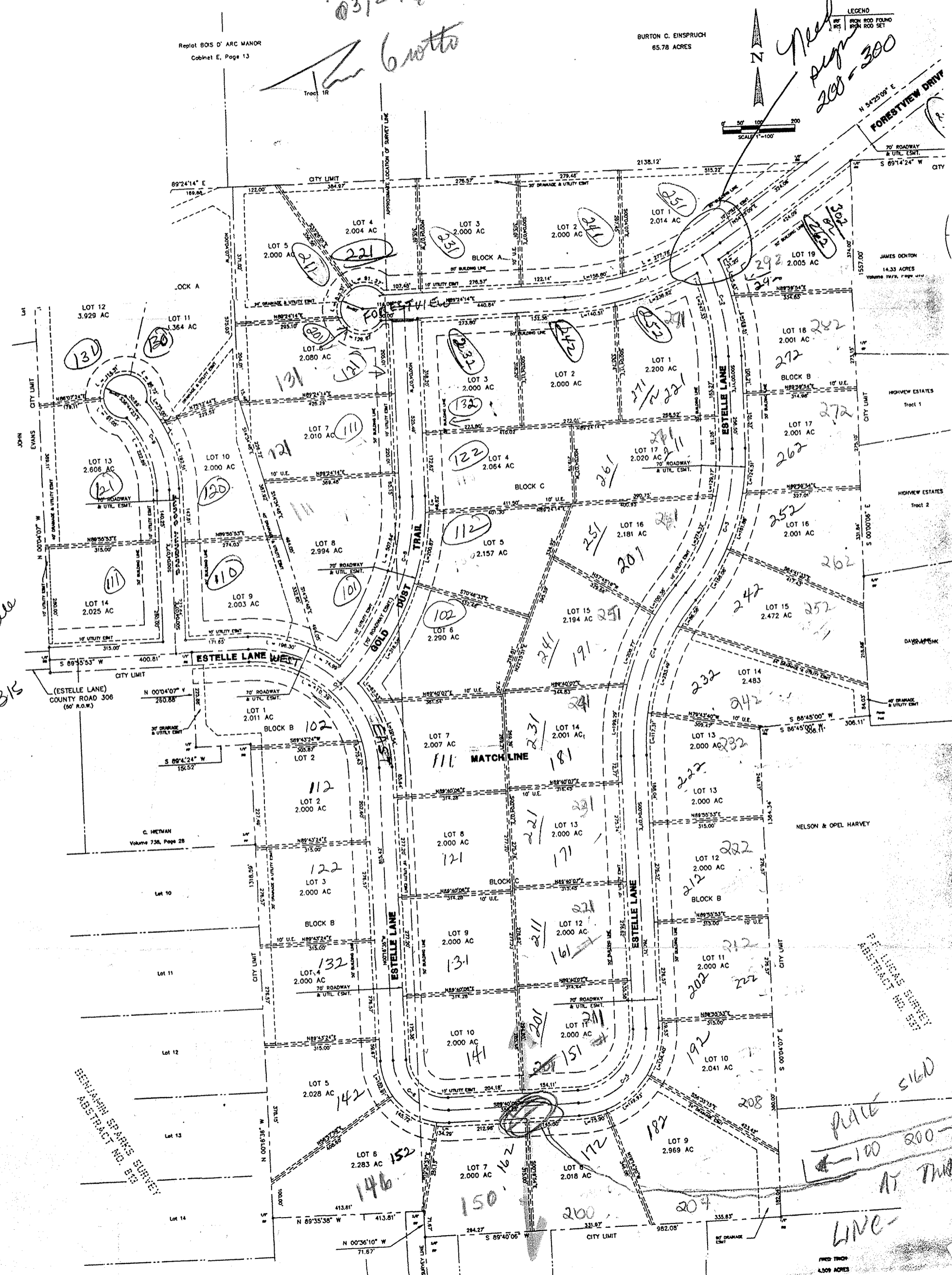


Ben-Tellon
03/20/96
Dak Huntwick
3/22/96

Need sign
200-300

630
320 Estelle
315



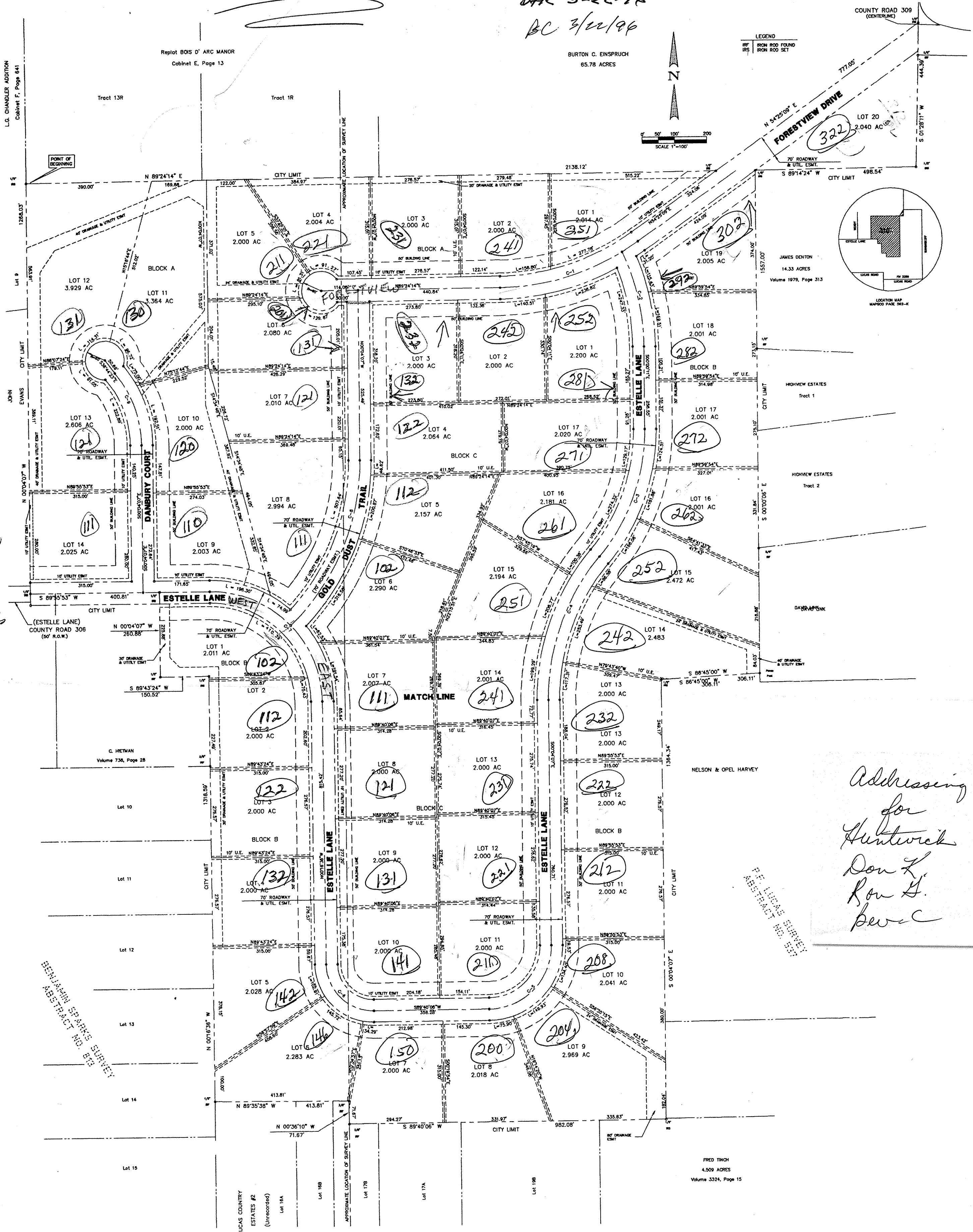
PLACE SIGN
100 200
AT THE
LINE-

BENJAMIN SPARKS SURVEY
ABSTRACT NO. 513

TRUCK
4.00 ACRES

Addressing

Huntwick
DAK 3-22-96
BC 3/22/96



Addressing
for
Huntwick
Don L.
Ron H.
Pew C

WEST Grid EAST
300 — 200 — 100 — 100 — 200 — 300 —

630
320
Estelle
315

300 — 200

100 — 100

200 — 300

CIVIL CONSTRUCTION PLANS
of
PAVING, DRAINAGE & WATER IMPROVEMENTS
for
HUNTWICK ADDITION

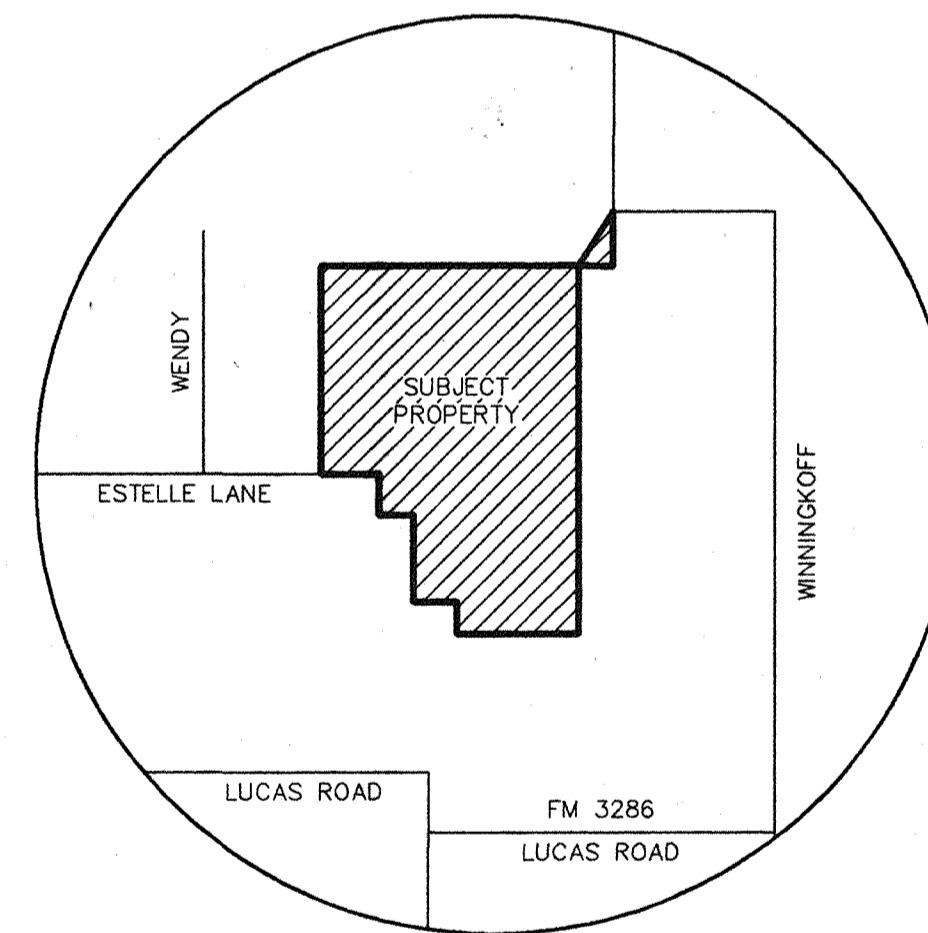
P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

PROJECT DIRECTORY

CITY OF LUCAS
151 COUNTRY CLUB DRIVE
LUCAS, TEXAS 75002

CLIENT:
U.S. REALTY
718 ARAPAHO SUITE 100
RICHARDSON, TEXAS 75080

GARRISON COLLIN ELECTRIC
P.O. BOX 548
VAN ALSTYNE, TEXAS 75495



VICINITY MAP
N.T.S.

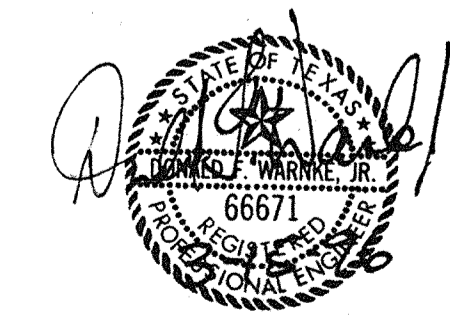
AS BUILT

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] 3/20/96
WINKELMANN & ASSOCIATES, INC. DATE

INDEX

1 OF 3	FINAL PLAT
2 OF 3	FINAL PLAT
3 OF 3	FINAL PLAT
C-1	EROSION CONTROL PLAN
C-2	EROSION CONTROL DETAILS
C-3	DRAINAGE AREA MAP
C-4	OVERALL WATER PLAN
C-4A	OFFSITE 8" WATER LINE
C-5	DRAINAGE CHANNEL & CULVERT PLAN
C-6	PAVING, WATER & DRAINAGE PLAN
C-7	PAVING, WATER & DRAINAGE PLAN
C-8	PAVING, WATER & DRAINAGE PLAN
C-9	PAVING, WATER & DRAINAGE PLAN
C-10	PAVING, WATER & DRAINAGE PLAN
C-11	PAVING, WATER & DRAINAGE PLAN
C-12	PAVING, WATER & DRAINAGE PLAN
C-13	PAVING, WATER & DRAINAGE PLAN
C-14	PAVING, WATER & DRAINAGE PLAN
C-15	STORM SEWER PROFILES
C-16	STREET & DRAINAGE DETAILS
C-17	TYPE A & B HEADWALL DETAILS
C-18	DETENTION POND

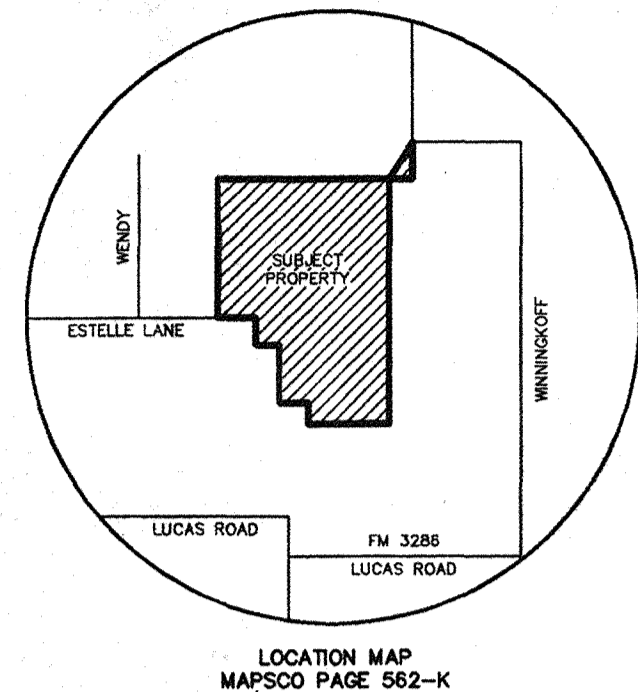
COUNTY ROAD 309
IN
LUCAS, TEXAS



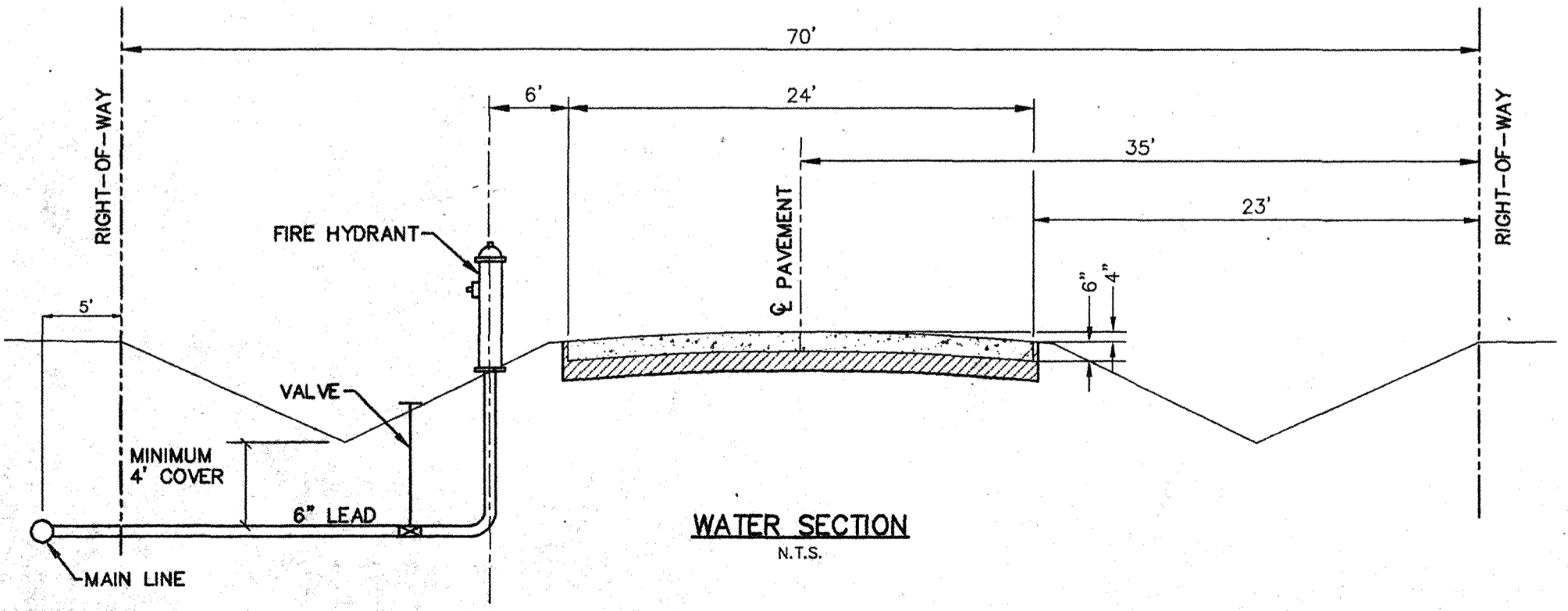
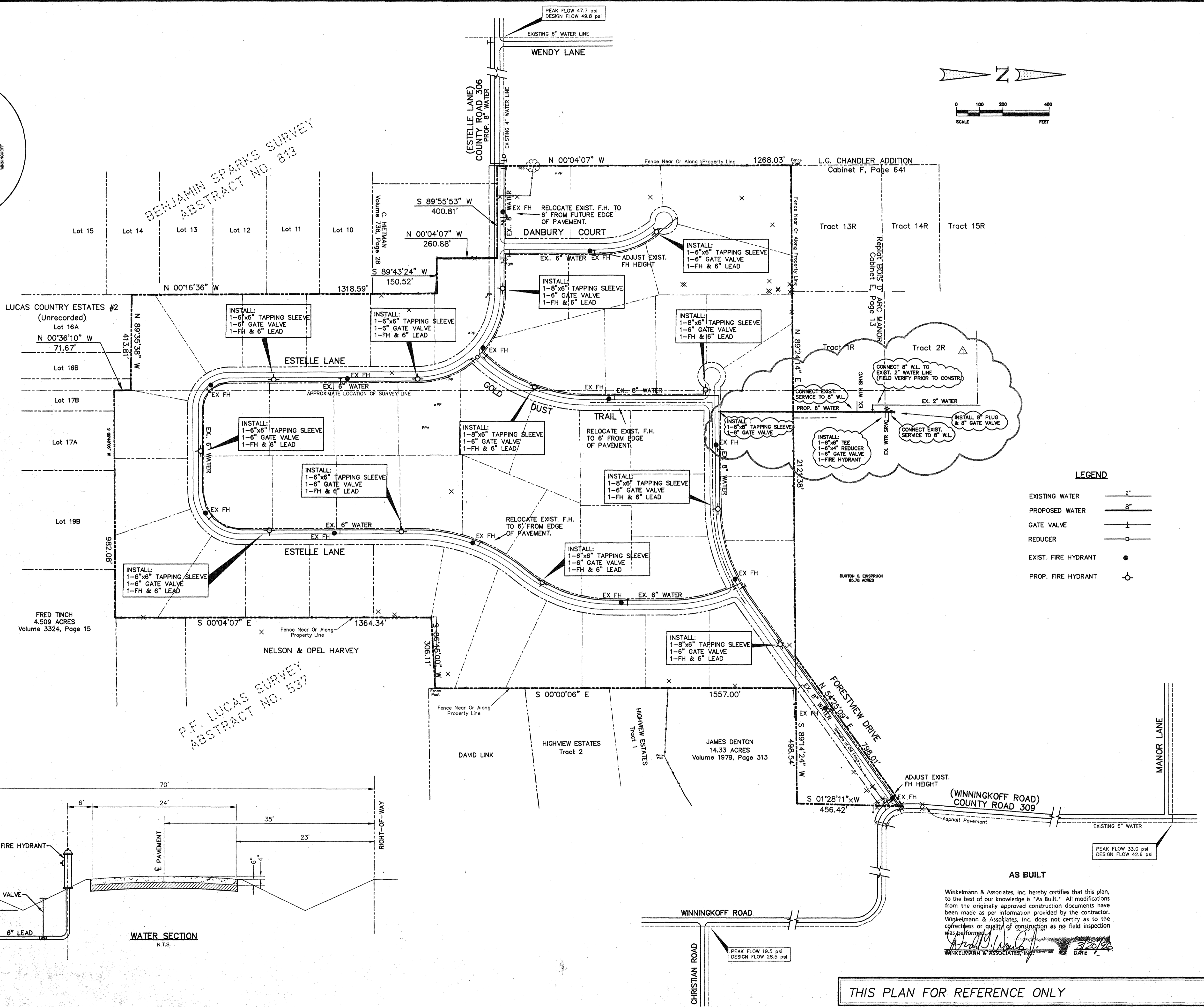
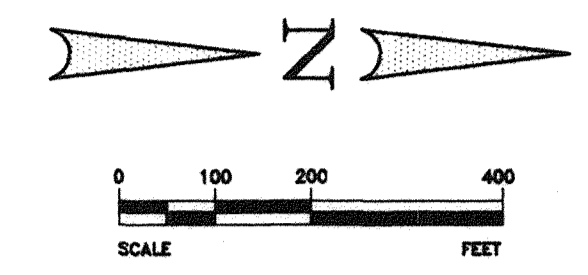
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

12800 HILLCREST ROAD, SUITE 200 (214) 490-7090
DALLAS, TEXAS 75230 FAX (214) 490-7099

DATE: 9/15/95 WAI NO. 16801.01(20)



LOCATION MAP
MAPSCO PAGE 562-K



WATER SECTION
N.T.S.

LEGEND

EXISTING WATER	2"
PROPOSED WATER	8"
GATE VALVE	I
REDUCER	D
EXIST. FIRE HYDRANT	●
PROP. FIRE HYDRANT	⊕

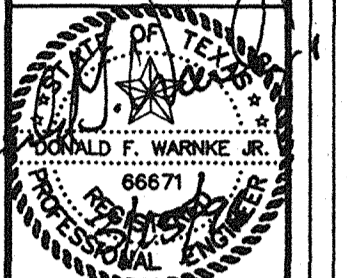
AS BUILT

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Arvid W. Winkelmann
WINKELMANN & ASSOCIATES, INC.
DATE: 3/20/96

THIS PLAN FOR REFERENCE ONLY

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1300 WILCOX ROAD, SUITE 200
DALLAS, TEXAS 75240
(214) 460-2098 FAX



P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(214) 783-8888

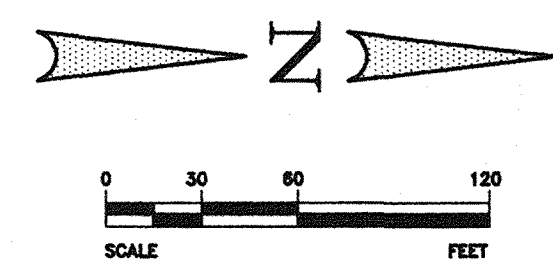
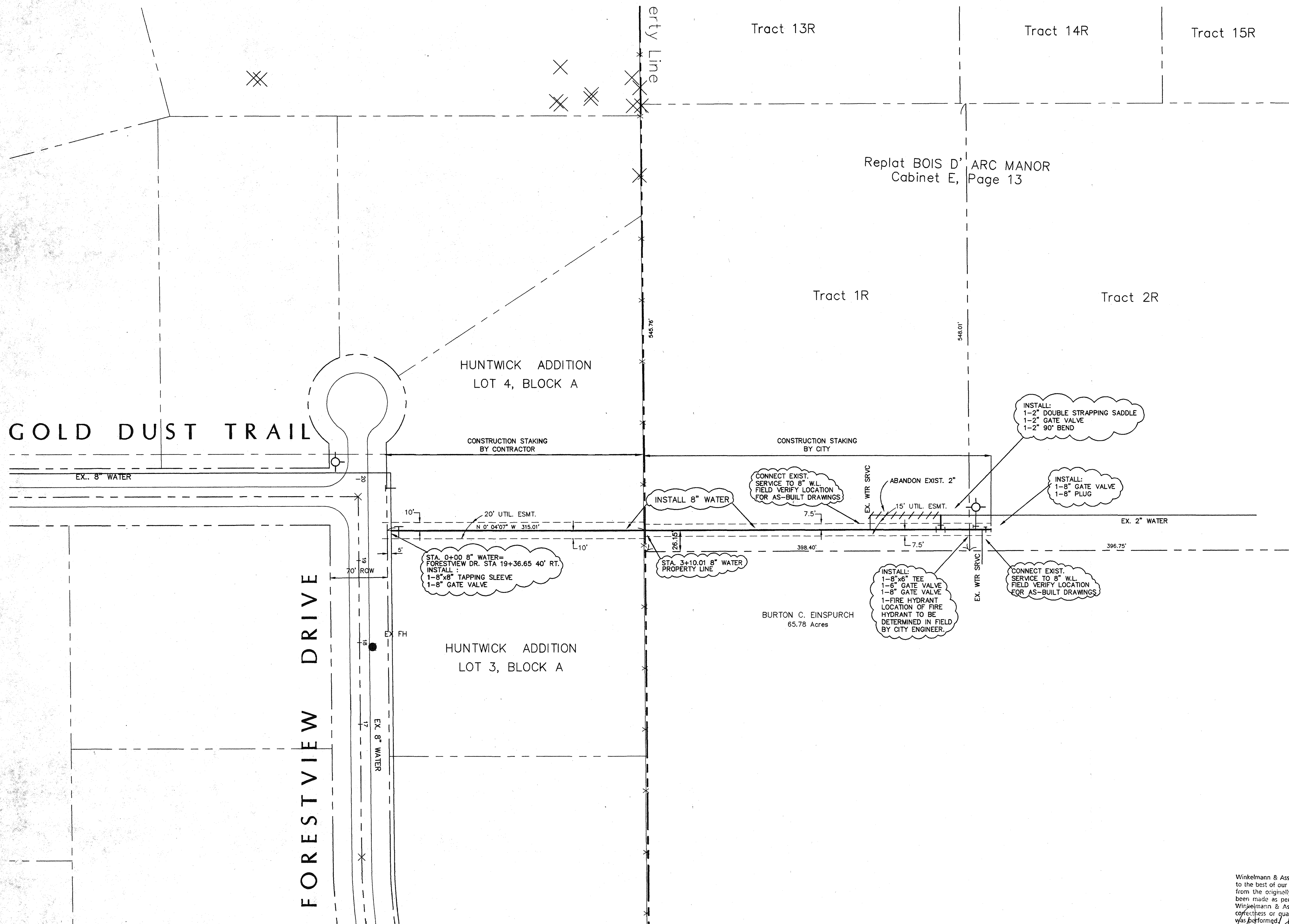
OVERALL WATER PLAN
HUNTWICK ADDITION - CITY OF LUCAS
COLLIN COUNTY, TEXAS

Scale: 1"=200' Date: 1/22/86
Designed By: DFW
Drawn By: WIT
Checked By: WJW
File: 16801PPH.DWG
Project No.: 16801.01

SHEET
C-4

2/26/96 ADD 8" OFFSITE WATER LINE

C:\16801\16801PPH.dwg Plot: 20 18:45:22 1996 DFW



LEGEND

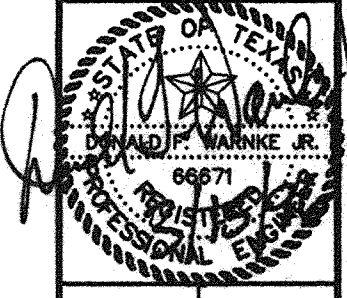
- EXISTING WATER 4"
- PROPOSED WATER 8"
- GATE VALVE
- REDUCER
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT

AS BUILT

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[Signature] 3/29/06
 WINKELMANN & ASSOCIATES, INC. DATE

2/26/96 REVISE 8" W.L. CONNECTION TO 2" W.L.
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 718 WEST ARAPAHO, SUITE 200
 RICHARDSON, TEXAS 75080
 (214) 480-2888 FAX

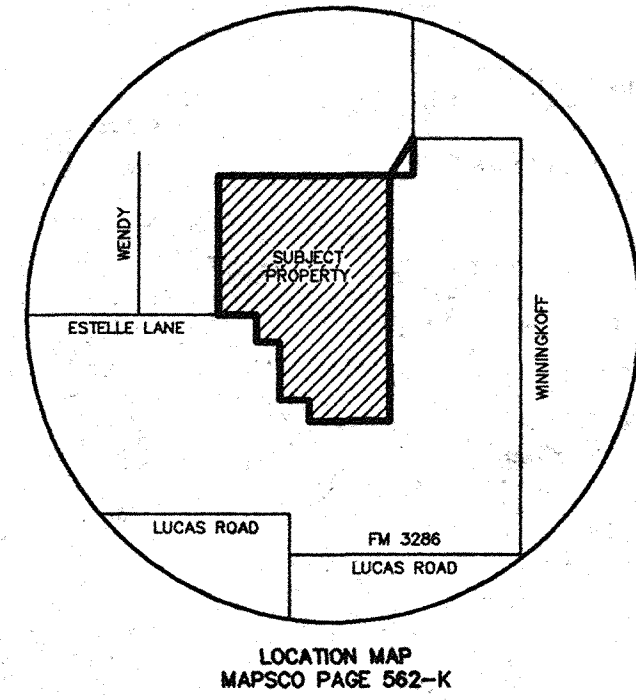


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 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST ARAPAHO, STE. 100
 RICHARDSON, TEXAS 75080
 (214) 783-8888

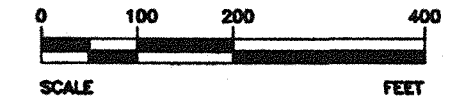
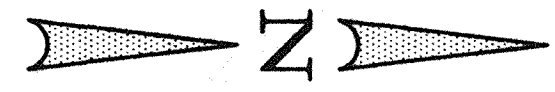
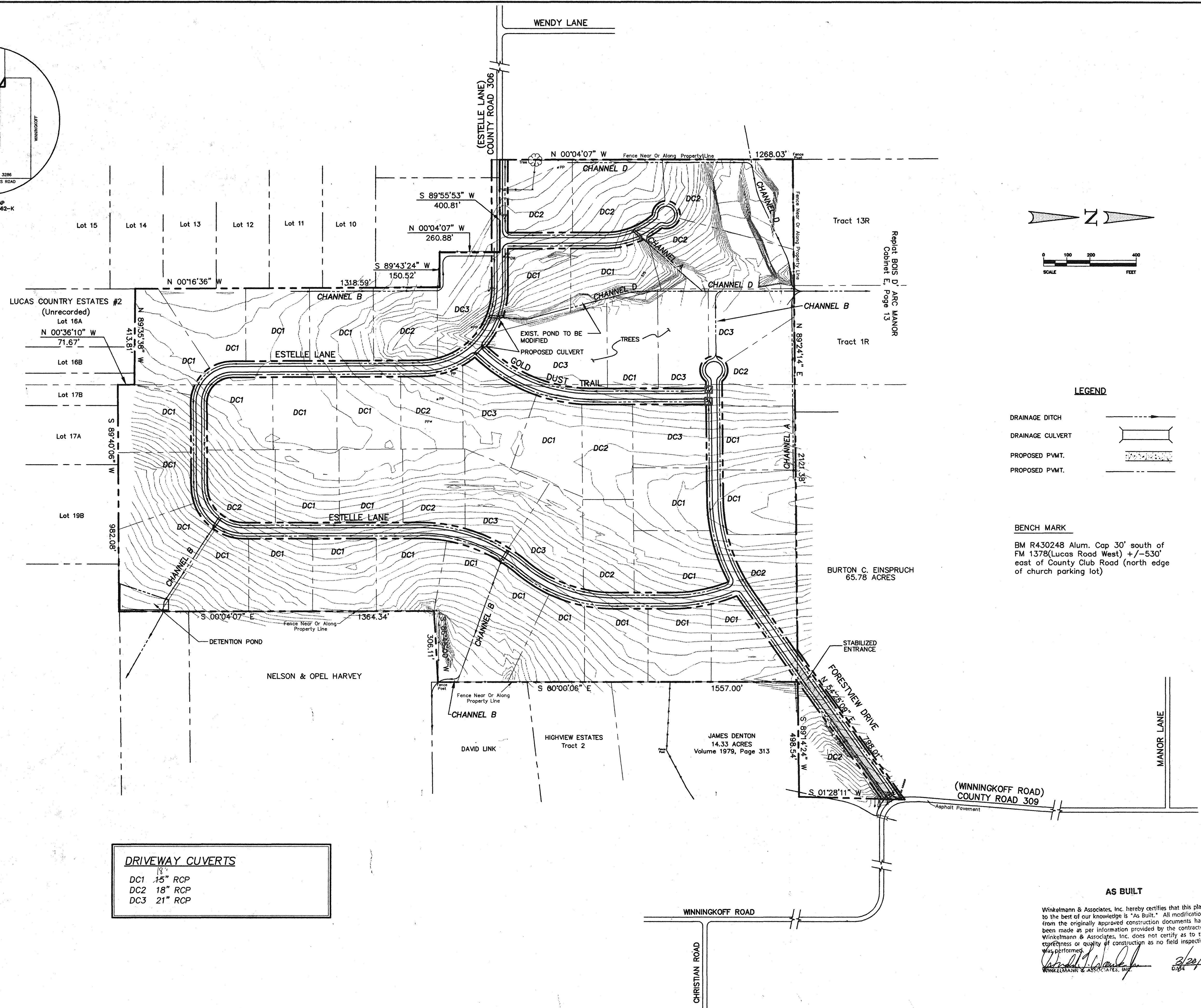
OFFSITE 8" WATER LINE
 HUNTWICK ADDITION - CITY OF LUCAS
 COLLIN COUNTY, TEXAS

Scale: 1"=60' Date: 1/22/06
 Designed By: DFW
 Drawn By: WTW
 Checked By: WTW
 File: 16810FTW.DWG
 Project No.: 16801.01

SHEET
C-4A



LOCATION MAP
MAPSCO PAGE 562-K



LEGEND

- DRAINAGE DITCH
- DRAINAGE CULVERT
- PROPOSED PVMT.
- PROPOSED PVMT.

BENCH MARK

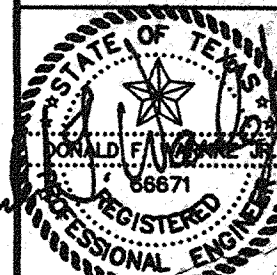
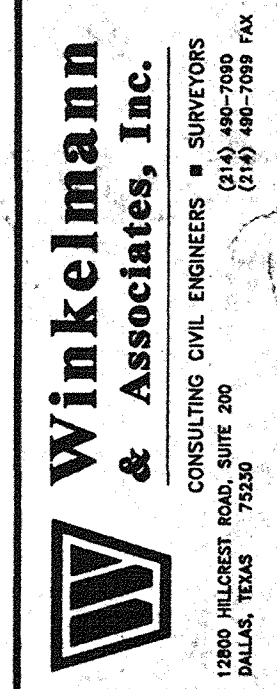
BM R430248 Alum. Cap 30' south of FM 1378(Lucas Road West) +/-530' east of County Club Road (north edge of church parking lot)

DRIVEWAY CULVERTS	
DC1	15" RCP
DC2	18" RCP
DC3	21" RCP

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Winkelmann & Associates, Inc. 2/22/20
WINKELMANN & ASSOCIATES, INC.

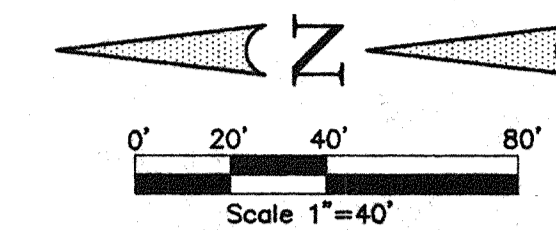
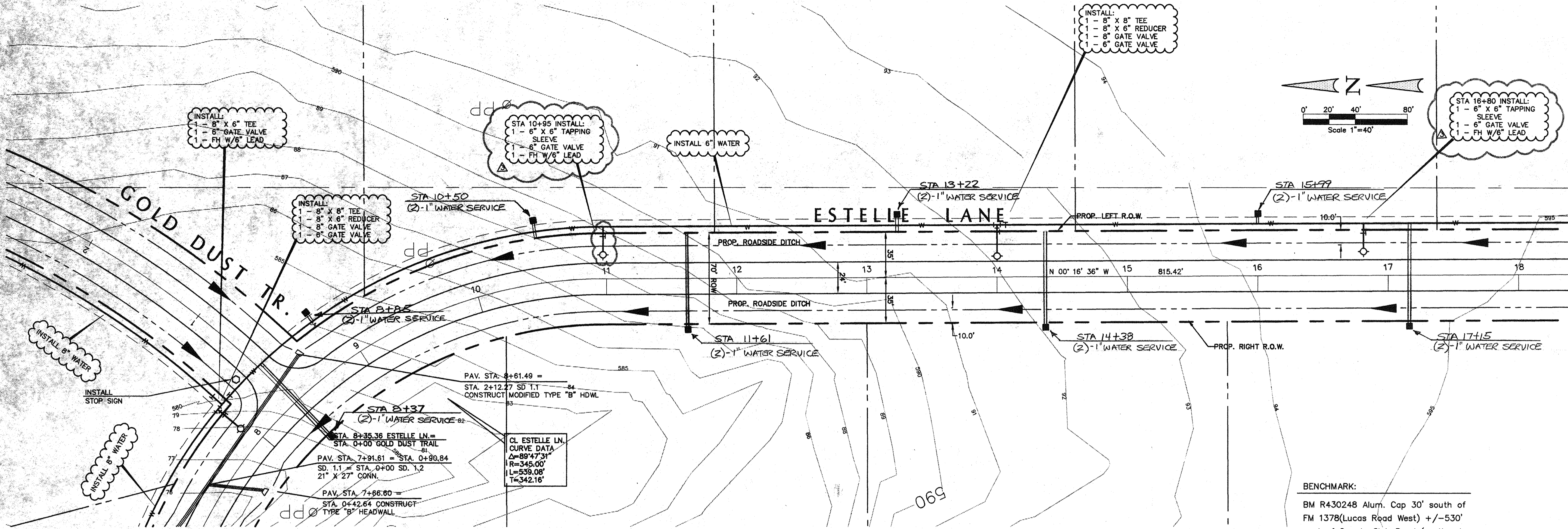


9/25/95
P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
716 WEST PARKWAY, STE. 100
RICHARDSON, TEXAS 75080
(214) 783-8888

DRAINAGE CHANNEL & CULVERT PLAN
HUNTWICK ADDITION - CITY OF LUCAS
COLLIN COUNTY, TEXAS

Scale: 1"=200' Date: 9/15/95
Designed By: DFW
Drawn By: DFW
Checked By: DFW
File: 16801DRY.DWG
Project No.: 16801.01

SHEET
C-5

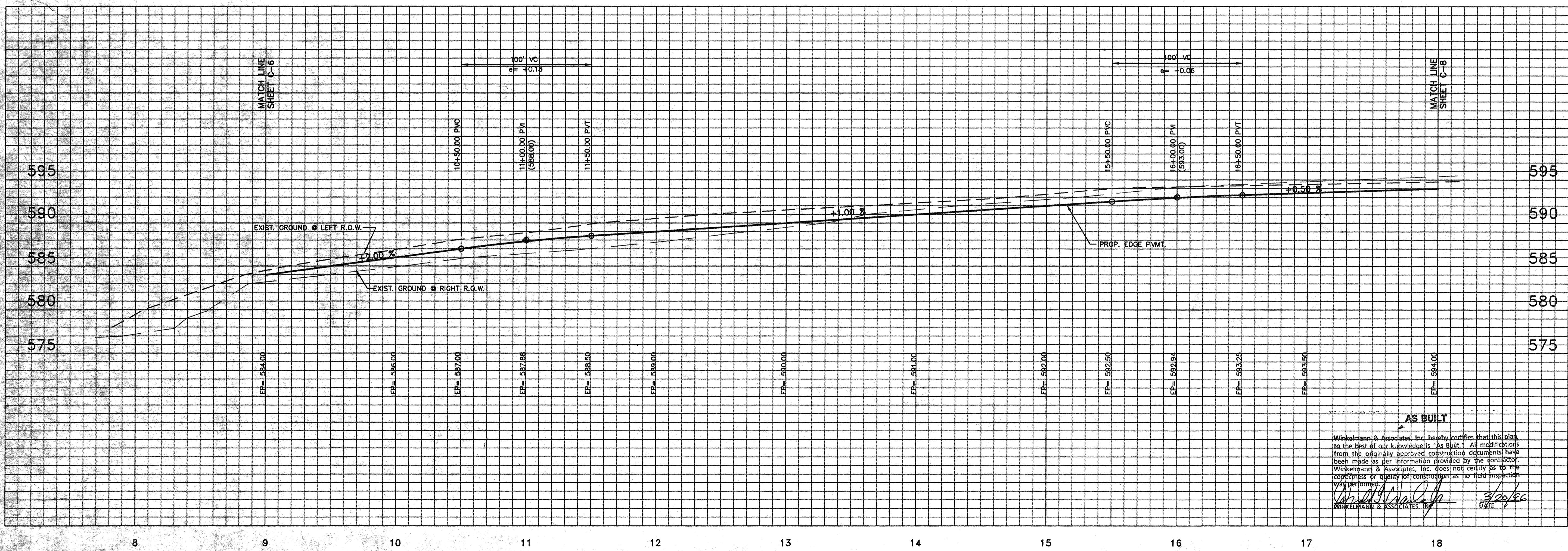


Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 1800 HUDLEY ROAD, SUITE 202
 DALLAS, TEXAS 75240
 (214) 980-7098 FAX

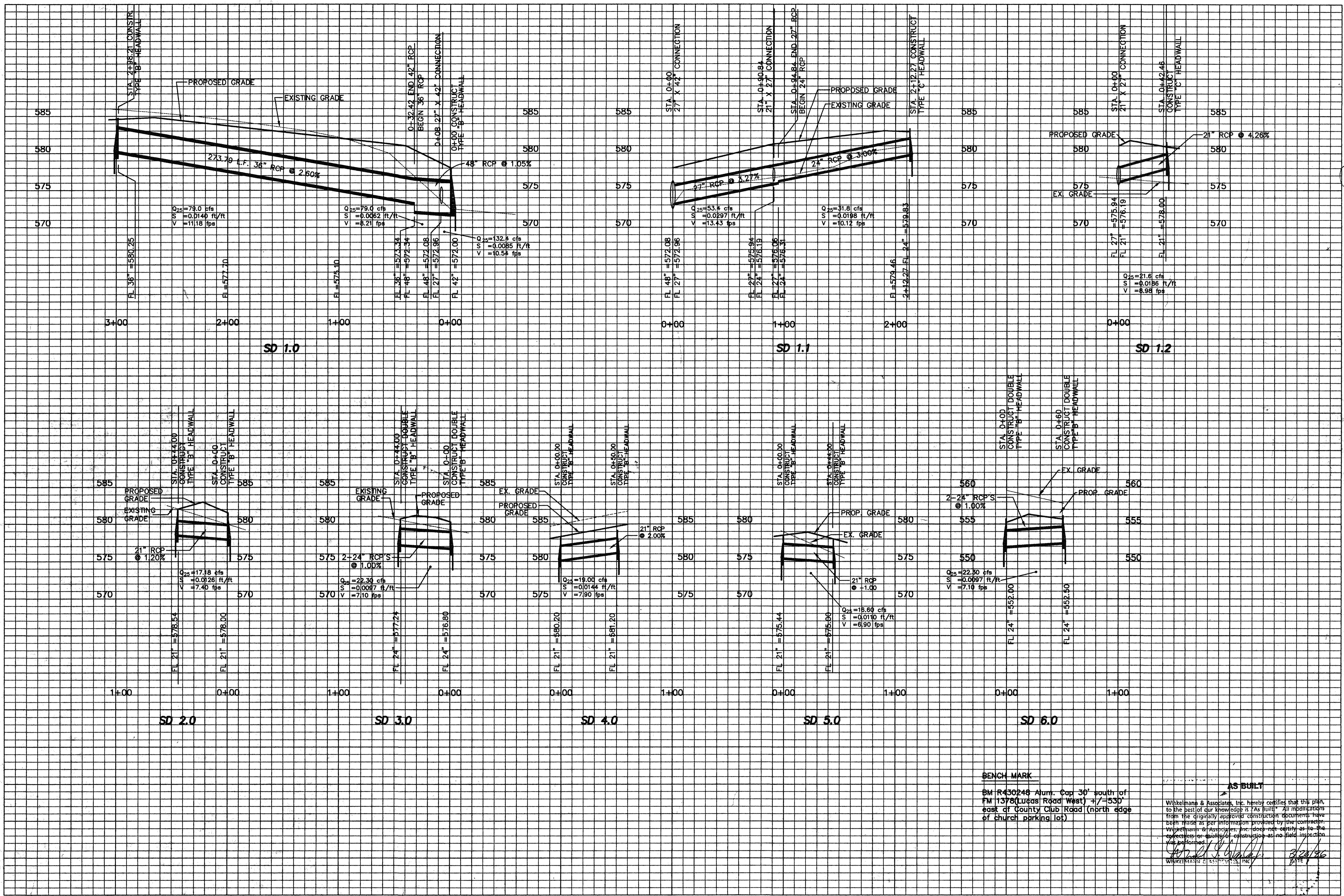
P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST ARAPAHO, STE. 100
 RICHARDSON, TEXAS 75080
 (214) 783-8888

PAVING, WATER & DRAINAGE PLAN
 ESTELLE LANE
 HUNTWICK ADDITION - CITY OF LUCAS, TEXAS

Scale: 1/2" = 1'-0" Date: 1/29/96
 Designed By: DFW
 Drawn By: DFW
 Checked By: DFW
 File: 18601.P2.DWG
 Project No.: 18601.01



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] 1/29/96



BENCH MARK
 BM R430246 Alum. Cap 30' south of FM 1378 (Lucas Road West) +/- 530' east of County Club Road (north edge of church parking lot)

AS BUILT
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 [Signature]
 DATE: 8/28/96

Scale: 1" = 10' Date: 8/15/96
 Designed By: DFW
 Drawn By: DFW
 Checked By: DFW
 File: 16801STW.DWG
 Project No.: 16801.01

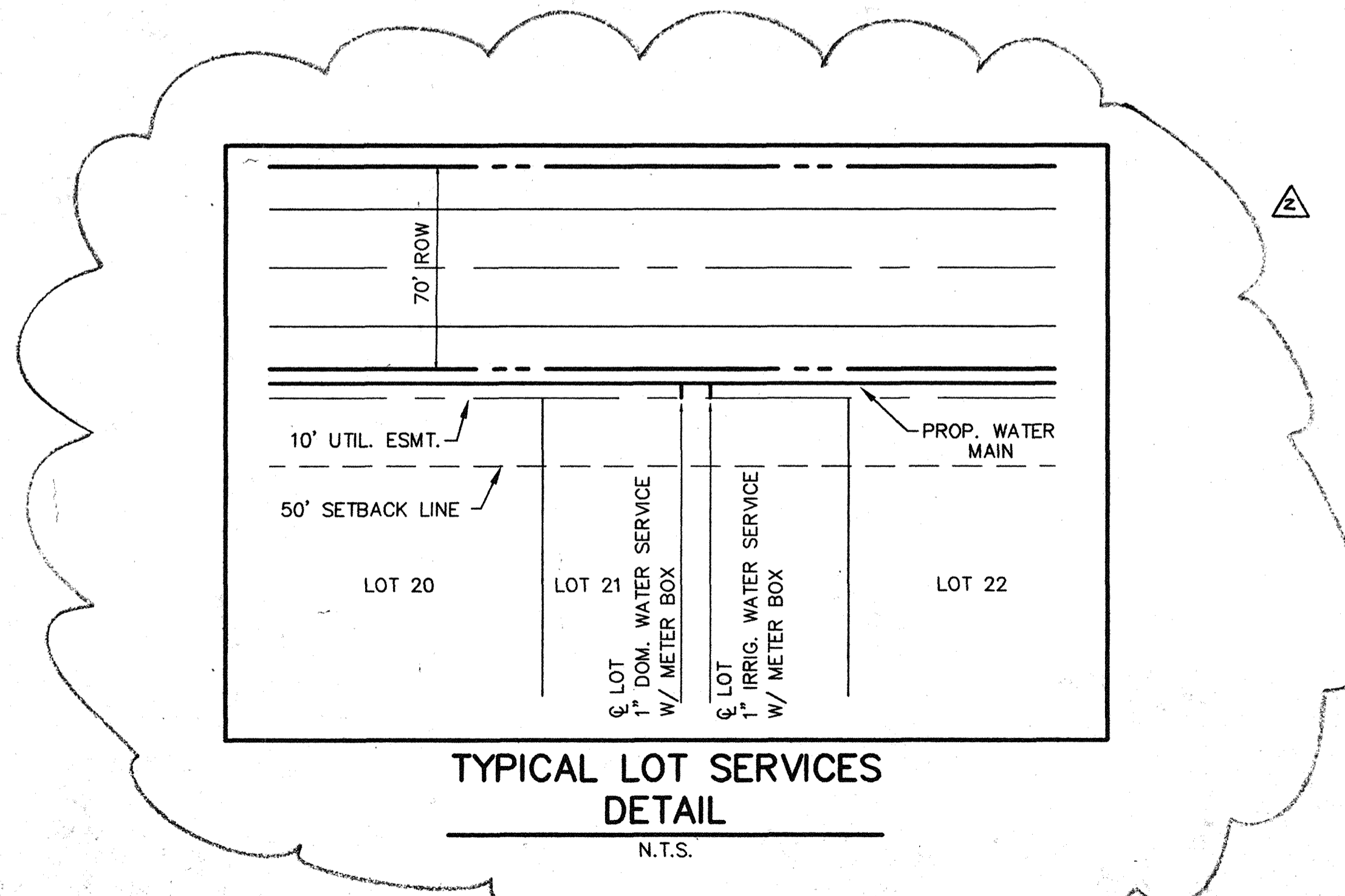
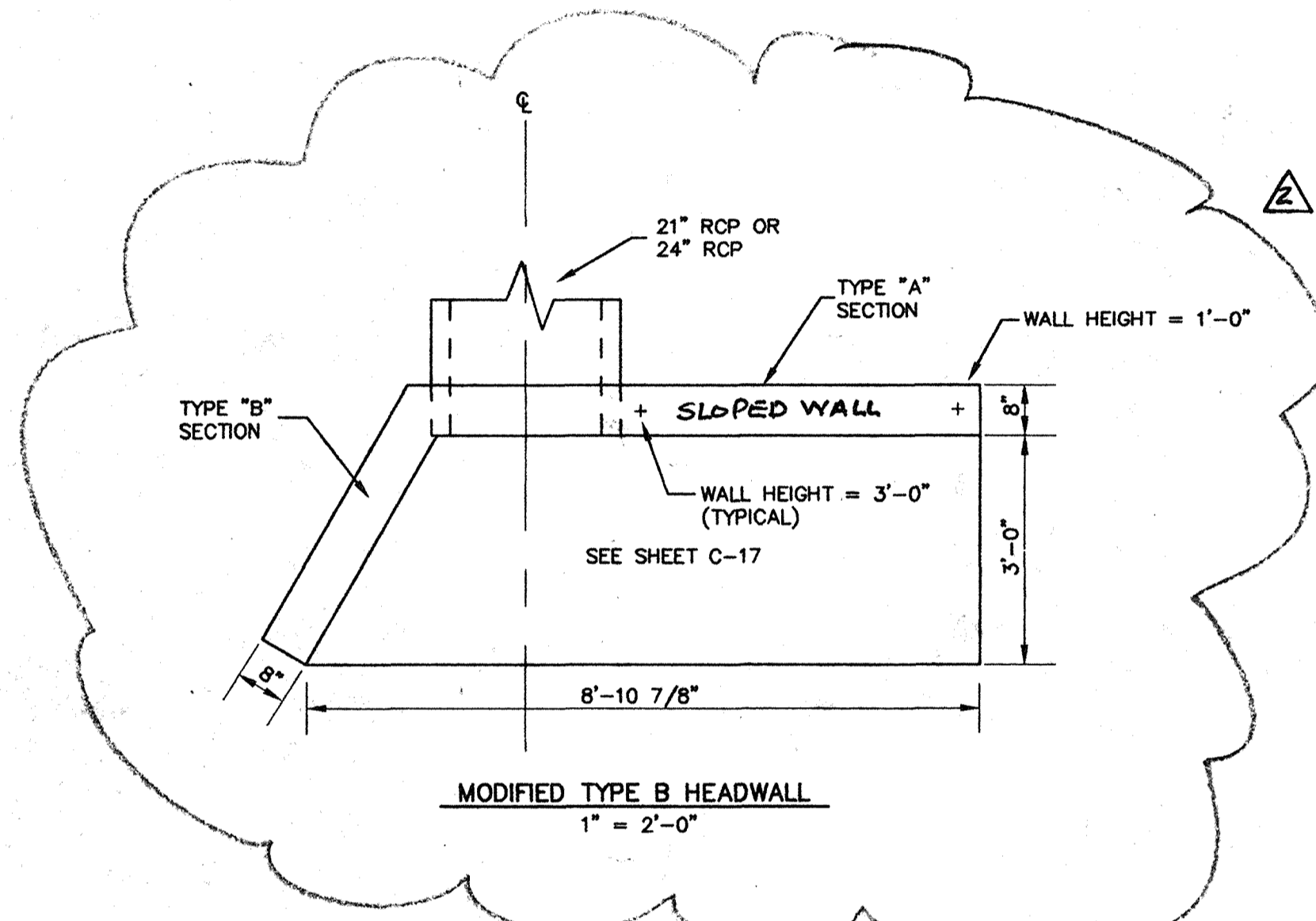
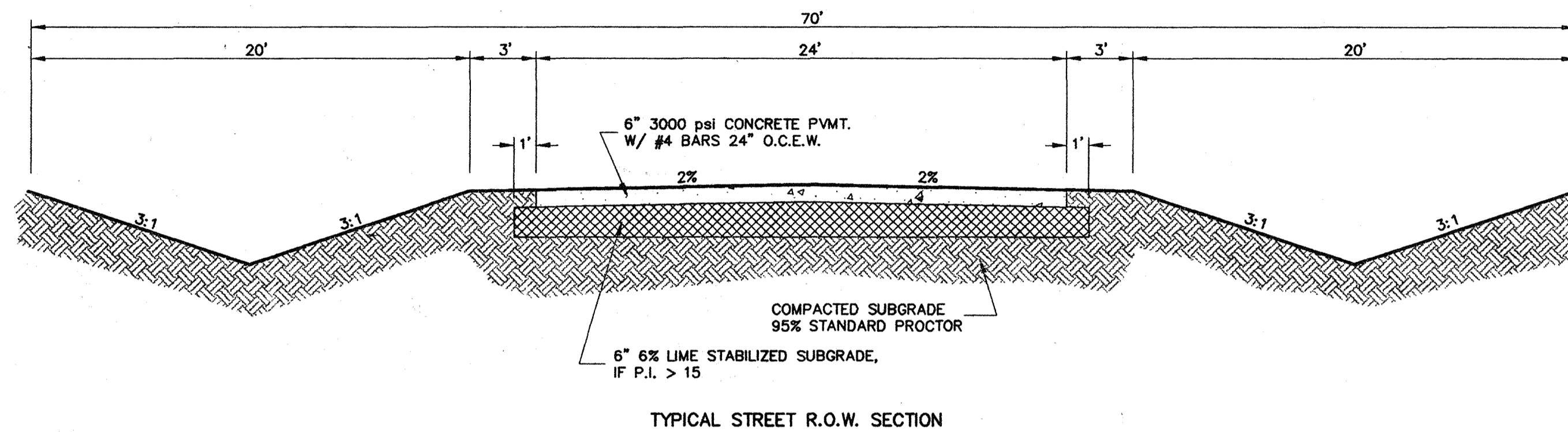
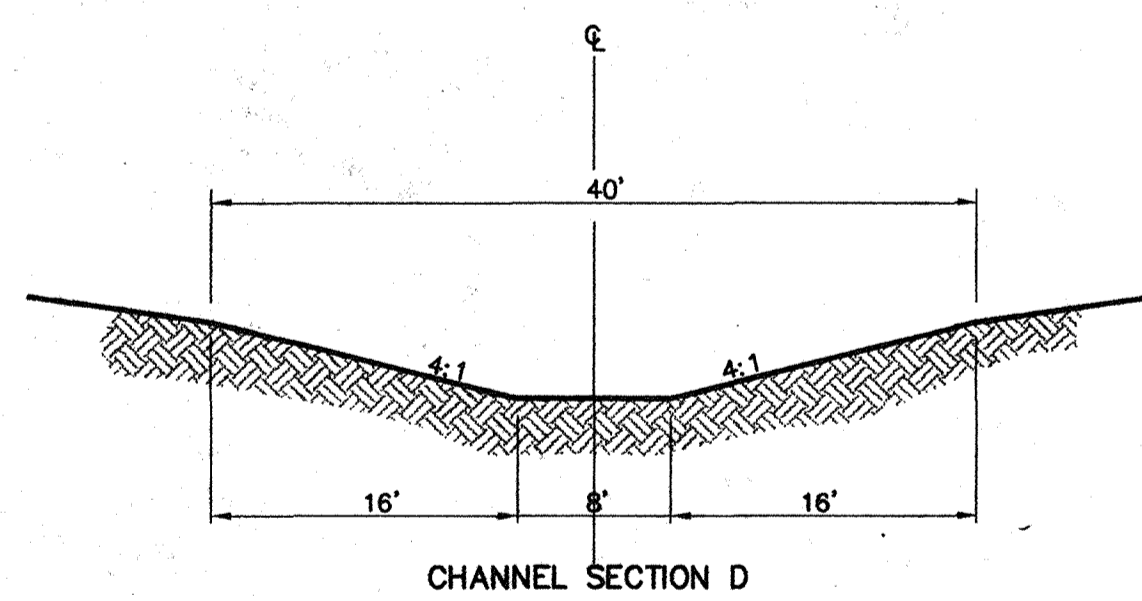
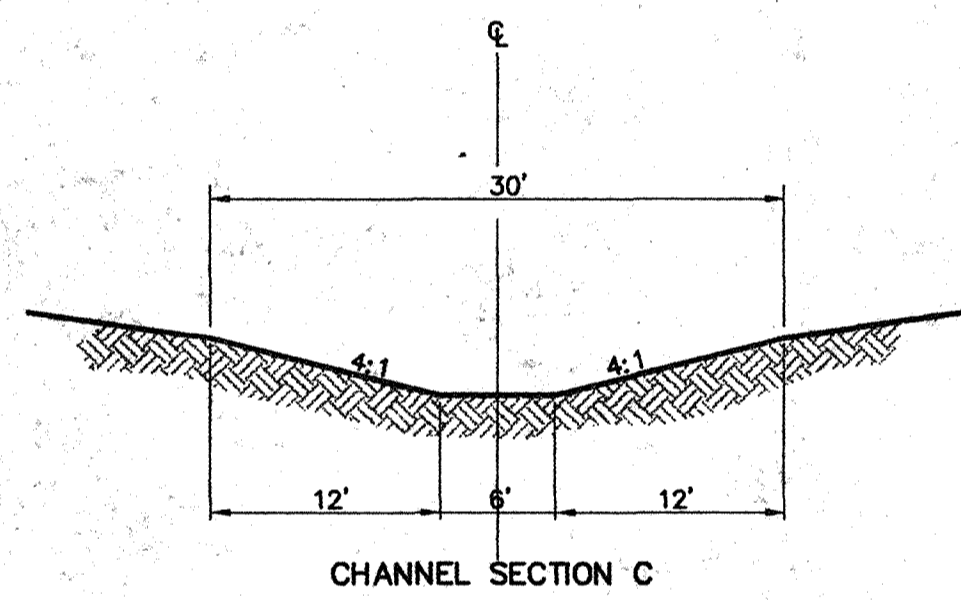
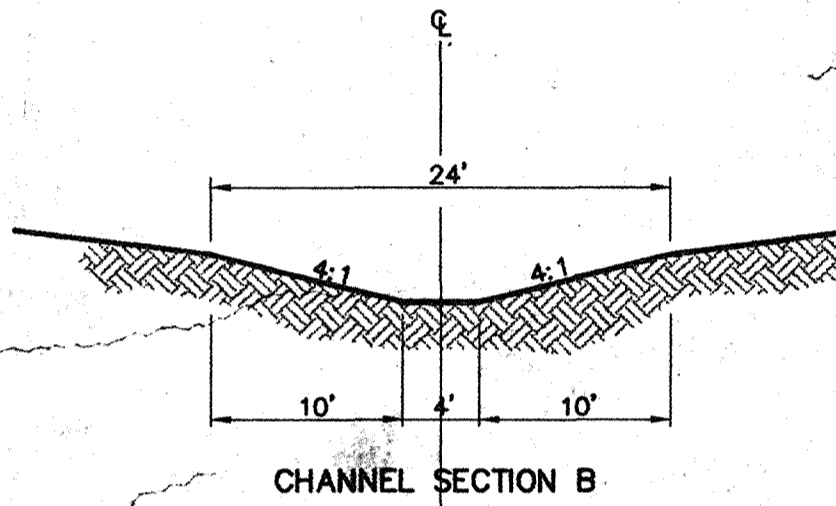
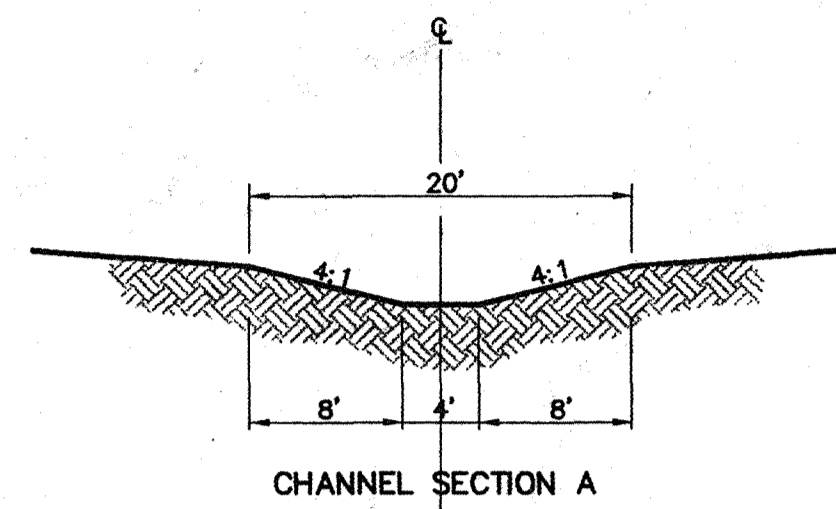
Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 12800 HILLCREST ROAD, SUITE 500
 DALLAS, TEXAS 75249
 (214) 462-7999 FAX

STORM SEWER PROFILES
 HUNTWICK ADDITION
 CITY OF LUCAS, TEXAS

P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST AKAP-AHO, STE. 400
 RICHARDSON, TEXAS 75080
 (214) 783-8888

9/25/95

C-15



- 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.

AS BUILT

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[Signature]
 WINKELMANN & ASSOCIATES, INC.
 DATE: 3/20/96

10-13-95 MODIFY WATER SERVICE AND HEADWALL DETAIL.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 1200 WILCOX ROAD, SUITE 200
 DALLAS, TEXAS 75201
 (214) 462-2298 FAX

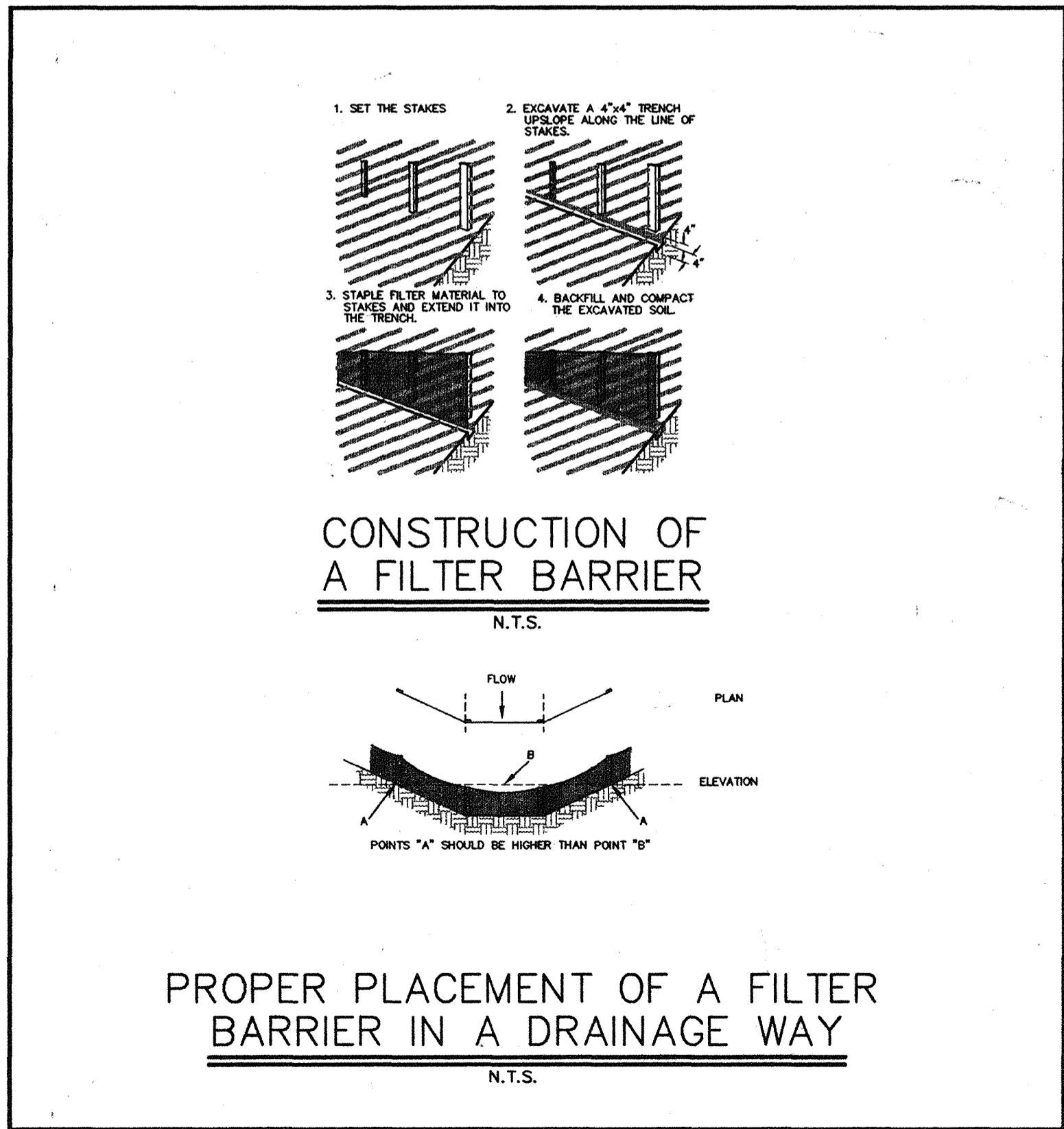
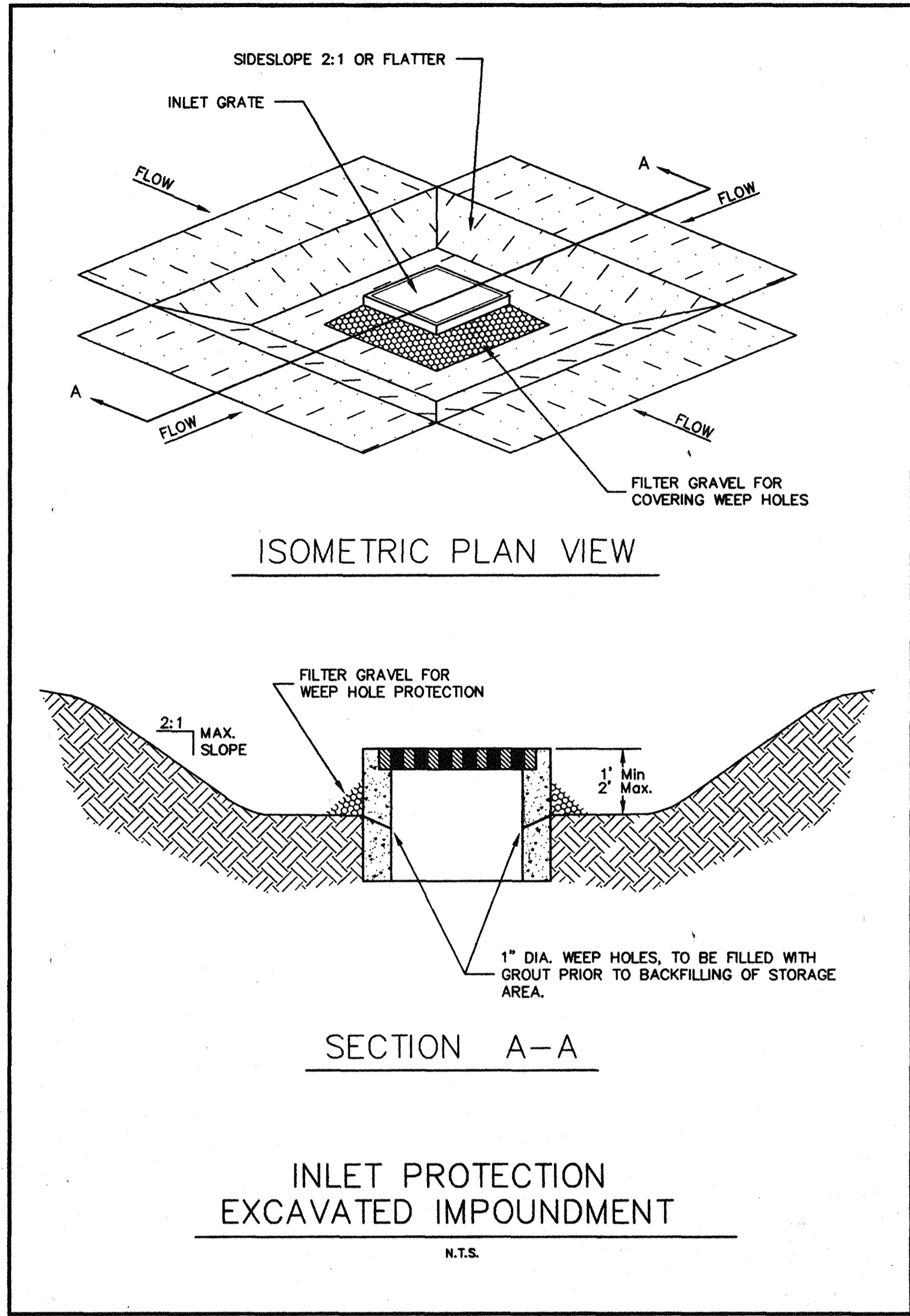
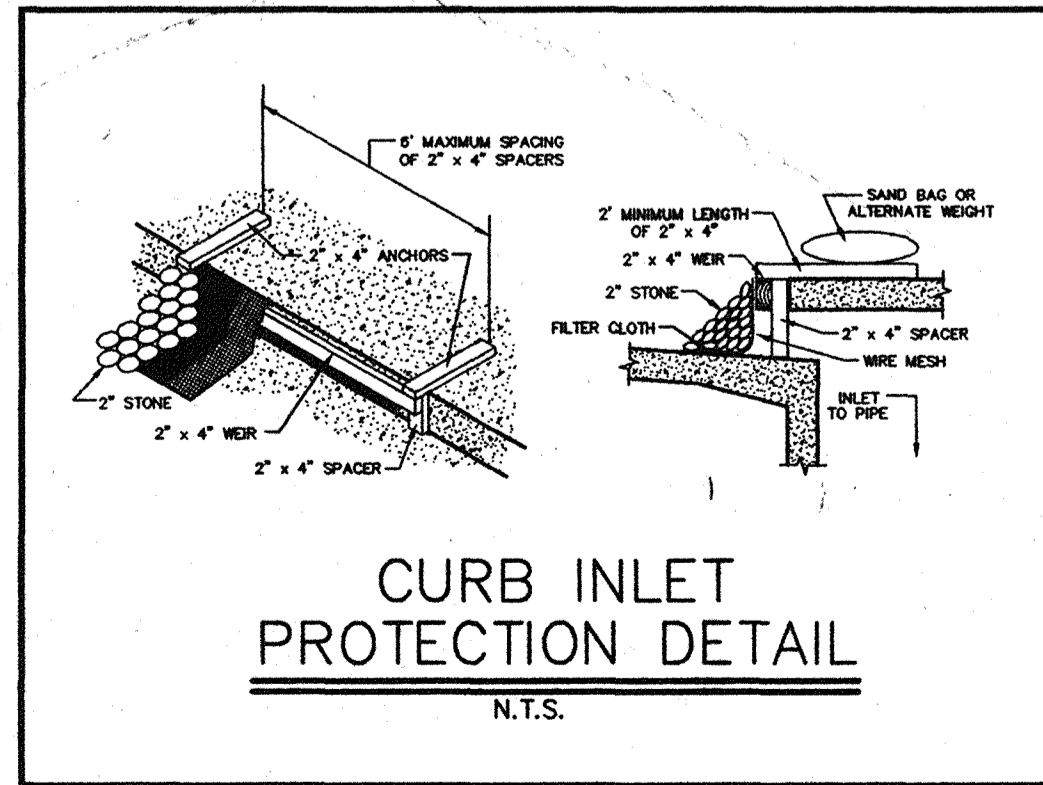
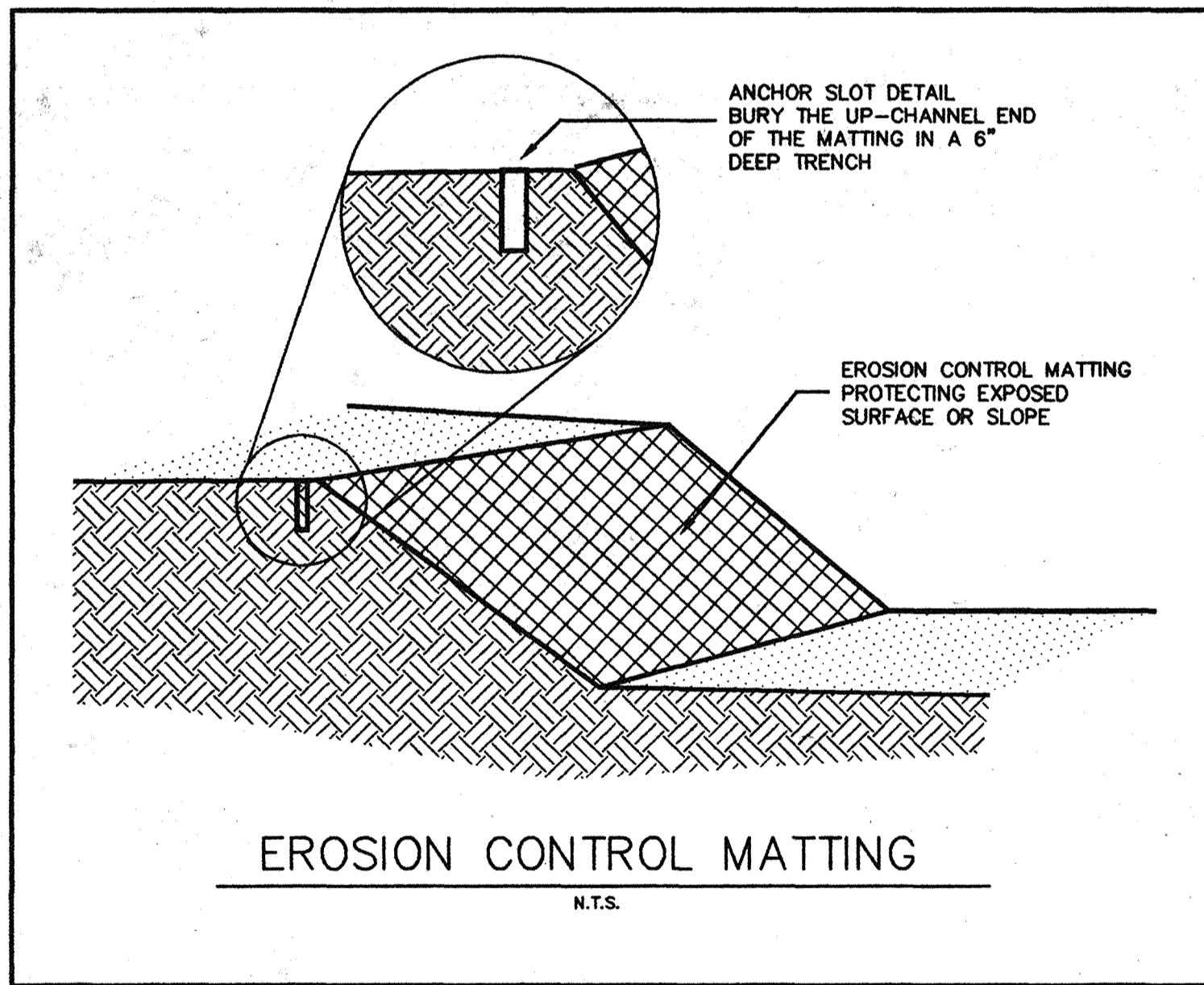
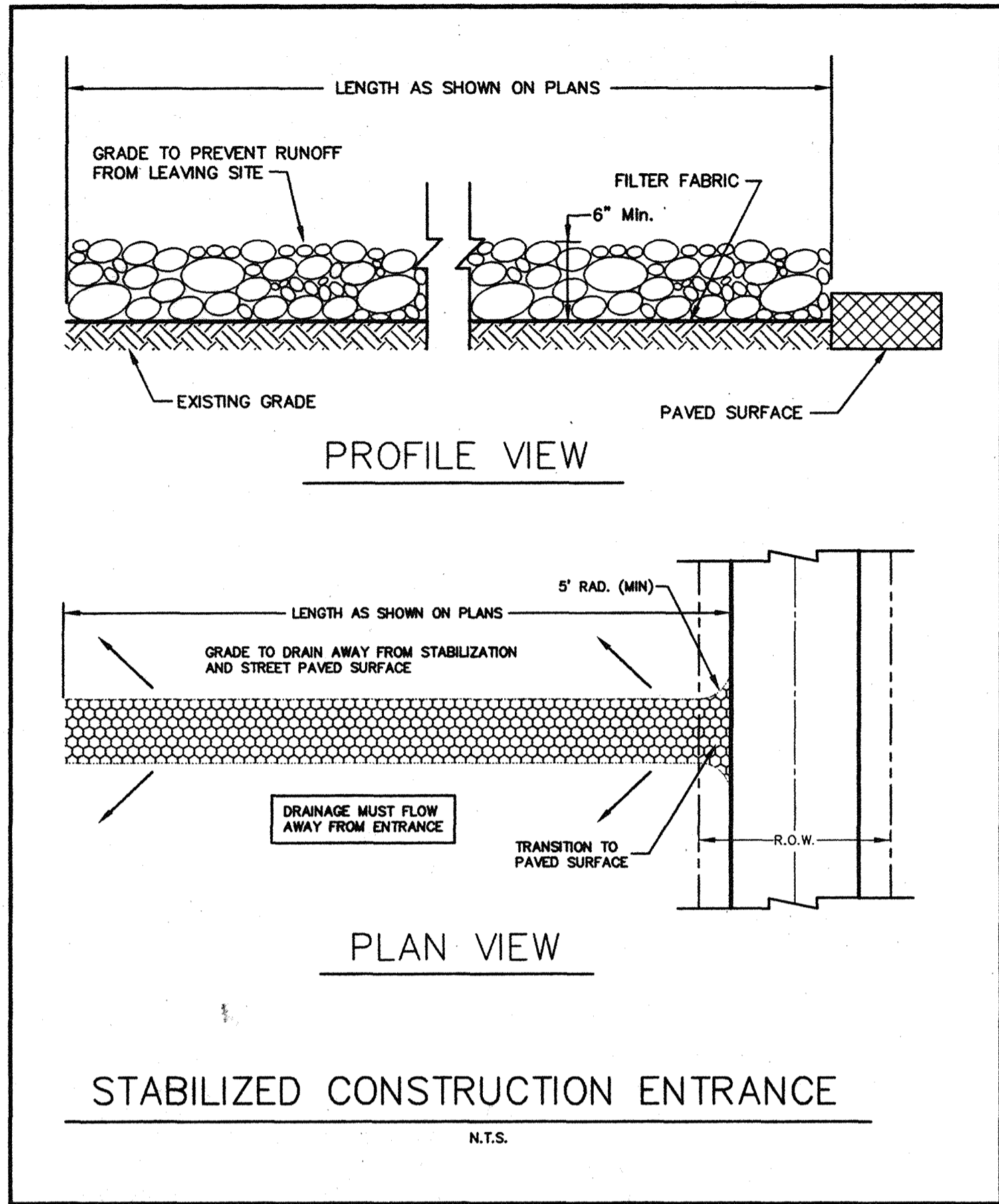
P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS

UNITED STANDARD REALTY MORTGAGE CORPORATION
 J.B. WILKINSON, JR., SIE. 100
 RICHARDSON, TEXAS 75080
 (214) 783-8888

STREET & DRAINAGE DETAILS
HUNTWICK ADDITION - CITY OF LUCAS
COLLIN COUNTY, TEXAS

Scale: 1" = 20'
 Date: 9/15/95
 Designed By: DFW
 Drawn By: DFW
 Checked By: DFW
 File: 16801SEC.DWG
 Project No.: 16801.01

SHEET
C-16



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 :

- 1. DRAINAGE AREA - LESS THAN TWO ACRES
- 2. HEIGHT - 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
- 3. MATERIAL - BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSL. THE EDGES SHALL BE TREATED TO UNRAVELING UNRAVELING.
- 4. 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 REMOVE ALL 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. 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.
3/20/96
DATE

APPROVAL	REVISION	DATE
		9/15/95
Scale: N/A	Date: 9/15/95	Designed By: DFW
		Drawn By: T.D.N.
		Checked By: DFW
		File: 16801DL.DWG
		Project No.: 1680101

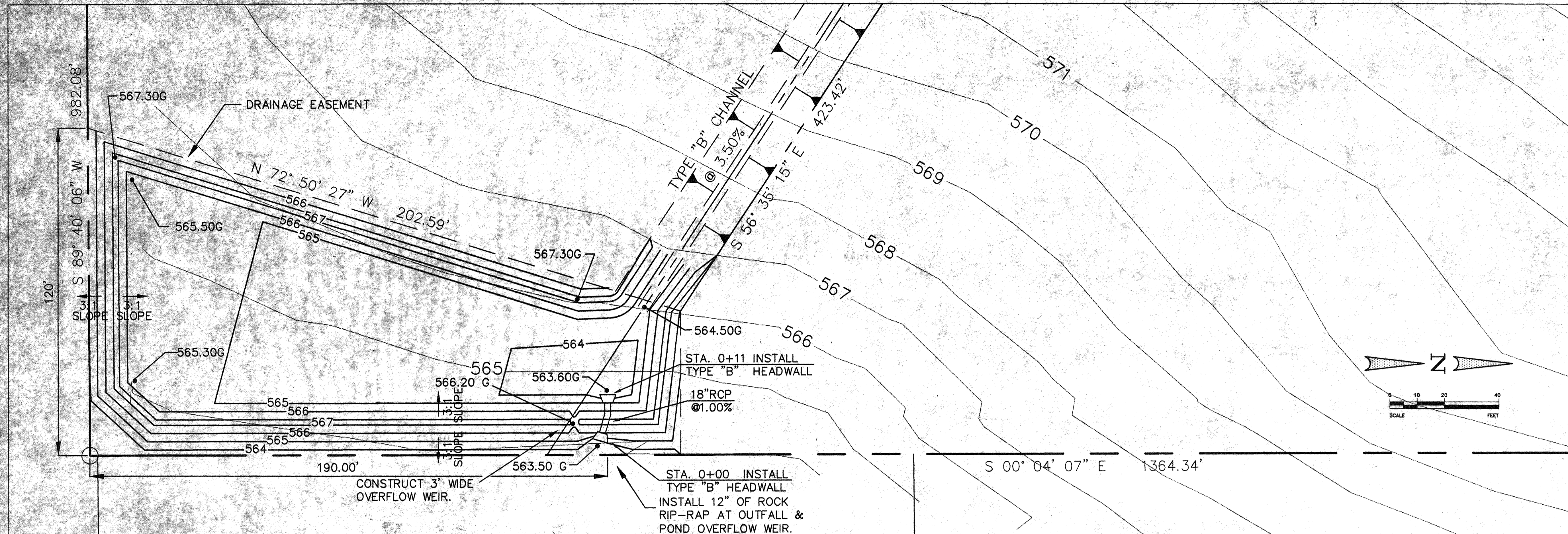
EROSION CONTROL DETAILS
HUNTWICK ADDITION - CITY OF LUCAS
COLLIN COUNTY, TEXAS

P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
COLLIN COUNTY, TEXAS

UNITED STANDARD REALTY MORTGAGE CORPORATION
RICHARDSON, TEXAS 75080
(214)783-8888

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 HILLCREST ROAD, SUITE 300
DALLAS, TEXAS 75244
(214) 242-1000 FAX

SHEET
C-2
OF



TOP OF DIKE	567.30
MAXIMUM WATER SURFACE	566.30

DETENTION POND CALCULATIONS

CONTROLLED FLOW TO OUTFALL = 18.00 CFS

I-25YR	C	AREA	CFS
Q= 6.30	0.45	11.43	32.40

STORM DURATION DATA

MIN	I-100YR	C	AREA	CFS	TOTAL FLOW	OUTFLOW	STORAGE
10	7.44	0.45	11.43	38.27	22961	10800	12161
20	6.00	0.45	11.43	30.86	37033	16200	20833
30	4.76	0.45	11.43	24.48	44070	21600	22470
40	4.10	0.45	11.43	21.09	50612	27000	23612
50	3.60	0.45	11.43	18.52	55550	32400	23150
60	3.22	0.45	11.43	16.56	59623	37800	21823

DETENTION POND STORAGE AT 40 MIN. = 23,612 CUBIC FEET
 STORAGE CAPACITY OF DETENTION POND = 32,900 CUBIC FEET

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] DATE 3/20/96
 WINKELMANN & ASSOCIATES, INC.

APPROVE: _____
 REVISION: _____
 DATE: _____

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 1280 HILLCREST ROAD, SUITE 200
 DALLAS, TEXAS 75209
 (214) 967-5000 FAX

P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST ARAPAHO STE. 100
 RICHARDSON, TEXAS 75080
 (214) 783-8888

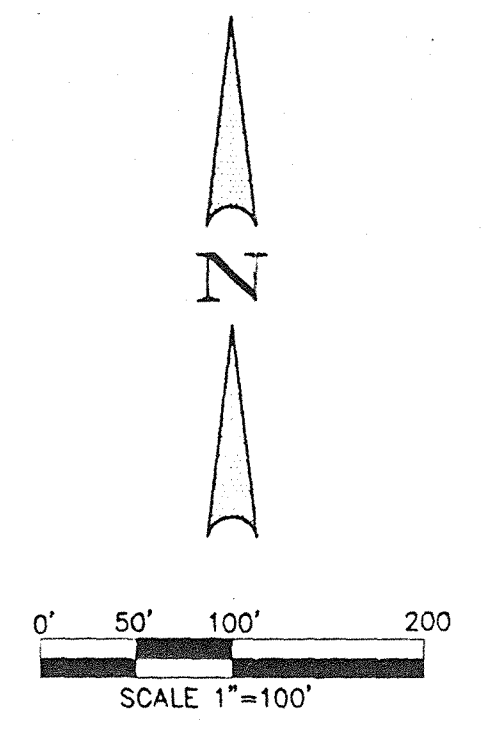
DETENTION POND
 HUNTWICK ADDITION
 CITY OF LUCAS, TEXAS

Scale: 1"=40'	Date: 9/15/95
Designed By: DFW	
Drawn By: DFW	
Checked By: DFW	
File: 1670DP.DWG	
Project No.: 16801.0	

Filed for Record in
 COLLIN COUNTY, TX
 HONORABLE HELEN STARNES
 On 1996/03/26
 At 12:39P
 Number: 96-0024171
 Type: PL 36.00

J-165

CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	750.00'	34°59'06"	236.37'	457.95'	450.87'	S71°54'41"W
C-2	685.00'	25°08'40"	152.77'	300.61'	298.21'	S12°34'31"E
C-3	615.00'	39°52'12"	223.05'	421.95'	419.37'	S20°00'07"W
C-4	685.00'	40°18'26"	251.40'	481.89'	472.02'	N20°05'06"E
C-5	195.00'	89°44'13"	194.11'	305.41'	S44°48'00"W	
C-6	145.00'	90°33'18"	145.14'	227.90'	205.16'	N45°18'15"W
C-7	345.00'	89°47'31"	343.75'	540.67'	487.02'	S45°10'21"E
C-8	700.00'	46°35'37"	301.42'	553.69'	S23°13'41"W	
C-9	350.00'	39°48'38"	126.73'	243.19'	238.33'	S19°58'26"E



LEGEND
 IRF IRON ROD FOUND
 IRS IRON ROD SET

NO.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 SURVEYORS
 1280 HILLCREST ROAD, SUITE 300
 DALLAS, TEXAS 75201
 (214) 495-7999 FAX
 (214) 495-7999 FAX

P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 7 RICHARDSON, TEXAS 75080
 (214) 763-8888

**FINAL PLAT
 HUNTWICK ADDITION**

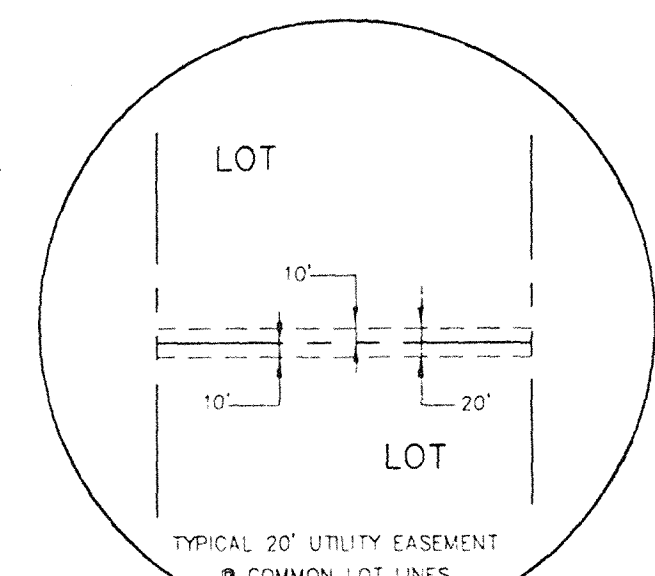
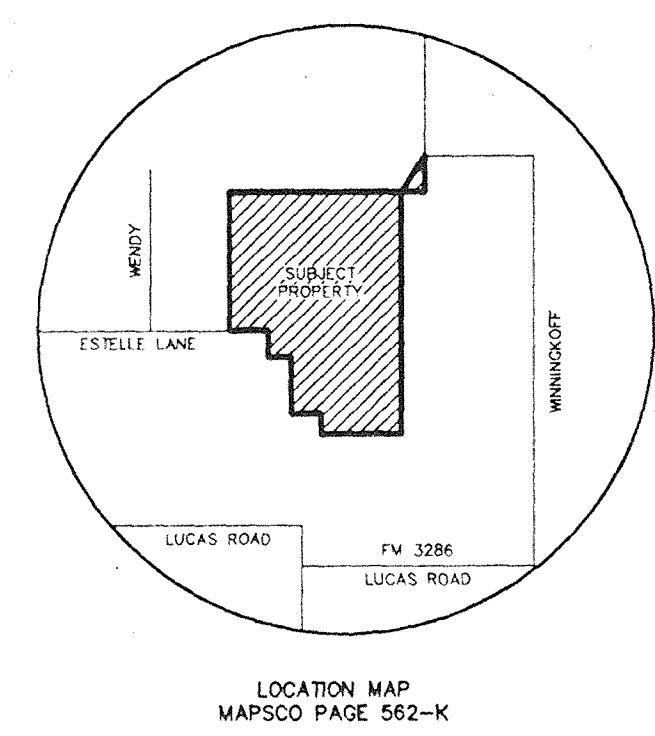
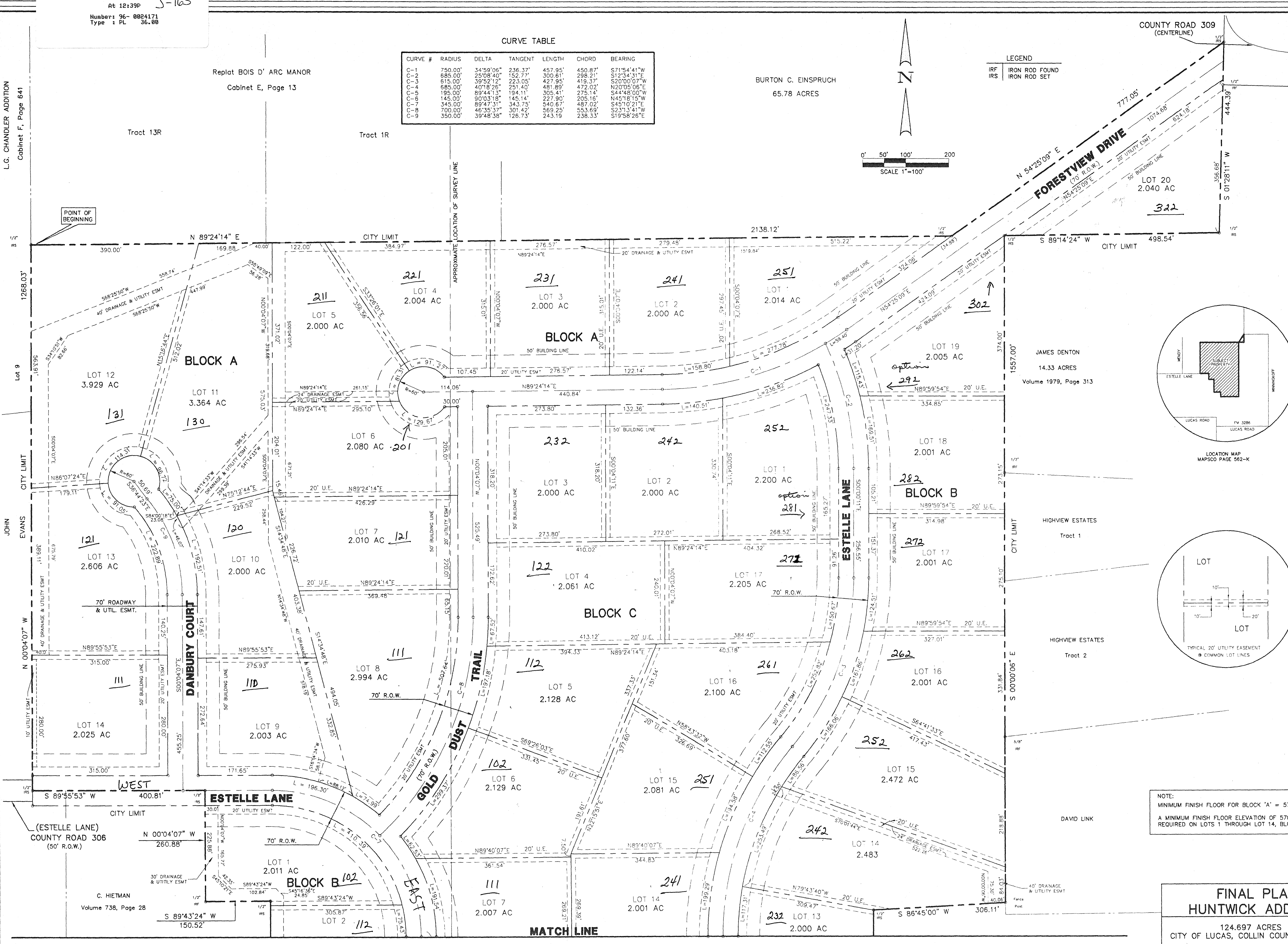
Scale: 1"=100' Date: 1/30/96
 Designed By: W & A
 Drawn By: P.G.J.
 Checked By: B.U.E.
 File: 16901Y.DWG
 Project No.: 1690101

SHEET
 1
 OF
 3

NOTE:
 MINIMUM FINISH FLOOR FOR BLOCK 'A' = 570.00
 A MINIMUM FINISH FLOOR ELEVATION OF 570.00
 REQUIRED ON LOTS 1 THROUGH LOT 14, BLOCK 'A'.

**FINAL PLAT
 HUNTWICK ADDITION**
 124.697 ACRES
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

PLAT CHECK 2/16/96 PGJ



L.G. CHANDLER ADDITION
 Cabinet F, Page 641

Tract 13R

Tract 1R

LOT 9

JOHN EVANS

WEST

C. HIETMAN

Volume 738, Page 28

320

Replat BOIS D' ARC MANOR
 Cabinet E, Page 13

BURTON C. EINSBRUCH
 65.78 ACRES

COUNTY ROAD 309
 (CENTERLINE)

FORESTVIEW DRIVE
 N 54°25'09" E
 777.05'

LOT 20
 2.040 AC
 322

JAMES DENTON
 14.33 ACRES
 Volume 1979, Page 313

HIGHVIEW ESTATES
 Tract 1

HIGHVIEW ESTATES
 Tract 2

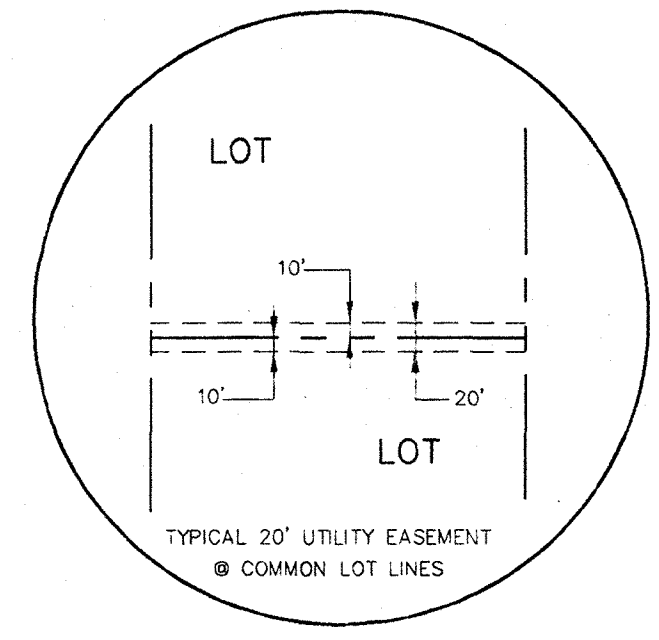
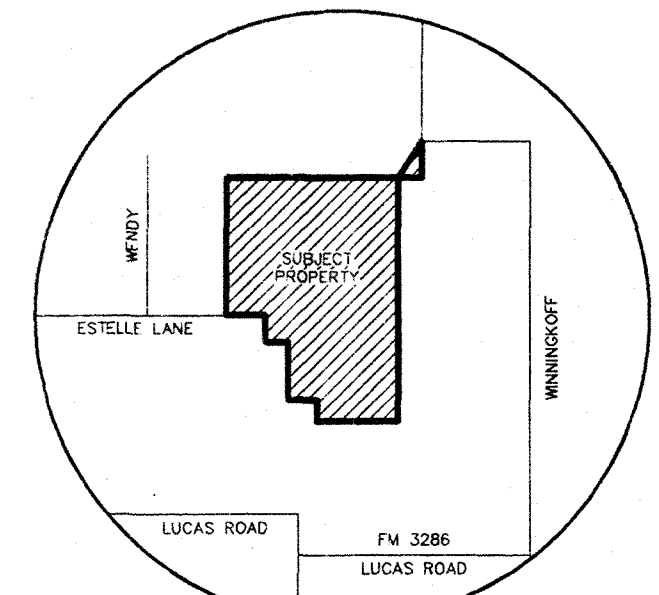
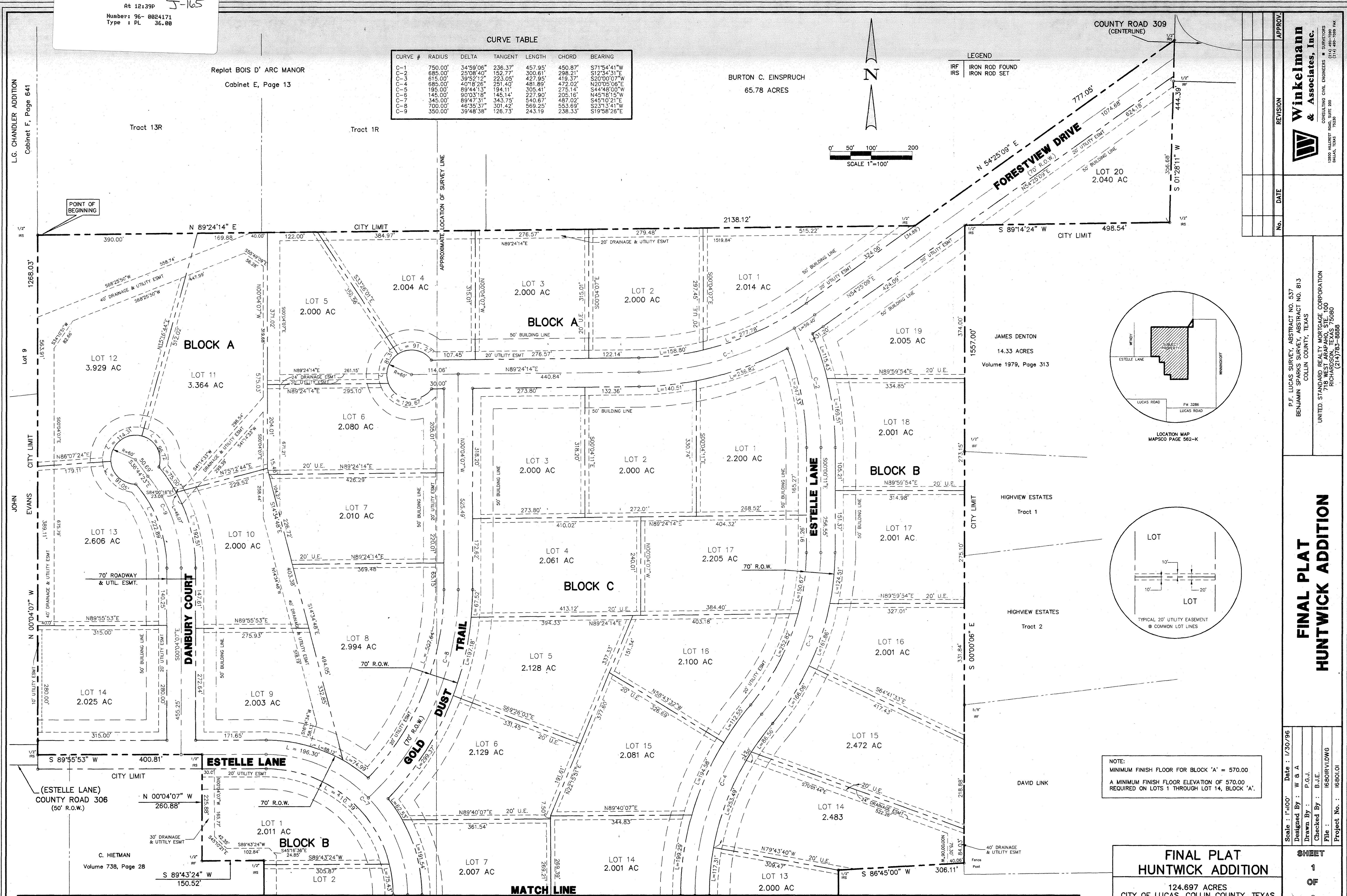
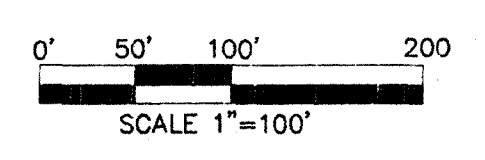
DAVID LINK

MATCH LINE

Filed for Record in:
 COLLIN COUNTY, TX
 HONORABLE HELEN STARNES
 On 1996/03/26
 At 12:39P J-165
 Number: 96-0024171
 Type: PL 36.00

CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	750.00'	34°59'06"	236.37'	457.95'	450.87'	S71°54'41"W
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C-3	615.00'	39°52'12"	223.05'	427.95'	419.37'	S20°00'07"W
C-4	685.00'	40°18'26"	251.40'	481.89'	472.02'	N20°05'06"E
C-5	195.00'	89°44'13"	194.11'	305.41'	275.14'	S44°48'00"W
C-6	145.00'	90°03'18"	145.14'	227.90'	205.16'	N45°18'15"W
C-7	345.00'	89°47'31"	343.75'	540.67'	487.02'	S94°51'02"E
C-8	700.00'	46°33'31"	301.42'	569.25'	563.69'	S23°13'41"W
C-9	350.00'	39°48'38"	126.73'	243.19'	238.33'	S19°58'26"E

LEGEND
 IRF IRON ROD FOUND
 IRS IRON ROD SET



NOTE:
 MINIMUM FINISH FLOOR FOR BLOCK 'A' = 570.00
 A MINIMUM FINISH FLOOR ELEVATION OF 570.00
 REQUIRED ON LOTS 1 THROUGH LOT 14, BLOCK 'A'.

APPROV.	REVISION	DATE

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 1504 MARKET STREET, SUITE 200
 DALLAS, TEXAS 75202
 (214) 880-9999 FAX

P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST ARAPAHO, STE. 100
 RICHARDSON, TEXAS 75080
 (214) 783-8888

**FINAL PLAT
 HUNTWICK ADDITION**

Scale: 1"=100' Date: 1/30/96
 Designed By: W & A
 Drawn By: P.G.J.
 Checked By: B.J.E.
 File: 16801R/DWG
 Project No.: 16801.01

**FINAL PLAT
 HUNTWICK ADDITION**
 124.697 ACRES
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

**SHEET
 1
 OF
 1**

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 P.F. LUCAS SURVEY, Abstract No. 537 and the BENJAMIN SPARKS SURVEY, Abstract No. 813, Collin County, Texas and being all of two tracts of land conveyed to United Standard Realty Mortgage Corporation by deeds recorded in ccf# 95-0051600 and ccf# 95-001801 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a fence post found for the most southwesterly corner of Tract 13R of the Replat of BOIS "D" ARC MANOR as recorded in Cabinet E, Page 13 of the Plat Records of Collin County, Texas (PRCCT) said fence post also being in the easterly line of Lot 9 of the L.G. CHANDLER ADDITION, as recorded in Cabinet F, Page 641, PRCCT;

THENCE along the south line of said Replat of BOIS "D" ARC MANOR, North 89°24'14" East, passing the southeasterly corner, a distance of 1,091.50 feet and continuing along the southerly line of a tract of land conveyed to Bruton C. Einspruch, by deed recorded in Volume 936, Page 759 of the Deed Records of Collin County, Texas in all a total distance of 2,138.12 feet to a 1/2 inch iron rod set for corner;

THENCE North 54°25'09" East, a distance of 777.05 feet to a 1/2 inch iron rod set in the centerline of COUNTY ROAD 309 (Winninghoff Road);

THENCE along the projected centerline of said COUNTY ROAD 309, South 01°28'11" West, a distance of 444.39 feet to a 1/2 inch iron rod set for the southeasterly corner of a 2+ acre tract;

THENCE along the southern line of said 2+ acre tract, South 89°14'24" West, a distance of 498.54 feet to a 1/2 inch iron rod set for the most westerly northwest corner of a tract of land conveyed to James Denton as recorded in Volume 1979, Page 313 (PRCCT);

THENCE along the westerly line of the James Denton tract South 00°00'06" East, passing at a distance of 551.63 feet to a 1/2 inch iron rod found for the northwesterly corner of HIGHVIEW ESTATES as recorded in Cabinet F, Page 259, PRCCT, continuing along the westerly line of said HIGHVIEW ESTATES passing at a distance of 1,170.04 feet to a 5/8 inch iron rod found for the northwesterly corner of a tract of land conveyed to David Link, continuing along the westerly line of said David Link tract in all a total distance of 1,447.00 feet to a fence post in the northerly line of a tract of land conveyed to Nelson and Opal Harvey;

THENCE along the northerly line of said Harvey tract, South 86°45'00" West, a distance of 306.11 feet to a 1/2 inch iron rod set in the westerly line of said Harvey tract;

THENCE along said westerly line of said Harvey tract, South 00°04'07" East, a distance of 1,364.34 feet to a 1/2 inch iron rod set for corner in the northerly line of a 4.5+ acre tract of land conveyed to Fred Tinch by deed recorded in Volume 3324, Page 15, DRCCCT;

THENCE along the northerly line of said Tinch tract, South 89°40'06" West, passing at a distance of 189.45 feet a point for the most easterly northeast corner of LUCAS COUNTRY ESTATES #2, an unrecorded addition, continuing along the northerly line of said LUCAS COUNTRY ESTATES #2 in all a total distance of 982.08 feet to a 3/8 inch iron rod found for corner;

THENCE along the easterly line of said LUCAS COUNTRY ESTATES #2, North 00°36'10" West, a distance of 71.67 feet to a 3/8 inch iron rod found for corner;

THENCE along the northerly line of said LUCAS COUNTRY ESTATES #2, North 89°35'38" West, a distance of 413.81 feet to a 1/2 inch iron rod found for corner;

THENCE along the easterly line of said LUCAS COUNTRY ESTATES #2, North 00°16'36" West, a distance of 1,318.59 feet to a 1/2 inch iron rod set for the northeasterly corner of a tract of land conveyed to C.Hietman by deed recorded in Volume 738, Page 28, DRCCCT;

THENCE along the northerly line said Hietman tract, South 89°43'24" West, a distance of 150.52 feet to a 1/2 inch iron rod found for corner;

THENCE along the easterly line of said Hietman tract, North 00°04'07" West, a distance of 260.88 feet to a 1/2 inch iron rod set for corner said point being the most northeasterly corner of said C. Hietman tract;

THENCE along the northerly line of said Hietman tract South 89°55'53" West, a distance of 400.81 feet to a 1/2 inch iron rod set for corner in the southerly right-of-way line of COUNTY ROAD NO. 306;

THENCE North 00°04'07" West, passing at a distance of 50.00 feet to the northerly right-of-way line of said COUNTY ROAD 306 and the southeasterly corner of a 6.9+ acre tract of land to John Evans, continuing along the easterly line of said John Evans tract passing the southeasterly corner of Lot 9 of said L.G. CHANDLER ADDITION, continuing along said Lot 9 in all a total distance of 1,268.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 124.697 acres or 5,431,793 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 Huntwick Addition, 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 full right 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 all 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 29th day of FEBRUARY, 1996.

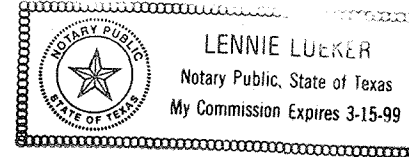
Frank Aaron
N/A
N/A

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 29th day of FEBRUARY, 1995.

Lennie Lueker
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 N/A 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.

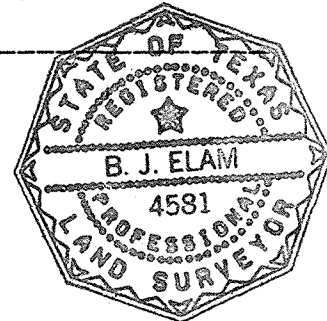
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 1995.

Notary Public in and for the State of Texas
My Commission Expires:

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 corner monuments shown were properly placed under my personal supervision in accordance with two platting rules and regulations of the City of Lucas, Texas.

B.J. Elam
B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelman & Associates, Inc.
12800 Hillcrest Road, Suite 200
Dallas, Texas 75230
214/490-7090

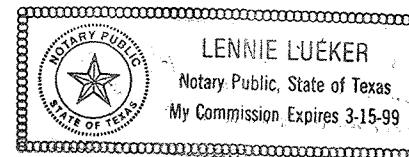


STATE OF TEXAS
COUNTY OF DALLAS

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 29th day of FEBRUARY, 1995.

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



Recommended for Approval

Don F. Kendall 3-22-96
Chairman, Planning & Zoning Commission
City of Lucas, Texas

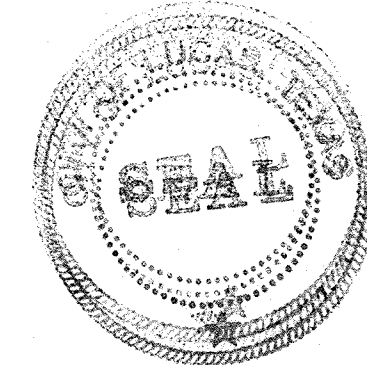
Approved For Construction

Bruce N. Appert 3-22-96
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 Huntwick Addition, Subdivision or Addition to the City of Lucas was submitted to the City Council on the 11th day of September, 1995, 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 25th day of March, 1996

Beverly Covington
City Secretary
City of Lucas, Texas



APPROV	
REVISION	
DATE	
NO.	

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(214) 490-7090 FAX

P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
COLLIN COUNTY, TEXAS

UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ANAPALO, STE. 100
RICHARDSON, TEXAS 75080
(214) 783-8888

**FINAL PLAT
HUNTWICK ADDITION**

Scale: 1"=100' Date: 1/30/96
Designed By: W & A
Drawn By: P.G.J.
Checked By: B.J.E.
File: I680RVS.DWG
Project No.: I680I01

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

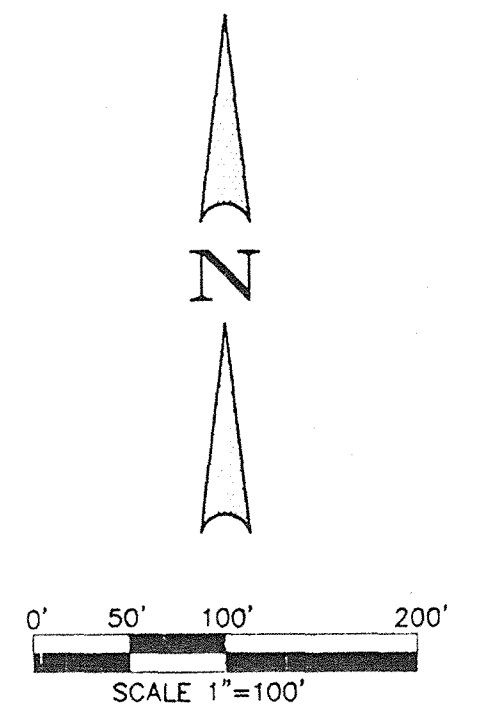
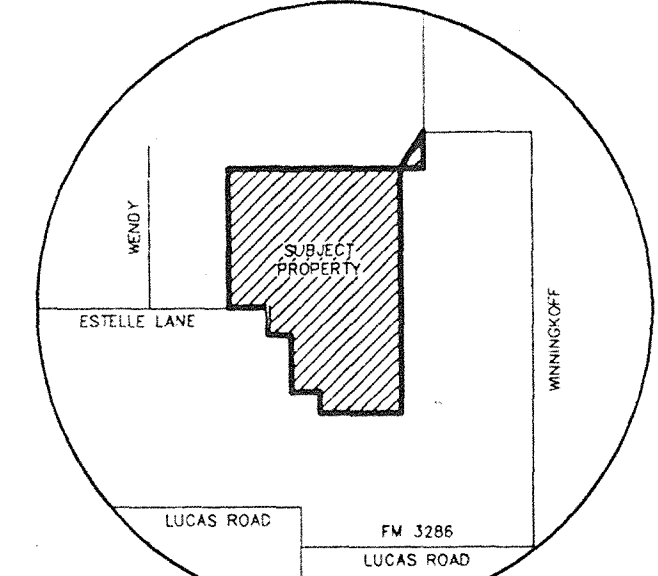
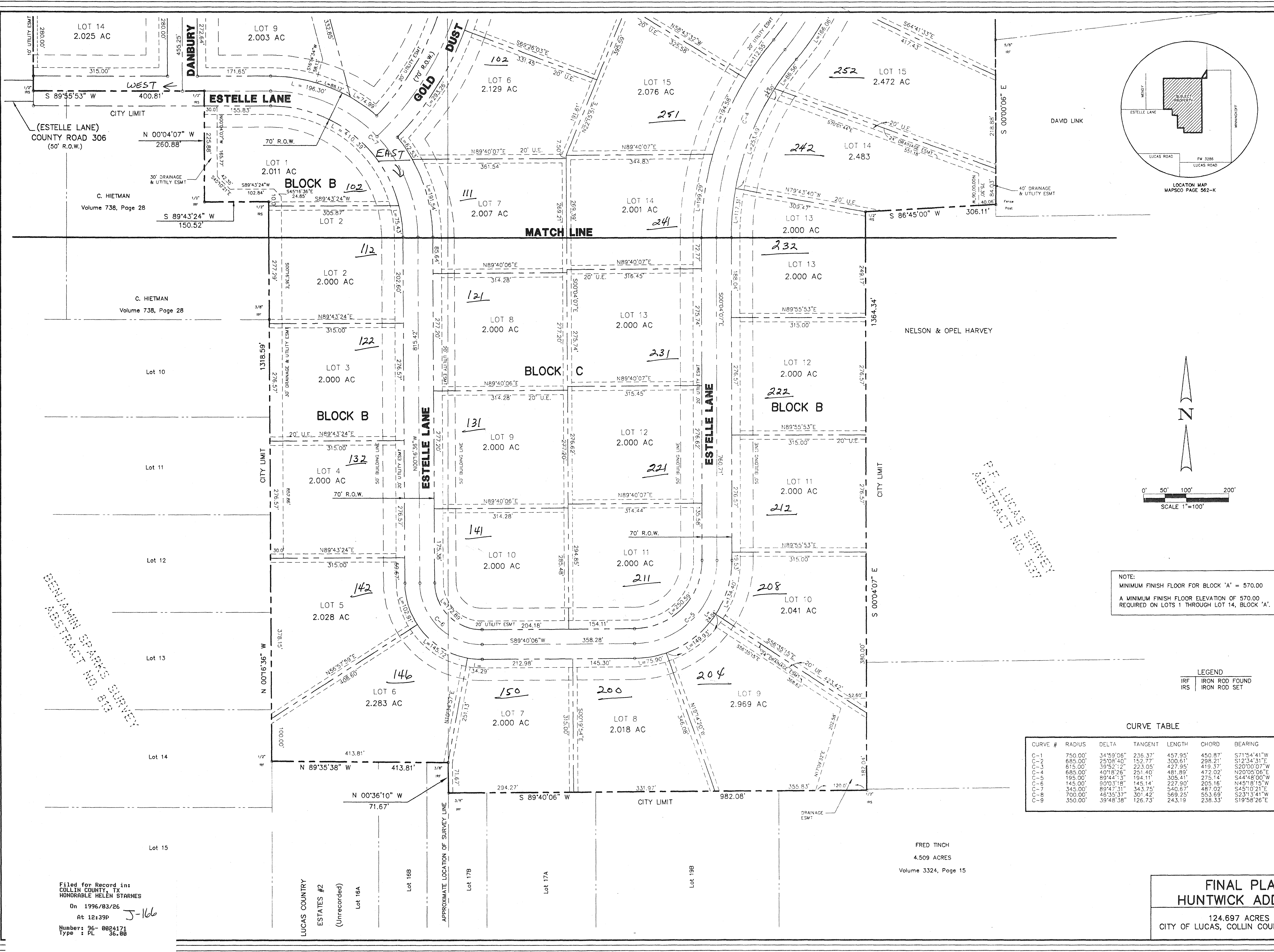
On 1996/03/26

At 12:39P

Number: 96-0054171
Type: PL 35.00

**FINAL PLAT
HUNTWICK ADDITION**
124.697 ACRES
CITY OF LUCAS, COLLIN COUNTY, TEXAS

SHEET
3



NOTE:
 MINIMUM FINISH FLOOR FOR BLOCK 'A' = 570.00
 A MINIMUM FINISH FLOOR ELEVATION OF 570.00
 REQUIRED ON LOTS 1 THROUGH LOT 14, BLOCK 'A'.

LEGEND
 IRF IRON ROD FOUND
 IRS IRON ROD SET

CURVE TABLE

CURVE #	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
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C-3	615.00'	39°52'12"	223.05'	427.95'	419.37'	S20°00'07"W
C-4	685.00'	40°18'26"	251.40'	481.89'	472.02'	N20°05'06"E
C-5	195.00'	89°44'13"	194.11'	305.41'	275.14'	S44°48'00"W
C-6	145.00'	90°23'18"	145.14'	227.90'	205.16'	N45°18'15"W
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C-8	700.00'	46°35'37"	301.42'	583.25'	583.69'	S33°13'41"W
C-9	350.00'	39°48'38"	126.73'	243.19'	238.33'	S19°58'26"E

FRED TINCH
 4.509 ACRES
 Volume 3324, Page 15

Filed for Record in:
 COLLIN COUNTY, TX
 HONORABLE HELEN STARNES
 On 1996/03/26
 At 12:39P J-166
 Number: 36-0024171
 Type: PL 36.00

FINAL PLAT
 HUNTWICK ADDITION
 124.697 ACRES
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

APPROV.	
REVISION	
DATE	
No.	

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 12800 HILLCREST ROAD, SUITE 200
 DALLAS, TEXAS 75249
 (214) 490-1099 FAX

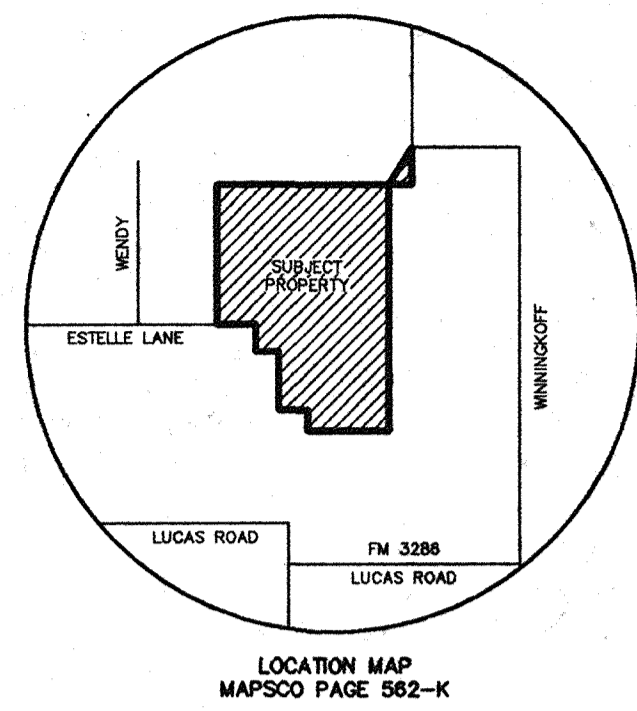
P.F. LUCAS SURVEY, ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST WASHINGTON, SUITE 00
 RICHARDSON, TEXAS 75080
 (214) 763-8888

**FINAL PLAT
 HUNTWICK ADDITION**

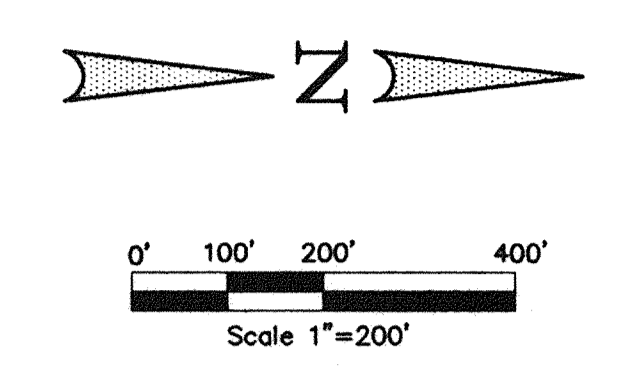
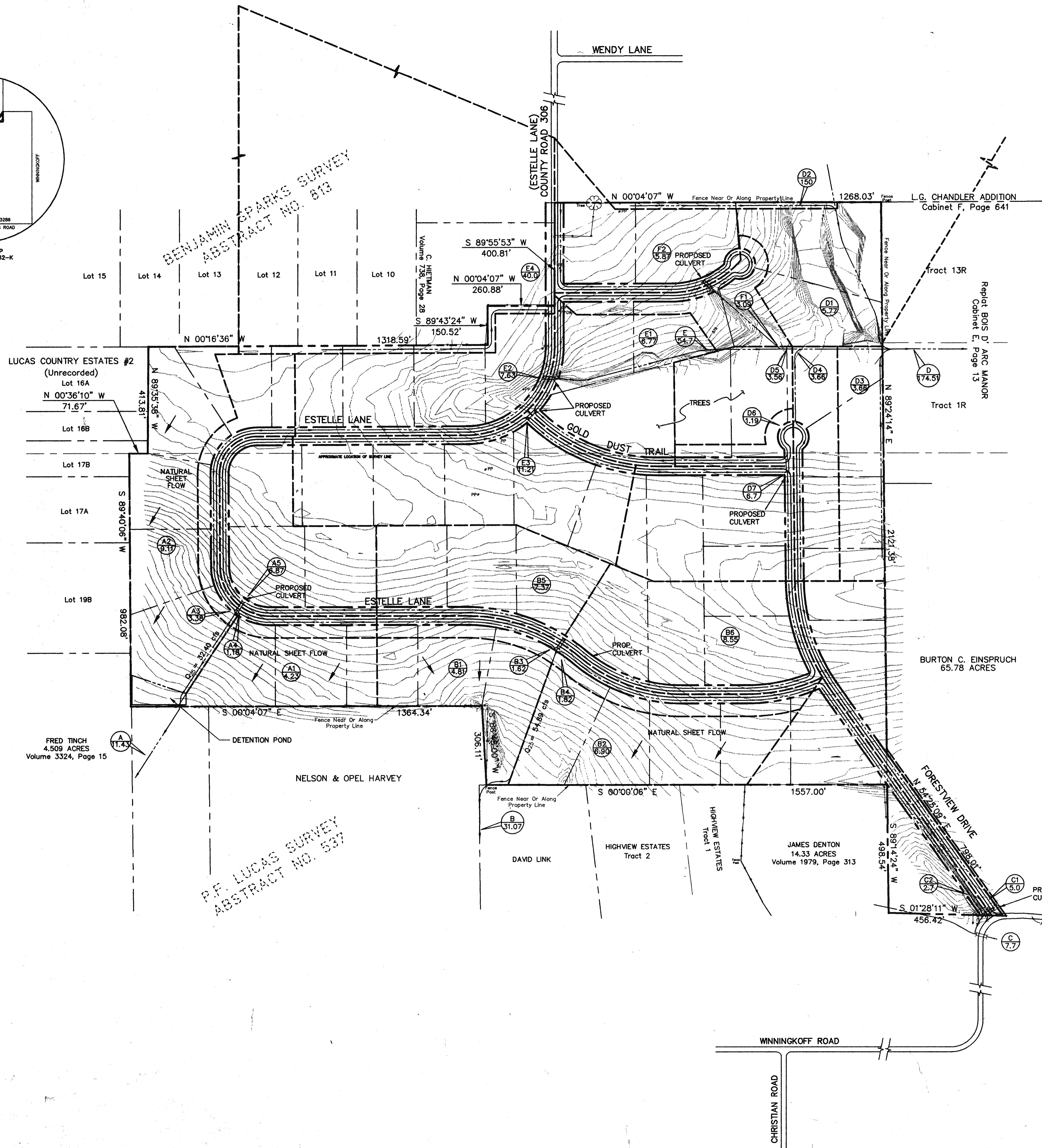
Scale: 1"=100' Date: 1/30/96
 Designed By: W.B.A.
 Drawn By: P.G.J.
 Checked By: B.J.E.
 File: I680RV2.DWG
 Project No.: I680101

SHEET 2 OF 3

PLAT CHECK 2/16/96 PGJ

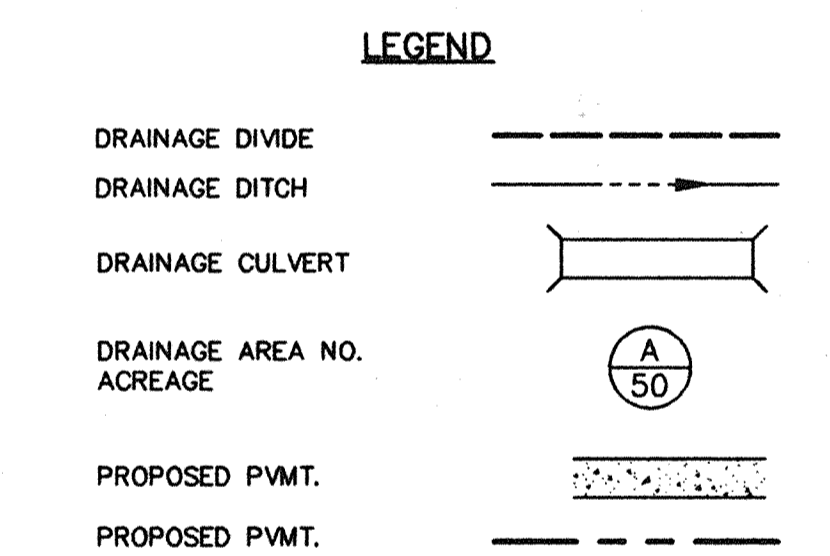


BENJAMIN SPARKS SURVEY
ABSTRACT NO. 813



DRAINAGE CALCULATIONS

AREA NO.	AREA (Acres)	Tc	C (Exist.)	C (Devel.)	I25 (Exist.)	Q25 (Exist.)	Q25 (Devel.)
A	24.77	15	0.40	0.45	6.3	62.42	70.22
A1	4.23	15	0.40	0.45	6.3	10.66	11.99
A2	9.11	15	0.40	0.45	6.3	22.96	25.83
A3	3.38	15	0.40	0.45	6.3	8.52	9.58
A4	1.18	15	0.40	0.45	6.3	2.97	3.35
A5	6.87	15	0.40	0.45	6.3	17.31	19.48
B	31.07	15	0.40	0.45	6.3	78.30	88.08
B1	4.81	15	0.40	0.45	6.3	12.12	13.64
B2	6.90	15	0.40	0.45	6.3	17.39	19.56
B3	1.62	15	0.40	0.45	6.3	4.08	4.59
B4	1.82	15	0.40	0.45	6.3	4.59	5.16
B5	7.37	15	0.40	0.45	6.3	18.57	20.89
B6	8.55	15	0.40	0.45	6.3	21.55	24.24
C	7.7	15	0.40	0.45	6.3	19.40	21.83
C1	5.0	15	0.40	0.45	6.3	12.60	14.18
C2	2.7	15	0.40	0.45	6.3	6.80	7.65
D	174.54	45	0.40	0.45	3.85	268.79	302.39
D1	5.77	15	0.40	0.45	6.3	14.54	16.36
D2	150.0	40	0.40	0.45	4.1	246.00	276.75
D3	3.66	15	0.40	0.45	6.3	9.22	10.38
D4	3.66	15	0.40	0.45	6.3	9.22	10.38
D5	3.56	15	0.40	0.45	6.3	8.97	10.09
D6	1.19	15	0.40	0.45	6.3	3.00	3.37
D7	6.70	15	0.40	0.45	6.3	16.88	19.00
E	65.61	40	0.40	0.45	4.1	107.60	121.05
E1	6.77	15	0.40	0.45	6.3	17.06	19.19
E2	7.63	15	0.40	0.45	6.3	19.23	21.63
E3	11.21	15	0.40	0.45	6.3	28.25	31.78
E4	40.0	35	0.40	0.45	4.4	70.40	79.20
F	8.96	15	0.40	0.45	6.3	22.58	25.40
F1	3.09	15	0.40	0.45	6.3	7.79	8.76
F2	5.87	15	0.40	0.45	6.3	14.79	16.64

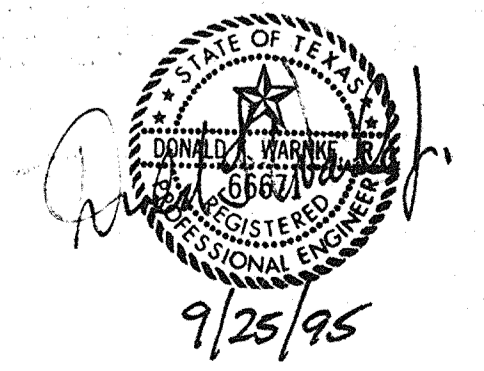


BENCH MARK
BM R430248 Alum. Cap 30' south of FM 1378 (Lucas Road West) +/- 530' east of County Club Road (north edge of church parking lot)

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: 3/20/96



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1718 WEST ARAPAHOE STREET, SUITE 100
RICHARDSON, TEXAS 75080
(214) 933-8888

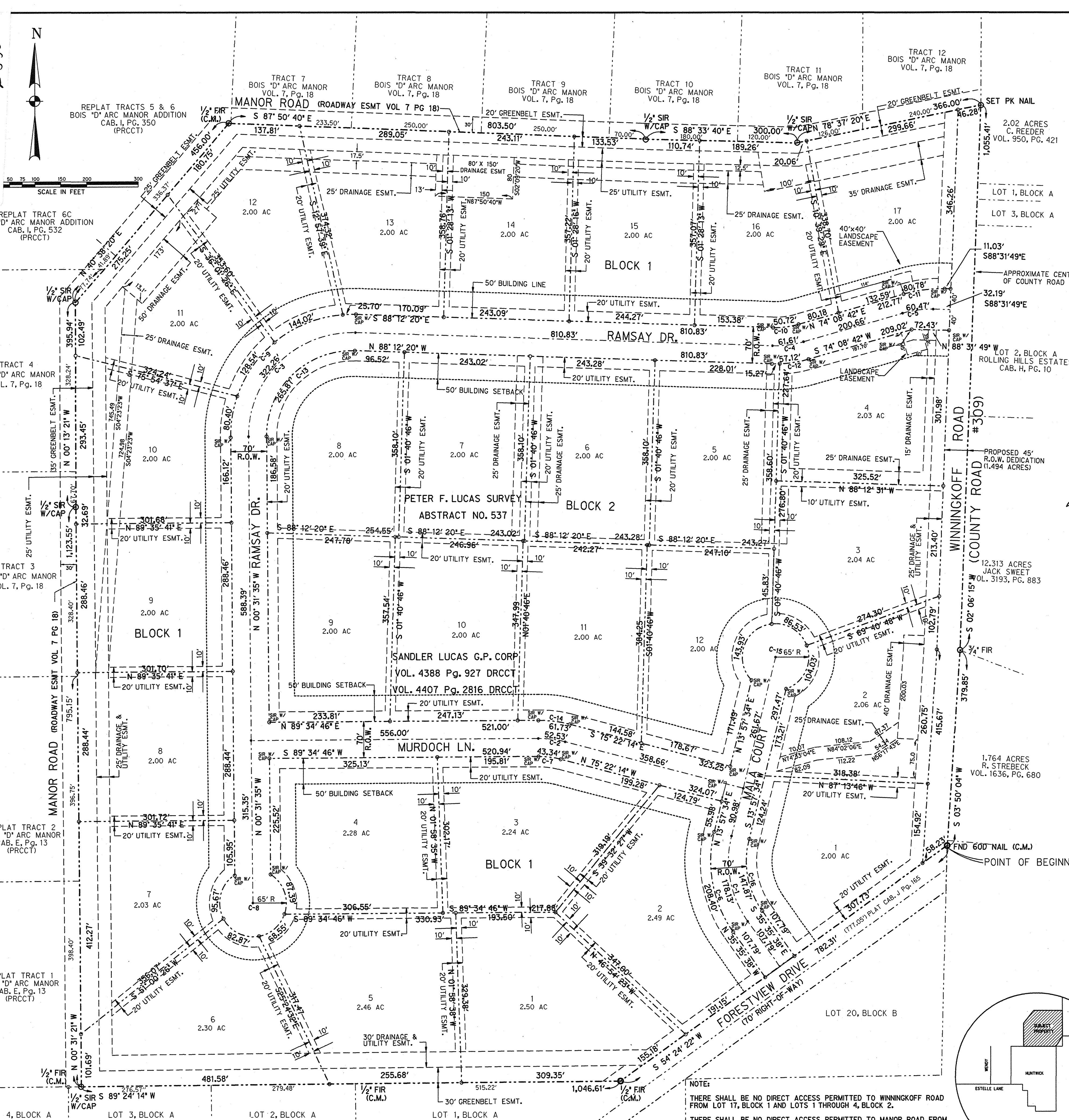
Scale: 1"=200' Date: 8/2/95
Designed By: DF-W
Drawn By: DF-W
Checked By: DF-W
File: 168001.DWG
Project No.: 168002

DRAINAGE AREA MAP
HUNTWICK - CITY OF LUCAS, COLLIN COUNTY, TEXAS

P.F. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
UNITED STATES REFRIGERATOR CORPORATION
718 WEST ARAPAHOE STREET, SUITE 100
RICHARDSON, TEXAS 75080
(214) 933-8888

APPROVED: _____
REVISION: _____
DATE: _____

FILED FOR RECORD IN: COLLIN COUNTY, TEXAS
 HONORABLE HELEN STARNES
 CLERK
 On 1999/11/24
 At 2:16P
 Number: 99-0143362
 Type: P.L.
 16.00

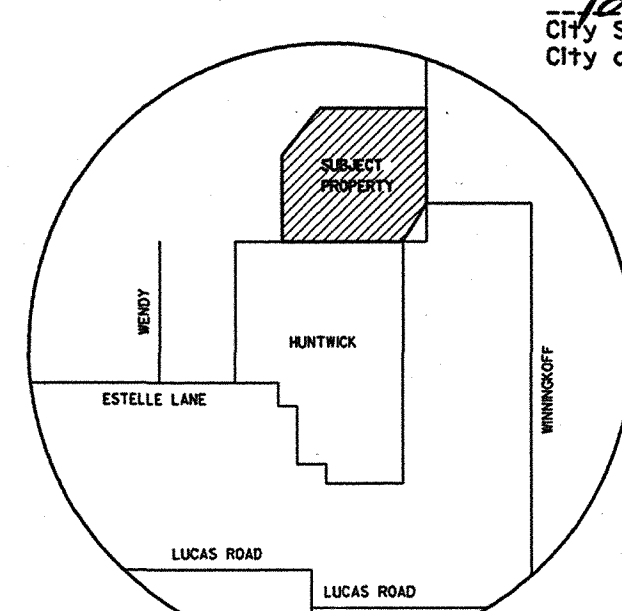


CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	200.00'	51°01'54"	95.46'	178.13'	172.30'	N10°04'41"W
C-2	200.00'	15°03'00"	26.42'	52.53'	52.58'	N82°53'44"W
C-3	200.00'	92°19'15"	208.27'	322.36'	268.27'	N45°38'03"E
C-4	200.00'	17°38'58"	31.05'	61.61'	61.35'	S82°58'11"W
C-5	200.00'	17°19'29"	30.47'	60.47'	60.24'	N82°48'27"E

BASIS OF BEARING IS S 89°24'14" W ALONG THE NORTH LINE OF BLOCK A OF THE HUNTWICK ADDITION AS RECORDED IN CAB. J, PG. 165 (PRCCT). MONUMENTS USED FOR BASIS OF BEARING ARE NOTED HEREON AS (C.M.).

NOTE:
 THERE SHALL BE NO DIRECT ACCESS PERMITTED TO WINNINGKOFF ROAD FROM LOT 17, BLOCK 1 AND LOTS 1 THROUGH 4, BLOCK 2.
 THERE SHALL BE NO DIRECT ACCESS PERMITTED TO MANOR ROAD FROM LOTS 7 THROUGH 17, BLOCK 1.
 GREENBELT EASEMENT SHALL BE MAINTAINED BY INDIVIDUAL HOME OWNER. REMOVAL OF TREES OF 4 INCH DIAMETER AND ABOVE SHALL NOT BE PERMITTED WITHIN THE GREENBELT EASEMENT, EXCEPT WITH WRITTEN PERMISSION FROM THE CITY OF LUCAS.
 OWNERSHIPS ALONG WINNINGKOFF COMMON LINES, NO DEDICATED RIGHT-OF-WAYS EXIST EAST OF SAID COMMON LINE. RIGHT-OF-WAY IS DEDICATED BY THIS PLAT.



VICINITY MAP
 N.T.S.

STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS SANDLER LUCAS LTD. By SANDLER LUCAS G. P. CORP. Its General Partner, is the owner of the following tract of land situated in the PETER F. LUCAS SURVEY, Abstract No. 537, in the City of Lucas, Collin County, Texas, being all of a tract of land as recorded in Special Warranty Deed Volume 4388, Page 927 and the Correction Special Warranty Deed (Volume 4407 Pg. 2816) of the Deed Records of Collin County, Texas (DRCT) and being more particularly described as follows:
 BEGINNING at a 60d nail found in asphalt at the intersection of the centerline of WINNINGKOFF ROAD (County Road 309) and the northerly right-of-way line of FORESTVIEW DRIVE (70 foot right-of-way);
 THENCE South 54 degrees 24 minutes 22 seconds West, departing the centerline of said WINNINGKOFF ROAD and along the northerly right-of-way line of said FORESTVIEW DRIVE a distance of 782.31 feet to a 1/2 inch found iron rod for a corner, said point being the most northeasterly corner of LOT 1, BLOCK A of the HUNTWICK ADDITION recorded in Cabinet J, Page 165 of the Plat Records of Collin County, Texas (PRCCT);
 THENCE South 89 degrees 24 minutes 14 seconds West, departing the northerly right-of-way line of said FORESTVIEW DRIVE (70 foot right-of-way) and along the northerly line of said HUNTWICK ADDITION, a distance of 1046.61 feet to a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." hereafter referred to as "with cap" for a corner, said point being the most southerly southeast corner of the Replat of BOIS 'D' ARC MANOR ADDITION recorded in Cabinet E, Page 13 (PRCCT);
 THENCE North 00 degrees 31 minutes 21 seconds West, departing said North line and along said East line at 795.15 feet passing the northeast corner of said Replat of BOIS 'D' ARC MANOR ADDITION and continuing along the east line of BOIS 'D' ARC MANOR ADDITION recorded in Vol. 7, Page 18, (PRCCT), continuing in all a total distance of 1,123.55 feet to a 1/2 inch set iron rod with cap for a corner;
 THENCE North 00 degrees 13 minutes 21 seconds West continuing along the easterly line of said BOIS 'D' ARC MANOR ADDITION, a distance of 395.94 feet to a 1/2 inch set iron rod with cap for a corner;
 THENCE North 40 degrees 38 minutes 20 seconds East, continuing along the southeasterly line of said BOIS 'D' ARC MANOR ADDITION, at 77.74 feet passing the southeast corner of Replat of TRACT 6C BOIS 'D' ARC MANOR ADDITION recorded in Cabinet I, Page 532 (PRCCT), at 115.63 feet passing the southeast corner of Replat of TRACT 5 and TRACT 6 of BOIS 'D' ARC MANOR ADDITION recorded in Cabinet I, Page 350 (PRCCT), continuing in all a total distance of 456.00 feet to a 1/2 inch set iron rod for a corner;
 THENCE South 87 degrees 50 minutes 40 seconds East, along the southerly line of the BOIS 'D' ARC MANOR ADDITION recorded in Volume 7, Page 18 (PRCCT) a distance of 803.50 feet to a 1/2 inch set iron rod with cap for a corner;
 THENCE South 88 degrees 33 minutes 40 seconds East, continuing along the southerly line of said addition, a distance of 300.00 feet to a 1/2 inch set iron rod with cap for a corner;
 THENCE North 78 degrees 37 minutes 20 seconds East, continuing along the southerly line of said addition, a distance of 366.00 feet to a set pk nail for a corner in the centerline of said WINNINGKOFF ROAD;
 THENCE South 02 degrees 06 minutes 15 seconds West, departing the southerly line of said addition and along the centerline of said WINNINGKOFF ROAD a distance of 1,055.41 feet to a 3/4 inch found iron rod for a corner;
 THENCE South 03 degrees 50 minutes 04 seconds West, continuing along the centerline of said WINNINGKOFF ROAD, a distance of 379.85 feet to the POINT OF BEGINNING AND CONTAINING 2,971.236 square feet or 68.21 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That SANDLER LUCAS LTD. By SANDLER LUCAS G. P. CORP. Its General Partner, hereby adopts this plat designating the hereinabove described property as Huntwick Addition Phase II, an addition to the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever the purposes 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, fences, 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 full right 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 all 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 5th day of November, 1999.
 SANDLER LUCAS LTD.
 By Sandler Lucas G. P. Corp.
 Neal Cukerbaum, President

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Neal Cukerbaum, President, Sandler Lucas G. P. Corp., 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 the 5th day of November, 1999.

Notary Public in and for Dallas County, Texas
 My Commission Expires: 11-22-2001
 ANDREA PASTORE
 NOTARY PUBLIC
 State of Texas
 Commission Expires 11-22-2001
 SIGNATURE VERIFICATION

KNOW ALL MEN BY THESE PRESENTS:
 That I, Andrew J. Shafer, 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 personal supervision.

Andrew J. Shafer
 Andrew J. Shafer
 Registered Professional Land Surveyor
 Texas Registration No. 5017
 Hoff Associates, Inc.
 8616 Northwest Plaza Drive
 Dallas, Texas 75225
 214-346-6200

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Andrew J. Shafer, 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 the 4th day of November, 1999.

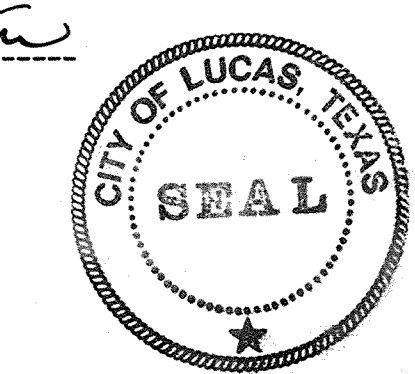
Notary Public in and for the State of Texas
 My Commission Expires: 11-22-2002
 Andrew J. Shafer
 My Commission Expires 11-22-2002

Recommended for Approval
 Chairman, Planning & Zoning Commission
 Date: 11-12-99

Approved for Construction
 Mayor
 City of Lucas, Texas
 Date: 11-10-99

The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing final plat of the Huntwick Addition Phase II Subdivision or Addition to the City of Lucas was submitted to the City Council on the 1st day of February, 1999, 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 12th day of November, 1999.

Paula Covington
 City Secretary
 City of Lucas, Texas



FINAL PLAT
 OF
HUNTWICK ADDITION
PHASE II
 68.21 ACRES
 SITUATED IN THE
 PETER F. LUCAS SURVEY, ABS NO. 537
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS

PREPARED BY:
 HALFF ASSOCIATES, INC.
 8616 NORTHWEST PLAZA DRIVE DALLAS TX
 (214) 346-6200 AVO 17373 OCTOBER 1999 SCALE: 1"=100'