

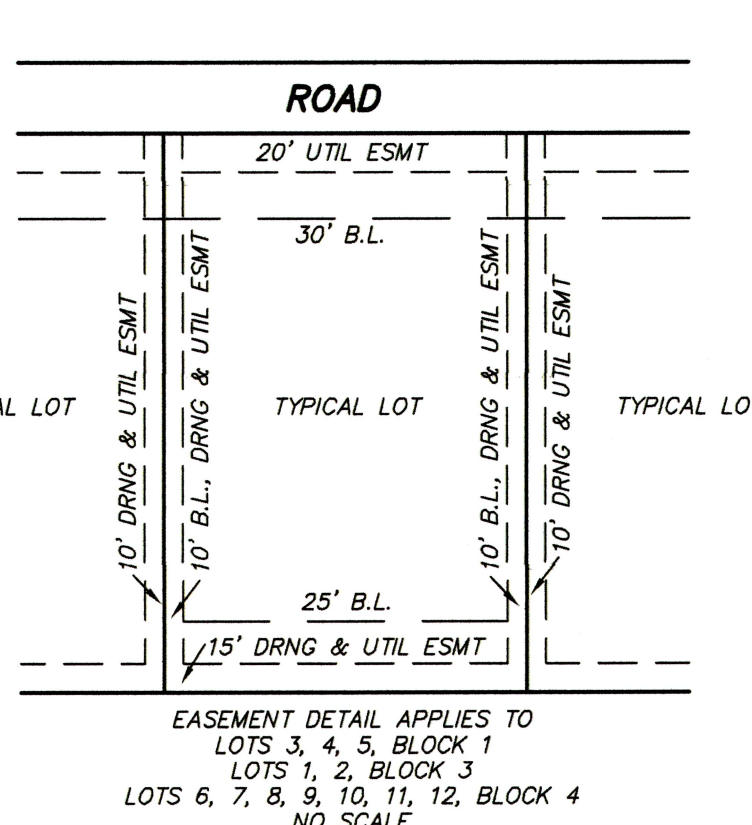
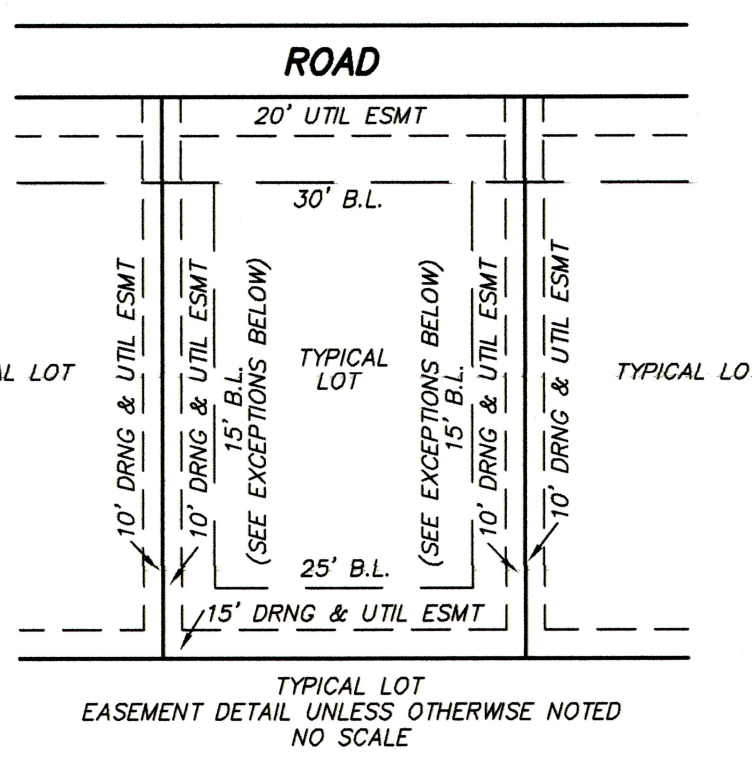
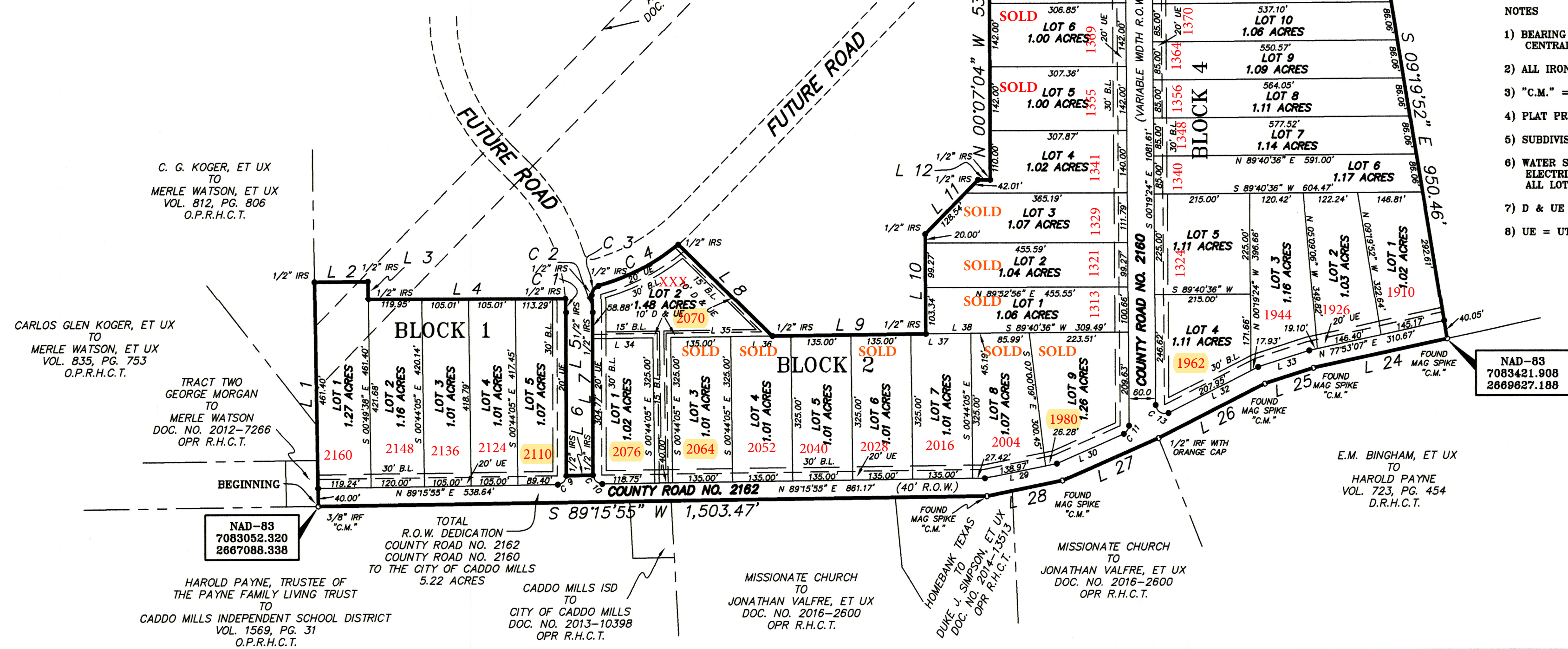
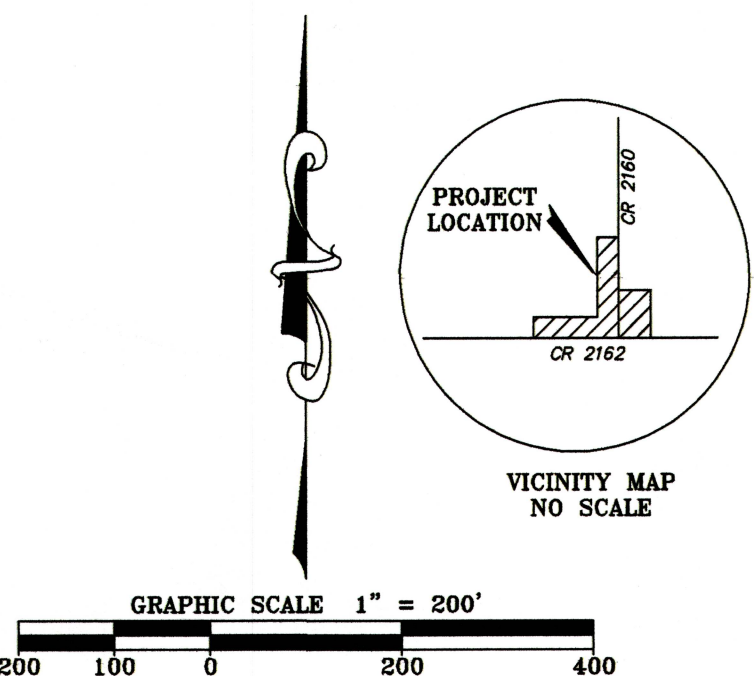
BOUNDARY		
Course	Bearing	Distance
L 1	N 00°51'13" W	501.40'
L 2	N 89°15'55" E	120.20'
L 3	S 00°49'38" E	39.72'
L 4	N 90°00'00" E	443.25'
L 5	S 00°00'00" E	364.93'
L 6	N 88°46'32" E	60.00'
L 7	N 00°00'00" E	363.65'
L 8	S 45°41'24" E	294.61'
L 9	N 89°15'55" E	345.28'
L 10	N 00°19'24" W	222.61'
L 11	N 44°18'55" E	170.56'
L 12	N 89°52'56" E	27.41'
L 13	S 89°52'56" W	55.61'
L 14	N 46°25'10" W	278.18'
L 15	S 88°48'03" W	95.23'
L 16	N 89°40'36" E	300.48'
L 17	N 01°14'09" W	152.52'
L 18	S 89°40'36" W	5.00'
L 19	N 01°14'09" W	161.46'
L 20	N 88°45'51" E	262.24'
L 21	N 00°17'05" E	60.02'
L 22	N 00°19'24" W	230.32'
L 23	N 88°45'51" E	50.01'
L 24	S 77°53'07" W	307.24'
L 25	S 72°12'39" W	115.03'
L 26	S 63°09'23" W	268.01'
L 27	S 66°13'38" W	236.63'
L 28	S 78°35'39" W	173.32'

RIGHT-OF-WAY DEDICATION		
Course	Bearing	Distance
L 29	N 78°35'39" E	165.25'
L 30	N 66°13'38" E	164.30'
L 31	S 89°40'36" W	20.32'
L 32	N 63°09'23" E	225.88'
L 33	N 72°14'03" E	120.67'

LOT LINES		
Course	Bearing	Distance
L 34	N 89°15'55" E	134.84'
L 35	S 89°15'55" W	228.88'
L 36	N 89°15'55" E	135.00'
L 37	N 89°15'55" E	135.00'
L 38	S 89°15'55" W	146.02'
L 39	S 00°07'04" E	25.72'
L 40	S 46°12'50" W	14.40'

BOUNDARY					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	410.00'	31.37'	4°23'00"	31.36'	S 02°11'30" E
C 2	470.00'	39.45'	4°48'33"	39.44'	N 02°24'16" W
C 3	20.00'	27.98'	80°10'03"	25.76'	N 35°16'29" E
C 4	470.00'	203.27'	24°46'49"	201.69'	N 62°58'06" E
C 5	470.00'	171.23'	20°52'26"	170.28'	N 18°51'51" E
C 6	20.00'	2.98'	8°32'42"	2.98'	N 04°09'17" E
C 7	470.00'	57.31'	6°59'09"	57.27'	N 16°55'25" E
C 8	20.00'	31.10'	89°05'15"	28.06'	N 44°13'13" E

RIGHT-OF-WAY DEDICATION					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 9	20.00'	31.16'	89°15'55"	28.10'	N 44°37'57" E
C 10	20.00'	93.99'	269°15'55"	28.47'	S 45°22'03" E
C 11	20.00'	23.23'	66°33'02"	21.95'	N 32°57'07" E
C 12	20.00'	31.42'	90°00'00"	28.28'	N 45°19'24" W
C 13	20.00'	40.67'	116°31'13"	34.02'	S 58°35'01" E



- NOTES
- 1) BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202, NAD-83
 - 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG STOVALL"
 - 3) "C.M." = CONTROL MONUMENT
 - 4) PLAT PREPARED ON NOVEMBER 14, 2024.
 - 5) SUBDIVISION IS ZONED SF-1
 - 6) WATER SERVICE PROVIDER: CADDO BASIN SUD. ELECTRIC SERVICE PROVIDER: ONCOR. ALL LOTS TO UTILIZE OSSF
 - 7) D & UE = DRAINAGE & UTILITY EASEMENT
 - 8) UE = UTILITY EASEMENT

FINAL PLAT
CADDO MILLS CROSSING
PHASE I

AN ADDITION TO THE CITY OF CADDO MILLS
HUNT COUNTY TEXAS
40 TOTAL LOTS
50.51 ACRES
H. WATSON SUR. ABST. NO. 1126
C. HAVINS SUR. ABST. NO. 488

OWNERS:
GLA VENTURES, LLC

OWNERS ADDRESS
2271 FM 981
LEONARD, TX. 75452

MTG | STOVALL

ENGINEERS & SURVEYORS

6417 WESLEY STREET
GREENVILLE, TX
PH 903-450-1120
www.stovallassociates.com
FIRM LICENSE NO.101011-00
© MTG 2024

DATE: NOV. 14, 2024
JOB NO.
216247-PHASE I-PG1
SHEET #: 1 OF 2

OWNERS CERTIFICATE

WHEREAS GLA Venture is the owner of that certain tract of land situated in the Catharine Havins Survey, Abstract No. 488, and the Henry Watson Survey, Abstract No. 1126, Hunt County, Texas and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the Catharine Havins Survey, Abstract No. 488 and the Henry Watson Survey, Abstract No. 1126, Hunt County, Texas, being a part of that certain tract of land described in the deed from Kathy Wood to GLA Ventures, LLC, as recorded in Document Number 2022-02395 of the Records of Hunt County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for a corner lying in the centerline of County Road Number 2162 and the North line of that certain tract of land described in the deed from Harold Payne, Trustee of the Payne Family Living Trust to Caddo Mills Independent School District, as recorded in Volume 1569, Page 31 of the Official Public Records of Hunt County, Texas, said corner being the Southwest corner of the said Subject Tract and the Southeast corner of that certain tract of land described as Tract Two in the deed form George Morgan to Merle Watson, as recorded in Document Number 2012-7266 of the OPR Records of Hunt County, Texas;

THENCE N. 00 deg. 51 min. 13 sec. W. at a distance of 40.00 feet passing a 1/2" iron rod with plastic cap stamped 'MTG STOVALL' set (hereinafter called 1/2" iron rod set) for a reference and continuing in all a distance of 501.10 feet along the West line of the said Subject Tract, the East line of the said Watson tract, the East line of that certain tract of land described in the deed from Carlos Glen Koger, et ux, to Merle Watson, et ux, as recorded in Volume 835, Page 753 of the Official Public Records of Hunt County, Texas and the East line of that certain tract of land described in the deed from C. G. Koger, et ux, to Merle Watson, et ux, as recorded in Volume 812, Page 806 of the Official Public Records of Hunt County, Texas to a 1/2" iron rod set for a corner;

THENCE N. 89 deg. 15 min. 55 sec. E. a distance of 120.20 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE S. 00 deg. 49 min. 38 sec. E. a distance of 39.72 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 90 deg. 00 min. 00 sec. E. a distance of 443.25 feet across the said Subject Tract to a 1/2" iron rod set for a corner lying in a circular curve to the right;

THENCE in a Southerly direction along the arc of the said circular curve to the right a distance of 31.37 feet, with a radius of 410.00 feet, a central angle of 4 deg. 23 min. 00 sec., a chord bearing of S. 02 deg. 11 min. 30 sec. E. and a chord distance of 31.36 feet to a 1/2" iron rod set at the end of the said circular curve;

THENCE S. 00 deg. 00 min. 00 sec. E. a distance of 364.93 feet across the said Subject Tract to a 1/2" iron rod set for a corner lying in the North line of the said County Road Number 2162;

THENCE N. 88 deg. 46 min. 32 sec. E. a distance of 60.00 feet along the North line of the said County Road Number 2162 and across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 00 deg. 00 min. 00 sec. E. a distance of 363.65 feet across the said Subject Tract to a 1/2" iron rod set for a corner at the beginning of a circular curve to the left;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE in a Northerly direction along the arc of the said circular curve to the left a distance of 39.45 feet, with a radius of 470.00 feet, a central angle of 4 deg. 48 min. 33 sec., a chord bearing of N. 02 min. 24 sec. 16 sec. W. and a chord distance of 39.44 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left and at the beginning of a circular curve to the right;

THENCE N. 89 deg. 40 min. 36 sec. a distance of 300.48 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 01 deg. 14 min. 09 sec. W. a distance of 152.52 feet across he said Subject Tract to a 1/2" iron rod set for a corner;

THENCE S. 89 deg. 40 min. 36 sec. W. a distance of 5.00 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 01 deg. 14 min. 09 sec. W. a distance of 161.46 feet across the said Subject Tract to a 1/2" iron rod set for ca corner

THENCE N. 86 deg. 45 min. 51 sec. E. a distance of 262.24 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 00 deg. 17 min. 05 sec. E. a distance of 60.02 feet across the said Subject Tract to a 1/2" iron rod set for a corner at the beginning of a circular curve to the left and lying in the West line of County Road Number 2160;

THENCE in a Northeasterly direction along the arc of the said circular curve to the left a distance of 31.10 feet, with a radius of 20.00 feet, a central angle of 89 deg. 05 min. 15 sec., a chord bearing of N. 44 deg. 13 min. 13 sec. E. and a chord distance of 28.06 feet to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 00 deg. 19 min. 24 sec. W. a distance of 230.32 feet along the West line of the said County Road Number 2160 to a 1/2" iron rod set for a corner lying in the North line of the said Subject Tract and the South line of that certain tract of and described in the deed from Marjorie Bentley to Rhea Hudson Stroope, as recorded in Document Number 2015-247 of the Official Public Records of Hunt County, Texas;

THENCE N. 88 deg. 45 min. 51 sec. E. a distance of 50.01 feet along the North line of the said Subject tract and the South line of the said Stroope tract to a 1/2" iron rod found with a plastic cap stamped 'STOVALL & ASSOC' found for a corner, said corner being the Northeast corner of the said Subject Tract, the Southeast corner of the said Stroope tract, the Southwest corner of that certain tract of land described in the deed form Marjorie Bentley to Rhea Hudson Stroope, as recorded in Document Number 2014-15847 of the OPR Records of Hunt County, Texas and the Northwest corner of that certain tract of land described as Tract 3 in the deed form the Estate of Marjorie R. Stroope to Rhea Hudson Stroope, as recorded in Document Number 2014-12561 of the OPR Records of Hunt County, Texas;

THENCE S. 00 deg. 19 min. 24 sec. E. a distance of 1509.68 feet along County Road Number 2160, the East line of the said Subject Tract, the West line of the said Stroope Tract 3, and the West line of that certain tract of land described as Tract 4 in the deed from Estate of Marjorie R. Stroope to Rhea Hudson Stroope, as recorded in Document Number 2014-12561 of the Official Public Records of Hunt County, Texas to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC" found for corner, said corner being an inside ell corner of the said Subject Tract;

THENCE N. 89 deg. 39 min. 16 sec. E. a distance of 537.74 feet generally along a fence, the North line of the said Subject Tract and the South line of the said Stroope Tract 4 to a 3/8" iron rod found for a corner, said corner being an outside ell corner of the said Subject Tract;

THENCE S. 09 deg. 19 min. 52 sec. E. at a distance of 910.41 feet passing a 1/2" iron rod with plastic cap stamped "MTG STOVALL" set for a reference and continuing in all a distance of 950.46 feet along the East line of the said Subject Tract and the West line of the said Stroope Tract 4 to a mag spike with washer stamped "STOVALL & ASSOC" found (hereinafter called mag spike found) for a corner lying in County Road Number 2162, said corner being the Southeast corner of the said Subject Tract and the Southwest corner of the said Stroope Tract 4;

THENCE S. 77 deg. 53 min. 07 sec. W. a distance of 307.24 feet along the said County Road Number 2162 and the South line of the said Subject Tract to a mag spike found for a corner at an angle point;

THENCE S. 72 deg. 12 min. 39 sec. W. a distance of 115.03 feet along the said County Road Number 2162 and the South line of the said Subject Tract to a mag spike found for a corner at an angle point;

THENCE S. 63 deg. 09 min. 23 sec. W. a distance of 268.01 feet along the said County Road Number 2162 and the South line of the said Subject Tract to a 1/2" iron rod with orange cap found for a corner at an angle point;

THENCE S. 66 deg. 13 min. 38 sec. W. a distance of 236.63 feet along the said County Road Number 2162, the South line of the said Subject Tract and the North line of that certain tract of land described in the deed from Missionate Church to Jonathan Valfre, et ux, as recoded in Document Number 2018-2600 of the OPR Records of Hunt County, Texas to a mag spike found for a corner at an angle point;

THENCE S. 78 deg. 35 min. 39 sec. W. a distance of 173.32 feet along the said County Road Number 2162, the South line of the said Subject Tract, the North line of the said Valfre tract and the North line of that certain tract of land described in the deed from Homebank Texas to Duke J. Simpson, et ux, as recorded in Document Number 2014-13513 of the OPR Records of Hunt County, Texas to a mag spike found for a corner at an angle point;

THENCE S. 89 deg. 15 min. 55 sec. W. a distance of 1503.47 feet along the said County Road Number 2162, the South line of the said Subject Tract, the North line of the said Valfre tract, the North line of the said Simpson tract, the North line of that certain tract of land described in the deed from Caddo Mills ISD to City of Caddo Mills, as recorded in Document Number 2013-10398 of the OPR Records of Hunt County, Texas and the North line of the said Caddo Mills tract to the POINT OF BEGINNING and containing 50.22 acres of land.

SURVEYOR'S CERTIFICATE

I, Jeffrey A. Wood, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

Jeffrey A. Wood, R.P.L.S. No. 6220

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GLA Ventures, LLC does hereby adopt this plat as CADDO CROSSING PHASE I, an addition to the City of Caddo Mills, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon for the purposes indicated; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Caddo Mills; THAT the said City and public utilities shall have the right to remove and keep removed all or part 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 located within said easements; THAT the said City and public utilities shall at all times have the right of ingress to and egress 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 at any time of procuring permission from anyone; and further, THAT the Owner(s) do hereby acknowledge the requirement of completion of all water and sewage collection systems (if any) and all street, curb and gutter and drainage improvements (if any) at the expense of the Owner(s) and guarantee(s) the performance of same. The Owner(s) further acknowledge that the public infrastructure improvements imposed by the City of Caddo Mills as a condition of plat approval are roughly proportionate to the demand created by the development on the public facilities systems, and that the public infrastructure improvement requirements do not impose costs on the developer for such improvements that exceed those roughly proportionate to those incurred by the City in providing public facilities to serve the development.

WITNESS MY HAND THIS 19 DAY OF November 2024

STATE OF Texas
COUNTY OF Hunt

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Mitchell L. Feltus, whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of November 2024

Notary Public



RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF CADDO MILLS, TEXAS, on the _____ day of _____, 20____.

Rod Watson
Chairman

ATTEST: Becky Ratelli
City Secretary

APPROVED BY THE CITY COUNCIL OF CADDO MILLS, TEXAS, on the _____ day of _____, 20____.

Mayor

ATTEST: Becky Ratelli
City Secretary

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2025-00238 PLAT
01/07/2025 01:05 PM



Becky Landrum, County Clerk
Hunt County, TX

FINAL PLAT
CADDO MILLS CROSSING
PHASE I

AN ADDITION TO THE CITY OF CADDO MILLS
HUNT COUNTY TEXAS
40 TOTAL LOTS
50.22 ACRES
H. WATSON SUR. ABST. NO. 1126
C. HAVINS SUR. ABST. NO. 488

OWNERS:
GLA VENTURES, LLC

OWNERS ADDRESS
2271 FM 981
LEONARD, TX. 75452

MTG | STOVALL
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SHEET #: 2 OF 2