 00" W	36.08
35	S 68° 09' 47" W	58.90	82	S 48° 22' 04" W	198.16
36	N 82° 46' 35" W	66.94	83	S 24° 40' 43" W	142.56
37	N 72° 48' 05" W	91.86	84	S 12° 00' 46" W	37.45
38	N 58° 42' 17" W	63.21	85	S 11° 13' 03" E	124.35
39	N 34° 00' 33" W	90.88	86	S 41° 02' 09" W	52.93
40	N 25° 22' 53" W	74.69	87	S 56° 00' 22" W	56.18
41	N 13° 47' 40" W	18.21	88	S 51° 02' 58" W	50.01
42	N 65° 20' 58" W	72.27	89	N 59° 45' 16" W	152.39
43	N 76° 38' 38" W	151.98	90	N 86° 37' 03" W	153.11
44	S 62° 21' 29" W	67.85	91	S 27° 27' 59" W	62.52
45	S 02° 37' 53" E	229.84	92	S 23° 56' 32" E	115.29
46	S 17° 27' 45" W	41.80	93	S 05° 05' 18" W	54.25
47	S 74° 07' 08" W	334.17	94	S 52° 31' 11" W	262.27
48	S 83° 16' 39" W	64.02	95	N 74° 47' 29" W	79.57
49	N 86° 13' 50" W	114.44	96	N 42° 00' 44" W	263.92
50	N 51° 36' 33" W	88.65	97	N 72° 23' 40" W	155.15
51	N 21° 47' 16" E	164.06	98	S 60° 15' 11" W	60.43
52	N 53° 03' 44" W	74.47	99	S 37° 28' 31" W	121.34
53	S 71° 52' 16" W	62.31	100	N 48° 28' 55" W	81.07
54	S 39° 52' 15" W	95.00	101	S 56° 08' 25" W	116.75
55	S 42° 11' 32" W	86.01	102	N 48° 08' 27" W	20.60
56	S 77° 00' 54" W	62.70	103	N 48° 08' 27" W	224.32
57	N 79° 34' 40" W	161.25	104	N 69° 45' 27" W	234.29
58	N 55° 04' 32" W	45.80	105	S 50° 24' 55" W	113.80
59	N 03° 39' 14" W	182.17	106	S 74° 12' 30" W	46.49
60	N 29° 14' 02" W	42.56	107	N 81° 22' 16" W	95.31
61	N 45° 04' 41" W	11.39	108	N 66° 28' 58" W	75.73
62	N 46° 56' 10" W	204.08			

AREA SUMMARY			
TR. #	TOTAL ACREAGE	ACREAGE IN ROAD	NET ACREAGE
1	9.444	1.271	8.173
2	6.974	1.231	5.743
3	23.343	1.008	22.335
4	34.089	0.183	33.906
5	16.044	0.371	15.673
6	64.894	0.065	64.829
7	19.139	0.926	18.213
8	60.523	0.419	60.104
9	25.646	---	25.646
TOTAL	260,096	5.474	254,622

Mill Creek Ranch Road is intended as a common easement and is not and shall not be considered a public road nor accepted by the Commissioner's Court of Austin County, Texas, and the owners of said property, their successors and assigns waive all rights to public maintenance of roads necessary for ingress and egress to each tract.

NOTE
1/2" BY 24" IRON PIN SET
AT ALL LOT CORNERS UNLESS
OTHERWISE NOTED

SKALAK ROAD		
NO.	BEARING	DISTANCE
109	N 70° 18' 10" W	95.44
110	N 62° 04' 23" W	81.97
111	N 51° 00' 03" W	74.25
112	N 38° 42' 46" W	100.11
113	N 31° 27' 14" W	228.50
114	N 13° 55' 49" W	45.00
115	N 11° 15' 59" E	79.18
116	S 24° 52' 27" E	95.16
117	S 31° 22' 14" E	239.38
118	S 38° 42' 46" E	108.70
119	S 51° 00' 03" E	84.48
120	S 62° 04' 23" E	90.32
121	S 70° 18' 10" E	77.93

GLEN S. ALEXANDER
4194
PUBLIC REGISTERED
LAND SURVEYOR

MILL CREEK RANCH ESTATES

PLEDGER AND ASSOCIATES, INC.
REUE
LAND SURVEYORS

1500 S. Day St.
P. O. Box 1736
Brenham, Tex. 77833

22 N. Bell St.
P. O. Box 831
Bellville, Tex. 77418

GLEN S. ALEXANDER	COUNTY	AUSTIN	FIELD CREW	R. W.
R.P.S. No. 4194	SURVEY	AS SHOWN	COMPUTATIONS	G.S.A.
DATE	CITY	~	DRAFTING	J.F.
UPDATE	ADDITION	~	WORK ORDER	0558