

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LUCAS CREEK ESTATES, INC. is the owner of a tract of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas, and being known as that tract of land described in a Deed from Doris M. Fair and David Lewis Fair, to Doris M. Fair Marital QTIP Trust No. 2, as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of the above cited Fair tract, said point also being the Southeast corner of a called 68.28 acre tract of land described as Tract I in a Deed to Shipley Joint Venture IV, Ltd., as recorded in Volume 4110, Page 482 of the Deed Records of Collin County, Texas, said point also being in the most Easterly North line of Rock Creek Acres, as recorded in Cabinet I, Page 5 of the Map Records of Collin County, Texas;

THENCE N. 00 deg. 00 min. 00 sec. W. (Directional Control Line) along the West line of said Fair tract and the East line of said 68.28 acre tract, a distance of 2405.56 feet to a 1/2" iron rod with cap stamped "USA INC PROP. COR." set (hereinafter called 1/2" iron rod set) for corner at the Northwest corner of said Fair tract, said point also being the Southwest corner of a called 8.00 acre tract of land described in a Deed to E.H. Sullivan, et ux, as recorded in Volume 763, Page 588 of the Deed Records of Collin County, Texas;

THENCE N. 89 deg. 46 min. 51 sec. E. along a fence line, along the North line of said Fair tract and the South line of said 8.00 acre tract, passing a 1/2" iron rod found for reference at a distance of 1304.65 feet, and continuing along said line for a total distance of 1320.71 feet to a 1/2" iron rod set for corner near the West edge of Orr Road, said point being the Northeast corner of said Fair tract;

THENCE S. 00 deg. 09 min. 10 sec. E. along the West line of said road, and along the East line of said Fair tract, a distance of 2122.75 feet to a 1/2" iron rod set for corner at an interior corner of said Fair tract;

THENCE S. 88 deg. 09 min. 10 sec. E. along the South line of said road, a distance of 500.98 feet to a Magnail set for corner in the center of Winningkoff Road, said point being the most Easterly Northeast corner of said Fair tract;

THENCE S. 31 deg. 37 min. 50 sec. W. along the center of said Winningkoff Road, a distance of 345.93 feet to a 1/2" iron rod found for corner at the Southeast corner of said Fair tract, said point also being the Northeast corner of a called 10.972 acre tract of land described in a Deed to James F. Kviatkofsky, et ux, as recorded in Volume 991, Page 271 of the Deed Records of Collin County, Texas;

THENCE N. 87 deg. 51 min. 22 sec. W. along a fence line, and along the South line of said Fair tract, a distance of 311.19 feet to a 5/8" iron rod found for corner;

THENCE N. 89 deg. 01 min. 40 sec. W. along a fence line, and along the South line of said Fair tract, a distance of 476.98 feet to a 1/2" iron rod set for corner at the most Easterly Northeast corner of the above cited Rock Creek Acres;

THENCE N. 89 deg. 47 min. 36 sec. W. along the South line of said Fair tract, and the North line of said Rock Creek Acres, a distance of 857.76 feet to the POINT OF BEGINNING, and containing 76.114 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCAS CREEK ESTATES, INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LUCAS CREEK ESTATES, an addition to the City of Lucas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, 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, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Lucas. 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' use thereof. The City of Lucas and public utility entities shall have, at all times, 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 of procuring the permission from anyone.

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

WITNESS, my hand, this the 21st day of May, 2001.

LUCAS CREEK ESTATES, INC.

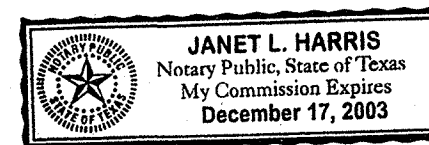
By: W. W. FAIR, III, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared W.W. Fair III, President of Lucas Creek Estates, Inc., 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 the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of May, 2001.

Notary Public in and for the State of Texas

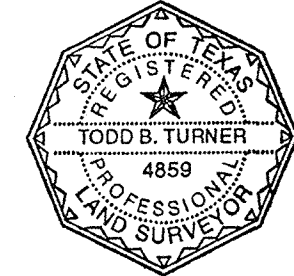


STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or shall be properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Todd B. Turner, R.P.L.S., No. 4859
USA Professional Services Group, Inc.

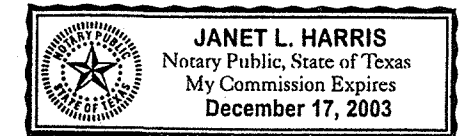


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, 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 the 31st day of May, 2001.

Notary Public in and for the State of Texas



Recommended for Approval

John J. Helzer, Chairman, Planning and Zoning Commission, City of Lucas, Texas

7/29/02 Date

Approved for Construction:

T. Peeps, Mayor, City of Lucas, Texas

7-24-02 Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Lucas Creek Estates Subdivision or Addition to the City of Lucas was submitted to the City Council on the 3 day of January 2001 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water 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 2 day of August, A.D. 2001

Notary Secretary, City of Lucas, Texas

Filed for Record in Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk
On Aug 06 2002 at 2:44pm
Doc/Hub : 2002- 0111915
Recording/Type: PL 26.00
Receipt #: 27759

FINAL PLAT
LUCAS CREEK ESTATES

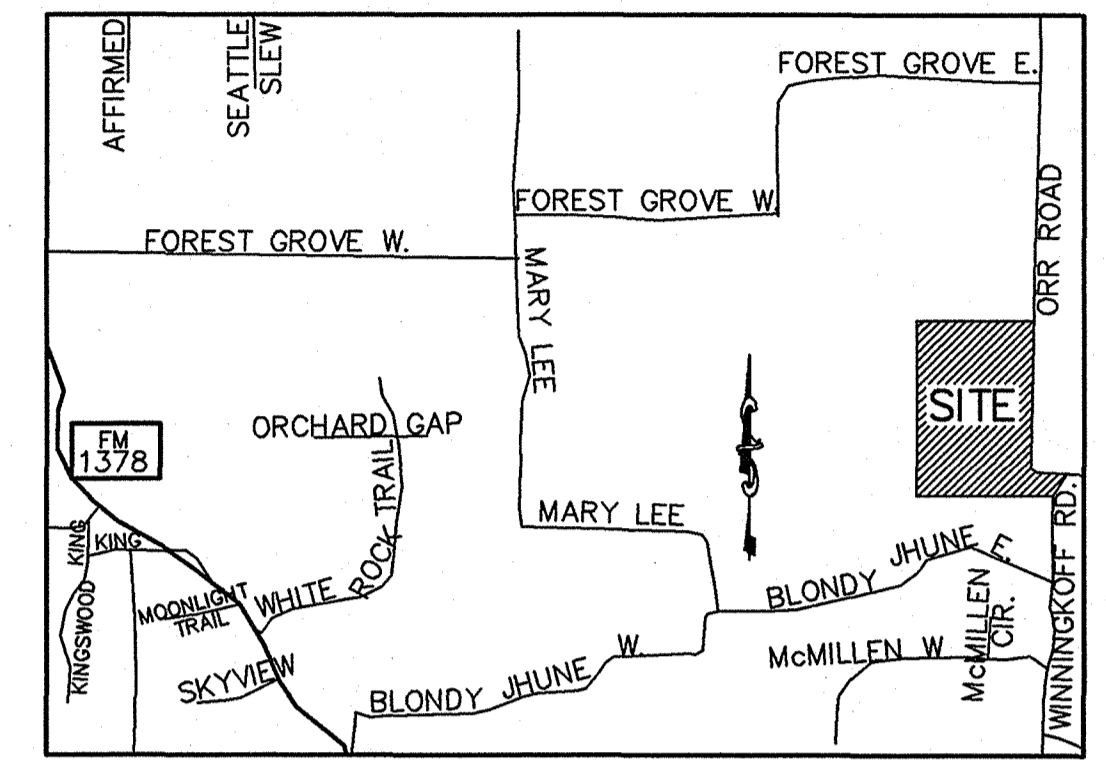
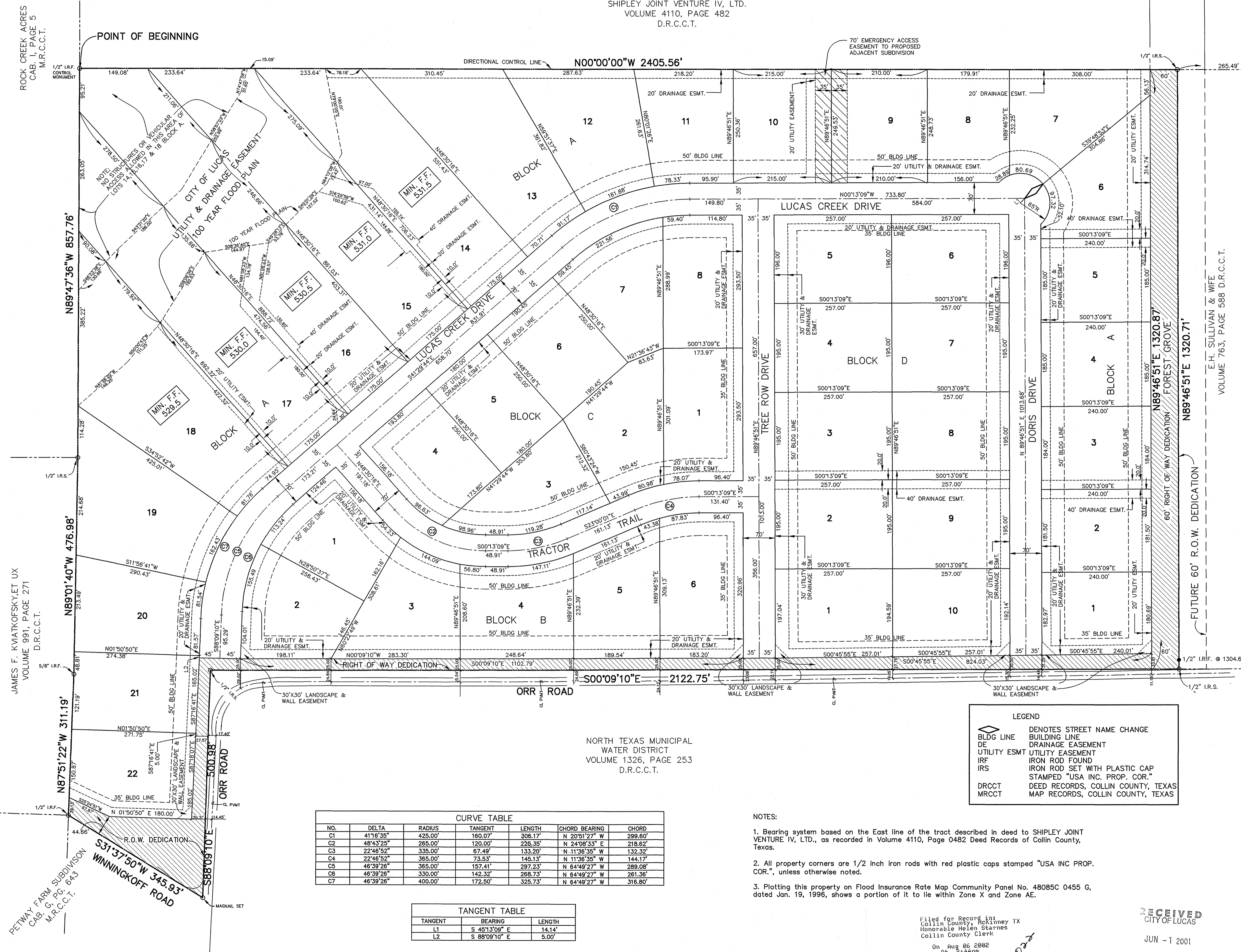
BEING 76.114 ACRES IN THE CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28 CITY OF LUCAS, COLLIN COUNTY, TEXAS 46 LOTS AT R-1 STANDARDS

OWNER: LUCAS CREEK ESTATES, INC.
P.O. BOX 1551
KINDER, LA 70648
(318) 738-4094

PREPARED BY: USA PROFESSIONAL SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

PROPOSED STONEGATE ADDITION  
SHIPLEY JOINT VENTURE IV, LTD.  
VOLUME 410, PAGE 482  
D.R.C.C.T.

REBECCA HAMILTON, LEA HAMILTON, &  
VICTORIA HAMILTON PARSONS  
VOLUME 3279, PAGE 913, 916, & 919  
D.R.C.C.T.



LOT AREA TABLE

BLOCK	LOT	s.f.	acres	acres out of 76.14
A	1	43,639	1.00	1.00
A	2	43,560	1.00	1.00
A	3	44,400	1.01	1.01
A	4	44,400	1.02	1.02
A	5	44,400	1.02	1.02
A	6	44,400	1.16	1.16
A	7	44,400	1.29	1.29
A	8	44,466	1.02	1.02
A	9	52,317	1.20	1.20
A	10	53,738	1.23	1.23
A	11	49,468	1.14	1.14
A	12	64,979	1.49	1.49
A	13	138,341	3.13	3.13
A	14	110,085	2.53	2.53
A	15	137,135	3.15	3.15
A	16	160,200	3.68	3.68
A	17	170,348	3.92	3.92
A	18	170,348	3.92	3.92
A	19	78,590	1.83	1.83
A	20	52,284	1.20	1.20
A	21	48,367	1.08	1.08
A	22	49,697	1.14	1.14
B	1	46,873	1.08	1.08
B	2	46,731	1.07	1.07
B	3	50,656	1.16	1.16
B	4	52,026	1.19	1.19
B	5	51,571	1.18	1.18
B	6	50,447	1.34	1.34
B	7	51,257	1.18	1.18
B	8	48,722	1.12	1.12
B	9	46,736	1.07	1.07
B	10	47,655	1.10	1.10
C	1	45,000	1.03	1.03
C	2	47,612	1.09	1.09
C	3	49,019	1.13	1.13
C	4	50,929	1.17	1.17
C	5	50,929	1.16	1.16
C	6	50,115	1.15	1.15
C	7	50,115	1.15	1.15
C	8	50,115	1.15	1.15
C	9	50,115	1.15	1.15
C	10	49,695	1.14	1.14

CURVE TABLE

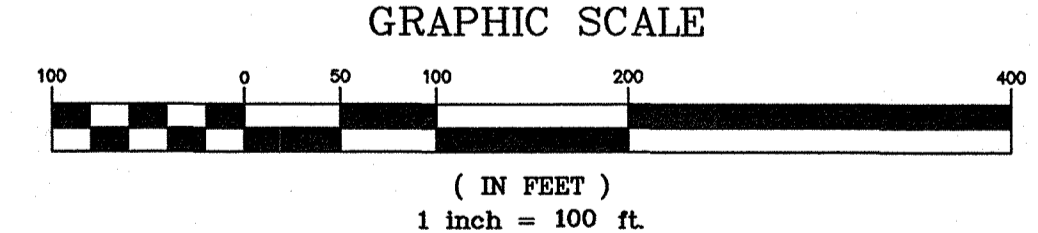
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	41°16'35"	425.00'	160.07'	308.17'	N 20°51'27" W	299.60'
C2	48°43'25"	265.00'	120.00'	225.35'	N 24°08'33" E	218.62'
C3	22°46'52"	335.00'	67.49'	133.20'	N 11°36'35" W	132.32'
C4	22°46'52"	365.00'	73.53'	145.13'	N 11°36'35" W	144.17'
C5	46°39'26"	365.00'	157.41'	297.23'	N 64°49'27" W	289.08'
C6	46°39'26"	330.00'	142.32'	268.73'	N 64°49'27" W	261.36'
C7	46°39'26"	400.00'	172.50'	325.73'	N 64°49'27" W	316.80'

TANGENT TABLE

TANGENT	BEARING	LENGTH
L1	S 45°13'08" E	14.14'
L2	S 88°09'10" E	5.00'

LEGEND

- ◇ DENOTES STREET NAME CHANGE
- BLDG LINE BUILDING LINE
- DE DRAINAGE EASEMENT
- UTILITY ESMT UTILITY EASEMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET WITH PLASTIC CAP
- DRCCT STAMPED "USA INC. PROP. COR."
- MRCCT DEED RECORDS, COLLIN COUNTY, TEXAS
- MAP RECORDS, COLLIN COUNTY, TEXAS



FINAL PLAT  
LUCAS CREEK ESTATES

BEING 76.14 ACRES IN THE  
CALVIN BOLES SURVEY, ABSTRACT NO. 28  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
46 LOTS AT R-1 STANDARDS

OWNER:  
LUCAS CREEK ESTATES, INC.  
P.O. BOX 1551  
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PREPARED BY:  
USA PROFESSIONAL  
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8700 STEMMONS FRWY., SUITE 400  
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- NOTES:
- Bearing system based on the East line of the tract described in deed to SHIPLEY JOINT VENTURE IV, LTD., as recorded in Volume 410, Page 0482 Deed Records of Collin County, Texas.
  - All property corners are 1/2 inch iron rods with red plastic caps stamped "USA INC PROP. COR.", unless otherwise noted.
  - Plotting this property on Flood Insurance Rate Map Community Panel No. 48085C 0455 G, dated Jan. 19, 1996, shows a portion of it to lie within Zone X and Zone AE.

Filed for Record in  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On Aug 06 2002  
At 2:44pm  
Doc/Num : 2002- 0111915  
Recording/Type: PL 26.00  
Receipt #: 27759

RECEIVED  
CITY OF LUCAS  
JUN -1 2001