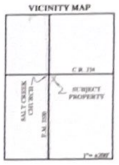
SALT CREEK ESTATES

A SUBDIVISION LOCATED IN

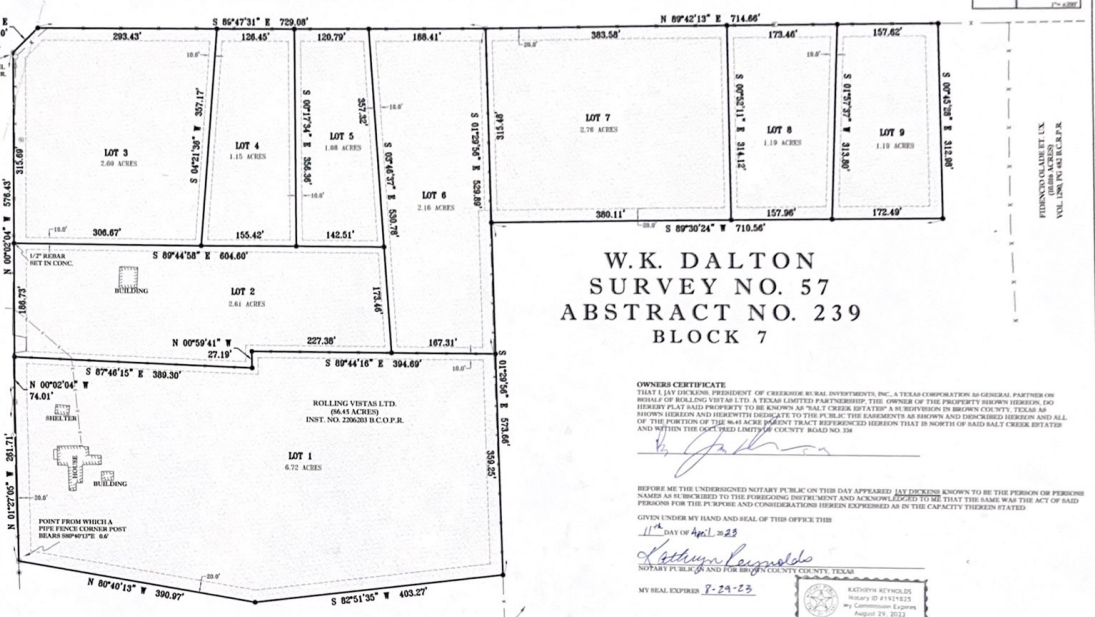
BROWN COUNTY, TEXAS

SURVEYING & MAPPING CO. PLLC
7005 OR 604 East Suite, TX 76897 www.craftsurveyingco.com
325.792.9500 · 325.372.4000
TEXAS FIRM NO. 10194400

VICINITY MAP



COUNTY RD. NO. 334



W.K. DALTON
SURVEY NO. 57
ABSTRACT NO. 239
BLOCK 7

COUNTY INSPECTOR
THIS SUBDIVISION IS IN COMPLIANCE WITH THE TEXAS DEVELOPMENT REVIEW REGULATIONS FOR ON-SITE SEWAGE FACILITIES AND FEMA FLOODPLAIN ADMINISTRATION

DATE 4-17-23
APPROVED BY Rita Thompson

COUNTY COURT
THIS PLAT OR MAP IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF BROWN COUNTY, TEXAS AND THAT THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A OF VERNONS ANNOTATED CIVIL STATUTES AND ARTICLE 973 B, OF THE PENAL COLE OF TEXAS, AS AMENDED.

DATE _____
COUNTY JUDGE _____

COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE PLAT OR MAP DESCRIBED OR SHOWN HEREON WAS FILED FOR RECORD ON THIS 2nd DAY OF May, A.D. 23 AT VOLUME 5 PAGE 248 PLAT RECORDS OF BROWN, COUNTY TEXAS

FILED FOR RECORD
AT O'CLOCK
MAY 02 2023
COUNTY SURVEYOR, BROWN CO. TX
BY

FILED BUT NOT COMPARED TO ANY TYPE OF RECORDS COUNTY SURVEYOR'S OFFICE

PER TITLE COMMITMENT GF NO. 2207155, EFFECTIVE AUGUST 19, 2022, 4:00 pm THE FOLLOWING SURVEY RELATED ITEMS MAY AFFECT THE SUBJECT PROPERTY SHOWN HEREON:

EASEMENTS:
(C) RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM LAUREN LOUIS WHITE AND WIFE, BONNIE ANAW WHITE TO STATE OF TEXAS; DATED MAY 15, 1966, FILED IN VOLUME 464, PAGE 277, DEED RECORDS OF BROWN COUNTY, TEXAS
(F) EASEMENT IN FAVOR OF ZEPHYR WATER SUPPLY CORPORATION, DATED JUNE 15, 1977 AND FILED IN VOLUME 710, PAGE 487, DEED RECORDS OF BROWN COUNTY, TEXAS
(G) EASEMENT IN FAVOR OF ZEPHYR WATER SUPPLY CORPORATION, DATED JUNE 23 1977 AND FILED IN VOLUME 712, PAGE 18, DEED RECORDS OF BROWN COUNTY, TEXAS

0 100' 200' 300'

LEGEND
BOUNDARY LINE
ADJOINING PROPERTY LINE
FENCE
OVERHEAD UTILITY LINE
UTILITY EASEMENT
B.C.O.P.R. - BROWN COUNTY OFFICIAL PUBLIC RECORDS
R.L.P.R. - BROWN COUNTY REAL PROPERTY RECORDS
1/2" REBAR SET
1/2" REBAR FOUND
PIPE FENCE POST FOUND
3/4" REBAR FOUND
BURIED PIPELINE MARKER
WELL, WATER METER OR VALVE
TELEPHONE OR CABLE BOX/PEDESTAL
ELECTRIC METER OR BOX

SURVEY FOR: ROLLING VISTAS, LTD
I THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE OF THE PROPERTY SHOWN HEREON.

DATE: 12/10/2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TX.2210613 EARLY AS SUBDIVISION

NOTES
1. BEARINGS DISTANCES AND ACREAGE ARE GRID MEASUREMENTS NAD 83 U.S. TEXAS CENTRAL ZONE
2. THERE MAY BE UTILITIES, IMPROVEMENTS AND OR EASEMENTS NOT SHOWN HEREON.
3. 1/2" REBAR SET HAVE A PLASTIC CAP MARKED "TX RPLS 6476"
4. THIS SURVEY IS NOT A LEGAL DESCRIPTION OF LAND.
5. THIS SURVEY WAS MADE FOR THE SOLE USE OF THE CLIENT THE CRAFT SURVEYING AND MAPPING CO. PLLC. AS NAMED HEREON IT IS NOT TRANSFERABLE AND RELIANCE UPON THIS SURVEY BY OTHERS IS AT THEIR OWN RISK.
6. CERTIFIED FIELD NOTES ACCOMPANY THIS PLAT.

PER FLOOD INSURANCE RATE MAP NO. 48049C0275E EFFECTIVE 6/26/2014 THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING

DEVELOPER INFORMATION:
ROLLING VISTAS, LTD.
3030 W. BEAU REGARD AVE.
SAN ANGELO, TX
(325) 223-0173

STATE OF TEXAS REGISTERED JONATHAN LEW CRAFT 6476 PROFESSIONAL LAND SURVEYOR

OWNERS CERTIFICATE
THAT I, JAY DICKENS, PRESIDENT OF CREEKSIDE RURAL INVESTMENTS, INC., A TEXAS CORPORATION AS GENERAL PARTNER ON BEHALF OF ROLLING VISTAS LTD. A TEXAS LIMITED PARTNERSHIP, THE OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY PLAT SAID PROPERTY TO BE KNOWN AS "SALT CREEK ESTATES" A SUBDIVISION IN BROWN COUNTY, TEXAS AS SHOWN HEREON AND HEREWITH DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN AND DESCRIBED HEREON AND ALL OF THE PORTION OF THE 86.45 ACRE PARENT TRACT REFERENCED HEREON THAT IS NORTH OF SAID SALT CREEK ESTATES AND WITHIN THE OUTSTRETCHED LIMITS OF COUNTY ROAD NO. 334

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY APPEARED JAY DICKENS KNOWN TO BE THE PERSON OR PERSONS NAMES AS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID PERSONS FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED AS IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS
11th DAY OF April 2023
NOTARY PUBLIC IN AND FOR BROWN COUNTY, TEXAS
MY SEAL EXPIRES 8-29-23

KATHYN REYNOLDS
Notary ID 4192182
My Commission Expires
August 29, 2023

FIELD NOTES FOR A 21.46 ACRE TRACT OF LAND LOCATED IN BROWN COUNTY, TEXAS IN THE W.K. DALTON SURVEY NO. 57, ABSTRACT NO. 239 AND BEING A PORTION OF AN 86.45 ACRE PARENT TRACT DESCRIBED AT INSTRUMENT NO. 2206203 OF THE BROWN COUNTY OFFICIAL PUBLIC RECORDS. THIS SURVEY WAS MADE FOR ROLLING VISTAS LTD. IN DECEMBER, 2022.
BEGINNING AT A ½ INCH REBAR FOUND IN THE EASTERLY RIGHT OF WAY OF F.M. HIGHWAY NO. 3100, FOR A NORTHWEST CORNER OF SAID PARENT TRACT AND A NORTHWEST CORNER HEREOF;
THENCE NORTH 45°17'16" EAST A DISTANCE OF 57.10 FEET TO A ½ INCH REBAR SET IN THE SOUTHERLY OCCUPIED LINE OF COUNTY ROAD NO. 334;
THENCE WITH SOUTHERLY OCCUPIED LINES OF SAID COUNTY ROAD NO. 334, THE FOLLOWING 2 COURSES:
1. SOUTH 89°47'31" EAST A DISTANCE OF 729.08 FEET TO A 3 INCH PIPE FENCE CORNER POST FOUND;
2. NORTH 89°42'19" EAST A DISTANCE OF 714.66 FEET TO A ½ INCH REBAR SET FOR THE NORTHEAST CORNER HEREOF;

THENCE CROSSING SAID PARENT TRACT, THE FOLLOWING 5 COURSES:
1. SOUTH 00°43'28" EAST A DISTANCE OF 312.98 FEET TO A ½ INCH REBAR SET;
2. SOUTH 89°30'24" WEST A DISTANCE OF 710.56 FEET TO A ½ INCH REBAR SET;
3. SOUTH 01°25'56" EAST A DISTANCE OF 573.66 FEET TO A ½ INCH REBAR SET;
4. SOUTH 87°51'35" WEST A DISTANCE OF 403.27 FEET TO A ½ INCH REBAR SET;
5. NORTH 80°40'13" WEST A DISTANCE OF 390.97 FEET TO A POINT FROM WHICH A PIPE FENCE CORNER POST FOUND BEARS SOUTH 80°40'13" EAST A DISTANCE OF 0.6 FEET;

THENCE WITH EASTERLY LINES OF SAID F.M. HIGHWAY NO. 3100, THE FOLLOWING 2 COURSES: NORTH 01°27'05" WEST A DISTANCE OF 381.71 FEET TO A POINT;
THENCE NORTH 00°02'04" WEST A DISTANCE OF 574.43 FEET TO THE POINT OF BEGINNING