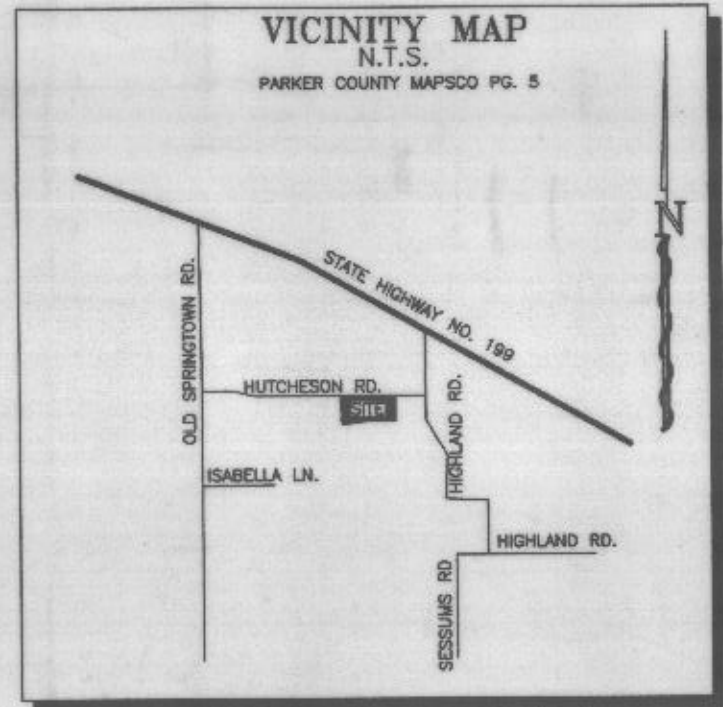


GENERAL NOTES

NOTE: ALL CORNERS ARE 1/2" IRONS CAPPED RPLS#2023, UNLESS OTHERWISE NOTED.
 NOTE: 10' UTILITY EASEMENT ALONG ALL LOT LINES.
 NOTE: 15' UTILITY EASEMENT ALONG EXISTING COUNTY ROADS.
 NOTE: 40' FRONT BLDG. LINE ALONG THE FRONT OF ALL LOTS.
 NOTE: 15' SIDE BLDG. LINE ON ALL CORNER LOTS.
 NOTE: 1.01 ACRE MINIMUM
 NOTE: 8 LOTS RESIDENTIAL
 NOTE: ALL ROADS ARE 60' IN WIDTH.
 NOTE: 374' LINEAR FEET OF ROAD
 NOTE: ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS
 NOTE: ACCORDING TO THE F.J.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480520075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
 NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY OF SPRINGTOWN'S ETJ.



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS, VSI Properties, Inc., being the owner of a tract of land out of the J. LEONARD SURVEY, Abstract No. 808, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 1921, Pg. 804 Deed Records, Parker County, Texas.
 Description for a 10.65 acre tract of land out of the J. LEONARD SURVEY, Abstract No. 808, Parker County, Texas, said tract being a portion of that certain tract of land as recorded in Vol. 1921, Pg. 804, D.R.P.C.T.

COMMENCING from a fence post, said post being by deed call for the Southwest corner of said J. LEONARD SURVEY, said post also being for the Southwest corner of that certain tract of land recorded in Vol. 1921, Pg. 793, Deed Records, Parker County, Texas, said post also being for the Southeast corner of that certain tract of land recorded in Vol. 1497, Pg. 393, D.R.P.C.T., thence N.00°35'51"W., 1300.28 feet, N.00°13'37"W., 833.43 and N.00°36'15"W., 29.26 feet to a 1/2" iron set for the POINT OF BEGINNING;
 THENCE N 00°36'15" W, 405.33 feet to a fence post in the South line of Hutcheson Road;
 THENCE S 89°50'39" E, with the South line of said Hutcheson Road, 1239.82 feet to a 1" iron found;
 THENCE S 01°12'52" E, 209.50 feet to a 1/2" iron found;
 THENCE S 01°13'38" E, 154.15 feet to a 1/2" iron found;
 THENCE N 90°00'00" W, 713.54 feet to a 1/2" iron set;
 THENCE S 85°51'28" W, 531.14 feet to the POINT OF BEGINNING and containing 10.65 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 That, VSI Properties INC. does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 8 HERITAGE OAKS, PHASE III, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.
 WITNESS MY HAND on this the 1 day of October, 2001
 Arvill Newby President, VSI Properties INC.
 Mindy Phipps Vice President, STATE NATIONAL BANK OF WEST TEXAS

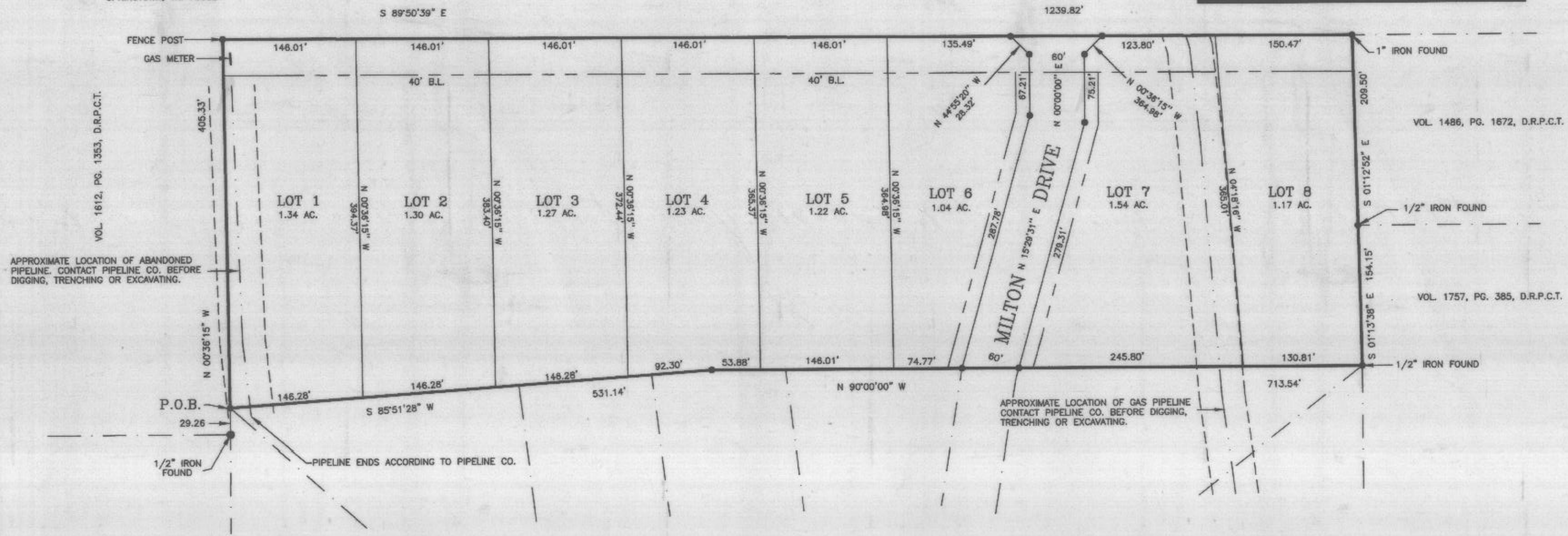
STATE OF TEXAS
 COUNTY OF PARKER
 Before me, the undersigned authority on this day personally appeared Arvill Newby, President VSI Properties INC. and Mindy Phipps Vice President for State National Bank of West Texas known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 1 day of October, 2001.
 Notary Public State of Texas



OWNER/DEVELOPER: VSI PROPERTIES INC.
 P.O. BOX 876
 SPRINGTOWN, TX. 76082

HUTCHESON ROAD

RIGHT OF WAY VARIES



APPROXIMATE LOCATION OF ABANDONED PIPELINE. CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

APPROXIMATE LOCATION OF GAS PIPELINE. CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

HERITAGE OAKS PHASE III

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 11TH day of OCTOBER, 2001.

Commissioner: David Proctor
 Commissioner: Mark Walsh
 Commissioner: Alan Sluggs

Arvill Newby
 County Judge

CITY OF SPRINGTOWN
 CITY COUNCIL
September 20, 2001
 APPROVAL DATE
[Signature]
 MAYOR
[Signature]
 SECRETARY

Doc 00429315 Bk OR Vol 1964 Pg 1559

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: Oct 25, 2001 at 04:24P

Document Number: 00429315
 Amount: .00
 By: Belinda Eyestone

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of; Parker County as stamped hereon by me.

Oct 25, 2001

PCB# 642

Jeane Brunson, County Clerk
 Parker County

STATE OF TEXAS
 COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2001 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2001 at _____ o'clock _____ M., in _____ Records of said County in Plat Cabinet _____ Slide _____

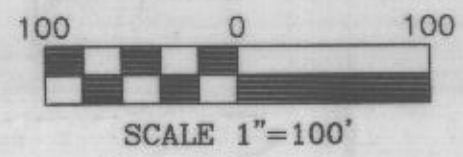
In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2001.

Jeane Brunson
 Clerk, County Court
 Parker County, Texas

By: _____
 Deputy

PCB-642

FINAL PLAT
 SHOWING
 LOTS 1 THROUGH 8
 HERITAGE OAKS PHASE III
 AN ADDITION TO PARKER COUNTY, TEXAS
 AND BEING 10.65 ACRES OUT OF THE
 J. LEONARD SURVEY, ABSTRACT NO. 808
 PARKER COUNTY, TEXAS.



DKB &
 ASSOCIATES, LLC
 323 HWY. NO. 199 E.
 SPRINGTOWN, TEXAS, 76082
 220-5888 FAX: 220-2678



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

[Signature]
 17/SEPT/2001