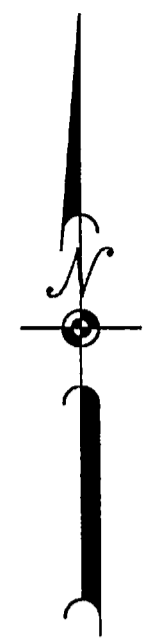


BRIDLE TRAILS ESTATES PHASE II HUNT COUNTY, TEXAS L. HARRISON SURVEY, A-433 OCTOBER, 2003

Owner:
CADDO DEVELOPMENT LP
c/o Lonesome Dove Ranch
Josephine, Texas

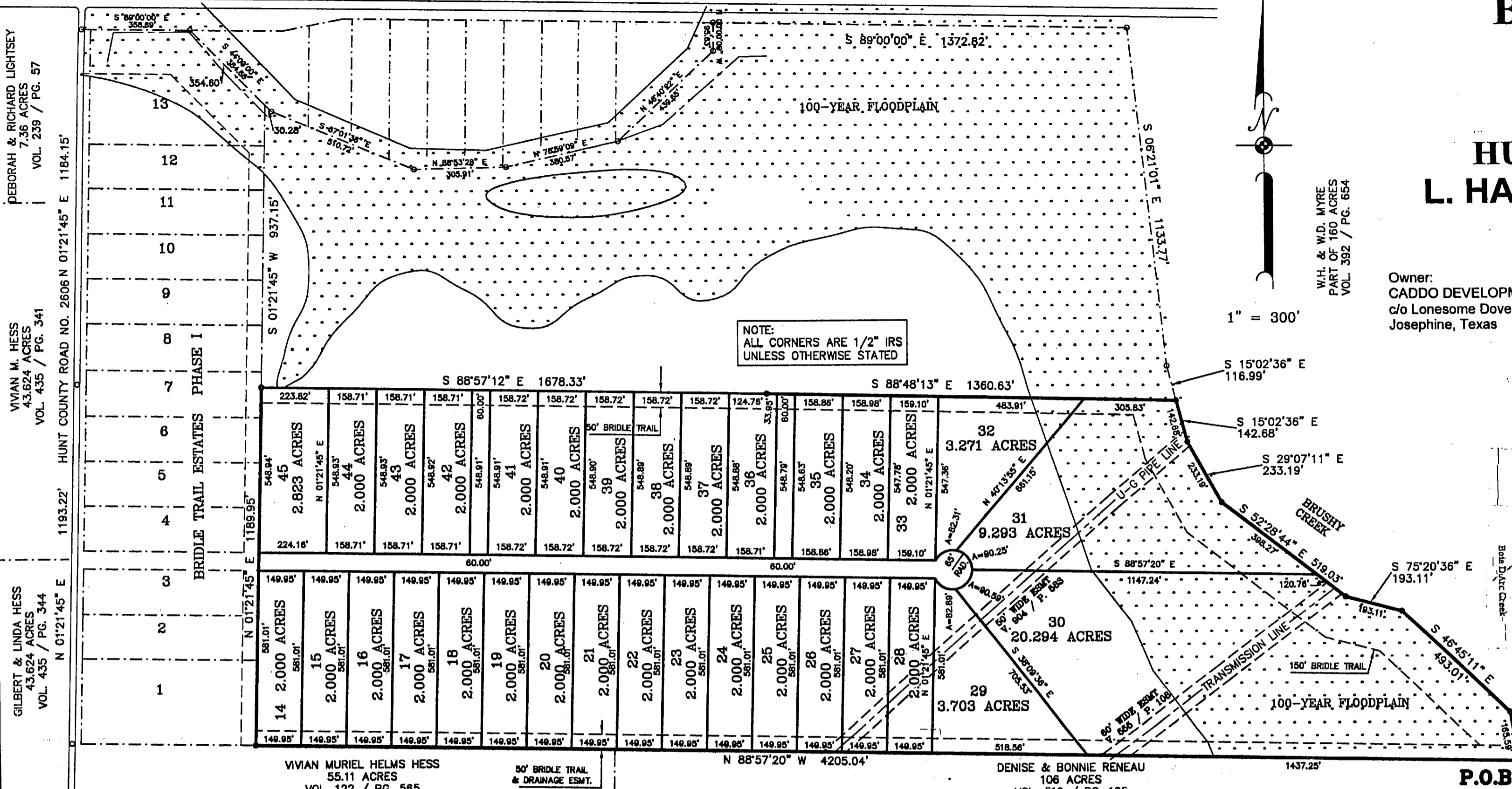
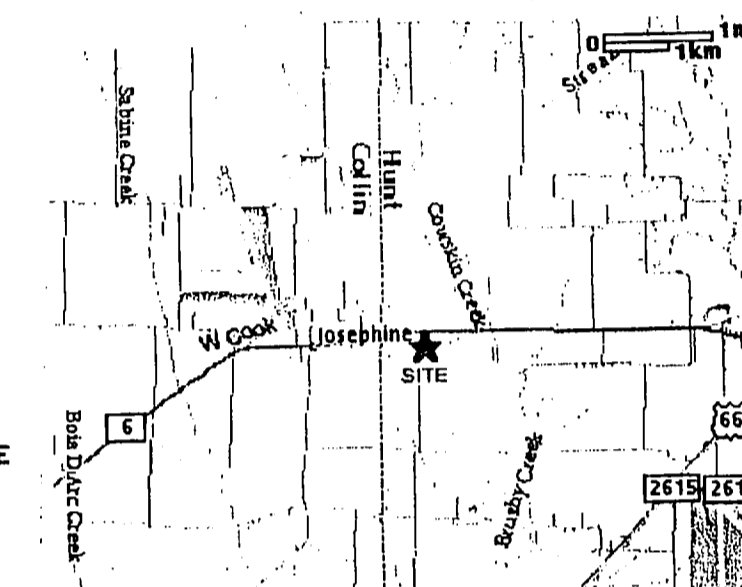
Surveyor:
Owens Land Surveying
4030 Wesley Street
Greenville TX 75401
(903)450-9837



W.H. & W.D. MYRE
PART OF 160 ACRES
VOL. 392 / PG. 654

1" = 300'

VICINITY MAP



NOTE:
ALL CORNERS ARE 1/2" IRS
UNLESS OTHERWISE STATED

VIVIAN MURIEL HELMS HESS
55.11 ACRES
VOL. 122 / PG. 565
OWNER'S CERTIFICATE

WHEREAS CADDO DEVELOPMENT, LP, is the owner of a tract or parcel of land situated in Hunt County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

Being a certain lot, tract, or parcel of land situated in Hunt County, Texas, being a part of the L. Harrison Survey, Abstract No. 433, being part of a 64.3918 acre tract of land as described in a Warranty Deed with Vendor's Lien from J. H. Yeatts and wife, Ruth Yeatts to Howard W. Grockett and wife, Anita Grockett recorded in Volume 703 at Page 652 of the Deed Records of Hunt County, Texas and being part of the First Tract, Second Tract, and Third Tract of land as described in a Warranty Deed with Vendor's Lien from Clara Green and husband W. H. Green to Howard W. Grockett and wife, Anita Jean Grockett as recorded in Volume 756 at Page 661 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a point for corner in the center line of Brushy Creek at the intersection of the south line of said First Tract, Second Tract, and Third Tract of land as described in a Warranty Deed with Vendor's Lien from Clara Green and husband W. H. Green to Howard W. Grockett and wife, Anita Jean Grockett as recorded in Volume 756 at Page 661 of the Deed Records of Hunt County, Texas; THENCE N 88°57'20" E along a fence, a distance of 4205.04 feet to a 1/2 inch iron rod set at the southeast corner of Lot 1, of Bridle Trail Estates, Phase I; THENCE N 01°21'45" E along the east lines of Lots 1, 2, passing a 1/2 inch iron rod set at the northeast corner of Lot 3 at 581.01 feet, continuing along the east lines of Lot 4, 5, 6 and part of Lot 7, in all a total distance of 1189.95 feet to a 1/2 inch iron rod set for corner; THENCE S 88°57'12" E a distance of 1678.33 feet to a 1/2 inch iron rod set for corner; THENCE S 88°48'13" E a distance of 1360.63 feet to a point for corner in the center line of Brushy Creek; THENCE along said creek, in a southeasterly direction, the following calls: S 15°02'36" E 142.68 feet; S 29°07'11" E 233.19 feet; S 52°28'44" E at 519.03 feet; S 75°20'36" E at 193.11 feet; S 46°45'11" E at 493.01 feet; THENCE S 10°17'00" E a distance of 165.59 feet returning to the Point of Beginning and containing 98.288 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADDO DEVELOPMENT LP, hereby adopt this plat as BRIDLE TRAILS ESTATES, PHASE II, an addition to Hunt County and dedicates to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

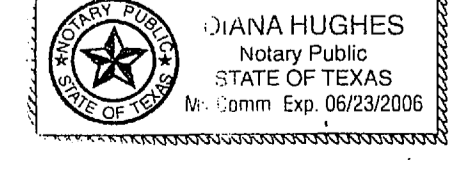
WITNESS MY HAND this 7 day of Jan 2004
W.H. Myre

STATE OF TEXAS:
COUNTY OF Hunt:

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of January, 2004

Diana Hughes
Notary Public in and for Hunt County, Texas



I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 10 day of October, 2003.

Frank R. Owens
R.P.L.S. No. 5387

CERTIFICATE OF APPROVAL

Approved, this 22 day of December, 2003, by the Commissioner's Court of Hunt County, Texas

James R. Ballew County Judge
Thomas M. ... Commissioner
Monroe J. ... Commissioner
Richard D. ... Commissioner
John ... Health Department



CERTIFICATE OF APPROVAL

Approved this 20 day of April, 2004, by the City of Josephine, Hunt County, Texas.

Andrew Buckley Mayor
Shannon Lindsey City Secretary

98.288 ACRES (TOTAL)

OWENS LAND SURVEYING
P.O. Box 1115
Greenville, Texas 75403-1115
PH. (903) 450-9837
FAX (903) 450-9875
E-MAIL owensland@attbbs.com

DATE: OCTOBER 10, 2003 SCALE: 1"=300'
DRAWN BY: F.R.O. & J.L.Mc JOB NO. 2003345PP2

NOTE: BEARINGS ARE BASED ON THE SOUTH LINE OF WESTBROOK ESTATES ON THE NORTH.

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48231C0165 E DATED SEPTEMBER 4, 1991, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN EXCEPT AS SHOWN.

THIS TRACT IS SUBJECT TO AND AFFECTED BY THE FOLLOWING EASEMENTS;
1. EASEMENT TO HOPEWELL WATER SUPPLY CORP. DATED NOVEMBER 10, 1937, UNDER CLERK'S
2. FILE NO. 1846 H.C.D.R.
3. EASEMENT TO HOPEWELL WATER SUPPLY CORP. IN VOL. 685 AT PG. 431 H.C.D.R.
4. EASEMENT TO HOPEWELL WATER SUPPLY CORP. IN VOL. 691 AT PG. 317 H.C.D.R.
5. EASEMENT TO FARMERS ELECTRIC COOP. IN VOL. 795 AT PG. 649 H.C.D.R.
6. EASEMENT TO LONE STAR GAS CO. IN VOL. 311 AT PG. 46 H.C.D.R.

F-099

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