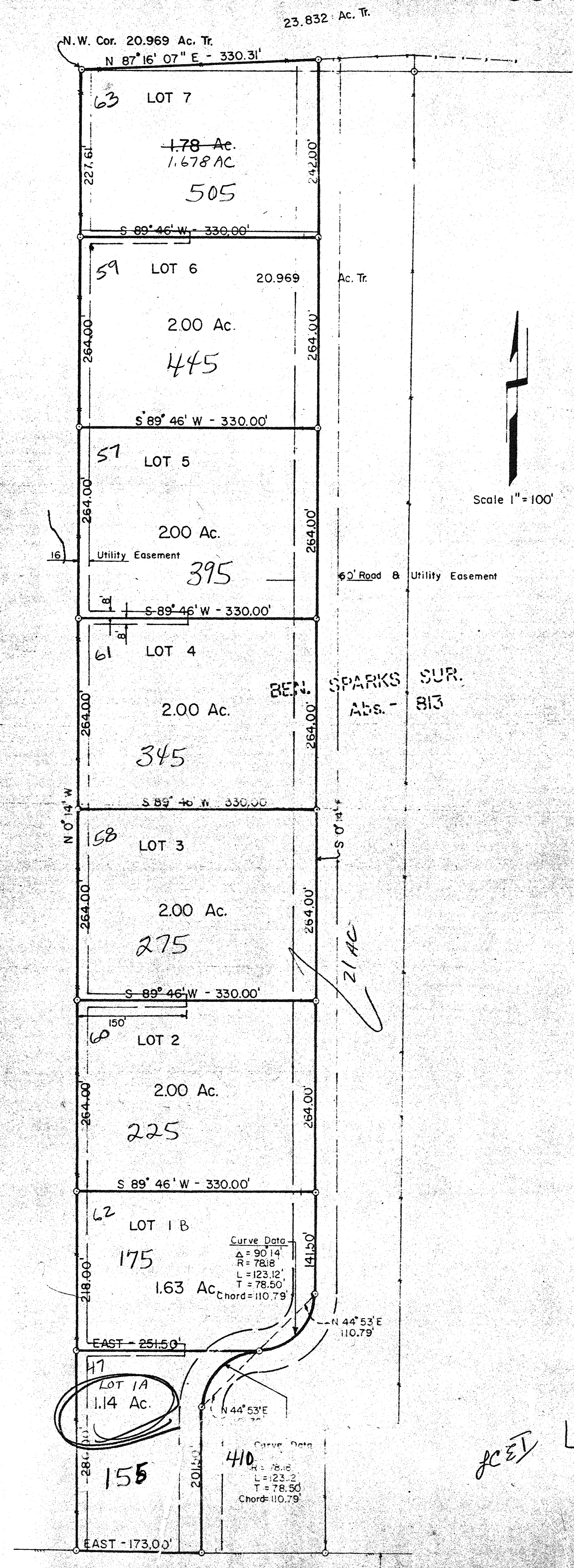


# SURVEY PLAT

FIELD NOTES



Situated in Collin County, Texas, part of the Benjamin Sparks Survey, #813 and being part of a 20.969 acre tract as described in a deed from Ben R. Briggs to E.E. Pillard dated Sept. 16, 1968, recorded in Volume 717 page 579, Collin County Deed Records, 20 being more fully described as follows:

**TRACT 1: 1.14 acres:** BEGINNING at an iron stake in the Southwest corner of said tract in the North right of way line of F.M. Hwy #1778. THENCE East with right of way line and south line of tract, 173.0 ft. to iron stake. THENCE North 0 deg 14 min West, 201.50 ft. to iron stake at beginning of curve to right with a radius of 78.8 ft. and a central angle of 90.14 min. THENCE in a northeasterly direction with said curve an arc distance of 123.12 ft. to iron stake at end of said curve. THENCE South 0 deg 14 min East with established fence along the west line, 280.0 ft. to place of beginning containing 1.14 acres of land.

**TRACT 2: 2.00 ac.** BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 280.0 ft. from Southwest corner of said tract. THENCE East, 251.5 ft. to iron stake at beginning of curve to left with central angle of 90 deg 14 min and radius of 78.18 ft. THENCE in a northeasterly direction with said curve an arc distance of 123.12 ft. to iron stake at end of said curve. THENCE North 0 deg 14 min West 141.50 ft. to an iron stake. THENCE South 89 deg 46 min West, 330.0 ft. to iron stake in West line of tract. THENCE South 0 deg 14 min East with established fence and hedge along West line, 218 ft. to place of beginning containing 1.00 acres of land.

**TRACT 3: 2.00 ac.** BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 492.0 ft. from Southwest corner of said tract. THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake in West line of tract. THENCE South 0 deg 14 min East with established fence and hedge a distance of 264.0 ft. to place of beginning containing 2.00 acres of land.

**TRACT 4: 2.00 ac.** BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 762.0 ft. from Southwest corner of said tract. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake. THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake in West line of tract. THENCE South 0 deg 14 min East with established fence and hedge a distance of 264.0 ft. to place of beginning containing 2.00 acres of land.

**TRACT 5: 2.00 ac.** BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 1026.0 ft. from Southwest corner of said tract. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake. THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake in West line of tract. THENCE South 0 deg 14 min East with established fence and hedge along West line a distance of 264.0 ft. to beginning containing 2.00 acres of land.

**TRACT 6: 2.00 ac.** BEGINNING at an iron stake in the West line of said tract. Said stake bears North 0 deg 14 min West, 1290.0 ft. from Southwest corner of said tract. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake. THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake. THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake in West line of tract. THENCE South 0 deg 14 min East with established fence and hedge along West line a distance of 264.0 ft. to place of beginning containing 2.00 acres of land.

**TRACT 7: 1.78 ac.** Situated in Collin County, Texas, part of the Ben Sparks Survey, Abst. #813 and being part of a 20.969 acre tract and a 23.832 acre tract described by deed from Ben R. Briggs to E.E. Pillard, Sept 16, 1968, recorded in Volume 717 page 579, Collin County Deed Records and described as follows: BEGINNING at an iron stake in the Northwest corner of said 20.969 acre tract. Same also being in the South line of said 23.832 acre tract. THENCE North 87 deg 16 min 07 sec East with an established fence a distance of 330.31 ft. to an iron stake. THENCE South 0 deg 14 min East, 242.0 ft. to an iron stake. THENCE South 89 deg 46 min West, 330.0 ft. to an iron stake in the West line of said 20.969 acre tract. THENCE North 0 deg 14 min West with an established fence and hedge a distance of 227.61 ft. to the place of beginning containing 1.78 acres of land.

This is to certify that I have this date made an on the ground survey of the property legally described hereon, prepared by the undersigned. There are no visible discrepancies, conflicts, shortages in area, no visible boundary line conflicts, encroachments, overlapping of improvements, no visible easements or rights of way except as shown on plat hereon. Said property has access to and from a public roadway and that the plat hereon is an accurate representation of the property described herein. I certify that I have calculated the quantity of land contained within the tract hereon platted and herein described and certify that it is correct to the best of my knowledge.

July 20, 1976

John V. Cartrell  
Registered Public Surveyor

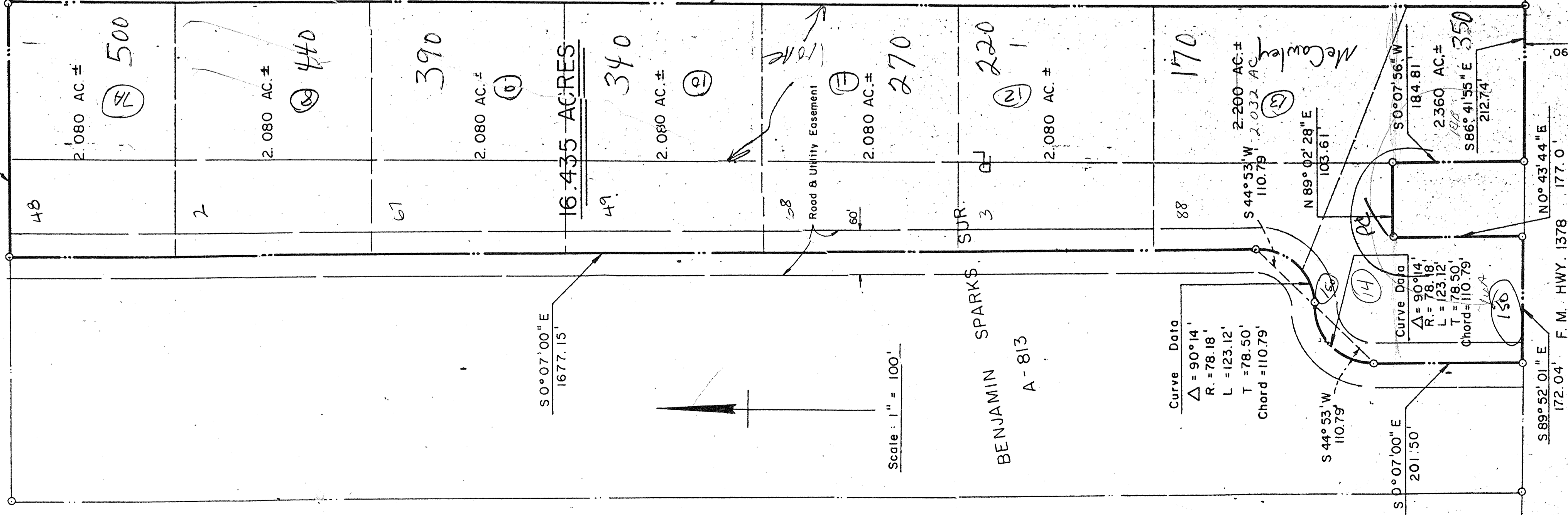
Acct # 1299

JCEY LUCAS COUNTRY ESTATES # 1-W

# SURVEY PLAT

S 89° 25' 19" W  
341.86

Beg.



### FIELD NOTES:

Situated in Collin County, Texas, part of the Benjamin Sparks Survey Abet. #813 and being a part of a 20.969 acre tract described in a Deed from Ben Biggs to E.E. Pillard dated September 16, 1978 and recorded in Volume 717 page 579 of the Collin County Deed Records and a part of a 22.2 acre tract as described in a Partition Suit, recorded in Volume X page 403 of the District Court Minutes of Collin Co. Texas and being more fully described as follows:

**BEGINNING** at a stake in the North line of the said 22 acre tract. Said stake bears North 89 deg 25 min 19 sec East a distance of 212.42 ft. from the Northwest corner of the said 22 acre tract.

**THENCE** South 89 deg 25 min 19 sec West a distance of 341.86 ft. to a post in the center line of a road.

**THENCE** South 0 deg 07 min East with the center of the road a distance of 1677.15 to a point.

**THENCE** South 44 deg 53 min 00 sec West a distance of 221.58 ft. to a point.

**THENCE** South 0 deg 07 min East a distance of 201.55 ft. to a stake in the North ROW of F.M. Hwy 1378.

**THENCE** South 89 deg 52 min 01 sec East with the right of way line a distance of 172.04 ft. to a stake.

**THENCE** North 0 deg 43 min 44 sec East a distance of 177 ft. to an iron stake.

**THENCE** North 89 deg 02 min 28 sec East a distance of 103.61 ft. to an iron stake.

**THENCE** South 0 deg 07 min 56 sec West a distance of 184.81 ft. to a stake in the North right of way line of the Highway.

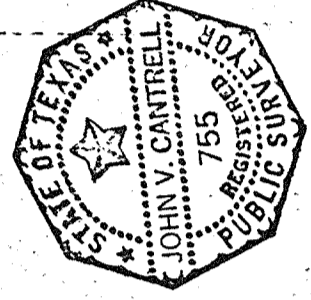
**THENCE** South 66 deg 41 min 55 sec East with the right of way line a distance of 212.74 ft. to a stake.

**THENCE** North 0 deg 07 min 56 sec East a distance of 2057.84 ft. to the place of beginning containing 15.435 acres of land.

I, the undersigned, have this day made six copies of this plat, one of which I have deposited in the office of the County Clerk, Collin County, Texas, for recording.

Surveyed and platted by:

*John L. Cantrell*  
Registered Public Surveyor



N 0° 07' 56" E  
2057.84



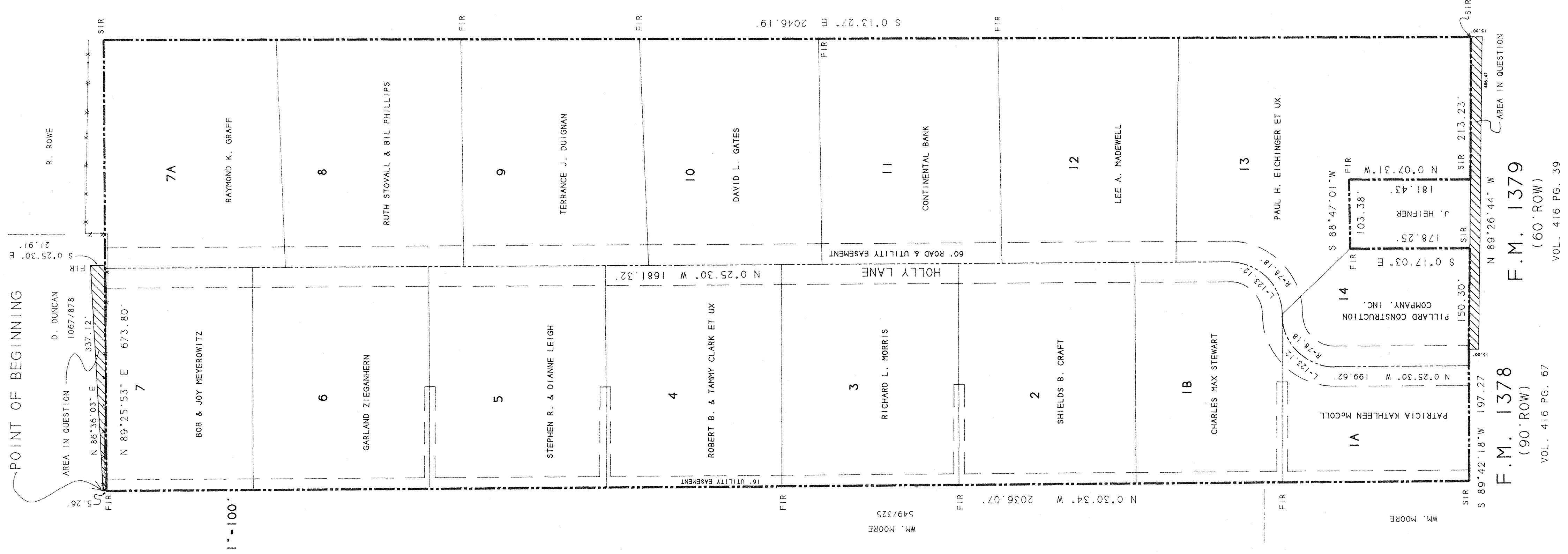
Scale: 1" = 100'

Curve Data  
 $\Delta = 90^\circ 14'$   
 $R = 78.18'$   
 $L = 123.12'$   
 $T = 78.50'$   
 Chord = 110.79'

Curve Data  
 $\Delta = 90^\circ 14'$   
 $R = 78.18'$   
 $L = 123.12'$   
 $T = 78.50'$   
 Chord = 110.79'

LUCAS COUNTRY ESTATES #1-E

85707 #  
Acct



LUCAS COUNTRY ESTATES #2

**LEGAL DESCRIPTION**

SITUATED IN COLLIN COUNTY, TEXAS: A PART OF THE BENJAMIN SPARKS SURVEY, ABSTRACT NO. 83 AND BEING A PART OF A 20.969 ACRE TRACT AS DESCRIBED IN A DEED DATED FEBRUARY 16, 1968, RECORDED IN COLLIN COUNTY CLERK'S OFFICE, BOOK 10, PAGE 177. R. 8555 TO E. 1140 DATED SEPTEMBER 6, 1968, RECORDED IN COLLIN COUNTY CLERK'S OFFICE, BOOK 10, PAGE 177. COLLIN COUNTY CLERK'S OFFICE, BOOK 10, PAGE 177. A 22 ACRE TRACT AS DESCRIBED IN A PARTITION SUIT, RECORDED IN VOLUME 4, PAGE 403, OF THE DISTRICT COURT MINUTES OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89° 25' 53" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT A DISTANCE OF 673.80 FEET TO A 1/2 INCH IRON ROD SET AND BEING THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 0° 13' 27" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT A DISTANCE OF 2046.09 FEET TO A 1/2 INCH IRON ROD SET AND BEING A POINT IN THE NORTHERN BOUNDARY OF F.M. 1379;

THENCE NORTH 89° 26' 44" WEST ALONG THE NORTHERLY BOUNDARY OF SAID F.M. 1379 A DISTANCE OF 232.23 FEET TO A 1/2 INCH IRON ROD SET;

THENCE NORTH 0° 07' 3" WEST A DISTANCE OF 181.43 FEET TO A 1/2 INCH IRON ROD;

THENCE SOUTH 88° 47' 01" WEST A DISTANCE OF 103.38 FEET TO A 1/2 INCH IRON ROD;

THENCE SOUTH 0° 17' 03" EAST A DISTANCE OF 178.25 FEET TO A 1/2 INCH IRON ROD SET AND BEING A POINT IN THE NORTHERN BOUNDARY OF F.M. HIGHWAY 1379;

THENCE NORTH 89° 26' 44" WEST ALONG THE NORTHERLY BOUNDARY OF SAID F.M. HIGHWAY 1379 A DISTANCE OF 150.30 FEET TO AN IRON ROD SET AND BEING A POINT BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID F.M. HIGHWAY 1379;

THENCE SOUTH 89° 42' 18" WEST ALONG THE NORTHERLY LINE OF F.M. HIGHWAY 1378 A DISTANCE OF 197.27 FEET TO A 1/2 INCH IRON ROD SET. SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 0° 30' 34" WEST ALONG THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 2036.07 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 30.893 ACRES.

REFERENCE IS MADE TO THE FOLLOWING PLANS:

TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP COLLIN COUNTY F.M. HIGHWAY 1379, F.M. 544 WEST OF WILE TO LUCAS DATED AUGUST 22, 1955, VOL. 46 PG. 59

TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP F.M. HIGHWAY NO. 1378 COLLIN COUNTY FOREST GROVE TO LUCAS DATED SEPTEMBER 19, 1952, VOL. 46 PG. 69

"SURVEY PLAT LUCAS COUNTRY ESTATES NO. 1" JOHN V. CANTRELL, R.P.S. NO. 755 DATED JUNE 27, 1979.

"SURVEY PLAT LUCAS COUNTRY ESTATES NO. 1" JOHN V. CANTRELL R.P.S. DATED JULY 20, 1976.

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 CATALOG, I.B., CONDITION IV.

DAVID M. HENDERSON  
 R.P.S. NO. 4488  
 STATE OF TEXAS  
 COUNTY OF COLLIN

**BOUNDARY SURVEY**  
**LUCAS COUNTRY ESTATES**  
 LUCAS, TEXAS

APRIL 9, 1991

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

DRAWN BY D.L.L.  
 CHECKED BY D.H.  
 JOB NO.: 94134

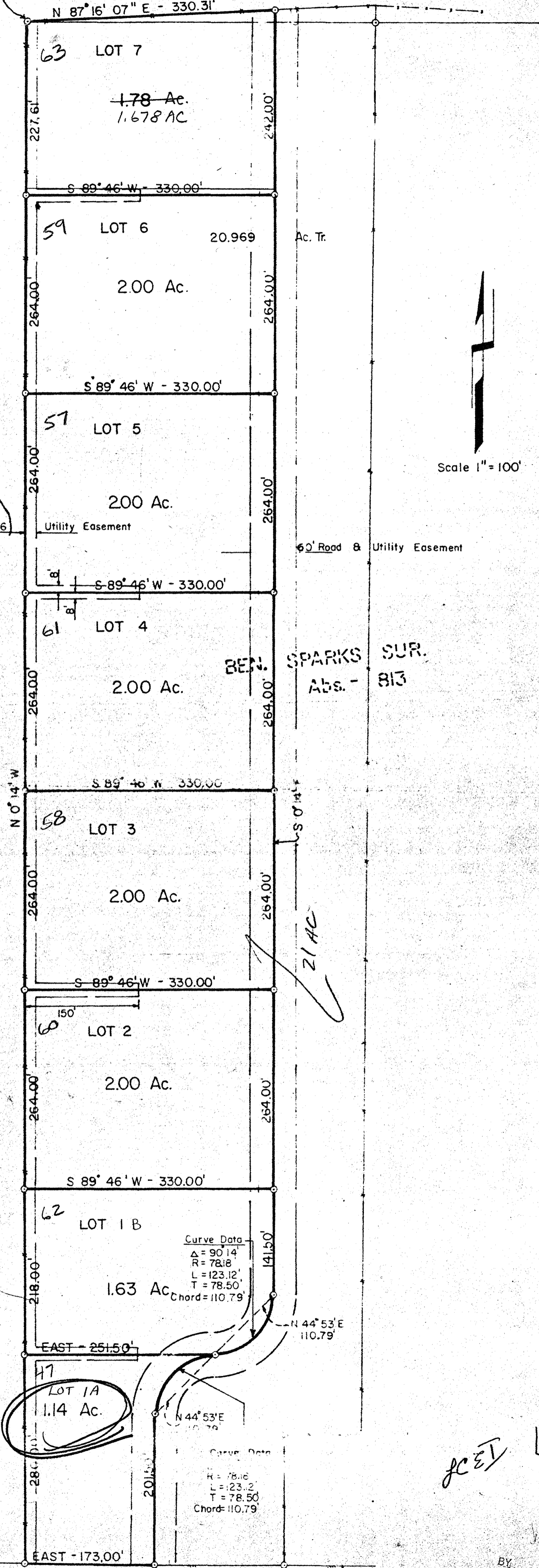
# SURVEY PLAT

## FIELD NOTES

23.832 Ac. Tr.

N.W. Cor. 20.969 Ac. Tr.

N 87° 16' 07" E - 330.31'



Situated in Collin County, Texas, part of the Benjamin Sparks Survey, #813 and being part of a 20.969 acre tract as described in a deed from Ben R. Briggs to E.E. Pillard dated Sept. 16, 1968, recorded in Volume 717 page 579, Collin County Deed Records and being more fully described as follows:

- 1.14 acres: BEGINNING at an iron stake in the Southwest corner of said tract in the North right of way line of F.M. Hwy #1378.  
THENCE East with right of way line and south line of tract, 173.0 ft. to iron stake.  
THENCE North 0 deg 14 min West, 201.50 ft. to iron stake at beginning of curve to right with central angle of 90 deg 14 min and radius of 78.18 ft.  
THENCE in a Northeasterly direction with said curve an arc distance of 123.12 ft. to iron stake.  
THENCE West, 111.50 ft. to an iron stake in west line of said tract.  
THENCE South 0 deg 14 min East with established fence along the west line, 280.0 ft. to place of beginning containing 1.14 acres of land.
- TRACT 1: 1.63 ac. BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 280.0 ft. from Southwest corner of said tract.  
THENCE East, 251.5 ft. to iron stake at beginning of curve to left with central angle of 90 deg 14 min and radius of 78.18 ft.  
THENCE in a Northeasterly direction with said curve an arc distance of 123.12 ft. to iron stake at end of said curve.  
THENCE North 0 deg 14 min West, 141.50 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to iron stake in West line of tract  
THENCE South 0 deg 14 min East with established fence and hedge along West line, 218 ft. to place of beginning containing 1.63 acres of land.
- TRACT 2: 2.00 ac. BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 498.0 ft. from Southwest corner of said tract.  
THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake.  
THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to iron stake in West line of tract.  
THENCE South 0 deg 14 min East with established fence and hedge a distance of 264.0 ft. to place of beginning containing 2.00 acres of land.
- TRACT 3: 2.00 ac. BEGINNING at an iron stake in the west line of the tract. Said stake bears North 0 deg 14 min West, 762.0 ft. from the Southwest corner of said tract.  
THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake.  
THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to an iron stake in West line of tract.  
THENCE South 0 deg 14 min East with established fence and hedge along West line 264.0 ft. to place of beginning containing 2.00 acres of land.
- TRACT 4: 2.00 ac. BEGINNING at an iron stake in the west line of said tract. Said stake bears North 0 deg 14 min West, 1026.0 ft. from Southwest corner of said tract.  
THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake  
THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake  
THENCE South 89 deg 46 min West, 330.0 ft. to an iron stake in West line of tract.  
THENCE South 0 deg 14 min East with fence and hedge along West line a distance of 264.0 ft. to beginning containing 2.00 acres of land.
- TRACT 5: 2.00 ac. BEGINNING at an iron stake in the West line of said tract. Said stake bears North 0 deg 14 min West, 1290.0 ft. from Southwest corner of said tract.  
THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake.  
THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to iron stake in West line of tract.  
THENCE South 0 deg 14 min East with established fence and hedge along West line 264.0 ft. to place of beginning containing 2.00 acres of land.
- TRACT 6: 2.00 ac. BEGINNING at an iron stake in the West line of said tract. Said stake bears North 0 deg 14 min West, 1554.0 ft. from the Southwest corner of said tract.  
THENCE North 89 deg 46 min East, 330.0 ft. to an iron stake.  
THENCE North 0 deg 14 min West, 264.0 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to iron stake in West line of tract.  
THENCE South 0 deg 14 min East with established fence and hedge along West line 264.0 ft. to place of beginning containing 2.00 acres of land.
- TRACT 7: 1.78 ac. Situated in Collin County, Texas, part of the Ben Sparks Survey, Abst. #813 and being part of a 20.969 acre tract and a 23.832 acre tract described by deed from Ben R. Briggs to E.E. Pillard, Sept 16, 1968, recorded in Volume 717 page 579, Collin County Deed Records and described as follows: BEGINNING at an iron stake in the Northwest corner of said 20.969 acre tract. Same also being in the South line of said 23.832 acre tract.  
THENCE North 87 deg 16 min 07 sec East with an established fence a distance of 330.31 ft. to an iron stake.  
THENCE South 0 deg 14 min East, 242.0 ft. to an iron stake.  
THENCE South 89 deg 46 min West, 330.0 ft. to an iron stake in the West line of said 20.969 acre tract.  
THENCE North 0 deg 14 min West with an established fence and hedge a distance of 227.61 ft. to the place of beginning containing 1.78 acres of land.

This is to certify that I have this date made in on the ground survey of the property legally described hereon, prepared by the undersigned. There are no visible discrepancies, conflicts, shortages in area, no visible boundary line conflicts, encroachments, overlapping of improvements, no visible easements or rights of way except as shown on plat hereon. Said property has access to and from a public roadway and that the plat hereon is an accurate representation of the property described herein. I certify that I have calculated the quantity of land contained within the tract hereon platted and herein described and certify that it is correct to the best of my knowledge.

July 20, 1976

John V. Cartrell  
Registered Public Surveyor

Acct # 1299

LUCAS COUNTRY ESTATES # 1-W

RECEIVED  
CITY OF LUCAS

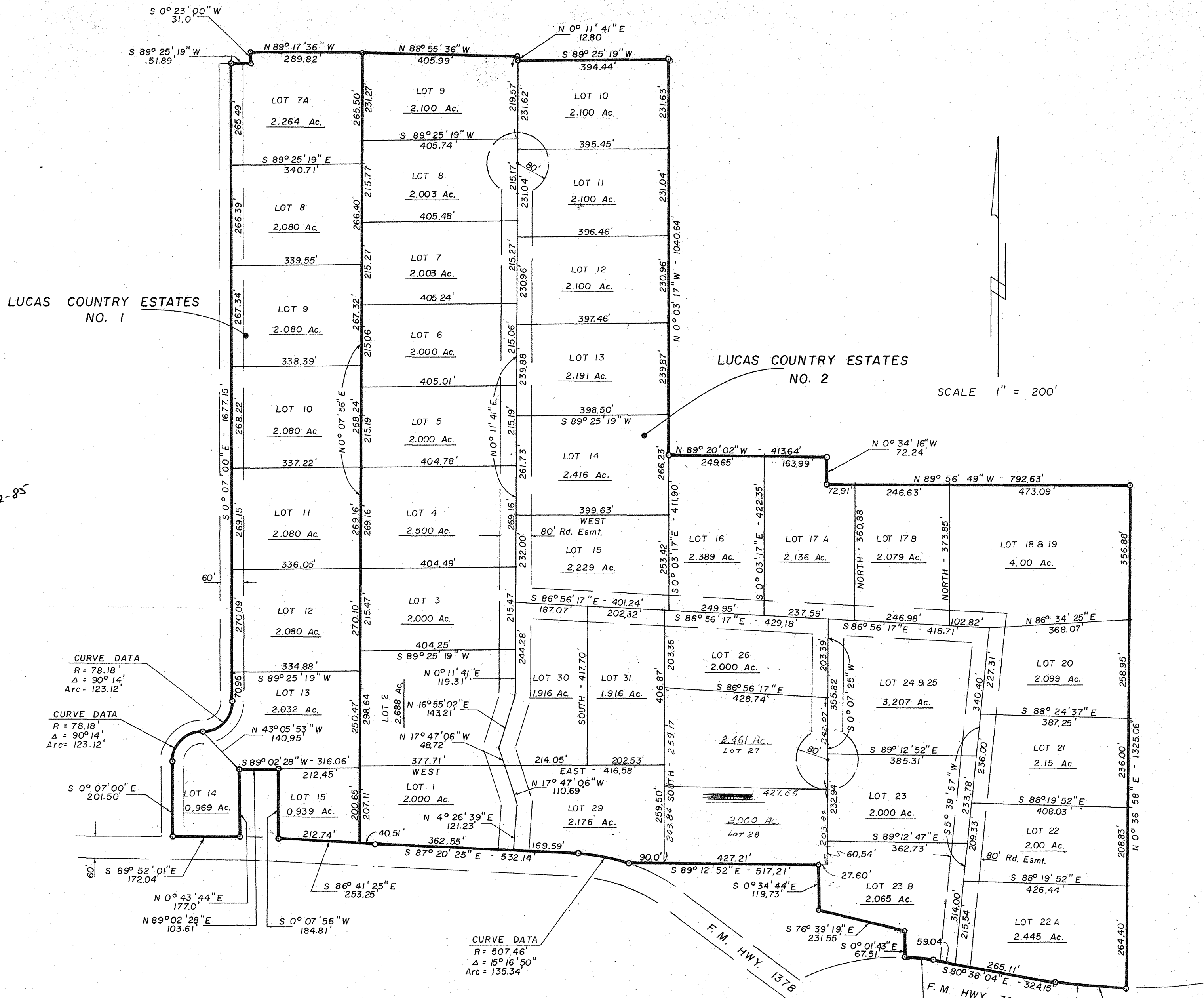
JAN 25 1980

BY

F.M. 1378

1819

P. 2. Resection 3-2-85



LUCAS COUNTRY ESTATES NO. 1

LUCAS COUNTRY ESTATES NO. 2

SCALE 1" = 200'

LUCAS COUNTRY ESTATES PHASE 1 & 2  
 BENJAMIN SPARKS SURVEY A-813  
 PETER F. LUCAS SURVEY A-537  
 CITY OF LUCAS  
 COLLIN COUNTY, TEXAS

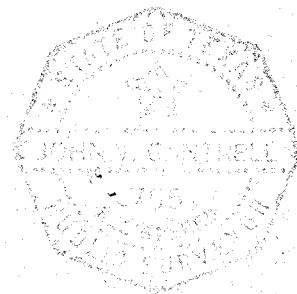
CURVE DATA  
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 Δ = 90° 14'  
 Arc = 123.12'

CURVE DATA  
 R = 78.18'  
 Δ = 90° 14'  
 Arc = 123.12'

CURVE DATA  
 R = 507.46'  
 Δ = 15° 16' 50"  
 Arc = 135.34'

CURVE DATA  
 R = 537.46'  
 Δ = 7° 58' 42"  
 Arc = 74.84'

CURVE DATA  
 R = 1432.39'  
 Δ = 7° 22' 11"  
 Arc = 184.25'



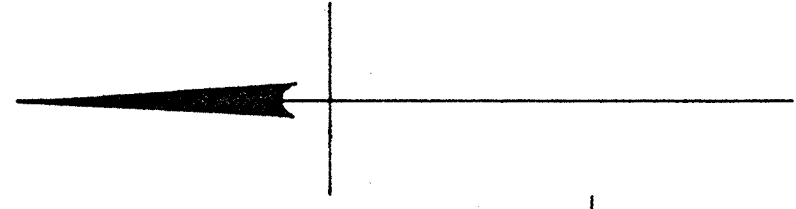
SURVEYED AND PLATTED BY:  
*John V. Cantrell*  
 JOHN V. CANTRELL  
 REGISTERED PUBLIC SURVEYOR

Received 2-6-85 Tom

REVISED 1-30-85

817

RECEIVED  
CITY OF LUCAS  
JAN 25 1998



Scale 1" = 100'



Note: Average Lot Size = 2.8 Acres

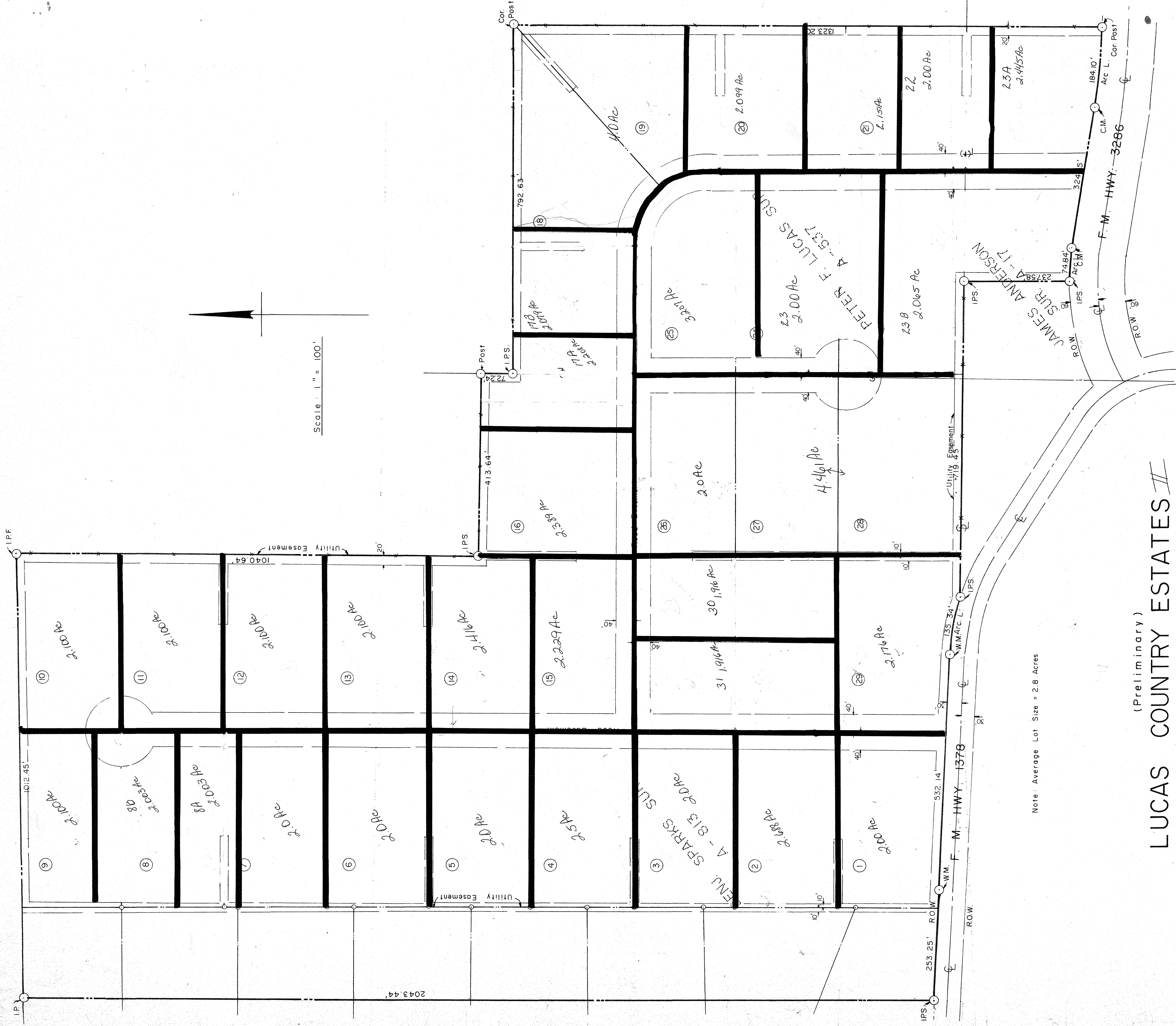
### LUCAS COUNTRY ESTATES #2

(Preliminary)

Benjamin Sparks Sur. A - 813, Peter F. Lucas Sur. A - 537, & James Anderson Sur. A - 17.  
Lucas, Collin County, Texas

Acct. # 1170

# 1170

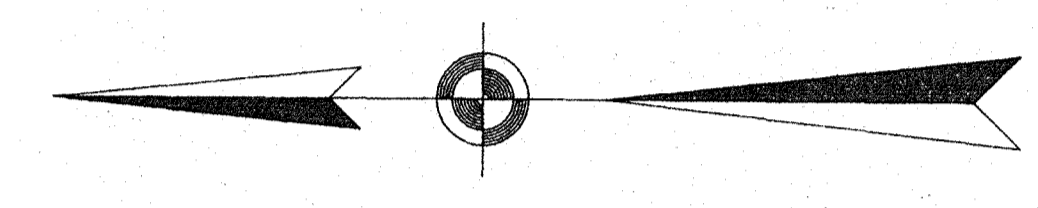
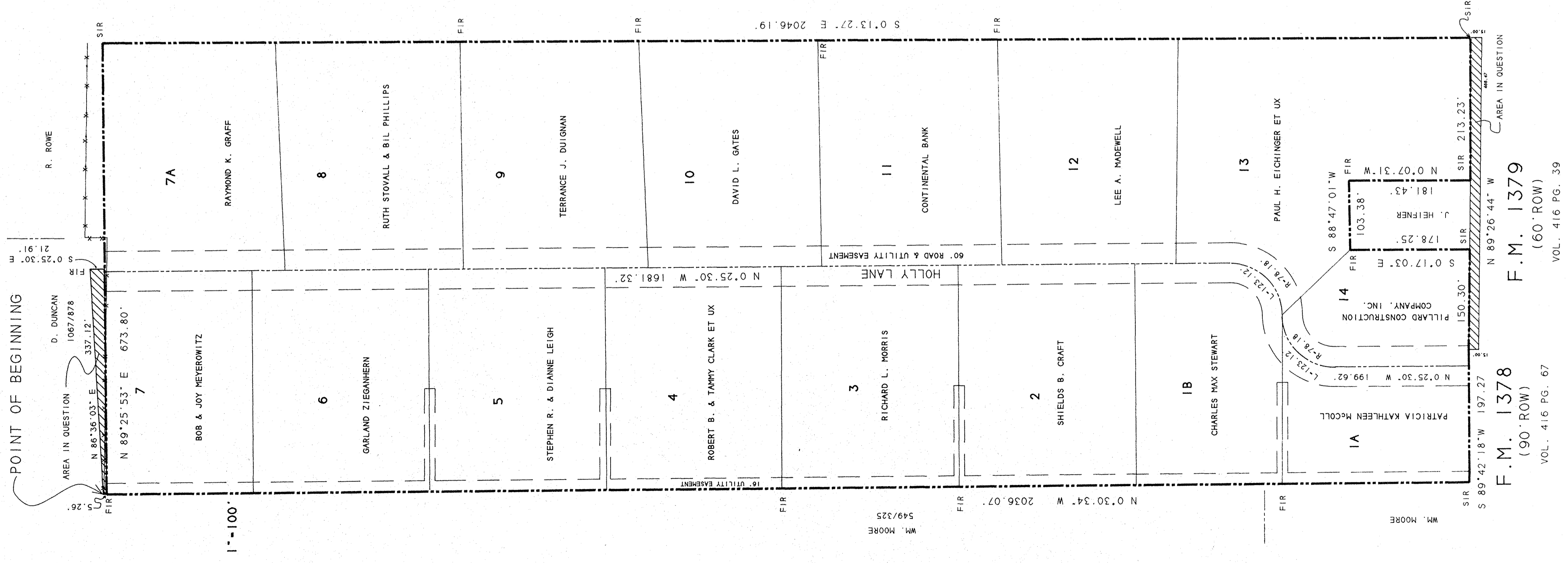


Note: Average Lot Size = 2.8 Acres

(Preliminary)  
**LUCAS COUNTRY ESTATES II**

Benjamin Sparks Sur. A - 813, Peter F. Lucas Sur. A - 537, & James Anderson Sur. A - 17.  
 Lucas, Collin County, Texas

*By* *Hyman Feister*  
*for* *Gillard Construction Co. Inc.*  
 3/19/84



1" = 100'

**LEGAL DESCRIPTION**

SITUATED IN COLLIN COUNTY, TEXAS: A PART OF THE BENJAMIN SPARKS SURVEY, ABSTRACT NO. 83 AND BEING A PART OF A 20,969 ACRE TRACT AS DESCRIBED IN A RECORDED INSTRUMENT IN THE PUBLIC RECORDS AND ALSO A PART OF A 22 ACRE TRACT AS DESCRIBED IN A PARTITION SUIT, RECORDED IN VOLUME Y, PAGE 403 OF THE DISTRICT COURT MINUTES OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89° 25' 53" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT A DISTANCE OF 673.80 FEET TO A 1/2 INCH IRON ROD SET AND BEING THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 0° 13' 27" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT A DISTANCE OF 2046.19 FEET TO A 1/2 INCH IRON ROD SET AND BEING A POINT IN THE NORTHERN BOUNDARY OF FH 1379;

THENCE NORTH 89° 26' 44" WEST ALONG THE NORTHERLY BOUNDARY OF SAID FH 1379 A DISTANCE OF 2323 FEET TO A 1/2 INCH IRON ROD SET;

THENCE NORTH 0° 07' 31" WEST A DISTANCE OF 8643 FEET TO A 1/2 INCH IRON ROD;

THENCE SOUTH 88° 47' 07" WEST A DISTANCE OF 1033.38 FEET TO A 1/2 INCH IRON ROD;

THENCE SOUTH 0° 17' 03" EAST A DISTANCE OF 178.25 FEET TO A 1/2 INCH IRON ROD SET AND BEING A POINT IN THE NORTHERN BOUNDARY OF FH HIGHWAY 1379;

THENCE NORTH 89° 26' 44" WEST ALONG THE NORTHERLY BOUNDARY OF SAID FH HIGHWAY 1379 A DISTANCE OF 33.27 FEET TO A 1/2 INCH IRON ROD SET AND BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID FH HIGHWAY 1379;

THENCE SOUTH 89° 42' 18" WEST ALONG THE NORTHERLY LINE OF FH HIGHWAY 1378 A DISTANCE OF 197.27 FEET TO A 1/2 INCH IRON ROD SET; SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT;

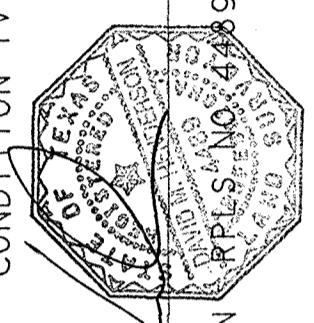
THENCE NORTH 0° 30' 34" WEST ALONG THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 2036.07 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 30.895 ACRES:

REFERENCE IS MADE TO THE FOLLOWING PLANS:

- TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP COLLIN COUNTY F.M. 1379 DATED AUGUST 18, 1952, VOL. 46 PG. 39
- TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP F.M. HIGHWAY NO. 1378 COLLIN COUNTY FOREST GROVE TO LUCAS DATED SEPTEMBER 19, 1952, VOL. 46 PG. 69
- SURVEY PLAT LUCAS COUNTRY ESTATES MOHE JOHN V. CANTRELL R.P.S. NO. 755 DATED JUNE 27, 1979.
- SURVEY PLAT LUCAS COUNTRY ESTATES NO. 147 JOHN V. CANTRELL R.P.S. DATED JULY 20, 1976.

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 1B, CONDITION IV.

*David M. Henderson*  
 DAVID M. HENDERSON  
 R.P.S. NO. 54789  
 APR 9 1991



**BOUNDARY SURVEY**  
**LUCAS COUNTRY ESTATES**  
 LUCAS, TEXAS

APRIL 9, 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.: 94134

F.M. 1378  
 (90' ROW)  
 VOL. 416 PG. 67

F.M. 1379  
 (60' ROW)  
 VOL. 416 PG. 39

LUCAS COUNTRY ESTATES #2



1817



(Preliminary)  
**LUCAS COUNTRY ESTATES #2**  
 Benjamin Sparks Sur. A-813, Peter F. Lucas Sur. A-537, & James Anderson Sur. A-17.  
 Lucas, Collin County, Texas

ACCT. # 1170