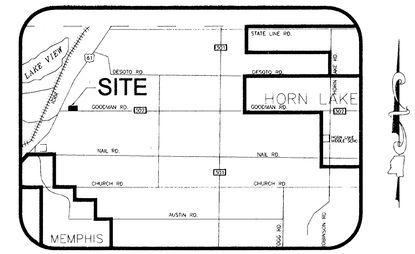
THE ESTATES OF DELTA BLUFFS PLANNED DEVELOPMENT

PHASE VII

24 LOTS 54.17 ACRES± ZONED P.U.D.

Declaration of Covenants
Recorded in WT Book 471 page
209.
This the 3rd day of May, 2004.
W.E. Davis, Chancery Clerk
by D. Blackwood

LOCATED IN SECTIONS 26 & 27
TOWNSHIP 1 SOUTH RANGE 9 WEST
DeSOTO COUNTY, MISSISSIPPI



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

I, H.E. FOLK, III, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER FOR DELTA BLUFFS DEVELOPMENT, LLC OWNER OF THE PROPERTY HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS OF WAYS FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 15th DAY OF APRIL, 2004.

Humphrey S. Folk III Chief Manager
OWNER OR AUTHORIZED REPRESENTATIVE
DELTA BLUFFS DEVELOPMENT, LLC

NOTARY'S CERTIFICATE
STATE OF ~~MISSISSIPPI~~ Tennessee, COUNTY OF ~~DESOTO~~ Shelby
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THE 15th DAY OF APRIL, 2004, WITHIN MY JURISDICTION, THE WITHIN NAMED H.E. FOLK, III, WHO ACKNOWLEDGED THAT HE/SHE IS CHIEF MANAGER OF DELTA BLUFFS DEVELOPMENT, A LIMITED LIABILITY CORPORATION AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AUTHORIZED BY SAID LLC SO TO DO.

Regenia Michele Johnson
NOTARY PUBLIC — MY COMMISSION EXPIRES MARCH 29, 2005
MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE

FIRST TENNESSEE NATIONAL BANK, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS OF WAYS FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 15th DAY OF APRIL, 2004.

SVP
TITLE

SIGNATURE OF MORTGAGEE
First Tennessee National Bank

NOTARY'S CERTIFICATE

STATE OF TENNESSEE; COUNTY OF SHELBY

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THIS THE 15th DAY OF APRIL, 2004, WITHIN MY JURISDICTION, THE WITHIN NAMED SAM JENKINS WHO ACKNOWLEDGED THAT (HE/SHE) IS SENIOR VICE PRESIDENT OF FIRST TENNESSEE BANK, AND THAT FOR AN ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

Regenia Michele Johnson
NOTARY PUBLIC — MY COMMISSION EXPIRES MARCH 29, 2005
MY COMMISSION EXPIRES

DESOTO COUNTY PLANNING COMMISSION

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE 29th DAY OF May, 20 03.

SECRETARY — CHAIRPERSON

DESOTO COUNTY BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI THIS THE 4th DAY OF June, 20 03.

W.E. Davis, Chy Clk. — Eugene Phillips
CLERK FOR THE BOARD — PRESIDENT
by D. Blackwood

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:20 O'CLOCK P M., ON THE 3rd DAY OF May, 20 04 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 86, PAGE 42.

W.E. Davis, Chancery Clerk
CHANCERY COURT CLERK by D. Blackwood

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, ACCORDING TO FEMA MAP NO.28033C 00020 D DATED 3 MAY 1990. THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE.

ROBERT G. JONES — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — STATE OF MISSISSIPPI
4/8/04
ROBERT G. JONES, MS PLS 2614

RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROL STANDARDS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

CHANCERY CLERK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

CHANCERY CLERK

DEVELOPER:
P.O. BOX 772898
MEMPHIS, TENNESSEE 38177-2898

PLANNING

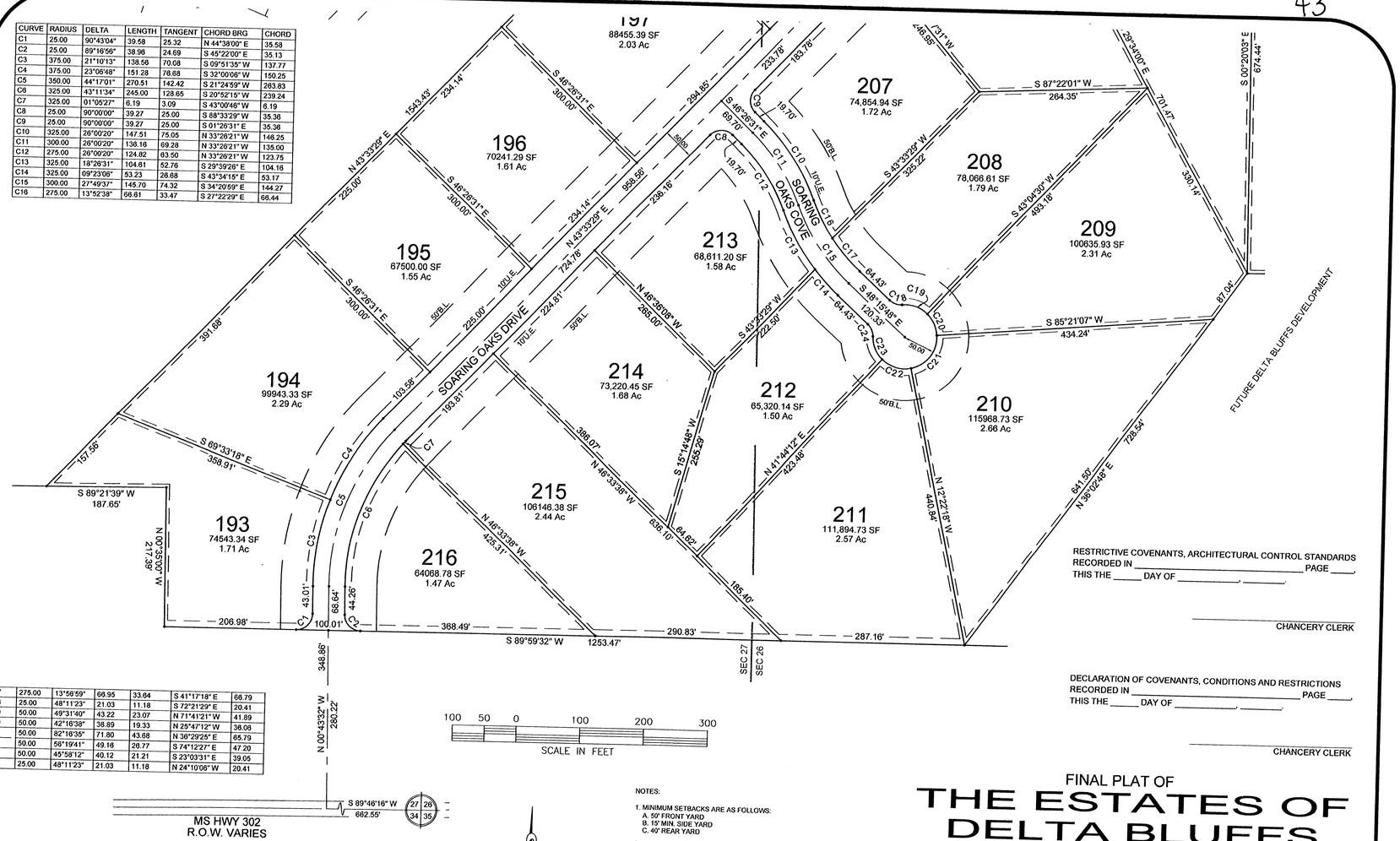
DALHOFF THOMAS DAWS
5865 RIDGEWAY CENTER PARKWAY
SUITE 103
MEMPHIS, TN 38120

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8849 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5356

43

43

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00	90°43'04"	39.58	25.32	N 44°39'00" E	35.58
C2	25.00	89°16'56"	38.96	24.69	S 45°22'00" E	35.13
C3	375.00	21°10'13"	138.56	70.08	S 09°51'35" W	137.77
C4	375.00	23°06'48"	151.28	76.68	S 32°00'06" W	150.25
C5	350.00	44°17'01"	270.51	142.42	S 21°24'59" W	263.83
C6	325.00	43°11'34"	245.00	128.65	S 20°52'15" W	239.24
C7	325.00	01°05'27"	6.19	3.09	S 43°00'46" W	6.19
C8	25.00	90°00'00"	39.27	25.00	S 88°33'29" W	35.36
C9	25.00	90°00'00"	39.27	25.00	S 01°26'31" E	35.36
C10	325.00	26°00'20"	147.51	75.05	N 33°26'21" W	146.25
C11	300.00	26°00'20"	136.16	69.28	N 33°26'21" W	135.00
C12	275.00	26°00'20"	124.82	63.50	N 33°26'21" W	123.75
C13	325.00	18°26'31"	104.61	52.76	S 29°39'26" E	104.16
C14	325.00	09°23'06"	53.23	26.68	S 43°34'15" E	53.17
C15	300.00	27°49'37"	145.70	74.32	S 34°20'59" E	144.27
C16	275.00	13°52'38"	66.61	33.47	S 27°22'29" E	66.44



C17	275.00	13°56'59"	66.95	33.64	S 41°17'18" E	66.79
C18	25.00	48°11'23"	21.03	11.18	S 72°21'29" E	20.41
C19	50.00	49°31'40"	43.22	23.07	N 71°41'21" W	41.89
C20	50.00	42°16'38"	36.89	19.33	N 25°47'12" W	36.06
C21	50.00	82°16'35"	71.80	43.68	N 36°29'25" E	65.79
C22	50.00	56°19'41"	49.16	26.77	S 74°12'27" E	47.20
C23	50.00	45°58'12"	40.12	21.21	S 23°03'31" E	39.05
C24	25.00	48°11'23"	21.03	11.18	N 24°10'06" W	20.41

100 50 0 100 200 300

SCALE IN FEET

RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROL STANDARDS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 15' MIN. SIDE YARD
   C. 40' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. SEWER AND WATER SERVICE WILL BE PROVIDED BY WALLS WATER ASSOC.
4. IRON PINS SET ON ALL PROPERTY CORNERS.
5. BEARINGS REFERENCED TO TRUE NORTH.
6. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0020D, DATED 3 MAY 1990.

PLANNING

DALHOFF THOMAS DAWS
5865 RIDGEWAY CENTER PARKWAY
SUITE 103
MEMPHIS, TN 38120

FINAL PLAT OF

THE ESTATES OF DELTA BLUFFS PLANNED DEVELOPMENT

PHASE VII

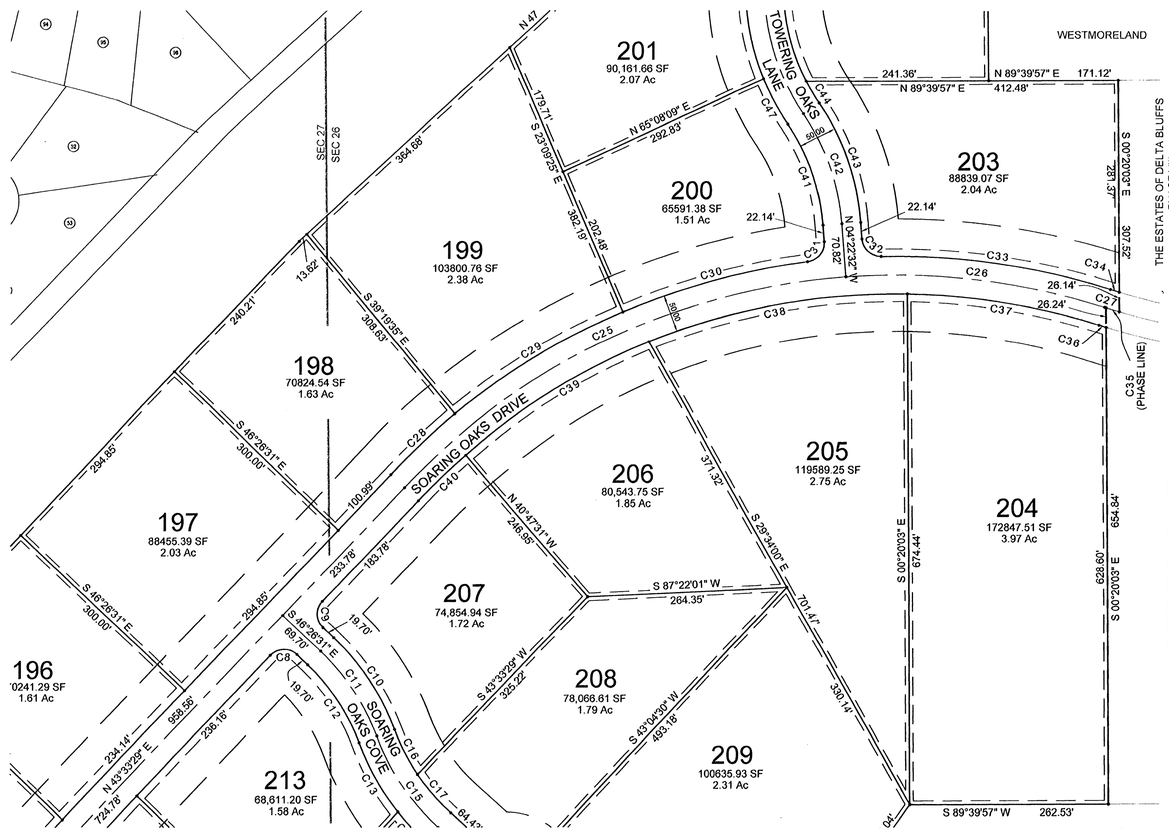
54.17 AC± 24 LOTS ZONED P.U.D.

DEVELOPER: DELTA BLUFFS DEVELOPMENT, LLC

LOCATED IN SECTIONS 26 & 27 TOWNSHIP
1 SOUTH RANGE 9 WEST
DeSOTO COUNTY, MISSISSIPPI

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8849 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5358

44



RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROL STANDARDS
RECORDED IN _____ PAGE _____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED IN _____ PAGE _____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C8	25.00	90°00'00"	39.27	25.00	S 88°33'29" W	35.36
C9	25.00	90°00'00"	39.27	25.00	S 01°26'31" E	35.36
C10	325.00	26°00'20"	147.51	75.05	N 33°26'21" W	146.25
C11	300.00	26°00'20"	136.16	69.28	N 33°26'21" W	135.00
C12	275.00	26°00'20"	124.82	63.50	N 33°26'21" W	123.75
C13	325.00	18°26'31"	104.61	52.76	S 29°39'26" E	104.16
C14	325.00	09°23'06"	53.23	26.68	S 43°34'15" E	53.17
C15	300.00	27°49'37"	145.70	74.32	S 34°20'59" E	144.27
C16	275.00	13°52'38"	66.61	33.47	S 27°22'29" E	66.44
C17	275.00	13°56'59"	66.95	33.64	S 41°17'18" E	66.79
C18	25.00	48°11'23"	21.03	11.18	S 72°21'29" E	20.41
C19	50.00	49°31'40"	43.22	23.07	N 71°41'21" W	41.89
C20	50.00	42°16'38"	36.89	19.33	N 25°47'12" W	36.06
C21	50.00	82°16'35"	71.80	43.68	N 36°29'25" E	65.79
C22	50.00	58°19'41"	49.16	26.77	S 74°12'27" E	47.20
C23	50.00	45°58'12"	40.12	21.21	S 23°03'31" E	39.05
C24	25.00	48°11'23"	21.03	11.18	N 24°10'06" W	20.41
C25	900.00	42°03'58"	660.77	346.07	S 64°35'29" W	646.03
C26	900.00	22°04'38"	346.79	175.57	N 83°20'13" W	344.65
C27	900.00	01°16'55"	20.14	10.07	S 72°56'21" E	20.14
C28	925.00	07°06'56"	114.88	57.51	S 47°06'57" W	114.80
C29	925.00	16°10'09"	261.04	131.39	S 58°45'30" W	260.18
C30	925.00	15°45'52"	254.51	128.06	S 74°43'31" W	253.70
C31	25.00	86°58'59"	37.95	23.72	N 39°06'57" E	34.41
C32	25.00	86°58'59"	37.95	23.72	S 47°52'02" E	34.41
C33	925.00	19°03'37"	307.72	155.29	N 81°49'42" W	306.30
C33	1.00	180°00'00"	3.14	0.00	N 90°00'00" E	2.00
C34	875.00	00°47'18"	12.04	6.02	S 72°41'33" E	12.04
C35	900.00	01°10'02"	18.33	9.17	S 72°59'48" E	18.33
C36	925.00	00°36'53"	9.93	4.96	S 72°36'20" E	9.93
C37	875.00	16°52'05"	257.60	129.74	N 80°43'56" W	256.67
C38	875.00	22°57'10"	350.53	177.65	S 79°21'26" W	348.19
C39	875.00	18°40'22"	285.16	143.86	S 58°32'40" W	283.90
C40	875.00	05°38'59"	86.28	43.18	S 46°22'59" W	86.25
C41	275.00	29°43'24"	142.66	72.98	N 19°14'14" W	141.07
C42	300.00	29°43'24"	155.63	79.61	N 19°14'14" W	153.89
C43	325.00	29°43'24"	168.60	86.24	N 19°14'14" W	166.72
C44	275.00	07°05'20"	34.02	17.03	S 30°33'17" E	34.00
C45	275.00	73°15'44"	351.63	204.46	S 09°37'15" W	328.16
C46	300.00	80°21'04"	420.72	253.30	S 06°04'35" W	387.08
C47	325.00	12°06'21"	68.67	34.46	S 28°02'46" E	68.54
C48	325.00	68°14'43"	387.11	220.23	S 12°07'46" W	364.63
C49	125.00	51°54'18"	113.24	60.84	N 20°17'58" E	109.41
C50	125.00	38°23'43"	83.77	43.52	N 24°51'03" W	82.21
C51	150.00	90°18'01"	236.41	150.79	N 01°06'07" E	212.69
C52	175.00	26°48'52"	81.90	41.71	N 30°39'28" W	81.16
C53	175.00	63°29'09"	193.91	108.26	N 14°30'33" E	184.14

100 50 0 100 200 300
SCALE IN FEET

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 15' MIN. SIDE YARD
   C. 40' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. SEWER AND WATER SERVICE WILL BE PROVIDED BY WALLS WATER ASSOC.
4. IRON PINS SET ON ALL PROPERTY CORNERS.
5. BEARINGS REFERENCED TO TRUE NORTH.
6. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0020D, DATED 3 MAY 1990.

FINAL PLAT OF

THE ESTATES OF DELTA BLUFFS

PLANNED DEVELOPMENT

PHASE VII

54.17 AC± 24 LOTS ZONED P.U.D.

DEVELOPER: DELTA BLUFFS DEVELOPMENT, LLC

LOCATED IN SECTIONS 26 & 27 TOWNSHIP
1 SOUTH RANGE 9 WEST
DeSOTO COUNTY, MISSISSIPPI

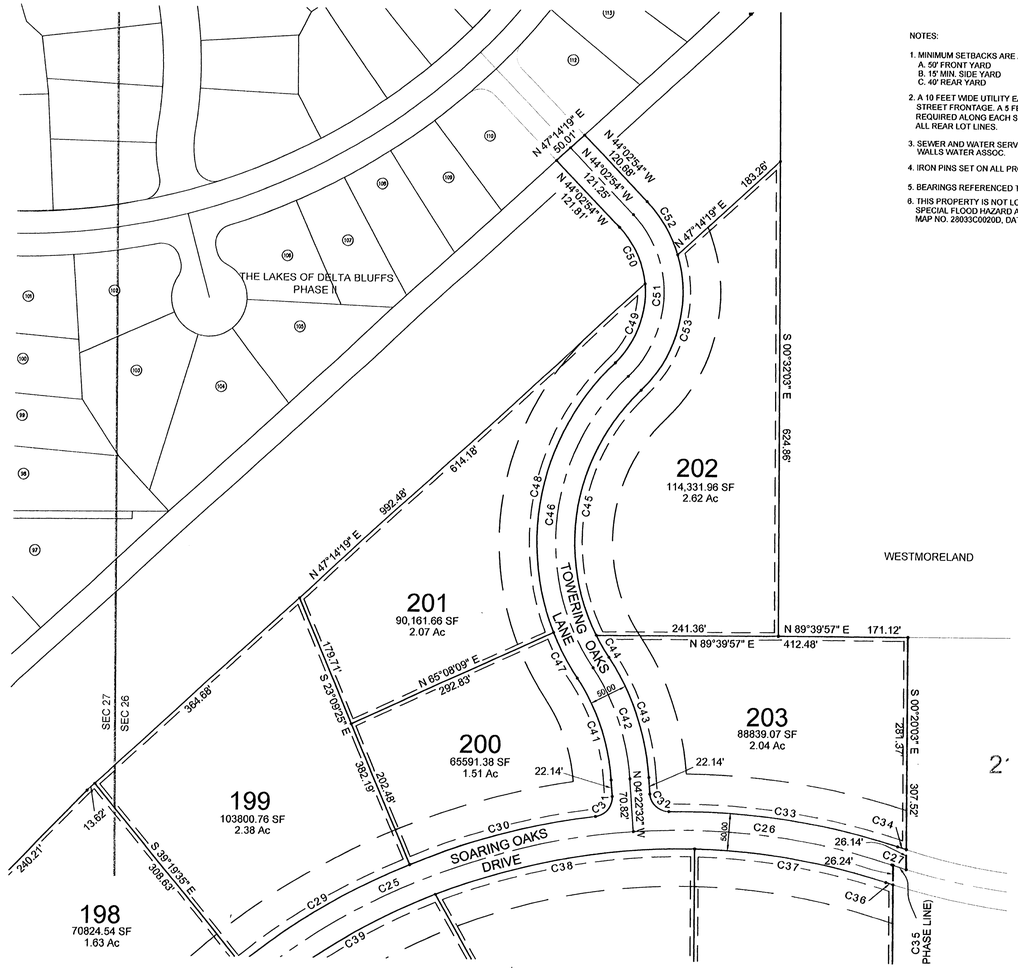
PLANNING

DALHOFF THOMAS DAWS
5865 RIDGEWAY CENTER PARKWAY
SUITE 103
MEMPHIS, TN 38120

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8849 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5356

45

45



NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 15' MIN. SIDE YARD
   C. 40' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. SEWER AND WATER SERVICE WILL BE PROVIDED BY WALLS WATER ASSOC.
4. IRON PINS SET ON ALL PROPERTY CORNERS.
5. BEARINGS REFERENCED TO TRUE NORTH.
6. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0020D, DATED 3 MAY 1990.

RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROL STANDARDS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED IN _____ PAGE ____,
THIS THE _____ DAY OF _____, _____.

_____
CHANCERY CLERK

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C25	900.00	42°03'58"	660.77	346.07	S 64°35'29" W	646.03
C26	900.00	22°04'38"	346.79	175.57	N 83°20'13" W	344.65
C27	900.00	01°16'55"	20.14	10.07	S 72°56'21" E	20.14
C28	925.00	07°06'56"	114.88	57.51	S 47°06'57" W	114.80
C29	925.00	16°10'09"	261.04	131.39	S 58°45'30" W	260.18
C30	925.00	15°45'52"	254.51	128.06	S 74°43'31" W	253.70
C31	25.00	86°58'59"	37.95	23.72	N 39°06'57" E	34.41
C32	25.00	86°58'59"	37.95	23.72	S 47°52'02" E	34.41
C33	925.00	19°03'37"	307.72	155.29	N 81°49'42" W	306.30
C33	1.00	180°00'00"	3.14	0.00	N 90°00'00" E	2.00
C34	875.00	00°47'18"	12.04	6.02	S 72°41'33" E	12.04
C35	900.00	01°10'02"	18.33	9.17	S 72°59'48" E	18.33
C36	925.00	00°36'53"	9.93	4.96	S 72°36'20" E	9.93
C37	875.00	16°52'05"	257.60	129.74	N 80°43'56" W	256.67
C38	875.00	22°57'10"	350.53	177.65	S 79°21'26" W	348.19
C39	875.00	18°40'22"	285.16	143.86	S 58°32'40" W	283.90
C40	875.00	05°38'59"	86.28	43.18	S 46°22'59" W	86.25
C41	275.00	29°43'24"	142.66	72.98	N 19°14'14" W	141.07
C42	300.00	29°43'24"	155.63	79.61	N 19°14'14" W	153.89
C43	325.00	29°43'24"	168.60	86.24	N 19°14'14" W	168.72
C44	275.00	07°05'20"	34.02	17.03	S 30°33'17" E	34.00
C45	275.00	73°15'44"	351.63	204.46	S 09°37'15" W	328.16
C46	300.00	80°21'04"	420.72	253.30	S 06°04'35" W	387.08
C47	325.00	12°06'21"	68.67	34.46	S 28°02'46" E	68.54
C48	325.00	68°14'43"	387.11	220.23	S 12°07'46" W	364.63
C49	125.00	51°54'18"	113.24	60.84	N 20°17'58" E	109.41
C50	125.00	38°23'43"	83.77	43.52	N 24°51'03" W	82.21
C51	150.00	90°18'01"	236.41	150.79	N 01°06'07" E	212.69
C52	175.00	26°48'52"	81.90	41.71	N 30°38'28" W	81.16
C53	175.00	63°29'09"	193.91	108.26	N 14°30'33" E	184.14

FINAL PLAT OF

THE ESTATES OF DELTA BLUFFS

PLANNED DEVELOPMENT

PHASE VII

54.17 AC± 24 LOTS ZONED P.U.D.

DEVELOPER: DELTA BLUFFS DEVELOPMENT, LLC

LOCATED IN SECTION 26 & 27 TOWNSHIP
1 SOUTH RANGE 9 WEST
DeSOTO COUNTY, MISSISSIPPI

PLANNING

DALHOFF THOMAS DAWS
5865 RIDGEWAY CENTER PARKWAY
SUITE 103
MEMPHIS, TN 38120

100 50 0 100 200 300
SCALE IN FEET

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8849 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5356

SHEET 4 OF 4