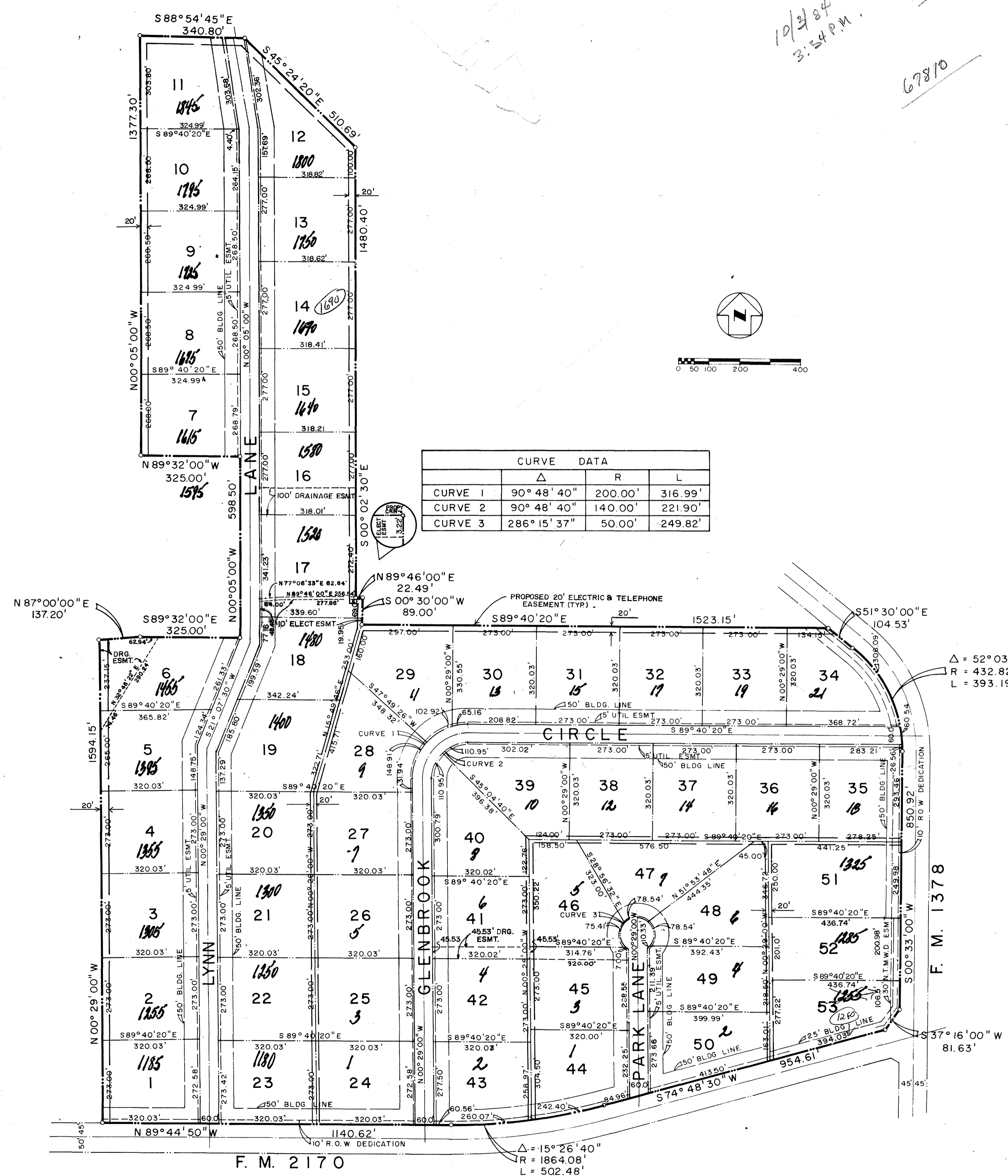


PRELIMINARY WATER PLAN	
GLENBROOK ESTATES	
118.6 ACRES OUT OF THE JAMES GRAYUM SURVEY-A-354	
CITY OF LUGAS, COLLIN COUNTY, TEXAS	
DATE	JAN. 04
JOB NO.	83-197
DRAWN BY	
CHECKED BY	W-1
NFM NAGLER, PITT & MERRITT CONSULTING ENGINEERS, INC. 2301 N. AKARD DALLAS, TEXAS 75201 214-748-6049	
SHEET 1 OF 1	

2145

filed
10/2/84
3:54 P.M.
E87
67870



CURVE DATA			
	Δ	R	L
CURVE 1	90° 48' 40"	200.00'	316.99'
CURVE 2	90° 48' 40"	140.00'	221.90'
CURVE 3	286° 15' 37"	50.00'	249.82'

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, R & B Development Company is the owner of a tract of land out of the James Grayum Survey, Collin County Abstract No. 354, being a resurvey of part of the 68 acre parcel of land described and conveyed by deed recorded in Volume 333, Page 256 of the Collin County Deed Records, a resurvey of the 61,542 acre parcel of land described and conveyed by deed recorded in Volume 819, Page 62 of the Collin County Deed Records and to which reference is herein made for further description:

BEGINNING on the north line of F. M. Highway No. 2170 at a double flat iron bar found marking the southwest corner of said 61,542 acre parcel of land;

THENCE with the west line of said parcel, North 0°29'00" West, a distance of 1,594.15 feet to an iron rod found on the south line of a 30 and one-sixth acre parcel of land described and conveyed by deed recorded in Volume 344, Page 100 of the Collin County Deed Records;

THENCE with said south line, North 87°00'00" East, a distance of 137.20 feet to an iron rod found marking the southeast corner of said 30 and one-sixth acre parcel and marking the southwest corner of a 4,439 acre parcel of land described and conveyed by deed recorded in Volume 1093, Page 831 of the Collin County Deed Records;

THENCE with the south line of said 4,439 acre parcel, South 89°32'00" East, a distance of 325.00 feet to an iron rod marking the southeast corner of said 4,439 acre parcel;

THENCE with the east line of said 4,439 acre parcel, North 0°05'00" West, a distance of 598.50 feet to an iron rod marking the northeast corner of said parcel;

THENCE with the north line of said 4,439 acre parcel, North 89°32'00" West, a distance of 325.00 feet to an iron rod on the west line of aforementioned 61,542 acre parcel of land;

THENCE with said west line, North 0°05'00" West, a distance of 1,377.30 feet to an iron rod on the centerline of a rock road marking the northwest corner of said 61,542 acre parcel;

THENCE with the north line of said parcel and centerline of the rock road, South 88°54'45" East, a distance of 340.80 feet to an iron rod marking the northeast corner of said 61,542 acre parcel;

THENCE with the northeast line of said parcel, South 45°24'20" East, a distance of 510.69 feet to a wooden angle post;

THENCE with the east line of parcel, South 0°02'30" East, a distance of 1,480.40 feet to an iron rod;

THENCE North 89°46'00" East, a distance of 22.49 feet to an iron rod;

THENCE South 0°30'00" West, a distance of 89.00 feet to an iron rod found marking the northwest corner of aforementioned 68 acre parcel of land;

THENCE with the north line of said parcel, South 89°40'20" East, a distance of 1,523.15 feet to an iron rod on the west line of F.M. Highway No. 1378;

THENCE with the west line of F.M. Highway No. 1378, South 51°30'00" East, a distance of 104.53 feet to a concrete monument marking the beginning of a curve to the right;

THENCE continuing with the west line of F.M. Highway No. 1378 and on said curve bending from the southeasterly towards the south, having a central angle of 52°03'00" with a radius of 432.82 feet, for an arc distance of 393.19 feet to a wooden monument;

THENCE continuing with the west line of F.M. Highway No. 1378, South 0°33'00" West, a distance of 850.92 feet to a concrete monument on the northerly end of a corner cut-off;

THENCE with said corner cut-off, South 37°16'00" West, a distance of 81.63 feet to the southerly end thereof and to the north line of F.M. Highway No. 2170;

THENCE with the north line of F.M. Highway No. 2170, South 74°48'30" West, a distance of 954.61 feet to an iron rod marking the beginning of a curve to the right;

THENCE continuing with the north line of F.M. Highway No. 2170 and on said curve bending from the southwesterly towards the west, having a central angle of 15°26'40" with a radius of 1,864.08 feet, for an arc distance of 502.48 feet to an iron rod;

THENCE continuing with the north line of F.M. Highway No. 2170, North 89°44'50" West a distance of 1,140.62 feet to the place of beginning, passing for reference the southeast corner of aforementioned 61,542 acre parcel at a distance of 833.40 feet and containing 118.557 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, R & B Development Company does hereby adopt this plat designating the herein above described property as GLENBROOK ESTATES, an addition to the City of Lucas, and does hereby dedicate to the public use forever any streets and alleys shown hereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts 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 system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts 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).

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

WITNESS MY HAND AT DALLAS, TEXAS, this the 1st day of October, 1984.

R & B DEVELOPMENT COMPANY
Glen P. Brovant
Glen P. Brovant - Partner
W. W. Robinson
W. W. Robinson - Partner

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 Glen P. Brovant and W.W. Robinson known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of October, 1984.

My Commission expires 4/30/85
Joe Small
Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Joseph T. Pitt
Registered Public Surveyor

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 Joseph T. Pitt, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of October, 1984.

My Commission _____
Notary Public in and for Dallas County, Texas

FINAL PLAT

(REVISED)

GLENBROOK ESTATES

118.6 ACRES

OUT OF THE

JAMES GRAYUM SURVEY

ABSTRACT NO 354

CITY OF LUCAS

COLLIN COUNTY

TEXAS

FEBRUARY 1984

REVISED OCTOBER 1, 1984

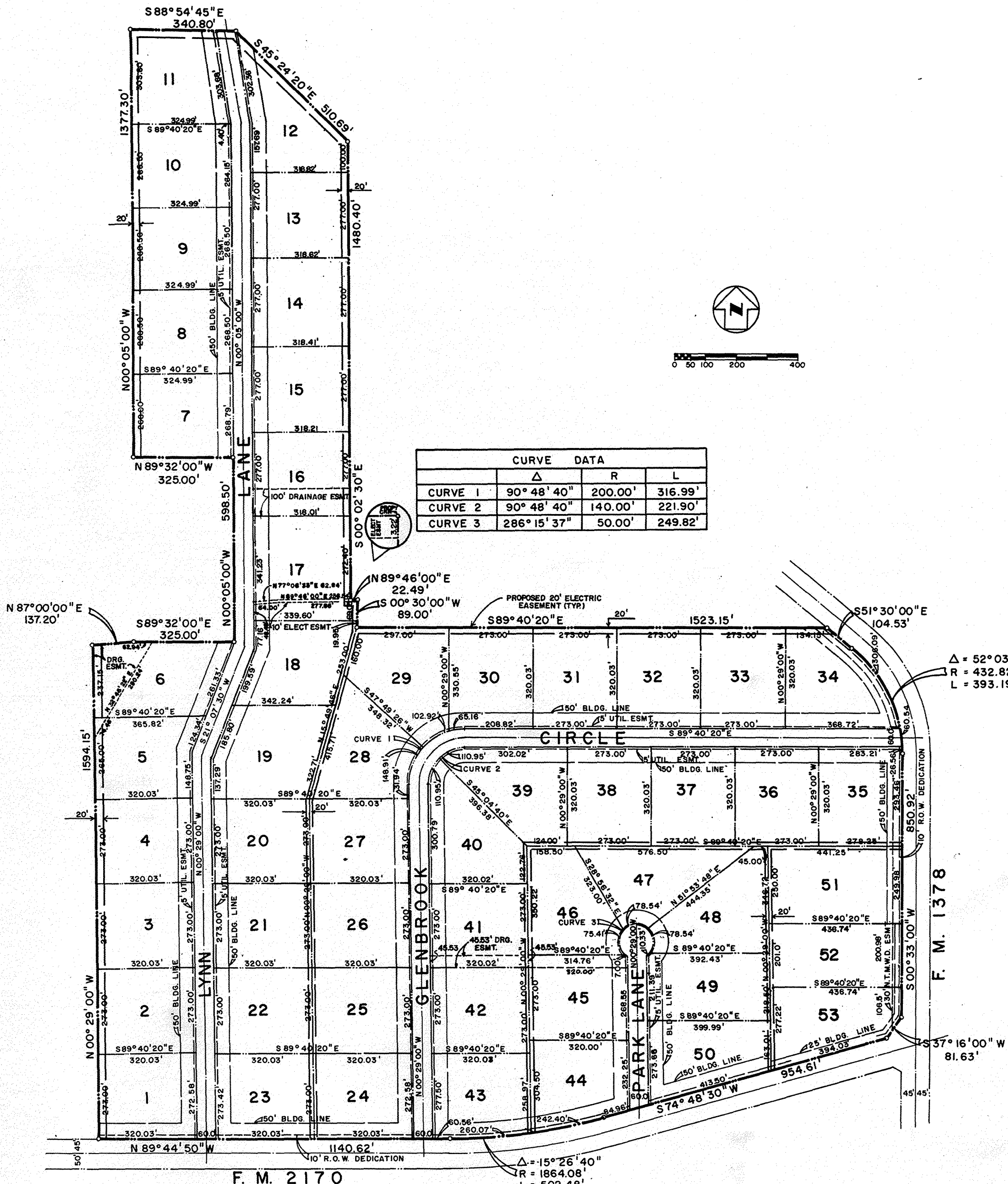
FINAL PLAT APPROVED BY THE CITY OF LUCAS, TEXAS ON

CITY SECRETARY

MAYOR

ACCT # 1583

RECEIVED
CITY OF LUCAS
JAN 25 1984



CURVE DATA			
	Δ	R	L
CURVE 1	90° 48' 40"	200.00'	316.99'
CURVE 2	90° 48' 40"	140.00'	221.90'
CURVE 3	286° 15' 37"	50.00'	249.82'

FINAL PLAT APPROVED BY THE CITY OF LUCAS, TEXAS ON
Madeline G. Egan 2/20/84
 CITY SECRETARY MAYOR

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, R & B Development Company is the owner of a tract of land out of the James Grayum Survey, Collin County Abstract No. 354, being a resurvey of part of the 68 acre parcel of land described and conveyed by deed recorded in Volume 333, Page 256 of the Collin County Deed Records, a resurvey of the 61,542 acre parcel of land described and conveyed by deed recorded in Volume 819, Page 62 of the Collin County Deed Records and to which reference is herein made for further description:

BEGINNING on the north line of F. M. Highway No. 2170 at a double flat iron bar found marking the southwest corner of said 61.542 acre parcel of land;

THENCE with the west line of said parcel, North 0°29'00" West, a distance of 1,594.15 feet to an iron rod found on the south line of a 30 and one-sixth acre parcel of land described and conveyed by deed recorded in Volume 344, Page 100 of the Collin County Deed Records;

THENCE with said south line, North 87°00'00" East, a distance of 137.20 feet to an iron rod found marking the southeast corner of said 30 and one-sixth acre parcel and marking the southwest corner of a 4.439 acre parcel of land described and conveyed by deed recorded in Volume 1095, Page 831 of the Collin County Deed Records;

THENCE with the south line of said 4.439 acre parcel, South 89°32'00" East, a distance of 325.00 feet to an iron rod marking the southeast corner of said 4.439 acre parcel;

THENCE with the east line of said 4.439 acre parcel, North 0°05'00" West, a distance of 598.50 feet to an iron rod marking the northeast corner of said parcel;

THENCE with the north line of said 4.439 acre parcel, North 89°32'00" West, a distance of 325.00 feet to an iron rod on the west line of aforementioned 61.542 acre parcel of land;

THENCE with said west line, North 0°05'00" West, a distance of 1,377.30 feet to an iron rod on the centerline of a rock road marking the northwest corner of said 61.542 acre parcel;

THENCE with the north line of said parcel and centerline of the rock road, South 88°54'45" East, a distance of 340.80 feet to an iron rod marking the northeast corner of said 61.542 acre parcel;

THENCE with the northeast line of said parcel, South 45°24'20" East, a distance of 510.69 feet to a wooden angle post;

THENCE with the east line of parcel, South 0°02'30" East, a distance of 1,480.40 feet to an iron rod;

THENCE North 89°46'00" East, a distance of 22.49 feet to an iron rod;

THENCE South 0°30'00" West, a distance of 89.00 feet to an iron rod found marking the northwest corner of aforementioned 68 acre parcel of land;

THENCE with the north line of said parcel, South 89°40'20" East, a distance of 1,523.15 feet to an iron rod on the west line of F.M. Highway No. 1378;

THENCE with the west line of F.M. Highway No. 1378, South 51°30'00" East, a distance of 104.53 feet to a concrete monument marking the beginning of a curve to the right;

THENCE continuing with the west line of F.M. Highway No. 1378 and on said curve bending from the southeasterly towards the south, having a central angle of 52°03'00" with a radius of 432.82 feet, for an arc distance of 393.19 feet to a wooden monument;

THENCE continuing with the west line of F.M. Highway No. 1378, South 0°33'00" West, a distance of 850.92 feet to a concrete monument on the northerly end of a corner cut-off;

THENCE with said corner cut-off, South 37°16'00" West, a distance of 81.63 feet to the southerly end thereof and to the north line of F.M. Highway No. 2170;

THENCE with the north line of F.M. Highway No. 2170, South 74°48'30" West, a distance of 954.61 feet to an iron rod marking the beginning of a curve to the right;

THENCE continuing with the north line of F.M. Highway No. 2170 and on said curve bending from the southwesterly towards the west, having a central angle of 15°26'40" with a radius of 1,864.08 feet, for an arc distance of 502.48 feet to an iron rod;

THENCE continuing with the north line of F.M. Highway No. 2170, North 89°44'50" West a distance of 1,140.62 feet to the place of beginning, passing for reference the southeast corner of aforementioned 61.542 acre parcel at a distance of 833.60 feet and containing 118.557 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, R & B Development Company does hereby adopt this plat designating the herein above described property as GLENBROOK ESTATES, an addition to the City of Lucas, and does hereby dedicate to the public use forever any streets and alleys shown hereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts 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 system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts 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).

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

WITNESS MY HAND AT DALLAS, TEXAS, this the 6th day of February, 1984.

R & B DEVELOPMENT COMPANY
Glen P. Bryant
 Glen P. Bryant - Partner
W. W. Robinson
 W. W. Robinson - Partner

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 Glen P. Bryant and W. W. Robinson known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

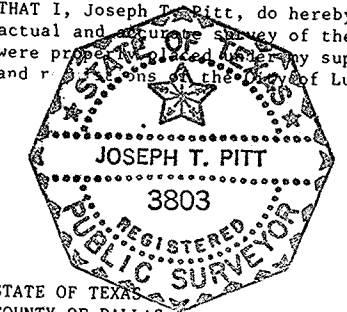
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of February, 1984.

My Commission expires 7-7-87
Joseph T. Pitt
 Joseph T. Pitt
 Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Joseph T. Pitt, do hereby certify that I prepared this plat from an actual and personal survey of the land and the corner monuments shown thereon were placed under my supervision in accordance with the platting rules and regulations of the State of Texas.



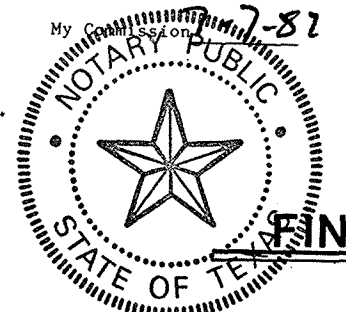
Joseph T. Pitt
 Joseph T. Pitt
 Registered Public Surveyor

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 Joseph T. Pitt, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of February, 1984.

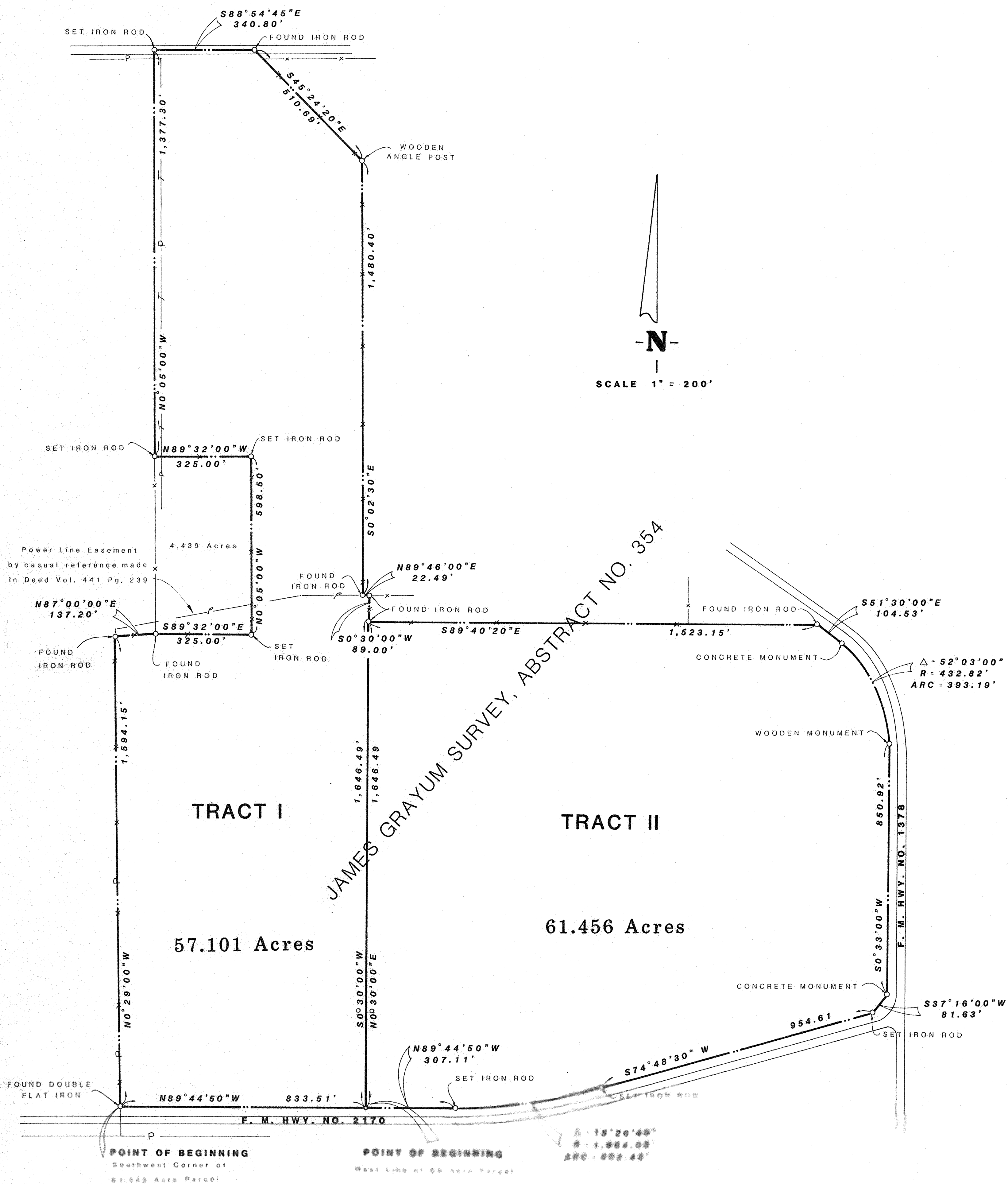
My Commission expires 7-8-82
Joseph P. Zwick
 Joseph P. Zwick
 Notary Public in and for Dallas County, Texas



FINAL PLAT

GLENBROOK ESTATES

118.6 ACRES
 OUT OF THE
 JAMES GRAYUM SURVEY
 ABSTRACT NO 354
 CITY OF LUCAS
 COLLIN COUNTY TEXAS
 FEBRUARY 1984



DATE: January 5, 1984
 TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 This is to certify that I have this date made a careful and accurate survey on the ground of the property described as follows:

SURVEY PLAT

TRACT I
 SITUATED in the State of Texas, County of Collin and in the James Grayum Survey, Abstract No. 354, being a resurvey of the 61.542 acre parcel of land described and conveyed by deed recorded in Volume 819, Page 62 of the Collin County Deed Records and to which reference is herein made for further description:
 BEGINNING on the north line of F. M. Highway No. 2170 at a double flat iron bar found marking the southwest corner of said 61.542 acre parcel of land;
 THENCE with the west line of said parcel, North 0°29'00" West, a distance of 1,594.15 feet to an iron rod found on the south line of a 30 and one-sixth acre parcel of land described and conveyed by deed recorded in Volume 344, Page 100 of the Collin County Deed Records;
 THENCE with said south line, North 87°00'00" East, a distance of 137.20 feet to an iron rod found marking the southeast corner of said 30 and one-sixth acre parcel and marking the southwest corner of a 4.439 acre parcel of land described and conveyed by deed recorded in Volume 1095, Page 831 of the Collin County Deed Records;
 THENCE with the south line of said 4.439 acre parcel, South 89°32'00" East, a distance of 325.00 feet to an iron rod marking the southeast corner of said 4.439 acre parcel;
 THENCE with the east line of said 4.439 acre parcel, North 0°05'00" West, a distance of 598.50 feet to an iron rod marking the northeast corner of said parcel;
 THENCE with the north line of said 4.439 acre parcel, North 89°32'00" West, a distance of 325.00 feet to an iron rod on the west line of aforementioned 61.542 acre parcel of land;
 THENCE with said west line, North 0°05'00" West, a distance of 1,377.30 feet to an iron rod on the centerline of a rock road marking the northwest corner of said 61.542 acre parcel;
 THENCE with the north line of said parcel and centerline of the rock road, South 88°54'45" East, a distance of 340.80 feet to an iron rod marking the northeast corner of said 61.542 acre parcel;
 THENCE with the northeast line of said parcel, South 45°24'20" East, a distance of 510.69 feet to a wooden angle post;
 THENCE with the east line of said parcel, South 0°02'30" East, a distance of 1,480.40 feet to an iron rod;
 THENCE North 89°46'00" East, a distance of 22.49 feet to an iron rod;
 THENCE South 0°30'00" West, a distance of 89.00 feet to an iron rod found marking the northwest corner of a 68 acre parcel of land described and conveyed by deed recorded in Volume 333, Page 256 of the Collin County Deed Records;
 THENCE with the west line of said 68 acre parcel, South 0°30'00" West, a distance of 1,646.49 feet to an iron rod found on the north line of aforementioned F. M. Highway No. 2170;
 THENCE with the north line of F. M. Highway No. 2170, North 89°44'50" West, a distance of 833.51 feet to the place of beginning and containing 57.101 acres of land.

TRACT II
 SITUATED in the State of Texas, County of Collin and in the James Grayum Survey, Abstract No. 354, being a resurvey of part of the 68 acre parcel of land described and conveyed by deed recorded in Volume 333, Page 256 of the Collin County Deed Records, and to which reference is herein made for further description:
 BEGINNING on the north line of F. M. Highway No. 2170 at an iron rod found marking the west line of said 68 acre parcel of land;
 THENCE with said west line, North 0°30'00" East, a distance of 1,646.49 feet to an iron rod found marking the northwest corner of aforementioned 68 acre parcel of land;
 THENCE with the north line of said parcel, South 89°40'20" East, a distance of 1,523.15 feet to an iron rod on the west line of F. M. Highway No. 1378;
 THENCE with the west line of F. M. Highway No. 1378, South 51°30'00" East, a distance of 104.53 feet to a concrete monument marking the beginning of a curve to the right;
 THENCE continuing with the west line of F. M. Highway No. 1378 and on said curve bending from the southeasterly towards the south, having a central angle of 52°03'00" with a radius of 432.82 feet, for an arc distance of 393.19 feet to a wooden monument;
 THENCE continuing with the west line of F. M. Highway No. 1378, South 0°33'00" West, a distance of 850.92 feet to a concrete monument on the northerly end of a corner cut-off;
 THENCE with said corner cut-off, South 37°16'00" West, a distance of 81.63 feet to the southerly end thereof and to the north line of F. M. Highway No. 2170;
 THENCE with the north line of F. M. Highway No. 2170, South 74°48'30" West, a distance of 954.61 feet to an iron rod marking the beginning of a curve to the right;
 THENCE continuing with the north line of F. M. Highway No. 2170 and on said curve bending from the southwesterly towards the west, having a central angle of 15°26'40" with a radius of 1,864.08 feet, for an arc distance of 502.48 feet to an iron rod;
 THENCE continuing with the north line of F. M. Highway No. 2170, North 89°44'50" West, a distance of 307.11 feet to the place of beginning and containing 61.456 acres of land.
 The plat hereon is true and correct to the best of my professional knowledge and belief. There are no encroachments or protrusions except as shown.

Jack W. Roome
 Jack W. Roome, Registered Public Surveyor, No. 295

