

USA
Vol. 738, Pg. 132

R. M. Esteve
Vol. 693, Pg. 417

USA
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W. Tom Wright
Vol. 1485, Pg. 450

Mark H. Barratt
Vol. 2390, Pg. 679

Harold M. Goodman
Vol. 1942, Pg. 736

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Harold Goodman, Steve Sandler, and Jerry Madison do hereby adopt this plat designating the herein described property as ROLLING HILLS ESTATES, an addition to the City of Lucas, and do hereby dedicate to the public, use forever, the streets, alleys and public use areas shown thereon. The Easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts 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 said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT Plano, TEXAS, this 13th day of January, 1987.

Harold Goodman
Harold Goodman, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Harold Goodman 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 1987.

John Edwards
Notary Public in and for the State of Texas
My Commission Expires: 6-13-89

WITNESS MY HAND AT Plano, TEXAS, this 15th day of January, 1987.

Steve Sandler
Steve Sandler, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Sandler 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of January, 1987.

Charles H. ...
Notary Public in and for the State of Texas
My Commission Expires: 6-13-89

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1987.

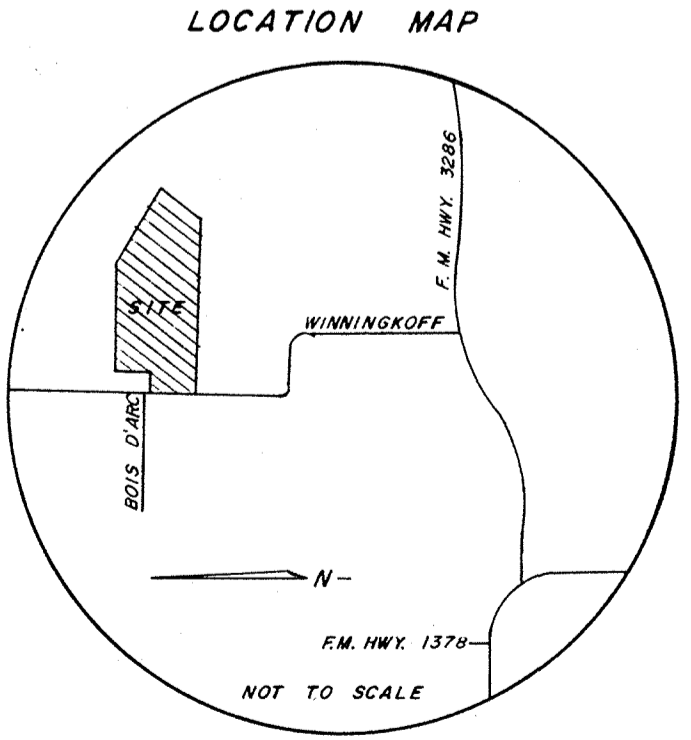
Jerry Madison
Jerry Madison, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jerry Madison 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1987.

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



THE STATE OF TEXAS, Clerk County Court, Collin County, Texas do hereby certify that the foregoing is a true and correct copy of the following map, Page 362, as the same appears of record in Vol. G, Records of Collin County, Texas. Given under my hand and seal of office the 29th day of Feb, 1988.
Clerk, County Court, Collin County, Texas.
Timothy Allen, Deputy

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the John Thompson Survey, Abstract No. 893, being part of a 108.33 acre tract of land as described and recorded in Volume 542, Page 348, being part of a 74.412 acre tract of land as described and recorded in Volume 1093, Page 673, being the same 31.948 acre tract of land as described and recorded in Volume 1326, Page 285 of the Collin County Deed Records, and being more particularly described as follows:
BEGINNING at an iron rod set for corner and marking the most northerly northwest corner of the aforementioned 74.412 acre tract and said 31.948 acre tract;
THENCE with the general course of a fence along a north line of said 74.412 acre tract and 31.948 acre tract as follows:
South 84°40'29" East, a distance of 859.64 feet to an iron rod set for corner;
South 83°38'57" East, a distance of 278.60 feet to Government Marker No. 4410-1 found for corner, said corner being the northwest corner of "Tract No. 4413" as described and recorded in Volume 738, Page 132 of the Collin County Deed Records;
THENCE with the general course of a fence along a west line of "Tract No. 4413" and an east line of said 74.412 acre tract and 31.948 acre tract as follows:
South 61°02'56" East, a distance of 966.77 feet to Government Marker No. 4413-4 found for corner;
South 45°15'37" West, a distance of 403.43 feet to Government Marker No. 4413-3 found for corner, said corner being the southeast corner of the 31.948 acre tract;
THENCE with the general course of a fence along a south line of said 31.948 acre tract as follows:
North 88°40'36" West, a distance of 653.75 feet to an iron rod found marking the northeast corner of a 13.3132 acre tract of land as described and recorded in Volume 1942, Page 736 of the Collin County Deed Records;
North 88°43'43" West, a distance of 1,278.08 feet to a 60d nail found for corner in the center of Winningkoff Road (County Road No. 309), said corner being in the west line of the aforementioned 74.412 acre tract, and marking the southwest corner of said 31.948 acre tract;
THENCE with a west line of the 74.412 acre tract and west line of said 31.948 acre tract, North 00°00'28" West, a distance of 452.22 feet to a 5/8" iron rod found marking the most westerly northwest corner of said 74.412 acre tract and 31.948 acre tract;
THENCE partway with a fence along a north line of said 74.412 acre tract and 31.948 acre tract, South 88°48'15" East, passing at 20.00 feet a 3/8" iron rod found for witness, and continuing for a total distance of 227.95 feet to a 1/2" iron rod found for corner at the base of a fence corner post;
THENCE with a fence along a west line of said 74.412 acre tract and 31.948 acre tract, North 01°44'27" East, a distance of 371.80 feet to the place of beginning and containing 1,391,794 square feet or 31.931 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Jack W. Roome, 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 supervision.

Jack W. Roome
Jack W. Roome, Registered Public Surveyor, No. 295

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jack W. Roome, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of December, 1987.

Melba Reed
Notary Public in and for the State of Texas
My Commission Expires: 2-1-88

APPROVED this 27th day of February, 1987, by the City Planning and Zoning Commission, City of Lucas, Texas.

Debbie ...
CHAIRMAN, PLANNING AND ZONING COMMISSION
City of Lucas, Texas

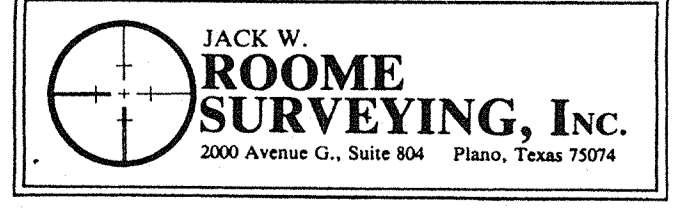
Marilyn V. ...
SECRETARY, City of Lucas

Gregory H. ...
CITY OF LUCAS, TEXAS

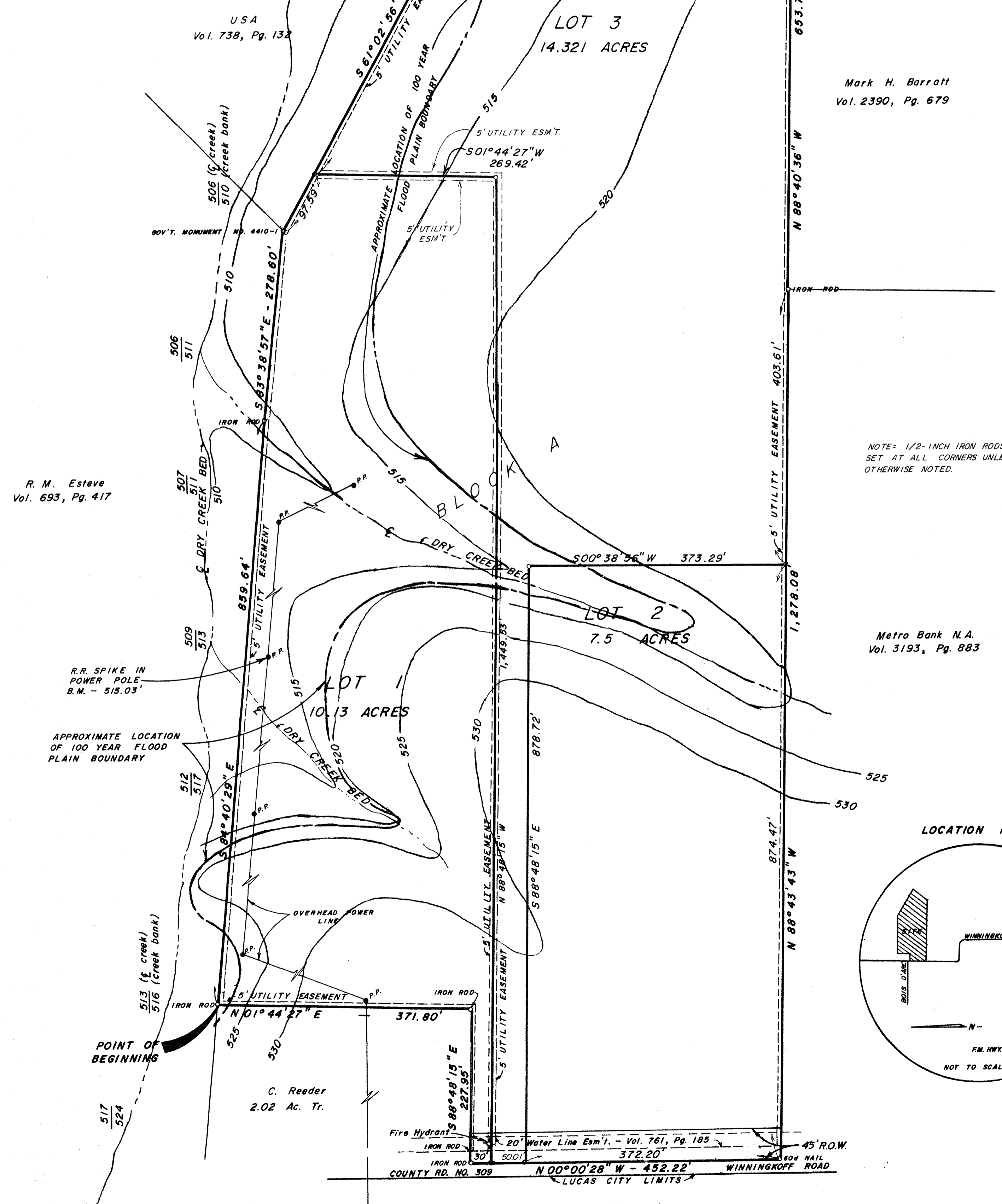
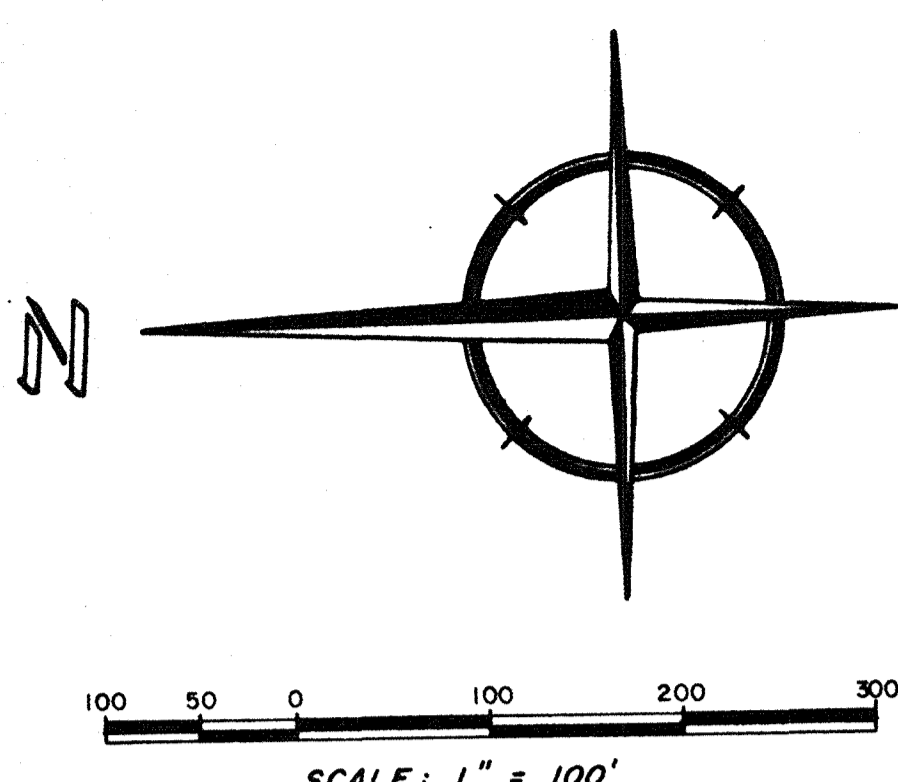
FINAL PLAT
ROLLING HILLS ESTATES
John Thompson Survey, Abstract No. 893
CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNERS
HAROLD GOODMAN STEVE SANDLER
JERRY MADISON
2701 WEST 15TH STREET
PLANO, TEXAS 75075

DATE: NOVEMBER 12, 1987



Burton Einspruch
Vol. 736, Pg. 759



R. M. Esteve
Vol. 693, Pg. 417

USA
Vol. 738, Pg. 133

USA
Vol. 738, Pg. 132

W. Tom Wright
Vol. 1485, Pg. 450

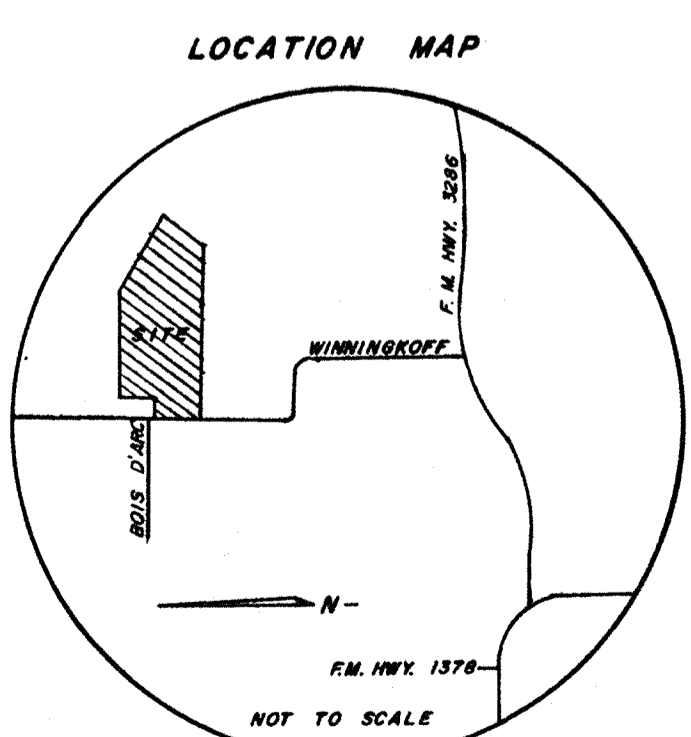
Mark H. Barratt
Vol. 2390, Pg. 679

NOTE: 1/2-INCH IRON RODS
SET AT ALL CORNERS UNLESS
OTHERWISE NOTED.

Metro Bank N.A.
Vol. 3193, Pg. 883

C. Reeder
2.02 Ac. Tr.

Burton Einspruch
Vol. 736, Pg. 759



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Sandler Pools, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as A REPLAT OF ROLLING HILLS ESTATES, an addition to the City of Lucas, and does hereby dedicate to the public, use forever, the streets, alleys, public use areas and Easements shown thereon. The Easements, as shown, are hereby dedicated for the purposes indicated. 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 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's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Lucas and public utility entities shall at all times have 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 permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1990.

SANDLER POOLS, INC.

Steve Sandler, Owners Representative

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Sandler 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1990.

Notary Public in and for the State of Texas

PRELIMINARY PLAT OF
A REPLAT OF ROLLING HILLS ESTATES

John Thompson Survey, Abstract No. 893
CITY OF LUCAS - COLLIN COUNTY - TEXAS

OWNER: SANDLER POOLS, INC.
2001 COIT ROAD
PLANO, TEXAS 75093

DATE: JULY 6, 1990

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, F. E. Bemenderfer, Jr., 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 supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

F. E. Bemenderfer, Jr.
Registered Professional Land Surveyor
No. 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1990.

Notary Public in and for the State of Texas

Recommended For Approval

Chairman, Planning and Zoning Commission _____ Date
City of Lucas, Texas

Approved For Preparation of Final Plat

Mayor, City of Lucas, Texas _____ Date

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the John Thompson Survey, Abstract No. 893, being part of a 108.33 acre tract of land as described and recorded in Volume 542, Page 348, being part of a 74.412 acre tract of land as described and recorded in Volume 1093, Page 673, being the same 31.948 acre tract of land as described and recorded in Volume 1326, Page 285 of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner and marking the most northerly northwest corner of the aforementioned 74.412 acre tract and said 31.948 acre tract;

THENCE with the general course of a fence along a north line of said 74.412 acre tract and 31.948 acre tract as follows:
South 84°40'29" East, a distance of 859.64 feet to a 1/2-inch iron rod found for corner;
South 83°38'57" East, a distance of 278.60 feet to Government Marker No. 4410-1 found for corner, said corner being the northwest corner of "Tract No. 4413" as described and recorded in Volume 738, Page 132 of the Collin County Deed Records;

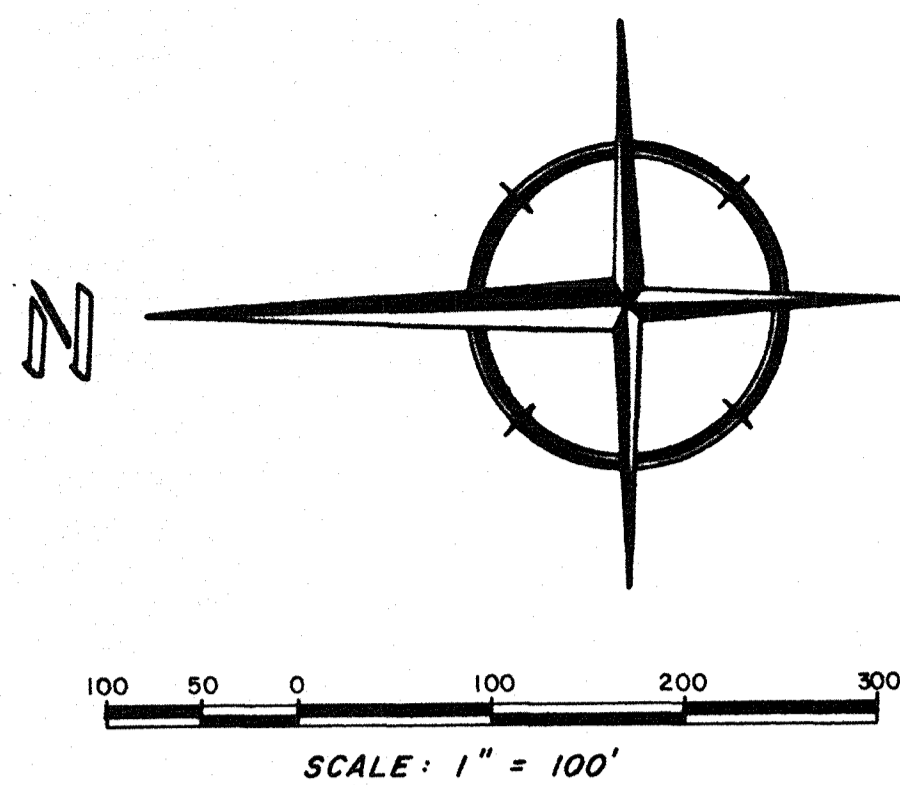
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South 61°02'56" East, a distance of 966.77 feet to Government Marker No. 4413-4 found for corner;
South 45°15'37" West, a distance of 403.43 feet to Government Marker No. 4413-3 found for corner, said corner being the southeast corner of the 31.948 acre tract;

THENCE with the general course of a fence along a south line of said 31.948 acre tract as follows:
North 88°40'36" West, a distance of 653.75 feet to a 1/2-inch iron rod found marking the northeast corner of a 13.3132 acre tract of land as described and recorded in Volume 1942, Page 736 of the Collin County Deed Records;
North 88°43'43" West, a distance of 1,278.08 feet to a 60d nail found for corner in the center of Winningkoff Road (County Road No. 309), said corner being in the west line of the aforementioned 74.412 acre tract, and marking the southwest corner of said 31.948 acre tract;

THENCE with a west line of the 74.412 acre tract and west line of said 31.948 acre tract, North 00°00'28" West, a distance of 452.22 feet to a 5/8-inch iron rod found marking the most westerly northwest corner of said 74.412 acre tract and 31.948 acre tract;

THENCE partway with a fence along a north line of said 74.412 acre tract and 31.948 acre tract, South 88°48'15" East, passing at 20.00 feet a 3/8-inch iron rod found for witness, and continuing for a total distance of 227.95 feet to a 1/2-inch iron rod found for corner at the base of a fence corner post;

THENCE with a fence along a west line of said 74.412 acre tract and 31.948 acre tract, North 01°44'27" East, a distance of 371.80 feet to the place of beginning and containing 1,391,794 square feet or 31.951 acres of land.



USA
Vol. 738, Pg. 132

R. M. Esteve
Vol. 693, Pg. 417

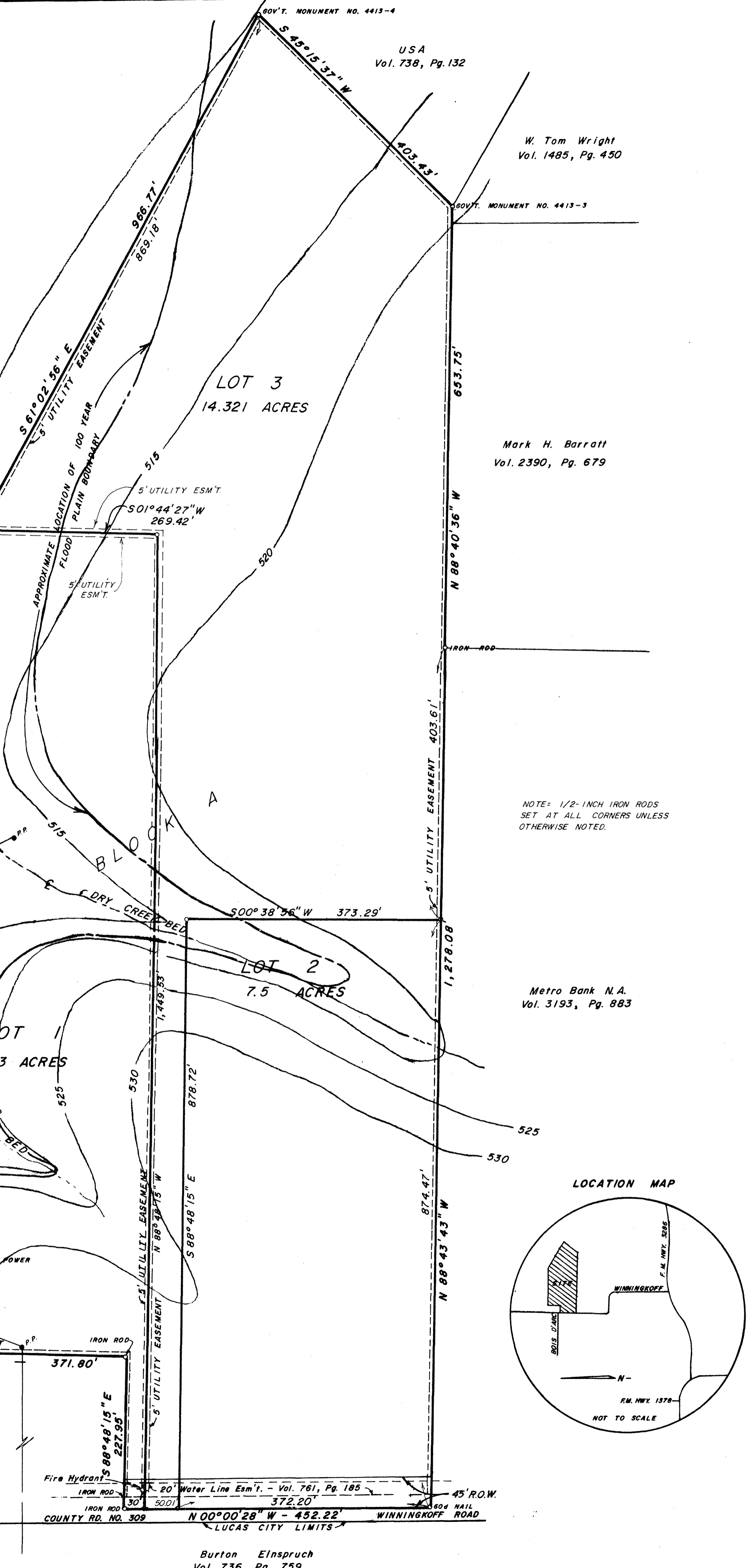
R.R. SPIKE IN
POWER POLE
B.M. - 518.03'

APPROXIMATE LOCATION
OF 100 YEAR FLOOD
PLAIN BOUNDARY

513 (Creek)
516 (Creek bank)

C. Reeder
2.02 Ac. Tr.

Burton Einspruch
Vol. 736, Pg. 759



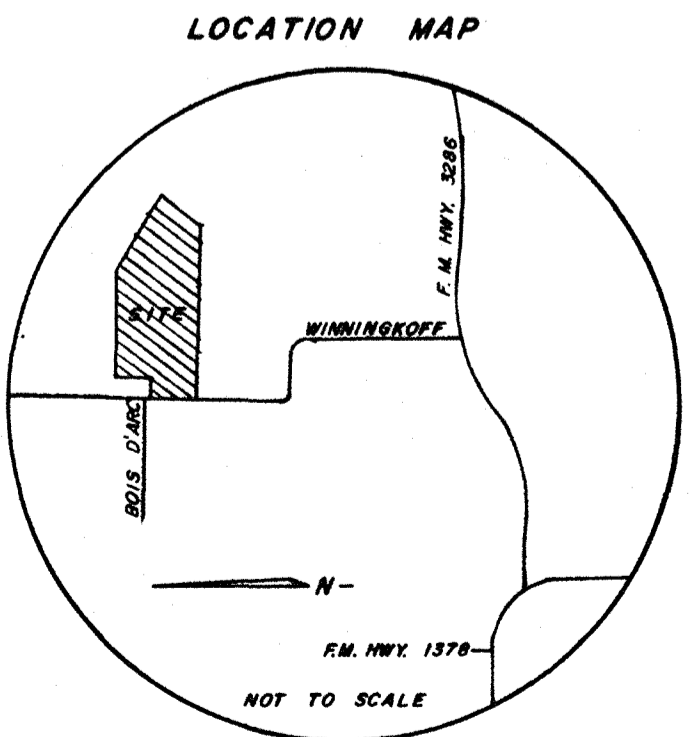
USA
Vol. 738, Pg. 132

W. Tom Wright
Vol. 1485, Pg. 450

Mark H. Barratt
Vol. 2390, Pg. 679

NOTE: 1/2-INCH IRON RODS
SET AT ALL CORNERS UNLESS
OTHERWISE NOTED.

Metro Bank N.A.
Vol. 3193, Pg. 883



20' Water Line Esm't. - Vol. 761, Pg. 185
372.20'
N 00°00'28" W - 452.22'
COUNTY RD. NO. 309 WINNINGKOFF ROAD
LUCAS CITY LIMITS

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Sandler Pools, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as A REPLAT OF ROLLING HILLS ESTATES, an addition to the City of Lucas, and does hereby dedicate to the public, use forever, the streets, alleys, public use areas and easements shown thereon. The Easements, as shown, are hereby dedicated for the purposes indicated. 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 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's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Lucas and public utility entities shall at all times have 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 permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1990.

SANDLER POOLS, INC.
Steve Sandler, Owners Representative

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Sandler 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1990.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the John Thompson Survey, Abstract No. 893, being part of a 108.33 acre tract of land as described and recorded in Volume 542, Page 348, being part of a 74.412 acre tract of land as described and recorded in Volume 1093, Page 673, being the same 31.948 acre tract of land as described and recorded in Volume 1326, Page 285 of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner and marking the most northerly northwest corner of the aforementioned 74.412 acre tract and said 31.948 acre tract;
THENCE with the general course of a fence along a north line of said 74.412 acre tract and 31.948 acre tract as follows:
South 84°40'29" East, a distance of 859.64 feet to a 1/2-inch iron rod found for corner;
South 83°38'57" East, a distance of 278.60 feet to Government Marker No. 4410-1 found for corner, said corner being the northwest corner of "Tract No. 4413" as described and recorded in Volume 738, Page 132 of the Collin County Deed Records;
THENCE with the general course of a fence along a west line of "Tract No. 4413" and an east line of said 74.412 acre tract and 31.948 acre tract as follows:
South 61°02'56" East, a distance of 966.77 feet to Government Marker No. 4413-4 found for corner;
South 45°15'37" West, a distance of 403.43 feet to Government Marker No. 4413-3 found for corner, said corner being the southeast corner of the 31.948 acre tract;
THENCE with the general course of a fence along a south line of said 31.948 acre tract as follows:
North 88°40'36" West, a distance of 653.75 feet to a 1/2-inch iron rod found marking the northeast corner of a 13.3132 acre tract of land as described and recorded in Volume 1942, Page 736 of the Collin County Deed Records;
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THENCE with a west line of the 74.412 acre tract and west line of said 31.948 acre tract, North 00°00'28" West, a distance of 452.22 feet to a 5/8-inch iron rod found marking the most westerly northwest corner of said 74.412 acre tract and 31.948 acre tract;
THENCE partway with a fence along a north line of said 74.412 acre tract and 31.948 acre tract, South 88°48'15" East, passing at 20.00 feet a 3/8-inch iron rod found for witness, and continuing for a total distance of 227.95 feet to a 1/2-inch iron rod found for corner at the base of a fence corner post;
THENCE with a fence along a west line of said 74.412 acre tract and 31.948 acre tract, North 01°44'27" East, a distance of 371.80 feet to the place of beginning and containing 1,391,794 square feet or 31.951 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, F. E. Bemenderfer, Jr., 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 supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

F. E. Bemenderfer, Jr.
Registered Professional Land Surveyor
No. 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1990.

Notary Public in and for the State of Texas

Recommended For Approval

Chairman, Planning and Zoning Commission
City of Lucas, Texas

Approved For Preparation of Final Plat

Mayor, City of Lucas, Texas

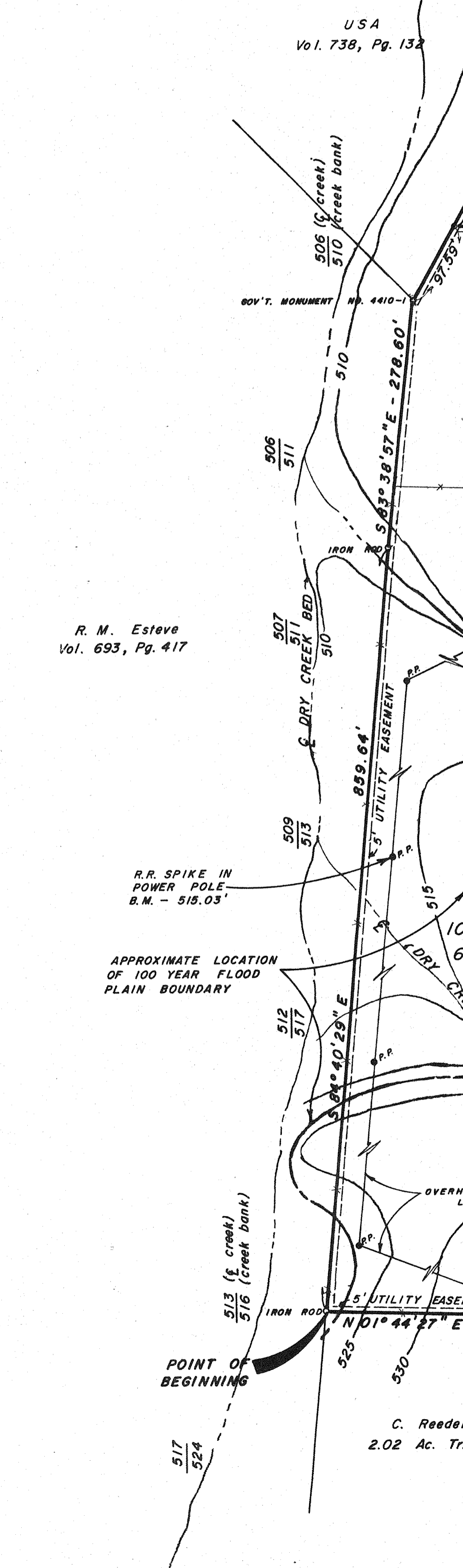
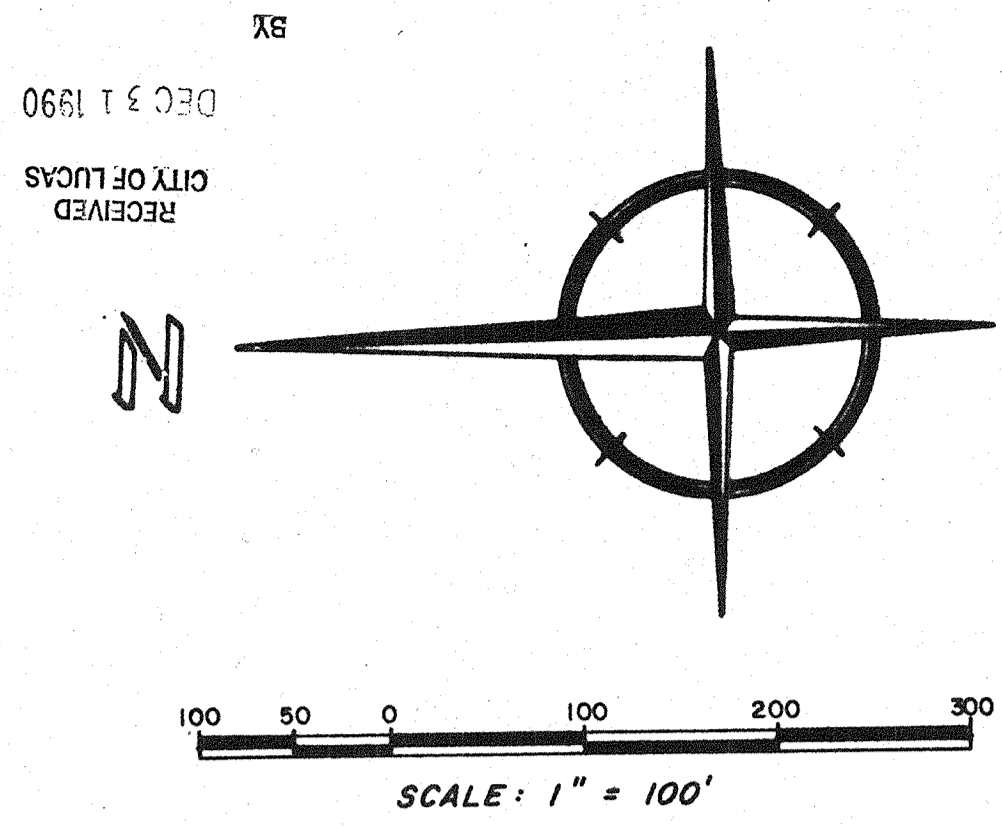
PRELIMINARY PLAT OF
A REPLAT OF ROLLING HILLS ESTATES

John Thompson Survey, Abstract No. 893
CITY OF LUCAS - COLLIN COUNTY - TEXAS

OWNER: SANDLER POOLS, INC.
2001 COIT ROAD
PLANO, TEXAS 75093



DATE: JULY 6, 1990



W. Tom Wright
Vol. 1485, Pg. 450

Mark H. Barrott
Vol. 2390, Pg. 679

Metra Bank N.A.
Vol. 3193, Pg. 883

LOT 2
6.7 ACRES
6.672 NET ACRES

LOT 1
10.13 ACRES
6.944 NET ACRES

LOT 3
15.121 ACRES
12.281 NET ACRES

Burton Einspruch
Vol. 736, Pg. 759

SEP 19 PM 3:30
\$0

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Sandler Pools, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as A REPLAT OF ROLLING HILLS ESTATES, an addition to the City of Lucas, and does hereby dedicate to the public, use forever, the streets, alleys, public use areas and Easements shown thereon. The Easements, as shown, are hereby dedicated for the purposes indicated. 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 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's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Lucas and public utility entities shall at all times have 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 permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT Plano, TEXAS, this 29th day of August, 1990.

SANDLER POOLS, INC.
[Signature]
Sandler Pools, Inc., Owners Representative

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Sandler 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of August, 1990.

[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

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THENCE with the general course of a fence along a north line of said 74.412 acre tract and 31.948 acre tract as follows:
South 84°40'29" East, a distance of 859.64 feet to a 1/2-inch iron rod found for corner;
South 83°38'57" East, a distance of 278.60 feet to Government Marker No. 4410-1 found for corner, said corner being the northwest corner of "Tract No. 4413" as described and recorded in Volume 738, Page 132 of the Collin County Deed Records;
THENCE with the general course of a fence along a west line of "Tract No. 4413" and an east line of said 74.412 acre tract and 31.948 acre tract as follows:
South 61°02'56" East, a distance of 966.77 feet to Government Marker No. 4413-4 found for corner;
South 45°15'37" West, a distance of 403.43 feet to Government Marker No. 4413-3 found for corner, said corner being the southeast corner of the 31.948 acre tract;
THENCE with the general course of a fence along a south line of said 31.948 acre tract as follows:
North 88°40'36" West, a distance of 653.75 feet to a 1/2-inch iron rod found marking the northeast corner of a 13.3132 acre tract of land as described and recorded in Volume 1942, Page 736 of the Collin County Deed Records;
North 88°43'43" West, a distance of 1,278.08 feet to a 60d nail found for corner in the center of Winninghoff Road (County Road No. 309), said corner being in the west line of the aforementioned 74.412 acre tract, and marking the southwest corner of said 31.948 acre tract;
THENCE with a west line of the 74.412 acre tract and west line of said 31.948 acre tract, North 00°00'28" West, a distance of 452.22 feet to a 5/8-inch iron rod found marking the most westerly northwest corner of said 74.412 acre tract and 31.948 acre tract;
THENCE partway with a fence along a north line of said 74.412 acre tract and 31.948 acre tract, South 88°48'15" East, passing at 20.00 feet a 3/8-inch iron rod found for witness, and continuing for a total distance of 227.95 feet to a 1/2-inch iron rod found for corner at the base of a fence corner post;
THENCE with a fence along a west line of said 74.412 acre tract and 31.948 acre tract, North 01°44'27" East, a distance of 371.80 feet to the place of beginning and containing 1,391,794 square feet or 31.951 acres of land.

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, Jr., 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 supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

[Signature]
F. E. Bemenderfer, Jr.
Registered Professional Land Surveyor
No. 4051

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 1990.

[Signature]
Notary Public in and for the State of Texas

Recommended For Approval
[Signature]
Chairman/Planning and Zoning Commission
City of Lucas, Texas
Date: 9/10/90

Approved For Construction
[Signature]
Mayor City of Lucas, Texas
Date: 12 September 90

The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing final plat of A Replat of Rolling Hills Estates Addition to the City of Lucas was submitted to the City Council on the 10th day of September, 1990, 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.

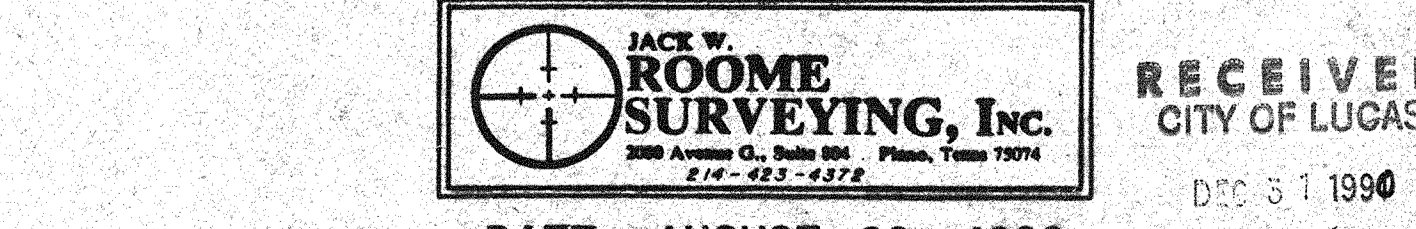
Witness my hand this 19th day of September, 1990.

[Signature]
City Secretary
City of Lucas, Texas

FINAL PLAT A REPLAT OF ROLLING HILLS ESTATES

John Thompson Survey, Abstract No. 893
CITY OF LUCAS - COLLIN COUNTY - TEXAS

OWNER: SANDLER POOLS, INC.
2001 COIT ROAD
PLANO, TEXAS 75093



DATE: AUGUST 29, 1990

RECEIVED
CITY OF LUCAS
DEC 5 1990
BY *[Signature]*