

STATE OF TEXAS
COUNTY OF COLUN

WHEREAS WE, Johnny Lee Bradley, Geoffrey Condren, Mark Collins Builders, Inc. and Link Ventures, Inc., are the owners of a tract of land situated in the Gabriel Fitzhugh Survey, Abstract No. 318, City of Lucas, Collin County, Texas, and being all of Lot 1 and Lot 2 of the Strong Addition, an addition to the City of Lucas, Texas, according to the plat thereof recorded in Volume G, Page 464 of the Map Records of Collin County, Texas (MRCCT), and all of that same tract of land as described in deed to Mark Collins Builders, Inc. and Link Ventures, Inc., recorded in Volume 4160, Page 35 of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east line of F.M. Highway 1378 (100 foot right-of-way), at the northwest corner of Lot 1 of said Strong Addition;

THENCE S 89°46'13" E, departing the east line of said F.M. Highway 1378, at 5.67 feet passing a 1/2-inch iron rod found at the west corner of Lot 30 of Summer Hill Farms, an addition to the Town of Fairview, Texas, according to the plat thereof recorded in Volume J, Page 611 MRCCT, said point also being the intersection of the east line of said F.M. Highway 1378 with the south line of Summer Hill Lane (100 foot right-of-way), continuing along the south line of said Summer Hill Farms, in all a distance of 326.29 feet to a 3/8-inch iron rod found at the northeast corner of said Lot 1, same being the northerly northwest corner of said Collins Builders and Link Ventures tract;

THENCE N 89°49'21" E, continuing along the south line of said Summer Hill Farms, 1964.02 feet to a 1/2-inch iron rod found at the southeast corner of said Summer Hill Farms, and lying in the west line of Fairview Farms, an addition to the City of Fairview, Texas, according to the plat thereof recorded in Volume C, Page 122 MRCCT;

THENCE S 00°11'32" E, departing the south line of said Summer Hill Farms, along the west line of said Fairview Farms, at 328.46 feet passing a 1/2-inch iron rod found at the southwest corner of said Fairview Farms, same being the northwest corner of a tract of land as described in deed to Bennard D. and Nancy M. Stailey recorded in Volume 732, Page 117 DRCCT, continuing along the west line of said Stailey tract, in all a distance of 1248.78 feet to a chain link fence post found at the northeast corner of a tract of land as described in deed to the Fitzhugh Cemetery recorded in Volume 108, Page 503 DRCCT;

THENCE N 87°53'59" W, departing the west line of said Stailey tract, along the north line of said Fitzhugh Cemetery tract, 105.31 feet to a chain link fence post found;

THENCE N 59°39'47" W, continuing along the north line of said Fitzhugh Cemetery tract, 281.49 feet to a chain link fence post found;

THENCE S 89°23'23" W, continuing along the north line of said Fitzhugh Cemetery tract, 307.30 feet to a wood fence post found the northwest corner of said Fitzhugh Cemetery tract, same being the northeast corner of a tract of land as described in deed to the Fitzhugh Cemetery recorded in Volume 849, Page 375 DRCCT;

THENCE N 75°44'58" W, along the north line of said Fitzhugh Cemetery tract, 745.62 feet to a 1/2-inch iron rod found;

THENCE S 00°30'36" E, along the west line of said Fitzhugh Cemetery tract, 547.16 feet to a 1/2-inch iron rod found point in the north line of said F.M. Highway 1378;

THENCE N 88°54'02" W, along the north line of said F.M. Highway 1378, 312.43 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 318.31 feet;

THENCE northwesterly, continuing along the north line of said F.M. Highway 1378, along said curve to the right, through a central angle of 58°26'35", an arc distance of 324.68 feet and having a chord which bears N 59°40'45" W, 310.79 feet to a 5/8-inch iron rod set at the south corner of a tract of land as described in deed to W. Don Cates recorded under Clerk's File No. 97-009788 DRCCT;

THENCE N 00°37'45" W, departing the north line of said F.M. Highway 1378, along the east line of said Cates tract, 372.94 feet to a 3/8-inch iron rod found at the northeast corner of said Cates tract, same being the southeast corner of said Lot 2;

THENCE S 80°33'50" W, along the north line of said Cates tract and south line of said Lot 2, 92.64 feet to a 3/8-inch iron rod found at the southwest corner of said Lot 2 and lying in the east line of said F.M. Highway 1378;

THENCE N 14°37'17" W, along the east line of said F.M. Highway 1378, 920.02 feet to a 5/8-inch iron rod found;

THENCE N 13°23'03" W, continuing along the east line of said F.M. Highway 1378, 55.49 to the POINT OF BEGINNING and containing 57.824 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Johnny Lee Bradley, Geoffrey Condren, Mark Collins Builders, Inc. and Link Ventures, Inc., do hereby adopt this plat designating the herein described property as **FOREST GROVE ADDITION**, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts 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 in said easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

WITNESS MY HAND, this the 18th day of July, 2001.

Johnny Lee Bradley
Johnny Lee Bradley

Geoffrey Condren
Geoffrey Condren

Mark Collins
Mark Collins, President
Mark Collins Builders, Inc.

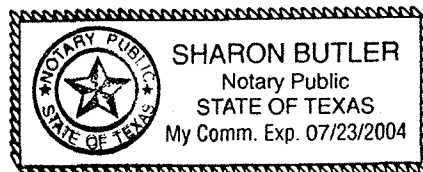
David Link
David Link, President
Link Ventures, Inc.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Johnny Lee Bradley, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of July, 2001.

Sharon Butler
Notary Public for the
State of Texas

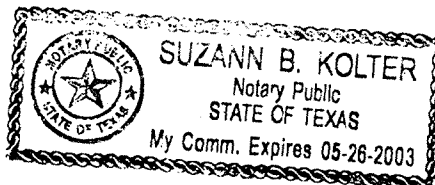


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Geoffrey Condren, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of July, 2001.

Suzann B. Kolter
Notary Public for the
State of Texas

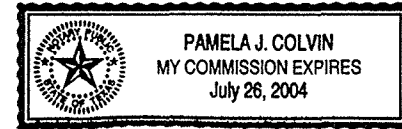


STATE OF TEXAS
COUNTY OF COLLIN TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark Collins, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of July, 2001.

Pamela J. Colvin
Notary Public for the
State of Texas

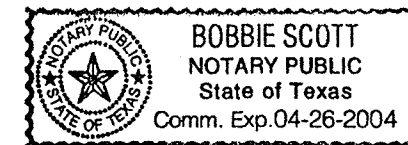


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Link, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of July, 2001.

Bobbie Scott
Notary Public for the
State of Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brad Sparr, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

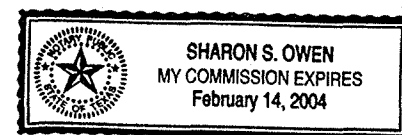
Brad Sparr
Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brad Sparr, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of July, 2001.

Sharon S. Owen
Notary Public for the
State of Texas



Recommended for Approval

Stephen Chapman
Chairman, Planning and Zoning Commission
City of Lucas, Texas

8/15/01
Date

Approved for Preparation of Final Plat

T. Pappas
Mayor, City of Lucas, Texas

8-9-10
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Forest Grove Addition to the City of Lucas was submitted to the City Council on the 7 day of May, 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 21 day of August, A.D., 2001.

Natha Wilkins
City Secretary
City of Lucas, Texas



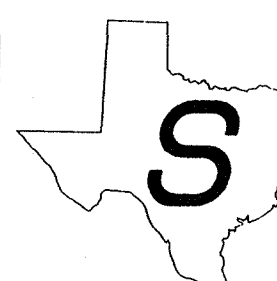
Filed for Record at
County of Collin, Texas
Honorable Helen Seaynes
Collin County Clerk
On Aug 25 2001
At 11:12am
Doc/Num : 2001- 0190029
Recording/Type: PL 26.00
Receipt #:

NOTE:
FOR SUBDIVISION PURPOSES
ONLY AND NOT FOR
DEVELOPMENT PURPOSES

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: JUNE 2001
SHEET 2 OF 2
JOB NO. 15901B

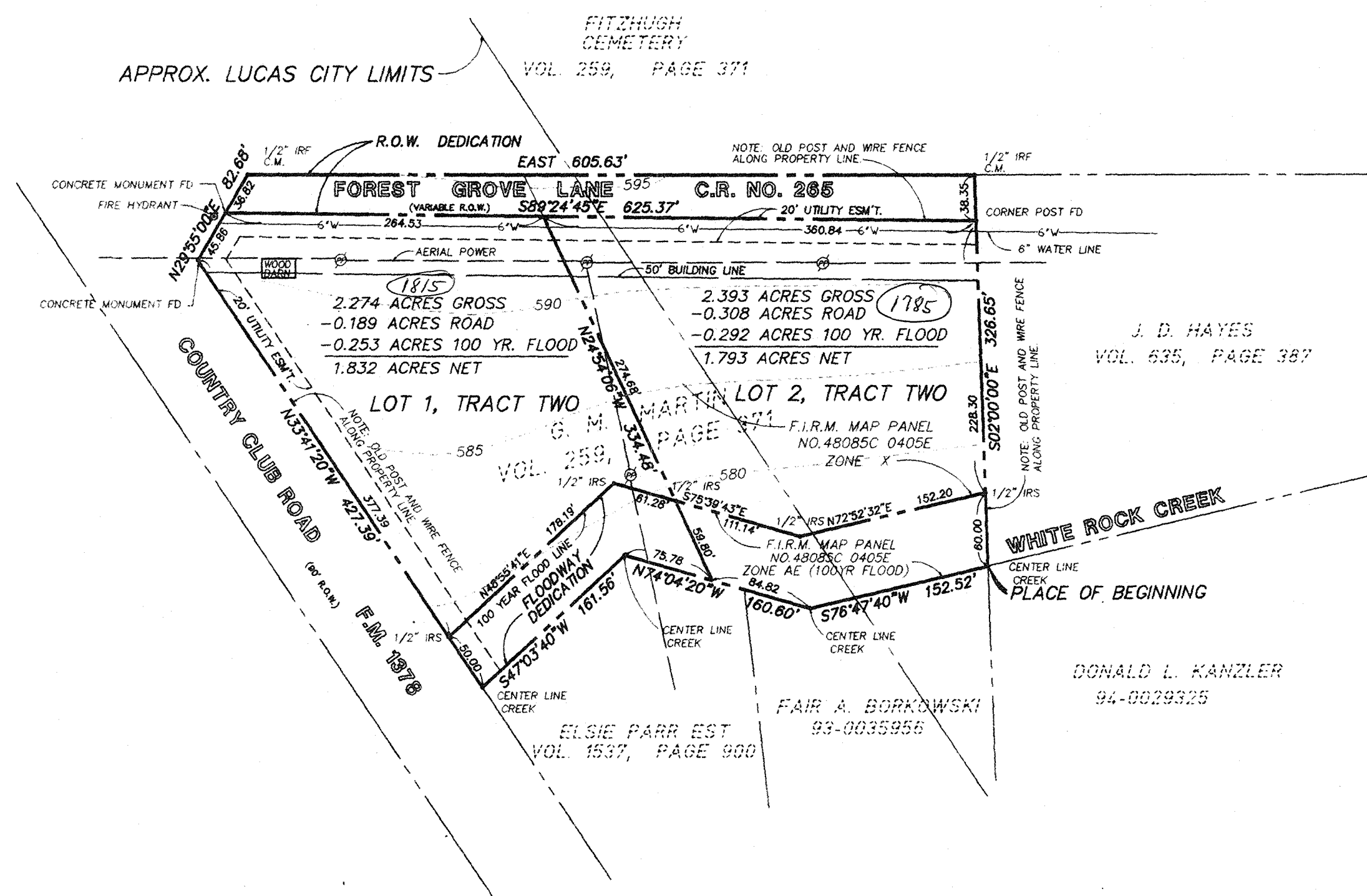
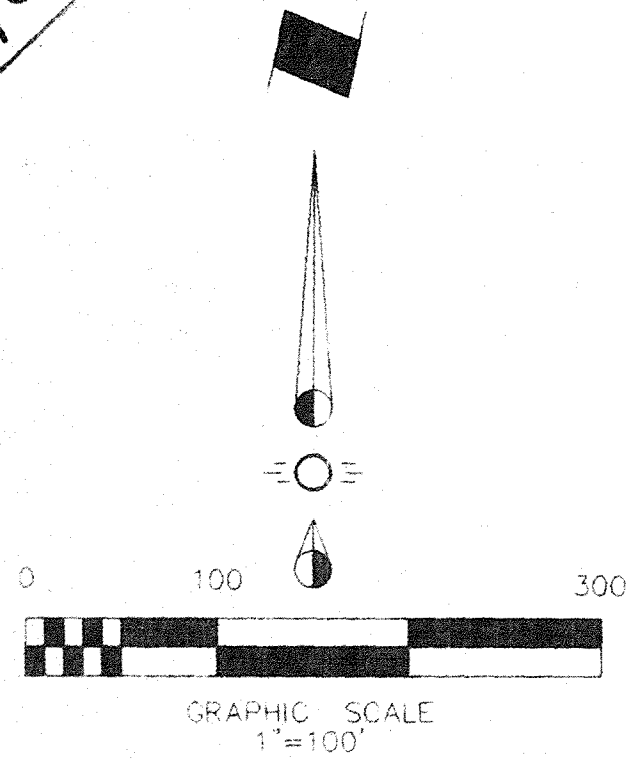


FINAL PLAT
**FOREST GROVE
ADDITION**
SITUATED IN THE
GABRIEL FITZHUGH SURVEY
ABSTRACT No. 318
CITY OF LUCAS
COLLIN COUNTY, TEXAS



Sparr Surveys
803 E. Main Street, Suite C
P.O. Box 1270
Allen, Texas 75013-1270
972/390-9936

4018



BENCH MARK:
F.I.R.M. MAP PANEL NO. 48085C 0405E
RM 133 - "C" CUT ON NORTHEAST
HEADWALL OF BRIDGE.
ELEVATION 590.08

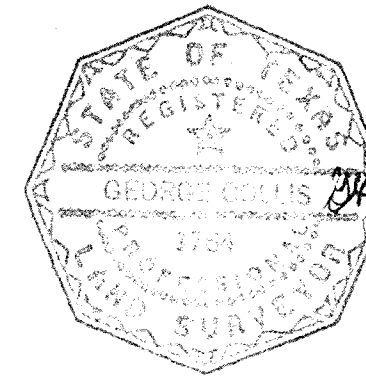
NOTE RESTRICTIONS:

1. WOOD BARN ON LOT 1 TO BE REMOVED PRIOR TO CONSTRUCTION ON LOT 1 TO BE FINALIZED
2. PRESERVE AS MANY TREES ON LOTS 1 & 2 AS POSSIBLE DURING CONSTRUCTION

General Notes:

CM DENOTES CONTROLLING MONUMENT
According to F.E.M.A. Flood Insurance Rate Map Number: 48085C 0405E E, dated April 2, 1991, this property is in the following ZONES:
ZONE AE (special flood hazard areas inundated by 100-year flood--base flood elevations determined)
ZONE X (areas outside 100-year flood hazard)

PROPOSED ZONING R - 1.5



SURVEYOR'S CERTIFICATE

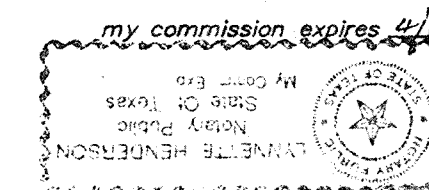
KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE COLLIS, REGISTERED PROFESSIONAL SURVEYOR, do hereby certify that I have prepared this plat from an actual survey of the land. All lines and dimensions are as shown. All monuments shown hereon actually exist and their location, size and material are correctly shown.

George Collis
GEORGE COLLIS, R.P.S. # 1764
State of Texas

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared George Collis and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this 14th day of September, 1994.



Recommended for Approval:

Orlando DeBelle
Chairman, Planning and Zoning Commission
City of Lucas, Texas

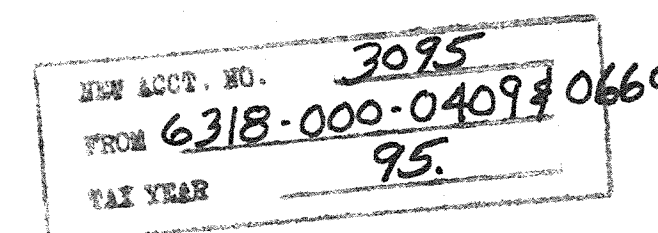
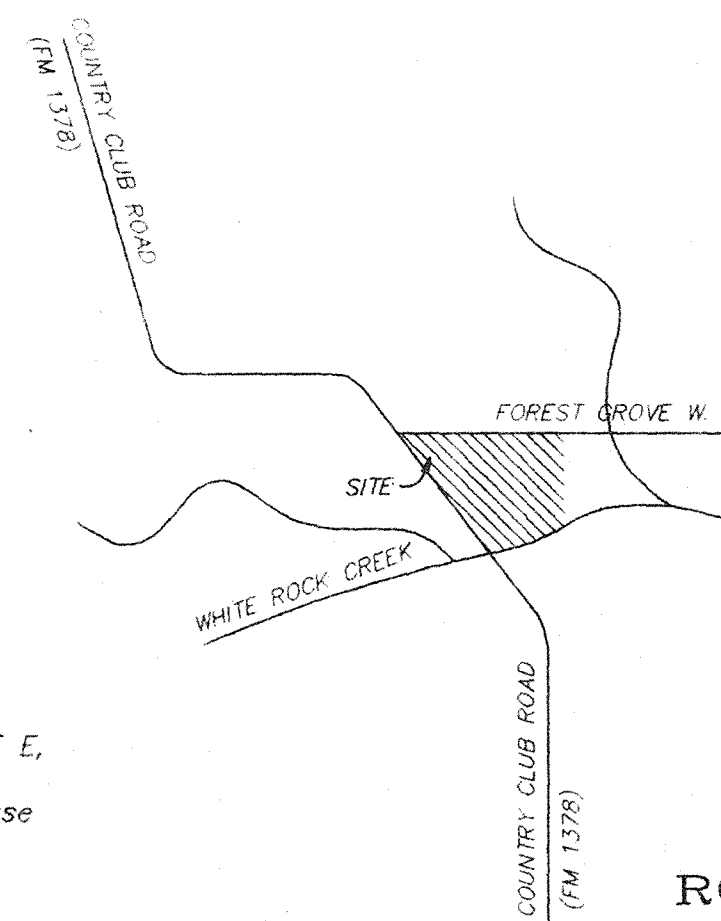
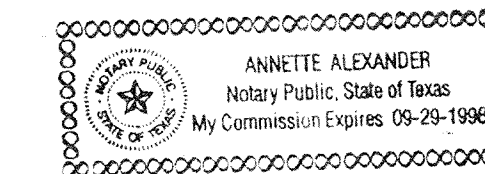
Approved for Construction:

Greg H. Shipman
Mayor, City of Lucas, Texas

The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing plat of the FOREST GROVE PLACE Subdivision or Addition to the City of Lucas was submitted to the City Council on the _____ day of _____, 1994 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 _____ day of _____, A.D., 1994.

City Secretary
City of Lucas, Texas



FINAL PLAT FOREST GROVE PLACE AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNERS
RONALD P. SHIPMAN
2485 COUNTRY CLUB ROAD
ALLEN, TEXAS 75002 (214) 562-0300

GARY D. SHIPMAN
131 HIDE AWAY LANE EAST
LINDALE, TEXAS 75771 (903) 882-8088

SURVEYOR
GEORGE COLLIS LAND SURVEYORS
650 OLD FRISCO ROAD
FAIRVIEW, TEXAS 75069
(214) 548-8101

SCALE: 1"=100'

VAI JOB NO. 435-2

DATE: JULY 21, 1994

F:\COLLIS\435-2\PLAT
RTS A-11-94

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TEXAS

WHEREAS WE, RONALD P. SHIPMAN and GARY D. SHIPMAN are the OWNER'S of a tract of land situated in the City of Lucas, Collin County, Texas and being more fully described as follows:

SITUATED in Collin County, Texas in the Gabriel Fitzhugh Survey, Abstract No. 318 and being a survey of the east portion of a 8.79 acre tract as described in a Deed from L.C. Funderburg and wife, Hallie Funderburg, to G.M. Martin dated Jan. 12, 1926 and recorded in Volume 259 Page 371 of the Deed Records of Collin County, Texas and being more fully described as follows:

BEGINNING at the southeast corner of said 8.79 acre tract and in the center line of White Rock Creek;

THENCE upstream with the centerline of White Rock Creek as follows:

South 76 Degrees 47 Minutes 40 Seconds West a distance of 152.52 feet;

North 74 Degrees 04 Minutes 20 Seconds West a distance of 160.60 feet;

South 47 Degrees 03 Minutes 40 Seconds West a distance of 161.56 feet to a point in the East right of way line of F.M. 1378;

THENCE North 33 Degrees 41 Minutes 20 Seconds West with the east right of way line of F.M. 1378, passing the north bank of White Rock Creek and a 1/2" iron rod found at a fence corner at 50.00 feet, a total distance of 427.39 feet a concrete highway marker;

THENCE North 29 Degrees 55 Minutes 00 Seconds East, passing a concrete highway marker and fence corner at 45.86 feet, a total distance of 82.68 feet a 1/2" iron rod set in the north line of said 8.79 acre tract and the south line of the Fitzhugh Cemetery;

THENCE East with the north line of said 8.79 acre tract and the south line of the Fitzhugh Cemetery a distance of 805.63 feet to a 1/2" iron rod set for the northeast corner of said 8.79 acre tract and this tract;

THENCE South 02 Degrees 00 Minutes 00 Seconds East with the east line of said 8.79 acre tract, passing a fence corner at 38.35 feet, passing a 1/2" iron rod at a fence corner at 256.74 feet, and passing the north bank of White Rock Creek at 266.65 feet, for a total distance of 326.65 feet to the PLACE OF BEGINNING and containing 4.667 acres of land, of which 0.487 is located in Forest Grove Lane (County Road No. 265) and 0.545 acres is in the bed of White Rock Creek.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS WE, RONALD P. SHIPMAN and GARY D. SHIPMAN being the OWNER'S do hereby adopt this plat designating the hereinabove described property as FOREST GROVE PLACE, an Addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the strip of land for street right of way purposes as shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and to keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purposes of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility company.

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

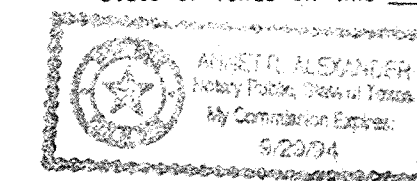
WITNESS my hand this _____ day of _____, 1994.

RONALD P. SHIPMAN

WITNESS my hand this _____ day of _____, 1994.

GARY D. SHIPMAN

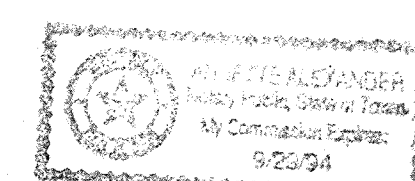
Subscribed and sworn to before me a Notary public in and for the State of Texas on this _____ day of _____, 1994.



NOTARY PUBLIC

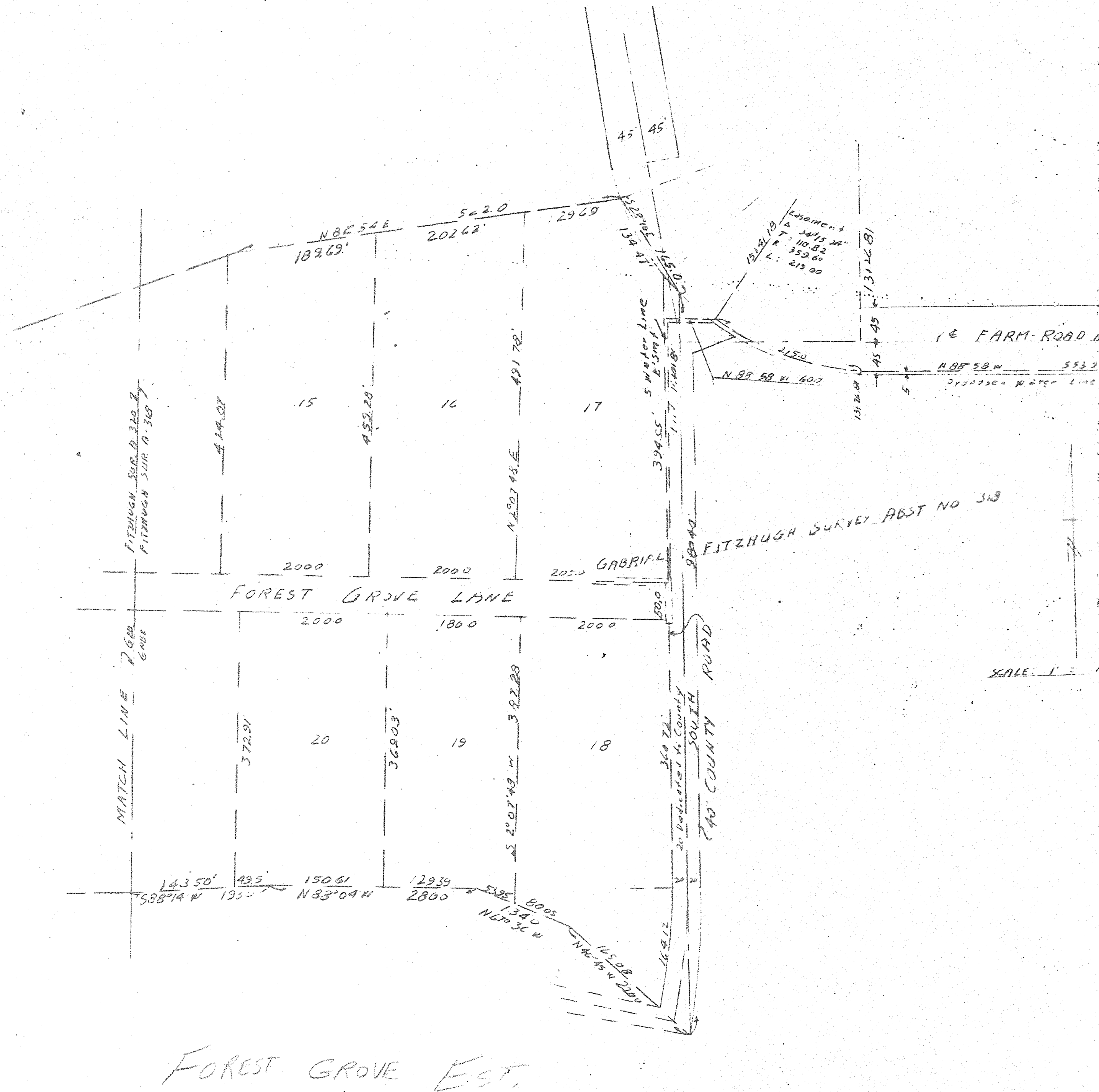
my commission expires _____

Subscribed and sworn to before me a Notary public in and for the State of Texas on this _____ day of _____, 1994.



NOTARY PUBLIC

my commission expires _____



STATE OF TEXAS:
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS, Collin County Joint Venture is the owner of a certain lot, tract or parcel of land situated in Collin County, Texas, a part of the Geo. Fitzhugh Survey, Abstract No. 320 and the Gabriel Fitzhugh Survey, Abstract No. 318 and being all that certain tract conveyed to Collin County Joint Venture, from Orena Kidd, a widow, by deed dated October 5, 1970 and filed for record October 10, 1970 under the County Clerks File No. 11137, of the Deed Records of Collin County, Texas, and being described more particularly as follows to-wit:

BEGINNING at an iron pipe at the northwest corner of the said tract;
THENCE S88°59'E with an established fence line and hedge row along the north line of the said tract a distance of 1286.0 feet to an iron stake at the most northerly northeast corner of the said tract;
THENCE in a southerly and easterly direction with an established fence line along the north line of the said tract as follows: S01°00'E, 376.0 feet to a post; N89°54'E, 490.6 feet to a post; S80°33'E, 338.66 feet to an iron stake; S1°05'04"W, 308.56 feet to a post; S75°16'02"E, 162.65 feet to a post; N83°31'36"E, 107.35 feet to a post; N72°49'25"E, 151.74 feet to a stake; N71°14'06"E, 258.96 feet and N83°45'44"E, 513.91 feet to an iron stake in the west right-of-way line of F.M. Highway No. 1378;
THENCE in a southerly direction with the west right-of-way line of the said Highway, S30°42'50"E (chord bearing) a distance of 166.82 feet to an iron stake in the east line of the said tract; said stake being in the center line of a public road;
THENCE South with the east line of the said tract, a distance of 980.4 feet to a corner post at the southeast corner of the said tract;
THENCE in a westerly direction with an established fence line along the south line of the said tract as follows: N46°45'W, 220.0 feet to a post; N67°36'W, 134.0 feet to a stake; N88°04'W, 280.0 feet to a stake; S88°14'W, 193.0 feet to an iron stake; N89°57'W, 1232.0 feet to an iron stake; and N88°23'W, 1378.0 feet to an iron stake in the southwest corner of the said tract;
THENCE N0°18'W, with an established fence line and hedge row along the west line of the said tract, a distance of 1143.0 feet to a stake;
THENCE N1°45'45"E, with an established fence line and hedge row along the west line of the said tract, a distance of 345.40 feet to the place of BEGINNING, containing 89.80 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Collin County Joint Venture, does hereby adopt this plat designating the hereinabove described property as FOREST GROVE ESTATES, and does hereby dedicate to the public use forever the streets shown hereon, the easements shown are hereby reserved for the purposes as indicated.
WITNESS MY HAND AT PLANO, TEXAS, this 10th day of MARCH, 1978.

COLLIN COUNTY JOINT VENTURE
Jack C. Parsons
Jack C. Parsons - President

STATE OF TEXAS,
COUNTY OF COLLIN:

Before me, the undersigned, Notary Public in, and for said County and State, on this day personally appeared Jack C. Parsons, President of Collin County Joint Venture, 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 purposes and consideration therein expressed.

10th day of MARCH 1978
W. A. [Signature]
Notary Public in and for
Collin County, Texas

SURVEYORS CERTIFICATE

I, the undersigned, Notary Public in, and for said County and State, on this day personally appeared Jack C. Parsons, President of Collin County Joint Venture, 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 purposes and consideration therein expressed.

Jack M. [Signature]
Registered Public Surveyor

STATE OF TEXAS,
COUNTY OF COLLIN:

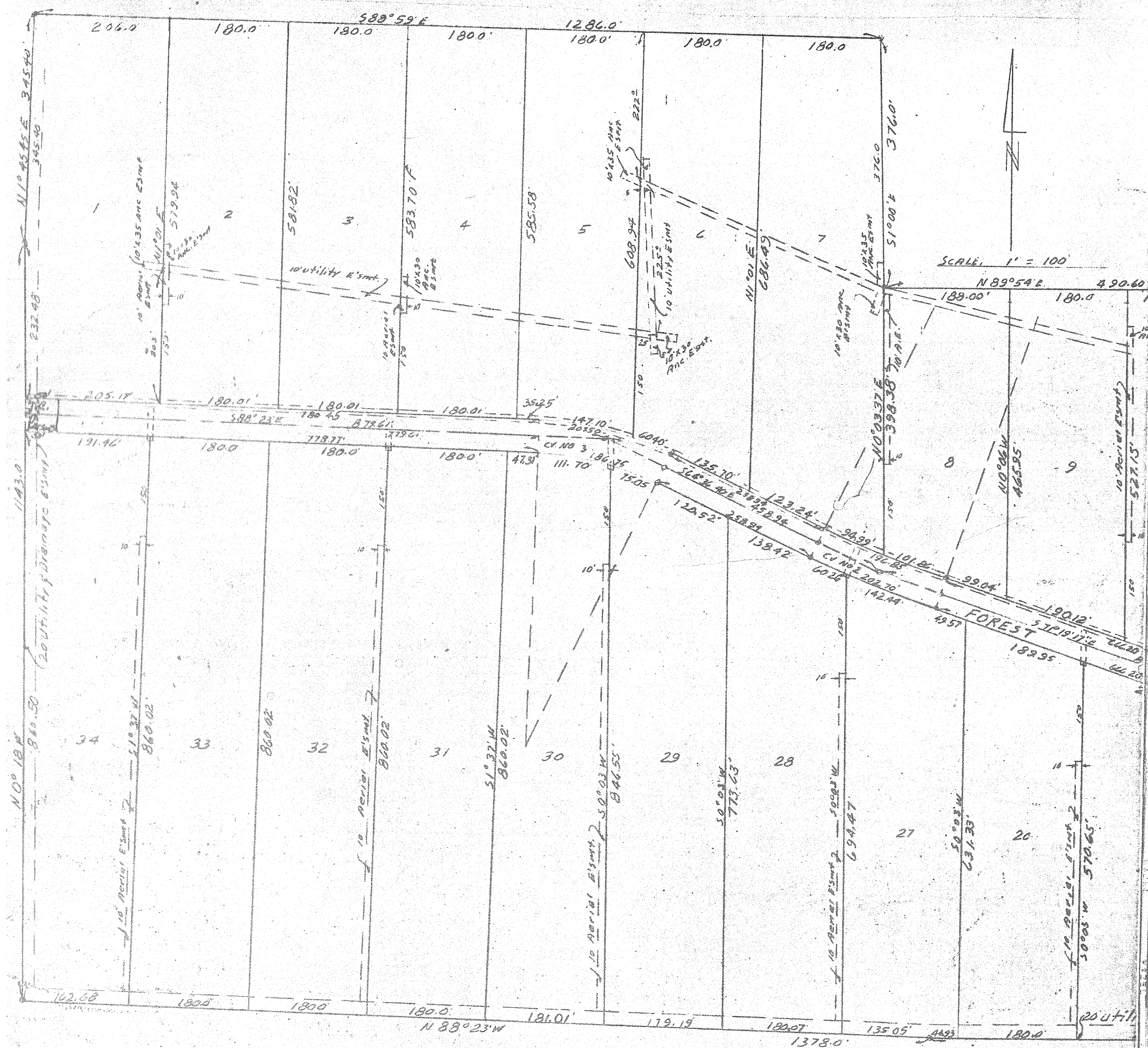
Before me, the undersigned, Notary Public in, and for said County and State, on this day personally appeared Jack M. [Signature], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 10th day of

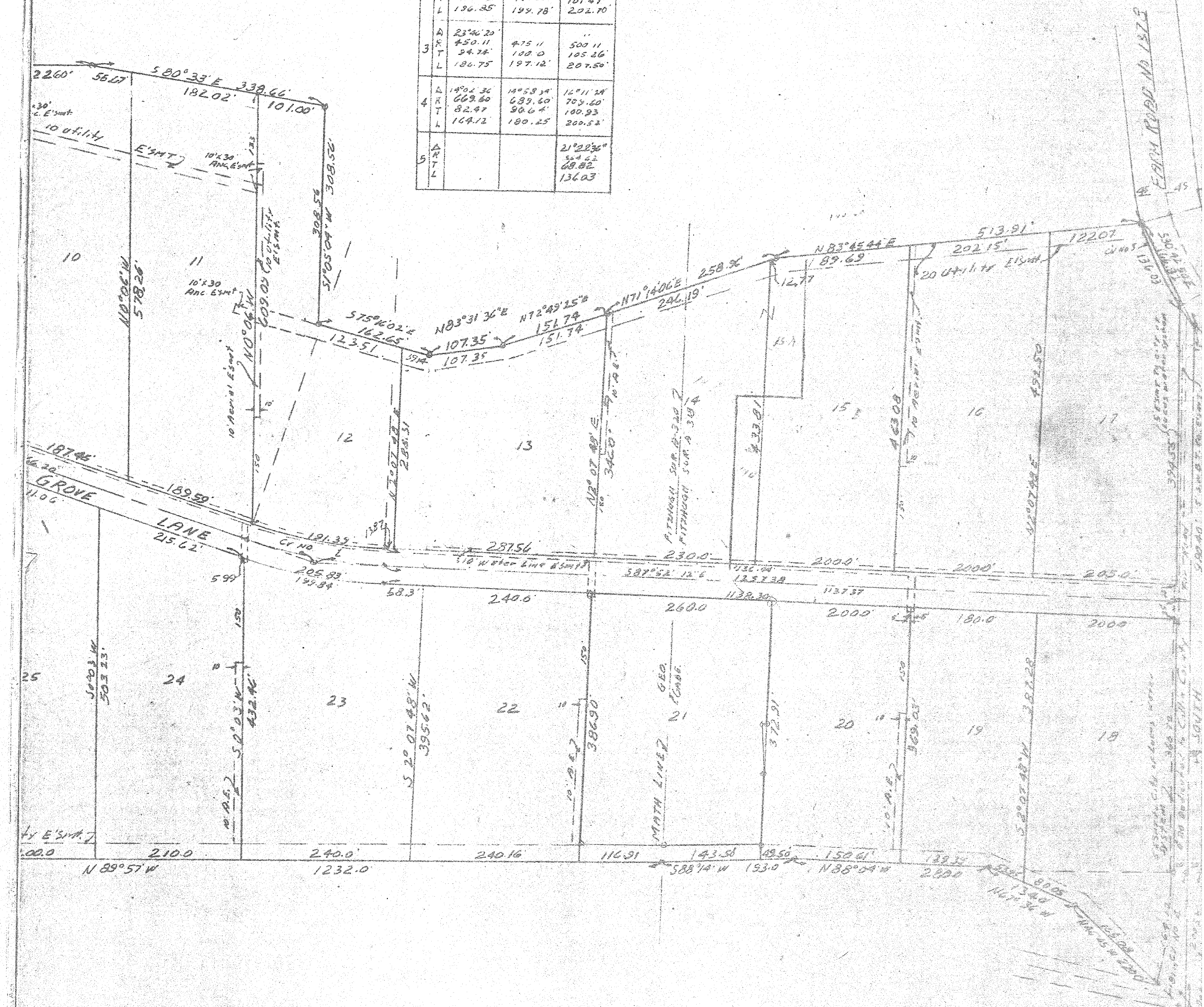
W. A. [Signature]
Notary Public in and for
Collin County, Texas

Not In City - Information Only

FOREST GROVE ESTATES
GABRIEL FITZHUGH SURVEY, ABST NO 318
GEORGE FITZHUGH SURVEY, ABST NO 320



FOREST GROVE EST.



FOREST GROVE ESTATES
GABRIEL FITZHUGH SURVEY, ABST NO 318
GEORGE FITZHUGH SURVEY ABST NO 320
COLLIN COUNTY, TEXAS
JACK W. ROONE - SURVEYOR
701 15TH STREET PLANO, TEXAS
DECEMBER, 1970
IAN MAR DEVELOPMENT CO.,
SHEET 1