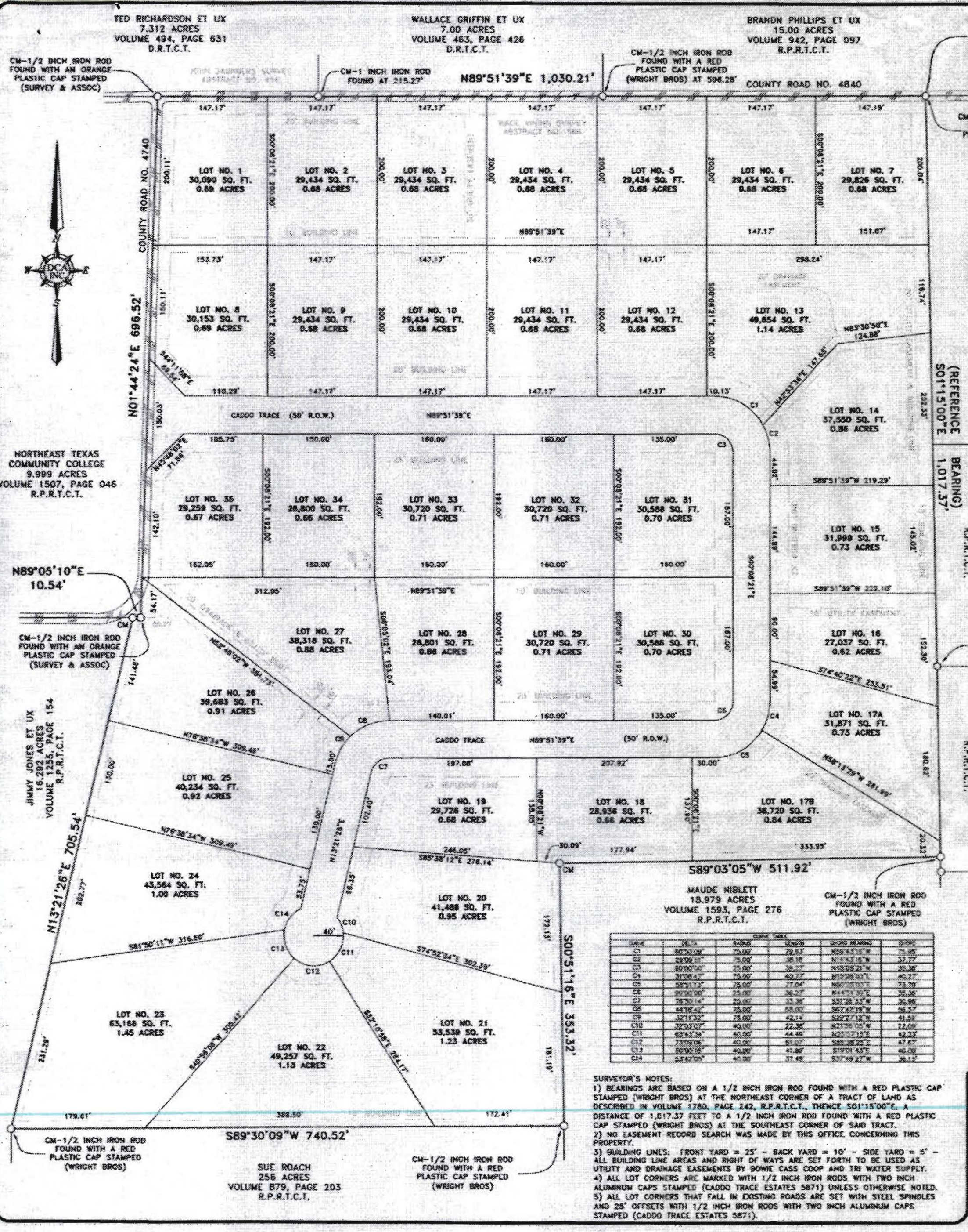
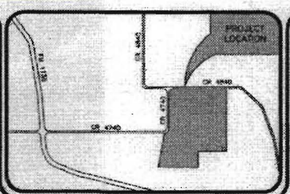
1018A



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	86°42'06"	75.00'	72.83'	N39°43'16"W	75.95'
C2	29°09'30"	75.00'	38.16'	N14°43'16"W	37.77'
C3	90°00'00"	25.00'	39.27'	N45°08'21"W	35.36'
C4	31°08'47"	75.00'	40.77'	N15°28'00"E	40.27'
C5	58°51'12"	75.00'	77.04'	N60°28'03"E	73.70'
C6	90°00'00"	25.00'	39.27'	N44°51'39"E	35.36'
C7	76°30'14"	25.00'	33.38'	S51°38'33"W	30.96'
C8	44°16'42"	75.00'	58.00'	S67°42'19"W	56.57'
C9	32°11'32"	75.00'	42.14'	S29°27'12"W	41.58'
C10	32°03'07"	40.00'	22.38'	N27°36'05"W	22.09'
C11	63°43'34"	40.00'	44.49'	N25°57'15"E	42.23'
C12	73°09'06"	40.00'	51.07'	S88°38'25"E	47.67'
C13	60°00'58"	40.00'	41.89'	S19°01'45"E	40.00'
C14	53°42'09"	40.00'	37.49'	S37°49'27"W	36.13'

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON A 1/2 INCH IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED (WRIGHT BROS) AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 1780, PAGE 242, R.P.R.T.C.T., THENCE S01°15'00"E, A DISTANCE OF 1,017.37 FEET TO A 1/2 INCH IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED (WRIGHT BROS) AT THE SOUTHEAST CORNER OF SAID TRACT.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) BUILDING LINES: FRONT YARD = 25' - BACK YARD = 10' - SIDE YARD = 5' - ALL BUILDING LINE AREAS AND RIGHT OF WAYS ARE SET FORTH TO BE USED AS UTILITY AND DRAINAGE EASEMENTS BY BOWIE CASS COOP AND TRI WATER SUPPLY.
4) ALL LOT CORNERS ARE MARKED WITH 1/2 INCH IRON RODS WITH TWO INCH ALUMINUM CAPS STAMPED (CADDO TRACE ESTATES 5871) UNLESS OTHERWISE NOTED.
5) ALL LOT CORNERS THAT FALL IN EXISTING ROADS ARE SET WITH STEEL SPINDLES AND 25' OFFSETS WITH 1/2 INCH IRON RODS WITH TWO INCH ALUMINUM CAPS STAMPED (CADDO TRACE ESTATES 5871).



OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF TITUS

KNOW ALL MEN BY THESE PRESENTS:

That we, David Edwards and Mike Edwards, are the sole owners of the property shown hereon below, and we do hereby accept this plat of said parcel of land being described herein. We hereby offer the same herein for recording in the plat records of Titus County, Texas. This plat approved shall be subject to all platting ordinances, rules, and regulations of Titus County, Texas.

Owner: David Edwards

Mike Edwards
Owner: Mike Edwards

STATE OF TEXAS
COUNTY OF TITUS

Before me the undersigned, a Notary Public in and for the State of Texas, Titus County, on this day personally appeared David Edwards and Mike Edwards known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me to that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas
DATE: 5-30-06

JANIS RANDALL
Notary Public State of Texas
Commission Expires
SEPTEMBER 2, 2007

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioners Court of Titus County, Texas this the 30th day of May 2006.

County Judge

Bob Gray
ATTEST: BOB GRAY, TITUS COUNTY CLERK

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Environmental Inspector of Titus County, Texas this the 26 day of May 2006.
OS000595
Environmental Inspector

SURVEYOR'S CERTIFICATE:

I, Justin Kleam, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from ... under my supervision during the month ...

Justin Kleam, RPLS No. 5871
DATE: 5/29/06

STATE OF TEXAS
REGISTERED
JUSTIN KLEAM
5871
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HOPKINS

Before me the undersigned, a Notary Public ... State of Texas, Titus County, on this day personally appeared Justin Kleam, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me to that he executed the same for the purpose ...

Notary Public, State of Texas
DATE: 5-25-06

REBECCA RIELS
Notary Public State of Texas
Commission Expires
DECEMBER 23, 2006

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Wade Vining Survey, Abstract No. 586, and being all of that certain called 30.821 acre tract, called Tract 1, conveyed from David Edwards et ux to John-Paul Properties, Inc, by Warranty Deed, as recorded in Volume 1780, Page 242, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a red plastic cap stamped (WRIGHT BROS) at the Northwest corner of the remainder of a called 18.979 acre tract conveyed to Rex Wilbanks, by Warranty Deed, as recorded in Volume 507, Page 860, Deed Records, Titus County, Texas, said point being in the South line of a called 15.00 acre tract conveyed to Brandon Phillips et ux, by Warranty Deed, as recorded in Volume 942, Page 097, Real Property Records, Titus County, Texas, and County Road No. 4840;

THENCE, South 01 Degrees 15 Minutes 00 Seconds East, (Reference Bearing), with the West line of the remainder of said 18.979 acre tract, and passing the Southwest corner of the remainder of said 18.979 acre tract, and the Northwest corner of a called 5.094 acre tract, called Tract 2, conveyed to John-Paul Properties, Inc, by Warranty Deed, as recorded in Volume 1780, Page 242, Real Property Records, Titus County, Texas, and continuing on and passing at a distance of 762.49 feet, a 1/2 inch iron pipe found at the Southwest corner of said 5.094 acre tract, and the Northwest corner of a called 5.234 acre tract, called Tract 3, conveyed to John-Paul Properties, Inc, by Warranty Deed, as recorded in Volume 1780, Page 242, Real Property Records, Titus County, Texas, and continuing on for a total distance of 1,017.37 feet to a 1/2 inch iron rod found with a red plastic cap stamped (WRIGHT BROS) at the Northeast corner of a called 18.979 acre tract conveyed to Maude Niblett, by Warranty Deed, as recorded in Volume 1593, Page 276, Real Property Records, Titus County, Texas;

THENCE, South 89 Degrees 03 Minutes 05 Seconds West, with the North line of said 18.979 acre tract, a distance of 511.92 feet to a 1/2 inch iron rod found at the Northwest corner of said 18.979 acre tract;

THENCE, South 00 Degrees 51 Minutes 16 Seconds East, with the West line of said 18.979 acre tract, a distance of 353.32 feet to a 1/2 inch iron rod found with a red plastic cap stamped (WRIGHT BROS) at the Northeast corner of a called 256 acre tract conveyed to Sue Roach, by Warranty Deed, as recorded in Volume 879, Page 203, Real Property Records, Titus County, Texas;

THENCE, South 89 Degrees 30 Minutes 09 Seconds West, with the North line of said 256 acre tract, a distance of 740.52 feet to a 1/2 inch iron rod found with a red plastic cap stamped (WRIGHT BROS) at the Northwest corner of said 256 acre tract, said point being in the East line of a called 16.292 acre tract conveyed to Jimmy Jones et ux, by Warranty Deed, as recorded in Volume 1255, Page 154, Real Property Records, Titus County, Texas;

THENCE, North 13 Degrees 21 Minutes 26 Seconds East, with the East line of said 16.292 acre tract, a distance of 705.54 feet to a 1/2 inch iron rod found at the Northeast corner of said 16.292 acre tract, said point being in the South line of a called 9.999 acre tract conveyed to Northeast Texas Community College, by Warranty Deed, as recorded in Volume 1507, Page 046, Real Property Records, Titus County, Texas, and being South of County Road No. 4740;

THENCE, North 89 Degrees 05 Minutes 10 Seconds East, with the South line of said 9.999 acre tract, a distance of 10.54 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (SURVEY & ASSOC) at the Southeast corner of said 9.999 acre tract;

THENCE, North 01 Degrees 44 Minutes 24 Seconds East, with the East line of said 9.999 acre tract, and said County Road No. 4740, a distance of 696.52 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (SURVEY & ASSOC) at the Northeast corner of said 9.999 acre tract, said point being in the South line of a called 7.312 acre tract conveyed to Ted Richardson et ux, by Warranty Deed, as recorded in Volume 494, Page 631, Deed Records, Titus County, Texas, and the intersection of said County Road No. 4740 with said County Road No. 4840;

THENCE, North 89 Degrees 51 Minutes 39 Seconds East, with the South line of said 7.312 acre tract, and said County Road No. 4840, and passing at a distance of 215.27 feet, a 1 inch iron rod found at the Southeast corner of said 7.312 acre tract, and the Southwest corner of a called 7.00 acre tract conveyed to Wallace Griffin et ux, by Warranty Deed, as recorded in Volume 463, Page 426, Deed Records, Titus County, Texas, and continuing on and passing at a distance of 596.28 feet, a 1/2 inch iron rod found with a red plastic cap stamped (WRIGHT BROS) at the Southeast corner of said 7.00 acre tract, and the Southwest corner of said 15.00 acre tract, and continuing on for a total distance of 1,030.21 feet to the POINT OF BEGINNING and CONTAINING 1,342,669 square feet or 30.82 acres of land.

LEGEND

CM CONTROLLING MONUMENT
○ 1/2" IRON ROD FOUND
□ FENCE POST CORNER
☒ "X" FOUND IN CONCRETE
▲ UNDERGROUND ELECTRIC
△ OVERHEAD ELECTRIC
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
● POWER POLE
A/C AIR CONDITIONING
Ⓦ WATER METER
Ⓖ GAS METER
Ⓥ WATER VALVE
CONCRETE MONUMENT FOUND
BOD NAIL FOUND
Ⓢ SEPTIC TANK
Ⓒ SANITARY SEWER CLEANOUT
GUY WIRE
T TELEPHONE PEDESTAL
E ELECTRIC PEDESTAL
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE
IRON FENCE
PIPE FENCE
OES OVERHEAD ELECTRIC SERVICE
OHP OVERHEAD POWER LINE
COVERED PORCH,DECK OR CARPORT
CONCRETE PAVING
WOOD DECK OR PORCH

CADDO TRACE ESTATES

WADE VINING SURVEY, ABSTRACT NO. 586

TITUS COUNTY, TEXAS

COUNTY ROAD NO. 4740 & 4840

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1"=100'	05/25/06	06024-1	N/A	J.B.K.				

DOUG CONNALLY & ASSOC., INC.
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1268
www.dcasurveying.com

FINAL PLAT

03420