

A=15°26'40"
R=1959.08
L=528.08
T=265.65
C.B.=N81°14'32"E
Chd.=526.49

LINE	BEARING	LENGTH
L1	N45°41'28"W	7.18'
L2	S48°49'59"E	7.34'
L3	S48°18'19"W	1.13'
L4	N38°22'11"E	5.19'
L5	N46°23'59"W	8.98'
L6	S89°18'34"W	10.36'
L7	S46°32'04"W	144.26'
L8	N75°36'54"W	189.39'
L9	S75°42'11"E	189.39'
L10	S00°01'48"W	135.90'
L11	S00°14'40"W	230.76'
L12	S00°16'20"E	162.80'
L13	S89°18'34"W	142.46'
L14	S37°31'45"W	111.91'
L15	S37°31'45"W	109.85'
L16	S89°18'34"W	132.61'
L17	S00°16'20"E	394.19'
L18	S00°08'16"E	188.14'
L19	N54°34'18"E	261.83'
L20	N54°34'18"E	247.67'
L21	S00°08'16"E	265.22'
L22	S00°28'10"E	91.20'
L23	S00°17'48"E	633.37'
L24	S89°42'57"W	117.10'
L25	S89°42'59"W	453.70'
L26	S89°18'34"W	283.35'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	134°35'7"	380.00	91.08	45.76	N07°33'25"W	90.86
C2	15°56'48"	765.00	212.92	107.15	S08°39'51"E	212.23
C3	324°42'28"	565.00	322.86	165.97	N00°16'01"W	318.49
C4	134°44'36"	565.00	135.52	68.09	N09°45'57"W	135.20
C5	18°59'52"	565.00	187.34	94.54	N06°26'17"E	186.48
C6	16°47'39"	635.00	186.13	93.74	S07°42'23"W	185.46
C7	90°00'00"	55.00	86.39	55.00	S45°41'26"E	77.78
C8	48°12'36"	335.00	270.18	142.92	S86°12'16"W	262.92
C9	90°00'00"	55.00	86.39	55.00	N45°41'26"W	77.78
C10	48°47'14"	465.00	404.08	215.78	N65°47'50"W	391.47
C11	90°00'00"	55.00	86.39	55.00	N44°18'34"E	77.78
C12	51°07'08"	335.00	298.88	160.21	S63°45'01"W	288.07
C13	4°54'30"	335.00	28.70	14.36	S40°38'43"W	28.69
C14	163°22'54"	65.00	185.35	445.08	S41°46'18"E	128.64
C15	90°00'00"	20.00	31.42	20.00	N45°41'26"W	28.28
C16	8°24'41"	415.00	60.92	30.92	N04°53'47"W	60.87
C17	11°08'17"	100.00	19.35	9.71	S03°33'29"E	19.32
C18	18°24'33"	200.00	57.28	28.84	N08°13'07"W	57.08
C19	13°13'13"	200.00	46.15	23.18	S21°02'00"E	46.05
C20	20°38'10"	100.00	36.02	18.21	N17°19'32"W	35.82
C21	6°19'01"	345.00	38.04	19.04	N03°50'57"W	38.02
C22	90°00'00"	20.00	31.42	20.00	N44°18'34"E	28.28
C23	178°48'58"	65.00	204.00	—	N44°18'34"E	130.00
C24	90°00'00"	55.00	86.39	55.00	N44°18'34"E	77.78
C25	90°00'00"	55.00	86.39	55.00	S44°18'34"W	77.78
C26	90°00'00"	20.00	31.42	20.00	S44°18'34"W	28.28
C27	180°04'20"	65.00	204.29	—	S43°12'51"W	130.00
C28	15°58'48"	800.00	222.66	112.05	S08°39'51"E	221.94
C29	15°58'48"	730.00	203.18	102.25	S08°39'51"E	202.52
C30	10°31'18"	600.00	110.19	55.25	N11°22'35"W	110.03
C31	32°44'28"	530.00	302.86	155.69	N07°16'01"W	298.76
C32	15°31'35"	600.00	162.59	81.80	N08°20'26"E	162.10
C33	16°47'39"	670.00	196.39	98.90	S07°42'23"W	195.69
C34	16°47'39"	600.00	175.87	88.57	S07°42'23"W	175.24
C35	153°27'42"	65.00	174.10	275.63	N51°48'39"W	126.53
C36	80°00'00"	20.00	31.42	20.00	S45°41'26"E	28.28
C37	90°00'00"	20.00	31.42	20.00	N44°18'34"E	28.28
C38	182°56'32"	65.00	207.54	—	N43°37'48"E	128.96
C39	40°12'46"	370.00	259.68	135.45	S89°12'10"W	254.39
C40	51°07'08"	300.00	267.66	143.47	S63°45'01"W	258.87
C41	48°47'14"	500.00	434.47	232.02	N85°47'50"W	420.93
C42	49°47'14"	430.00	373.65	199.54	N85°47'50"W	362.00
C43	294°50'31"	65.00	334.49	—	N00°41'26"W	70.00

FARM-TO-MARKET NO. 2170

DR. L.W. BARNETT
VOL. 92-0024492

ALLEN ISD
VOL. 1454, PG. 527

ALLEN ISD
VOL. 1002, PG. 128

- GENERAL NOTES:
1. BEARINGS BASED ON THE RECORDED PLAT OF TRAVIS RANCH ESTATES, CAB. K, PG. 840 COLLIN COUNTY PLAT RECORDS, NORTHEAST LINE OF SAID ADDITION HELD AS N00°37'31"W.
 2. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
 3. NO PORTION OF SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP NO. 48085C0455-G PUBLISHED BY F.E.M.A. DATED JANUARY 19, 1996.
 4. LANDSCAPE EASEMENTS AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 5. THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS, AND PERMANENT STORAGE BUILDINGS, ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS THAT ENCHRON ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.
 6. DEVELOPER TO INSTALL LANDSCAPED SUBDIVISION ENTRANCE SIGN IN MEDIAN ISLAND ON SADDLEBROOK DRIVE AT F.M. 2170. PER CITY OF LUCAS REQUIREMENTS. SIGN AND LANDSCAPING TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FINAL PLAT
SADDLEBROOK ESTATES, PHASE I
73.565 ACRES OUT OF
J. GRAYUM SURVEY, ABSTRACT NO. 354
J. SNIDER SURVEY, ABSTRACT NO. 824
CITY OF LUCAS
COLLIN COUNTY, TEXAS

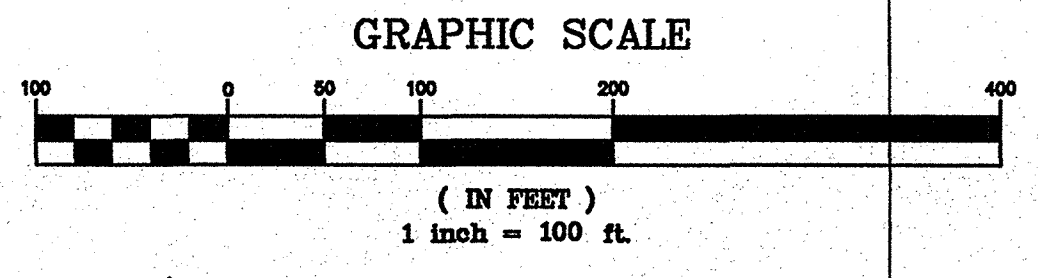
SADDLEBROOK ESTATES, LTD. OWNER
c/o The Skorborg Company
Two Turtle Creek
3838 Oak Lawn Ave., suite 1212
Dallas, Texas 75219
JONES & BOYD, INC. SURVEYOR/ENGINEER
16800 Dallas Parkway, Suite 240
Dallas, Texas 75248
(214) 522-1945
(972)248-7676

Recorded in
Book 12, Page 2081
At 9:14 AM
Dec/Num: 2001-0114857
Reception: 2001-0114857
30-08

N294

LEGEND
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
B.L. BUILDING LINE
U.E. UTILITY EASEMENT

City of Allen
VOL. 819, PG. 4
SARAH JEAN COLSTON
92-0092458
NANCY D. FISHER
94-0034179
KENNETH E. JONES & WIFE
DOROTHY E. JONES
VOL. 699, PG. 759
ROY LEWIS
JEFFERY ADDRESS, VOL. 4450, PG. 2615
CITY OF LUCAS
VOL. 2896, PG. 943
DONALD LARKIN
VOL. 1160, PG. 583
BOBBY N. KIRKPATRICK
94-0063531
INTERSTATE INVESTMENT
GROUP, INC.
VOL. 3961, PG. 1383
ARCELIA O. CENTER
VOL. 1344, PG. 853



ALLEN ISD
VOL. 1002, PG. 128

LEGEND
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
B.L. BUILDING LINE
U.E. UTILITY EASEMENT

BEARINGS BASED ON THE RECORDED PLAT OF TRAVIS RANCH ESTATES, CAB. K, PG. 840 COLLIN COUNTY PLAT RECORDS, NORTHEAST LINE OF SAID ADDITION HELD AS N00°37'31"W.

THE SPARKS TRUST
VOL. 1696, PG. 50

30' STRIP TO COLLIN COUNTY
VOL. 2343, PG. 221, D.R.C.C.T.

INGRAM ROAD (CO. RD. 262)
846.39'

N00°17'01"W

CO. RD. NO 224

N89°52'23"W

LOT 1

TRAVIS RANCH ESTATES
VOL. K, PG. 840

30' STRIP TO COLLIN COUNTY
VOL. 2343, PG. 221, D.R.C.C.T.

TRAVIS RANCH RD.

LOT 18

POINT OF COMMENCING

N00°37'31"W
(BASIS OF BEARINGS)

N89°59'22"E 1,083.81'

25' TEMPORARY VEHICULAR ACCESS EASEMENT BY SEPARATE INSTRUMENT

TEMPORARY VEHICULAR ACCESS EASEMENT (TO BE AUTOMATICALLY ABANDONED UPON DEDICATION OF PHASE 2 RIGHT-OF-WAY)

$\Delta=294^{\circ}43'25''$
 $R=65.00$
 $L=334.35$
 $C.B.=N01^{\circ}31'53''E$
 $Chd.=70.11$

TEMPORARY VEHICULAR ACCESS EASEMENT (TO BE AUTOMATICALLY ABANDONED UPON DEDICATION OF PHASE 2 RIGHT-OF-WAY)

$\Delta=3^{\circ}46'42''$
 $R=430.00$
 $L=28.36$
 $T=14.18$
 $C.B.=N83^{\circ}03'58''W$
 $Chd.=28.35$

$\Delta=14^{\circ}41'30''$
 $R=370.00$
 $L=94.87$
 $T=47.70$
 $C.B.=S30^{\circ}50'43''W$
 $Chd.=94.61$

FUTURE PHASE II

SADDLEBROOK ESTATES, LTD.
VOL. 4785, PG. 3278

MEADOW HILLS DEVELOPMENT, L.P.
VOL. 4143, PG. 4158

POINT OF BEGINNING

MATCH LINE

50 1.51 acres

49 1.53 acres

48 1.51 acres

47 1.51 acres

46 1.59 acres

45 1.71 acres

44 1.68 acres

43 1.52 acres

42 1.59 acres

41 1.59 acres

40 1.83 acres

39 1.59 acres

38 1.59 acres

37 1.59 acres

36 1.59 acres

35 1.59 acres

34 1.59 acres

33 1.59 acres

32 1.59 acres

31 1.59 acres

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27 1.59 acres

26 1.59 acres

25 1.59 acres

24 1.59 acres

23 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

24 1.59 acres

25 1.59 acres

26 1.59 acres

27 1.59 acres

28 1.59 acres

29 1.59 acres

30 1.59 acres

31 1.59 acres

32 1.59 acres

33 1.59 acres

34 1.59 acres

35 1.59 acres

36 1.59 acres

37 1.59 acres

50 1.51 acres

49 1.53 acres

48 1.51 acres

47 1.51 acres

46 1.59 acres

45 1.71 acres

44 1.68 acres

43 1.52 acres

42 1.59 acres

41 1.59 acres

40 1.83 acres

39 1.59 acres

38 1.59 acres

37 1.59 acres

36 1.59 acres

35 1.59 acres

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15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

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25 1.59 acres

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37 1.59 acres

38 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

24 1.59 acres

25 1.59 acres

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27 1.59 acres

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36 1.59 acres

37 1.59 acres

38 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

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25 1.59 acres

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37 1.59 acres

38 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

24 1.59 acres

25 1.59 acres

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36 1.59 acres

37 1.59 acres

38 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

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27 1.59 acres

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35 1.59 acres

36 1.59 acres

37 1.59 acres

38 1.59 acres

51 1.53 acres

14 1.50 acres

15 1.57 acres

16 1.51 acres

17 1.51 acres

18 1.52 acres

19 1.51 acres

20 1.86 acres

21 1.83 acres

22 1.59 acres

23 1.59 acres

24 1.59 acres

25 1.59 acres

26 1.59 acres

27 1.59 acres

28 1.59 acres

29 1.59 acres

30 1.59 acres

31 1.59 acres

32 1.59 acres

33 1.59 acres

34 1.59 acres

35 1.59 acres

36 1.59 acres

OWNER'S CERTIFICATION

WHEREAS Saddlebrook Estates Ltd., a Texas limited partnership, is the owner a 73.565 acre tract of land out of the J. Grayum Survey, Abstract No. 354, and the J. Snider Survey, Abstract No. 824, being located in the City of Lucas, Collin County, Texas, being part of that 123.510 acre tract of land described in Deed to Saddlebrook Estates, Ltd., as recorded in Volume 4785, Page 3278, Collin County Deed Records, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod set for corner, said point being the southwest corner of said 123.510 acre tract, said point also being the northwest corner of a tract of land described in Deed to Meadow Hills Development, L.P., as recorded in Volume 4143, Page 4158, Collin County Deed Records, said point also being in the east line of a 30 foot strip of land conveyed to Collin County, Texas by Deed recorded in Volume 2343, Page 221, Collin County Deed Records;

THENCE North 00 degrees 37 minutes 31 seconds West, 865.35 feet along the east line of said 30 foot strip to a "P-K" nail set for corner, said point being in the north line of said 30 foot strip of land, said point also being in the north right-of-way line of McGarity Road-County Road 224 (45 foot R.O.W.);

THENCE North 89 degrees 52 minutes 23 seconds West, 77.46 feet along the north line of said McGarity Road to a one-half inch iron rod set for corner, said point being the southeast corner of a called 40 acre tract of land described in Deed to The Sparks Trust as recorded in Volume 1696, Page 50, Collin County Deed Records;

THENCE North 00 degrees 17 minutes 01 seconds West, 846.39 feet to a "P-K" nail set for corner, said point being the southwest corner of a called 9.8336 acre tract of land described in Deed to Allen Independent School District as recorded in Volume 1002, Page 128, Collin County Deed Records;

THENCE North 89 degrees 59 minutes 22 seconds East, passing at 980.38 feet a one-half inch iron rod set, continuing for a total distance of 1,083.61 feet, along the south line of said 9.8336 acre tract to a one-half inch iron rod set for the POINT OF BEGINNING;

THENCE North 00 degrees 35 minutes 12 seconds West, 1,834.94 feet along the east line of said 9.8336 acre tract and along the east line of a called 4.919 acre tract described in Deed to Allen Independent School District as recorded in Volume 1454, Page 527, Collin County Deed Records, and along the east line of a called 13.285 acre tract described in Deed to Dr. L.W. Barnett and wife as recorded in Document No. 92-0024492, Collin County Deed Records, to a one-half inch iron rod set for corner in the south right-of-way line of F.M. 2170-Estates Parkway (105 foot R.O.W.);

THENCE along the south line of said F.M. 2170 as follows:
North 88 degrees 57 minutes 52 seconds East, 338.38 feet to a one-half inch iron rod set for corner;

Northeasterly, 528.08 feet along a curve to the left having a radius of 1,959.08, a central angle of 15 degrees 26 minutes 40 seconds, a tangent of 265.65 feet, and a chord bearing and distance of North 81 degrees 14 minutes 32 seconds East, 526.49 feet to a one-half inch iron rod set for corner;

North 73 degrees 31 minutes 12 seconds East, 328.09 feet to a one-half inch iron rod set for corner, said point being the northwest corner of a tract of land described in Deed to Sarah Jean Colston as recorded in Document No. 92-0092458, Collin County Deed Records;

THENCE South 00 degrees 01 minutes 48 seconds West, 710.28 feet along the west line of said Colston tract and along the west line of a called 2.00 acre tract described in Deed to Nancy D. Fisher as recorded in Document No. 94-0034179, Collin County Deed Records, and along the west line of a called 20.00 acre tract of land described in Deed to Kenneth E. Jones and wife as recorded in Volume 699, Page 759, Collin County Deed Records, to a one-half inch iron rod found for corner;

THENCE South 00 degrees 14 minutes 40 seconds West, 230.49 feet continuing along the west line of said Jones tract to a five-eighths inch iron rod found for corner;

THENCE South 00 degrees 16 minutes 20 seconds East, 576.66 feet, continuing along the west line of said Jones tract and along the west line of a tract of land conveyed to Roy Lewis, and also along the West line of a tract of land conveyed to Jeffery Andress as described in Deed recorded in 4450, Page 2815, Collin County Deed Records, and also along the west line of a called 2.996 acre tract of land described in Deed to the City of Lucas as recorded in Volume 2896, Page 943, Collin County Deed Records, to a one-half inch iron rod found for corner, being the northwest corner of a called 1.50 acre tract of land described in Deed to Donald Larkin and wife as recorded in Volume 1160, Page 583, Collin County Deed Records;

THENCE South 00 degrees 08 minutes 16 seconds East, 477.70 feet along the west line of said Larkin tract and along the west line of a called 2.00 acre tract of land described in Deed to Bobby N. Kirkpatrick as recorded on Document No. 94-0063531, Collin County Deed Records, and also along the west line of a called 4.365 acre tract of land described in Deed to Interstate Investment Group, Inc. as recorded in Volume 3981, Page 1383, Collin County Deed Records, to a one-half inch iron rod found for corner, being the northwest corner of a called 1.50 acre tract described in Deed to Arcelia O. Center as recorded in Volume 1344, Page 853, Collin County Deed Records;

THENCE South 00 degrees 28 minutes 10 seconds East, 91.06 feet along the west line of said Center tract to a one-half inch iron rod found for corner, being the northwest corner of a tract of land described in Deed to Kathleen S. Miller as recorded in Document No. 96-0029521, Collin County Deed Records;

THENCE South 00 degrees 17 minutes 48 seconds East, 752.09 feet along the west line of said Miller tract, and along the west line of a called 1.50 acre tract of land described in Deed to George Paul Milligan and wife as recorded in Volume 3075, Page 56, Collin County Deed Records, also along the west line of a tract of land conveyed to Vada Cleveland, also along the west line of a called 8.691 acre tract described in Deed to Bryna, Inc. as recorded in Document No. 96-0047682, Collin County Deed Records, to a one-half inch iron rod set for the southwest corner of said Bryna tract, being in the north line of Ranch Estates Subdivision as recorded in Volume 653, Page 464, Collin County Deed Records.

THENCE South 89 degrees 42 minutes 57 seconds West, 654.55 feet along the north line of said Ranch Estates to a one-half inch iron rod set for corner, being the northwest corner of said Ranch Estates;

THENCE South 89 degrees 18 minutes 34 seconds West, 300.72 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 197.95 feet along a curve to the right having a radius of 300.00 feet, a central angle of 37 degrees 48 minutes 21 seconds, a tangent of 102.73 feet, and a chord bearing and distance of North 19 degrees 17 minutes 17 seconds East, 194.38 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 48 minutes 32 seconds West, 70.00 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 94.87 feet along a curve to the left having a radius of 370.00 feet, a central angle of 14 degrees 41 minutes 30 seconds, a tangent of 47.70 feet, and a chord bearing and distance of South 30 degrees 50 minutes 43 seconds West, 94.61 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 18 minutes 34 seconds West, 264.44 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 41 minutes 26 seconds West, 294.09 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 28.36 feet along a curve to the left having a radius of 430.00 feet, a central angle of 03 degrees 46 minutes 42 seconds, a tangent of 14.18 feet, and a chord bearing and distance of North 83 degrees 03 minutes 58 seconds West, 28.35 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 334.35 feet along a curve to the right having a radius of 65.00 feet, a central angle of 294 degrees 43 minutes 25 seconds, and a chord bearing and distance of North 01 degree 31 minutes 53 seconds East, 70.11 feet to a one-half inch iron rod set for corner;

THENCE North 04 degrees 33 minutes 09 seconds East, 322.59 feet to a one-half inch iron rod set for corner in the south line of aforementioned 9.8336 acre tract;

THENCE North 89 degrees 59 minutes 22 seconds East, 103.43 feet to the POINT OF BEGINNING and containing 3,204,489 square feet or 73.565 acres of land.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Saddlebrook Estates, Ltd., a Texas limited partnership, acting by and through the undersigned authorities, does hereby adopt this plat designating the hereinabove described property as SADDLEBROOK ESTATES, PHASE I, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever the rights-of-way, streets, easements and alleys shown thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Texas. Sidewalks shall be constructed by the homebuilder in accordance with the requirements of the City of Lucas, Texas.

WITNESS my hand this 8th day of August, 2001.

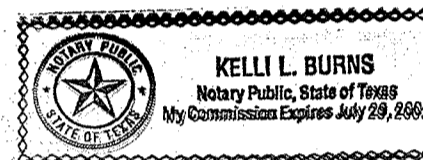
Saddlebrook Estates, LTD
By: Saddlebrook Estates, R.P.C. Corporation
The Richard M. Skorburg, President
Richard M. Skorburg
President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Richard M. Skorburg known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal this 8th day of August, 2001.



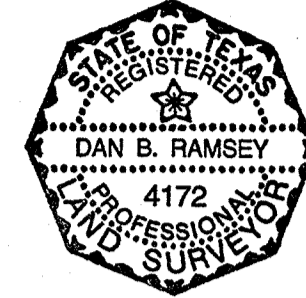
Kelli L. Burns
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dan B. Ramsey, Surveyor, hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Lucas, Texas.

Dan B. Ramsey, R.P.L.S. No. 4172



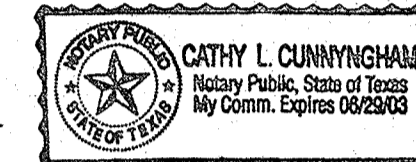
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared DAN B. RAMSEY, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of August, 2001.

Cathy L. Cunningham
Notary Public in and for the State of Texas



"RECOMMENDED FOR APPROVAL"

Stephen S. O'Connell
CHAIRMAN, PLANNING & ZONING COMMITTEE
CITY OF LUCAS, TEXAS

8/23/01
DATE

"APPROVED"

T. P. Pappas
MAYOR
CITY OF LUCAS, TEXAS

8-28-01
DATE

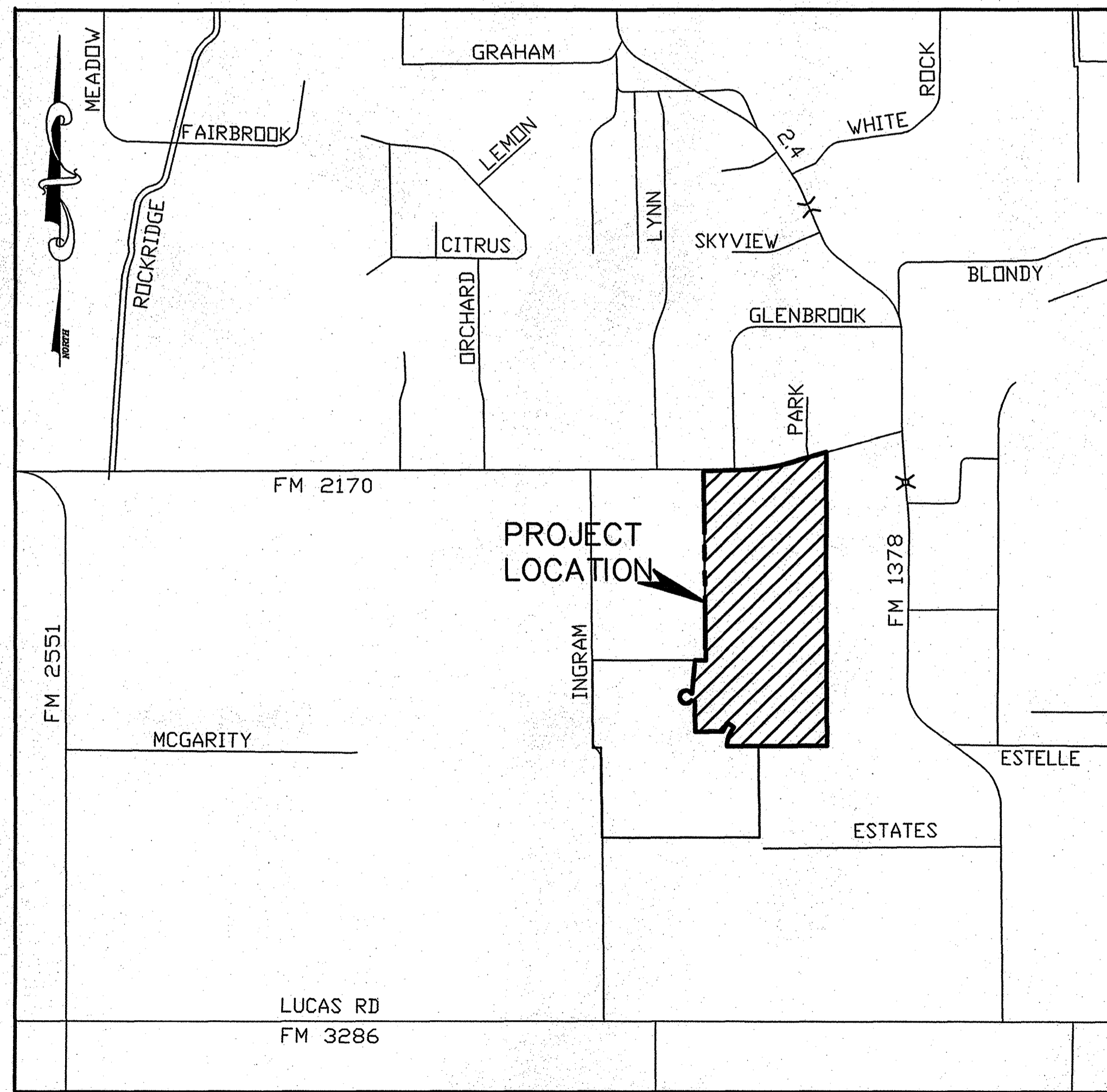
"ATTEST"

Nathalie Wilkerson
CITY SECRETARY
CITY OF LUCAS, TEXAS

8/28/01
DATE



Filed for Record in the
Honorable Melissa Stearns
Collin County Clerk
on Sep 12 2001
at 9:41am
Recording/Type: PL
Receipt #: 2001-0114857
39999 36.00



LOCATION MAP
1" = 1000'

FINAL PLAT
SADDLEBROOK ESTATES, PHASE I
73.565 ACRES OUT OF
J. GRAYUM SURVEY, ABSTRACT NO. 354
J. SNIDER SURVEY, ABSTRACT NO. 824
CITY OF LUCAS
COLLIN COUNTY, TEXAS

SADDLEBROOK ESTATES, LTD. OWNER
c/o The Skorburg Company (214) 522-1945
Two Turtle Creek
3838 Oak Lawn Ave., suite 1212
Dallas, Texas 75219
JONES & BOYD, INC. SURVEYOR/ENGINEER
16800 Dallas Parkway, Suite 240 (972)248-7676
Dallas, Texas 75248

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