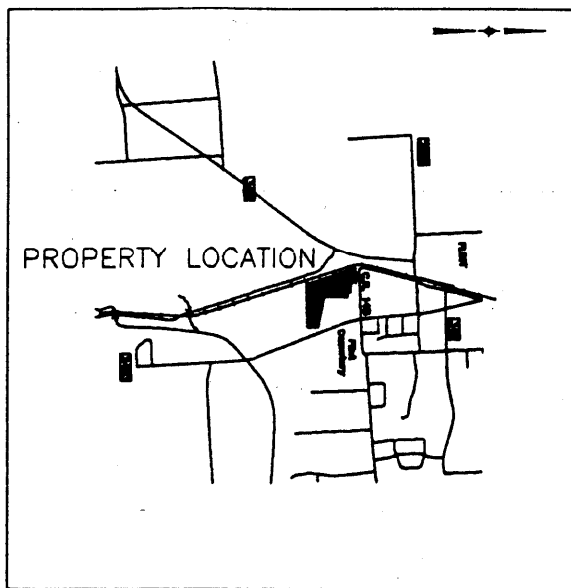
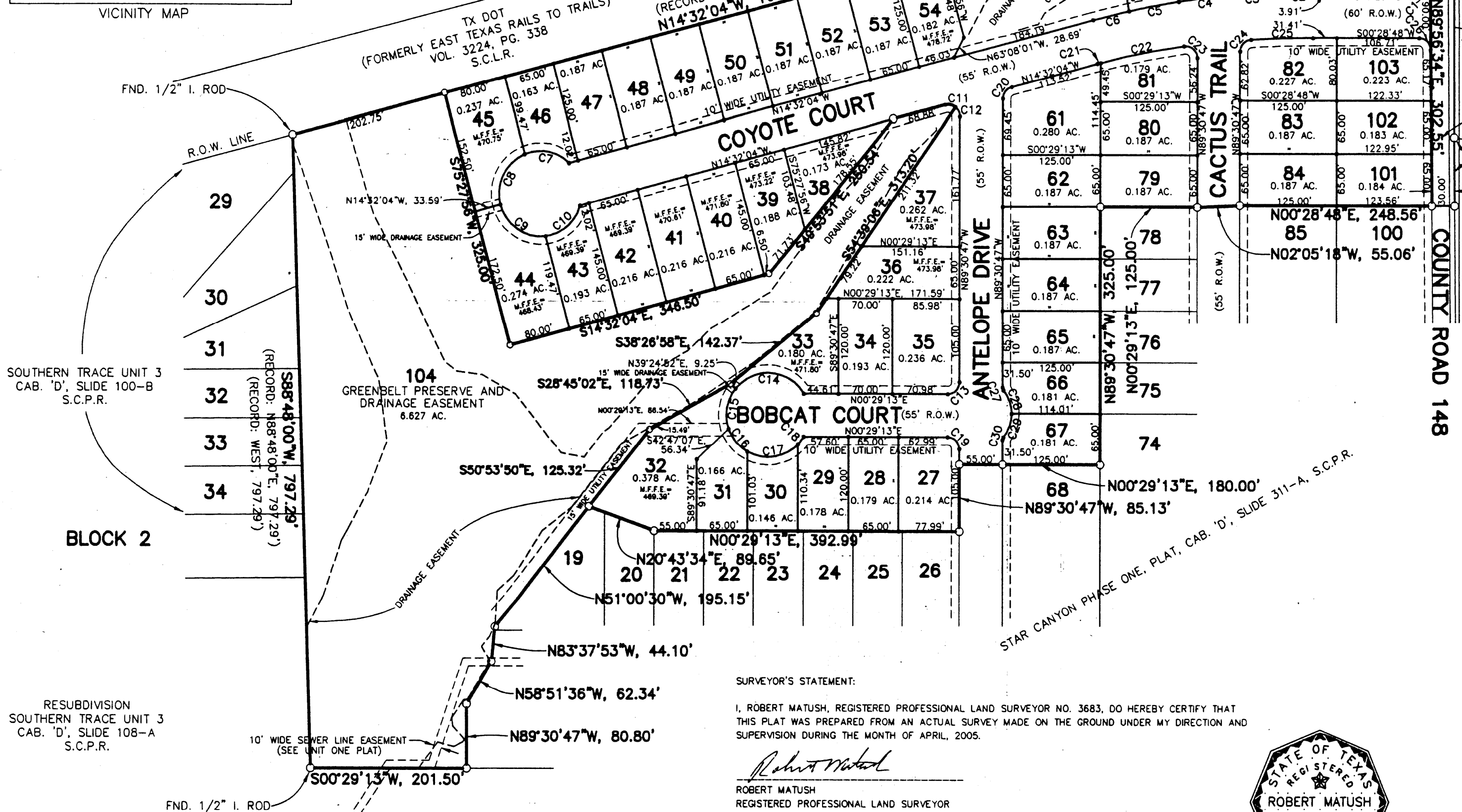


DON THOMAS QUEVADO SEVEN LEAGUE GRANT, SECTION 49, A-18
(R.O.W. & BEARING BASIS PER PLAT, CAB. 'D', SLIDE 108-A, S.C.P.R.)



VICINITY MAP

INDICATES 1/2" I. ROD SET.
NOTE: LOT CORNERS WILL BE STAKED UPON COMPLETION OF CONSTRUCTION.



SOUTHERN TRACE UNIT 3
CAB. 'D', SLIDE 100-B
S.C.P.R.

BLOCK 2

RESUBDIVISION
SOUTHERN TRACE UNIT 3
CAB. 'D', SLIDE 108-A
S.C.P.R.

OWNER'S STATEMENT:

WE, MARGARET S. HALL, ACTING AS PRESIDENT OF BAKER REALTY GROUP, INC., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS A FINAL PLAT OF STAR CANYON PHASE TWO, SMITH COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TYLER, TEXAS.

WITNESS, MY HAND, THIS THE 5th DAY OF June, 2006.

BY: Margaret S. Hall
MARGARET S. HALL, PRESIDENT
BAKER REALTY GROUP, INC.

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 5th DAY OF June, 2006.

Romona Faye Gibson
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-18-2009



SURVEYOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3683, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL, 2005.

Robert Matush
ROBERT MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 2nd DAY OF June, 2006.

Chuck Welch
CHUCK WELCH
Notary Public, State of Texas
My Commission Expires 07-11-08

APPROVAL:

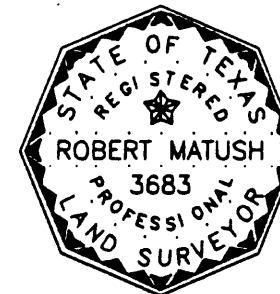
THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 2nd DAY OF June, 2006.

Chairman: [Signature]
Secretary: [Signature]

APPROVAL:

THIS PLAT APPROVED BY THE COMMISSIONERS COURT OF SMITH COUNTY, THIS THE 26th DAY OF June, 2006.

County Judge: [Signature]
Secretary: [Signature]



R00033671
Filed For Record in:
Smith County, Texas
Judy Carnes, County Clerk
On Jul 06/2006
at 04:36P
Receipt #: 393506
Recordings: 21.00
Doc/Num: R00033671
Doc/Type: Plat
Deputy - Rebecca Calderon

PLAT RECORDED IN CABINET 'D', SLIDE 357-D
DATE RECORDED: _____

RADIUS=1383.11'
DELTA=21°48'02"
CHORD=N03°30'35"W,
523.09'
LENGTH=526.26'
(RECORD LENGTH=738.33')

JACK C. DAVIS ET UX
VOL. 5930, PG. 235
O.P.R.S.C.

BUILDING SETBACK LINES
FRONT BUILDING LINES SHALL BE THE GREATER OF 25' FROM BACK OF CURB OR 10' FROM THE FRONT PROPERTY LINE.

SIDE STREET BUILDING LINES SHALL BE 5' FROM THE PROPERTY LINE FOR THE DWELLING, EXCEPT FOR GARAGE DOORS, WHICH SHALL BE 20' FROM THE BACK OF CURB.

REAR BUILDING LINE SHALL BE 20' FROM THE PROPERTY LINE.

SIDE BUILDING LINES SHALL BE 5' FROM PROPERTY LINE.

H.L. COOPER ET UX
9.8732 AC.
VOL. 3774, PG. 437
O.P.R.S.C.

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00'	90°32'14"	S44°47'19"E	21.31'	23.70'
C2	1132.50'	02°53'58"	N00°58'11"W	57.30'	57.31'
C3	1132.50'	03°05'59"	N03°58'09"W	61.26'	61.27'
C4	1132.50'	03°17'30"	N07°09'54"W	65.06'	65.06'
C5	1132.50'	03°17'29"	N10°27'24"W	65.05'	65.06'
C6	1132.50'	02°25'55"	N13°19'06"W	48.07'	48.07'
C7	53.50'	66°40'45"	N11°11'39"E	58.81'	62.26'
C8	53.50'	82°23'20"	N63°20'24"W	70.47'	76.93'
C9	53.50'	82°23'20"	S34°16'16"W	70.47'	76.93'
C10	53.50'	66°40'45"	S40°15'47"E	58.81'	62.26'
C11	15.00'	54°12'12"	N12°34'02"E	13.67'	14.19'
C12	15.00'	50°49'05"	N65°04'40"E	12.87'	13.30'
C13	15.00'	90°00'00"	S44°30'47"E	21.21'	23.56'
C14	53.50'	110°08'26"	N04°29'05"E	87.72'	102.84'
C15	53.50'	58°14'54"	N79°42'35"W	52.08'	54.39'
C16	53.50'	40°58'31"	S50°40'42"W	37.45'	38.26'
C17	53.50'	75°42'42"	S07°39'54"E	65.66'	70.70'
C18	53.50'	13°03'37"	S52°03'04"E	12.17'	12.20'
C19	15.00'	90°00'00"	N45°29'13"E	21.21'	23.56'
C20	15.00'	74°58'43"	N52°01'26"W	18.26'	19.63'
C21	1070.00'	00°14'05"	N13°55'08"W	4.38'	4.38'
C22	1070.00'	05°53'26"	N10°51'23"W	109.96'	110.01'
C23	15.00'	98°23'53"	N41°17'17"E	22.71'	25.76'
C24	15.00'	86°14'45"	N46°23'24"W	20.51'	22.58'
C25	1070.00'	04°15'49"	N01°08'07"W	79.60'	79.62'
C26	15.00'	89°27'46"	N45°12'41"E	21.11'	23.42'
C27	6.00'	37°13'20"	S71°52'33"W	3.83'	3.90'
C28	48.00'	38°29'04"	N71°14'41"E	31.64'	32.24'
C29	48.00'	38°29'04"	S70°16'15"E	31.64'	32.24'
C30	6.00'	37°13'21"	N70°54'06"W	3.83'	3.90'
C31	109.00'	44°51'30"	N67°10'14"W	83.18'	85.34'

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THIS PROPERTY HAS BEEN DETERMINED TO BE IN ZONE 2 OF THE CITY OF TYLER ETJ. PER INTERLOCAL AGREEMENT ADOPTED UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 242.001, APPROVAL BY THE CITY OF TYLER IS REQUIRED FOR THIS PLAT.

FINAL PLAT
STAR CANYON PHASE TWO
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT
SECTION 49, A-18
SMITH COUNTY, TEXAS

OWNER: BAKER REALTY GROUP, INC.
ADDRESS: 3805 TIMMS STREET, #500, TYLER, TX. 75701

BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR

2624 KENSINGTON DRIVE, SUITE 1
TEL. (903) 561-7287

JOB NO. 05-065 DATE: 2 JUL

D/357-D