DEDICATION INSTRUMENT
FOR
FINAL PLAT OF
MILL CREEK SPRINGS, PHASE V
A SUBDIVISION IN BELL COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, Mill Creek Resources, Ltd., a Texas Limited Partnership, hereinafter referred to as Grantor, is the owner of the tract of land out of and a part of the Felippe Madrigal Survey, Abstract No. 554, County of Bell, and more particularly described by metes and bounds in a survey by Turley Associates, Inc., contained in Exhibit "A", attached hereto and incorporated herein for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantor does hereby adopt this plat as properly described in Exhibit "A" attached to this instrument. Grantor does hereby dedicate, give, grant, and convey to the County of Bell, Texas for the public use forever, the roads, streets, and utility and drainage easements as shown on the plat and attached exhibits, upon, across and through said property for all the purposes herein enumerated.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across said lands to and from said easements to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said County of Bell, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

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EXECUTED this the 20th day of April, 2005

MILL CREEK RESOURCES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: MILL CREEK MANAGEMENT, LLC
IT'S GENERAL PARTNER

Hal Anderson, General Manager

STATE OF TEXAS §

COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared Hal Anderson, General Manager of Mill Creek Management, LLC, General Partner of Mill Creek Resources, LTD., a Texas Limited Partnership, known to me to be the person and officer 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 20th day of April, 2005

Notary Public in and for the State of Texas

SHAILA WOODS
Notary Public, State of Texas
My Commission Expires
May 22, 2006

MILL CREEK SPRINGS, PHASE V

BEING a 24.924 acre tract of land situated in the FELIPPE MADRIGAL SURVEY, ABSTRACT No. 554, Bell County, Texas and being a part or portion of that certain 270.963 acre tract of land (Exhibit A) described in a Warranty Deed dated September 19, 1997 from George N. Hester and wife, Ruth Ann Hester to Mill Creek Resources, Ltd. and being of record in Volume 3688, Page 258, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap marked "RPLS 2475" found at fence corner post being an ell corner of said 270.963 acre tract and being the apparent northeast corner (calls iron pin) of that certain 54.288 acre tract of land described in a Warranty Deed dated February 27, 1979 from Elsie Kolls to Virginia Pearl Finney and being of record in Volume 1717, Page 751, Deed Records of Bell County, Texas; and being corner on the south boundary line of Lot 10, Block 1, MILL CREEK SPRINGS, PHASE IV, an addition in Bell County, Texas according to the map or plat of record in Cabinet C, Slide 376-C, Plat Records of Bell County, Texas for corner;

THENCE departing said 54.288 acre tract over and across said 270.963 acre tract and with the boundary lines of said MILL CREEK SPRINGS, PHASE IV the following five (5) calls:

(1) S. 69° 10' 06" E., 68.08 feet to a ½" iron rod with cap marked "RPLS 2475" found for corner;

(2) N. 30° 46' 21" E. 106.23 feet to a ½" iron rod with cap marked "RPLS 2475" found for corner;

(3) S. 59° 13' 39" E., 18.09 feet to a ½" iron rod with cap marked "RPLS 2475" found at the beginning of a curve to the right for corner;

(4) Thence with said curve to the right, radius equals 429.83 feet, arc length equals 142.57 feet and the long chord bearing equals S. 49° 43' 31" E., 141.92 feet to a ½" iron rod with cap marked "RPLS 2475" found for corner;

(5) N. 49° 46' 38" E., 291.78 feet to a ½" iron rod with cap marked "RPLS 2475" found being the most easterly northeast corner of Lot 17, Block 2, said MILL CREEK SPRINGS, PHASE IV and being in the northeast boundary line of that certain 0.920 acre tract (TRACT 1, Exhibit A) described in a Warranty Deed dated November 26, 2003 from Stagecoach/Mill Creek Resort, Inc. to Mill Creek Resources, Ltd. and being of record in Volume 5213, Page 786, Official Public Records of Bell County, Texas for corner;

THENCE S. 10° 11' 03" E., 135.65 feet departing said MILL CREEK SPRINGS, PHASE IV and with the said northeast boundary line (calls S. 10° 11' 03" E., 223.64 feet) and continuing with the southwest boundary line (calls N. 10° 11' 03" W., 54.53

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Exhibit A

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feet) of that certain 0.089 acre tract (TRACT 3, Exhibit A) described in a Warranty Deed dated November 26, 2003 from Mill Creek Resources, Ltd. to Stagecoach/Mill Creek Resort, Inc. and being of record in Volume 5213, Page 792, Official Public Records of Bell County, Texas to a ½" iron rod with cap marked "RPLS 2475" found being the southwest corner (calls ½" iron rod with cap) of said 0.089 acre tract for corner;

THENCE S. 86° 46' 35" E., 82.70 feet with the south boundary line (calls N. 86° 46' 35" W., 82.70 feet) of said 0.089 acre tract to a ½" iron rod with cap marked "RPLS 2475" set for corner;

THENCE N. 15° 18' 03" E., 14.98 feet with the east boundary line of said 0.089 acre tract to a ½" iron rod with cap marked "RPLS 2475" set for corner:

THENCE departing said 0.089 acre tract the following seven (7) calls:

(1) S. 69° 28' 19" E., 268.91 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(2) S. 20° 30' 11" W., 60.33 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(3) S. 63° 49' 46" E., 167.93 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(4) S. 38° 25' 28" E., 281.74 feet to a ½" iron rod with cap marked "RPLS 2475" set at the beginning of a curve to the right for corner;

(5) Thence with said curve to the right, radius equals 375.00 feet, arc length equals 104.03 feet and the long chord bearing equals S. 59° 38' 33" W., 103.70 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(6) S. 22° 24' 36" E., 261.88 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(7) S. 57° 07' 11" E., 223.35 feet to a ½" iron rod with cap marked "RPLS 2475" set in the west boundary line of Block 1 of MILL CREEK SPRINGS – BLACKBERRY, an addition in Bell County, Texas according to the map or plat of record in Cabinet C, Slide 190-B, Plat Records of Bell County, Texas for corner;

THENCE S. 18° 58' 30" W., 881.54 feet with said west boundary line (calls N. 18° 06' 21" E., 1100.47 feet) to a ½" iron rod with cap found being the southwest corner of said Block 1 for corner;

THENCE S. 70° 18' 01" E., with the south boundary line (calls N. 71° 10' 10" W., 203.26 feet) of said MILL CREEK SPRINGS – BLACKBERRY at 195.06 feet, a ½" iron rod with cap found being the southeast corner of Lot 1, Block 1 and at 203.26 feet in all to a ½" iron rod with cap marked "RPLS 2475" set being in the east boundary line of

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said 270.963 acre tract and being in the west right-of-way line of Blackberry Road, a publicly maintained roadway, for corner;

THENCE S. 19° 13' 11" W., 258.93 feet departing said MILL CREEK SPRINGS – BLACKBERRY and with the said east boundary line (calls S. 19° W., 1929.02 feet) and with said west right-of-way line to a ½" iron rod with cap marked "RPLS 2475" set for corner;

THENCE departing said east boundary line and said west right-of-way line the following eighteen (18) calls:

(1) N. 70° 29' 50" W., 266.48 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(2) S. 19° 30' 10" W., 18.36 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(3) N. 70° 29' 50" W., 256.08 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(4) N. 58° 40' 25" W., 128.71 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(5) N. 31° 19' 35" E., 235.64 feet to a ½" iron rod with cap marked "RPLS 2475" set at the beginning of a curve to the right for corner;

(6) Thence with said curve to the right, radius equals 448.07 feet, arc length equals 42.52 feet and the long chord bearing equals N. 57° 47' 57" W., 42.50 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(7) N. 23° 08' 26" E., 258.79 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(8) N. 19° 16' 51" E., 229.48 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(9) N. 03° 54' 49" W., 126.95 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(10) N. 13° 35' 33" W., 319.62 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(11) N. 28° 17' 07" W., 81.94 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(12) N. 46° 05' 28" W., 59.62 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

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(13) N. 62° 39' 42" W., 104.64 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(14) N. 72° 31' 12" W., 268.32 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(15) N. 40° 20' 23" W., 158.77 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(16) S. 49° 39' 37" W., 29.85 feet to a ½" iron rod with cap marked "RPLS 2475" set at the beginning of a curve to the left for corner

(17) Thence with said curve to the left, radius equals 375.00 feet, arc length equals 15.29 feet and the long chord bearing equals S. 48° 29' 33" W., 15.29 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner;

(18) N. 42° 40' 31" W., 294.09 feet to a ½" iron rod with cap marked "RPLS 2475" set in a westerly boundary line of said 54.288 acre tract for corner;

THENCE N. 27° 57' 01" E., 98.93 feet with said westerly boundary line and said east boundary line to the Point of BEGINNING and containing 24.924 acres of land.

****

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley

Victor D. Turley, R.P.L.S.#2475
March 31, 2005

STATE OF TEXAS REGISTERED VICTOR D. TURLEY 2475 PROFESSIONAL LAND SURVEYOR

Tract surveyed December 2, 2004

Bearing base: MILL CREEK SPRINGS, PHASE IV, an addition to Bell County, Texas according to the map or plat of record in Cabinet C, Slide 376-C Plat Records of Bell County, Texas

See attached surveyors sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 11385-D)

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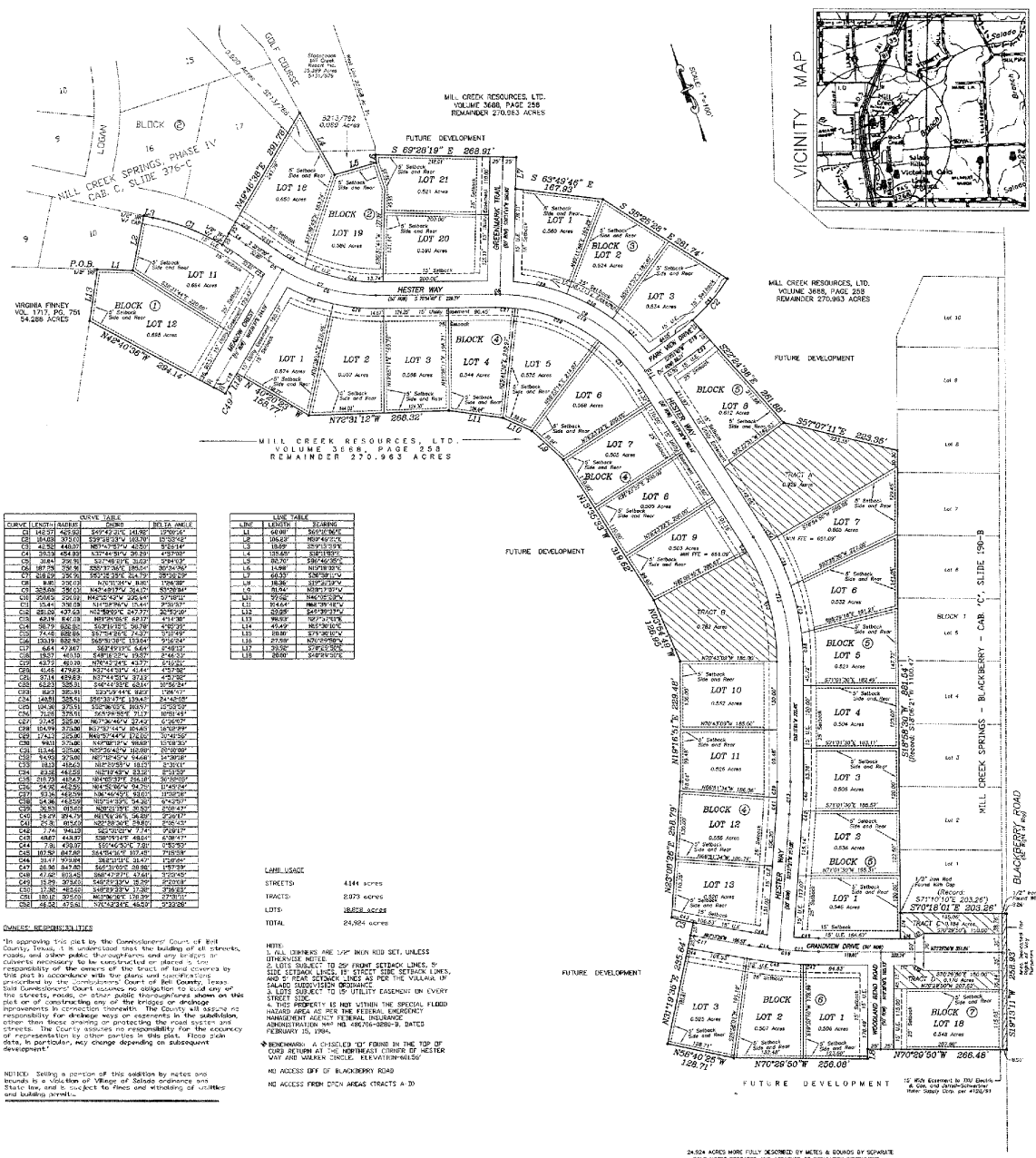
MILL CREEK SPRINGS, PHASE IV
CAB. C, SLIDE 376-C
MILL CREEK RESOURCES, LTD.
VOLUME 3688, PAGE 258
REMAINDER 270.963 ACRES
FUTURE DEVELOPMENT
HESTER WAY
GREENWAY TRAIL
GRANDVIEW DRIVE
WOODLAND REND ROAD
PARK VIEW DRIVE
BLACKBERRY ROAD
MILL CREEK SPRINGS - BLACKBERRY - CAB. "C", SLIDE 190-B
VIRGINIA FINNEY
VOL. 1717, PG. 751
54.286 ACRES
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
TRACT A
TRACT B
TRACT C
TRACT D
P.O.B.
N42°40'36"W 694.14
N76°31'12"W 268.32
S 69°28'19" E 268.91'
S 63°49'48" E 167.93'
S 89°26'06" E 291.74'
S22°24'38"E 291.66'
S57°07'11"E 223.35'
N32°08'28"E 256.79'
N70°29'50"W 266.48'
N35°42'26"W 128.71'
S70°18'01"E 203.26'
N19°19'35"E 256.64'
S19°13'11"W 256.93'
N70°29'50"W 266.08'
N15°55'50"W 318.82'
N10°16'51"E 259.48'
S10°16'51"W 259.48'
N10°19'35"E 256.64'
N32°08'28"E 256.79'
S19°13'11"W 256.93'
N70°29'50"W 266.48'
N35°42'26"W 128.71'
S70°18'01"E 203.26'
N76°31'12"W 268.32