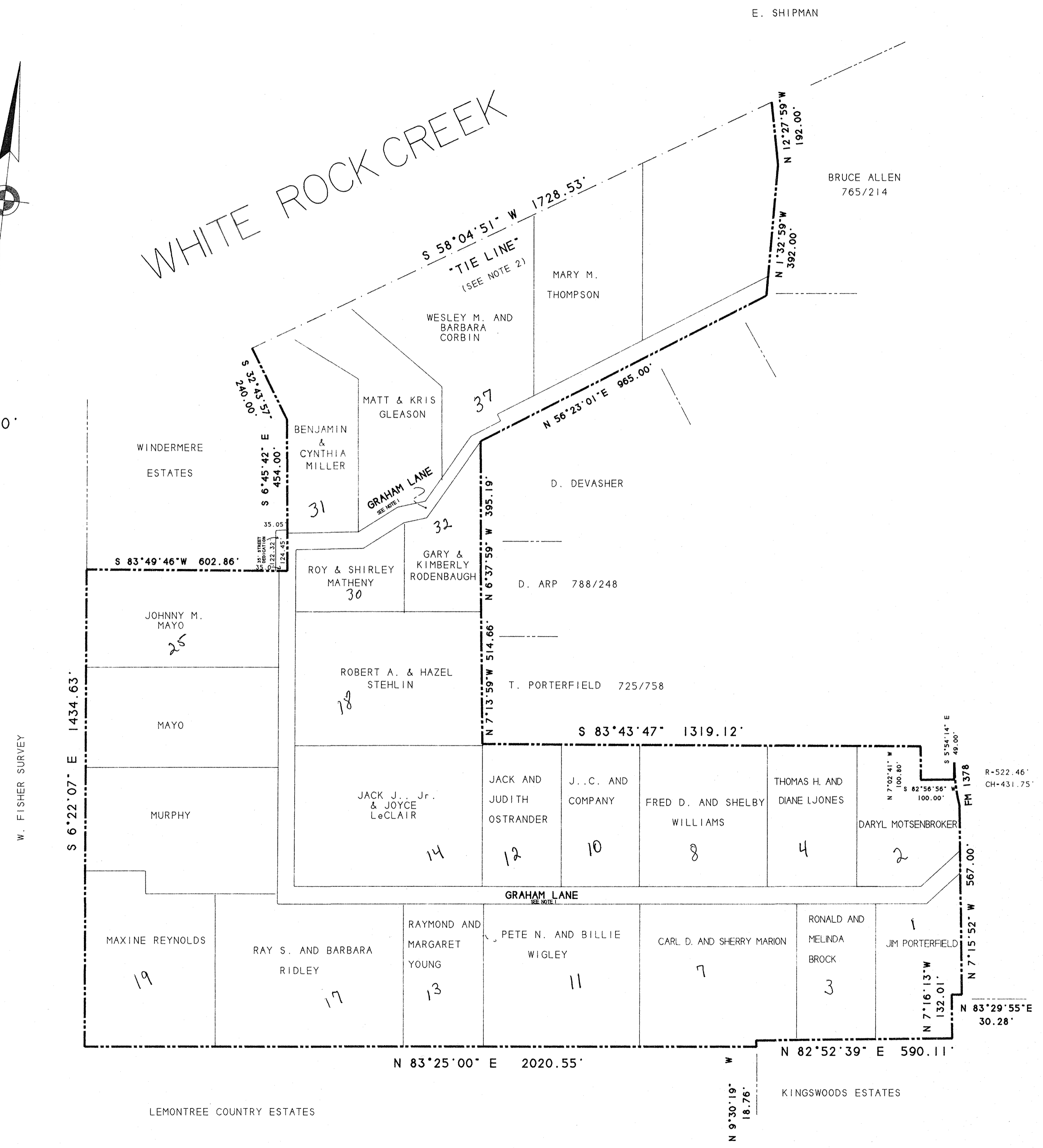


1" = 200'



E. SHIPMAN

BRUCE ALLEN
765/214

MARY M.
THOMPSON

WESLEY M. AND
BARBARA
CORBIN

BENJAMIN
&
CYNTHIA
MILLER

ROY & SHIRLEY
MATHENY

GARY &
KIMBERLY
RODENBAUGH

ROBERT A. & HAZEL
STEHLIN

JACK J. &
JOYCE
LeCLAIR

JACK AND
JUDITH
OSTRANDER

J. C. AND
COMPANY

FRED D. AND SHELBY
WILLIAMS

THOMAS H. AND
DIANE LJONES

DARYL MOTSENBROKER

JIM PORTERFIELD

MAXINE REYNOLDS

RAY S. AND BARBARA
RIDLEY

RAYMOND AND
MARGARET
YOUNG

PETE N. AND BILLIE
WIGLEY

CARL D. AND SHERRY MARION

RONALD AND
MELINDA
BROCK

JIM PORTERFIELD

LEMONTREE COUNTRY ESTATES

KINGSWOODS ESTATES

NOTE 1: GRAHAM LANE SHOWN BY EXISTING LINES OF OCCUPATION AS DETERMINED BY FIELD LOCATION.
NOTE 2: PROPERTY LINES THAT MAY EXTEND PAST THE SOUTH BRANCH OF WHITE ROCK CREEK WERE NOT SURVEYED AT THIS TIME.

LEGAL DESCRIPTION

SITUATED IN COLLIN COUNTY, TEXAS, A PART OF THE GABRIEL FITZHUGH SURVEY ABSTRACT NO. 38 AND PART OF THE JAMES GRAYUM SURVEY ABSTRACT NO. 354 AND BEING A PORTION OF A RESERVE AND CONSOLIDATION OF ALL OF A 50 ACRE TRACT, PART OF A 4.8 ACRE TRACT AND PART OF A 34 1/2 ACRE TRACT AND ALL OF AN 131 ACRE TRACT AND ALL OF A 27.9 ACRE TRACT BEING DESCRIBED IN A DEED FROM PEARL WATSON TO SARAH ELIZABETH WATSON, DATED NOVEMBER 2, 1959, AND RECORDED IN VOLUME 559, PAGE 575, OF THE COLLIN COUNTY DEED RECORDS. SAID PORTION OF SAID TRACT BEING PART OF THE HIDDEN MEADOWS SOUTH PLAT, DATED MAY 18, 1987, THAT HAS ACCESS TO GRAHAM LANE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD IN THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT:

THENCE NORTH 83° 25' 00" EAST A DISTANCE OF 2020.55 FEET TO A FENCE POST;

THENCE NORTH 9° 30' 19" WEST A DISTANCE OF 18.76 FEET TO A FENCE POST;

THENCE NORTH 82° 52' 39" EAST A DISTANCE OF 132.01 FEET TO A 2" IRON PIPE;

THENCE NORTH 83° 29' 55" EAST A DISTANCE OF 30.28 FEET TO A 2" IRON PIPE;

THENCE NORTH 7° 15' 52" WEST A DISTANCE OF 567.70 FEET TO A 1/2" IRON ROD, SAID POINT BEING AT THE WESTERLY BOUNDARY OF STATE HIGHWAY FARM MARKET 1378, AND REFERENCE BEING TO STATE HIGHWAY PLAN TITLED: TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP F.M. 1378, COLLIN COUNTY, FOREST GROVE TO LUCAS AND DATED SEPTEMBER 19, 1952;

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 522.46 FEET A DISTANCE OF 132.01 FEET TO A 1/2" IRON ROD AT THE EAST LINE OF PARCEL DESCRIBED IN VOLUME 648, PAGE 531, OF THE COLLIN COUNTY DEED RECORDS;

THENCE SOUTH 5° 54' 14" EAST WITH THE EASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 49.00 FEET TO A 1/2" IRON ROD IN THE SOUTHEAST CORNER OF SAID LOT;

THENCE SOUTH 82° 56' 56" WEST WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 100.00 FEET TO A FENCE POST, AT THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 7° 02' 41" WEST WITH THE WESTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 100.80 FEET TO A FENCE POST, AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 83° 43' 47" WEST A DISTANCE OF 1319.12 FEET TO A 3/4" IRON PIPE;

THENCE NORTH 7° 13' 59" WEST A DISTANCE OF 54.66 FEET TO A 1/2" IRON ROD;

THENCE NORTH 6° 37' 59" WEST A DISTANCE OF 395.19 FEET TO A NAIL AT THE BASE OF A FENCE POST;

THENCE NORTH 56° 23' 01" EAST A DISTANCE OF 965.00 FEET TO AN IRON STAKE;

THENCE NORTH 1° 32' 59" WEST A DISTANCE OF 392.00 FEET TO AN IRON STAKE;

THENCE NORTH 12° 27' 59" WEST A DISTANCE OF 192.00 FEET TO AN IRON STAKE IN THE CENTERLINE OF THE SOUTH BRANCH OF WHITE ROCK CREEK.

THENCE SOUTHWESTERLY ALONG THE SOUTH BRANCH OF THE WHITE ROCK CREEK TO A POINT ON THE NORTHEASTERLY BOUNDARY OF WINDERMERE ESTATES, REFERENCE BEING MADE TO PLAT TITLED: PRELIMINARY-FINAL PLAT WINDERMERE ESTATES JAMES GRAYUM SURVEY ABSTRACT NO. 354 GABRIEL FITZHUGH SURVEY ABSTRACT NO. 38, CITY OF LUCAS, COLLIN COUNTY, TEXAS, AND DATED DECEMBER 18, 1991, SURVEYED BY CANTRELL SURVEYING COMPANY, SAID POINT BEING SOUTH 58° 04' 51" WEST A DISTANCE OF 1728.53 FEET WITH A TIE LINE;

THENCE SOUTH 32° 43' 57" EAST WITH THE NORTHEASTERLY BOUNDARY OF SAID WINDERMERE ESTATES A DISTANCE OF 240.00 FEET TO A FOUND 1/2" IRON ROD;

THENCE SOUTH 6° 45' 42" EAST WITH THE EASTERLY BOUNDARY OF WINDERMERE ESTATES A DISTANCE OF 454.40 FEET TO A 1/4" NAIL, SAID 1/4" NAIL BEING IN THE CENTERLINE OF GRAHAM LANE AS SHOWN ON THE WINDERMERE ESTATES PLAT;

THENCE SOUTH 83° 49' 46" WEST WITH THE SOUTHERLY BOUNDARY OF SAID WINDERMERE ESTATES A DISTANCE OF 602.86 FEET TO A 1/2" IRON ROD, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF SAID WINDERMERE ESTATES;

THENCE SOUTH 6° 22' 07" EAST A DISTANCE OF 1434.63 FEET TO THE PLACE OF BEGINNING, SAID PORTION OF HIDDEN MEADOWS SOUTH PLAT CONTAINING 90 ACRES MORE OR LESS.

I, DAVID M. HENDERSON DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF SURVEY FROM AN ACTUAL ON THE GROUND SURVEY AND THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY B, CONDITION IV SURVEY.

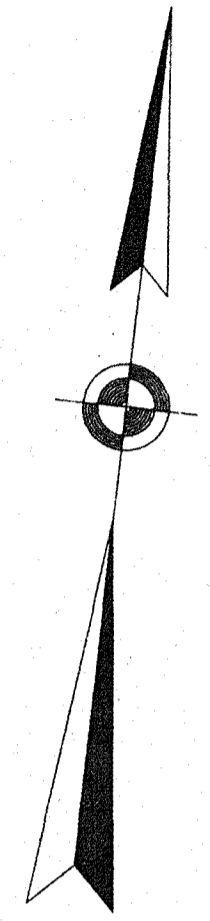
DAVID M. HENDERSON RPL# 4469 4/22/91



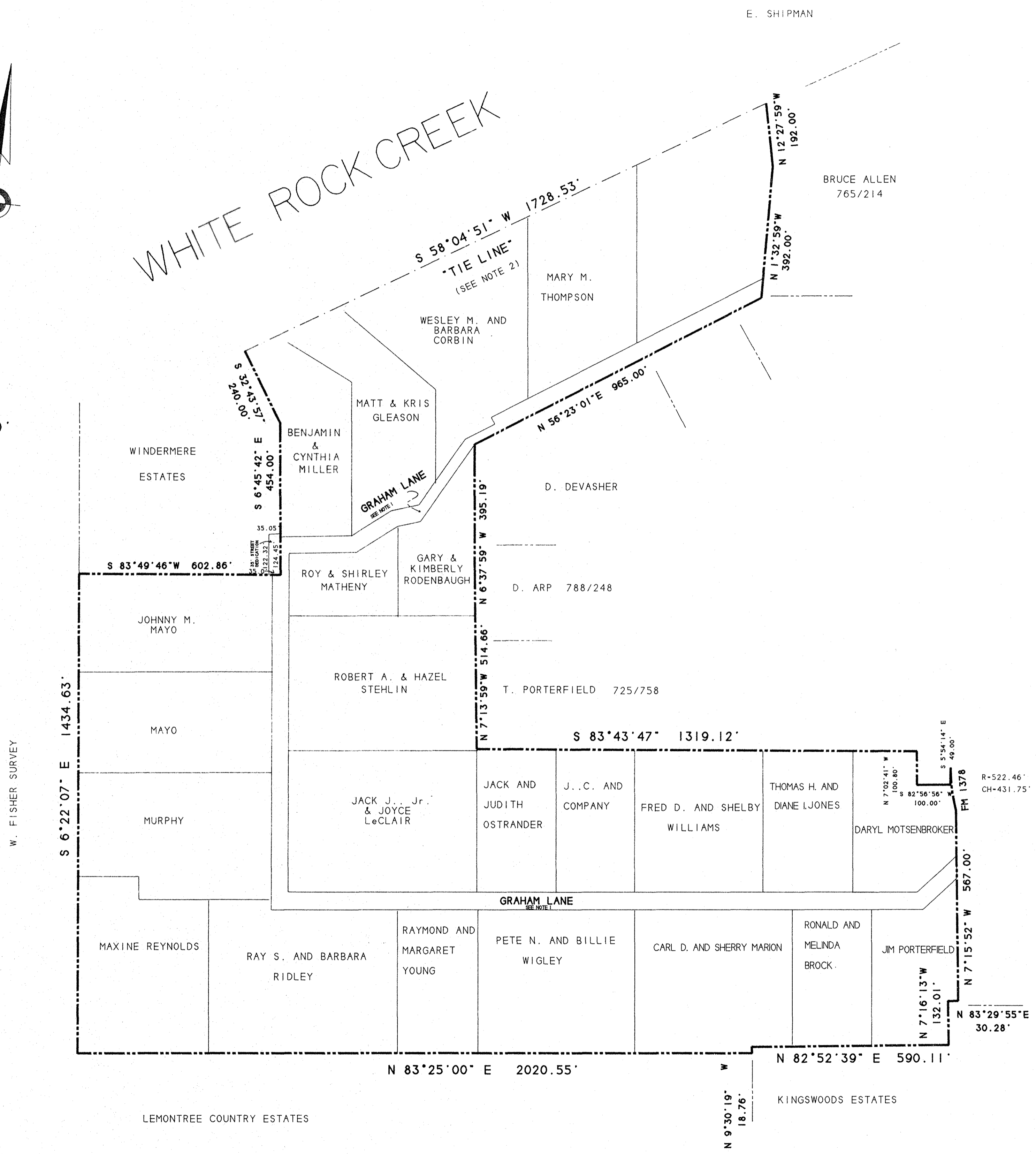
BOUNDARY EXHIBIT
HIDDEN MEADOWS ESTATES
LUCAS, TEXAS
APRIL 22, 1991

BENCHMARK SURVEYS
DAVID HENDERSON, INC.
13999 GOLDMARK DRIVE SUITE 440
DALLAS, TEXAS 75240
(214) 680-3037

DRAWN BY D.L.
CHECKED BY D.H.
JOB NO. 94132



1" = 200'



LEGAL DESCRIPTION

SITUATED IN COLLIN COUNTY, TEXAS, A PART OF THE GABRIEL FITZHUGH SURVEY ABSTRACT NO. 38 AND PART OF THE JAMES GRAYUM SURVEY ABSTRACT NO. 354 AND BEING A PORTION OF A RESURVE AND CONSOLIDATION OF ALL OF A 50 ACRE TRACT, PART OF A 4.8 ACRE TRACT AND PART OF A 34 1/2 ACRE TRACT AND ALL OF AN 1.3 ACRE TRACT AND ALL OF A 27.9 ACRE TRACT BEING DESCRIBED IN A DEED FROM PEARL WATSON TO SARAH ELIZABETH WATSON, DATED NOVEMBER 2, 1959, AND RECORDED IN VOLUME 559, PAGE 575 OF THE COLLIN COUNTY DEED RECORDS, SAID PORTION OF SAID TRACT BEING PART OF THE HIDDEN MEADOWS SOUTH PLAT, DATED MAY 18, 1987, THAT HAS ACCESS TO GRAHAM LANE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD IN THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT; THENCE NORTH 83° 25' 00" EAST A DISTANCE OF 2020.55 FEET TO A FENCE POST; THENCE NORTH 9° 30' 19" WEST A DISTANCE OF 18.76 FEET TO A FENCE POST; THENCE NORTH 82° 52' 39" EAST A DISTANCE OF 132.01 FEET TO A 2" IRON PIPE; THENCE NORTH 83° 29' 55" EAST A DISTANCE OF 30.28 FEET TO A 2" IRON PIPE; THENCE NORTH 7° 15' 52" WEST A DISTANCE OF 567.70 FEET TO A 1/2" IRON ROD, SAID POINT BEING AT THE WESTERLY BOUNDARY OF STATE HIGHWAY FARM MARKET 1378, AND REFERENCE BEING TO STATE HIGHWAY PLAN TITLED: TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP F.M. 1378, COLLIN COUNTY, FOREST GROVE TO LUCAS AND DATED SEPTEMBER 19, 1952; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 522.46 FEET A DISTANCE OF 129.13 FEET TO A 1/2" IRON ROD AT THE EAST LINE OF PARCEL DESCRIBED IN VOLUME 648, PAGE 531 OF THE COLLIN COUNTY DEED RECORDS; THENCE SOUTH 5° 54' 14" EAST WITH THE EASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 49.00 FEET TO A 1/2" IRON ROD IN THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 82° 56' 56" WEST WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 100.00 FEET TO A FENCE POST, AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 7° 02' 41" WEST WITH THE WESTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 100.80 FEET TO A FENCE POST, AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 83° 43' 47" WEST A DISTANCE OF 139.12 FEET TO A 3/4" IRON PIPE; THENCE NORTH 7° 15' 59" WEST A DISTANCE OF 54.66 FEET TO A 1/2" IRON ROD; THENCE NORTH 6° 37' 59" WEST A DISTANCE OF 395.59 FEET TO A NAIL AT THE BASE OF A FENCE POST; THENCE NORTH 56° 23' 01" EAST A DISTANCE OF 965.00 FEET TO AN IRON STAKE; THENCE NORTH 1° 32' 59" WEST A DISTANCE OF 392.00 FEET TO AN IRON STAKE; THENCE NORTH 12° 27' 59" WEST A DISTANCE OF 192.00 FEET TO AN IRON STAKE IN THE CENTERLINE OF THE SOUTH BRANCH OF WHITE ROCK CREEK;

I, DAVID M. HENDERSON DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF SURVEY FROM AN ACTUAL ON THE GROUND SURVEY AND THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY B, CONDITION IV SURVEY.

David M. Henderson RPL #4489
APR 21 1991



BOUNDARY EXHIBIT
HIDDEN MEADOWS ESTATES
LUCAS, TEXAS
APRIL 22, 1991

BENCHMARK SURVEYS
DAVID HENDERSON, INC.
13999 GOLDMARK DRIVE SUITE 440
DALLAS, TEXAS 75240
(214) 680-3037

DRAWN BY D.L.
CHECKED BY D.H.
JOB NO. 94132

NOTE 1: GRAHAM LANE SHOWN BY EXISTING LINES OF OCCUPATION AS DETERMINED BY FIELD LOCATION.
NOTE 2: PROPERTY LINES THAT MAY EXTEND PAST THE SOUTH BRANCH OF WHITE ROCK CREEK WERE NOT SURVEYED AT THIS TIME.