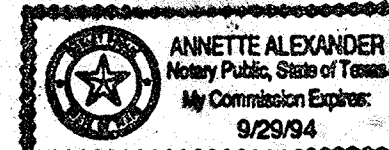


Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1993/10/06
At 8:22A
Number: 93-0085357
Type: PL 15.00

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE COLLIS, REGISTERED PROFESSIONAL SURVEYOR, do hereby certify that I have prepared this plat from an actual survey of the land. All lines and dimensions are as shown. All monuments shown hereon actually exist and their location, size and material are correctly shown.



STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared George Collis 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 4th day of October, 1993.

my commission expires 9-29-94

Annette Alexander
NOTARY PUBLIC

Recommended for Approval:

Chairman, Planning and Zoning Commission
City of Lucas, Texas

Approved for Construction:

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 ROCK CREEK ACRES Subdivision or Addition to the City of Lucas was submitted to the City Council on the 4th day of October, 1993 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 4th day of October, A.D., 1993.

Annette Alexander
City Secretary
City of Lucas, Texas

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS I, KENNETH J. ENLOE, am the OWNER of a tract of land situated in the City of Lucas, Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas and being a part of the J. Cahill Survey, Abst. #146, John W. Kerby Survey, Abst. #506 and the Calvin Boles Survey, Abst. #28 and being part of a 74.039 acre tract as described in a Deed from Marie Enloe Trammell to Kenneth J. Enloe recorded in Vol. 850 Pg. 722 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the north line of the J. Cahill Survey, Abst. #146 and the approximate centerline of White Rock Creek from whence its northeast corner bears South 84 deg. 53 min. 21 sec. East a distance of 800.00 feet;

THENCE North 85 deg. 42 min. 13 sec. West with the north line of the J. Cahill Survey and the south line of the Calvin Boles Survey, passing a 1/2" iron rod found at a fence corner for a distance of 857.31 feet; also being the southwest corner of the William Fair, Jr. 50 acre tract and the southeast corner of the Genie Mae Tabor 66 acre tract, for a total distance of 1237.41 feet to a 1/2" iron rod set in an old post and wire fence;

THENCE North 4 deg. 00 min. 00 sec. West along and near said old post and wire fence a distance of 608.25 feet to a point in the center of White Rock Creek;

THENCE up White Rock Creek with the centerline meanders as follows:

North 47 deg. 21 min. 27 sec. West 158.65 feet; North 79 deg. 25 min. 12 sec. West 275.33 feet; South 71 deg. 44 min. 13 sec. West 111.32 feet; South 66 deg. 53 min. 21 sec. West 86.33 feet; South 52 deg. 06 min. 35 sec. West 162.48 feet; South 27 deg. 46 min. 38 sec. West 119.74 feet; South 69 deg. 42 min. 36 sec. West a distance of 94.96 feet to a point in the east line of the said J. Kerby Survey, Abst. No. 506 and an old post and wire fence crossing the creek;

THENCE South 01 deg. 20 min. 11 sec. West along and near an old post and wire fence a distance of 257.27 feet to a 120 d nail set for an angle point in said fence;

THENCE South 01 deg. 29 min. 23 sec. West along and near an old post and wire fence a distance of 643.58 feet to a 5/8" iron rod found for the northwest corner of a 10.00 acre tract as described in a Deed recorded in Volume 983 Page 779 of the Deed Records of Collin County, Texas;

THENCE South 88 deg. 27 min. 27 sec. East with a post and wire fence and the north line of said 10.00 acre tract a distance of 572.01 feet to a 5/8" iron rod found for the northeast corner of said 10.00 acre tract and the inside ell corner of this tract;

THENCE South 01 deg. 55 min. 20 sec. West with the east line of said 10.00 acre tract and a post and wire fence a distance of 413.25 feet to a 3/8" iron rod found at the northwest corner of a 2.50 acre tract as recorded in Volume 3335 Pg. 892 of the Collin County Deed Records;

THENCE South 88 deg. 30 min. 35 sec. East with the north line of said 2.50 acre tract and with a post and wire fence a distance of 503.24 feet to a 3/8" iron rod found for the northeast corner of said 2.50 acre tract;

THENCE South 01 deg. 18 min. 26 sec. West with the east line of said 2.50 acre tract and with a post and wire fence a distance of 141.40 feet to an iron rod found in the centerline of Blondy June Road for a corner;

THENCE with the approximate meanders of Blondy June Road as follows:

North 75 deg. 16 min. 23 sec. East 450.20 feet an iron rod;
North 32 deg. 00 min. 17 sec. East 125.58 feet an iron rod;
North 54 deg. 30 min. 23 sec. East 64.50 feet an iron rod;
North 69 deg. 27 min. 45 sec. East 163.66 feet an iron rod;
North 71 deg. 58 min. 33 sec. East 232.33 feet an iron rod;
North 88 deg. 30 min. 38 sec. East 105.82 feet an iron rod;
THENCE South 68 deg. 15 min. 53 sec. East a distance of 99.81 feet to a P.K. nail found in the centerline of a bridge in the approximate center of White Rock Creek; said corner being the southwest corner of a 11.557 acre tract of land described in a Deed filed in Volume 991 Pg. 271 of the Deed Records of Collin County, Texas;

THENCE upstream with the meanders of White Rock Creek and the east line of this tract and the west line of said 11.557 acre tract as follows:

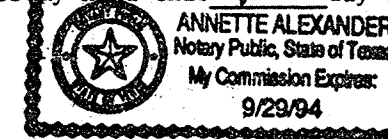
North 05 deg. 14 min. 30 sec. East a distance of 204.67 feet;
North 25 deg. 15 min. 57 sec. East a distance of 110.24 feet;
North 07 deg. 21 min. 33 sec. West a distance of 94.80 feet;
North 27 deg. 18 min. 03 sec. West a distance of 205.15 feet to the PLACE OF BEGINNING and containing 48.92 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS I, KENNETH J. ENLOE, being the OWNER, do hereby adopt this plat designating the hereinabove described property as ROCK CREEK ACRES, an Addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the 35 foot strip of land for street right of way purposes as shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and to keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purposes of construction, reconstruction and 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility company.

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

WITNESS my hand and seal this 4th day of October, 1993.



Subscribed and sworn to before me a Notary public in and for the State of Texas on this 4th day of October, 1993.

Annette Alexander
NOTARY PUBLIC

my commission expires 9-29-93

FINAL PLAT

ROCK CREEK ACRES

AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS

OUT OF THE

JOHN CAHILL SURVEY ABST. #146

CALVIN BOLES SURVEY ABST. #28

JOHN KERBY SURVEY ABST. #506

OWNER

KENNETH J. ENLOE

255 E. BLONDY JHUNE ROAD LUCAS, TEXAS 75002

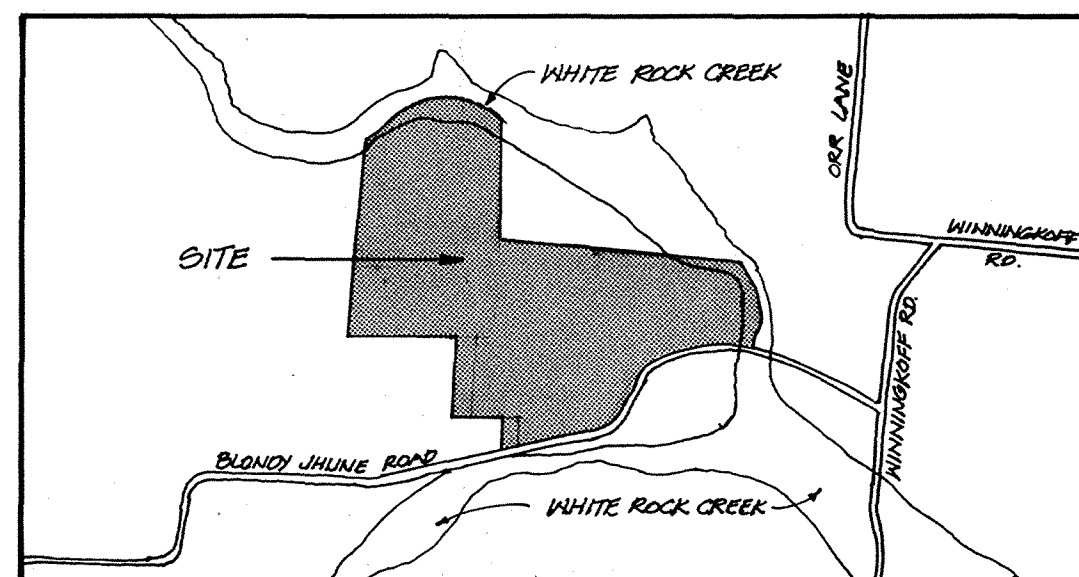
(214) 727-4903

SURVEYOR

GEORGE COLLIS LAND SURVEYORS

650 OLD FRISCO ROAD FAIRVIEW TEXAS 75069

(214) 548-5101



LOCATION MAP

MARY LEE ABRICHT
VOL. 2904 PG. 700

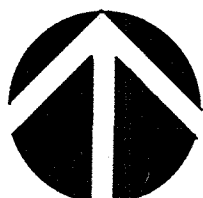
LOT 2 is accepted with condition that a building permit not be issued for the 1 acre tract unless the Lot is combined with an adjacent lot/tract to meet the minimum 2 acre requirement.

FLOOD STATEMENT:

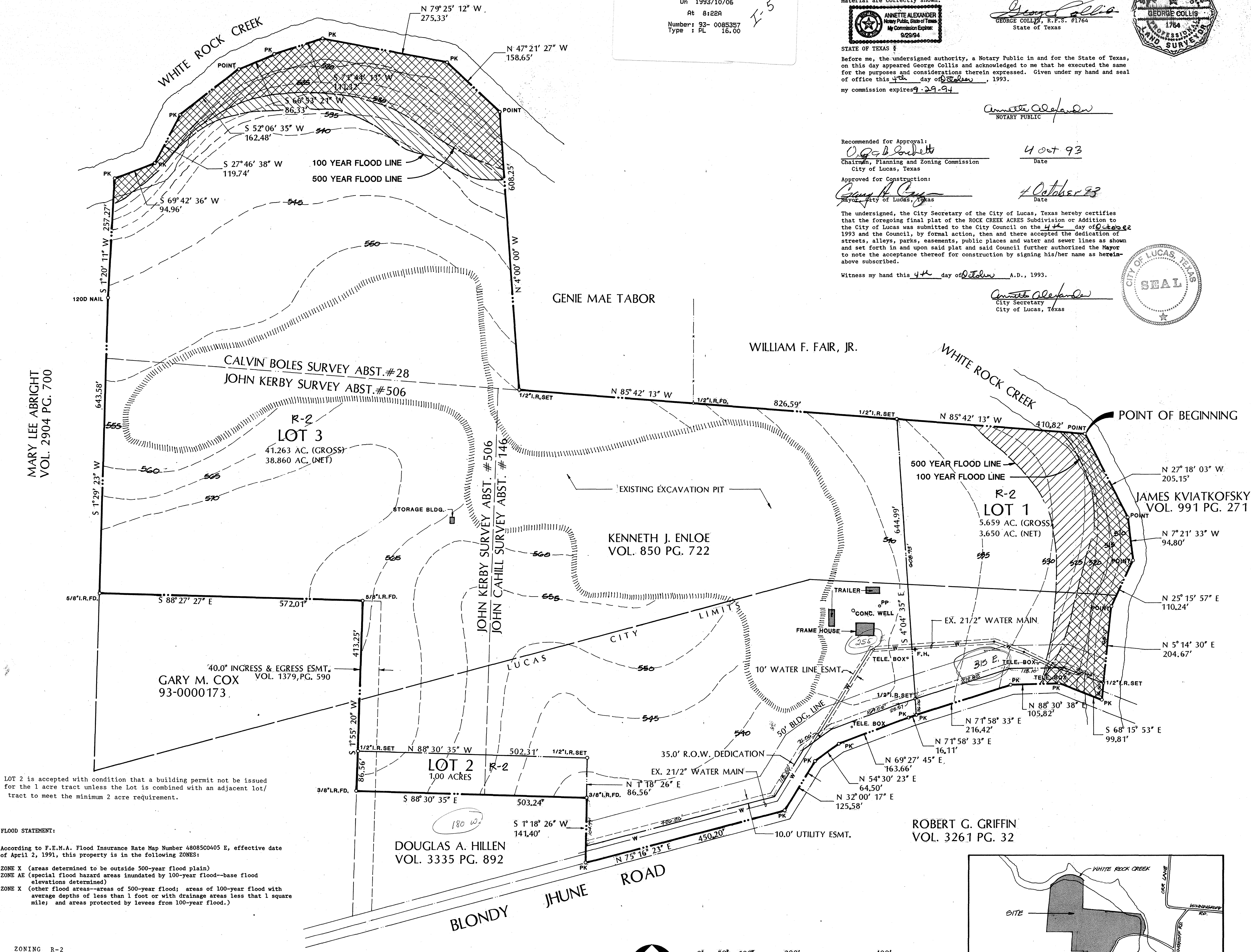
According to F.E.M.A. Flood Insurance Rate Map Number 48085C0405 E, effective date of April 2, 1991, this property is in the following ZONES:

ZONE X (areas determined to be outside 500-year flood plain)
ZONE AE (special flood hazard areas inundated by 100-year flood--base flood elevations determined)
ZONE X (other flood areas--areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.)

ZONING R-2



0' 50' 100' 200' 400'
SCALE 1"=100'



Filed for Record by
Honorable Helen Stammes
Collin County Clerk
On Nov 05 2002
At 11:03am
Doc/Num : 2002- 0162456
Recording/Type/PL 26.00
Receipt # 39377

OWNER'S CERTIFICATE

STATE OF TEXAS~
COUNTY OF COLLIN~

WHEREAS WE, KENNETH J. ENLOE AND ROBERT B. WINSTON AND WIFE, CAROL A. WINSTON, are the sole owners of all that lot, tract or parcel of land situated in the John Cahill Survey, Abstract No. 146, John Kerby Survey, Abstract No. 506, and the Calvin Boles Survey, Abstract No. 28, and being Lots 1 and 3 of the Rock Creek Acres, an Addition to the City of Lucas, Collin County, according to the Map or Plat thereof recorded in Volume I, Page 5 of the Map Records of Collin County, Texas, and also being a part of a 74.039 acre tract of land as described in a Deed from Marie Enloe Trammell to Kenneth J. Enloe recorded in Volume 850, Page 722, and being the same tract of land conveyed to Robert B. Winston and Wife, Carol A. Winston, recorded in Volume 020030283, Page 5116-2131 of the Deed Records of Collin County, Texas, and being the same tract of land conveyed to Robert B. Winston et ux, Carol A. Winston, recorded in Volume 4451, Page 2478 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Winston tract, and the Southwest corner of a tract of land conveyed to James Kviatkofsky, recorded in Volume 991, Page 271 of the Deed Records of Collin County, Texas, said corner also lying in the North line of Blondy Jhune Road, said corner also lying in the centerline of White Rock Creek;

THENCE North 68 degrees 15 minutes 53 seconds West, along the North line of said Blondy Jhune Road, a distance of 96.64 feet to a 5/8 inch iron rod set for corner;

THENCE South 88 degrees 30 minutes 38 seconds West, along the North line of said Blondy Jhune Road, a distance of 118.10 feet to a 5/8 inch iron rod set for corner;

THENCE South 71 degrees 58 minutes 33 seconds West, along the North line of said Blondy Jhune Road, a distance of 238.38 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 27 minutes 45 seconds West, along the North line of said Blondy Jhune Road, a distance of 169.02 feet to a 1/2 inch iron rod found for corner;

THENCE South 54 degrees 30 minutes 23 seconds West, along the North line of said Blondy Jhune Road, a distance of 76.06 feet to a 5/8 inch iron rod set for corner;

THENCE South 32 degrees 00 minutes 17 seconds West, along the North line of said Blondy Jhune Road, a distance of 118.66 feet to a 5/8 inch iron rod set for corner;

THENCE South 75 degrees 16 minutes 23 seconds West, along the North line of said Blondy Jhune Road, a distance of 426.26 feet to a 5/8 inch iron rod set in the East line of a tract of land conveyed to Douglas A. Hillen, recorded in Volume 3335, Page 892 of the Deed Records of Dallas County, Texas;

THENCE North 01 degrees 18 minutes 26 seconds East, along the East line of said Hillen tract, and passing at a distance of 104.98 feet the Southeast corner of Lot 2, of said Rock Creek Acres Addition, and continuing along for a total distance of 193.51 feet to a 5/8 inch iron rod set at the Northeast corner of said Lot 2;

THENCE North 88 degrees 30 minutes 35 seconds West, along the North line of said Lot 2, a distance of 502.29 feet to a 5/8 inch iron rod found at the Northwest corner of said Lot 2, said corner also lying in the East line of Lot 2 of Cross Creek Addition, as recorded in Cabinet J, Slide 328 of the Map Records of Collin County, Texas;

THENCE North 01 degrees 55 minutes 20 seconds East, along the East line of said Lot 2, a distance of 324.72 feet to a 5/8 inch iron rod set at the Northeast corner of said Lot 2;

THENCE North 88 degrees 27 minutes 27 seconds West, along the North line of said Cross Creek Addition, a distance of 572.01 feet to a 1/2 inch iron rod found at ??????the Northwest corner of Lot 1 of said Cross Creek Addition, said corner also being the Northeast corner of a tract of land conveyed to K. Taylor, recorded in Volume 1331, Page 73 of the Deed Records of Collin County, Texas, and also being the Southeast corner of Lot 14 of Forest Creek Estates as recorded in Cabinet K, Slide 44 of the Map Records of Collin County, Texas;

THENCE North 01 degrees 29 minutes 23 seconds East, along the East line of said Forest Creek Estates, a distance of 643.58 feet to a 5/8 inch iron rod set in the East line of Lot 13 of said Forest Creek Estates;

THENCE North 01 degrees 20 minutes 11 seconds East, along the east line of said Lot 13, a distance of 257.27 feet to the Northeast corner of said Lot 13, and lying in the South line of Lot 19 of Stonegate as recorded in Cabinet M, Slide 399 of the Map Records of Collin County, Texas, said corner also lying in the centerline of White Rock Creek;

THENCE meandering along the centerline of said White Rock Creek as follows:

North 69 degrees 42 minutes 36 seconds East, 94.96 feet ;

North 27 degrees 46 minutes 38 seconds East, 119.74 feet;

North 52 degrees 06 minutes 35 seconds East, 162.48 feet;

North 66 degrees 53 minutes 21 seconds East, 86.33 feet;

North 71 degrees 44 minutes 13 seconds East, 111.32 feet;

South 79 degrees 25 minutes 12 seconds East, 275.33 feet;

South 47 degrees 21 minutes 27 seconds East, 158.65 feet;

THENCE South 04 degrees 00 minutes 00 seconds East, along the West line of a part of a tract of land conveyed to Genie Mae Tabor, recorded in Volume 648, Page 446 of the Deed Records of Collin County, Texas, a distance of 608.25 feet to a 5/8 inch iron rod set at the Southwest corner of said Tabor tract;

THENCE South 85 degrees 42 minutes 13 seconds East, along the South line of said Lot 1, and passing at a distance of 378.67 feet the Southeast corner of said Lot 1, and the Southwest corner of a tract of land conveyed to Doris M. Fair Marital QTIP Trust No. 2 Lucas Creek Estates, as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas, and continuing along for a total distance of 826.59 feet to a 1/2 inch iron rod found for corner;

THENCE South 85 degrees 42 minutes 13 seconds East, a distance of 410.82 feet to the Northwest corner of a tract of land conveyed to James Kviatkofsky, recorded in Volume 991, Page 271 of the Deed Records of Dallas County, Texas, said corner also lying in the centerline of White Rock Creek;

THENCE meandering along the centerline of said White Rock Creek as follows:

South 27 degrees 18 minutes 03 seconds East, 205.14 feet;

South 07 degrees 21 minutes 33 seconds East, 94.80 feet;

South 25 degrees 15 minutes 57 seconds West, 110.24 feet;

South 05 degrees 14 minutes 30 seconds West, 168.17 feet to the POINT OF BEGINNING, and CONTAINING 2,042,941.77 square feet or 46.8995 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS WE, KENNETH J. ENLOE AND ROBERT B. WINSTON AND WIFE, CAROL A. WINSTON do hereby adopt this plat, designating the herein above described property as REPLAT OF ROCK CREEK ACRES, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

WITNESS, our hands at Lucas, Texas, this the 17th day of JUNE, 2002.

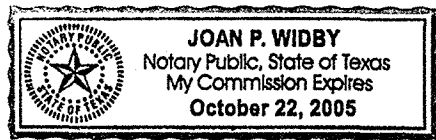
BY: Kenneth J. Enloe
KENNETH J. ENLOE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears KENNETH J. ENLOE 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 17th day of JUNE, 2002.

Joan P. Widby
Notary Public in and for Collin County, Texas.



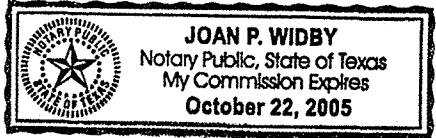
BY: Robert B. Winston
ROBERT B. WINSTON

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears ROBERT B. WINSTON 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 17th day of JUNE, 2002.

Joan P. Widby
Notary Public in and for Collin County, Texas.



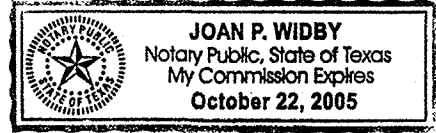
BY: Carol A. Winston
CAROL A. WINSTON

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears CAROL A. WINSTON 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 17th day of JUNE, 2002.

Joan P. Widby
Notary Public in and for Collin County, Texas.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRYAN CONNALLY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the existing Rules and Regulations of the City Plan Commission of the City of Dallas, Texas.

Bryan Connally
Bryan Connally, Registered Professional Land Surveyor No. 5513

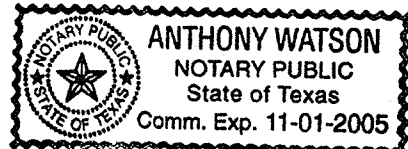


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of JUNE, 2002.

Anthony Watson
Notary Public in and for Dallas County, Texas.



"Recommended For Approval"

John J. Helm
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF LUCAS, TEXAS

DATE: 6/20/02

Approved For Construction:

I. Pleps
MAYOR, CITY OF LUCAS, TEXAS

DATE: 6-25-02



The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that foregoing final plat of the White Rock Addition to the City of Lucas was submitted to the City Council on the 10th day of June, 2002, 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 26th day of June A.D., 2002.

Martha Wilkison
City Secretary
City of Lucas, Texas

DOUG CONNALLY & ASSOC., INC.
9754 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216
www.dcasurveying.com

SCALE	DATE	JOB NO.	DRAWN
1" = 100'	5-16-02	0204172-1	JUSTIN

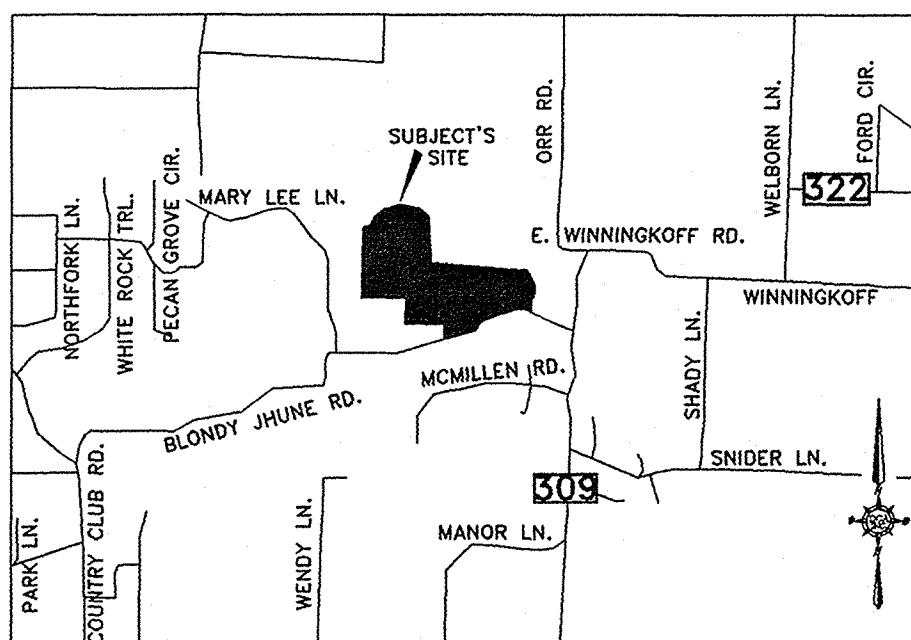
REPLAT OF ROCK CREEK ACRES

CALVIN BOLES SURVEY, ABSTRACT NO. 28, JOHN KERBY SURVEY, ABSTRACT NO. 506 & JOHN CAHILL SURVEY, ABSTRACT NO. 146

CITY OF LUCAS, COLLIN COUNTY

KENNETH J. ENLOE, 255 E. BLONDY JHUNE, LUCAS, TX. 75002
ROBERT & CAROL WINSTON, 315 E. BLONDY JHUNE, LUCAS, TX. 75002

VICINITY MAP NOT TO SCALE



Filed for Record
Collin County, Texas
Collin County Clerk
On May 05 2002
At 11:03am
Doc/Num : 2602- 0162456
Recording/Type: PL
Receipt #: 33377
26.08

LOT 12

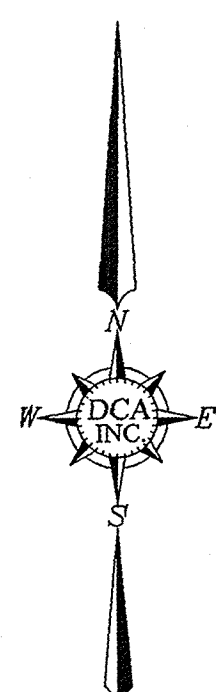
LOT 13

LOT 14

LOT 15

K. TAYLOR
VOL. 1331, PG. 73

K. TAYLOR
CCC NO. 97 0093458



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 1

STONEGATE
CAB. M. SLIDE 399

FOREST CREEK ESTATES
CAB. K. SLIDE 44

LOT 3
ROCK CREEK ACRES
VOL. 1, PG. 5

CROSS CREEK ADDITION
CAB. J. SLIDE 328

LOT 1

LOT 2

LOT 2
ROCK CREEK ACRES
VOL. 1, PG. 5

DOUGLAS A. HILLEN
VOL. 3335, PG. 892

GROSS:
2,042,941.77 sq.ft.
46.8995 acres
FLOOD:
157,914.04 SQ. FT.
3.6252 ACRES
NET:
1,885,027.73 SQ. FT.
43.2743 ACRES

LOT 3B
GROSS:
1,622,207.95 sq.ft.
37.2408 acres
FLOOD:
117,713.57 sq.ft.
2.7023 acres
NET:
1,504,494.38 sq.ft.
34.5385 acres

JOHN KERBY SURVEY ABST. #506
JOHN CAHILL SURVEY ABST. #146

EXCAVATION AREA

DORIS M. FAIR MARITAL QTIP TRUST NO. 2
LUCAS CREEK ESTATES VOL. 4267, PG. 2784

LOT 3A
174,244.95 sq.ft.
4.0000 acres

LOT 1A
GROSS:
246,488.87 sq.ft.
5.6586 acres
FLOOD:
40,200.47 sq.ft.
0.9229 acres
NET:
206,288.40 sq.ft.
4.7357 acres

JAMES KVIATKOWSKY
VOL. 991, PG. 271

ROBERT C. GRIFFIN
VOL. 3261, PG. 32

Note: property zoned R2.

Note: F.E.M.A. Flood Zone and topography shown are based on original plat recorded in Volume 1, Page 5 of Rock Creek Acres Addition

DOUG CONNALLY & ASSOC., INC.
9754 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216
www.dcasurveying.com

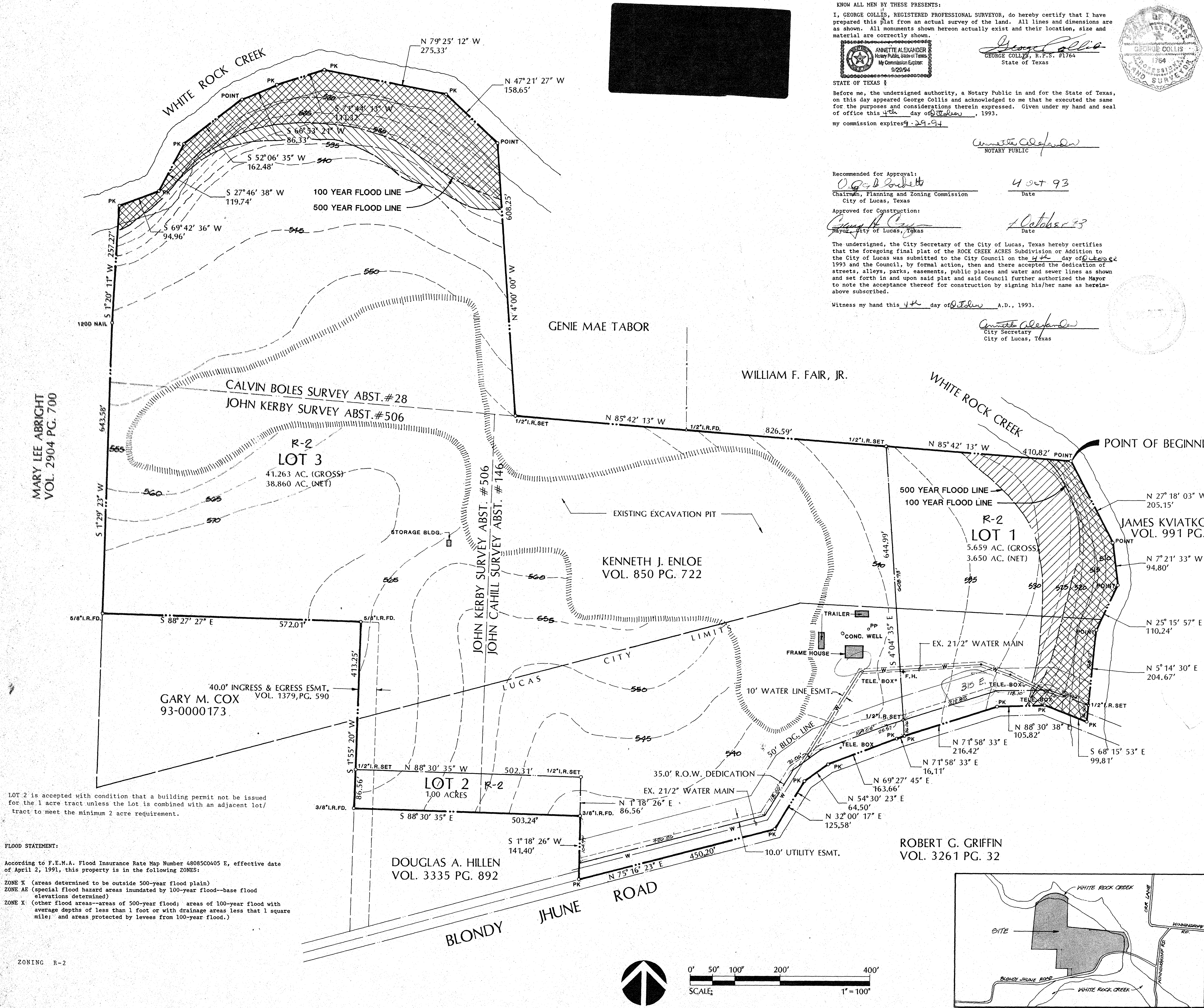
REPLAT OF ROCK CREEK ACRES

CALVIN BOLES SURVEY, ABSTRACT NO. 28, JOHN KERBY SURVEY, ABSTRACT NO. 506 & JOHN CAHILL SURVEY, ABSTRACT NO. 146

CITY OF LUCAS, COLLIN COUNTY

KENNETH J. ENLOE, 255 E. BLONDY JHUNE ROAD, LUCAS, TX. 75002
ROBERT & CAROL WINSTON, 315 E. BLONDY JHUNE ROAD, LUCAS, TX. 75002

SCALE	DATE	JOB NO.	DRAWN
1" = 100'	5-16-02	0204172-1	JUSTIN



FLOOD STATEMENT:

According to F.E.M.A. Flood Insurance Rate Map Number 4808500405 E, effective date of April 2, 1991, this property is in the following ZONES:

ZONE X (areas determined to be outside 500-year flood plain)

ZONE AE (special flood hazard areas inundated by 100-year flood--base flood elevations determined)

ZONE X (other flood areas--areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.)

ZONING R-2

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE COLLIS, REGISTERED PROFESSIONAL SURVEYOR, do hereby certify that I have prepared this plat from an actual survey of the land. All lines and dimensions are as shown. All monuments shown hereon actually exist and their location, size and material are correctly shown.

ANETTE ALEXANDER
Notary Public, State of Texas
My Commission Expires: 9/29/94

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared George Collis 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 14th day of October, 1993.

my commission expires 9-29-94

George Collis
R.P.S. #1764
State of Texas

Annette Alexander
NOTARY PUBLIC

Recommended for Approval:
Chairman, Planning and Zoning Commission
City of Lucas, Texas

Approved for Construction:
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 ROCK CREEK ACRES Subdivision or Addition to the City of Lucas was submitted to the City Council on the 14th day of October 1993 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 herein above subscribed.

Witness my hand this 14th day of October, A.D., 1993.

City Secretary
City of Lucas, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS I, KENNETH J. ENLOE, am the OWNER of a tract of land situated in the City of Lucas, Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas and being a part of the J. Cahill Survey, Abst. #146, John W. Kerby Survey, Abst. #506 and the Calvin Boles Survey, Abst. #28 and being part of a 74.039 acre tract as described in a Deed from Marie Enloe Trammell to Kenneth J. Enloe recorded in Vol. 850 Pg. 722 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the north line of the J. Cahill Survey, Abst. #146 and the approximate centerline of White Rock Creek from whence its northeast corner bears South 84 deg. 53 min. 21 sec. East a distance of 800.00 feet;

THENCE North 85 deg. 42 min. 13 sec. West with the north line of the J. Cahill Survey and the south line of the Calvin Boles Survey, passing a 1/2" iron rod found at a fence corner for a distance of 857.31 feet; also being the southwest corner of the William Fair, Jr. 50 acre tract and the southeast corner of the Genie Mae Tabor 66 acre tract, for a total distance of 1237.41 feet to a 1/2" iron rod set in an old post and wire fence;

THENCE North 4 deg. 00 min. 00 sec. West along and near said old post and wire fence a distance of 608.25 feet to a point in the center of White Rock Creek;

THENCE up White Rock Creek with the centerline meanders as follows:

North 47 deg. 21 min. 27 sec. West 158.65 feet; North 79 deg. 25 min. 12 sec. West 275.33 feet; South 71 deg. 44 min. 13 sec. West 111.32 feet; South 66 deg. 53 min. 21 sec. West 86.33 feet; South 52 deg. 06 min. 35 sec. West 162.48 feet; South 27 deg. 46 min. 38 sec. West 119.74 feet; South 69 deg. 42 min. 36 sec. West a distance of 94.96 feet to a point in the east line of the said J. Kerby Survey, Abst. No. 506 and an old post and wire fence crossing the creek;

THENCE South 01 deg. 20 min. 11 sec. West along and near an old post and wire fence a distance of 257.27 feet to a 120 d nail set for an angle point in said fence;

THENCE South 01 deg. 29 min. 23 sec. West along and near an old post and wire fence a distance of 643.58 feet to a 5/8" iron rod found for the northwest corner of a 10.00 acre tract as described in a Deed recorded in Volume 983 Page 779 of the Deed Records of Collin County, Texas;

THENCE South 88 deg. 27 min. 27 sec. East with a post and wire fence and the north line of said 10.00 acre tract a distance of 572.01 feet to a 5/8" iron rod found for the northeast corner of said 10.00 acre tract and the inside ell corner of this tract;

THENCE South 01 deg. 55 min. 20 sec. West with the east line of said 10.00 acre tract and a post and wire fence a distance of 413.25 feet to a 3/8" iron rod found at the northwest corner of a 2.50 acre tract as recorded in Volume 3335 Pg. 892 of the Collin County Deed Records;

THENCE South 88 deg. 30 min. 35 sec. East with the north line of said 2.50 acre tract and with a post and wire fence a distance of 503.24 feet to a 3/8" iron rod found for the northeast corner of said 2.50 acre tract;

THENCE South 01 deg. 18 min. 26 sec. West with the east line of said 2.50 acre tract and with a post and wire fence a distance of 141.40 feet to an iron rod found in the centerline of Blondy Jhune Road for a corner;

THENCE with the approximate meanders of Blondy Jhune Road as follows:

North 75 deg. 16 min. 23 sec. East 450.20 feet an iron rod;

North 32 deg. 00 min. 17 sec. East 125.58 feet an iron rod;

North 54 deg. 30 min. 23 sec. East 64.50 feet an iron rod;

North 69 deg. 27 min. 45 sec. East 163.66 feet an iron rod;

North 71 deg. 58 min. 33 sec. East 232.53 feet an iron rod;

North 88 deg. 30 min. 38 sec. East 105.82 feet an iron rod;

THENCE South 68 deg. 15 min. 53 sec. East a distance of 99.81 feet to a P.K. nail found in the centerline of a bridge in the approximate center of White Rock Creek; said corner of a 11.557 acre tract of land described in a Deed filed in Volume 991 Pg. 271 of the Deed Records of Collin County, Texas;

THENCE upstream with the meanders of White Rock Creek and the east line of this tract and the west line of said 11.557 acre tract as follows:

North 05 deg. 14 min. 30 sec. East a distance of 204.67 feet;

North 25 deg. 15 min. 57 sec. East a distance of 110.24 feet;

North 07 deg. 21 min. 33 sec. West a distance of 94.80 feet;

North 27 deg. 18 min. 03 sec. West a distance of 205.15 feet to the PLACE OF BEGINNING and containing 48.92 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS I, KENNETH J. ENLOE, being the OWNER, do hereby adopt this plat designating the hereinabove described property as ROCK CREEK ACRES, an Addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the 35 foot strip of land for street right of way purposes as shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and to keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purposes of construction, reconstruction and 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility company.

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

WITNESS my hand this 14th day of October, 1993.

ANETTE ALEXANDER
Notary Public, State of Texas
My Commission Expires: 9/29/94

Kenneth J. Enloe
KENNETH J. ENLOE

Subscribed and sworn to before me a Notary Public in and for the State of Texas on this 14th day of October, 1993.

Annette Alexander
NOTARY PUBLIC

my commission expires 9-29-94

FINAL PLAT

ROCK CREEK ACRES

AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS

OUT OF THE

JOHN CAHILL SURVEY ABST. #146

CALVIN BOLES SURVEY ABST. #28

JOHN KERBY SURVEY ABST. #506

OWNER

KENNETH J. ENLOE

255 E. BLONDY JHUNE ROAD LUCAS, TEXAS 75002

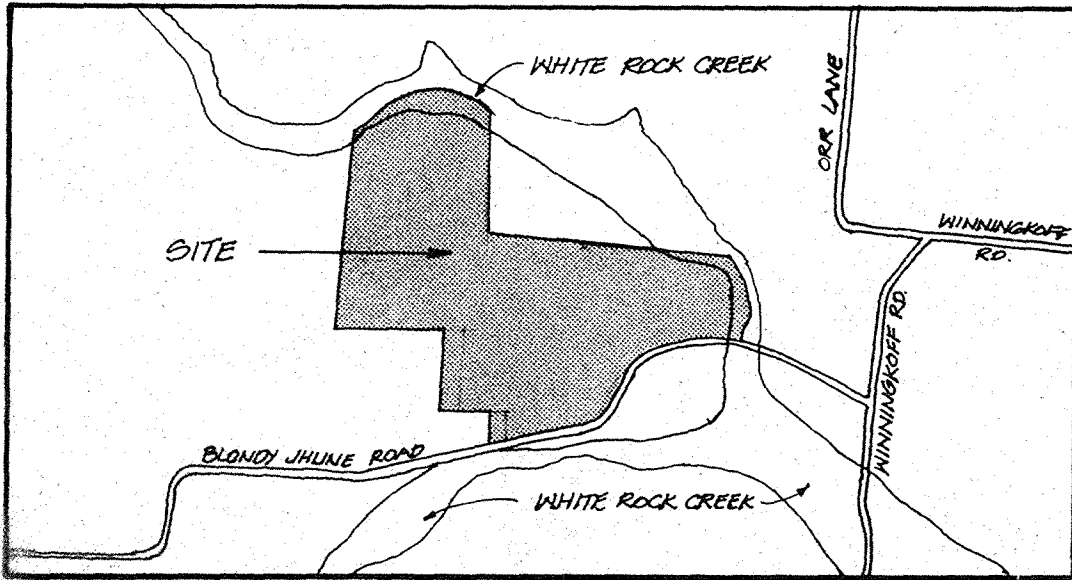
(214) 727-4903

SURVEYOR

GEORGE COLLIS LAND SURVEYORS

650 OLD FRISCO ROAD FAIRVIEW TEXAS 75069

(214) 548-8101



LOCATION MAP