

# Eagle Tree & Drippin' Springs

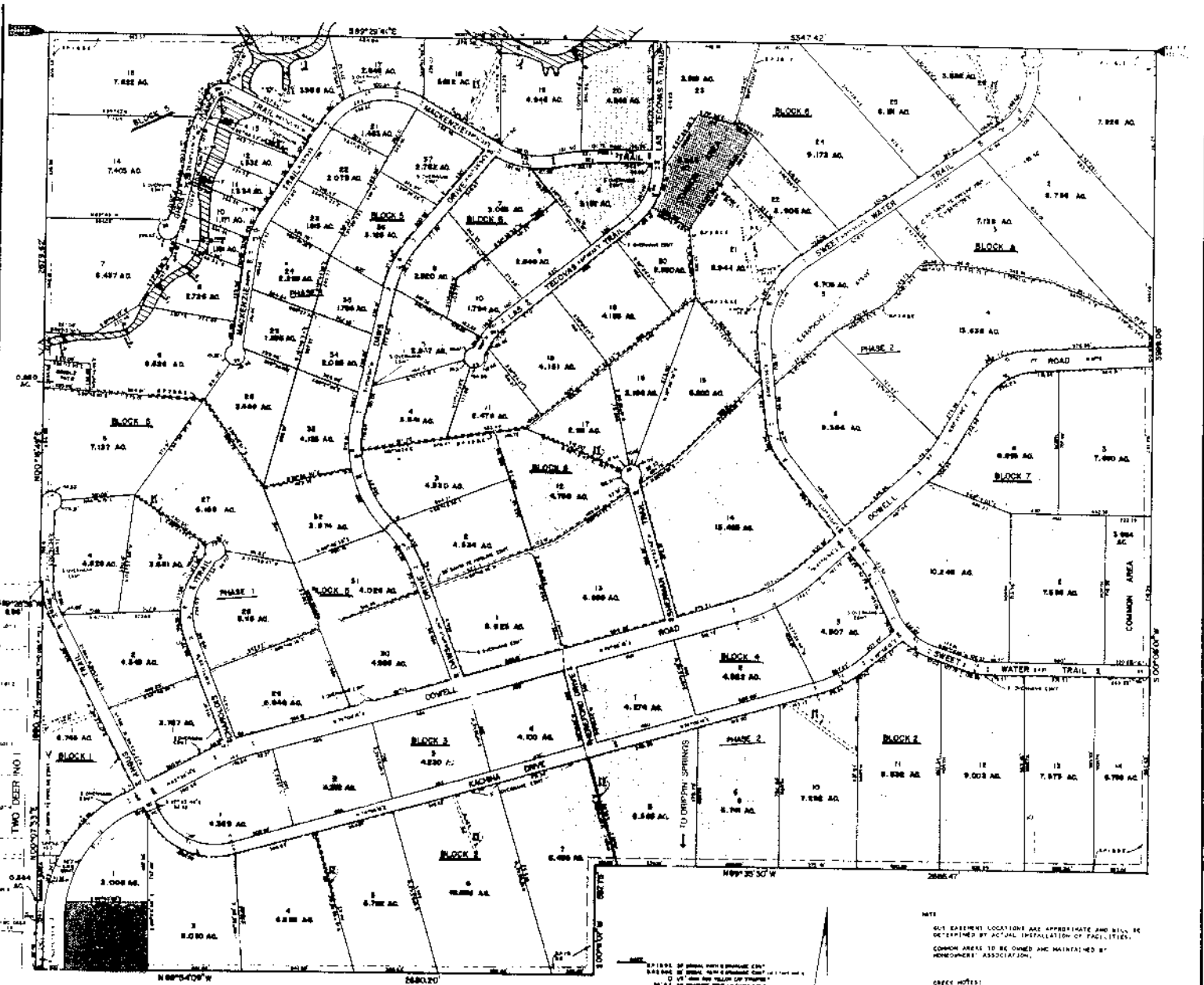
(below)

(reverse side)

Large acreage, highly restricted homesites for the discriminative buyer. For more information contact.

Hudson Land & Investment Co.

352-0008 or 353-7617



LOT ACREAGE: 472.00 AC.  
COMMON AREA ACREAGE: 7.400 AC.  
DRINKING WATER ACREAGE: 0.600 AC.  
ROAD ACREAGE: 45.000 AC.  
TOTAL: 526.00 ACRES

RESERVATION ON THE UNDERSIGNED BEING THE PRESENT OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, DO HEREBY MAKE THE OFFERING, INDICATION AND ASSIGNMENT HEREIN FOR THE PURPOSE OF MAKING THE PLAT AND OBLIGATION ACCEPTED, RESERVING FROM THIS PRESENTATION THE TRACTS OF PHASES THE COUNTY OF POTTER SHOULD BE SMALL ACCEPT THE PUBLIC TRAILS AND STREETS FOR THE PURPOSES OF THE ACCEPTANCE OF THIS PLAT AND OBLIGATION OF THE COUNTY COMMISSIONERS COURT OF POTTER COUNTY SHALL IN NO MANNER PREJUDICE THE COURT IN ANY FUTURE DETERMINATION OF WHETHER TO ACCEPT THE ROADS AND STREETS FOR MAINTENANCE.

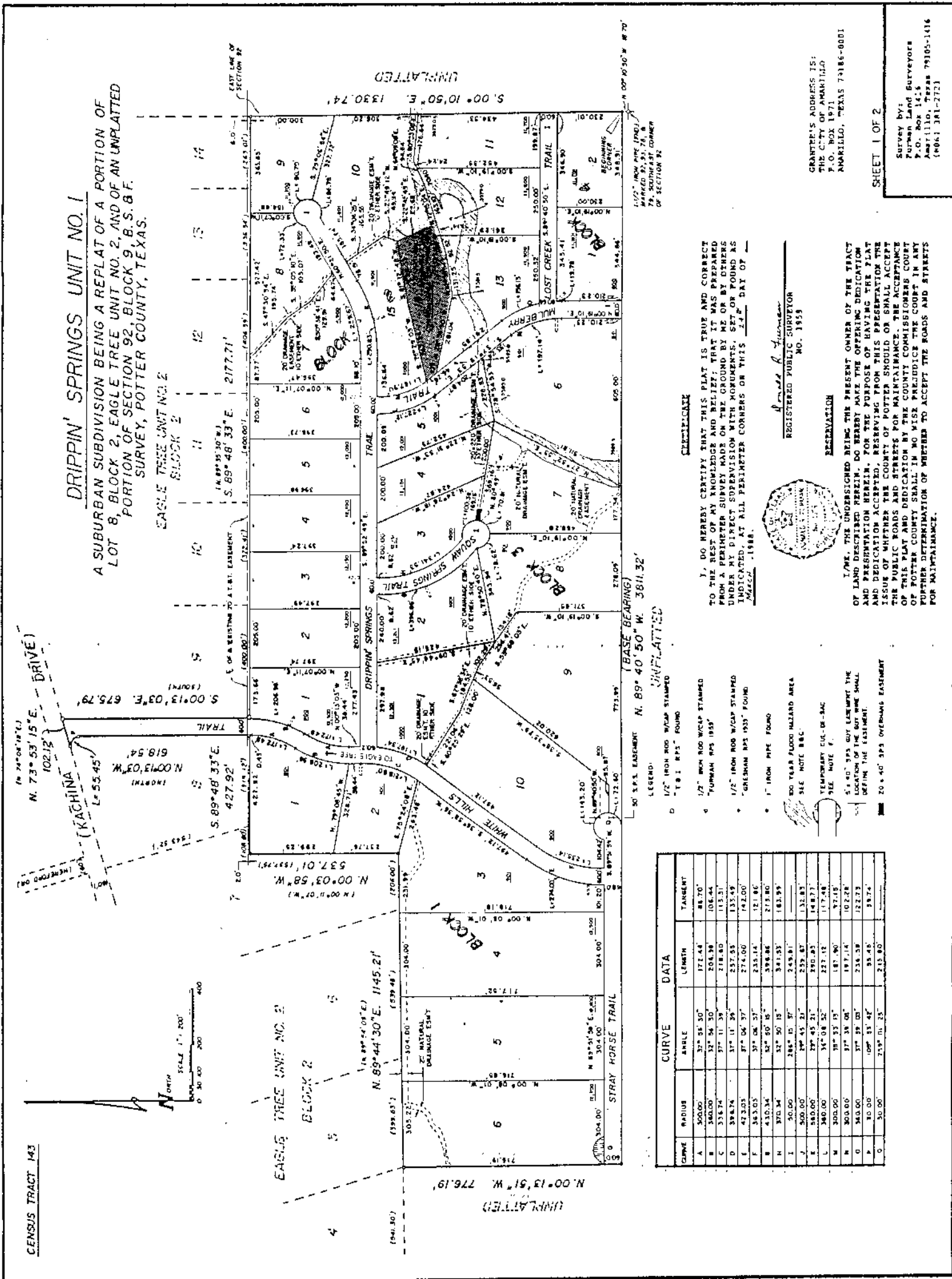
PREPARED BY  
**THOMAS YBRAEL**  
CONSULTING ENGINEERS  
AMARILLO, TEXAS

NOTE:  
GULF EASTERN LOCATIONS ARE APPROXIMATE AND WILL BE DETERMINED BY ACTUAL INSTALLATION OF FACILITIES.  
COMMON AREAS TO BE OWNED AND MAINTAINED BY HOMEOWNERS' ASSOCIATION.  
DRAINAGE NOTES:  
THE FLOOD HAZARD AREAS AS INDICATED ON THIS PLAT ARE SUBJECT TO CHANGE AS THE COURSE OF THE CREEK CHANGES IN ORDER TO DETERMINE THE EXACT LOCATION OF ANY OF THESE FLOOD HAZARD AREAS, A SURVEY WILL NEED TO BE CONDUCTED AT THE TIME THE INFORMATION IS REQUESTED. FOR MORE DETAILED INFORMATION REGARDING THESE FLOOD HAZARD AREAS, REFER TO THE ASSOCIATED DRAINAGE PLAT.

**EAGLE TREE UNIT NO. 2**  
A SUBURBAN SUBDIVISION BEING A REPLAT OF EAGLE TREE NO. 1 AND OF AN UNPLATTED PORTION OF SECTION 92, BLOCK 9, B.S. & F.

3-2145 PATER  
1671 1671684169

95% financing at very low interest rates  
 OR  
 qualifies for Texas Veterans Financing



**DRIPPIN' SPRINGS UNIT NO. 1**

A SUBURBAN SUBDIVISION BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 2, EAGLE TREE UNIT NO. 2, AND OF AN UNPLATTED PORTION OF SECTION 92, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS.

EAGLE TREE UNIT NO. 2  
 BLOCK 2

14.89° 35' 30\"/>

S. 89° 48' 33\"/>

2177.71'

UNPLATTED  
 S. 00° 10' 50\"/>

**CERTIFICATE**

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT WAS PREPARED FROM A PRECISE SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MEASUREMENTS FOUND AS INDICATED AT ALL PERIMETER CORNERS ON THIS DATE DAY OF MARCH, 1988.



**RESERVATION**

I/WE, THE UNDERSIGNED BEING THE PRESENT OWNER OF THE TRACT AND DEDICATION HEREIN, FOR THE PURPOSE OF HAVING THE PLAT AND DEDICATION ACCEPTED, RESERVING FROM THIS PRESENTATION THE ISSUE OF WHETHER THE COUNTY OF POTTER SHOULD OR SHALL ACCEPT THE PUBLIC ROADS AND STREETS FOR MAINTENANCE. THE ACCEPTANCE OF THIS PLAT AND DEDICATION BY THE COUNTY COMMISSIONERS COURT OF POTTER COUNTY SHALL IN NO WISE PREJUDICE THE COURT IN ANY FURTHER DETERMINATION OF WHETHER TO ACCEPT THE ROADS AND STREETS FOR MAINTENANCE.

| CURVE | RADIUS  | ANGLE        | LENGTH  | TANGENT |
|-------|---------|--------------|---------|---------|
| A     | 500.00' | 37° 55' 30"  | 172.44' | 84.70'  |
| B     | 540.00' | 37° 54' 30"  | 204.98' | 104.44' |
| C     | 518.74' | 37° 11' 38"  | 218.40' | 113.31' |
| D     | 588.76' | 37° 11' 36"  | 257.55' | 133.49' |
| E     | 423.05' | 37° 04' 37"  | 274.00' | 142.00' |
| F     | 363.05' | 37° 06' 37"  | 235.14' | 121.86' |
| G     | 410.34' | 37° 50' 15"  | 398.86' | 213.80' |
| H     | 370.34' | 37° 50' 15"  | 341.33' | 183.99' |
| I     | 50.00'  | 284° 05' 37" | 245.81' | 121.86' |
| J     | 500.00' | 37° 45' 21"  | 229.87' | 132.83' |
| K     | 540.00' | 37° 45' 21"  | 290.83' | 148.77' |
| L     | 540.00' | 35° 08' 52"  | 227.12' | 117.48' |
| M     | 300.00' | 35° 53' 15"  | 187.90' | 97.45'  |
| N     | 300.00' | 37° 38' 08"  | 187.14' | 102.28' |
| O     | 300.00' | 37° 39' 03"  | 236.38' | 122.73' |
| P     | 30.00'  | 108° 53' 44" | 95.46'  | 54.74'  |
| Q     | 50.00'  | 73° 01' 35"  | 213.00' | 106.50' |

GRANTER'S ADDRESS IS:  
 THE CITY OF ANKARLILLO  
 P.O. BOX 1871  
 ANKARLILLO, TEXAS 75186-0001

SHEET 1 OF 2

Survey by:  
 Gerald R. Hutchinson  
 P.O. Box 145  
 Ankarlillo, Texas 75105-1416  
 (406) 341-2721