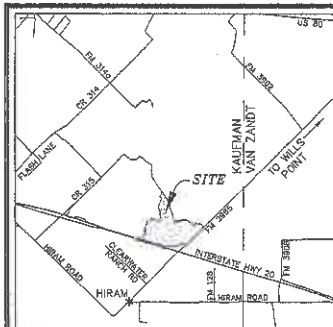


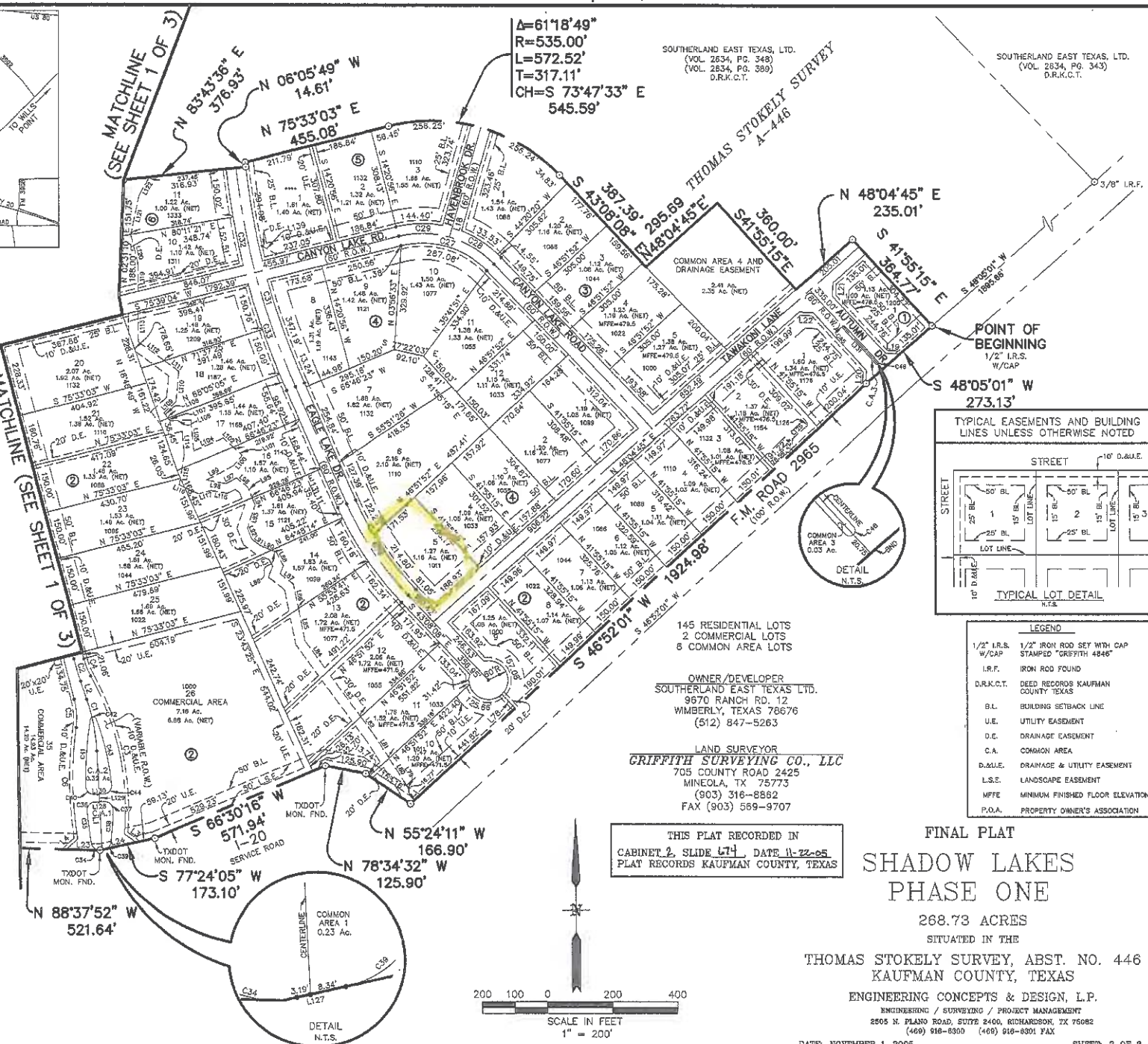
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NOTES:

1. No residential lot within this subdivision is permitted to have vehicular access to F.M. 2965 or to Interstate Highway 20.
2. The common areas shown herein will be owned and maintained by Shadow Lakes Property Owner's Association.
3. All monuments are 1/2" set iron rods with cap stamped "GRIFFITH 4846" unless otherwise shown herein.
4. Bearings based on assumed bearing of N 71° 47' 15" W for the North Right-of-Way line of Interstate Highway 20.
5. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
6. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
7. Kaufman County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
8. Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. No fences or other improvements will be permitted within the 50' Greenbelt/50' Explorer Pipeline Co. Easement without permission from Explorer Pipeline Co.
10. Kaufman county shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owner shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Kaufman county, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

NOTICE: Setting a portion of this addition by metes and bounds is a violation of County ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.



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OWNER'S CERTIFICATION AND DEDICATION

WHEREAS SOUTHERLAND EAST TEXAS, LTD. BEING THE OWNER of a 268.73-acre tract of land situated in the Thomas Stokely Survey, Abstract No. 446, Kaufman County, Texas, and being part of a tract of land described in deed to Southernland East Texas, Ltd., as recorded in Volume 2634, Page 346 and Volume 2634, Page 389, Deed Records Kaufman County, Texas (D.R.X.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with cap stamped "GRIFFITH 4848" (hereinafter referred to as "with cap") for corner on the northwest right-of-way line of F.M. Road 2965 (100 ft. right-of-way), said corner being South 48 degrees 05 minutes 01 seconds West, along said F.M. Road 2965, a distance of 1935.88 feet from a 3/8-inch iron rod set for the most easterly corner of a tract of land described in deed to Southernland East Texas, Ltd., as recorded in Volume 2634, Page 343, D.R.X.C.T.;

THENCE South 48 degrees 05 minutes 01 seconds West, along the northwest right-of-way line of said F.M. Road 2965, a distance of 273.13 feet to a 1/2-inch iron rod set with cap for an angle corner;

THENCE South 48 degrees 52 minutes 01 seconds West, continuing along the northwest right-of-way line of said F.M. Road 2965, a distance of 1924.88 feet to a 1/2-inch iron rod set with cap for corner on the north right-of-way line of Interstate Highway 20 (Variable width right-of-way);

THENCE Northwest, along the north right-of-way line of said Interstate Highway 20 the following calls;

North 55 degrees 24 minutes 11 seconds West, a distance of 166.90 feet to a 1/2-inch iron rod set with cap for corner

North 78 degrees 34 minutes 32 seconds West, a distance of 125.90 feet to a Texas Department of Transportation (TxDOT) monument found for corner;

South 56 degrees 30 minutes 16 seconds West, a distance of 571.94 feet to a TxDOT monument found for corner;

South 77 degrees 24 minutes 05 seconds West, a distance of 173.10 feet to a TxDOT monument found for corner;

North 88 degrees 37 minutes 52 seconds West, a distance of 521.84 feet to a TxDOT monument found for corner;

North 76 degrees 50 minutes 10 seconds West, a distance of 150.82 feet to a TxDOT monument found for corner;

North 71 degrees 47 minutes 15 seconds West, a distance of 2117.06 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 18 degrees 55 minutes 59 seconds East, departing said Interstate Highway 20, over and across said Southernland East Texas tract, a distance of 1335.78 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 70 degrees 54 minutes 58 seconds East, a distance of 18.74 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 19 degrees 05 minutes 02 seconds East, a distance of 640.53 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 03 degrees 05 minutes 09 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod set with cap for corner on a circular curve to the right having a radius of 600.00 feet and whose chord bears North 89 degrees 25 minutes 41 second East, a distance of 52.63 feet;

THENCE Northeast, along said curve to the right, through a central angle of 05 degrees 01 minutes 40 seconds, an arc distance of 52.65 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 03 degrees 38 minutes 55 seconds East, a distance of 419.32 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 03 degrees 38 minutes 44 seconds East, a distance of 1048.97 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 77 degrees 10 minutes 47 seconds East, a distance of 1301.50 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 86 degrees 32 minutes 42 seconds East, a distance of 347.28 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 16 degrees 58 minutes 28 seconds East, a distance of 1148.35 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 00 degrees 38 minutes 01 seconds East, a distance of 593.69 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 83 degrees 43 minutes 38 seconds East, a distance of 376.93 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 06 degrees 05 minutes 49 seconds West, a distance of 14.81 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 75 degrees 33 minutes 03 seconds East, a distance of 465.08 feet to a 1/2-inch iron rod set with cap for the point of curvature of a circular curve to the right having a radius of 535.00 feet and whose chord bears South 73 degrees 47 minutes 33 seconds East, a distance of 545.59 feet;

THENCE Southeast, along said curve to the right, through a central angle of 81 degrees 18 minutes 49 seconds, an arc distance of 572.52 feet to a 1/2-inch iron rod set with cap for the point of tangency of said curve;

THENCE North 43 degrees 08 minutes 08 seconds East, a distance of 387.39 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 48 degrees 04 minutes 45 seconds East, a distance of 295.69 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 41 degrees 55 minutes 15 seconds East, a distance of 360.00 feet to a 1/2-inch iron rod set with cap for corner;

THENCE North 48 degrees 04 minutes 45 seconds East, a distance of 235.01 feet to a 1/2-inch iron rod set with cap for corner;

THENCE South 41 degrees 55 minutes 15 seconds East, a distance of 364.77 feet to the POINT OF BEGINNING AND CONTAINING 11,705,846 square feet or 268.73 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SOUTHERLAND EAST TEXAS LTD., A TEXAS LIMITED PARTNERSHIP, does hereby adopt this plat designating the herein above described property as SHADOW LAKES, PHASE ONE, an addition to Kaufman County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS, my hand, this 22nd day of November, 2005.

BY: SOUTHERLAND EAST TEXAS LTD.

STATE OF TEXAS
COUNTY OF DAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charlie Patterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 22nd day of November, 2005.

Georganna Sekula
Notary Public in and for the State of Texas

My Commission Expires On: 5-13-2006

Charlie Patterson
Charlie Patterson

Georganna Sekula
My Commission Expires
May 13, 2006

OWNER/DEVELOPER
SOUTHERLAND EAST TEXAS LTD.
9670 RANCH RD. 12
WIMBERLY, TEXAS 78676
(512) 847-5263

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Susan G. Mura, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of November, 2005.

Susan G. Mura
Notary Public in and for the State of Texas

My Commission Expires On: 02/14/2007

SUSAN G. MURA
Notary Public, State of Texas
My Commission Expires
February 14, 2007

APPROVED THIS 22nd DAY OF November, 2005, BY THE KAUFMAN COUNTY COMMISSIONERS' COURT, KAUFMAN COUNTY, TEXAS.

Wayne Gent
County Judge/Wayne Gent

UTILITY APPROVAL:

WATER:

Donna Parker
College Mound W.S.C.

Date: 11-8-05

ELECTRIC:

Mike Lemmings
Trinity Valley Electric Cooperative, Inc.

Date: 11-8-05

TELEPHONE:
SBC

John Hall

Date: 11-10-05

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	15°01'18"	600.00	83.46'	165.88'	N 10°38'44" W 165.33'
C2	4°06'56"	1000.00	35.83'	71.83'	S 18°30'25" E 71.81'
C3	33°24'30"	882.00	284.21'	514.34'	N 11°41'02" W 507.08'
C4	13°28'00"	255.00	28.73'	57.17'	S 21°25'07" E 57.03'
C5	21°56'12"	235.00	45.54'	89.97'	N 03°28'51" W 89.43'
C6	15°59'15"	1259.28'	178.84'	351.38'	S 04°58'34" E 350.24'
C7	17°05'56"	500.00	75.17'	149.21'	N 84°05'01" E 148.66'
C8	38°47'02"	1000.00	352.00'	676.91'	S 04°58'34" W 664.06'
C9	41°08'08"	500.00	187.82'	398.97'	N 03°37'36" E 391.31'
C10	20°13'43"	800.00	107.83'	213.88'	S 08°47'47" E 212.42'
C11	5°06'40"	500.00	22.32'	44.80'	N 89°21'38" W 44.58'
C12	40°37'28"	228.00	84.38'	161.88'	S 50°58'14" E 158.29'
C13	32°01'42"	200.00	57.40'	111.80'	N 49°18'21" W 110.35'
C14	44°37'33"	400.00	164.18'	311.58'	N 05°22'01" E 303.73'
C15	39°55'03"	400.00	145.26'	278.88'	S 07°43'17" W 273.07'
C16	86°57'54"	275.00	180.75'	319.81'	N 21°04'57" E 302.09'
C17	35°18'38"	450.00	146.41'	283.49'	S 36°44'17" W 279.03'
C18	2°32'42"	460.00	10.22'	20.43'	S 20°21'33" W 20.43'
C19	32°45'56"	460.00	135.23'	263.06'	S 38°00'42" W 259.49'
C20	60°00'00"	200.00	200.00'	314.16'	N 64°05'02" E 282.84'
C21	90°00'00"	200.00	200.00'	314.16'	S 25°54'58" E 282.84'
C22	10°51'54"	800.00	75.08'	151.70'	S 24°30'59" W 151.48'
C23	28°45'47"	400.00	108.28'	207.78'	N 15°05'02" E 205.46'
C24	14°32'54"	260.00	31.91'	63.48'	S 07°27'36" W 63.31'
C25	17°49'47"	568.89'	89.38'	177.28'	N 84°10'33" W 176.57'
C26	33°25'58"	200.00	60.07'	116.70'	S 87°37'57" E 116.05'
C27	81°12'48"	200.00	177.47'	320.51'	N 73°44'32" W 305.49'
C28	30°55'33"	300.00	89.99'	181.83'	S 58°33'55" W 159.97'
C29	30°17'15"	300.00	81.19'	168.55'	N 89°21'51" E 166.72'
C30	19°54'31"	1000.00	175.90'	347.47'	S 33°10'53" E 345.72'
C31	16°57'13"	2400.00	397.89'	710.15'	S 14°45'01" E 707.56'
C32	7°50'18"	2400.00	164.41'	328.31'	S 10°11'32" E 328.06'
C33	9°06'57"	2400.00	191.32'	381.84'	S 18°40'09" E 381.44'
C34	83°08'08"	24.40'	25.85'	39.80'	S 89°03'23" E 35.57'
C35	45°24'48"	121.78'	51.98'	103.88'	S 07°04'29" E 103.88'
C36	91°58'41"	24.80'	25.38'	39.33'	S 41°21'18" W 35.24'
C37	82°44'02"	24.80'	25.70'	39.65'	N 45°17'21" W 35.48'
C38	7°00'47"	842.60'	51.63'	103.13'	N 03°35'04" E 103.07'
C39	70°18'37"	24.80'	17.25'	30.07'	N 42°14'46" E 28.21'
C40	91°34'11"	24.80'	26.18'	39.16'	S 48°52'16" E 35.12'
C41	100°10'38"	121.78'	102.01'	213.47'	S 03°55'39" W 213.40'
C42	151°15'43"	9.50'	37.08'	25.08'	S 84°34'20" W 18.41'
C43	14°41'36"	842.60'	108.62'	216.04'	N 12°27'08" W 215.45'
C44	82°27'01"	24.80'	25.57'	39.53'	S 41°07'07" E 35.38'
C45	180°00'00"	4.50'	INFINITE	14.14'	S 48°04'45" W 9.00'
C46	180°00'00"	4.50'	INFINITE	14.14'	N 48°04'45" E 9.00'
C47	105°10'	1059.00	10.00'	20.00'	S 13°54'42" E 20.00'
C48	128°12'59"	1050.00	118.31'	235.62'	S 36°55'44" E 235.13'

LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 02°43'35" E	311.35'	L78	S 43°08'09" E	56.88'
L2	S 03°33'52" E	58.88'	L79	S 27°40'04" E	55.54'
L3	S 53°32'21" E	43.87'	L80	S 31°48'08" E	100.01'
L4	S 45°38'01" W	48.03'	L81	S 31°48'08" E	92.53'
L5	S 87°21'01" E	175.86'	L82	S 35°49'17" E	64.80'
L6	N 75°33'03" E	314.79'	L83	S 35°49'17" E	158.24'
L7	S 72°03'34" W	335.00'	L84	S 35°49'17" E	103.01'
L8	N 65°48'18" W	132.04'	L85	S 41°11'22" E	100.59'
L9	N 70°54'58" W	163.85'	L86	S 11°11'22" E	77.12'
L10	N 62°19'12" W	32.72'	L87	S 51°58'56" E	51.69'
L11	N 73°33'15" E	30.00'	L88	S 27°02'03" E	47.69'
L12	S 16°56'45" E	187.58'	L89	S 67°33'19" E	15.83'
L13	N 70°54'58" W	270.00'	L90	S 67°33'19" E	35.67'
L14	S 00°11'08" W	175.47'	L91	S 51°58'27" E	34.70'
L15	S 14°44'03" W	162.71'	L92	S 21°14'49" E	37.04'
L16	S 75°15'57" E	83.79'	L93	N 76°36'00" W	27.77'
L17	N 14°44'03" E	145.92'	L94	S 17°53'04" W	77.55'
L18	S 15°56'18" W	353.07'	L95	S 22°27'54" E	23.41'
L19	N 86°56'07" W	42.43'	L96	S 22°27'54" E	37.62'
L20	N 03°04'36" E	42.45'	L97	S 30°43'48" E	43.64'
L21	N 03°04'45" E	42.43'	L98	S 89°58'28" W	108.22'
L22	N 86°56'18" W	42.43'	L99	N 61°48'05" E	94.22'
L23	S 88°37'52" E	103.14'	L100	S 78°20'15" E	56.22'
L24	N 72°24'05" E	107.84'	L101	N 61°48'05" E	94.22'
L25	N 08°23'14" E	75.00'	L102	S 38°30'13" W	42.08'
L26	S 16°56'28" E	51.35'	L103	N 47°45'27" W	37.63'
L27	N 84°41'41" E	61.88'	L104	N 47°45'27" W	40.42'
L28	N 62°18'16" E	33.70'	L105	N 68°44'23" E	98.80'
L29	N 02°18'18" E	34.74'	L106	S 05°19'07" E	95.63'
L30	N 19°28'57" E	84.87'	L107	N 87°50'11" E	64.10'
L31	N 22°03'16" W	45.56'	L108	S 36°58'56" E	9.45'
L32	N 61°57'16" W	61.76'	L109	S 36°58'56" E	20.51'
L33	S 88°04'16" W	87.29'	L110	S 45°11'23" W	50.62'
L34	N 00°59'12" W	97.60'	L111	N 09°58'01" E	95.43'
L35	N 60°22'19" E	72.48'	L112	S 53°31'38" E	64.32'
L36	N 60°22'19" E	86.41'	L113	S 03°09'50" W	99.71'
L37	N 35°32'43" E	212.97'	L114	S 08°10'07" E	70.33'
L38	N 23°58'47" E	88.00'	L115	S 08°10'07" E	97.00'
L39	N 47°31'32" E	106.86'	L116	S 63°27'04" E	65.49'
L40	N 73°14'47" E	58.14'	L117	N 73°58'10" E	65.49'
L41	N 02°42'22" W	28.25'	L118	N 79°20'15" E	40.18'
L42	N 23°01'40" W	51.06'	L119	S 00°09'50" W	84.80'
L43	N 25°19'51" E	55.00'	L120	S 00°09'50" W	84.80'
L44	N 33°31'24" W	35.50'	L121	S 13°27'28" E	95.45'
L45	N 33°31'24" W	45.90'	L122	S 11°43'24" W	120.85'
L46	S 67°44'13" E	146.80'	L123	S 28°03'17" W	66.88'
L47	N 27°16'22" W	43.48'	L124	S 18°12'45" W	100.79'
L48	S 03°29'18" E	57.19'	L125	S 01°10'01" E	100.79'
L49	S 32°22'16" E	62.00'	L126	S 46°32'01" W	51.52'
L50	S 61°36'21" E	63.50'	L128	S 03°04'45" E	1.89'
L51	N 16°25'43" E	78.76'	L127	N 77°24'05" E	91.62'
L52	N 27°00'56" E	85.04'	L129	N 87°20'39" E	30.07'
L53	N 27°00'56" E	26.87'	L128	S 02°43'35" E	25.90'
L54	N 06°11'18" E	33.50'	L130	N 87°20'39" E	30.91'
L55	N 09°10'22" E	38.80'	L131	S 14°47'57" E	52.81'
L61	N 08°10'22" E	71.85'	L132	S 14°26'57" E	52.81'
L63	N 00°38'31" E	96.48'	L133	N 68°54'41" W	43.01'
L64	N 07°25'21" W	94.88'	L134	S 14°26'57" E	267.00'
L65	N 17°19'14" W	158.17'	L135	S 30°33'03" W	39.80'
L66	N 12°03'40" W	105.20'	L136	S 73°33'03" E	5.00'
L67	N 45°59'12" W	74.26'	L137	S 14°47'57" E	52.81'
L74	N 59°03'02" E	104.17'	L138	S 14°20'07" E	42.88'
L75	N 68°43'05" W	73.37'	L139	N 58°31'29" W	48.80'
L78	N 73°03'54" E	25.33'	L140	N 42°40'48" E	33.13'
L77	S 27°40'48" W	363.88'	L141	S 27°40'48" E	40.43'