

NOTE:
The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plants that encroach on the NTMWD easements are allowed. Fence post foundations are restricted to an installation depth no deeper than 18 inches below final ground elevation. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipeline. Further, any cost to repair damage to the pipeline resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

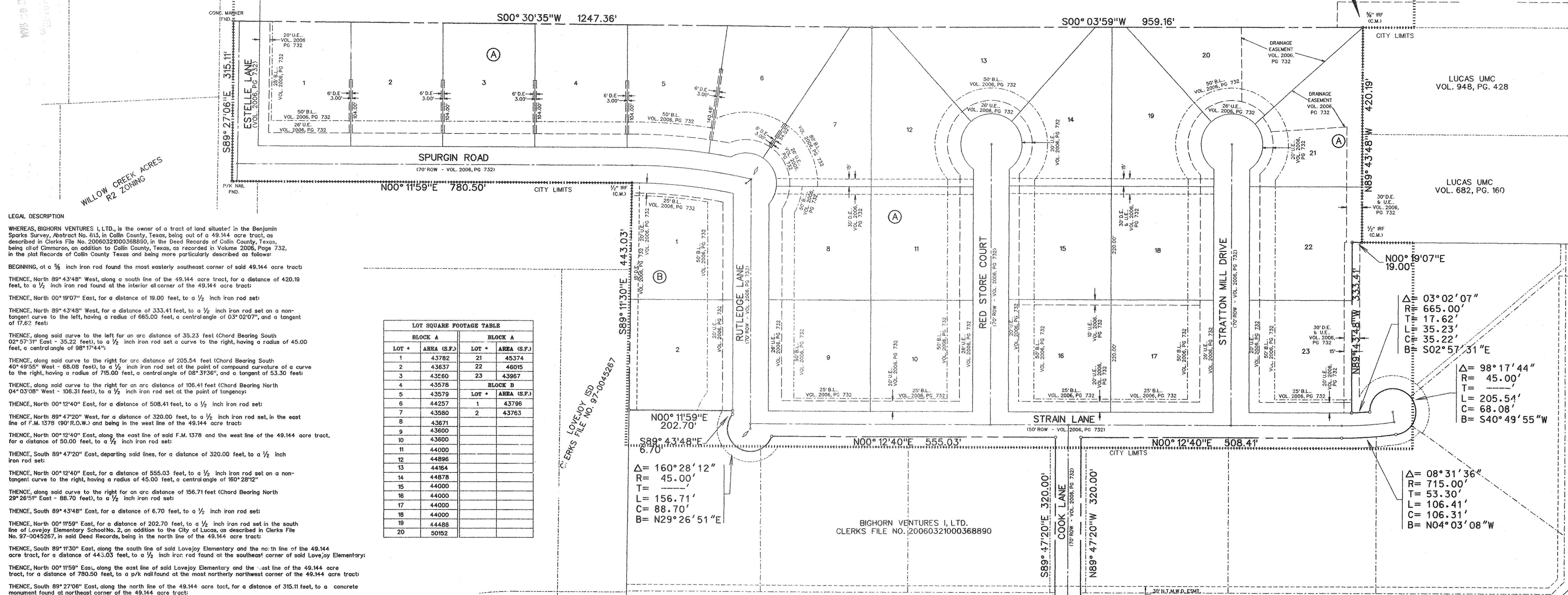
U. HOLT
VOL. 549, PG. 333
OUTSIDE CITY LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 38°21'20" W	12.80'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	13°02'27"	1035.00'	235.57'	118.30'	235.07'	N06°43'13"E
2.	16°23'26"	60.00'	169.01'	—	118.42'	N50°58'04"E
3.	08°31'26"	690.00'	102.69'	51.44'	102.59'	S04°03'08"E
4.	71°22'14"	60.00'	302.25'	—	70.00'	S00°16'12"W



LEGAL DESCRIPTION

WHEREAS, BIGHORN VENTURES I, LTD., is the owner of a tract of land situated in the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, being out of a 49.144 acre tract, as described in Clerks File No. 20060321000368890, in the Deed Records of Collin County, Texas, being all of Cimarron, an addition to Collin County, Texas, as recorded in Volume 2006, Page 732, in the plot Records of Collin County Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found the most easterly southeast corner of said 49.144 acre tract;

THENCE, North 89°43'48" West, along a south line of the 49.144 acre tract, for a distance of 420.10 feet, to a 1/2 inch iron rod found at the interior ell corner of the 49.144 acre tract;

THENCE, North 00°19'07" East, for a distance of 19.00 feet, to a 1/2 inch iron rod set;

THENCE, North 89°43'48" West, for a distance of 333.41 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 03°02'07", and a tangent of 17.62 feet;

THENCE, along said curve to the left for an arc distance of 35.23 feet (Chord Bearing South 02°57'31" East - 35.22 feet), to a 1/2 inch iron rod set at the right, having a radius of 45.00 feet, a central angle of 98°17'44";

THENCE, along said curve to the right for an arc distance of 205.54 feet (Chord Bearing South 40°49'55" West - 68.08 feet), to a 1/2 inch iron rod set at the point of compound curvature of a curve to the right, having a radius of 715.00 feet, a central angle of 08°31'36", and a tangent of 53.30 feet;

THENCE, along said curve to the right for an arc distance of 106.41 feet (Chord Bearing North 04°03'08" West - 106.31 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 00°12'40" East, for a distance of 508.41 feet, to a 1/2 inch iron rod set;

THENCE, North 89°47'20" West, for a distance of 320.00 feet, to a 1/2 inch iron rod set, in the east line of F.M. 1378 (90' R.O.W.) and being in the west line of the 49.144 acre tract;

THENCE, North 00°12'40" East, along the east line of said F.M. 1378 and the west line of the 49.144 acre tract, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, South 89°47'20" East, departing said line, for a distance of 320.00 feet, to a 1/2 inch iron rod set;

THENCE, North 00°12'40" East, for a distance of 555.03 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 45.00 feet, a central angle of 160°28'12";

THENCE, along said curve to the right for an arc distance of 156.71 feet (Chord Bearing North 29°26'51" East - 88.70 feet), to a 1/2 inch iron rod set;

THENCE, South 89°43'48" East, for a distance of 6.70 feet, to a 1/2 inch iron rod set;

THENCE, North 00°11'59" East, for a distance of 202.70 feet, to a 1/2 inch iron rod set in the south line of Lovejoy Elementary School No. 2, an addition to the City of Lucas, as described in Clerks File No. 97-0045267, in said Deed Records, being in the north line of the 49.144 acre tract;

THENCE, South 89°11'30" East, along the south line of said Lovejoy Elementary and the north line of the 49.144 acre tract, for a distance of 443.03 feet, to a 1/2 inch iron rod found at the southeast corner of said Lovejoy Elementary;

THENCE, North 00°11'59" East, along the east line of said Lovejoy Elementary and the east line of the 49.144 acre tract, for a distance of 780.50 feet, to a p/k nail found at the most northerly northwest corner of the 49.144 acre tract;

THENCE, South 89°27'08" East, along the north line of the 49.144 acre tract, for a distance of 315.11 feet, to a concrete monument found at northeast corner of the 49.144 acre tract;

THENCE, South 00°30'35" West, along the east line of the 49.144 acre tract, for a distance of 1247.36 feet, to a 1/2 inch iron rod set;

THENCE, South 00°03'59" West, continuing along said east line, for a distance of 959.16 feet, to the POINT OF BEGINNING and containing 32.150 acres of land.

- NOTES**
- Bearing are referenced to a 49.144 acre tract, as recorded in Clerks File No. 20060321000368890, in the Deed Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - No floodplain exist on site.
 - "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."
 - B.L. - Building Line
U.E. - Utility Easement
D.E. - Drainage Easement
S - Street Name Change
 - The OSS permit may impact trees.
 - All lots must utilize alternative type On-Site Sewage Facilities.
 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
 - Final grading, per the grading plan, will be required prior to installation/operation of OSSFs.
 - Removal of some trees may be required on individual lots to meet OSSF setbacks and other requirements.
 - Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
 - Maintenance of the drainage swales, drainage channels, culverts and detention ponds are the responsibility of the HOA or the individual landowner.

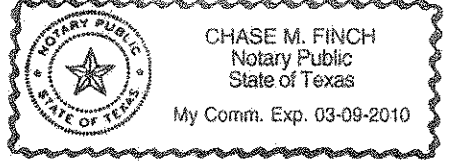
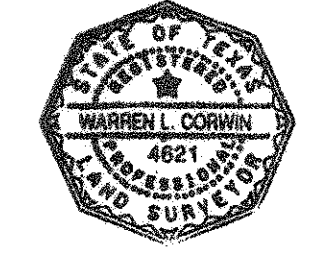
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lucas, Texas.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 27 day of March, 2007.



Chase M. Finch
CHASE M. FINCH
Notary Public
State of Texas
My Comm. Exp. 03-09-2010

Stacy Caudell
Name
Date 3-29-07

The Amended Plat for Cimarron is hereby approved pursuant to Section 212.016(11) of the Texas Local Government Code and Section 10.03.047 of the City of Lucas Code of Ordinances. The owner(s) have joined in the application for amendment to the plat, the plat does not attempt to remove any covenants or restrictions, does not increase the number of lots, and does not create or require the creation of a new street or make necessary the extension of municipal facilities.

Stacy Caudell
City Engineer
City of Lucas

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.

June Teachout
June Teachout
Notary Public, State of Texas
Commission Expires 05-18-2009

"KNOW ALL MEN BY THESE PRESENTS:
THAT, BIGHORN VENTURES I, LTD., is the owner of the above-described project and does hereby adopt this plat designating the herein described property as CIMARRON, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

This Plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Texas.

Witness my hand the 28th day of March, 2007

BIGHORN VENTURES I, LTD.

George Gibson
GEORGE GIBSON
GENERAL PARTNER

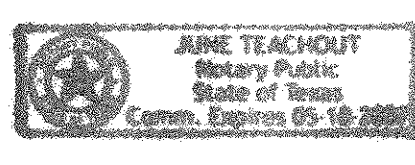
L. Dean Bailey
L. DEAN BAILEY
GENERAL PARTNER

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared GEORGE GIBSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28th day of March 2007.

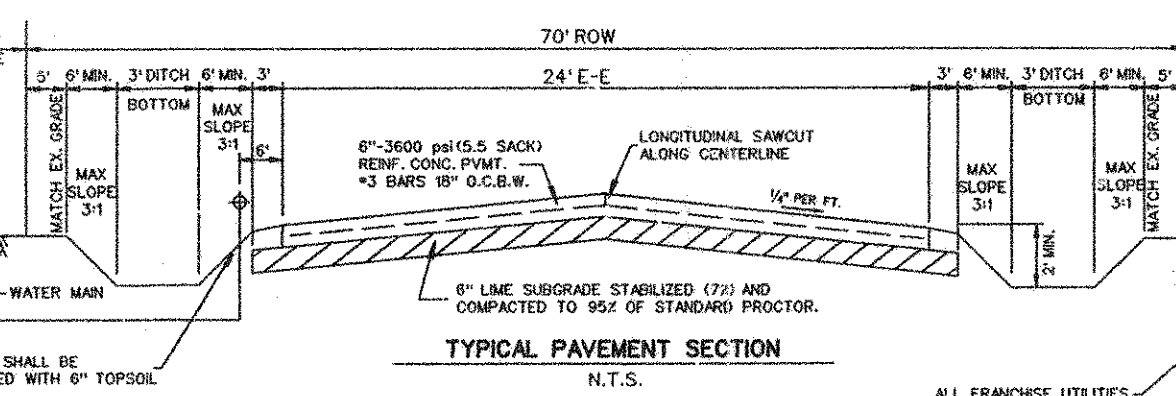
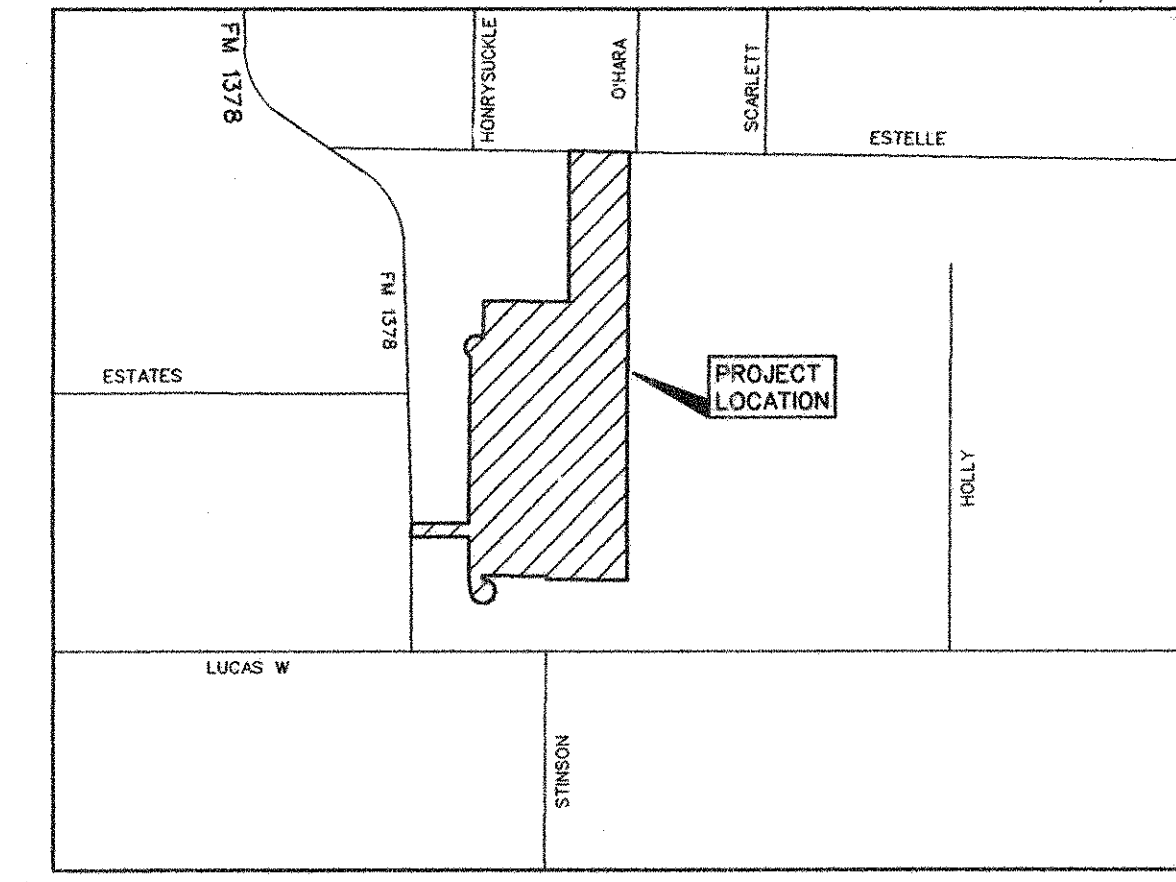
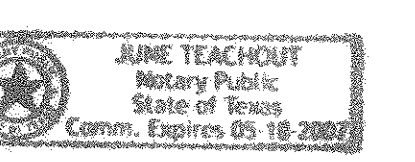
June Teachout
June Teachout
Notary Public, State of Texas



BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared L. DEAN BAILEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28th day of March 2007.

June Teachout
June Teachout
Notary Public, State of Texas



THE PURPOSE OF THIS AMENDING PLAT IS TO ADD DRAINAGE EASEMENTS TO LOTS T-7, BLOCK A

TOTAL ACRES	32.150
TOTAL LOTS	25

AMENDING PLAT OF
CIMARRON
OUT OF THE
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
IN
COLLIN COUNTY, TEXAS

OWNER
BIGHORN VENTURES I, LTD.
12221 MERIT DRIVE, SUITE 910
DALLAS, TEXAS 75251
972-490-7700

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE 100
ALLEN, TEXAS 75013
972-396-1200

MARCH 2007 SCALE: 1"=100'

19/1/2008
Stacy Caudell
City Engineer
City of Lucas