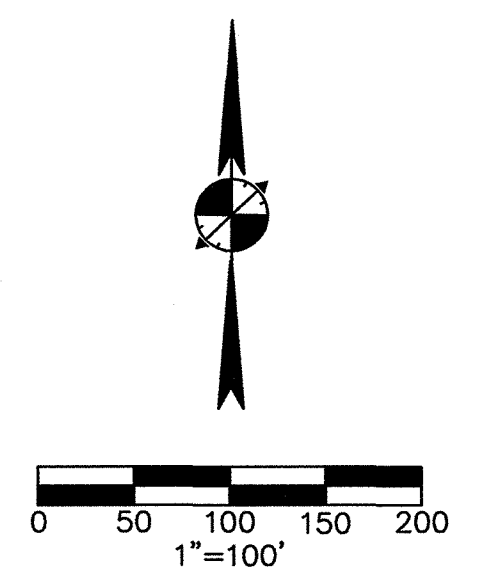
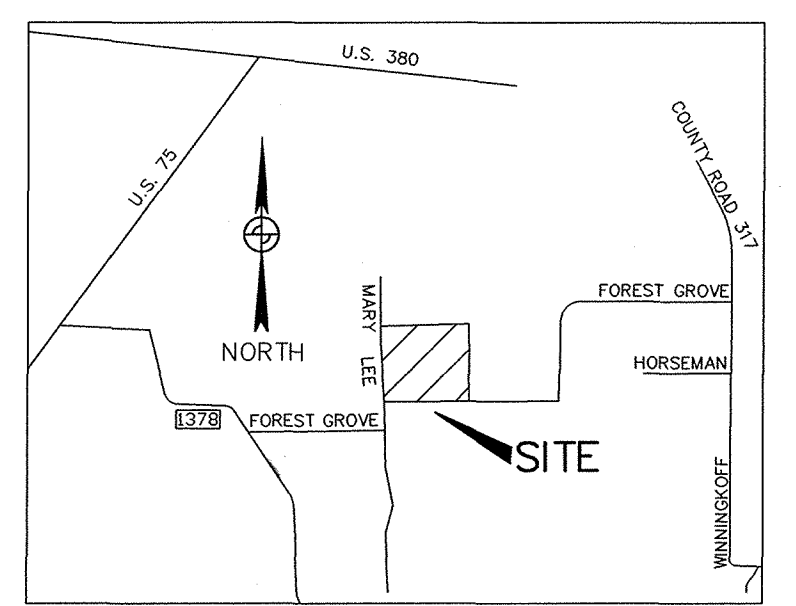
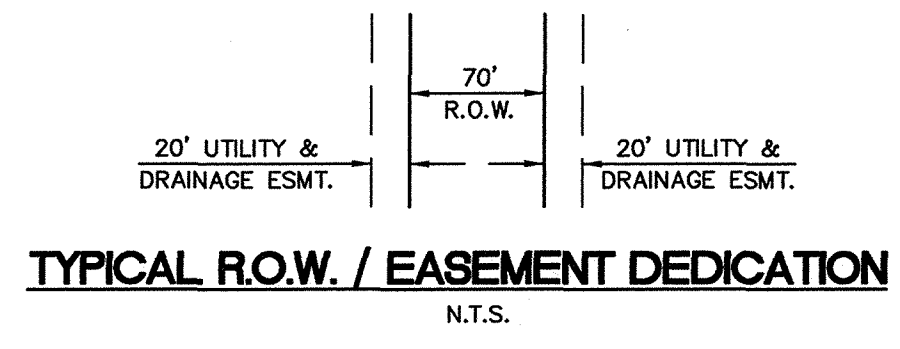


Filed for Record in:  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On Mar 18 2002  
At 11:37am  
Doc/Num : 2002-0839917  
Recording Type: PL  
Receipt #: 9935 26.00

CALLED 178.500 AC.  
KATHLEEN MARSH THOMPSON, et al  
VOL. 2284, PG. 440  
DRCCCT



CALLED 9.923 AC.  
BERNICE Y. SPAULDING  
VOL. 1079, PG. 803  
DRCCCT

CALLED 2.000 AC.  
GERALD L. FANKEY  
and wife MARY ANN FANKEY  
VOL. 1122, PG. 357  
DRCCCT

CALLED 2.221 AC.  
ROGER KENT ELKINS  
VOL. 4044, PG. 2078  
CCFN 97-0099054  
DRCCCT

CALLED 8.103 AC.  
BERNARD B. SPAULDING  
VOL. 1032, PG. 736  
DRCCCT

CALLED 1.0 AC.  
ROGER ELKINS  
VOL. 2311, PG. 856  
DRCCCT

CALLED 1.00 AC.  
JOHNNY DAVIS, JR.  
and THELMA N. DAVIS  
VOL. 785, PG. 774  
DRCCCT

CALLED 0.998 AC.  
RAMON H. MONTOYA  
VOL. 4327, PG. 2322  
CCFN 99-0002821  
DRCCCT

CALLED 2.0004 AC.  
BILL CARMICKLE  
and wife DONNA CARMICKLE  
VOL. 4777, PG. 1150  
CCFN 2000-0114805  
DRCCCT

CALLED 1 AC.  
2ND TRACT  
DWALYN DUANE BERRY  
and wife KELLEY ABERNATHY BERRY  
VOL. 3304, PG. 732  
DRCCCT

CALLED 1 AC.  
1ST TRACT  
DWALYN DUANE BERRY  
and wife KELLEY ABERNATHY BERRY  
VOL. 3304, PG. 732  
DRCCCT

CALLED 5.779 AC.  
STUART HOLLOWAY  
VOL. 910, PG. 608  
DRCCCT

CALLED 16.3014 AC.  
KARL G. ANDERSON  
CCFN 92-0038121  
DRCCCT

CALLED 15.6736 AC.  
KARL G. ANDERSON  
CCFN 92-0038124  
DRCCCT

CALLED 1.00 AC.  
JOHNNY MACK THOMAS, AND WIFE,  
BRENDA THOMAS  
CCFN 97-0080101  
DRCCCT

CALLED 49.50 AC.  
M.E. SPURGIN  
and wife VELMA SPURGIN  
VOL. 492, PG. 275  
DRCCCT

JOHN W. KERBY SURVEY, ABSTRACT NO. 506

CITY OF FAIRVIEW

CITY OF LUCAS

CITY OF LUCAS

CITY OF LUCAS

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CITY OF LUCAS

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CITY OF LUCAS

CITY OF LUCAS

CITY OF LUCAS

VICINITY MAP

LEGEND

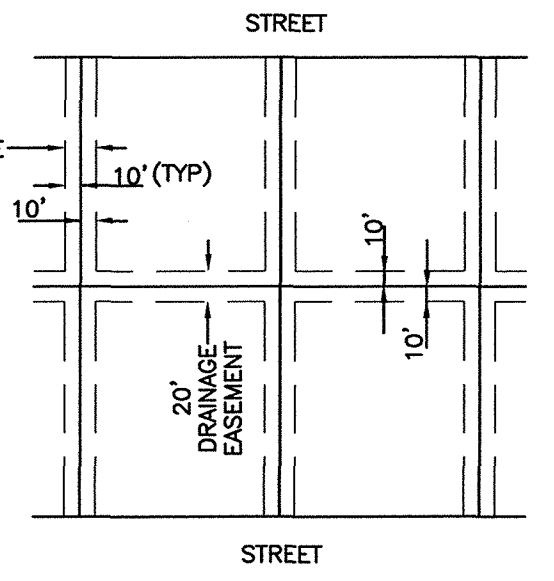
- B.L. BUILDING LINE
- (CM) CONTROL MONUMENT
- △ CONCRETE MONUMENT SET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. STREET EASEMENT
- IRF IRON ROD FOUND
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
- H.O.A. THE ENCLAVE IN LUCAS HOME OWNERS ASSOCIATION

STREET CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C-10	21°53'15"	325.00'	124.15'	123.40'	N 12°09'04" E
C-11	35°47'32"	500.00'	312.34'	307.29'	S 05°07'58" W
C-12	19°26'27"	350.00'	118.74'	118.17'	N 03°00'43" W
C-13	19°26'27"	300.00'	102.09'	101.60'	S 80°15'04" W
C-14	42°31'33"	300.00'	222.66'	217.59'	S 88°14'05" E
C-15	42°15'05"	300.00'	221.22'	216.25'	N 88°05'51" W
C-16	19°13'23"	300.00'	100.65'	100.18'	N 82°23'18" E
C-17	08°15'42"	550.00'	79.30'	79.24'	S 87°27'28" E
C-18	11°44'28"	550.00'	112.70'	112.51'	N 89°11'49" W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C-19	90°00'00"	20.00'	31.42'	28.28'	S 46°08'26" W
C-20	90°00'00"	20.00'	31.42'	28.28'	N 43°51'34" W
C-21	91°23'31"	20.00'	31.90'	28.63'	S 22°40'05" E
C-22	89°21'23"	20.00'	31.19'	28.12'	N 67°42'22" E
C-23	89°39'21"	20.00'	31.30'	28.20'	S 67°14'07" W
C-24	90°25'18"	20.00'	31.56'	28.59'	N 22°41'20" W
C-25	90°00'00"	20.00'	31.42'	28.28'	S 38°19'35" E
C-26	90°00'00"	20.00'	31.42'	28.28'	N 51°40'23" E
C-27	48°11'23"	20.00'	16.82'	16.33'	S 65°54'19" E
C-28	48°11'23"	20.00'	16.82'	16.33'	N 65°54'19" W
C-29	48°11'23"	20.00'	16.82'	16.33'	S 65°54'19" E
C-30	48°11'23"	20.00'	16.82'	16.33'	S 65°54'19" E
C-31	90°00'00"	20.00'	31.42'	28.28'	N 43°24'44" E
C-32	90°00'00"	20.00'	31.42'	28.28'	N 46°35'16" W
C-33	48°11'23"	20.00'	16.82'	16.33'	S 70°58'21" E
C-34	48°11'23"	20.00'	16.82'	16.33'	S 60°50'18" W
C-35	87°16'18"	20.00'	30.46'	27.60'	N 45°13'25" W
C-36	27°52'48"	62.50'	301.48'	33.33'	S 05°04'02" E
C-37	27°52'48"	62.50'	301.48'	33.33'	S 00°00'00" E
C-38	27°52'48"	62.50'	301.48'	33.33'	S 00°00'00" E



- NOTES:
- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAPS STAMPED "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED.
  - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT TRACT BEING S00°47'29" W AND S01°23'49" W, THE SAME AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 92-0038121 AND 92-0038124, D.R.C.C.T.
  - REFERENCE BENCHMARK:  
USC&GS: BRASS DISK IN CONCRETE DESIGNATED AS "NEWSOME", APPROX. 780' NORTH OF FM 720 AND APPROX. 3450' WEST OF U.S. 75. ELEV = 697.98'  
FEMA: SQUARE CUT ON EAST HEADWALL OF WEST END OF BRIDGE AT (EAST) WHITE ROCK CREEK AND FM 1376 DESIGNATED AS RM-133. ELEV = 590.08'
  - THE STORM DRAINAGE DETENTION EASEMENT ON LOT 12, BLOCK B IS TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

FINAL PLAT  
THE ENCLAVE

23 RESIDENTIAL LOTS ON 62.564 ACRES  
ZONED R-2  
SITUATED IN THE  
CALVIN BOLES SURVEY, ABSTRACT NO. 28  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
FEBRUARY 4, 2002

OWNER:  
DIXIE PARTNERS I, L.P.  
P.O. BOX 671151  
DALLAS, TEXAS 75234  
(214) 696-5881  
CONTACT: ROBERT PAREDES

ENGINEER/SURVEYOR:  
DIXIE + PARTNERS - DFW, INC.  
5310 HARVEST HILL ROAD, SUITE 100  
DALLAS, TEXAS 75234  
(972) 991-0011  
CONTACT: MICHAEL L. CLARK, P.E.

PLAT 2002-015 BY SURVY2001P.DWG DRAWN BY: E.A.K.

Filed for Record at  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On Mar 18 2002  
At 11:37 am N723  
Doc/Num : 2002-0039917  
Recording/Type: PL 9935 26.00  
Receipt #:

STATE OF TEXAS  
COUNTY OF COLLIN  
OWNER'S CERTIFICATE

WHEREAS DIXIE PARTNERS I, L.P. is the sole owner of a 62.564 acre tract of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas and being all of that called 62.564 acre tract of land described in deed to Dixie Partners I, L.P. recorded in Volume 4981, Page 1970, Deed Records of Collin County, Texas (DRCC), said 62.564 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Powell & Powell" found for the southwest corner of said 62.564 acre tract of land same being the northwest corner of the remaining portion of that called 67.808 acre tract of land described in deed to A.P. Hooper and wife, O. Hooper recorded in Volume 987, Page 523, DRCC and being the approximate point of intersection of the centerline of County Road No. 265 (also known as Forest Grove Road, a 19-foot wide asphalt road), and County Road No. 321 (also know as Mary Lee Road, a 15-foot wide gravel road);

THENCE North 01°35'16" West along the west line of said 62.564 acre tract of land, at a distance of 223 feet crossing the east edge of said gravel road, continuing in all for a total distance of 1541.53 feet to a 5/8-inch iron rod with cap stamped "Bury+Partners" found near a fence corner for the northwest corner of said 62.564 acre tract of land same being the southwest corner of that called 178.500 acre tract of land described in deed to Kathleen Marsh Thompson, Sharon Marsh Cozart, Charles David Marsh and Janet Michelle Marsh Dunlap recorded in Volume 2284, Page 440, DRCC;

THENCE South 88°38'04" East along the common line of said 62.564 acre tract of land and said 178.500 acre tract of land, generally along a barbed wire fence, a distance of 1808.00 feet to a 1/2-inch iron rod found for the northeast corner of said 62.564 acre tract of land same being the northwest corner of that called 16.3014 acre tract of land described in deed to Karl G. Anderson recorded in CCFN 92-0038121, DRCC;

THENCE South 00°47'29" West along the common line of said 62.564 acre tract of land and said 16.3014 acre tract of land, a distance of 797.45 feet to a 1/2-inch iron rod found for the southwest corner of said 16.3014 acre tract of land same being the northwest corner of that called 15.6736 acre tract of land described in deed to Karl G. Anderson recorded in CCFN 92-0038124, DRCC;

THENCE South 01°23'49" West along the common line of said 62.564 acre tract of land and said 15.6736 acre tract of land, a distance of 735.26 feet to a railroad spike found for the southeast corner of said 62.564 acre tract of land same being the southwest corner of said 15.6736 acre tract of land and being in the north line of that called 10.096 acre tract of land described in deed to Louis Thomas Hoefler recorded in Volume 1113, Page 312, DRCC and being in the approximate centerline of the aforementioned County Road No. 265;

THENCE North 88°51'34" West along the common line of said 62.564 acre tract of land, said 10.096 acre tract of land and the approximate centerline of said County Road No. 265, at a calculated distance of 249.75 feet passing the northwest corner of said 10.096 acre tract of land same being the northeast corner of the aforementioned remaining portion of that called 67.808 acre tract of land, continuing along the common line of said 62.564 acre tract of land and said 67.808 acre tract of land and the approximate centerline of County Road No. 265 in all for a total distance of 1736.18 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 2,725,306 square feet or 62.564 acres of land.

DO HEREBY dedicate same to be known as THE ENCLAVE, an addition to the City of Lucas, Collin County, Texas and dedicate to the public the streets, alleys, easements, parks and other open spaces as shown hereon.

EXECUTED this 5th day of February, 2002.  
By: Michael Kevin  
PRESIDENT DIXIE PARTNERS I, L.P.  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Michael Kevin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of February, 2002.  
Mary E. Bazemore  
Notary Public, State of Texas



STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS

That I, David J. De Weirtd, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

David J. De Weirtd 02/04/02  
Date

David J. De Weirtd  
Registered Professional Land Surveyor  
Texas Registration No. 5066  
Bury + Partners - DFW, Inc.  
5310 Harvest Hill Road, Suite 100  
Dallas, Texas 75234



STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared David J. De Weirtd, know to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office this 4th day of February, 2002.

Mary E. Bazemore  
Notary Public, State of Texas



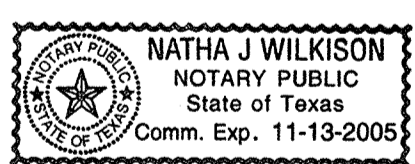
Recommended for Approval  
Stephen Chapman 3/1/02  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas Date

Approved For Construction  
J. P. Ellis 2-27-02  
Mayor, City of Lucas, Texas Date



The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the THE ENCLAVE Subdivision or Addition to the City of Lucas was submitted to the City Council on the 3rd day of February, 2001, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 4th day of March, A.D., 2002.  
Natha J. Wilkison  
City Secretary  
City of Lucas, Texas



FINAL PLAT  
THE ENCLAVE  
23 RESIDENTIAL LOTS ON 62.564 ACRES  
ZONED R-2  
SITUATED IN THE  
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