

CIVIL CONSTRUCTION PLANS for PAVING, WATER & DRAINAGE of FOREST CREEK ESTATES

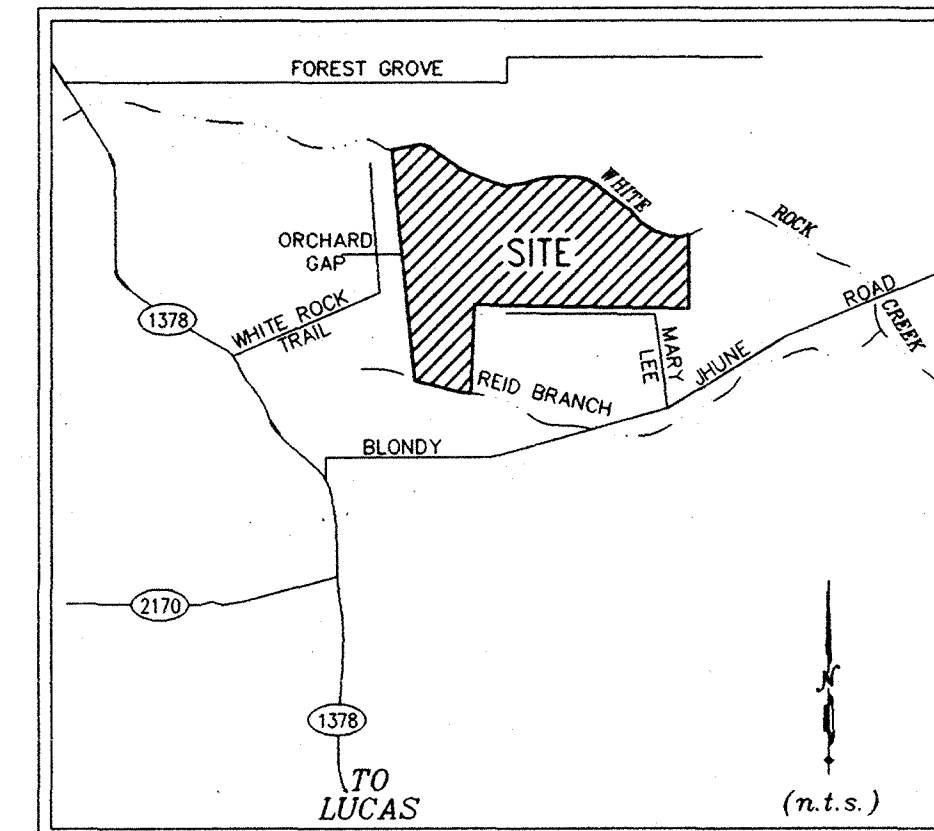
JOHN P. KIRBY SURVEY, ABSTRACT No. 506

PROJECT DIRECTORY

CITY OF LUCAS
151 COUNTRY CLUB DRIVE
LUCAS, TEXAS 75002
(972) 442-5562

CLIENT:
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAH0, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

GRAYSON-COLLIN ELECTRIC
P.O. BOX 548
VAN ALSTYNE, TEXAS 75495
(903) 482-5231



VICINITY MAP
MAPSCO PAGE 462-W,562-B

WHITE ROCK TRAIL IN LUCAS, TEXAS

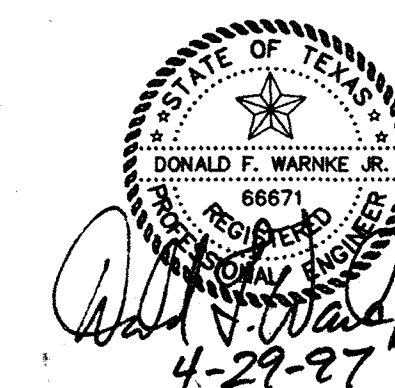
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AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "AS BUILT." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

Winkelmann & Associates, Inc. 11/17/97
DATE



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
12800 HILLCREST ROAD, SUITE 200 (972) 490-7090
DALLAS, TEXAS 75230 FAX (972) 490-7099

DATE: 4/24/97

WAI NO. 23401.01(10)

Scale : 1"=100'	Date : 4/24/97
Designed By : W & A	
Drawn By : S.J.S.	
Checked By : W & A	
File : 2340IPLT.DWG	
Project No. : 2340I.02 (54)	

<p align="center">FINAL PLAT FOREST CREEK ESTATES</p>
<p align="center">151.459 ACRES CITY OF LUCAS, COLLIN COUNTY, TEXAS</p>

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS United Standard Realty Mortgage Corporation is the owner of a tract of land situated in the JOHN KERBY SURVEY, Abstract No. 506, Collin County, Texas and being all of the land described in a deed to Mary Lee Abright as recorded in Volume 2904, Page 700 of the Deed Records of Collin County Texas and being more particularly described as follows:

BEGINNING at a point in the center of WHITE ROCK CREEK, said point being the most easterly northeast corner of Lot 13, Block A, of WHITE ROCK CREEK ESTATES, an addition to the City of Lucas according to the plat recorded in Cabinet F, Page 510 of the Plat Records of Collin County, Texas (PRCCT);

THENCE along the meandering center line of said WHITE ROCK CREEK and along the southerly line of a tract of land described in a deed to Abbie Lou Meaders as recorded in Volume 2296, Page 672 DRCCT, Tract 2 as described in a deed recorded in Volume 1360, Page 129 DRCCT, COLEEN ADDITION, an addition to the City of Lucas according to the plat recorded in Cabinet G, Page 180 PRCCT, a tract of land described in a deed to Donnie Roberts as recorded in Volume 1117, Page 463 DRCCT, a tract of land described in a deed to A. Hooper as recorded in Volume 987, Page 523 DRCCT, a tract of land described in a deed to Louis Hofer as recorded in Volume 1113, Page 313 DRCCT, and a tract of land described in a deed to M. E. Spurgin as recorded in Volume 192, Page 446 DRCCT respectively as follows:

South 78°58'45" East, a distance of 142.62 feet to a point;
South 88°51'54" East, a distance of 55.00 feet to a point;
North 50°36'06" East, a distance of 300.00 feet to a point;
South 79°12'54" East, a distance of 137.00 feet to a point;
South 23°51'54" East, a distance of 76.00 feet to a point;
South 00°26'06" West, a distance of 133.11 feet to a point;
South 48°07'54" East, a distance of 181.10 feet to a point;
South 68°23'54" East, a distance of 299.50 feet to a point;
South 49°44'54" East, a distance of 255.00 feet to a point;
South 89°33'54" East, a distance of 263.00 feet to a point;
South 70°09'54" East, a distance of 179.00 feet to a point;
North 21°53'06" East, a distance of 150.00 feet to a point;
North 89°48'06" East, a distance of 297.00 feet to a point;
North 59°48'06" East, a distance of 285.00 feet to a point;
South 69°22'54" East, a distance of 417.00 feet to a point;
South 47°05'54" East, a distance of 116.60 feet to a point;
South 49°25'47" East, a distance of 336.75 feet to a point;
South 16°16'54" East, a distance of 245.00 feet to a point;
South 52°31'54" East, a distance of 130.00 feet to a point;
South 76°46'54" East, a distance of 425.00 feet to a point;

North 77°58'06" East, a distance of 110.00 feet to a point for the most westerly northwest corner of Lot 3 of ROCK CREEK ACRES, an addition to the City of Lucas according to the plat recorded in Cabinet I, Page 5 (PRCCT);

THENCE along the westerly line of said Lot 3 as follows:

South 00°12'58" West, a distance of 257.27 feet to a 100d Nail found for corner;
South 00°22'10" West, a distance of 643.58 feet to a 1/2 inch iron rod found for the northwesterly corner of a tract of land described in a deed to Gary Michael Cox & JoAnne Cox recorded in cc# 93-0004733 of the Land Records of Collin County, Texas (LRCT) and the northeasterly corner of a tract of land described in a deed to Keith Lloyd Taylor as recorded in Volume 1331, Page 73 (DRCCT);

THENCE along the northerly line of said Keith Lloyd Taylor Tract, a tract of land described in a deed to Tom Lloyd Taylor recorded in cc# 95-0026649 LRCT, and a tract of land described in a deed to Jerry Don & Jamie Lin McRae as recorded in Volume 2295, Page 881 DRCCT respectively North 88°39'20" West, a distance of 2130.06 feet to a 1/2 inch iron rod set for the northwesterly corner of said McRae Tract and the northeasterly corner of Lot 2, of WILKINS ADDITION, an addition to the City of Lucas according to the plat recorded in Cabinet H, Page 130 PRCCT;

THENCE along the northerly line of said WILKINS ADDITION, North 88°45'40" West, a distance of 566.21 feet to a 1/2 inch iron rod set for corner;

THENCE along the westerly line of said WILKINS ADDITION and continuing along a tract of land described in a deed to Donald Buckley as recorded in Volume 1783, Page 776 DRCCT South 00°18'44" East, a distance of 502.40 feet to a 1/2 inch iron rod set for the northwesterly corner of a tract of land described in a deed to Robert T. Tanella as recorded in Volume 3285, Page 377 DRCCT;

THENCE along the westerly line of said Tanella Tract, South 00°29'31" West, a distance of 726.19 feet to a point for corner in the northerly line of a tract of land described in a deed to W. D. Hendricks as recorded in Volume 2481, Page 153 DRCCT and the meandering centerline of REID BRANCH;

THENCE along the meandering centerline of said REID BRANCH and the northerly line of said W. D. Hendricks Tract and continuing along the northerly line of a tract of land described in a deed to Edgar Hendricks as recorded in Volume 640, Page 476 DRCCT as follows:

South 88°28'51" West, a distance of 115.08 feet to a point;
North 61°15'40" West, a distance of 102.58 feet to a point;
South 81°53'08" West, a distance of 159.20 feet to a point;
North 58°06'52" West, a distance of 228.00 feet to a point;
South 88°53'08" West, a distance of 73.20 feet to a point;
North 35°26'58" West, a distance of 147.26 feet to a point;
South 83°47'57" West, a distance of 142.47 feet to a point;
North 47°06'52" West, a distance of 108.00 feet to a point;
North 84°06'52" West, a distance of 31.60 feet to a point for the most easterly southeast corner of said WHITE ROCK CREEK ESTATES;

THENCE along the easterly line of said WHITE ROCK CREEK ESTATES, North 00°20'29" East, a distance of 2818.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 151.459 acres or 6,597,549 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That United Standard Realty Mortgage Corporation, hereby adopt this plat designated the herein above described property as Forest Creek Estates, an addition to the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever for the purpose as indicated.

No building, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or part of the buildings, fence, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the fullright of egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing oil or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

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

WITNESSED MY HAND at Dallas, Texas this 12 day of MAY, 1997.

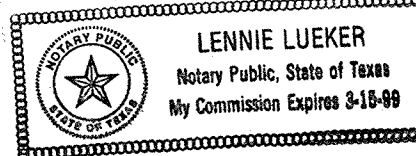
Frank Aaron
N/A
N/A

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared FRANK AARON, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of Nov., 1997.

Notary Public in and for the State of Texas
My Commission Expires: 3-15-99

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared FRANK AARON, 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 considerations therein expressed.

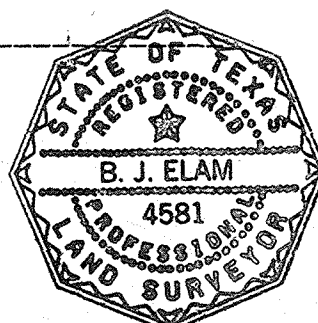
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of Nov., 1997.

Notary Public in and for the State of Texas
My Commission Expires: 3-15-99

KNOW ALL MEN BY THESE PRESENTS:

That I, B.J. Elam, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

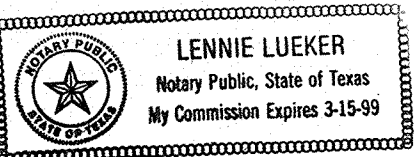
B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
12800 Wilcrest Road, Suite 200
Dallas, Texas 75230
(972) 460-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared B.J. Elam, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of Nov., 1997.

Notary Public in and for the State of Texas
My Commission Expires: 3-15-99



Recommended for Approval

John W. Welp 11/20/97
Chairman, Planning & Zoning Commission
City of Lucas, Texas

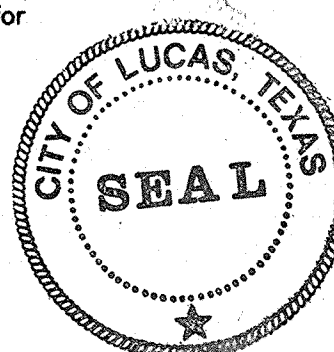
Approved For Construction

David Harvey 11-18-97
Mayor
City of Lucas, Texas

The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing final plat of the Forest Creek Estates Subdivision or Addition to the City of Lucas was submitted to the City Council on the 29 day of November, 1997, 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 29 day of November, 1997.

John W. Welp
City Secretary
City of Lucas, Texas



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1997/11/24
At 4:27P K 41
Number: 97- 0100332
Type : PL 46.00

FINAL PLAT
FOREST CREEK ESTATES
151.459 ACRES

FINAL PLAT
FOREST CREEK ESTATES
151.459 ACRES
CITY OF LUCAS, COLLIN COUNTY, TEXAS

SHEET
4
OF
4

JOHN W. KERBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

Scale : NONE Date : 4/24/97
Designed By : W & A
Drawn By : S.J.S.
Checked By : W & A
File : 2340PL1.DWG
Project No. : 2340102 (54)

Winkelmann
& Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
12800 WILCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(972) 460-7090
(972) 460-7091 FAX



AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

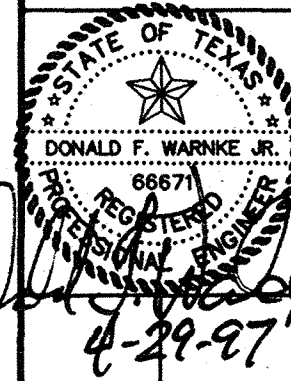
Winkelmann & Associates, Inc.

4/17/97

Scale : 1" = 200' Date : 4/24/97
Designed By : DFW
Drawn By : TIC
Checked By : DFW
File : 234-MAS1.DWG
Project No. : 23401.01

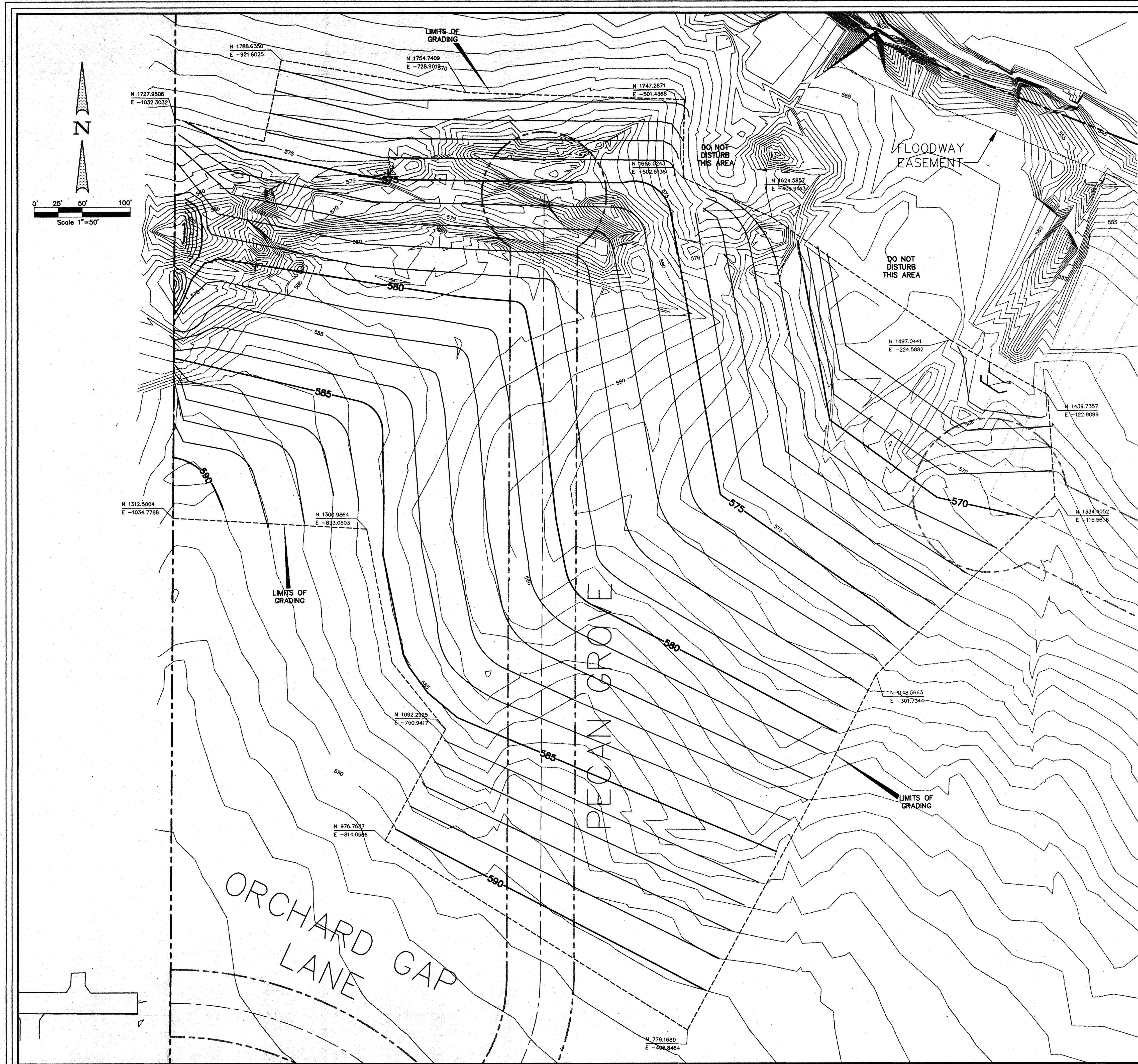
EXISTING CONDITIONS PLAN
FOREST CREEK ESTATES
CITY OF LUCAS, TEXAS

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
13200 MILLSIDE ROAD, SUITE 200
DALLAS, TEXAS 75244
(972) 442-7900
(972) 442-7900 FAX

SHEET
C-1



GENERAL NOTES

1. REMOVE TREES, TOP SOIL & DEBRIS FROM EXISTING GRAVEL PITS.
2. EXCAVATE TOP 2' OF SOIL FROM GRAVEL PIT.
3. ROUGH GRADE AREA SHOWN TO $\pm 0.20'$.
4. REFERENCE GEOTECHNICAL REPORT FROM GEE CONSULTANTS FOR COMPACTION REQUIREMENTS.

AS BUILT

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[Signature]
WINKELMANN & ASSOCIATES, INC.
DATE 4/17/97

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 12000 HILLCREST ROAD, SUITE 200 DALLAS, TEXAS 75230 (972) 462-1000 FAX (972) 462-1008	
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506 CITY OF LUCAS COLLIN COUNTY, TEXAS UNITED STANDARD REALTY MORTGAGE CORPORATION 718 WEST ARAPAHO, STE. 100 RICHARDSON, TEXAS 75080 (972) 783-8888	
MASS GRADING PLAN WEST GRAVEL PIT FOREST CREEK ESTATES	
Scale : 1" = 50'	Date : 4/24/97
Designed By : DFW	Drawn By : TIC
Checked By : DFW	File : 234-MASS.DWG
Project No. : 23401.01	
SHEET C-2	



GENERAL NOTES

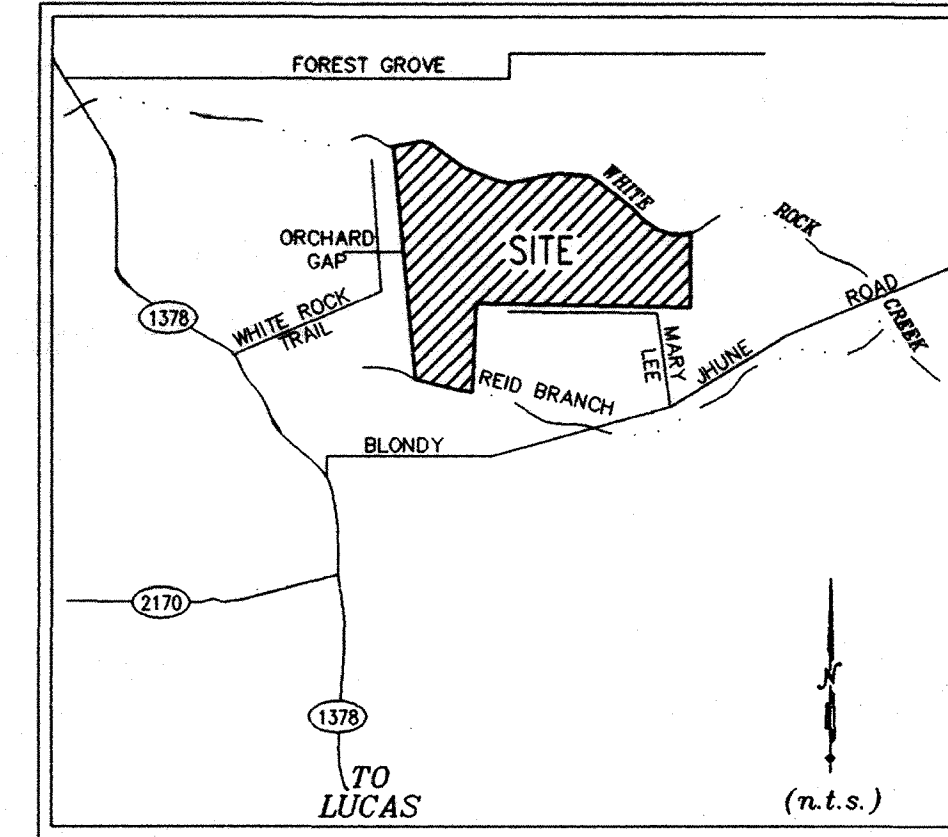
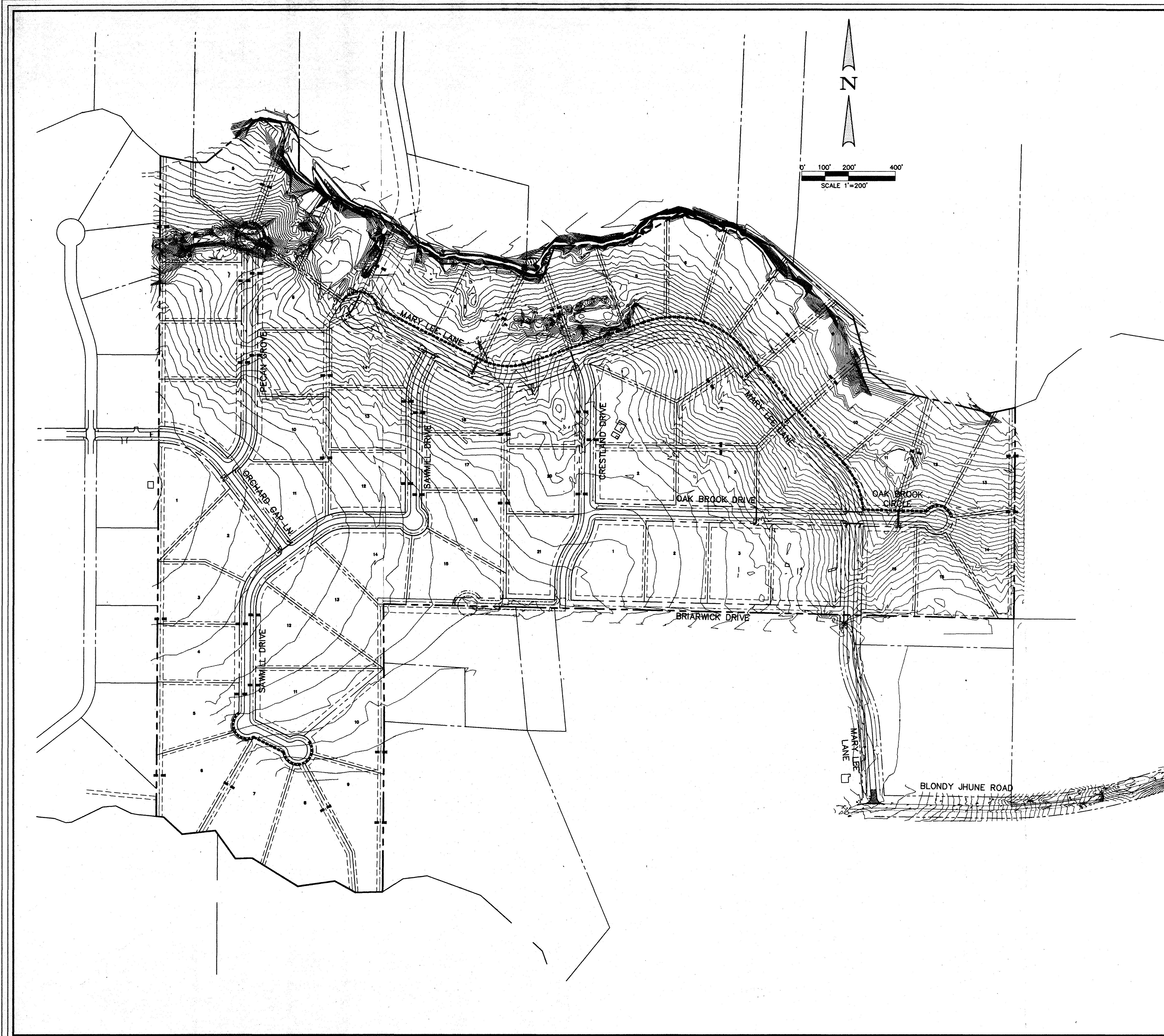
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Winkelmann & Associates, Inc. 11/7/97

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 1000 HILLCREST ROAD, SUITE 200 DALLAS, TEXAS 75201 (972) 482-2000 FAX (972) 482-2002	
STATE OF TEXAS COUNTY OF COLLIN I, <i>John W. Kirby</i> , Surveyor, do hereby certify that this is a true and correct copy of the original as filed in my office on <i>4-29-97</i> .	
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506 CITY OF LUCAS COLLIN COUNTY, TEXAS UNITED STANDARD REALTY MORTGAGE CORPORATION 718 WEST ARAPAHO, STE. 100 RICHARDSON, TEXAS 75080 (972) 763-8888	
MASS GRADING PLAN EAST GRAVEL PIT FOREST CREEK ESTATES	
Scale : 1" = 50'	Date : 4/24/97
Designed By : DFW	
Drawn By : TIC	
Checked By : DFW	
File : 234-MASS.DWG	
Project No. : 23401.01	
SHEET C-3	



VICINITY MAP
MAPSCO PAGE 462-W,562-B

LEGEND

- HEADWALL PROTECTION
- CHANNEL PROTECTION
- GENERAL EROSION PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

AS BUILT

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Will Walsh 11/7/97
WINKELMANN & ASSOCIATES, INC. DATE

NO.	DATE	REVISION	APPROV.
1	4/24/97		

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(972) 462-7000
(972) 462-7099 FAX

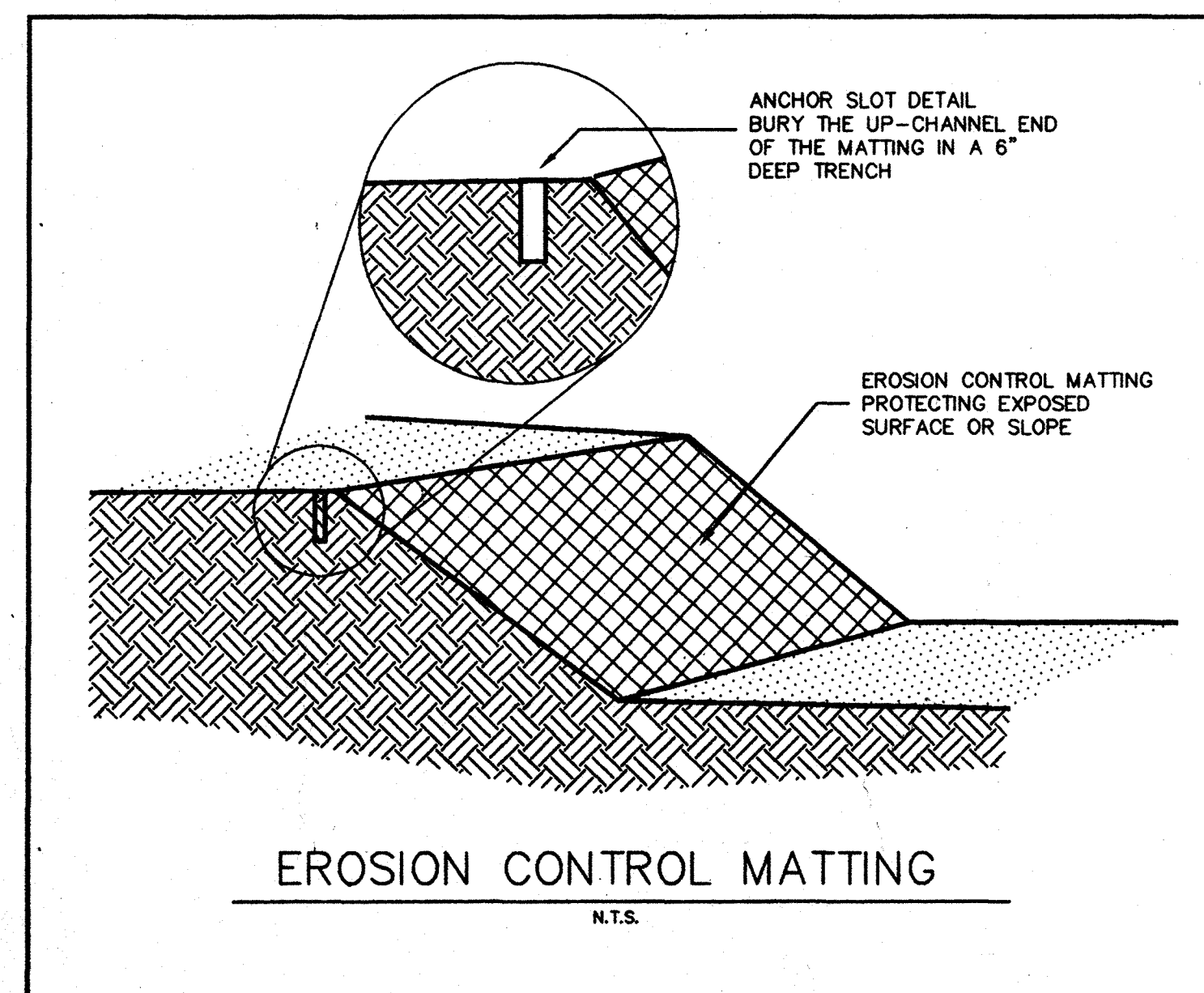
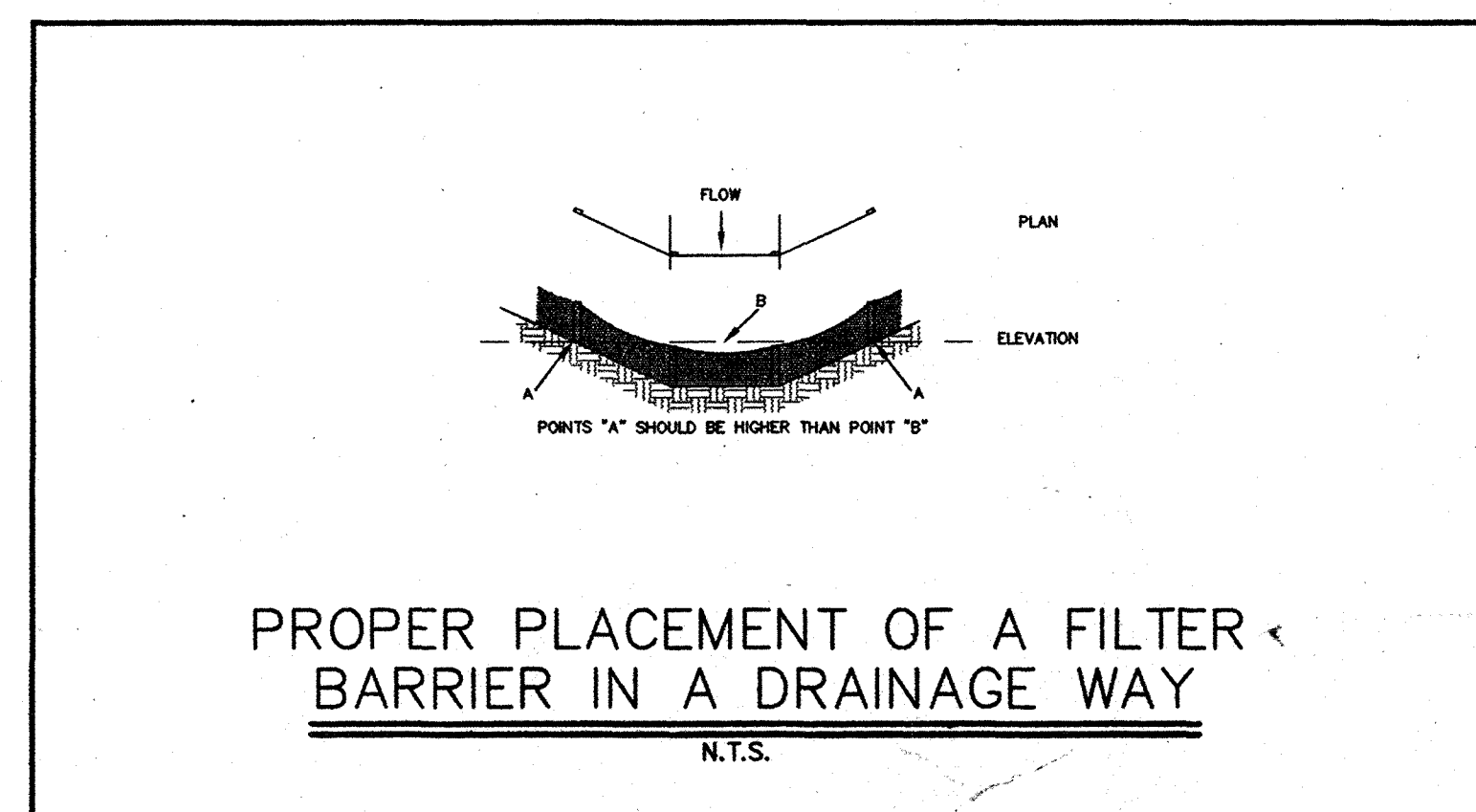
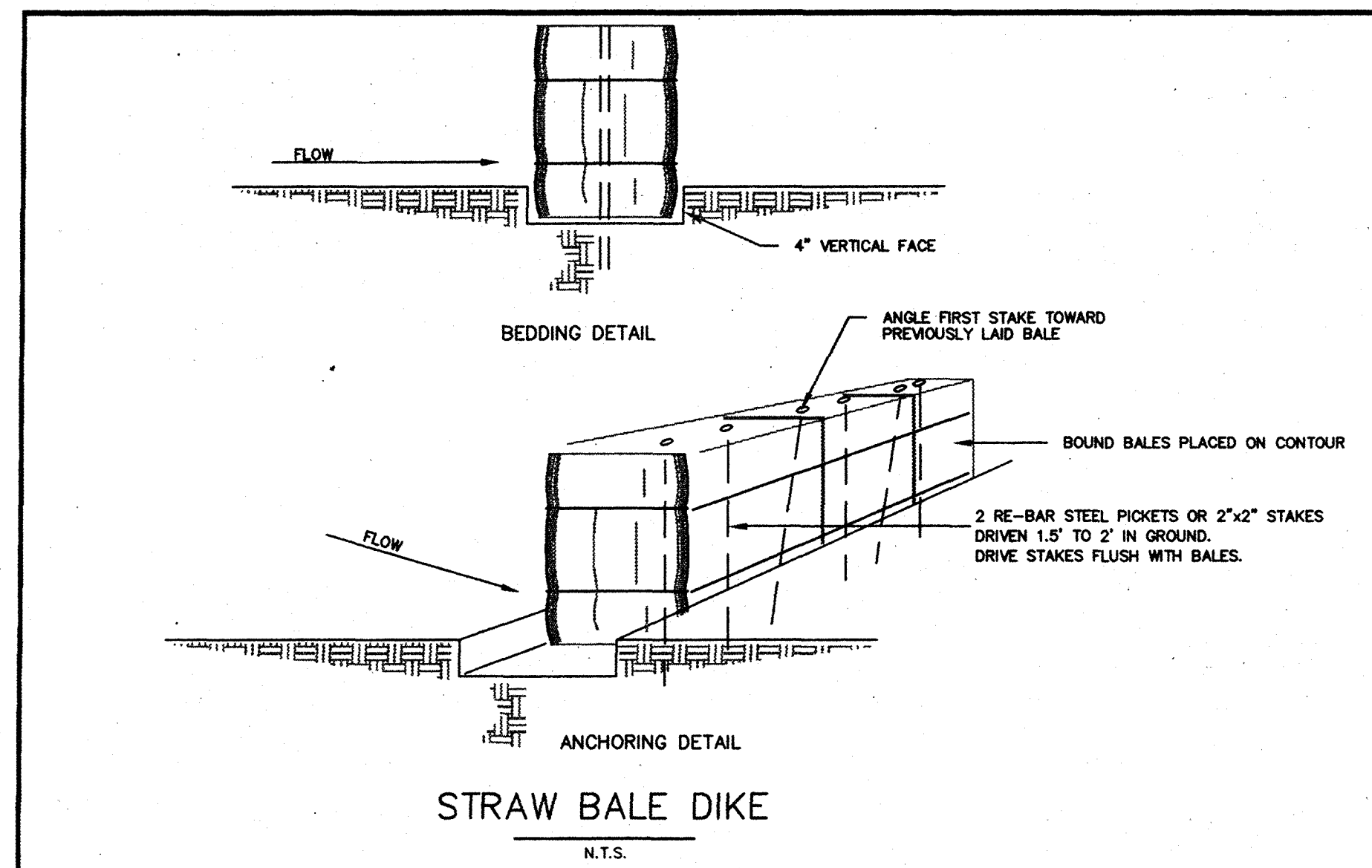
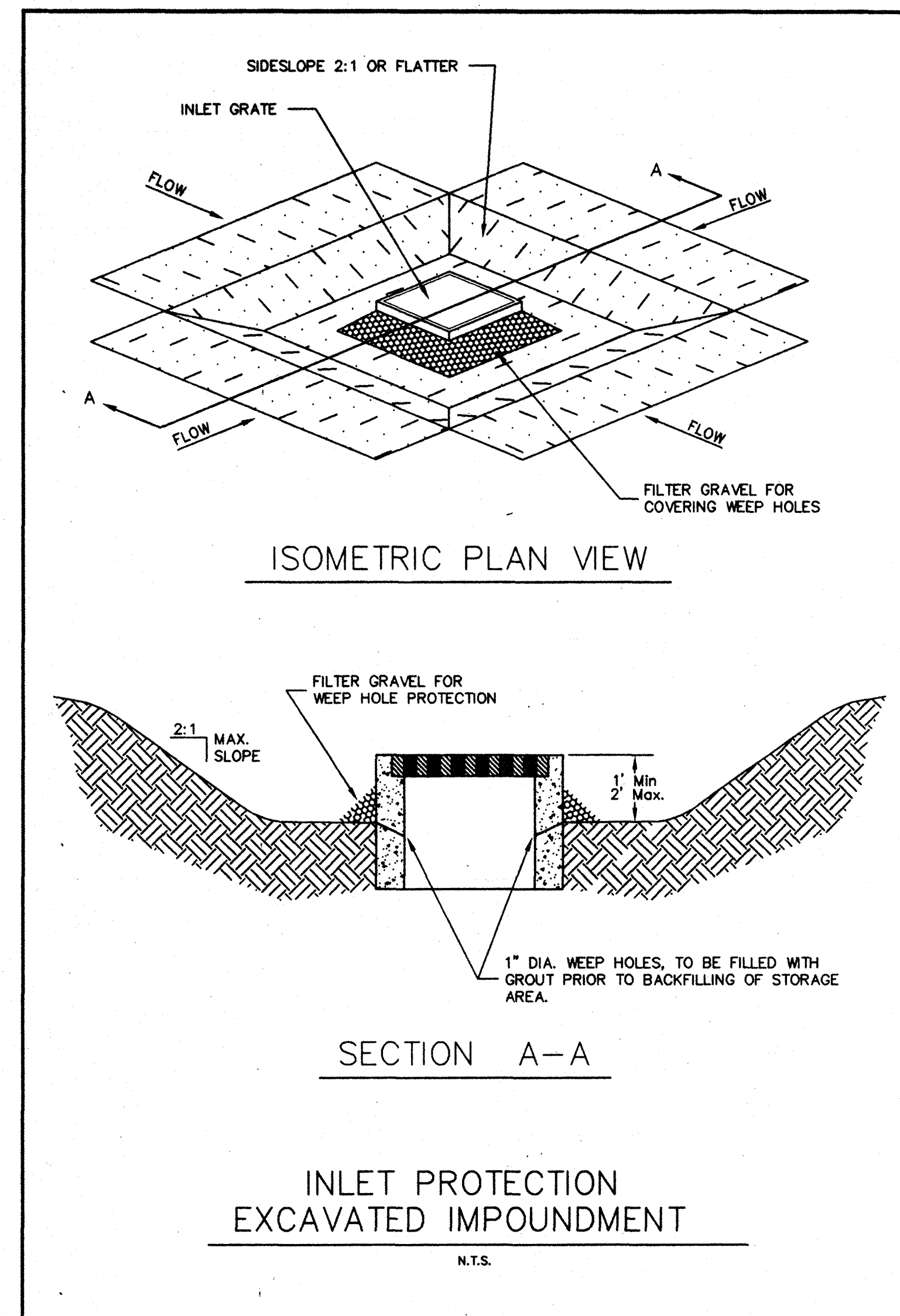
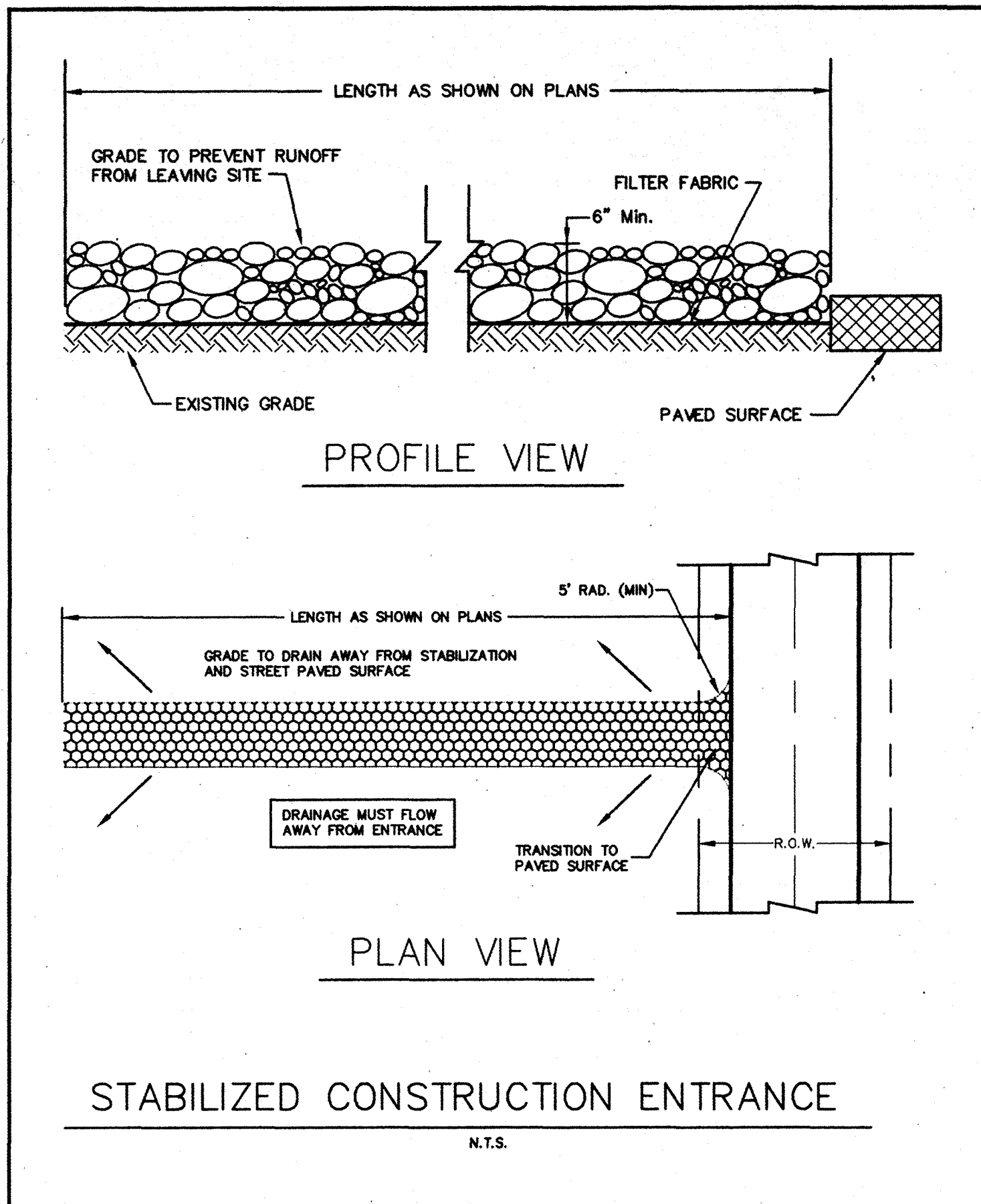
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS

UNITED STANDARD REALTY MORTGAGE CORPORATION
18 WEST MAPLE AVE., STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

EROSION CONTROL PLAN
FOREST CREEK ESTATES
CITY OF LUCAS, TEXAS

Scale : 1" = 200' Date : 4/24/97
Designed By : DFW
Drawn By : TVC
Checked By : DFW
File : 23401ERO.dwg
Project No. : 23401.01

SHEET
C-4



STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED:

- DRAINAGE AREA - LESS THAN TWO ACRES
- HEIGHT - 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
- MATERIAL - BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO UNRAVELING UNRAVELING.
- SUPPORT - STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

EROSION CONTROL GENERAL NOTES

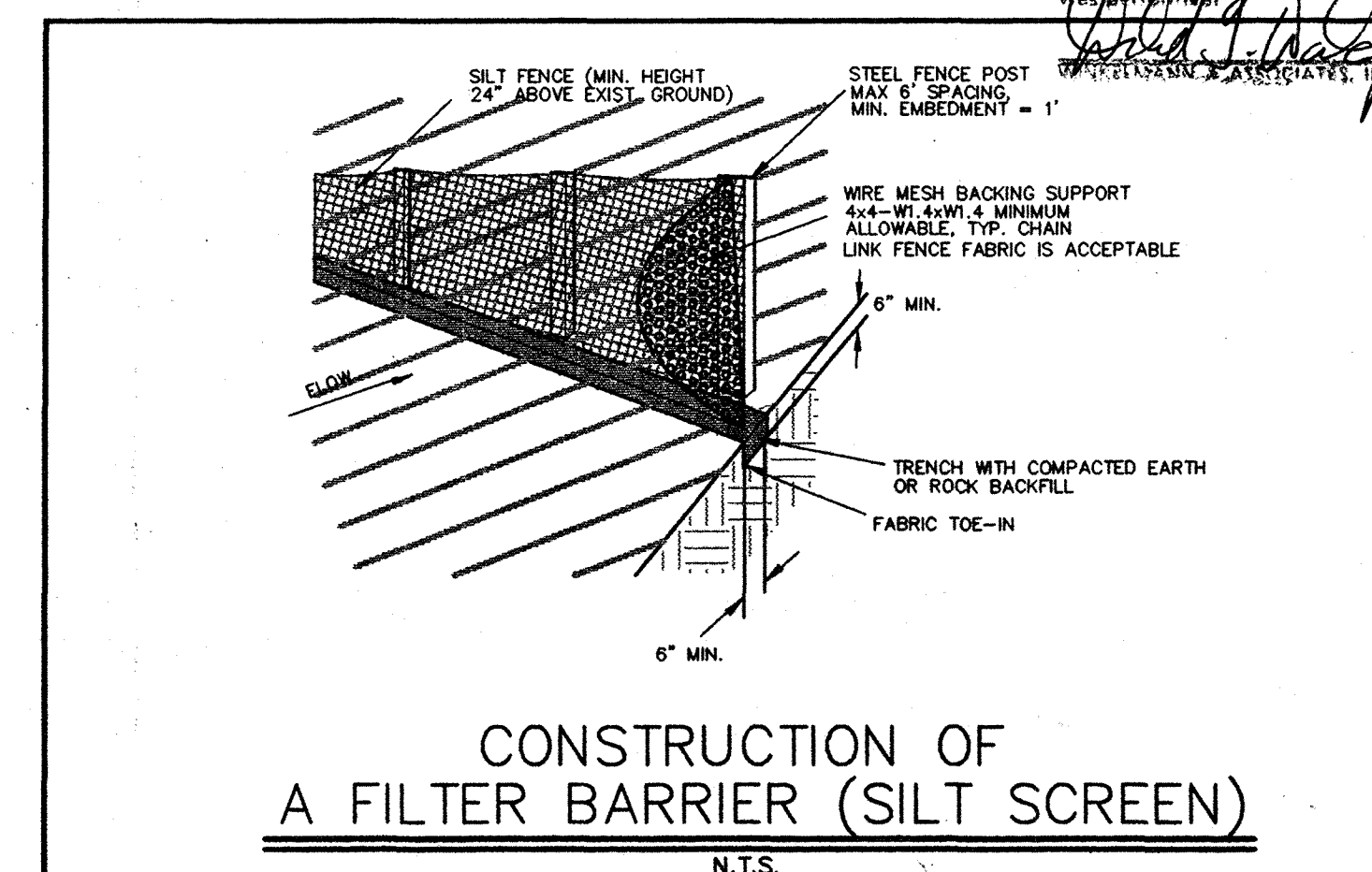
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
9. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY OF IRVING.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.

11. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, E.O.S. 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

AS BUILT



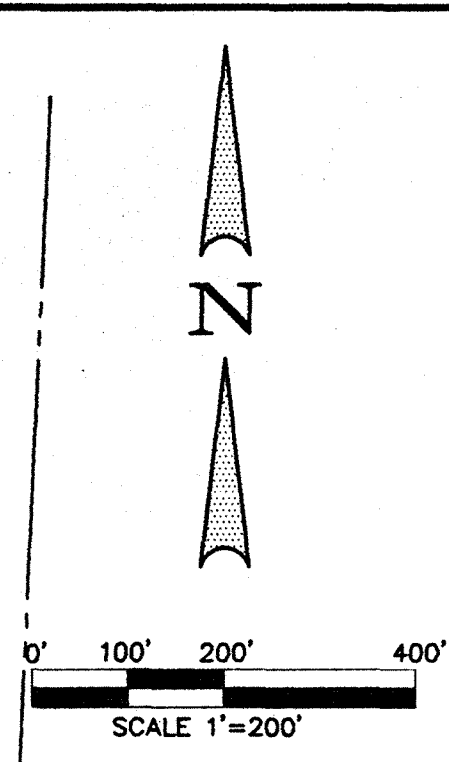
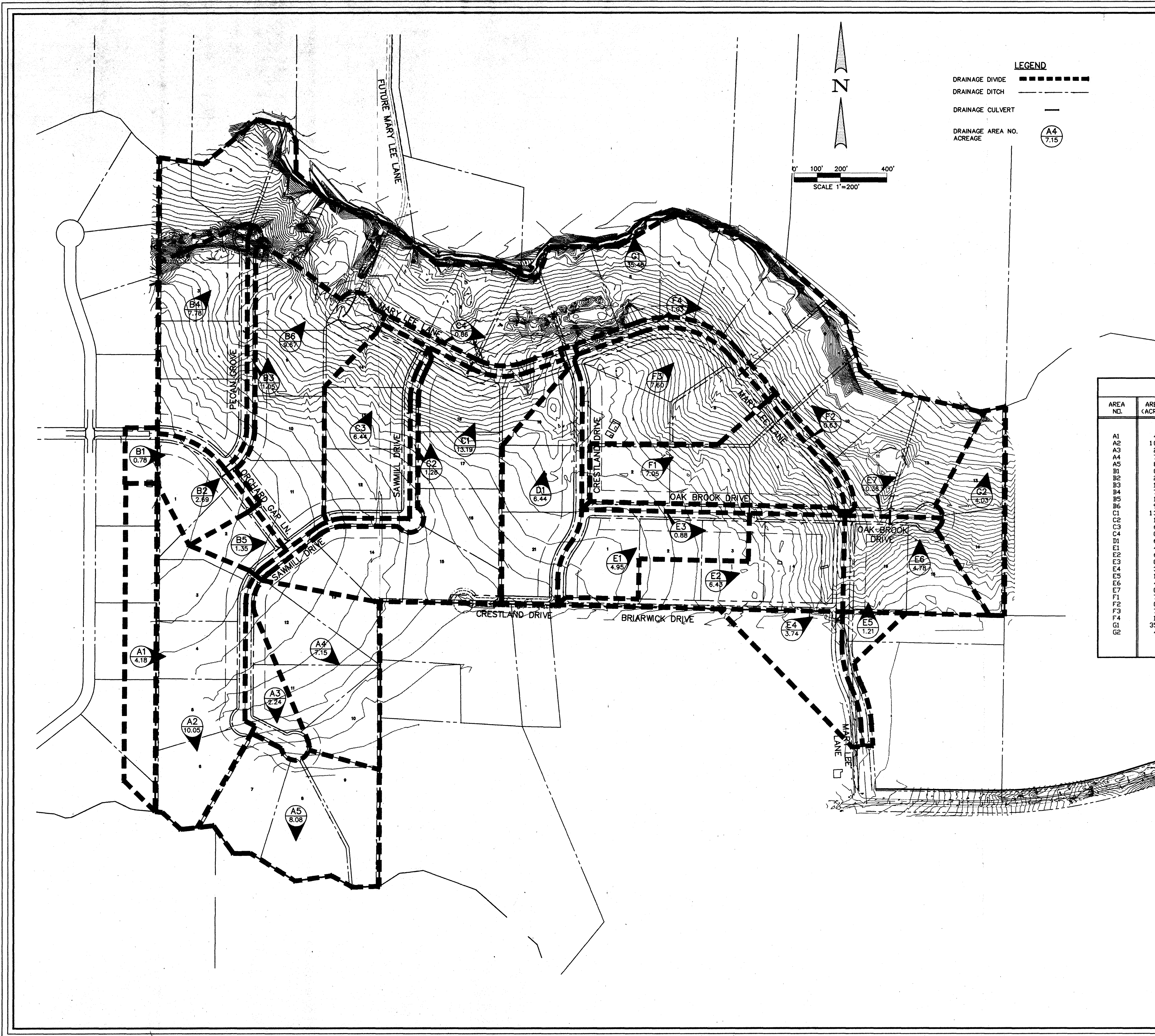
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 INDEPENDENT ROAD, SUITE 200
DALLAS, TEXAS 75244
(972) 485-7900
(972) 485-7900 FAX

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

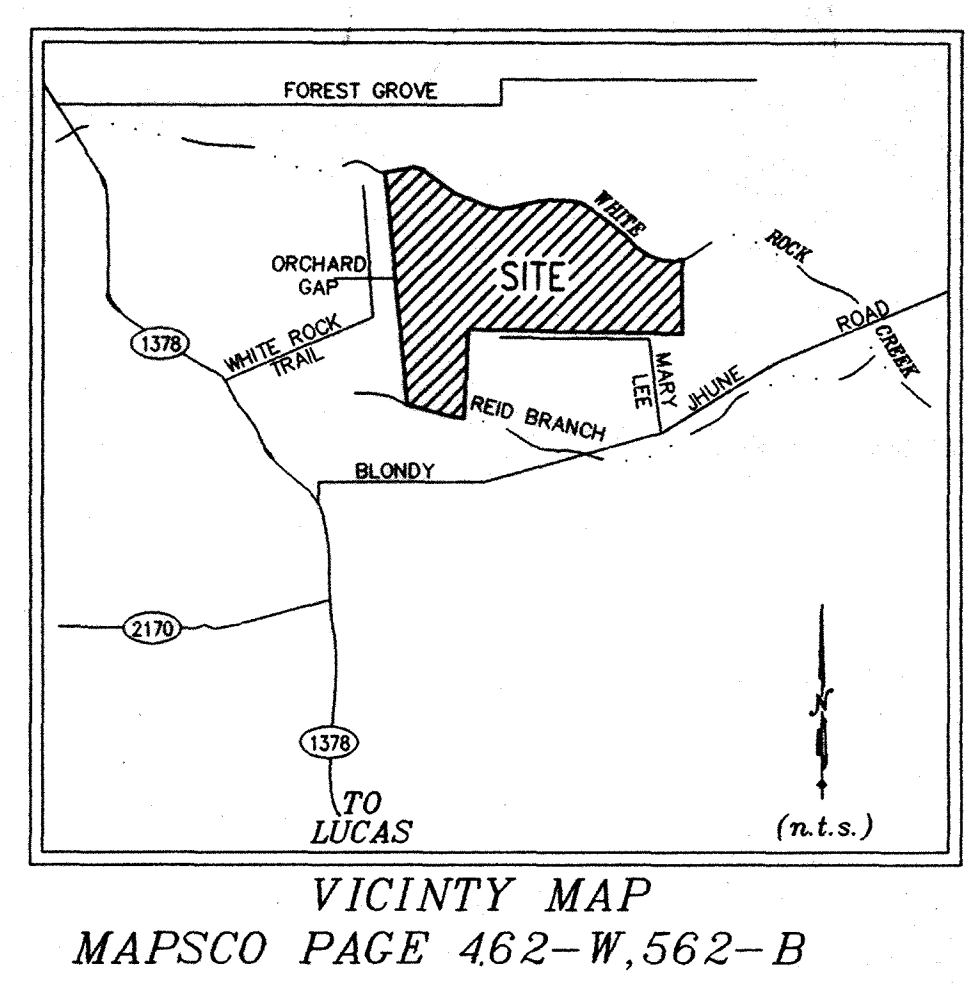
EROSION CONTROL DETAILS
FOREST CREEK ESTATES
CITY OF LUCAS, TEXAS

Scale: 1"=20' Date: 4/24/97
Designed By: DFW
Drawn By: DFW
Checked By: DFW
File: 23401EDT.DWG
Project No.: 23401.01

SHEET
C-5



- LEGEND**
- DRAINAGE DIVIDE (dashed line)
 - DRAINAGE DITCH (long dashed line)
 - DRAINAGE CULVERT (solid line)
 - DRAINAGE AREA NO. ACREAGE (circle with number and acreage)



DRAINAGE AREA CALCULATIONS							
AREA NO.	AREA (ACRES)	Tc (MIN.)	C (EXIST.)	C (DEVEL.)	I 25 YR.	Q-25 (EXIST.)	Q-25 (DEVEL.)
A1	4.18	20	0.35	0.45	6.70	9.80	12.60
A2	10.05	20	0.35	0.45	6.70	23.57	30.30
A3	2.24	20	0.35	0.45	6.70	5.25	6.75
A4	7.15	20	0.35	0.45	6.70	16.77	21.56
A5	8.08	20	0.35	0.45	6.70	18.95	24.36
B1	0.78	20	0.35	0.45	6.70	1.83	2.35
B2	2.69	20	0.35	0.45	6.70	6.31	8.11
B3	1.05	20	0.35	0.45	6.70	2.46	3.17
B4	7.78	20	0.35	0.45	6.70	18.24	23.46
B5	1.35	20	0.35	0.45	6.70	3.17	4.07
B6	9.67	20	0.35	0.45	6.70	22.68	29.16
C1	13.19	20	0.35	0.45	6.70	30.93	39.77
C2	1.26	20	0.35	0.45	6.70	2.95	3.80
C3	6.44	20	0.35	0.45	6.70	15.10	19.42
C4	0.86	20	0.35	0.45	6.70	2.02	2.59
D1	6.44	20	0.35	0.45	6.70	15.10	19.42
E1	4.95	20	0.35	0.45	6.70	11.61	14.92
E2	6.43	20	0.35	0.45	6.70	15.08	19.39
E3	0.88	20	0.35	0.45	6.70	2.06	2.65
E4	3.74	20	0.35	0.45	6.70	8.77	11.28
E5	1.21	20	0.35	0.45	6.70	2.84	3.65
E6	4.78	20	0.35	0.45	6.70	11.21	14.41
E7	0.36	20	0.35	0.45	6.70	0.84	1.09
F1	7.05	20	0.35	0.45	6.70	16.53	21.26
F2	0.63	20	0.35	0.45	6.70	1.48	1.90
F3	7.60	20	0.35	0.45	6.70	17.82	22.91
F4	1.03	20	0.35	0.45	6.70	2.42	3.11
G1	35.46	20	0.35	0.45	6.70	83.15	106.91
G2	4.03	20	0.35	0.45	6.70	9.45	12.15

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

[Signature] 11/16/97

APPROVED	REVISION	DATE	NO.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1800 WILLOW ROAD, SUITE 200
DALLAS, TEXAS 75205
(972) 480-7980 FAX (972) 480-7989 FAX

STATE OF TEXAS
DONALD F. WINKELMANN
6667
REGISTERED PROFESSIONAL ENGINEER
CIVIL

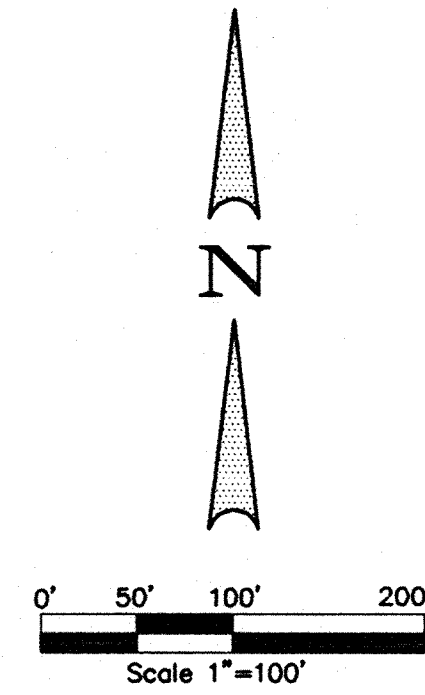
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

DRAINAGE AREA MAP
FOREST CREEK ESTATES
CITY OF LUCAS, TEXAS

Scale: 1" = 200' Date: 4/24/97
Designed By: DFW
Drawn By: TJC
Checked By: DFW
File: 23401.DRW.DWG
Project No.: 23401.01

SHEET
C-6

C:\600\Drawing Files\23401\23401.dwg Fri Apr 25 12:04:56 1997



Q 25	
10.5 cfs	DC1 1-18" RCP w/APPROVED HDWL.
15.9 cfs	DC2 1-21" RCP w/APPROVED HDWL.
21.0 cfs	DC3 2-18" RCP w/APPROVED HDWL.
45.2 cfs	DC4 2-24" RCP w/APPROVED HDWL.
MIN. SLOPE OF CULVERT 1 %	

AS BUILT

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Winkelmann & Associates, Inc. 4/17/97

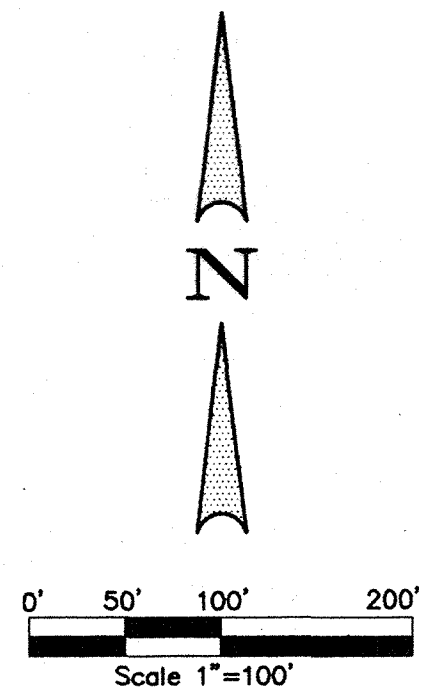
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1600 HILLCREST SUITE 200
DALLAS, TEXAS 75209
(972) 480-7099 FAX

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST APARACHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

Scale : 1" = 100' Date : 4/24/97
Designed By : DFW
Drawn By : TJC
Checked By : DFW
File : 23401DC4.DWG
Project No. : 23401.01

SHEET
C-7

**DRAINAGE CHANNEL
& DRIVEWAY CULVERT PLAN**
FOREST CREEK ESTATES



Q 25		DRIVEWAY CULVERTS	
10.5 cfs	DC1	1-18" RCP w/APPROVED HDWL.	
15.9 cfs	DC2	1-21" RCP w/APPROVED HDWL.	
21.0 cfs	DC3	2-18" RCP w/APPROVED HDWL.	
45.2 cfs	DC4	2-24" RCP w/APPROVED HDWL.	
MIN. SLOPE OF CULVERT 1 %			

AS BUILT

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[Signature] 4/17/97
WINKELMANN & ASSOCIATES, INC.

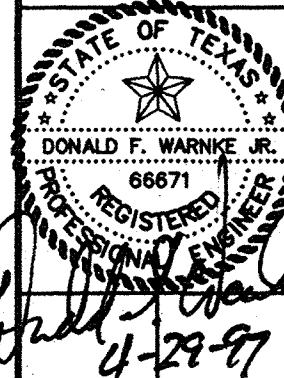
DRAINAGE CHANNEL
& DRIVEWAY CULVERT PLAN
FOREST CREEK ESTATES

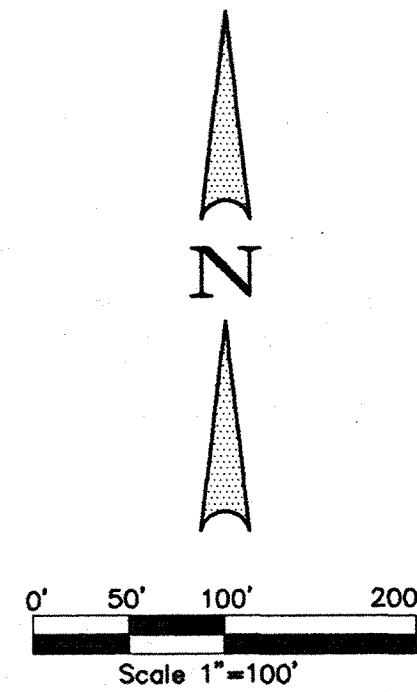
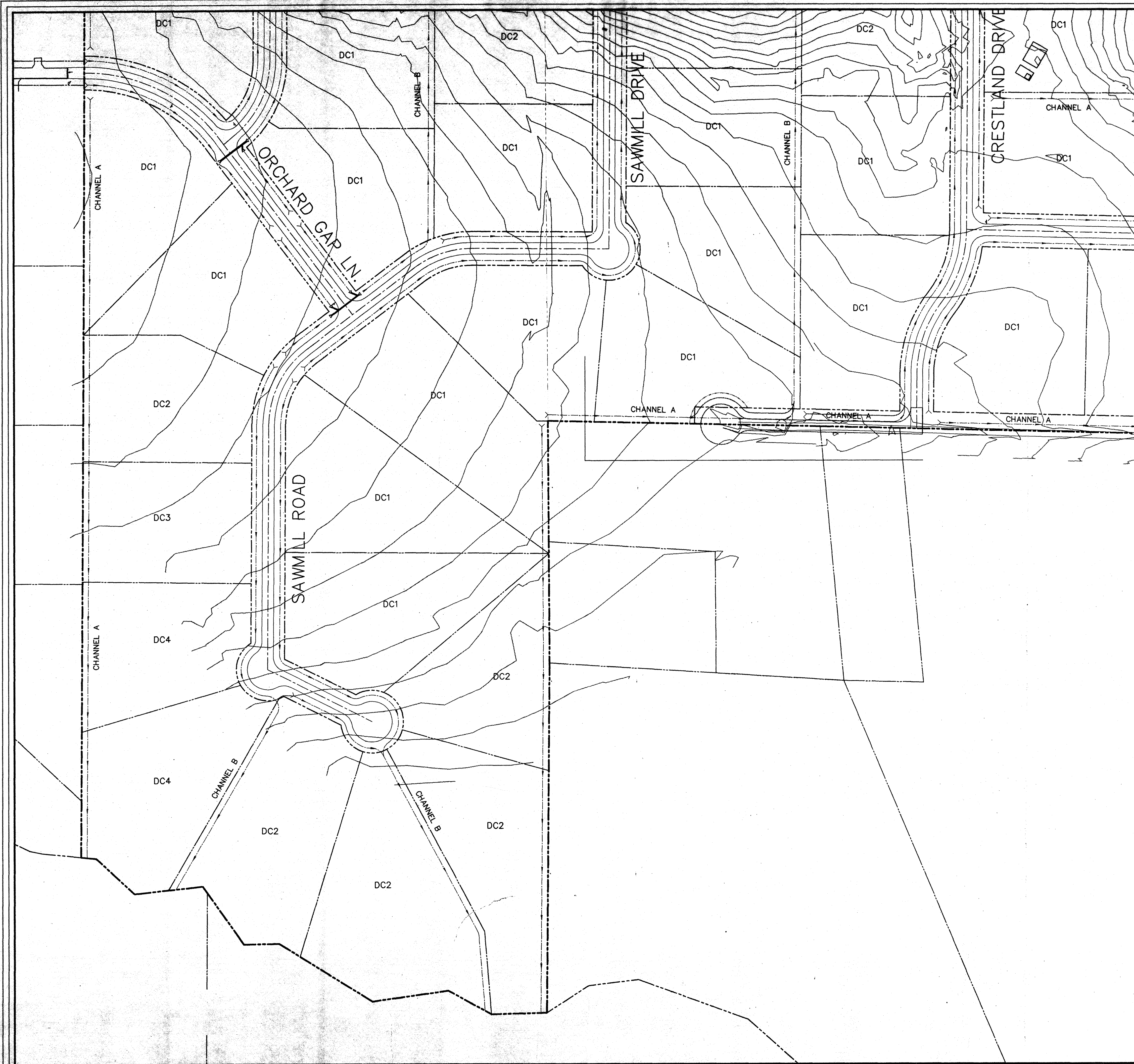
Scale : 1" = 100' Date : 4/24/97
Designed By : DFW
Drawn By : TIC
Checked By : DFW
File : 23401DCP.DWG
Project No. : 23401.01

SHEET
C-8

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 83-8889

**Winkelmann
& Associates, Inc.**
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(972) 482-7090 FAX
(972) 482-7099 FAX





DRIVEWAY CULVERTS			
Q 25			
10.5 cfs	DC1	1-18" RCP w/APPROVED HDWL.	
15.9 cfs	DC2	1-21" RCP w/APPROVED HDWL.	
21.0 cfs	DC3	2-18" RCP w/APPROVED HDWL.	
45.2 cfs	DC4	2-24" RCP w/APPROVED HDWL.	
MIN. SLOPE OF CULVERT 1 %			

AS BUILT

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[Signature] 4/17/97
WINKELMANN & ASSOCIATES, INC.

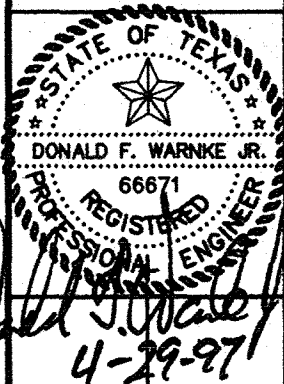
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Drawn By : TIC
Checked By : DFW
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Project No. : 23401.01

SHEET
C-9

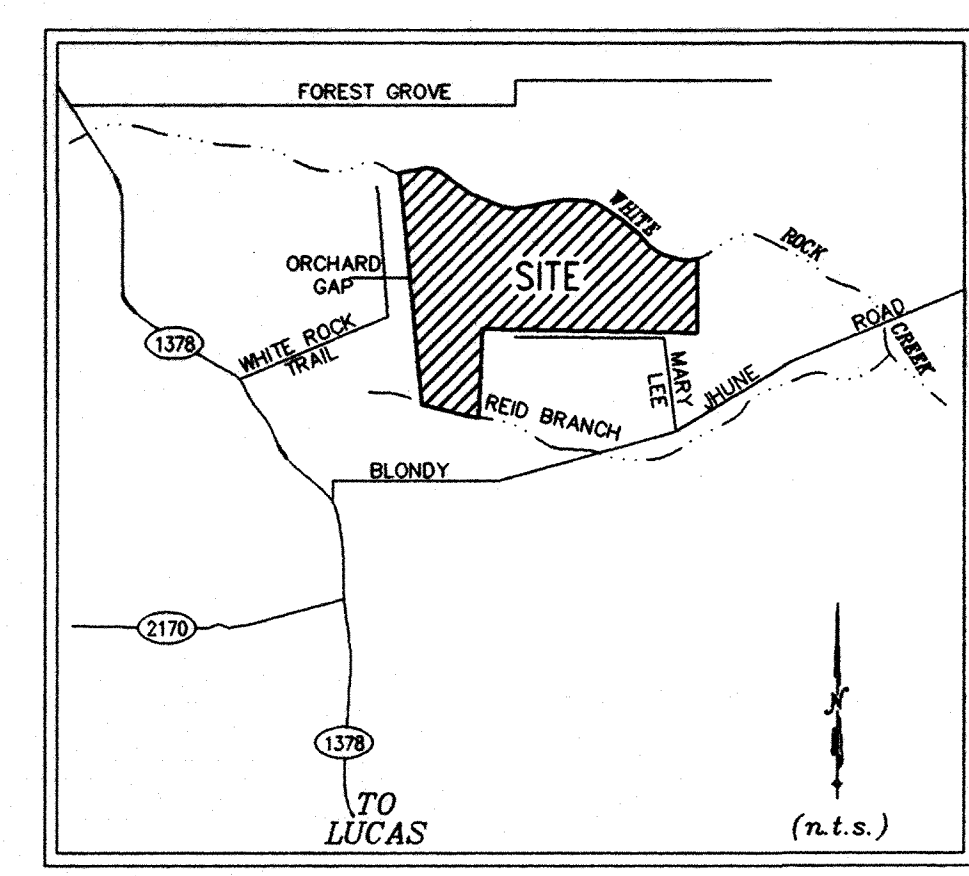
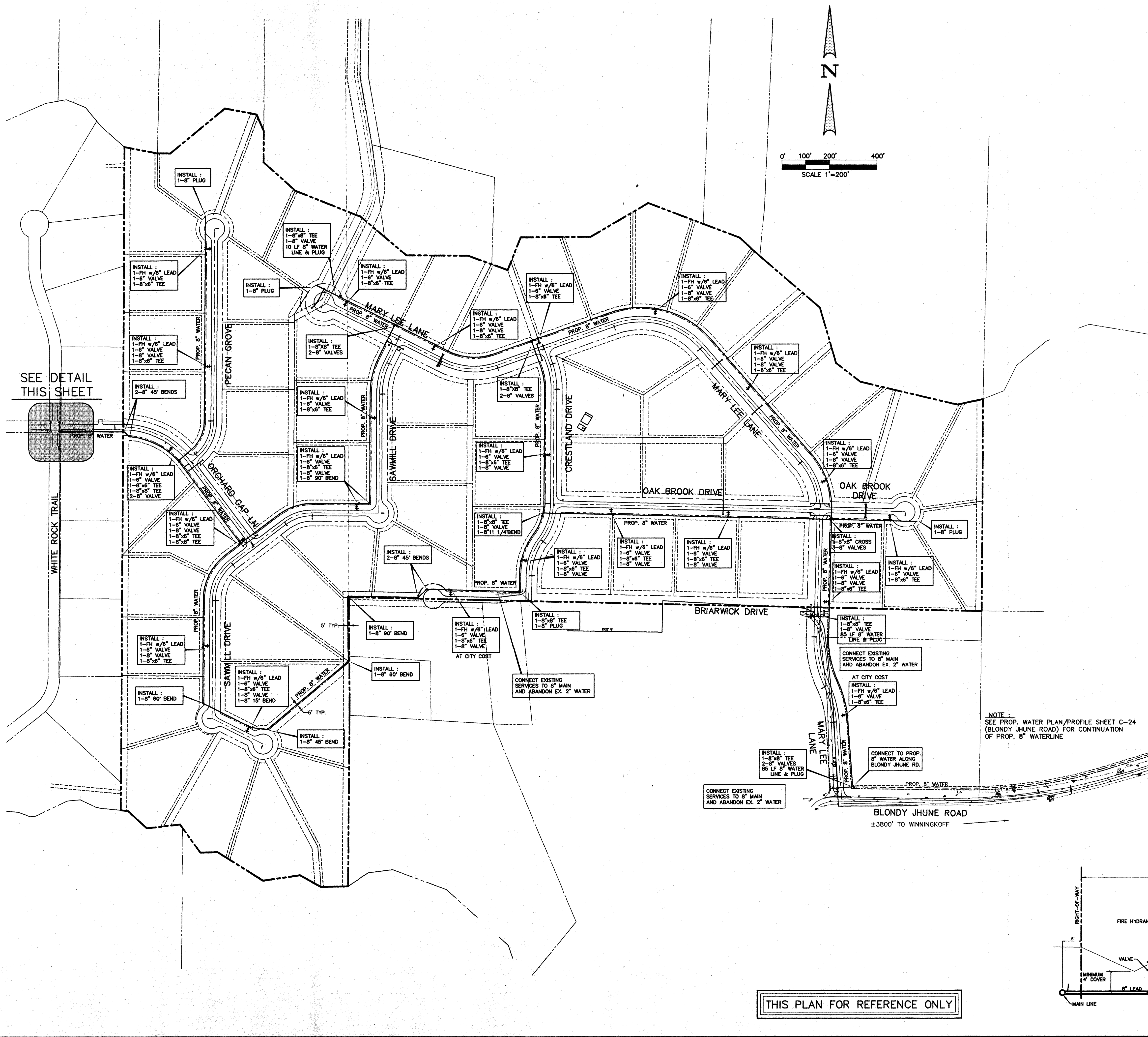
DRAINAGE CHANNEL
& DRIVEWAY CULVERT PLAN
FOREST CREEK ESTATES

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS

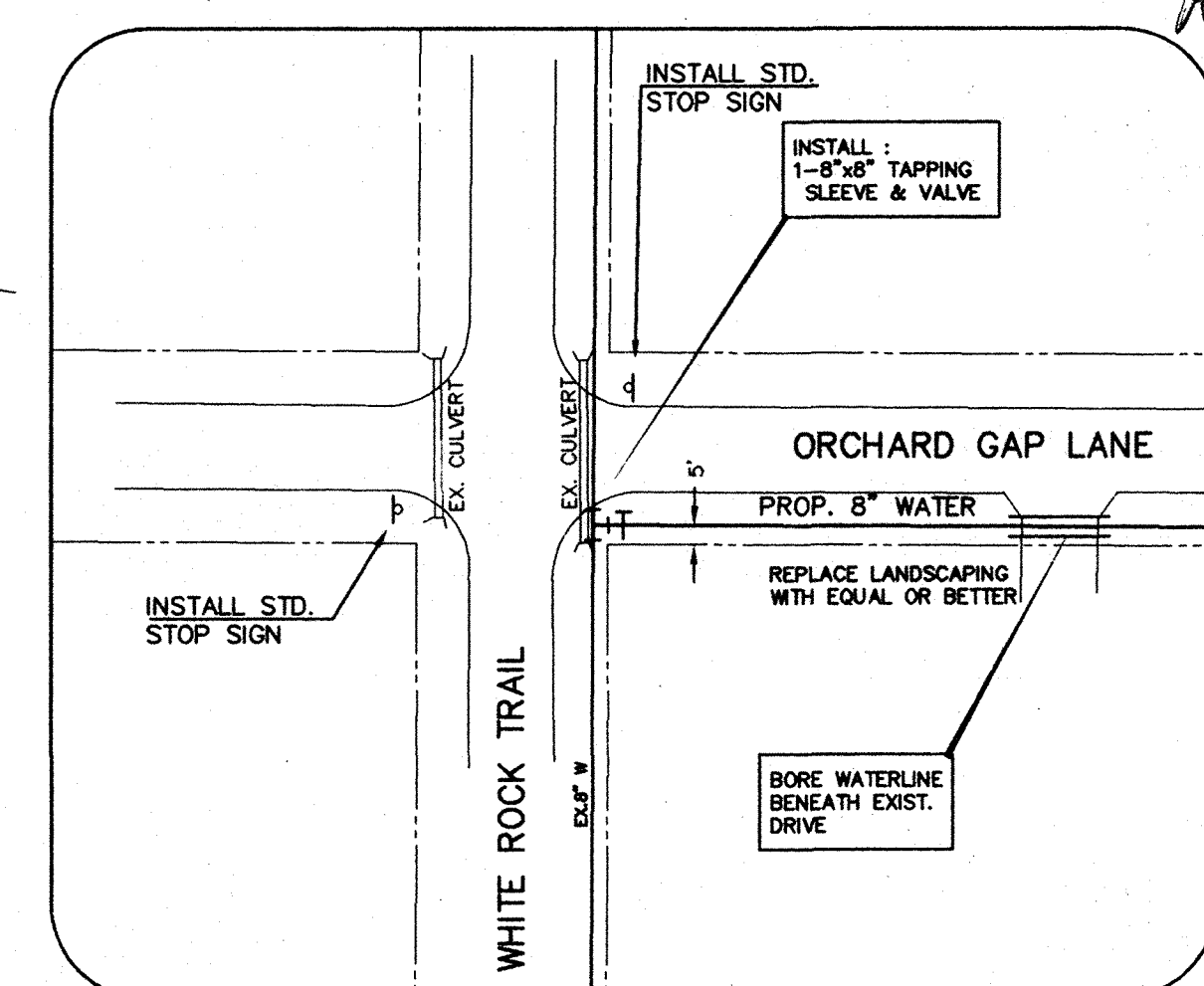
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 835-8888



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 MILLBURN ROAD, SUITE 200
DALLAS, TEXAS 75230
(972) 482-7880
(972) 482-7889 FAX



VICINITY MAP
MAPSCO PAGE 462-W,562-B



WATERLINE CONNECTION DETAIL
SCALE - 1"=50'

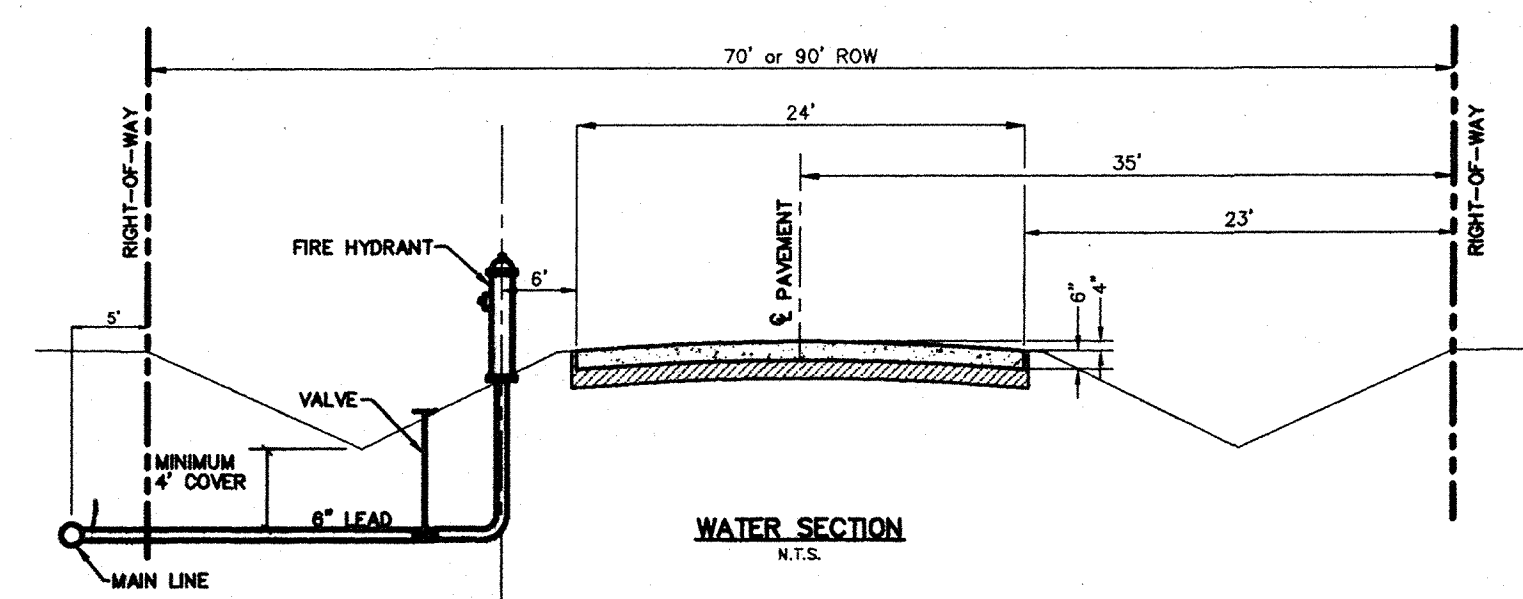
NOTE :
MAXIMUM SPACING
BETWEEN FIRE HYDRANTS IS 500 FEET.

NOTE :
SEE PROP. WATER PLAN/PROFILE SHEET C-24
(BLONDY JHUNE ROAD) FOR CONTINUATION
OF PROP. 8" WATERLINE

AS BUILT

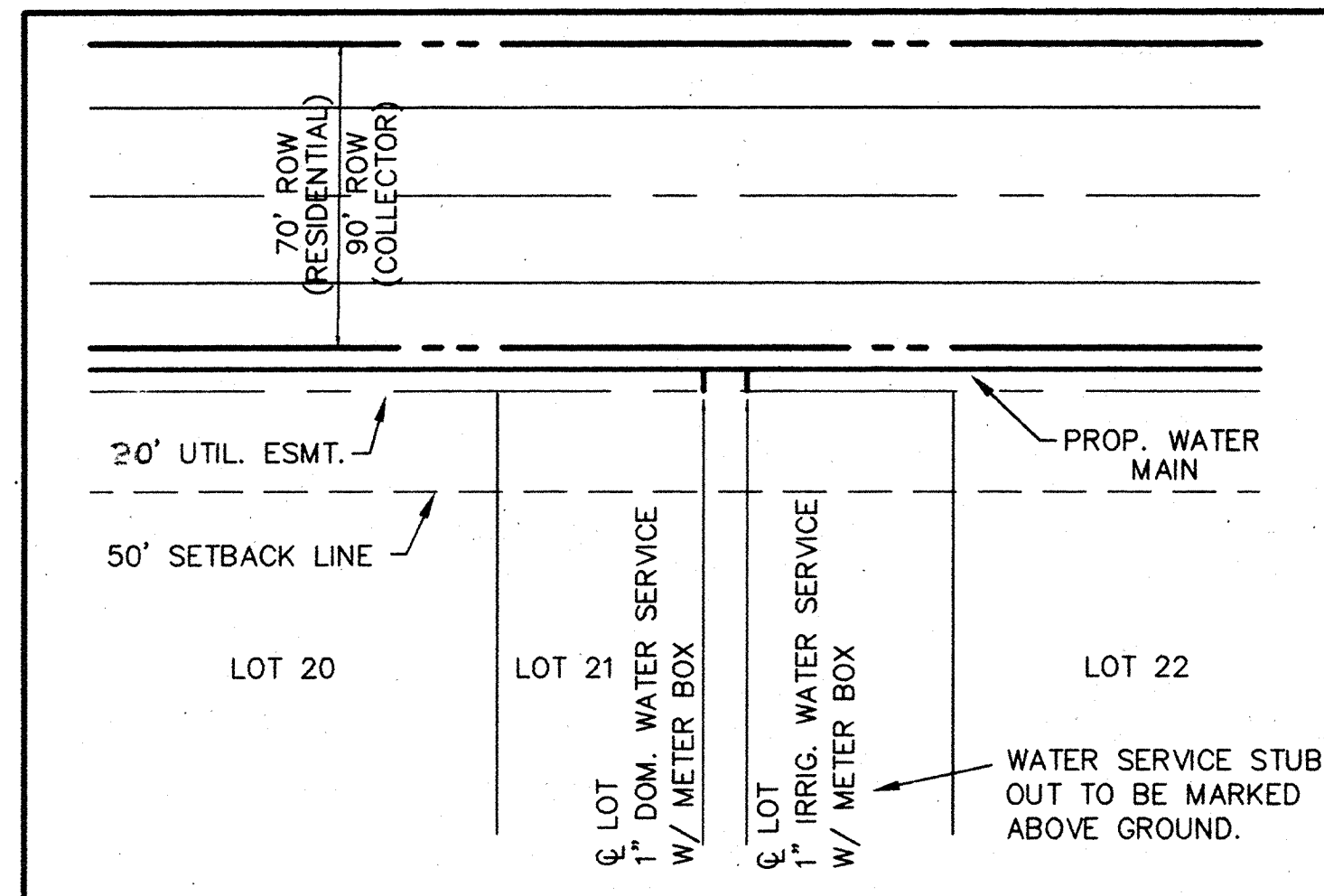
Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

[Signature]
WINKELMANN & ASSOCIATES, INC.
DATE 4/17/97

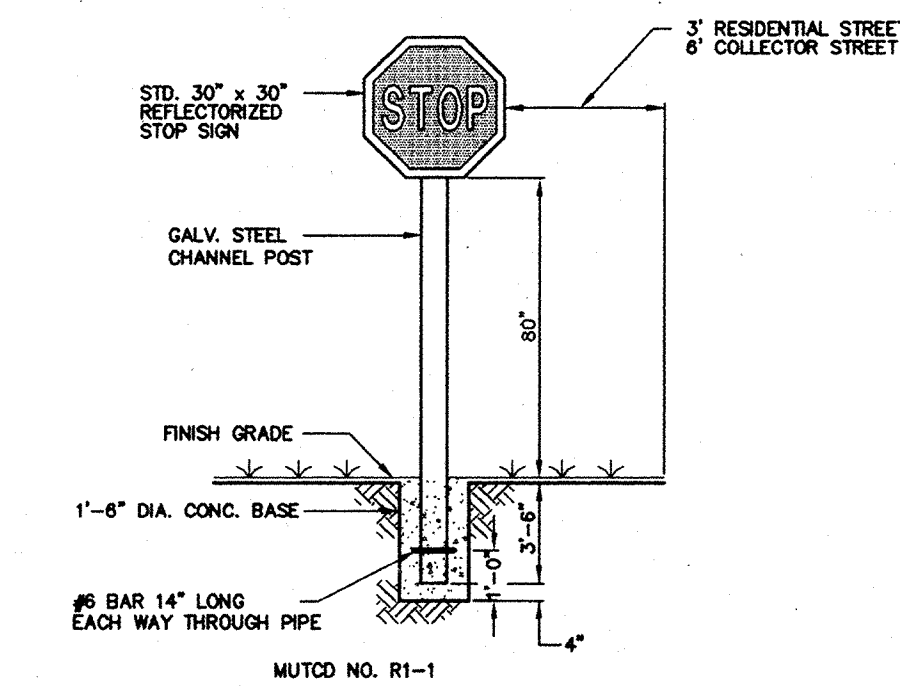


THIS PLAN FOR REFERENCE ONLY

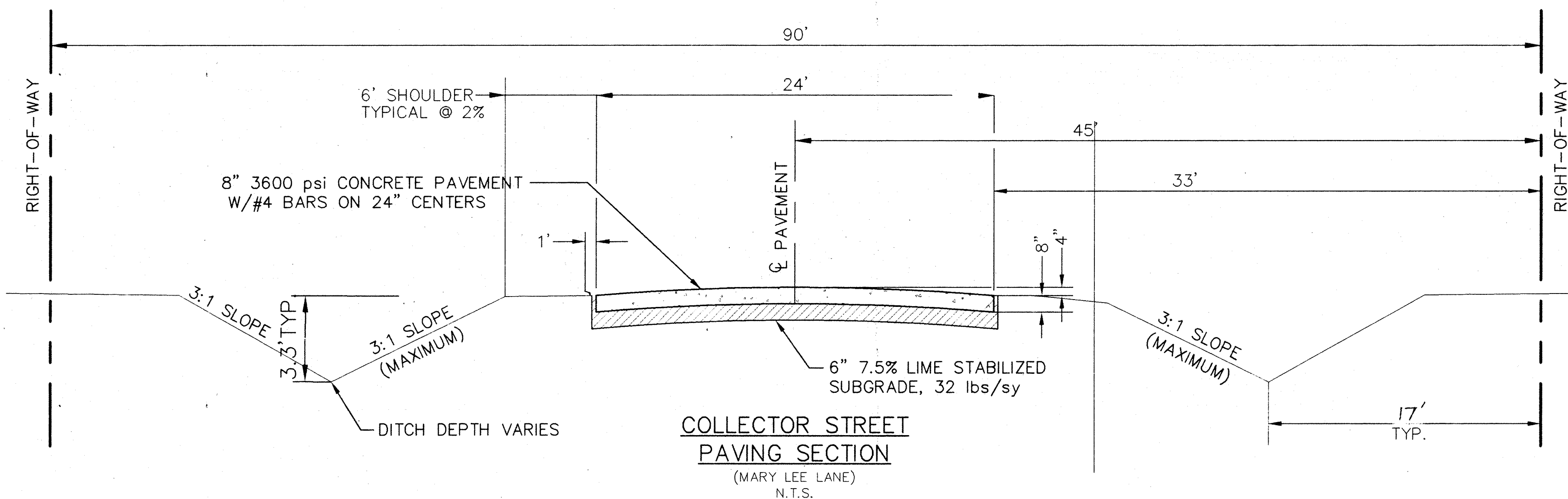
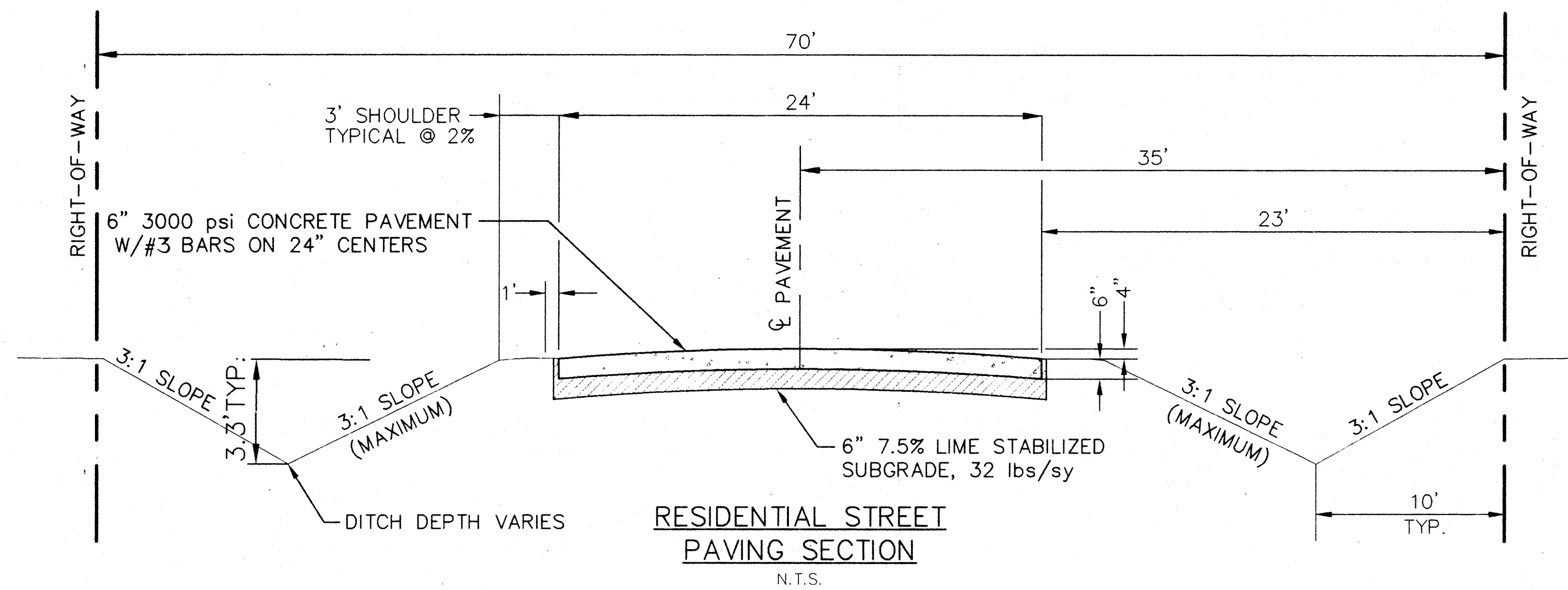
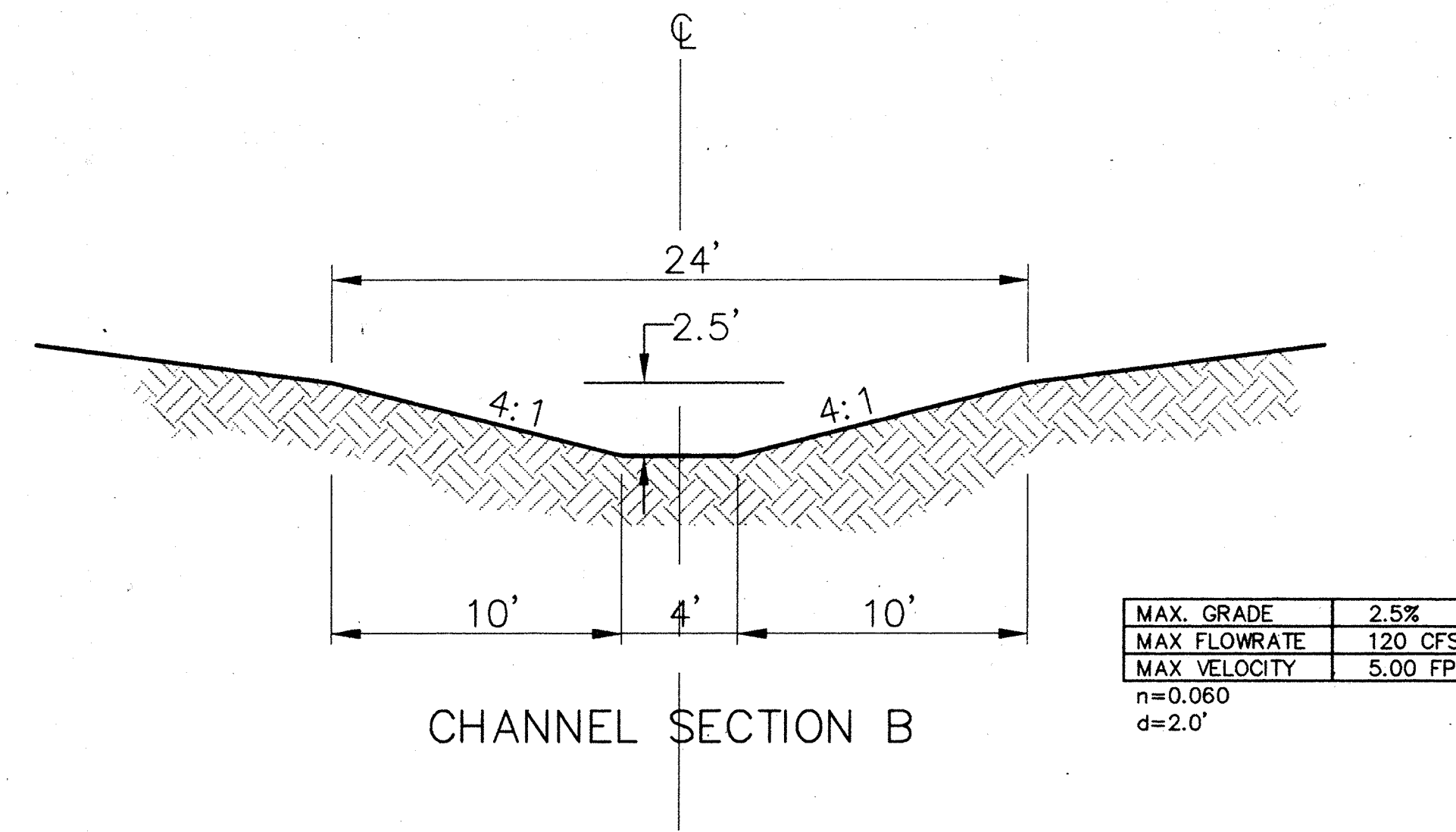
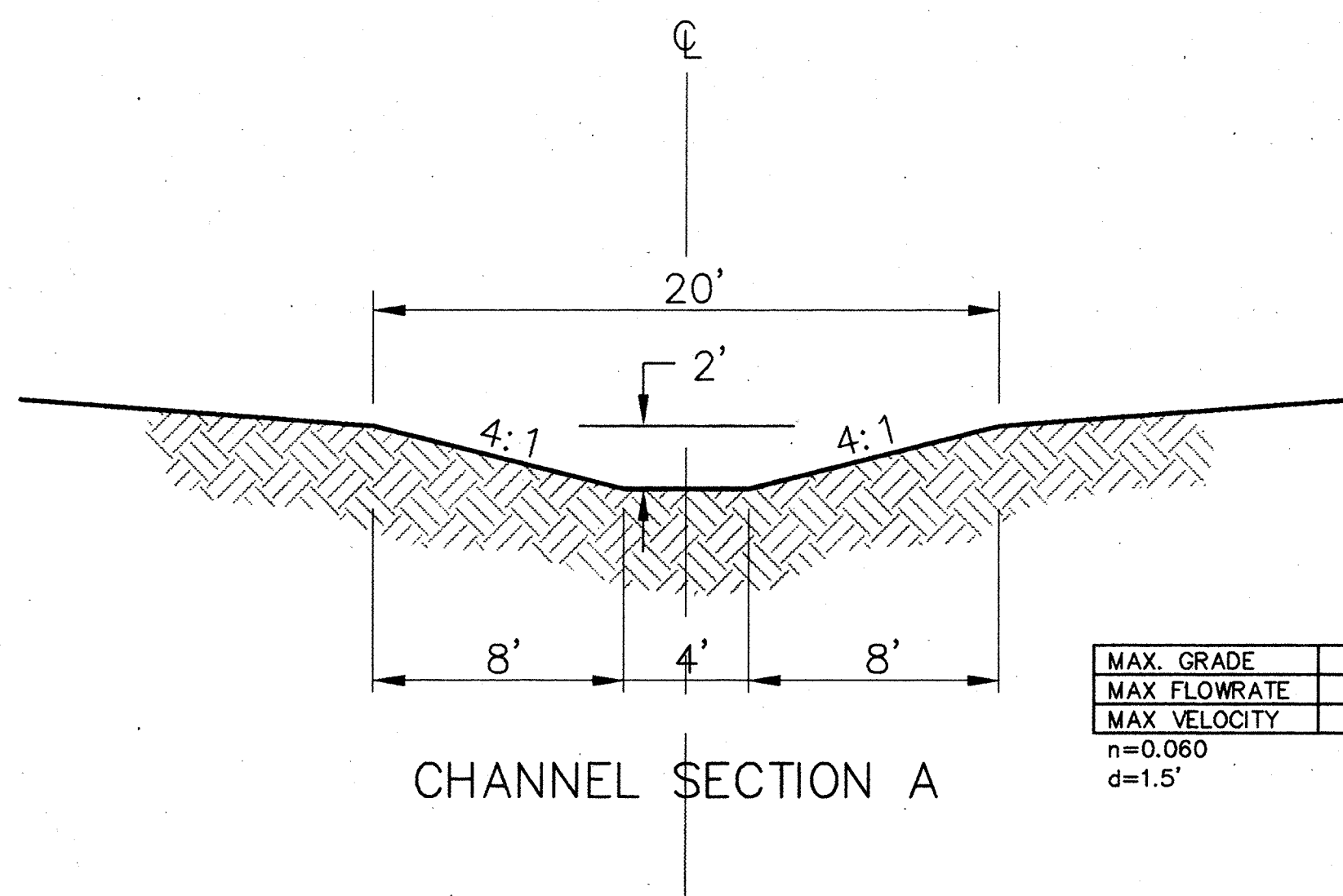
APPROV. _____		Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 12800 ALBERT ROAD, SUITE 200 DALLAS, TEXAS 75240 (972) 940-7200 FAX (972) 940-7208
REVISION _____		
DATE _____	STATE OF TEXAS DONALD F. WARKKE, JR. REGISTERED PROFESSIONAL ENGINEER 66671	
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506 CITY OF LUCAS, TEXAS COLLIN COUNTY, TEXAS UNITED STANDARD REALTY MORTGAGE CORPORATION 718 WEST ARAPAHO, STE. 100 RICHARDSON, TEXAS 75080 (972) 783-8888		
OVERALL WATER PLAN FOREST CREEK ESTATES CITY OF LUCAS, TEXAS		
Scale : 1" = 200' Date : 4/24/97 Designed By : DFW Drawn By : TIC Checked By : DFW File : 23401WTR.DWG Project No. : 23401.01		
SHEET C-10		



**TYPICAL LOT SERVICES
DETAIL**
N.T.S.



STOP SIGN DETAIL
N.T.S.



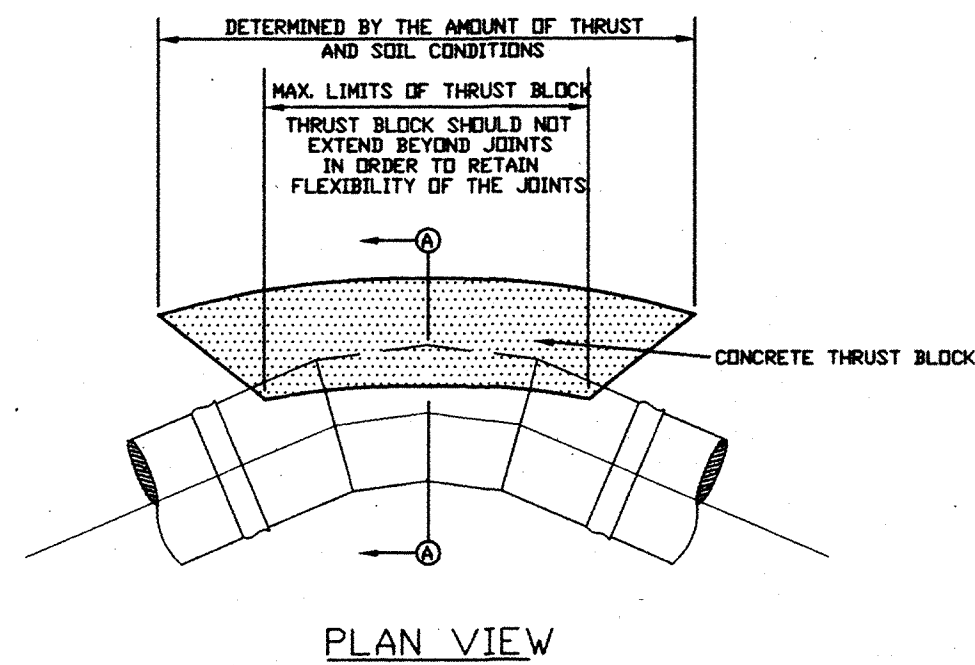
AS BUILT

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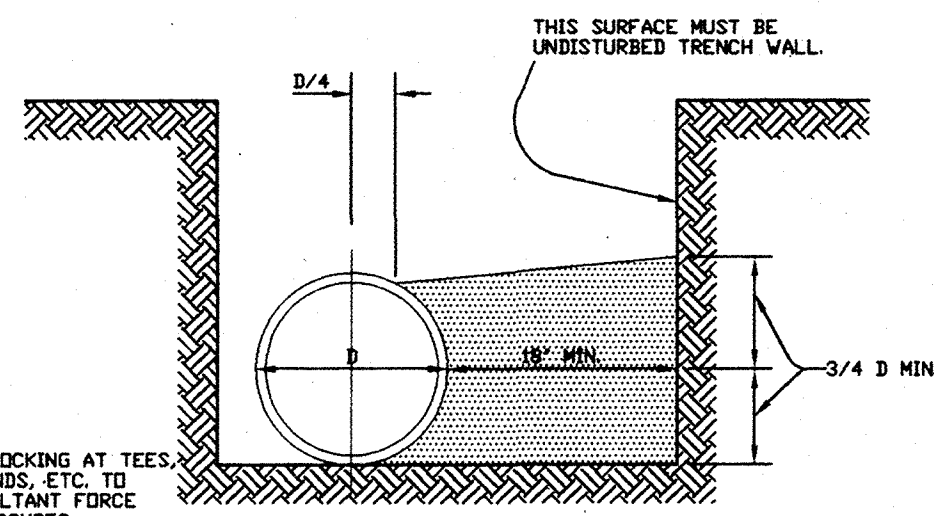
[Signature] 11/17/97

GENERAL NOTES:

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST RECENT EDITION.
2. THE CONTRACTOR MAY BURN TREES & DEBRIS ON SITE. THE CONTRACTOR MUST NOTIFY THE CITY OF LUCAS AND THE FIRE DEPARTMENT 24 HOURS IN ADVANCE OF ANY BURNING OF DEBRIS.
3. THE CONTRACTOR MAY UTILIZE AN ON SITE CONCRETE BATCH PLANT. THE LOCATION OF THE BATCH PLANT MUST BE A MINIMUM OF 250' FROM RESIDENTIAL PROPERTY.



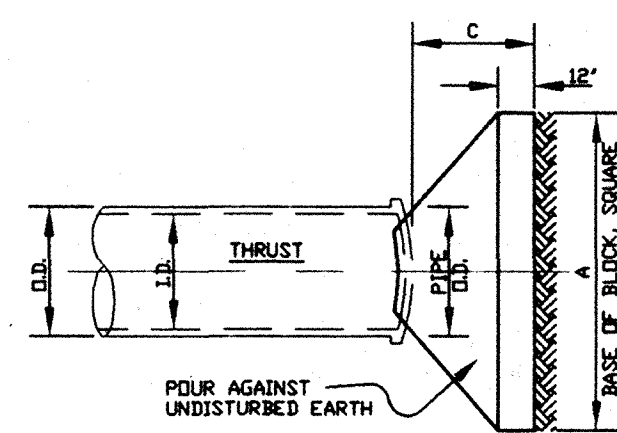
PLAN VIEW



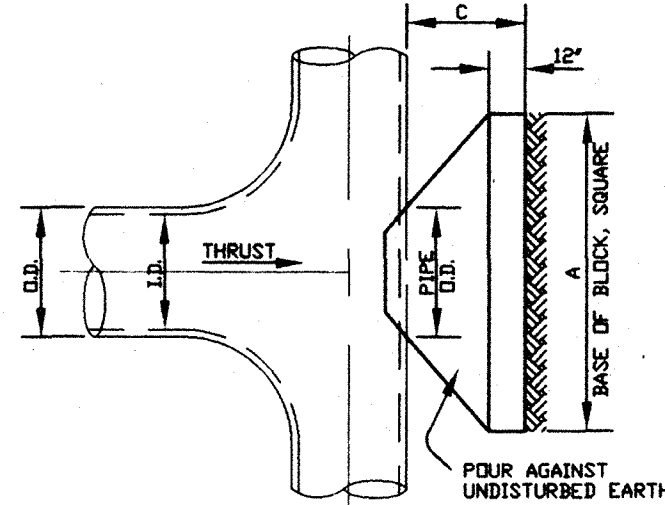
THRUST BLOCK DETAIL

PROVIDE ADEQUATE BLOCKING AT TEES, VYES, BENDS, DEAD ENDS, ETC. TO COUNTERACT THE RESULTANT FORCE DUE TO INTERNAL PRESSURES.

I.D. IN INCHES	THRUST IN TONS FOR VERTICAL BENDS							
	11.25"	15"	22.50"	30"	45"	60"	75"	90"
12								
14								
16	2.94	3.90	5.78	7.54	10.66	13.06	14.56	15.08
18	3.72	4.94	7.30	9.54	13.50	16.52	18.42	19.08
20	4.60	6.10	9.02	11.78	16.66	20.40	22.76	23.56
24	6.62	8.78	12.98	16.96	23.98	29.38	32.76	33.92
30	10.34	13.72	20.28	26.52	37.50	45.92	51.22	53.02



PLAN OF PLUG THRUST BLOCK



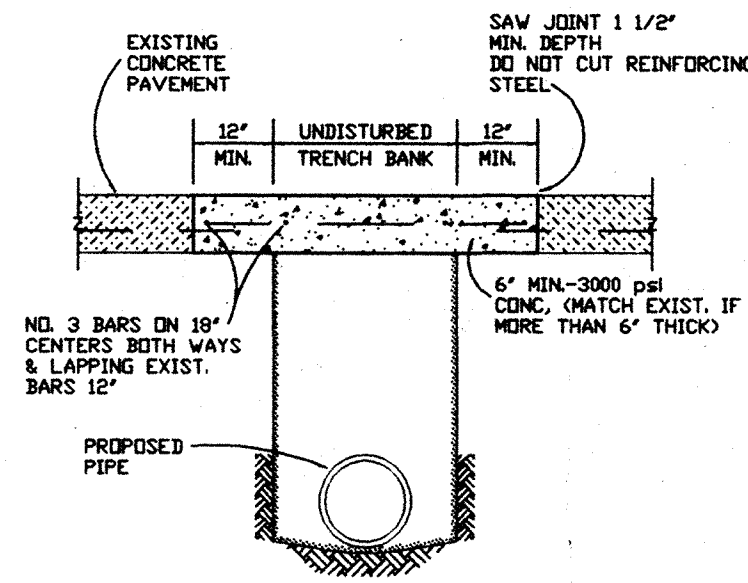
PLAN OF TEE THRUST BLOCK

I.D. IN INCHES	THRUST IN TONS FOR VERTICAL BENDS							
	11.25"	15"	22.50"	30"	45"	60"	75"	90"
12								
14								
16	2.94	3.90	5.78	7.54	10.66	13.06	14.56	15.08
18	3.72	4.94	7.30	9.54	13.50	16.52	18.42	19.08
20	4.60	6.10	9.02	11.78	16.66	20.40	22.76	23.56
24	6.62	8.78	12.98	16.96	23.98	29.38	32.76	33.92
30	10.34	13.72	20.28	26.52	37.50	45.92	51.22	53.02

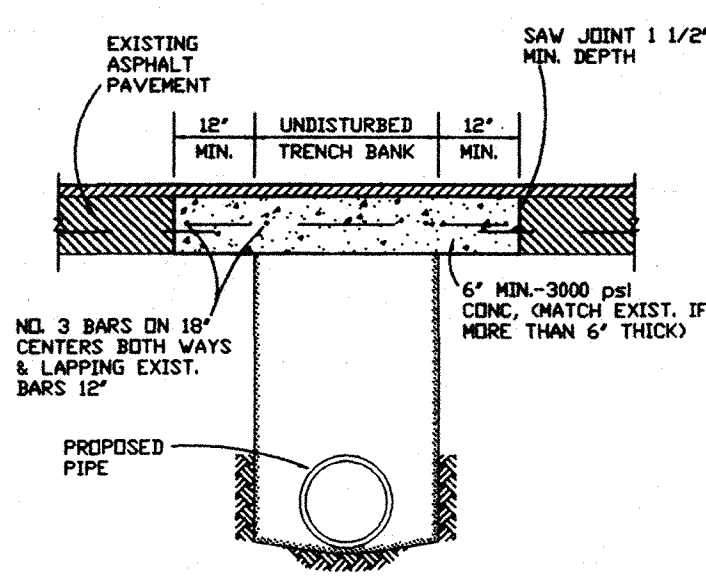
I.D. IN INCHES	TEES & PLUGS		
	A FT.	C FT.	THRUST TONS
12			
14			
16	3.87	1.57	15.08
18	4.37	1.77	19.09
20	4.86	1.97	23.56
24	5.82	2.36	33.93
30	7.28	2.95	53.01

GENERAL NOTES:

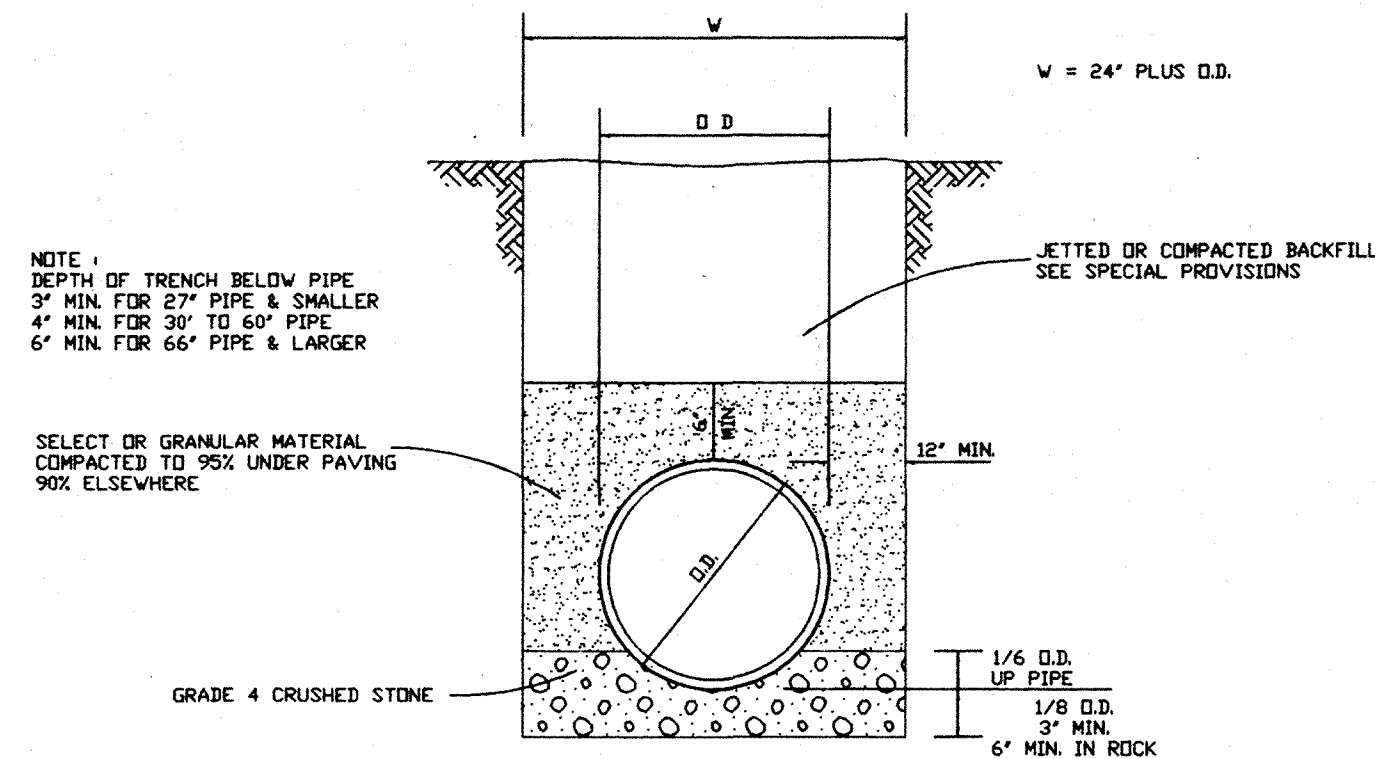
- ALL CALCULATIONS ARE BASED ON TOTAL INTERNAL PRESSURE OF 150 P.S.I.
- ALLOWABLE SOIL BEARING PRESSURES MUST BE AT LEAST ONE TON PER SQUARE FOOT FOR THE THRUST BLOCKS SHOWN. IN SOILS OF LESSER CAPACITY, INCREASE SIZE AND BEARING AREA PROPORTIONATELY. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED AND THE CORRESPONDING WEIGHT OF THE CONCRETE (AT 140 LB./CY.) EQUALS THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND. ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
- CONCRETE FOR BLOCKING SHALL BE 2,000 P.S.I. CONCRETE.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER, BUT SHALL NOT BE LESS THAN THE DIMENSIONS SHOWN HERE.
- ALL ANCHOR FITTINGS TO BE CONCRETE THRUST BLOCKED. ALL DUCTILE OR CAST IRON FITTINGS AND OR PIPE TO BE POLYWRAPPED.



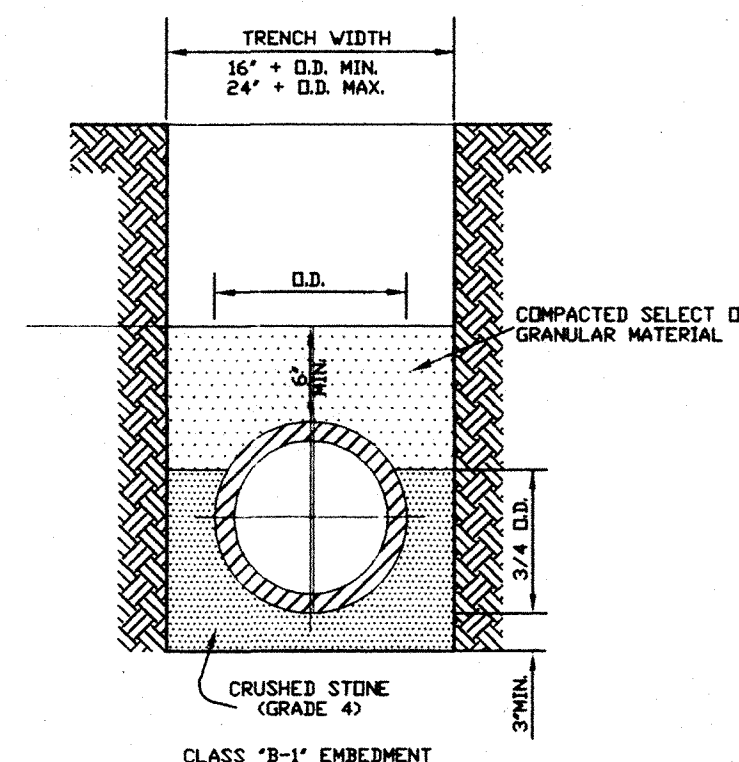
CONCRETE STREET OR DRIVEWAY REPAIR



ASPHALT STREET OR DRIVEWAY REPAIR



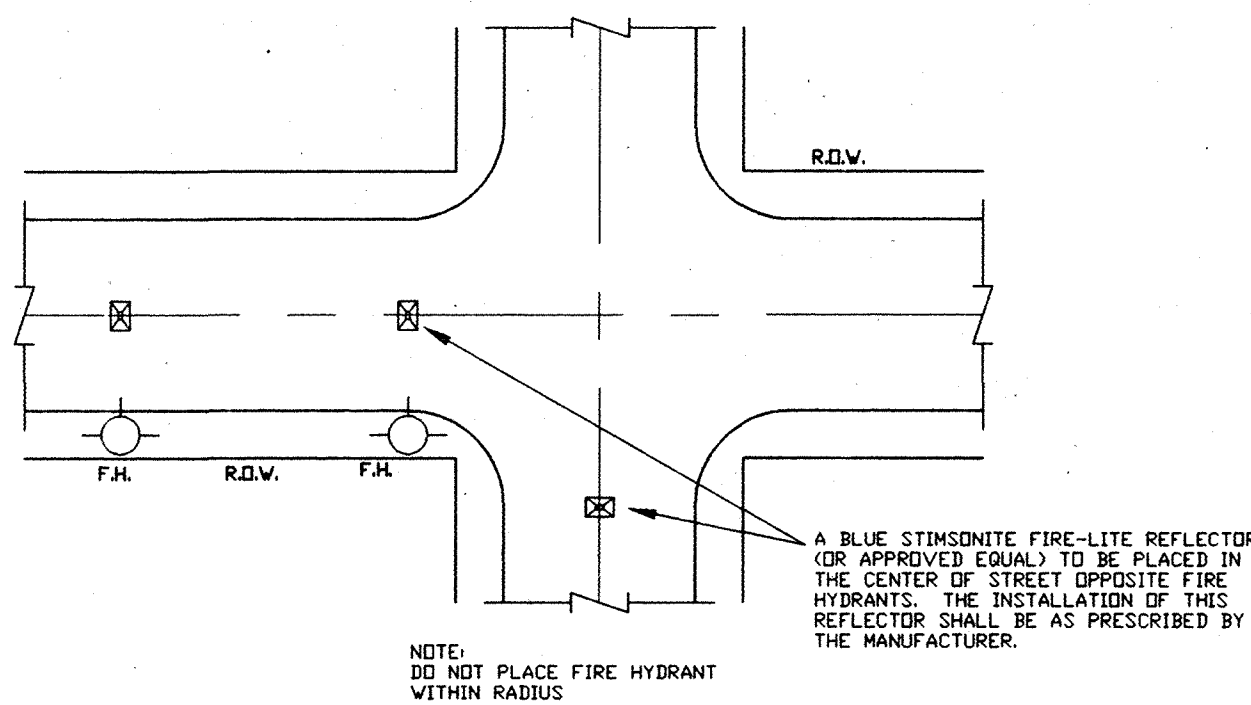
STORM SEWER PIPE BEDDING



TYPICAL BACKFILL WATER MAIN

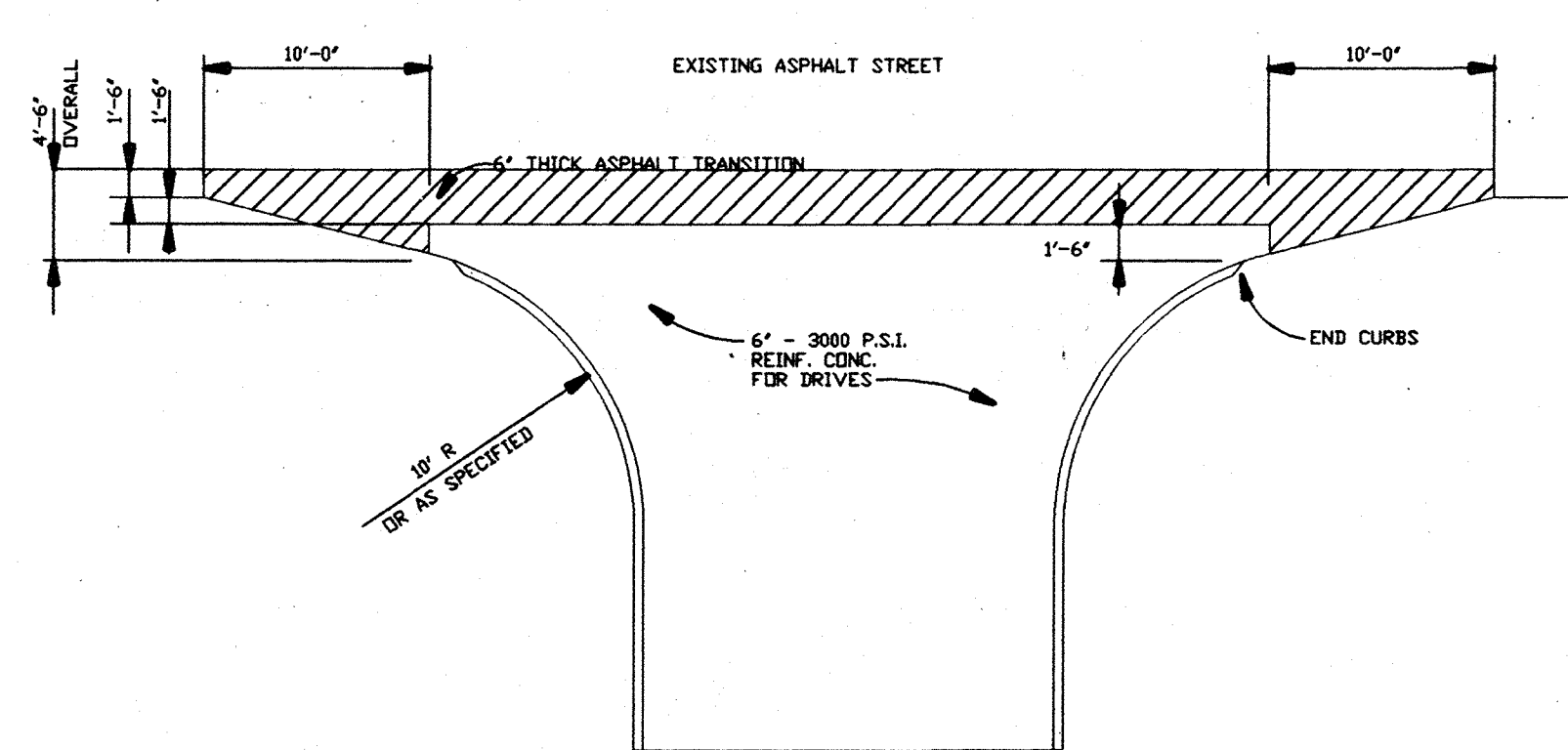
P.V.C. WATER PIPE

NTS



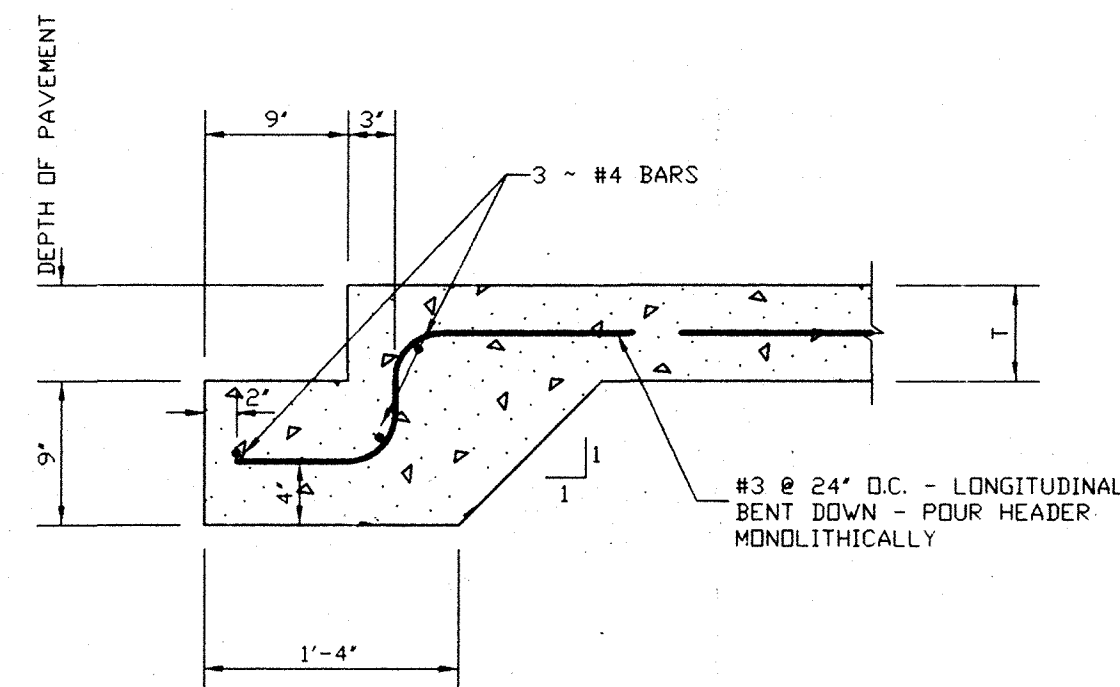
TYPICAL FIRE HYDRANT REFLECTOR INSTALLATION

NTS



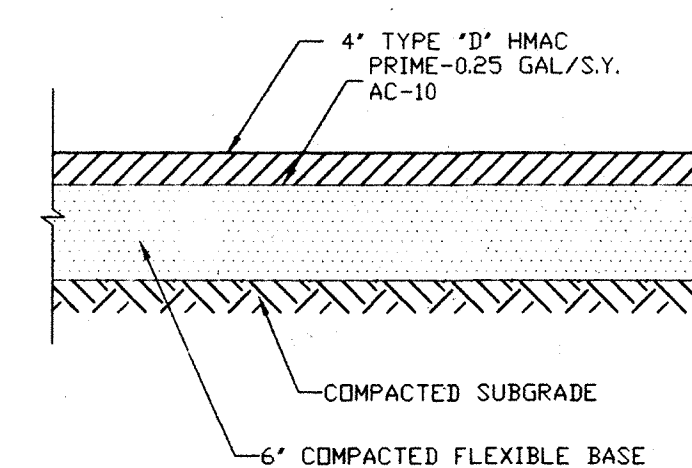
TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET

NTS



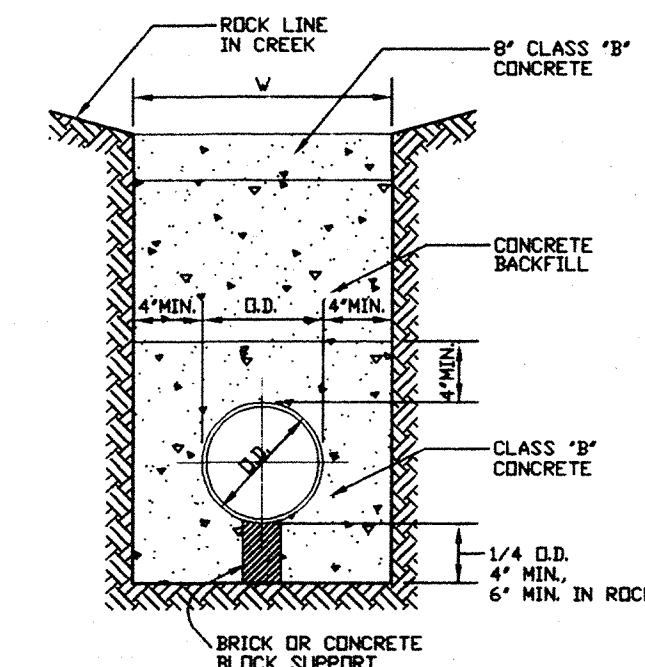
CONCRETE HEADER DETAIL

SCALE: 1"=1'-0"



ASPHALT PAVEMENT DETAIL

NO SCALE



CLASS G-1 EMBEDMENT

CONCRETE ENCASUREMENT (FOR ROCK LINE IN CREEKS)

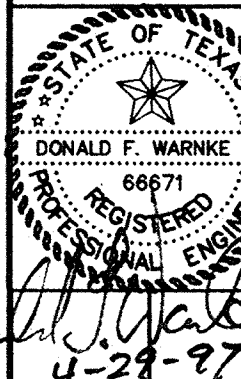
NTS

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

W. J. Wale 11/17/97

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75244
(972) 890-7998 FAX
(972) 890-7999

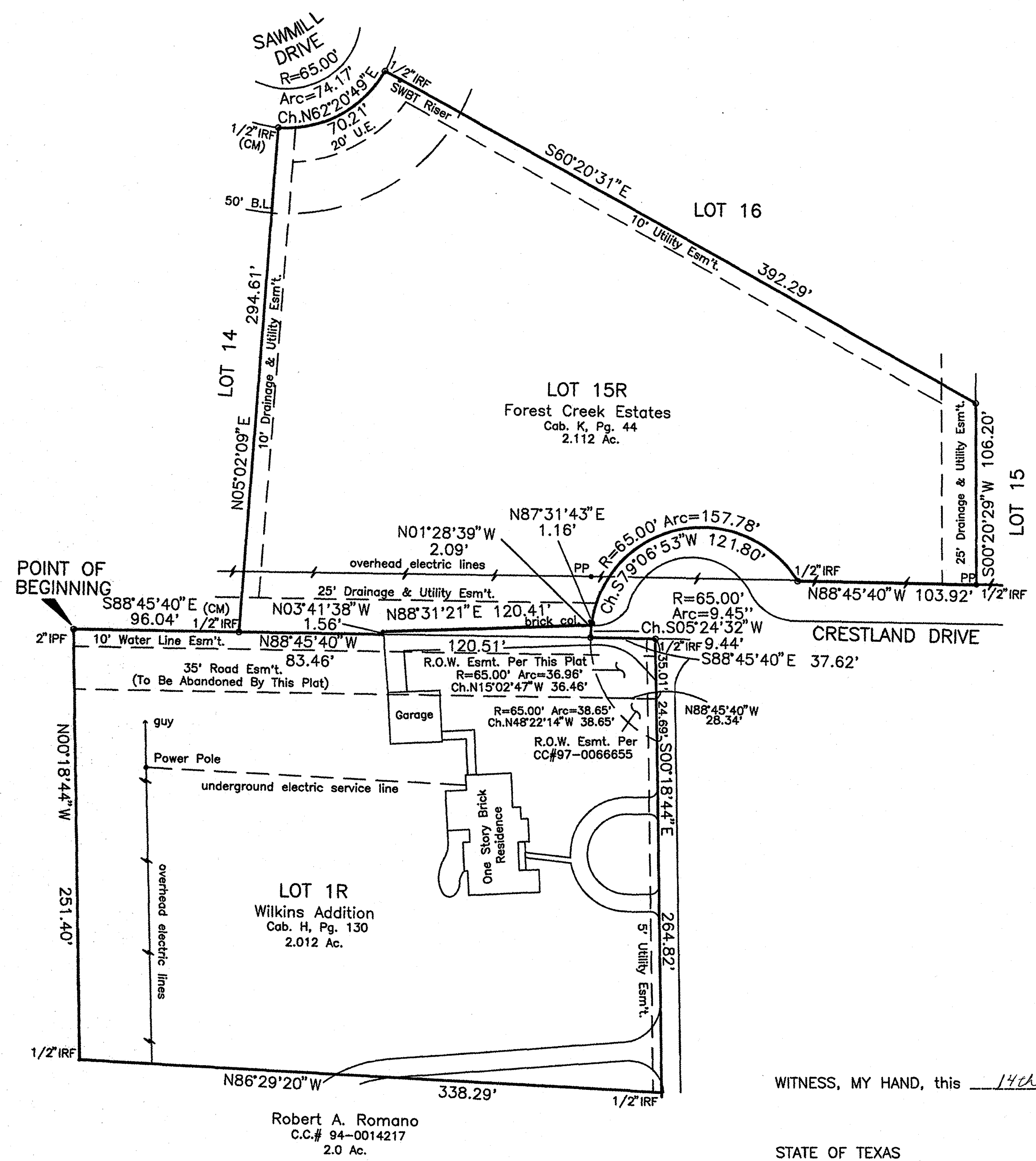


JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

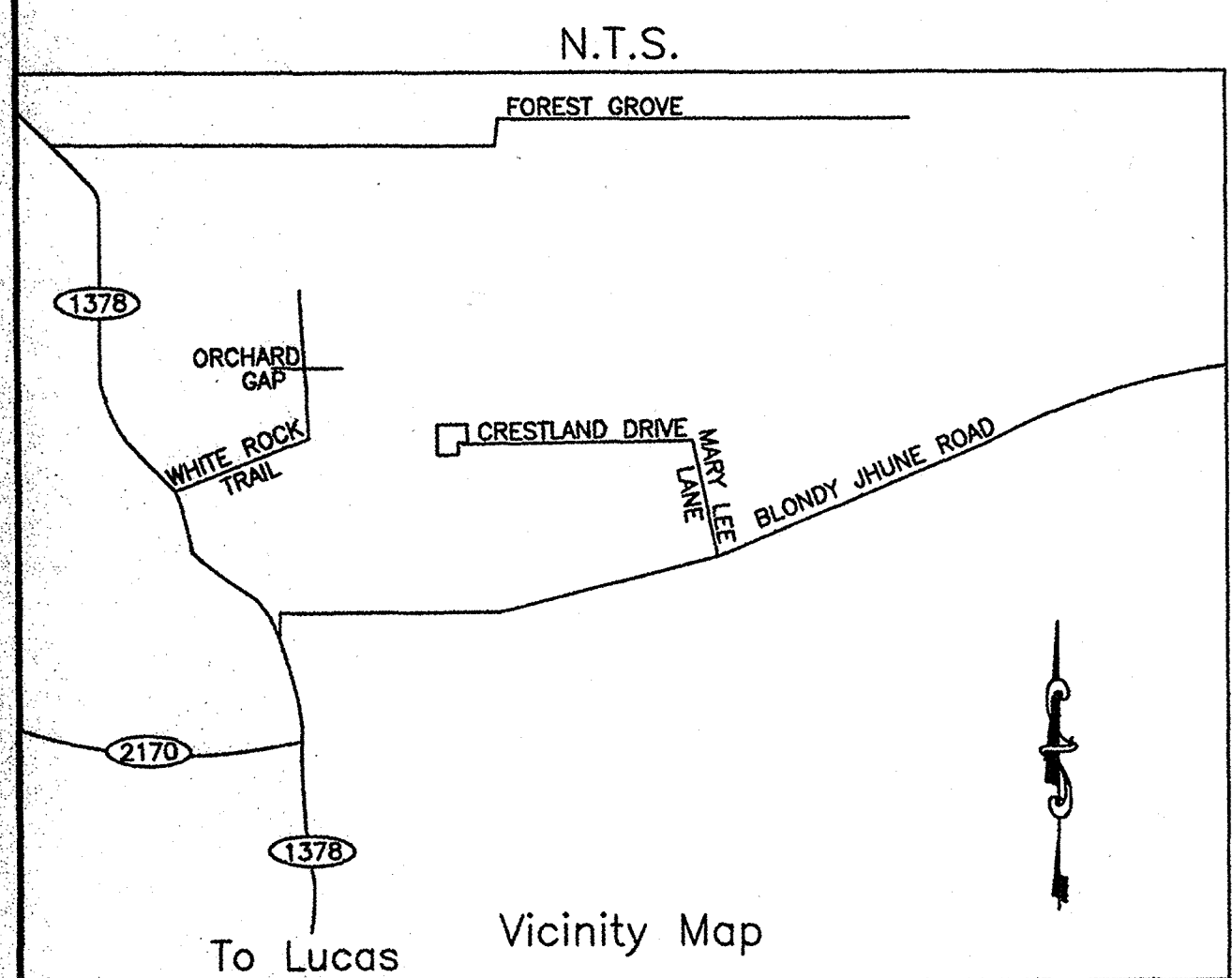
CIVIL DETAILS
FOREST CREEK ESTATES
CITY OF LUCAS, TEXAS

Scale: 1"=20' Date: 4/24/97
Designed By: DFW
Drawn By: DFW
Checked By: DFW
File: 23401C02.DWG
Project No.: 23401.01

SHEET
C-30



Notes: 1) 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; 2) Survey has been performed without the benefit of a title commitment; 3) CM is a controlling monument; 4) Source bearing per Forest Creek Estates Addition; 5) Purpose of this replat is to alter property line between these lots.

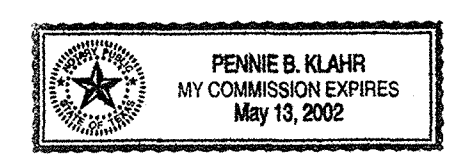


WITNESS, MY HAND, this 14th day of March, 2002.

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 Robin L. Maher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2002.



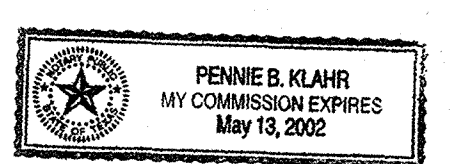
Pennie B. Klahr
Notary Public for the State of Texas

WITNESS, MY HAND, this 14th day of March, 2002.

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 Terence P. Maher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2002.



Pennie B. Klahr
Notary Public for the State of Texas

OWNERS CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN

Whereas, Terence P. and Robin L. Maher and JDSP Enterprises, Inc. are the owner's of a tract of land situated in the State of Texas and County of Collin, being part of the John W. Kirby Survey, Abstract No. 506, being all of Lot 15, Block 2 of Forest Creek Estates recorded in Cab. K, Page 44 and all of Lot 1 of Wilkins Addition recorded in Cab. H, Page 430 of the Map Records of Collin County, said premises being more particularly described as follows:

BEGINNING at a 2-inch pipe found marking the northwest corner of said Lot 1, said corner being the southwest corner of Lot 14 of Forest Creek Estates;

THENCE with the north line of said premises, South 88°45'40" East, 96.04 feet to a 1/2-inch iron rod found marking the southwest corner of said Lot 15;

THENCE with the west line of said premises, North 05°02'09" East, 294.61 feet to a 1/2-inch iron rod found marking the northwest corner of said Lot 15, said corner being in a curve to the left having a radius of 65.00 feet, a chord of North 62°20'49" East, 70.21 feet;

THENCE with the said curve and north line of said premises, an arc distance of 70.21 feet to a 1/2-inch iron rod found marking the northeast corner of said Lot 15;

THENCE with the east line of said premises, South 60°20'31" East, 392.29 feet to a capped iron rod set marking the most southerly northeast corner of said Lot 15;

THENCE with the east line of said premises, South 00°20'29" West, 106.20 feet to a 1/2-inch iron rod found marking the southeast corner of said Lot 15;

THENCE with the south line of said premises, South 88°45'40" East, 103.92 feet to a 1/2-inch iron rod found marking a curve to the left having a radius of 65.00 feet, a chord of South 74°56'55" West, 124.78 feet;

THENCE with the said curve and south line of said premises, an arc distance of 167.23 feet to an X cut set marking the most southerly southeast corner of said Lot 15;

THENCE with the north line of said premises, South 88°45'40" East, 37.62 feet to a 1/2-inch iron rod found marking the northeast corner of said Lot 1;

THENCE with the east line of said premises, South 00°18'44" East, 264.82 feet to a 1/2-inch iron rod found marking the southeast corner of said Lot 1;

THENCE with the south line of said premises, North 86°29'20" West, 338.29 feet to a 1/2-inch iron rod found marking the southwest corner of said Lot 15;

THENCE with the west line of said premises, North 00°18'44" West, 251.40 feet to the place of beginning and containing 4.124 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Terence P. and Robin L. Maher and JDSP Enterprises, Inc. acting through its duly authorized agent, do hereby adopt this plat designating the herein described property as LOT 15R, BLOCK 2, FOREST CREEK ESTATES, an addition to the City of Lucas, Texas, and LOT 1R, WILKINS ADDITION, an addition to the City of Lucas, Texas, and does 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.

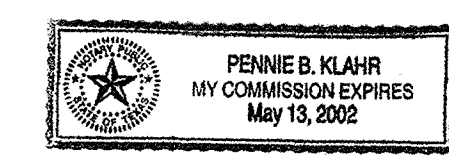
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

WITNESS, MY HAND, this 14th day of March, 2002.

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 Terence P. Maher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2002.



Pennie B. Klahr
Notary Public for the State of Texas

OWNER: Lot 1R
JDSP Enterprises, Inc.
1775 Fork Lane
Lucas, TX 75002

OWNER: Lot 15R
Terence P. and Robin L. Maher
1800 Crestland Drive
Allen, TX 75002

SURVEYOR'S CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

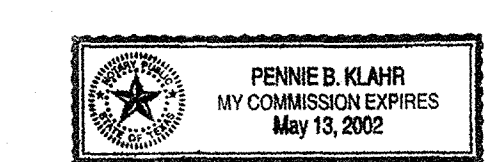
THAT I, Joel Wilhite, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas

Joel Wilhite
Joel Wilhite
Registered Professional
Land Surveyor, No. 5190

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 Joel Wilhite, 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 14th day of March, 2002.



Pennie B. Klahr
Notary Public for the State of Texas

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval <u>Terence P. Maher</u> Chairman, Planning and Zoning Commission City of Lucas, Texas	<u>3/20/02</u> Date
Approval of Final Plat <u>Terence P. Maher</u> Mayor, City of Lucas, Texas	<u>3-20-02</u> Date
Approved and Accepted <u>Terence P. Maher</u> Mayor, City of Lucas, Texas	<u>3-24-02</u> Date
Approved for Construction <u>Terence P. Maher</u> Mayor, City of Lucas, Texas	<u>3-24-02</u> Date

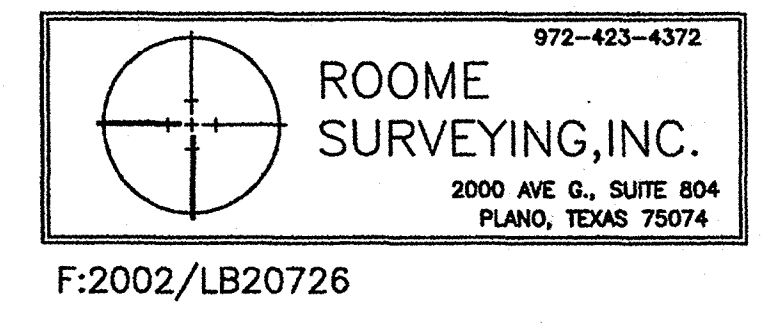
The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lot 15R, Forest Creek Estates & Lot 1R, Wilkins Addition Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 11th day of March, 2002 and the Commission, 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 21st day of March, A.D., 2002.

Nathan J. Wilkison
City Secretary
City of Lucas, Texas



REPLAT OF LOT 15R, BLOCK 2, FOREST CREEK ESTATES AND LOT 1R, WILKINS ADDITION JOHN W. KIRBY SURVEY, ABST. NO. 506 CITY OF LUCAS, COLLIN COUNTY, TEXAS FEBRUARY 22, 2002



F:2002/LB20726

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS Larry DeBerry and wife, Roxanne DeBerry, and Richard Vandracek and wife, Kathy Vandracek are the sole owners of a 262,120 square foot tract or parcel of land situated in the John Kirby Survey, Abstract Number 506, in the City of Lucas, Collin County, Texas; and also being all of Lot 13, Lot 14, and Lot 15, in Block 5 of FOREST CREEK ESTATES, an addition to said City of Lucas according to the plat thereof recorded in Volume K, Page 44, in the Map Records of Collin County, Texas (MRCT); said 262,120 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the most northerly, southwest corner of the aforesaid Lot 13; said corner being the most northerly, southeast corner of Lot 12, Block 5 of said addition; and also being in the north right-of-way line of Oak Brook Drive (a 70-foot right-of-way);

THENCE leaving said north right-of-way line of Oak Brook Drive, and along the common line between the aforesaid Lot 13 and Lot 12, North 26°07'57" East, at a distance of 346.62 feet passing a 1/2-inch iron rod found for reference at the "high bank" of White Rock Creek, in all a distance of 442.54 feet to a point for the northwest corner of the aforesaid Lot 13; said corner being the northeast corner of said Lot 12; being in the called centerline of said White Rock Creek; being in the north line of the aforesaid Block 5; being in a north line of the above described addition; being in the south line of that certain tract of land described in deed to M. E. Spurgin, and recorded in Volume 192, Page 446, in the Deed Records of Collin County, Texas (DRCT); and also being the northwest corner of the herein described property;

THENCE leaving last said common line, and along the common line between said Lot 13 and said Spurgin tract, same being the north line of said Block 5, the north line of said addition, and the centerline of said White Rock Creek; North 77°58'06" East, a distance of 110.00 feet to a point for the northeast corner of the aforesaid Lot 13; said corner being the southeast corner of said Spurgin tract; being the southwest corner of that certain tract of land described in deed to Genie Mae Tabor, and recorded in Volume 648, Page 434, DRCT; being the northwest corner of Lot 3 of ROCK CREEK ACRES, an addition to said City of Lucas according to the plat thereof recorded in Cabinet I, Page 5, MRCT; being a northeast corner of said FOREST CREEK ADDITION; being the northeast corner of said Block 5; and also being the northeast corner of the herein described property;

THENCE leaving last said common line, and along the common line between the aforesaid Lot 13 and said Lot 3, same being the east line of said Block 5 and the east line of said FOREST CREEK ESTATES, South 00°12'58" West, a distance of 257.27 feet to a 1/2-inch iron rod with cap stamped "LONE STAR" set for an angle point in last said line;

THENCE continuing along the west line of the aforesaid Lot 3, ROCK CREEK ACRES, same line being the east line of said Lot 13, the east line of said Lot 14, and the east line of said Block 5; South 00°22'10" West, at a distance of 155.16 feet passing a 1/2-inch iron rod found for the common, east corner of the aforesaid Lot 13 and Lot 14, in all a distance of 643.58 feet to a 1/2-inch iron rod with cap stamped "LONE STAR" set for the southeast corner of said Lot 14; said corner being the southwest corner of said Lot 3; being the northwest corner of that certain tract of land described in deed to Gary Michael Cox and Joanne Cox, and recorded under County Clerk's File No. 93-0004733, DRCT; being the northeast corner of that certain tract of land described in deed to Keith Lloyd Taylor, and recorded in Volume 1331, Page 73, DRCT; and also being the southeast corner of the herein described property;

THENCE leaving last said common line and along the north line of the aforesaid Taylor tract, same line being the south line of said Lot 14 and Lot 15, the south line of said Block 5, and the south line of said FOREST CREEK ADDITION; North 88°39'20" West, at a distance of 44.26 feet passing a point for the common, south corner of said Lot 14 and Lot 15, in all a distance of 413.07 feet to a 1/2-inch iron rod found for the common, south corner of the aforesaid Lot 15 and of Lot 16, Block 5 of the last said addition; said corner also being the southwest corner of the herein described property;

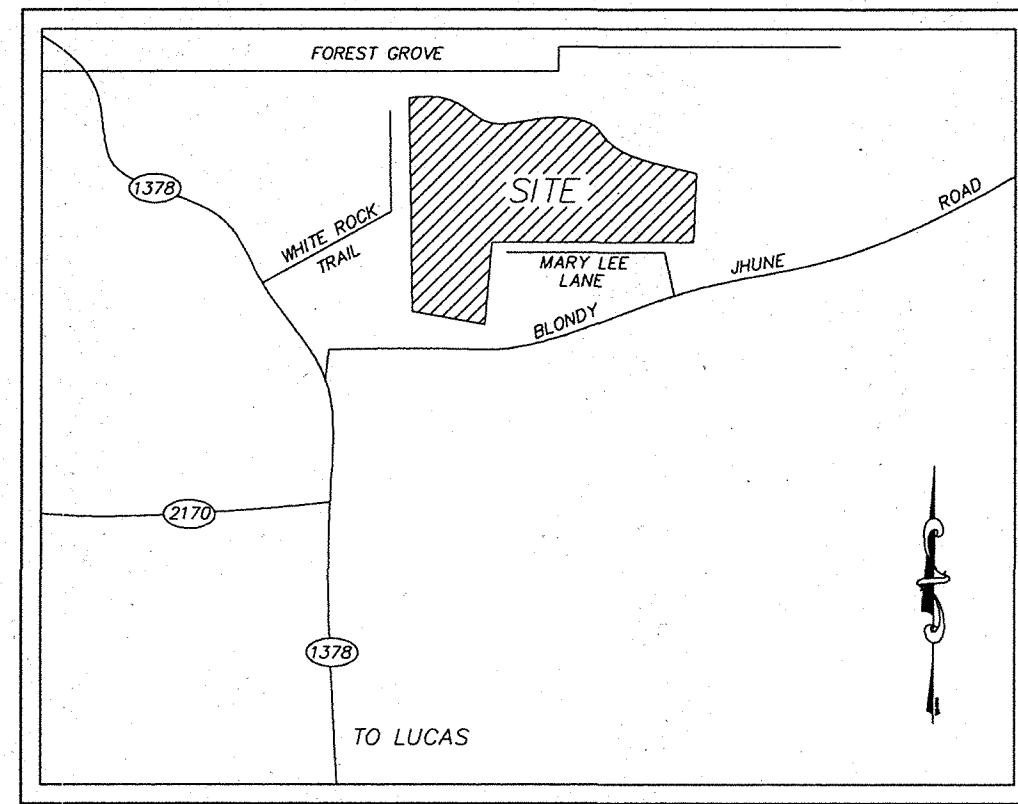
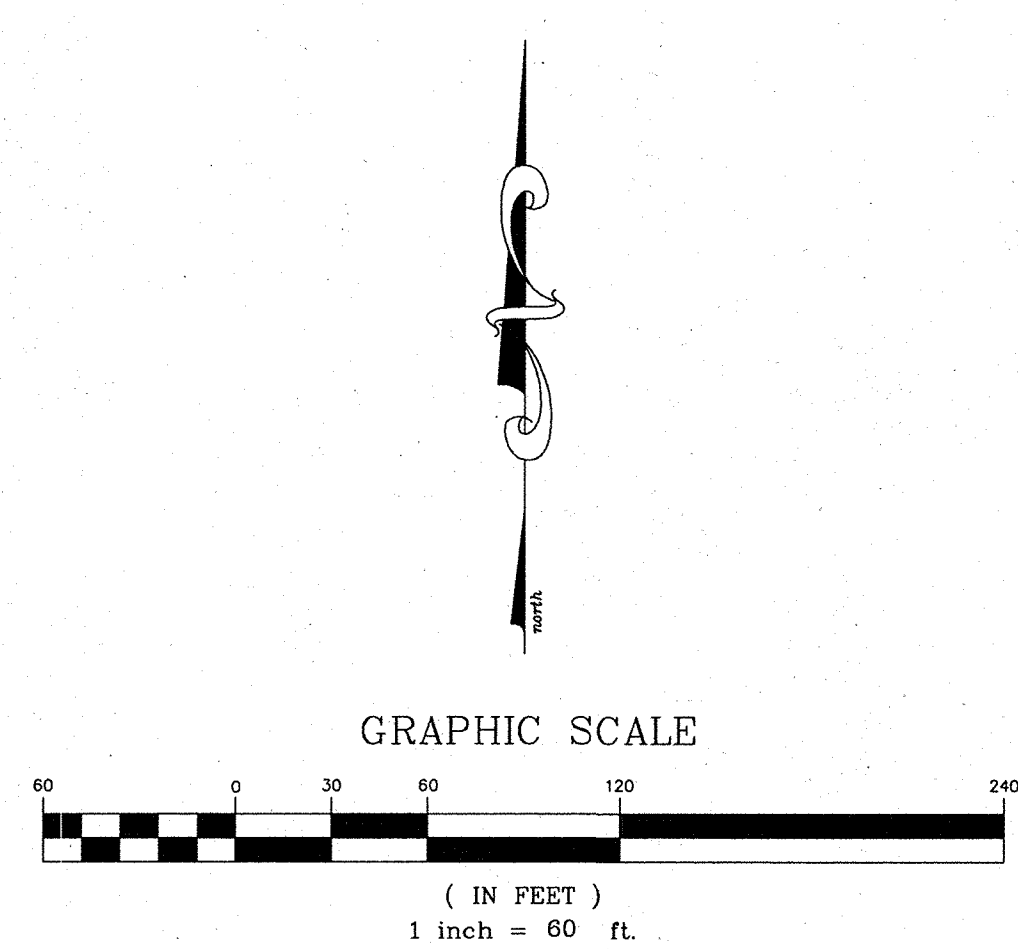
THENCE leaving last said common line and along the common line between the aforesaid Lot 15 and Lot 16; North 01°20'40" East, a distance of 379.48 feet to a 1/2-inch iron rod with cap stamped "LONE STAR" set for the common, north corner of said Lot 15 and Lot 16; said corner also being in the south right-of-way line of the aforesaid Oak Brook Drive;

THENCE leaving last said common line and along the aforesaid south right-of-way line of Oak Brook Drive, same being the north line of said Lot 15, the west line of said Lot 14, and the southwest line of said Lot 13, the following:

South 88°39'20" East, a distance of 22.47 feet to a 1/2-inch iron rod with cap stamped "LONE STAR" set for the beginning of a non-tangent curve to the left having a central angle of 212°37'57" and a radius of 65.00 feet;

Along said curve to the left, at an arc distance of 104.99 feet passing a point for the common, north corner of said Lots 15 and 14, at an arc distance of 182.71 feet passing a point for the common, west corner of said Lots 14 and 13, in all an arc distance of 241.22 feet, having a chord bearing and distance of North 42°26'57" East, 124.76 feet, to the POINT OF BEGINNING;

CONTAINING a computed area of 262,120 square feet or 6.0174 acres of land.

VICINITY MAP
(NTS)
DALLAS MAPSCO 462-XSTATE OF TEXAS }
COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Larry and Roxanne DeBerry and Richard and Kathy Vandracek are the sole owners of the above described property and do hereby adopt this plat designating the hereinabove described property as the REPLAT of LOTS 13, 14, AND 15, Block 5 of FOREST CREEK ESTATES, an addition to the City of Lucas, Collin County Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use area shown hereon; the easements, as shown, for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Lucas and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Collin County, Texas.

WITNESS MY HAND at Lucas, Texas, this 26 day of December, 2001.

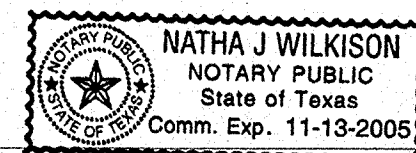
By: *[Signature]*
Title: _____

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Larry and Roxanne DeBerry and Richard and Kathy Vandracek, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same is their act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 26 day of December, 2001.

[Signature]
NOTARY PUBLIC in and for the State of Texas



Recommended for Approval

[Signature]
Chairman, Planning and Zoning Commission
City of Lucas, Collin County, Texas

Date 12/20/01

Approved For Construction

[Signature]
Mayor
City of Lucas, Collin County, Texas

Date 12-20-01

The undersigned, the City Secretary of the City of Lucas, Collin County, Texas hereby certifies that the foregoing replat of the FOREST CREEK ESTATES Subdivision or Addition to the City of Lucas was submitted to the City Council on the 12 day of November, 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 26 day of December, 2001.

[Signature]
City Secretary
City of Lucas, Collin County, Texas



NOTES:

1.) BEARINGS ARE BASED ON THE ABOVE DESCRIBED PLAT OF "FOREST CREEK ESTATES".

2.) X CUT IN CONCRETE FOUND

3.) POINT FOR CORNER IN CREEK; NOTHING FOUND OR SET

4.) 1/2" IRON ROD W/CAP STAMPED "LONE STAR" SET

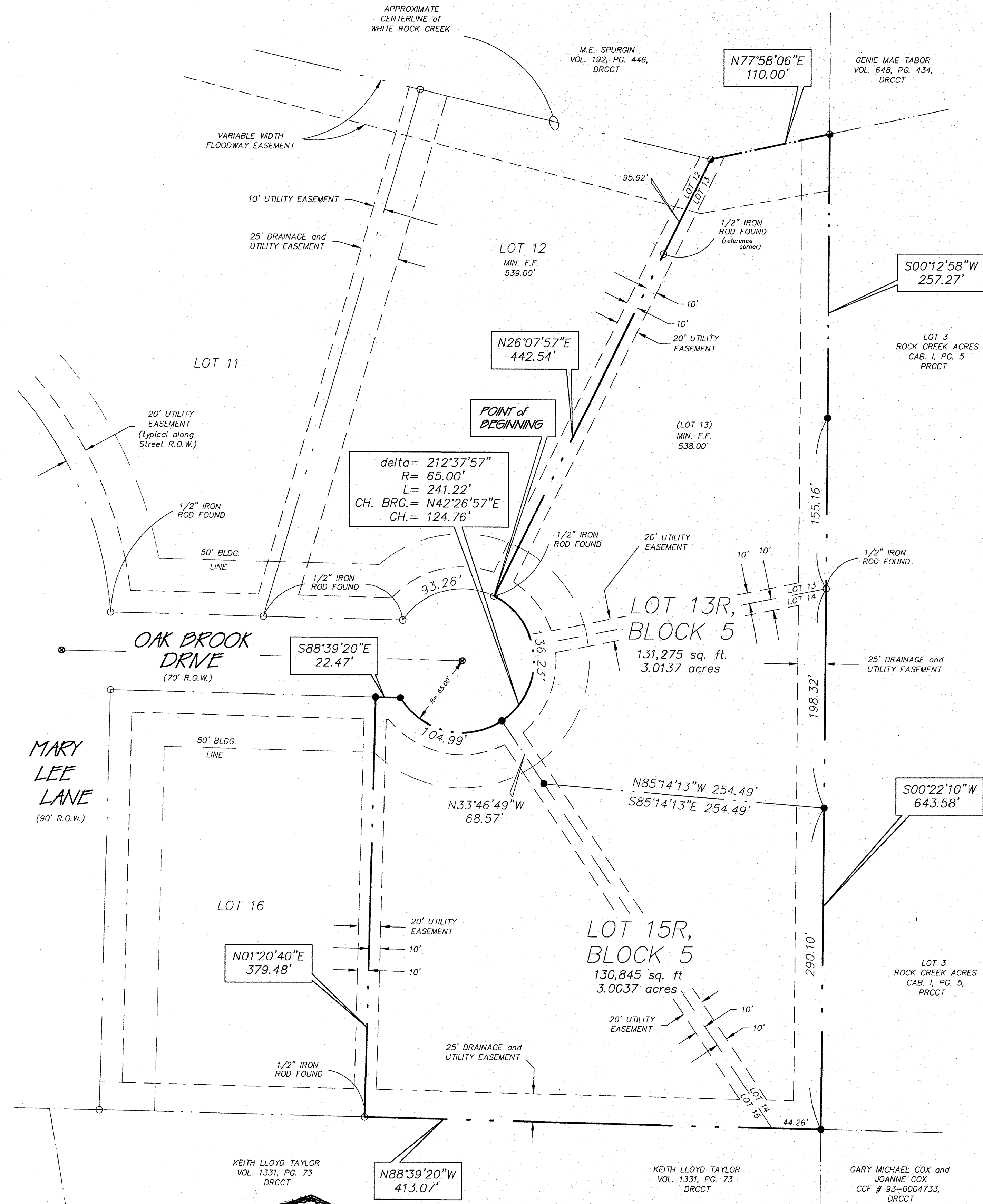
PRELIMINARY-FINAL REPLAT

REPLAT OF
LOTS 13, 14, AND 15, BLOCK 5
of FOREST CREEK ESTATES

262,120 SQ. FT. / 6.0174 ACRES
in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
in the

CITY OF LUCAS, COLLIN COUNTY, TEXAS

		LONE STAR SURVEYS, L.L.C. 205 WILCOX STREET, SUITE 102 MCKINNEY, TEXAS 75069 (972) 214-244-2170 (Fax) 214-244-2354	
DRAWN BY	CSH/MC	SCALE	1" = 60'
APPROVED BY	MC	DATE	07/30/01
JOB NO.	2001-0583-1	MAPSCO	462-X
			SHEET NO. 1 of 1



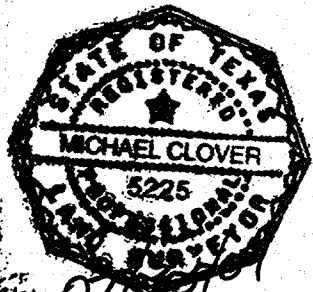
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL C. CLOVER, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas, Collin County, Texas.

[Signature] DATE JULY 30, 2001

Michael C. Clover
Registered Professional Land Surveyor, Texas No. 5225
LONE STAR SURVEYS, LLC
205 Wilcox, Suite 102
McKinney, Texas 75069

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL C. CLOVER, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 12th day of July, 2001.

[Signature]
NOTARY PUBLIC in and for the State of Texas

