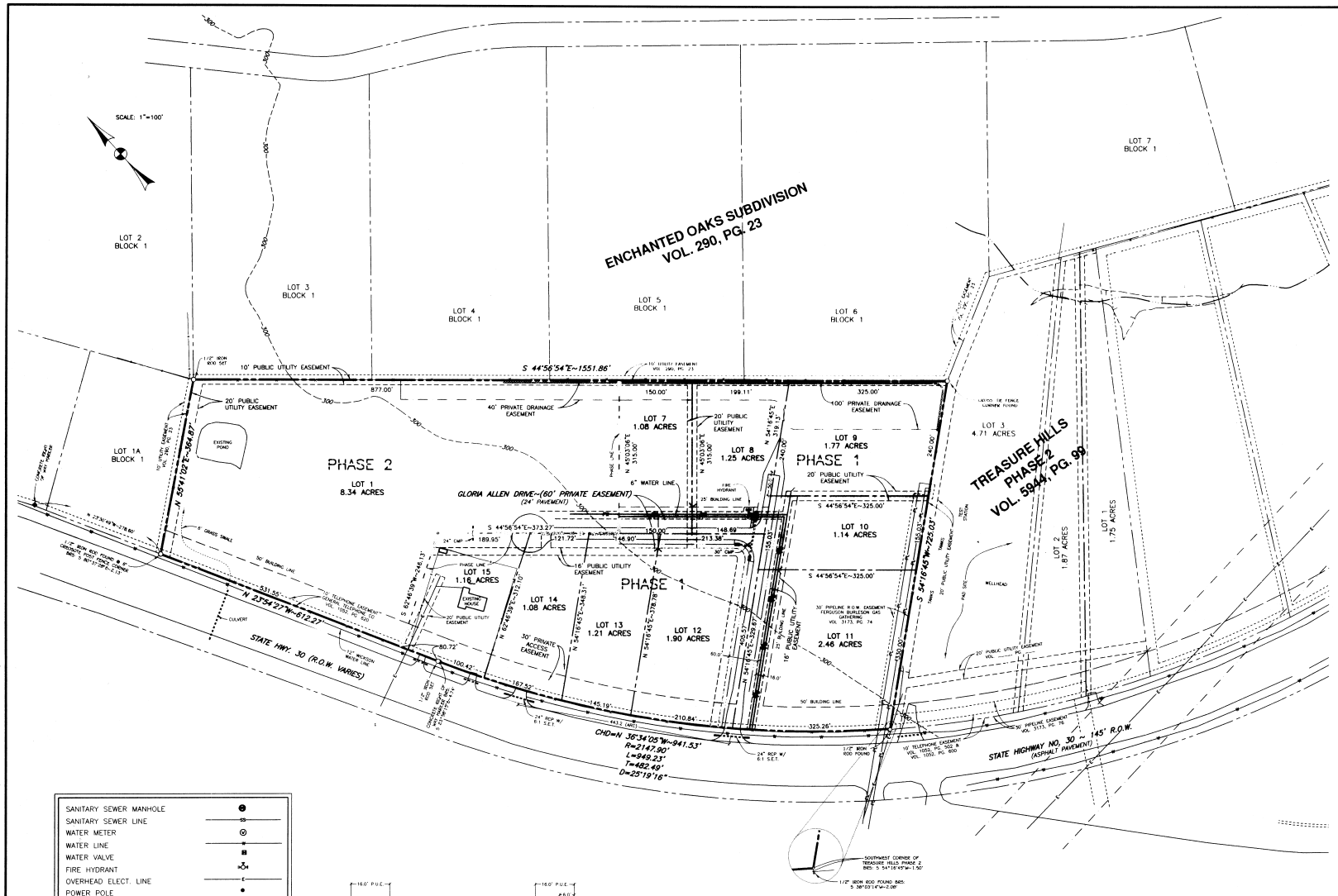
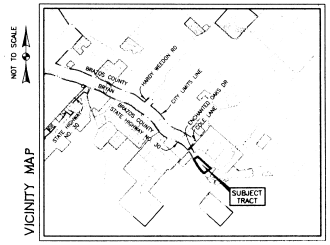




NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED SOUTHWEST LINE OF ENCHANTED OAKS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 290, PG. 23 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HAVING BEARING = S 44°56'54"E.

2. CURRENT TITLE APPEARS VESTED IN MHD FAMILY PARTNERS, L.P. BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 5575, PG. 236 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0161G, MAP NO. 48041C0161G, EFFECTIVE DATE MAY 2, 2005.

4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF #[illegible] EFFECTIVE DATE JUNE 15, 2005, TO WIT THE FOLLOWING COMMENTS, RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, VOL. 1052, PG. 600

FERGUSON BURLESON GAS GATHERING, VOL. 3173, PG. 74

BOT= EASEMENTS ARE SHOWN HEREON.

5. THE PROPOSED LAND USE FOR THIS DEVELOPMENT WILL BE COMMERCIAL

6. WICKSON CREEK SPECIAL UTILITY DISTRICT (979-836-8224) WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT

7. DISTANCES ALONG CURVE ARE ARC DISTANCES.

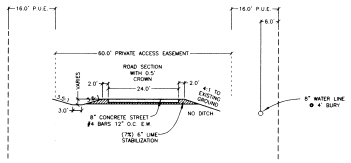
8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON-SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR

b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY

LEGEND

SANITARY SEWER MANHOLE	
SANITARY SEWER LINE	SS
WATER METER	
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
BARBED WIRE FENCE	X X
CITY LIMITS LINE	
PROP. WATER LINE	PW
PROP. TELEPHONE LINE	PT
PROP. UNDERGROUND ELEC. LINE	PUE
PHASE LINE	
PROPOSED PUBLIC UTILITY EASEMENT	
GLORIA ALLEN DRIVE (60' PRIVATE EASEMENT)	



PRIVATE ROAD SECTION – GLORIA ALLEN DRIVE

NOT TO SCALE

REVISED: SEPTEMBER 20, 2006 – PER CITY COMMENTS OF 9/12/06.

REVISED: SEPTEMBER 2, 2006

Received
SEP 20 2006
Development & Engineering Services

MASTER DEVELOPMENT PLAN
OF
PROSPERITY ACRES SUBDIVISION

21.41 ACRE TRACT

MARIA KEGANS SURVEY, A-28
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
MHD FAMILY PARTNERS, L.P.
MOHAYDEN DILLARD
4101 TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 846-4500

SCALE: 1"=100' SEPTEMBER, 2005

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Prosperity Acres\Master Development\Drafting\Revised Master Development Plan.dwg 9/20/2006 10:01:21 AM CDT