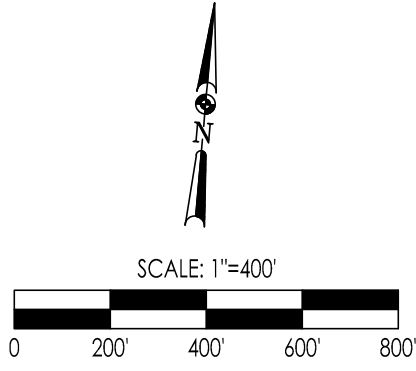


FINAL PLAT OF ANY CREEK RANCH SUBDIVISION LOTS 1-18, BLOCK 1

BEING A 139.410 ACRE TRACT OF LAND, LOCATED IN THE JOE BOB SURVEY, ABSTRACT NO. 123, AND THE BIG BOB SURVEY, ABSTRACT NO. 456, MCLENNAN COUNTY, TX, SAID 139.410 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 159.922 ACRE TRACT OF LAND KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.



OWNERS
Mr. & Mrs. Owner
Address and
Contract Info.

- 139.410 ACRES
- 18 LOTS, 1 BLOCK
- LOT AVERAGE: 7.745 ACRES
- LOT MINIMUM: 2.000 ACRES
- LOT MAXIMUM: 22.704 ACRES
- WATER PROVIDED BY: ANY CREEK WATER SUPPLY CORPORATION, CCN NO. XXXX
- ELECTRIC SERVICE PROVIDED BY: ANY TEXAS ELECTRIC COOPERATIVE, INC.
- LOCATED WITHIN THE CITY OF ANY CITY SCHOOL DISTRICT

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §

THAT WE, MR. & MRS. OWNER, BEING THE OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "FINAL PLAT OF ANY CREEK SUBDIVISION, LOTS 1-18, BLOCK 1" AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND/OR EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND MCLENNAN COUNTY AND THE COUNTY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY AND/OR EASEMENTS. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF MCLENNAN COUNTY PERTAINING TO SAID SUBDIVISION.

BY: MR. & MRS. OWNER

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

LIEN HOLDER

THE STATE OF TEXAS §

COUNTY OF MCLENNAN §

THE DEED OF TRUST (LIEN) HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FAMILIAR WITH THE EFFECT OF THIS SUBDIVISION ON THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST (LIEN). THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST (LIEN) HOLDER:

MAILING ADDRESS

CITY, STATE AND ZIP CODE

BY:

PRINTED NAME OF AUTHORIZED OFFICIAL

SIGNATURE OF AUTHORIZED OFFICIAL

TITLE:

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST (LIEN):

"_____ TO MCLENNAN COUNTY, TEXAS"

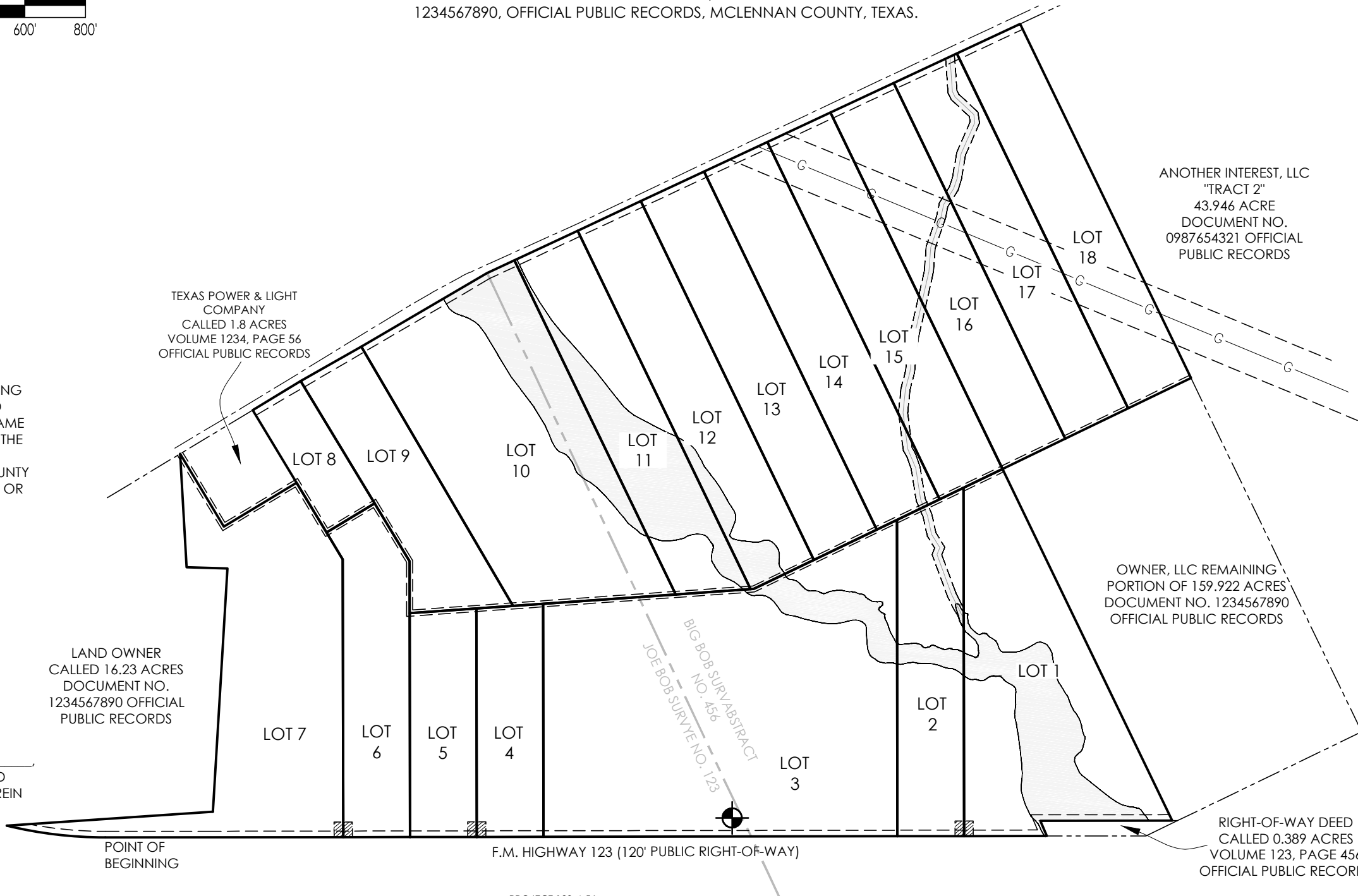
STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS



LAND OWNER
CALLED 16.23 ACRES
DOCUMENT NO.
1234567890 OFFICIAL
PUBLIC RECORDS

TEXAS POWER & LIGHT
COMPANY
CALLED 1.9 ACRES
VOLUME 1234, PAGE 56
OFFICIAL PUBLIC RECORDS

ANOTHER INTEREST, LLC
"TRACT 2"
43.946 ACRE
DOCUMENT NO.
0987654321 OFFICIAL
PUBLIC RECORDS

OWNER, LLC REMAINING
PORTION OF 159.922 ACRES
DOCUMENT NO. 1234567890
OFFICIAL PUBLIC RECORDS

RIGHT-OF-WAY DEED
CALLED 0.389 ACRES
VOLUME 123, PAGE 456
OFFICIAL PUBLIC RECORDS

PROJECT 123-4-56

FIELD NOTES FOR A 139.410 ACRE TRACT OF LAND:

BEING A 139.410 ACRE TRACT OF LAND, LOCATED IN THE JOE BOB SURVEY, ABSTRACT NO. 123, AND THE BIG BOB SURVEY, ABSTRACT NO. 456, MCLENNAN COUNTY, TEXAS, SAID 139.410 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 159.922 ACRE TRACT OF LAND KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS; SAID 139.410 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED AT A POINT OF CURVATURE IN THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 123, BEING THE BEGINNING OF A CURVE TO THE RIGHT OF SAID 159.922 ACRE TRACT, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND:

1. THENCE, WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 1372.31', A CENTRAL ANGLE OF 013°40'44", A CHORD WHICH BEARS N 88° 10' 47" W, A CHORD DISTANCE OF 326.85', AND A CURVE LENGTH OF 327.63', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 123, SAID POINT BEING THE WESTERMOST CORNER OF SAID 159.922 ACRE TRACT, AND BEING THE WESTERMOST CORNER OF THE HEREIN DESCRIBED TRACT:

2. N 81° 06' 49" E, A DISTANCE OF 680.80', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

3. N 01° 34' 05" W, A DISTANCE OF 803.15', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

4. S 86° 43' 04" W, A DISTANCE OF 135.04', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

5. N 08° 17' 05" W, A DISTANCE OF 374.50', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF BOSS LANE, BEING AN EXTERIOR ANGLE POINT OF SAID 159.922 ACRE TRACT, THE NORTHEAST CORNER OF SAID 16.23 ACRE TRACT, THE NORTHWEST CORNER OF THAT CALLED 1.8 ACRE TRACT OF LAND RECORDED IN VOLUME 1234, PAGE 56, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING AN EXTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE COMMON BOUNDARY LINES OF SAID 159.922 ACRE TRACT AND THAT CALLED 16.23 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

6. S 36° 04' 51" E, A DISTANCE OF 279.75', TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

7. N 53° 54' 10" E, A DISTANCE OF 279.70', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

8. N 36° 06' 29" W, A DISTANCE OF 279.64', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BOSS LANE, BEING AN EXTERIOR CORNER OF SAID 159.922 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF BOSS LANE, THE NORTHWEST LINES OF SAID 159.922 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

9. N 54° 41' 05" E, A DISTANCE OF 895.42', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

10. N 59° 56' 35" E, A DISTANCE OF 1939.34', TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BOSS LANE, BEING THE NORTHEAST CORNER OF SAID 159.922 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN 43.946 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

11. THENCE, WITH A NORTHEAST LINE OF SAID 159.922 ACRE TRACT, THE SOUTHWEST LINE OF SAID 43.946 ACRE TRACT, **S 30° 45' 01" E,** A DISTANCE OF 1296.34' TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET IN A NORTHEAST LINE OF SAID 159.922 ACRE TRACT, THE SOUTHWEST LINE OF SAID 43.946 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, ACROSS SAID 159.922 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

12. S 59° 15' 02" W, A DISTANCE OF 690.00' TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

13. S 30° 45' 01" E, A DISTANCE OF 1287.33' TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET IN A SOUTHEAST LINE OF SAID 159.922 ACRE TRACT, A NORTHWEST LINE OF THAT CALLED 0.389 ACRE TRACT OF LAND RECORDED IN VOLUME 632, PAGE 337, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHICH BEARS S 84° 54' 46" W, A DISTANCE OF 17.74' FROM A 1/2" IRON ROD LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF BOWERS DRIVE FOR AN ANGLE POINT OF SAID 159.922 ACRE TRACT:

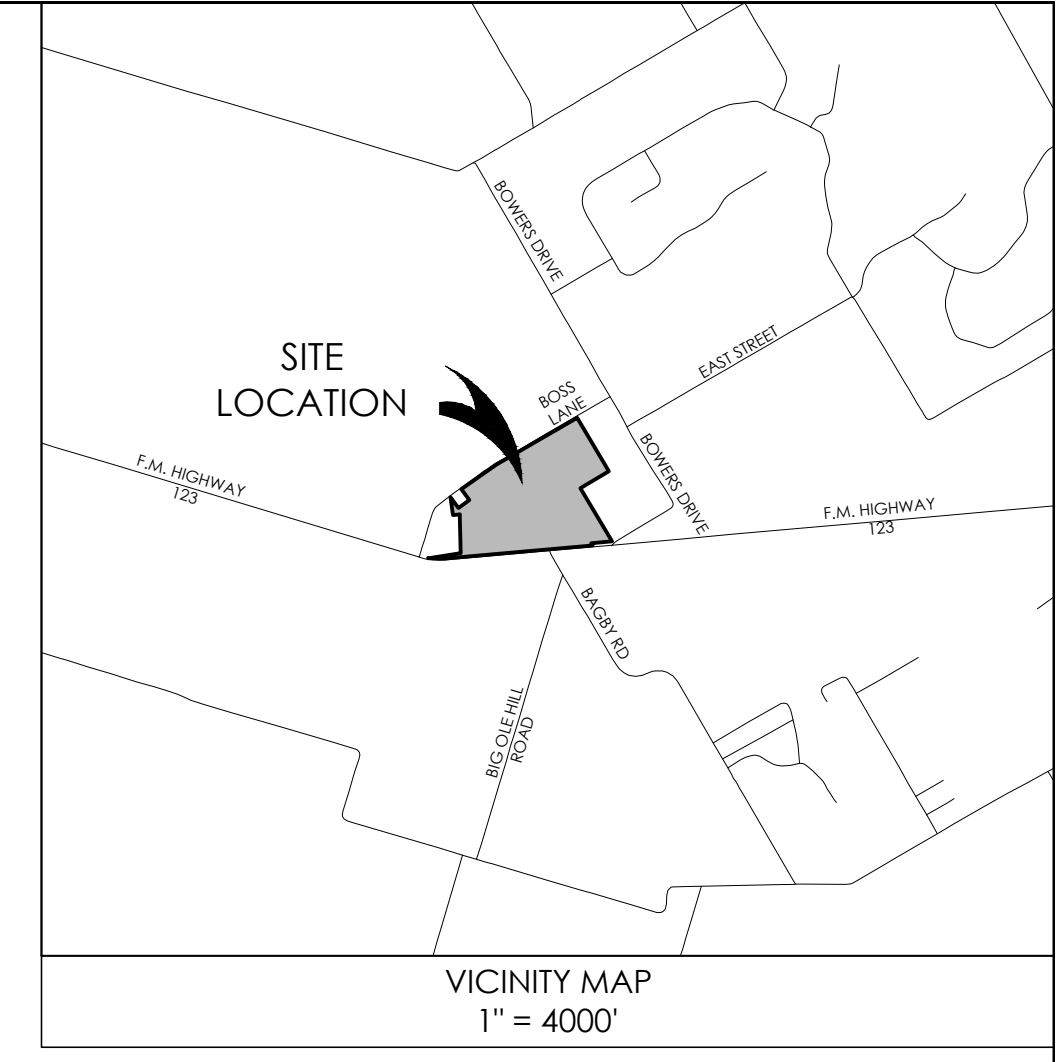
THENCE, WITH THE COMMON BOUNDARY LINES OF SAID 159.922 ACRE TRACT AND SAID 0.389 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

14. S 84° 54' 46" W, A DISTANCE OF 434.66' TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

15. S 28° 11' 17" E, A DISTANCE OF 54.36' TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 123, THE NORTH LINE OF A CALLED 0.62 ACRE TRACT RECORDED IN VOLUME 123, PAGE 456, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

16. THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 123, THE SOUTH LINE OF SAID 159.922 ACRE TRACT, **S 84° 54' 46" W,** A DISTANCE OF 3103.34' TO THE POINT OF BEGINNING CONTAINING 139.410 ACRES OF LAND.

NOTE: THE BASIS OF BEARING IS THE CENTERLINE OF F.M. HIGHWAY 123 AND WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID, A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.



SHARED ACCESS DRIVEWAY NOTE:
LOT(S) 1-2, 4-5, & 6-7, BLOCK 1, AS SHOWN ON THIS PLAT, HAVE SHARED USE OF AN ACCESS DRIVEWAY. EACH OF THESE LOTS SHALL HOLD EQUAL, INDIVISIBLE, IRREVOCABLE AND UNRESTRICTED RIGHTS IN THE DRIVEWAY, WHICH RIGHTS SHALL BE ESTABLISHED IN THE SUBDIVISION RESTRICTIONS OR BY A RECORDED EASEMENT AND THE EASEMENT SHALL RUN WITH THE LAND OF EACH OF THESE BENEFITED LOTS. THE RESTRICTIONS AND/OR EASEMENT INSTRUMENT SHALL CLEARLY STATE EACH LOTS PRO RATA RESPONSIBILITY WITH RESPECT TO FUTURE MAINTENANCE AND/OR REPAIRS OF THE SHARED ACCESS DRIVEWAY.

MCLENNAN COUNTY COMMISSIONERS COURT CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF "FINAL PLAT OF ANY CREEK RANCH SUBDIVISION, LOTS 1-18, BLOCK 1", TO MCLENNAN COUNTY, TEXAS, WAS APPROVED BY THE MCLENNAN COUNTY COMMISSIONERS COURT ON THIS THE ____ DAY OF _____, 20__ SUCH APPROVAL NOT TO BE CONSTRUED AS AN OBLIGATION ON THE PART OF THE COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROAD(S) OR OTHER IMPROVEMENTS SHOWN THEREON.

MCLENNAN COUNTY COMMISSIONERS' COURT

BY: _____
SCOTT FELTON
MCLENNAN COUNTY JUDGE

SURVEYOR'S CERTIFICATION:
I DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION DURING THE MONTH OF _____, 20__ AND THAT ALL MARKERS OR MONUMENTS ARE CORRECTLY SHOWN.
NAME OF SURVEYING COMPANY OR SURVEYOR



BY: _____
PROFESSIONAL LAND SURVEYOR
RPLS # 1234

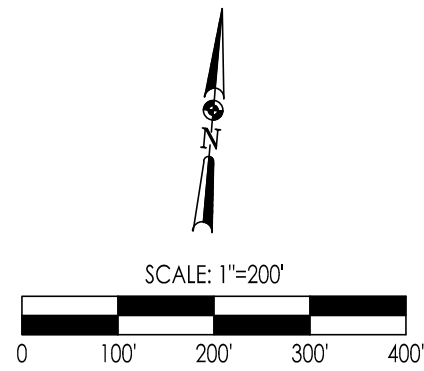
ON-SITE SEWAGE FACILITIES CERTIFICATION:
THE FOLLOWING STATEMENT CERTIFIES THAT AN ENGINEERING SUITABILITY REPORT PREPARED BY ANY PROFESSIONAL ENGINEER, P.E. # 12345, ON THE XX DAY OF MONTH, 20XX, HAS BEEN SUBMITTED AND ACCEPTED FOR THIS SUBDIVISION PLAT. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS PRIOR TO OCCUPATION OF THE RESIDENCE. THIS SUBDIVISION PLAT APPROVED AND ACCEPTED ON THIS THE ____ DAY OF _____, 20__.

BY: _____
DAVID LITKE
ENVIRONMENTAL HEALTH MANAGER
WACO-MCLENNAN COUNTY PUBLIC HEALTH DISTRICT

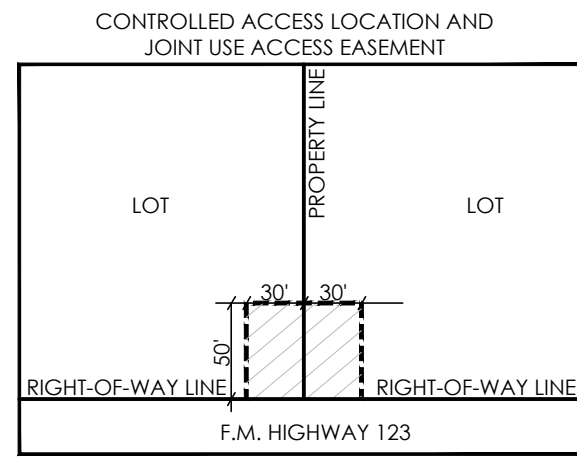
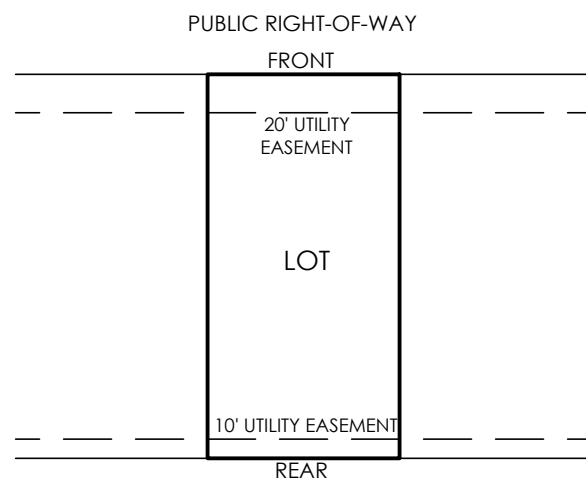
COUNTY CLERK'S FILE NUMBER

SURVEY COMPANY NAME AND CONTACT INFORMATION

DATE: _____
JOB NO: _____



TYPICAL LOT DETAIL

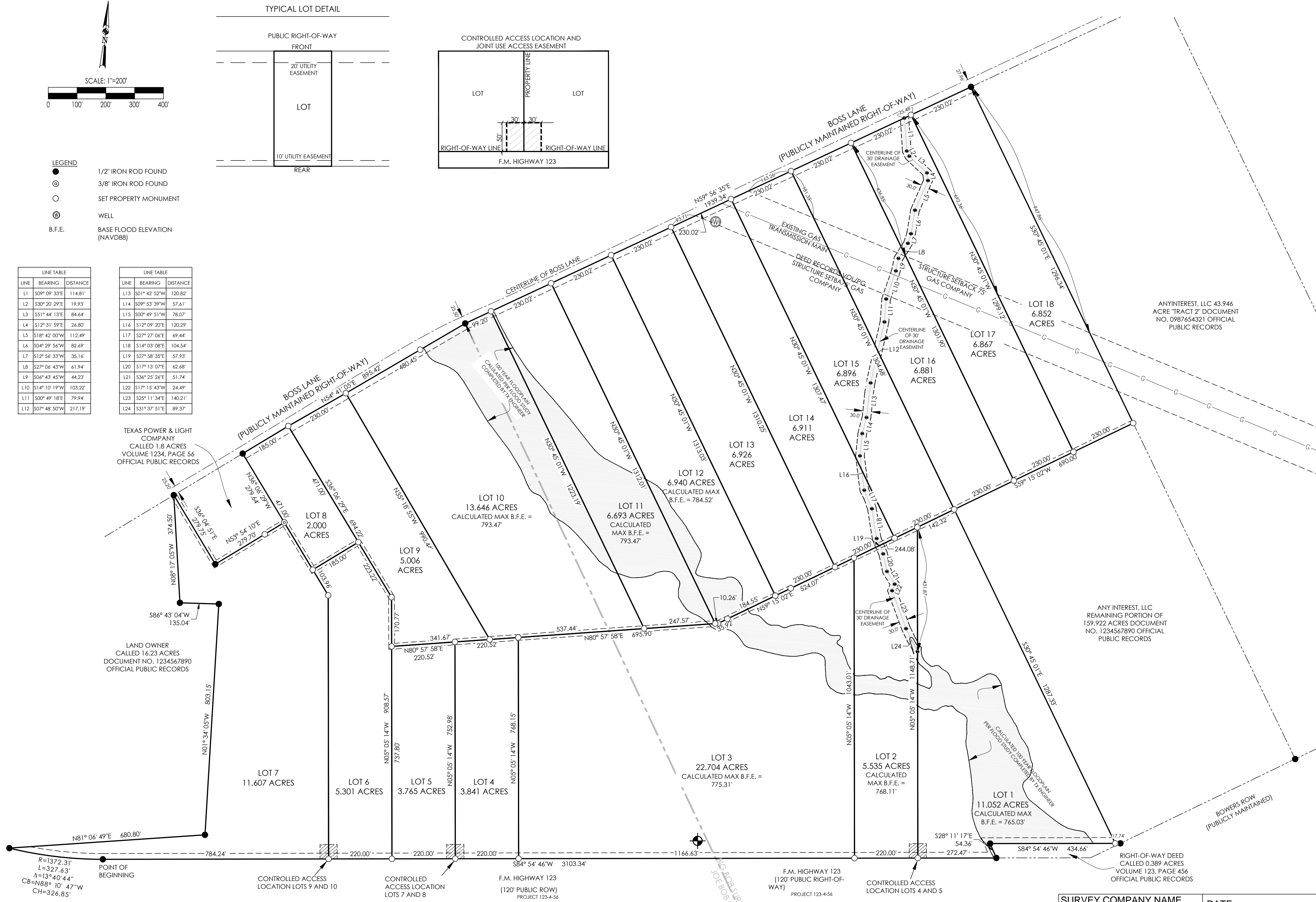


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON ROD FOUND
- SET PROPERTY MONUMENT
- ⊕ WELL
- B.F.E. BASE FLOOD ELEVATION (NAVD88)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S09° 09' 33"E | 114.81' |
| L2 | S30° 20' 29"E | 19.93' |
| L3 | S51° 44' 13"E | 84.64' |
| L4 | S12° 31' 59"E | 26.80' |
| L5 | S18° 42' 00"W | 112.49' |
| L6 | S04° 29' 56"W | 82.69' |
| L7 | S12° 56' 33"W | 35.16' |
| L8 | S27° 06' 43"W | 61.94' |
| L9 | S06° 43' 45"W | 44.23' |
| L10 | S14° 10' 19"W | 103.22' |
| L11 | S00° 49' 18"E | 79.94' |
| L12 | S07° 48' 50"W | 217.19' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L13 | S01° 42' 52"W | 120.82' |
| L14 | S09° 53' 39"W | 57.61' |
| L15 | S00° 49' 51"W | 78.07' |
| L16 | S12° 09' 20"E | 120.29' |
| L17 | S27° 27' 06"E | 69.44' |
| L18 | S14° 03' 08"E | 104.54' |
| L19 | S27° 58' 35"E | 57.93' |
| L20 | S17° 13' 07"E | 62.68' |
| L21 | S36° 25' 26"E | 51.74' |
| L22 | S17° 15' 43"W | 24.49' |
| L23 | S25° 11' 34"E | 140.21' |
| L24 | S31° 37' 51"E | 89.37' |



TEXAS POWER & LIGHT COMPANY
CALLED 1.8 ACRES
VOLUME 1234, PAGE 56
OFFICIAL PUBLIC RECORDS

LAND OWNER
CALLED 16.23 ACRES
DOCUMENT NO. 1234567890
OFFICIAL PUBLIC RECORDS

ANYINTEREST, LLC 43.946
ACRE "TRACT 2" DOCUMENT
NO. 0987654321 OFFICIAL
PUBLIC RECORDS

ANY INTEREST, LLC
REMAINING PORTION OF
159.922 ACRES DOCUMENT
NO. 1234567890 OFFICIAL
PUBLIC RECORDS

RIGHT-OF-WAY DEED
CALLED 0.389 ACRES
VOLUME 123, PAGE 456
OFFICIAL PUBLIC RECORDS

POINT OF BEGINNING
 $R=1372.31'$
 $L=327.63'$
 $A=13°40'44"$
 $CB=N88°10'47"W$
 $CH=326.85'$

CONTROLLED ACCESS
LOCATION LOTS 9 AND 10

CONTROLLED ACCESS
LOCATION
LOTS 7 AND 8

F.M. HIGHWAY 123
(120' PUBLIC ROW)
PROJECT 123-4-56

F.M. HIGHWAY 123
(120' PUBLIC RIGHT-OF-
WAY)
PROJECT 123-4-56

CONTROLLED ACCESS
LOCATION LOTS 4 AND 5

SURVEY COMPANY NAME
AND CONTACT INFORMATION

DATE:
JOB NO.: