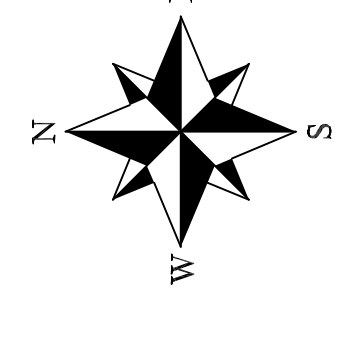


SHORT LINE TABLE

LINE	BEARING	LENGTH	DELTA ANGLE
1.1	N 49°32'53" W	73.41	
1.2	N 05°01'35" W	209.46	
1.3	N 05°01'35" W	209.46	
1.4	N 34°15'20" W	53.92	
1.5	N 04°17'20" W	113.62	
1.6	N 05°45'46" W	72.78	
1.7	N 05°45'46" W	72.78	
1.8	N 27°31'17" W	100.00	
1.9	S 52°33'37" W	126.38	
1.10	S 27°30'31" W	76.82	
1.11	S 06°15'27" E	16.69	
1.12	S 06°15'27" E	117.74	
1.13	S 06°15'27" E	16.69	
1.14	S 06°15'27" E	117.74	
1.15	S 25°32'01" E	36.02	
1.16	S 07°42'09" E	86.01	
1.17	S 07°42'09" E	119.30	
1.18	S 07°42'09" E	86.01	
1.19	S 49°32'53" E	47.08	
1.20	S 05°14'30" W	60.16	
1.21	S 07°42'09" W	25.88	
1.22	S 07°42'09" W	25.88	
1.23	N 25°32'01" W	105.77	
1.24	N 06°15'27" W	134.43	
1.25	N 52°33'37" E	205.76	
1.26	N 52°33'37" E	205.76	
1.27	S 27°31'17" E	100.00	
1.28	S 05°45'46" E	100.00	
1.29	S 05°45'46" E	100.00	
1.30	S 34°15'20" E	38.14	
1.31	N 01°42'08" E	205.76	
1.32	S 04°10'05" E	12.81	
1.33	S 04°10'05" E	12.81	
1.34	S 10°50'01" W	18.94	
1.35	S 49°32'52" W	45.45	
1.36	S 49°32'52" W	45.45	
1.37	S 27°42'43" W	15.98	
1.38	S 27°42'43" W	15.98	
1.39	S 21°45'15" W	72.26	
1.40	S 21°45'15" W	72.26	
1.41	N 25°32'01" E	314.56	
1.42	N 75°57'15" E	252.99	
1.43	S 39°57'15" E	145.30	
1.44	S 39°57'15" E	145.30	
1.45	S 14°23'55" E	115.88	
1.46	N 39°44'49" E	211.93	
1.47	S 05°26'45" W	181.69	
1.48	S 05°26'45" W	181.69	
1.49	S 27°44'43" W	50.36	
1.50	S 21°45'15" W	72.79	
1.51	N 47°35'46" W	50.08	
1.52	S 30°30'22" W	25.93	
1.53	S 30°30'22" W	25.93	



FINAL PLAT OF
GREAT OAKS RANCH
SECTION ONE - 21 TOTAL LOTS
JOSHUA FLETCHER LEAGUE, A-41
WASHINGTON COUNTY, TX
 21 TOTAL LOTS - 1 BLOCK - 0 RESERVES

FRANK SURVEYING COMPANY
 2205 WALNUT STREET
 COLUMBUS, TX 78934
 979.732.3114

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 DRAWN BY: MATT LOESSIN
 PROJECT NO: 07-366
 SHEET 1 OF 1
 FIELD CREW: TWH/AM
 CHECKED BY: LWF
 COMPUTATION: MWL

GREAT OAKS RANCH LEGAL DESCRIPTION:
 CONSISTING OF 160.34 TOTAL ACRES AND BEING SITUATED IN THE JOSHUA FLETCHER LEAGUE, SECTION ONE, T15S, R15E, W10E, WASHINGTON COUNTY, TEXAS, AND DESCRIBED IN A DEED TO SIGNOR DEVELOPMENT GROUP, L.L.C., RECORDED IN VOLUME 1258, PAGE 755, WASHINGTON COUNTY OFFICIAL RECORDS, AND AS ALSO DEPICTED IN VOLUME 1259, PAGE 150, WASHINGTON COUNTY OFFICIAL RECORDS.

SUBDIVISION NOTES:
 1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM, NAD 83.
 2. TITLE COMMITMENT INFORMATION PROVIDED BY WASHINGTON COUNTY OFFICIAL RECORDS.
 3. ABSTRACT, C.F. NO. S070707.
 4. ALL EASEMENTS GRANTED TO AQUILA SOUTHWEST AS PER VOL. 759, PG. 886, VOL. 759, PG. 886, VOL. 759, PG. 902, VOL. 759, PG. 906, O.R.W.C.T.
 5. AS SHOWN ON THE HEREON MAP, THE SUBDIVISION SHALL BE OCCUPIED UNTIL THE DATE OF THE DEED TO SIGNOR DEVELOPMENT GROUP, L.L.C., IS RECORDED IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS.
 6. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
 7. OWNER/DEVELOPER GRANTS RIGHT FOR THE INSTALLATION OF UTILITIES, LOT # ANCHORS, ETC. AS NECESSARY ACROSS THE ENTIRE SUBDIVISION AND ANY PART THEREOF.
 8. EASEMENTS, BUILDING SETBACK LINES AS PER RECORDED IN THE REAL PROPERTY RECORDS OF WASHINGTON COUNTY, TEXAS.

FLOOD HAZARD NOTE:
 A PORTION OF THIS SUBDIVISION IS SHOWN TO BE INSIDE (ZONE A) OF FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY FRAME NO. 481185 0088 B, WASHINGTON COUNTY, TEXAS, AS SHOWN ON THE HEREON MAP, AND AS ALSO DEPICTED ON THE HEREON PLAT.

ADJACENT TRACTS:
 TO THE NORTH: 7.86 ACRE TRACT (SUBDIVISION OF WASHINGTON COUNTY)
 TO THE SOUTH: 2.00 ACRE TRACT (SUBDIVISION OF WASHINGTON COUNTY)
 TO THE WEST: 1.00 ACRE TRACT (SUBDIVISION OF WASHINGTON COUNTY)
 TO THE EAST: 1.00 ACRE TRACT (SUBDIVISION OF WASHINGTON COUNTY)

OWNER DEDICATION:
 WE, CLAY SIGNOR AND LANE J. WALL, PRESIDENT AND SECRETARY, RESPECTIVELY OF SIGNOR DEVELOPMENT GROUP, L.L.C., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GREAT OAKS RANCH, DO HEREBY DEDICATE TO THE PUBLIC THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS GREAT OAKS RANCH, LOCATED IN THE JOSHUA FLETCHER LEAGUE, SECTION ONE, T15S, R15E, W10E, WASHINGTON COUNTY, TEXAS, AS SHOWN ON THE HEREON MAP AND AS ALSO DEPICTED ON THE HEREON PLAT. WE HEREBY WAIVE ANY CLAIMS OR DEMANDS FOR DAMAGES, COSTS AND EXPENSES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THIS DEDICATION. WE HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

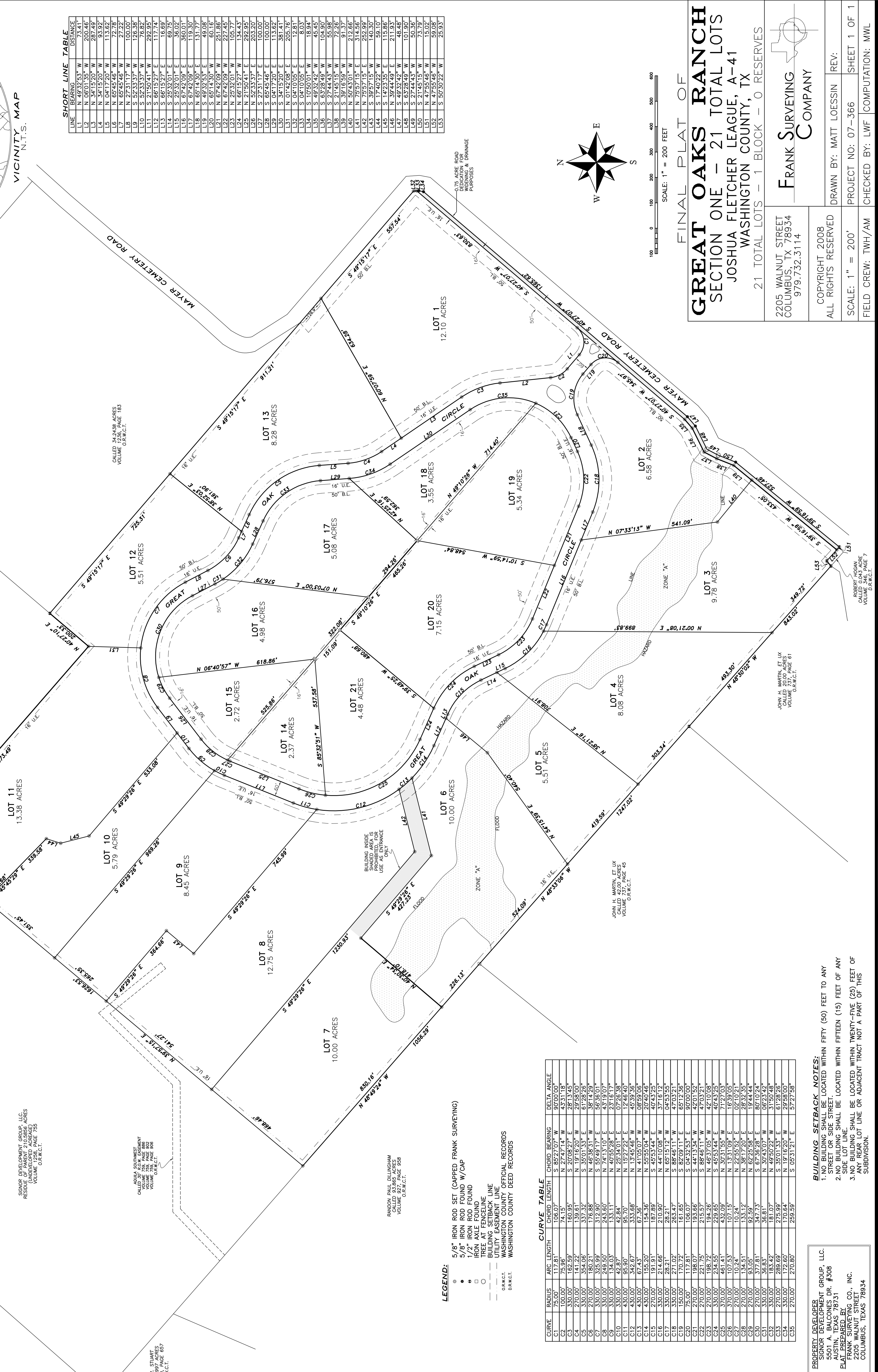
LIENHOLDERS ACKNOWLEDGMENT:
 WE, FIRST VICTORIA NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS GREAT OAKS RANCH, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 1258, PAGE 755, WASHINGTON COUNTY OFFICIAL RECORDS, DO HEREBY ACKNOWLEDGE SAID LIEN AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

COMMISSIONERS COURT ACKNOWLEDGMENT:
 I, CLAY SIGNOR, PRESIDENT OF SIGNOR DEVELOPMENT GROUP, L.L.C., DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORDATION IN MY OFFICE ON _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., IN CABINET _____ SHEET _____ OF RECORD OF _____ FOR SAID COUNTY.

NOTARY PUBLIC:
 CLAY SIGNOR, PRESIDENT
 LANE J. WALL, SECRETARY

FOR SIGNOR DEVELOPMENT GROUP, L.L.C.:
 BY: CLAY SIGNOR, PRESIDENT

STATE OF TEXAS:
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY CLAY SIGNOR AND LANE J. WALL OF SIGNOR DEVELOPMENT GROUP, L.L.C., ON BEHALF OF SAID CORPORATION.



LEGEND:

- 5/8" IRON ROD SET (GAPPED FRANK SURVEYING)
- 5/8" IRON ROD FOUND W/CAP
- 1/2" IRON ROD FOUND
- IRON AXLE FOUND
- BUILDING SETBACK
- UTILITY EASEMENT LINE
- WASHINGTON COUNTY OFFICIAL RECORDS
- WASHINGTON COUNTY DEED RECORDS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	117.81	S 052°10'7" W	87°00'00"
C2	100.00	75.96	N 74°15'00" W	43°31'15"
C3	270.00	144.22	N 19°16'20" W	28°24'00"
C4	330.00	354.08	S 35°01'33" E	61°28'26"
C5	270.00	180.21	N 46°38'31" W	38°14'29"
C6	330.00	249.50	N 74°13'07" E	43°19'07"
C7	330.00	134.03	N 40°55'28" E	23°16'17"
C8	330.00	42.87	N 25°34'01" E	07°26'38"
C9	330.00	42.87	N 25°34'01" E	07°26'38"
C10	330.00	28.21	N 65°15'12" W	04°53'55"
C11	330.00	28.21	N 65°15'12" W	04°53'55"
C12	430.00	344.67	S 82°09'11" E	65°12'46"
C13	430.00	67.43	S 04°32'53" E	09°00'00"
C14	430.00	187.88	S 45°33'44" W	20°43'25"
C15	430.00	187.88	S 45°33'44" W	20°43'25"
C16	330.00	214.66	N 44°10'08" W	37°16'12"
C17	330.00	28.21	N 65°15'12" W	04°53'55"
C18	150.00	170.72	S 82°09'11" E	65°12'46"
C19	75.00	117.81	S 04°32'53" E	09°00'00"
C20	75.00	117.81	S 04°32'53" E	09°00'00"
C21	270.00	198.07	S 45°33'44" W	20°43'25"
C22	270.00	198.07	S 45°33'44" W	20°43'25"
C23	270.00	198.07	S 45°33'44" W	20°43'25"
C24	330.00	234.55	S 22°55'52" E	02°10'21"
C25	330.00	107.43	N 07°35'15" W	16°53'05"
C26	330.00	107.43	N 07°35'15" W	16°53'05"
C27	270.00	104.24	N 22°55'52" E	02°10'21"
C28	270.00	134.51	S 38°17'20" E	28°32'35"
C29	270.00	374.81	S 07°48'28" E	06°10'24"
C30	330.00	36.83	N 30°43'07" W	06°23'42"
C31	330.00	36.83	N 30°43'07" W	06°23'42"
C32	330.00	183.22	N 18°10'07" W	31°50'48"
C33	330.00	172.60	N 19°16'20" W	28°24'00"
C34	330.00	172.60	N 19°16'20" W	28°24'00"
C35	270.00	270.80	S 05°31'21" E	07°27'58"

PROPERTY DEVELOPER:
 SIGNOR DEVELOPMENT GROUP, L.L.C.
 5501 A. BALCONES DR. #308
 PLAT PREPARED BY: 07/31
 FRANK SURVEYING CO., INC.
 2205 WALNUT STREET
 COLUMBUS, TEXAS 78934

COUNTY CLERK FILING ACKNOWLEDGMENT:
 I, CLAY SIGNOR, PRESIDENT OF SIGNOR DEVELOPMENT GROUP, L.L.C., DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORDATION IN MY OFFICE ON _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., IN CABINET _____ SHEET _____ OF RECORD OF _____ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENNHAM, WASHINGTON COUNTY, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BUILDING SETBACK NOTES:
 1. NO BUILDING SHALL BE LOCATED WITHIN FIFTY (50) FEET TO ANY STREET OR SIDE STREET.
 2. NO BUILDING SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF ANY LOT LINE.
 3. NO BUILDING SHALL BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF ANY REAR LOT LINE OR ADJACENT TRACT NOT A PART OF THIS SUBDIVISION.