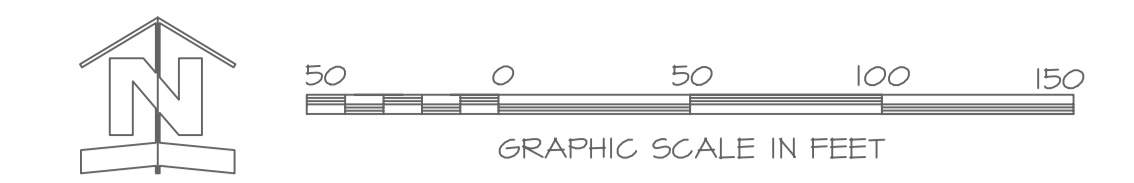


VICINITY MAP
NOT TO SCALE



OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS:

That we, C-3 Developments, LLC, being the owner of the hereon legally described tract of land, do hereby plat and layout the same into a planned unit development of the City of Texarkana, Miller County, Arkansas, said planned unit development to be known, designated and hereafter referred to by its planned unit development name, EDGEWATER SUBDIVISION, legally described as part of the NW1/4 of Fraction Section 6, T. 15 S., R. 28 W., Miller County, Arkansas, same being composed of nine (9) lots, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

We dedicate to the use of the present and future owners of said property obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and cable television) serving said premises, the easements located on said plat and designated as utility and/or guy easements, to be dedicated to the City of Texarkana, Arkansas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of the City of Texarkana, Arkansas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

By:
Herb Crumpton,
Representative of C-3 Developments, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF TEXARKANA

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Herb Crumpton, a representative of C-3 Developments, LLC, to me well known as the grantor in the foregoing Dedication, and acknowledged that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this _____ day of _____, 2006.

Notary Public, Miller County,
Arkansas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Richard V. Hall, Jr., have surveyed and marked on the ground the boundaries and corners shown on said plat of the nine (9) lots of the planned unit development of EDGEWATER SUBDIVISION, a planned unit development, of the City of Texarkana, Miller County, Arkansas. This property does not appear to lie within a designated Flood Plain Area.

Richard V. Hall, Jr.
Registered Land Surveyor # 820

CERTIFICATE OF FINAL PLAT APPROVAL

The within plat of EDGEWATER SUBDIVISION, a planned unit development to the City of Texarkana, Miller County, Arkansas, having been presented to the City Planning Commission of Texarkana, Arkansas, and having found the plat to be in conformance with all requirements, is hereby approved this the _____ day of _____, 2006.

Chairman of the Planning Commission

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the plat of EDGEWATER SUBDIVISION, a planned unit development, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Arkansas, for its approval; that said plat, Owner's Certificate and Surveyor's Certificate, being found to conform to the requirements in all aspects are in all approved this the _____ day of _____, 2006.

Chairman/Planning Administrator

Above approval shall expire 121 days after approval unless the approved plat is legally recorded prior to such.

DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being a part of the NW1/4 of Fractional Section 6, T. 15 S., R. 28 W., Miller County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 15 of Edgemoor Addition to the City of Texarkana, Miller County, Arkansas as per the map or plat of said addition recorded in Volume 179, Page 148 of the Plat Records of Miller County, Arkansas; said POINT OF BEGINNING being a 1/2" reinf. steel set at the water's edge of an existing lake;

THENCE - along the above mentioned water's edge as it meanders in a generally Northerly direction along the following courses; same being the lake boundary lines of Lots 15, 16, 17, 21 and 22 of the above mentioned Edgemoor Addition:

- N. 25° 51' 51" W., 61.96 ft.; N. 10° 43' 12" W., 59.20 ft.;
- N. 57° 37' 09" W., 73.64 ft.; N. 02° 52' 01" E., 102.00 ft.;
- N. 15° 01' 15" E., 88.06 ft.; N. 14° 31' 24" E., 56.56 ft.;
- N. 05° 50' 45" E., 79.33 ft.; N. 03° 59' 27" E., 134.48 ft.;
- N. 14° 44' 32" E., 77.27 ft.; N. 69° 01' 19" E., 25.70 ft.;
- N. 89° 46' 33" E., 98.20 ft.; N. 63° 02' 57" E., 56.16 ft.;
- S. 82° 26' 01" E., 104.85 ft.; S. 68° 35' 14" E., 20.00 ft.;
- S. 05° 15' 35" E., 8.23 ft.; S. 81° 46' 01" E., 68.23 ft.;
- N. 43° 37' 30" E., 18.36 ft.; S. 66° 19' 16" E., 66.10 ft.;
- N. 34° 48' 42" E., 13.23 ft.; N. 41° 03' 12" E., 4.48 ft.;
- N. 54° 29' 55" W., 74.35 ft.; N. 73° 47' 59" W., 28.00 ft.;
- N. 67° 45' 51" W., 43.18 ft.; N. 36° 37' 42" W., 30.28 ft.;
- N. 10° 25' 03" E., 17.32 ft.; N. 42° 18' 47" E., 66.46 ft.;
- N. 03° 01' 58" W., 13.16 ft.; S. 68° 33' 50" W., 28.09 ft.;
- S. 17° 06' 05" W., 11.50 ft.; S. 78° 00' 48" W., 72.99 ft.;
- N. 74° 47' 17" W., 55.17 ft.; N. 59° 03' 08" W., 47.44 ft.;
- N. 76° 56' 04" W., 33.17 ft.; N. 48° 29' 06" W., 22.22 ft.;
- N. 29° 17' 10" E., 15.74 ft.; N. 10° 32' 13" W., 16.83 ft.;

THENCE - N. 65° 54' 41" E., 49.92 ft. to a 1/2" reinf. steel set for corner;

THENCE - N. 24° 05' 19" W., 130.00 ft. to a 1/2" reinf. steel set for corner in the North right-of-way line of Edgemoor Circle;

THENCE - S. 65° 54' 43" W., 39.56 ft. with the above mentioned North right-of-way line to a 1/2" reinf. steel set for corner;

THENCE - S. 75° 41' 15" W., 220.47 ft. to a 1/2" reinf. steel set for corner;

THENCE - S. 67° 35' 35" W., 124.17 ft. to a 1/2" reinf. steel set for corner;

THENCE - S. 38° 37' 10" W., 153.35 ft. to a 1/2" reinf. steel set for corner in the above mentioned East right-of-way line of U. S. Highways No. 71 and 59;

THENCE - S. 01° 03' 08" E., 777.57 ft. with the above mentioned East right-of-way line of U. S. Highways No. 71 and 59 to a 1/2" reinf. steel set for corner;

THENCE - S. 88° 40' 00" E., 359.57 ft. to the Point of Beginning. The above described property being surveyed by Richard V. Hall, Jr. contains 8.368 acres of land, more or less.

AND SUBJECT TO such rights as may be vested in the public for a 60 ft. right-of-way for a public street designated as Edgemoor Circle previously dedicated with the above mentioned Edgemoor Addition.

AND ALSO SUBJECT TO such rights as may be vested in TWU for a 30 ft. right-of-way East of and adjacent to the West boundary line of the above described 8.368 acre tract of land.

LINE	BEARING	DISTANCE
L1	N88°56'52"E	65.61'
L2	S10°26'57"E	51.70'
L3	N88°56'52"E	85.12'
L4	N1°03'08"W	33.10'
L5	N22°54'13"E	26.15'
L6	S3°24'31"E	51.05'
L7	N88°56'52"E	88.07'
L8	N1°03'08"W	51.00'
L9	N1°03'08"W	51.00'
L10	N88°56'52"E	81.60'
L11	S0°34'40"E	51.00'
L12	N1°03'08"W	62.24'
L13	N88°56'52"E	80.12'
L14	S5°48'06"W	62.64'
L15	N1°03'08"W	64.60'
L16	N82°52'31"E	78.34'
L17	S1°00'52"W	61.36'
L18	N4°04'24"W	83.27'
L19	N64°20'16"E	90.45'
L20	S10°23'06"E	54.44'
L21	N17°08'45"W	56.44'
L22	N88°56'52"E	46.46'
L23	N47°38'14"E	71.50'
L24	S28°31'08"E	53.07'
L25	N67°03'29"W	108.70'
L26	N43°14'22"E	65.71'
L27	S46°10'50"E	62.43'

LOT NUMBER	ACRES	SQ. FT.
1	0.103	4490.5
2	0.114	4953.2
3	0.115	5006.6
4	0.120	5219.4
5	0.119	5167.4
6	0.125	5434.5
7	0.129	5647.4
8	0.127	5530.4
9 (COMMON GROUND)	7.392	322000.8

THIS STREET HAS NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS A PUBLIC IMPROVEMENT, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION (POA) WITHIN THE DEVELOPMENT. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U. S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

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Drawn: TRM/NNM Checked: RVH/jr
File: 2005-131.PRD
Cert. 820 FB: DATA COLL.
Scale: 1" = 50' Date: 02/23/06
Revisions:
DRAWING NO. 2005-131-01-03E

FINAL SUBDIVISION PLAT
EDGEWATER SUBDIVISION
A PLANNED UNIT DEVELOPMENT
PART OF THE NW1/4 FR'L SEC. 6, T. 15 S., R. 28 W.
TEXARKANA, MILLER COUNTY, ARKANSAS

PREPARED FOR: C-3 DEVELOPMENTS, LLC.

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