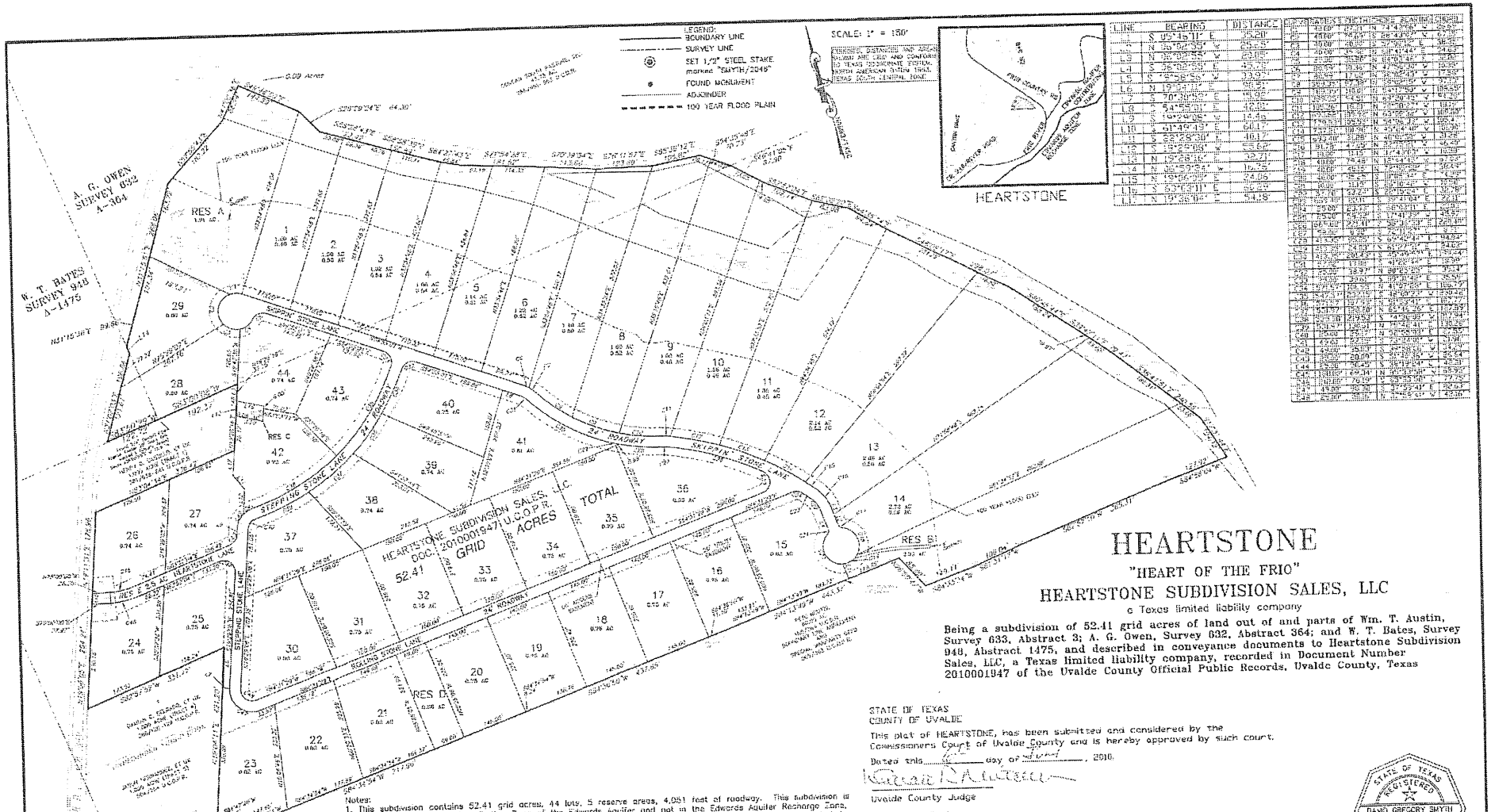
Filed Document No. 2010001954, Slide No 259A in the Official Records of Uvalde County, Texas.



LINE	BEARING	DISTANCE
L1	S 02°45'11" E	2.60'
L2	N 26°52'55" W	55.58'
L3	N 26°52'55" W	55.58'
L4	N 26°52'55" W	55.58'
L5	S 26°52'55" E	55.58'
L6	N 19°24'07" W	55.58'
L7	S 70°20'11" E	55.58'
L8	S 54°31'01" E	16.42'
L9	S 01°46'03" E	14.48'
L10	S 01°46'03" E	48.17'
L11	S 13°26'08" E	55.58'
L12	S 13°26'08" E	55.58'
L13	N 13°26'16" E	32.21'
L14	N 54°31'01" W	16.25'
L15	S 01°46'03" E	24.05'
L16	S 01°46'03" E	24.05'
L17	N 19°24'07" W	51.18'

HEARTSTONE

"HEART OF THE FRIO"

HEARTSTONE SUBDIVISION SALES, LLC

a Texas limited liability company

Being a subdivision of 52.41 grid acres of land out of and parts of Wm. T. Austin, Survey 633, Abstract 3; A. G. Owen, Survey 632, Abstract 364; and W. T. Bates, Survey 948, Abstract 1475, and described in conveyance documents to Heartstone Subdivision Sales, LLC, a Texas limited liability company, recorded in Document Number 2010001947 of the Uvalde County Official Public Records, Uvalde County, Texas

Notes:

1. This subdivision contains 52.41 grid acres, 44 lots, 5 reserve areas, 4,051 feet of roadway. This subdivision is located wholly within the Contributing Zone of the Edwards Aquifer and not in the Edwards Aquifer Recharge Zone, as published on the Edwards Aquifer Recharge Zone and Contributing Zone Map, Magers Crossing, Texas, dated June 1999.
2. A portion of the property shown hereon is within "Zone A" Special Flood Hazard Area, as shown on Flood Insurance Rate Map Number 480629 0075 E for Uvalde County, Texas, dated August 4, 1987 as published by the Federal Emergency Management Agency.
3. Proposed utilities to be provided by:
   Water: Conceun Water Supply Corporation
   Wastewater: conventional on-site septic pursuant to applicable regulations
   Telephone: Hill Country Telephone
   Electric: Bandera Electric Cooperative
4. Sanitary disposal for each tract shown in this subdivision will be managed by individual on-site septic facilities pursuant to applicable regulations. No homes may be built on the property until septic tank permits are provided.
5. All roads will be paved with crushed limestone base and LRA Surface. No homes may be built on the property until all roads are constructed to Uvalde County standards as found in Article VIII. No county roads or county maintained roads will be constructed on the property shown in this subdivision. Lots are provided access to public rights of way via the Private Roads shown on this plat.
All lots shall have a twenty (20) foot setback from the private right-of-way and a ten (10) foot setback on all other lines.
6. Drainage easements designated within lots shall be owned and maintained by the owners and shall remain free of obstructions.
7. STANDARD SUBDIVISION EASEMENT FOR PLATS WITHIN THE SERVICE AREA OF BANDERA ELECTRIC COOPERATIVE, INC.
It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the centerline of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots/or tracts of this subdivision.

STATE OF TEXAS
COUNTY OF UVALDE

This plat of HEARTSTONE, has been submitted and considered by the Commissioners Court of Uvalde County and is hereby approved by such court.

Dated this 6th day of June, 2010.

Uvalde County Judge

STATE OF TEXAS
COUNTY OF UVALDE

I the undersigned owner of the land shown on this plat, and designated herein as HEARTSTONE and whose name is subscribed hereto, do hereby subdivide such property shown for the purposes and consideration therein expressed. Each part has access by private roads as shown and no public improvements are being dedicated.

Joe W. Meyer, President, Heartstone Subdivision Sales, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF UVALDE

Before me, the undersigned authority, personally appeared JOE W. MEYER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he executes the same for the purposes and considerations therein expressed and in the capacity therein stated. Subscribed before me this 10 day of June, 2010.

Notary Public, County of Uvalde

WIN DuBOSE
Notary Public, State of Texas
My Commission Expires
DEC 1 2011

STATE OF TEXAS
REGISTERED
DAVID GREGORY SMYTH
2046
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF UVALDE

I, DAVID SMYTH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY WAS CORRECTLY ACCOMPLISHED ON THE GROUND. THE PLAT IS PREPARED WITH A LANDMARK OF 1/2 BAR, HEREON, AND IS ALSO PROVIDED WITH MY SUPERVISION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND WAS NOT SEALED. I AM NOT AN INSTRUMENT FOR EVENTS OF THE PLAT DOES FROM THE VERSION BEARING MY ORIGINAL SEAL AND SIGNATURE.

SUBMITTED FEBRUARY 23, 2010

D. G. SMYTH
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2046

THE COMPANY CERTIFIES THAT THE PERSONAL INFORMATION IS ACCURATE AND NO PARTY IS ENTITLED TO RELY ON THE INFORMATION ON THE PLAT MORE THAN TEN (10) YEARS AFTER THE DATE THE PLAT WAS FILED FOR RECORDING WITH THE APPROPRIATE COUNTY OR MUNICIPALITY.

JOB NO 04-3856

COMPANY IS BONDED IN CONJUNCTION WITH SURVEYOR'S ERROR & OMISSIONS INSURANCE FOR PROJECTS ENDED BY SURVEYOR

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1106 RIO GRANDE
P.O. BOX 13142
AUSTIN, TEXAS 78711

PREPARED FOR:
HEARTSTONE SUBDIVISION SALES, LLC
263 HEARTSTONE
BOERNE, TX 78006
PURPOSE OF SURVEY:
PLAT

LAND SURVEYOR
REGISTERED PROFESSIONAL
DAVID G. SMYTH
NO. 2046
STATE OF TEXAS

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co., Inc.

1322 GARNER FIELD RD.
SUITE B
UVALDE, TEXAS 78801
PHONE: 830/591-0956

THIS DRAWING, WHICH REPRESENTS THE RESULTS OF A SURVEY MADE PRESENTLY BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN THEREON. THE GRAPHIC REPRESENTATION SHOWN HEREON REPRESENT REFERENCE BOUNDARY FIELD DATA AS OF THE DATE OF THE SURVEY AND IS LIMITED TO THOSE REFERENCES FOUND AT THE TIME THE SURVEY WAS MADE. COPYRIGHT 2010 D.G. SMYTH & CO., INC.