



LEGEND

5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" BUILDING LINE DEED RECORDS, COLLIN COUNTY, TEXAS IRON ROD FOUND

5/8" IRON ROD WITH PLASTIC CAP LAWN WATER SUPPLY COMPANY EASEMENT RIGHT OF WAY FLOOR ELEVATION POINT OF BEGINNING

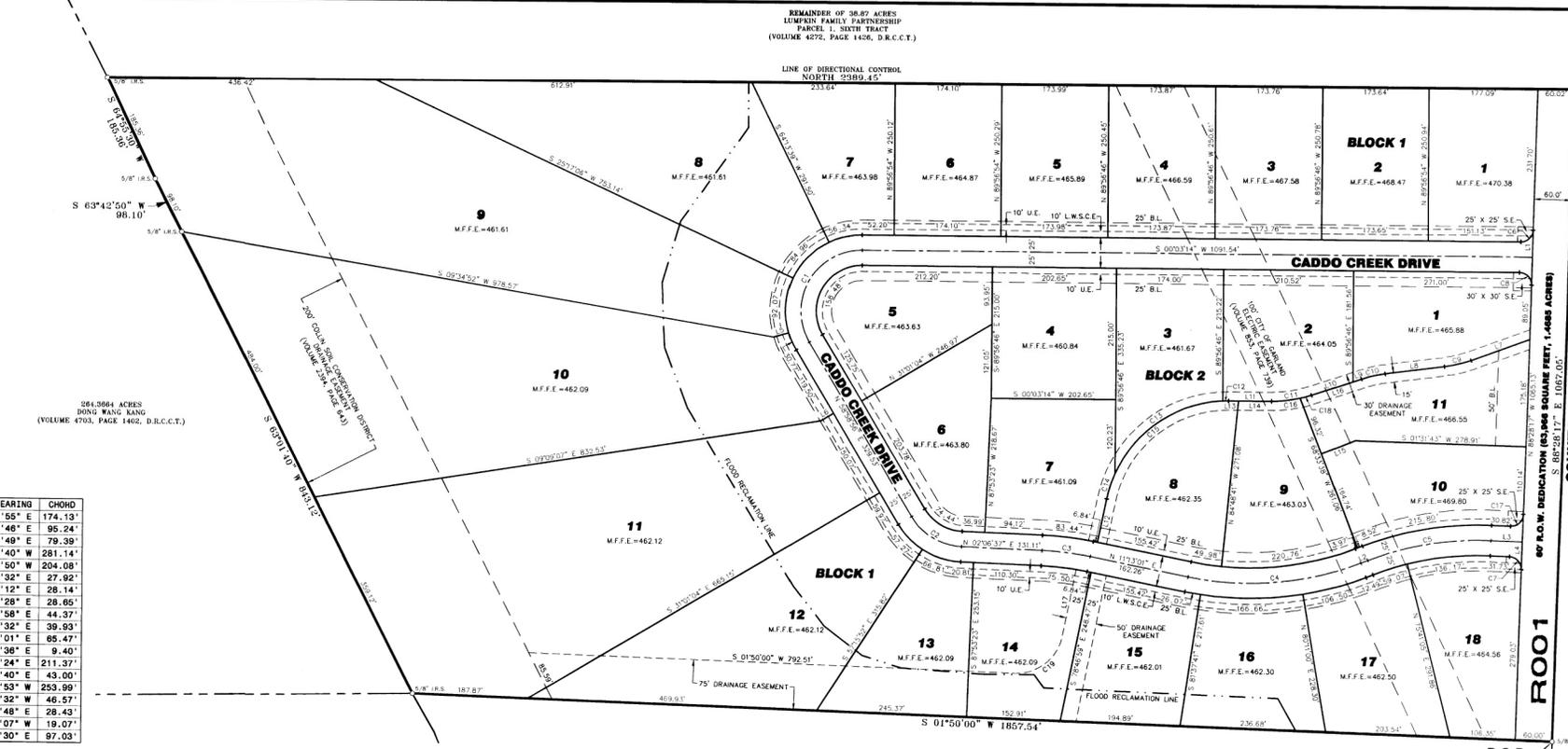
5/8" IRON ROD SIGN EASEMENT UTILITY EASEMENT

LINE TABLE

DIRECTION	DISTANCE
S 88°28'17" E	44.50'
N 21°28'22" W	12.49'
N 02°06'41" E	51.28'
S 88°28'17" E	44.80'
S 16°54'55" E	26.00'
S 31°01'04" E	25.00'
S 20°04'07" E	101.95'
S 07°19'49" E	97.80'
S 18°47'16" E	14.80'
S 18°47'16" E	70.36'
S 00°03'14" W	69.94'
S 78°48'59" E	72.93'
N 00°03'14" E	15.86'
N 00°03'14" E	54.08'
N 21°28'22" W	59.13'
N 18°47'16" W	85.16'
S 78°48'59" E	28.27'

CURVE TABLE

DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
121°04'18"	100.00'	211.31'	S 80°28'55" E	174.13'
58°12'01"	100.00'	99.28'	N 30°32'46" E	95.24'
09°08'24"	500.00'	19.47'	N 06°39'48" E	79.39'
32°39'23"	500.00'	284.98'	N 05°06'40" W	281.14'
23°33'03"	500.00'	205.52'	N 08°39'50" W	204.08'
88°31'31"	20.00'	30.90'	S 44°12'32" E	27.92'
88°25'02"	20.00'	31.21'	N 48°49'12" E	28.14'
91°28'03"	20.00'	31.93'	N 45°47'28" E	28.65'
12°44'18"	200.00'	44.46'	S 13°41'58" E	44.37'
11°27'27"	200.00'	39.99'	S 13°03'32" E	39.83'
18°19'11"	205.65'	65.75'	S 09°22'01" E	65.47'
02°41'40"	200.00'	9.41'	S 01°17'36" E	9.40'
63°47'55"	200.00'	222.70'	S 34°32'24" E	211.37'
12°20'36"	200.00'	43.09'	S 72°36'40" E	43.00'
78°50'13"	200.00'	275.19'	N 39°21'53" W	253.90'
13°00'12"	205.65'	46.87'	N 06°42'32" W	46.57'
90°34'58"	20.00'	31.62'	S 43°10'48" E	28.43'
05°18'58"	205.65'	19.08'	N 15°52'07" W	19.07'
80°36'59"	75.00'	105.53'	S 38°28'30" E	97.03'



364.3864 ACRES
DONG WANG KANG
(VOLUME 4703, PAGE 1462, D.R.C.C.T.)

47.567 ACRES
H. CHARLES PRICE
(VOLUME 2706, PAGE 379, D.R.C.C.T.)

REMAINDER OF 299 ACRES
KWI ASSOCIATES
(VOLUME 2094, PAGE 908, D.R.C.C.T.)

REMAINDER OF 38.87 ACRES
LUMPKIN FAMILY PARTNERSHIP
PARCEL 1, SIXTH TRACT
(VOLUME 4272, PAGE 1426, D.R.C.C.T.)

LOT 98, BLOCK 9
MEADOW CREEK ESTATES
(CABINET G, PAGE 485, M.R.C.C.T.)

LOT 59, BLOCK A
MEADOW CREEK ESTATES
(CABINET G, PAGE 485, M.R.C.C.T.)

LOT 1, BLOCK B
MEADOW CREEK ESTATES
(CABINET G, PAGE 485, M.R.C.C.T.)

LOT 1, BLOCK 1
MORGAN DRIVE
(60' R.O.W.)
(CABINET G, PAGE 485, M.R.C.C.T.)

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OWNER'S CERTIFICATION

Cinnamon Teal, L.L.C. is the owner of a tract of land situated in Collin County, Texas, out of the Drury Anglin Survey, Abstract No. 2 and being all of a re tract of land conveyed to Cinnamon Teal, L.L.C. according to the deed of record in Volume 5739, Page 1962, Deed Records, Collin County, Texas and more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" in the right of way line of County Road 483 (80' right of way), the northeast of said 50.45 acre tract and being the northeast corner of a 299 acre tract of land conveyed to KWI Associates according to the deed filed of record in Volume 2094, Page 908, Deed Records, Collin County, Texas;

departing said south right of way line, along the east line of said acre tract, the west line of said 299 acre tract, South 01 degrees, 50 00 seconds West, a distance of 1,857.54 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199", the southeast corner of said 50.45 acre tract, the southwest corner of the remainder of said 299 acre tract and being the northwest corner of a 47.567 acre described tract of land conveyed to H. Charles Price according to the deed filed of record in Volume 2706, Page 379, Deed Records, Collin County, Texas, the northeast corner of a acre described tract of land conveyed to Dong Wang Kang according to the deed filed of record in Volume 4703, Page 1462, Deed Records, Collin County, Texas;

along the south line of said 50.45 acre tract, the north line of said acre tract, South 63 degrees, 01 minutes, 40 seconds West, a distance of 12 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199";

continuing along said common line, South 63 degrees, 42 minutes, 50 West, a distance of 98.10 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199";

continuing along said common line, South 64 degrees, 55 minutes, 30 West, a distance of 186.36 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199"; the southwest corner of said 50.45 acre tract and the southeast corner of the remainder of a 38.87 acre tract of land to Lumpkin Family Partnership (Parcel 1, Sixth Tract) according to the deed filed of record in Volume 4272, Page 1426, Deed Records, Collin County, Texas;

departing said north line, along the west line of said 50.45 acre tract, the line of said remainder tract, North, a distance of 2,389.45 feet to a on rod set with red plastic cap stamped "R.P.L.S. 5199" in the south right of way line of said County Road 483, the northeast corner of said 50.45 acre tract, the northeast corner of said remainder tract;

along said south right of way line, the north line of said 50.45 acre tract, South 28 degrees, 28 minutes, 17 seconds East, a distance of 1,067.05 feet, the POINT OF BEGINNING and containing 2,197,896 square feet or 50.4522 land, more or less.

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

OWNER'S CERTIFICATION

That, Cinnamon Teal, L.L.C., acting by and through its duly authorized agent, does hereby designate the above described property as CADDO CREEK ESTATES and does hereby certify that it is the legal owner of the above described tract of land, and does hereby convey to the public, for public use the streets, alleys, rights-of-way and any other public areas shown on this plat. The easements indicated on this plat are for the purpose of constructing, using and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof together with the right of ingress and egress.

Alain Adkins, President
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Alan Adkins, 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.

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Alan Adkins, 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 7th day of January, 2005.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved by the Collin County Commissioners Court on this 22 day of January, 2005.

Collin County, Texas

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

FOR 200 FROM 6002-004-0630-1 AC. 50.45 FROM: AC. FROM: AC.

SURVEYORS CERTIFICATE

That I, Douglas S. Loomis, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Douglas S. Loomis, 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 7th day of January, 2005.

Notary Public, State of Texas

ON-SITE SEWAGE FACILITY NOTES

All lots must utilize alternative type On-Site Sewage Facilities.

A Certificate of Elevation (showing finished floor 1" above base flood elevation) will be required for any structure constructed in the 100-year flood plain.

Lots 8/1, 9/1, 10/1, 11/1, 12/1, 13/1, 14/1, 1/2, 2/2, 3/2, 7/2, 8/2, 9/2 and 11/2 must maintain State-mandated setback of 5' - 29' (depending on the type of OSF utilized) from slopes and/or sharp breaks for components and/or spray radius. This required setback may greatly reduce the usable area for OSFs.

Lots 3/1, 4/1, 18/1, 2/2, 3/2, 9/2, 10/2, 11/2 and 17/1 must maintain State-mandated setback of 5' from easement with any/all OSF components. Additionally, no structures of any kind may be placed in the easement area.

Lots 2/2, 17/1 and 4/1 are further limited to a maximum dwelling size of 4-bedrooms/3,500 square foot dwelling with no out-buildings, swimming pools, impervious cover (other than dwelling footprint) etc. allowed. Prior to any type of construction, a plot plan must be submitted to Collin County Development Services for approval.

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

Registered Sanitarian / Designated Representative
Collin County Development Services

WATER NOTE

No water service will be supplied by Lavon Water Supply Company to any lot whose house finish floor elevation is constructed below the 100-year flood plain elevation for that lot.

LOT AREA BLOCK 1

LOT	SQ. FT.	ACRES
1	43,561	1.0000
2	43,560	1.0000
3	43,560	1.0000
4	43,561	1.0000
5	43,561	1.0000
6	43,561	1.0000
7	43,560	1.0000
8	109,524	2.5189
9	243,543	5.5910
10	254,755	5.8484
11	238,562	5.4768
12	101,491	2.3299
13	43,561	1.0000
14	43,561	1.0000
15	43,561	1.0000
16	43,560	1.0000
17	48,350	1.1100
18	43,561	1.0000

LOT AREA BLOCK 2

LOT	SQ. FT.	ACRES
1	43,561	1.0000
2	43,561	1.0000
3	43,564	1.0001
4	43,570	1.0002
5	44,113	1.0127
6	43,579	1.0004
7	44,644	1.0249
8	43,561	1.0000
9	43,562	1.0000
10	43,719	1.0038
11	43,949	1.0086

ALLOWABLE HOUSE SIZE CHART

BLOCK/ LOT	MAX. BEDROOM / SQ. FT.
1 4	4 / 3,500
1 17	4 / 3,500
2 2	4 / 3,500

OWNER'S CERTIFICATION

CINNAMON TEAL, L.L.C.
5949 Shreve Lane
Suite 1225
Dallas, Texas 75225
(214) 368-2223
Contact: Alan Adkins

PROJECT INFORMATION
Date of Survey: 03/06/2004
Job Number: 0410705
Drawn By: M.M.D.
C.P. No.: N/A
File: Final Plat.Dwg
SHEET 1 OF 1

OWNER:
CINNAMON TEAL, L.L.C.
5949 Shreve Lane
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