

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1995/11/29
At 1:28P
Number: 95- 0089069
Type : PL 26.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Bozeman-Spencer Development, Inc., is the owner of a tract of land in the JAMES ANDERSON SURVEY, ABSTRACT NO. 17 and DENNIS KINSAUL SURVEY, ABSTRACT NO. 502, situated in Collin County, Texas and being a portion of that certain tract of land as described in a deed to Realty Growth Investment Corporation as recorded in Volume 1029, Page 519 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northly corner of Lot 9, Block K of Seis Lagos Addition - Phase I as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE N 57deg 05min 07sec W, a distance of 810.21 feet to a 1/2 inch iron rod set for corner;

THENCE N 00deg 13min 30sec W, a distance of 728.86 feet to a 1/2 inch iron rod set for corner in the south line of that certain tract of land as described in a deed to E. B. Cook as recorded in Volume 342, Page 425 of the Deed Records of Collin County, Texas;

THENCE along the said south line of E. B. Cook tract the following calls:

N 88deg 28min 51sec E, a distance of 279.34 feet to a fence corner;

S 63deg 31min 54sec E, a distance of 466.47 feet to an angle iron found for corner;

S 88deg 50min 47sec E, a distance of 591.24 feet to an angle iron found for corner;

S 72deg 07min 46sec E, a distance of 420.41 feet to a 1/2 inch iron rod set for corner;

S 76 deg 03min 19sec E, a distance of 267.62 feet to a fence corner, said point being in the west line of Woodmoor Addition Second Section, an addition to Collin County, Texas, as recorded in Cabinet A, Page 75 of the Plat Records of Collin County, Texas;

THENCE S 00deg 33min 17sec W along said west line of Woodmoor Addition, a distance of 290.74 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said Woodmoor Addition;

THENCE N 88deg 51sec 03min E along the south line of said Woodmoor Addition, a distance of 354.10 feet to a 1/2 inch iron rod found for corner;

THENCE S 00deg 58min 01sec E departing said south line of Woodmoor Addition, a distance of 174.79 feet to a 1/2 inch iron rod found for corner in the north right-of-way line of Riva Ridge (private street, 50 foot ROW) as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE along said north line of Riva Ridge the following calls;

S 89deg 01min 48sec W, a distance of 199.94 feet to a 1/2 iron rod set at the beginning of a curve to the right having a central angle of 12deg 28min 23sec, a radius of 469.57 feet and whose chord bears N 84deg 44min 00sec W, 102.02 feet;

Westerly along said curve to the right, an arc distance of 102.22 feet to a 1/2 inch iron rod set at the beginning of a reverse curve to the left having a central angle of 07deg 48min 11sec, a radius of 1139.81 feet and whose chord bears N 82deg 23min 54sec W, 155.11 feet;

Westerly along said reverse curve to the left, an arc distance of 155.23 feet to a 1/2 inch iron rod set for corner;

N 86deg 18min 00sec W, a distance of 224.00 feet to a 1/2 inch iron rod set at the beginning of a curve to the left having a central angle of 40deg 02min 00sec, a radius of 804.58 feet and whose chord bears S 73deg 41min 00sec, 550.80 feet;

Southwesterly along said curve to the left, an arc distance of 562.17 feet to a 1/2 inch iron rod set at the beginning of a compound curve to the left having a central angle of 23deg 18min 00sec, a radius of 868.92 feet and whose chord bears S 42deg 01min 00sec, 350.93 feet;

Southwesterly along said compound curve to the left, an arc distance of 353.36 feet to a 1/2 inch iron rod set for corner;

S 30deg 22min 00sec W, a distance of 29.17 feet to a 1/2 iron rod set at the most easterly corner of Lot 9, Block K of Seis Lagos Addition - Phase I as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE N 59deg 38min 00sec W along northeast line of said Lot 9, a distance of 187.64 feet to the POINT OF BEGINNING and containing 35.302 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BOZEMAN-SPENCER DEVELOPMENT, INC. is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as SEIS LAGOS - PHASE II, an addition to Collin County, Texas, and does hereby dedicate in fee simple to the Seis Lagos Utility District the streets shown hereon; and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its system. Any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS 24th DAY OF November, 1995.

BOZEMAN-SPENCER DEVELOPMENT, INC.

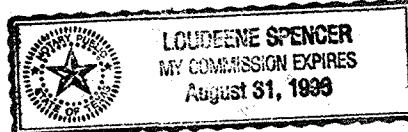
By Lyndon T. Bozeman
It's: President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Lyndon T. Bozeman, President of Bozeman-Spencer Development, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of November, 1995.

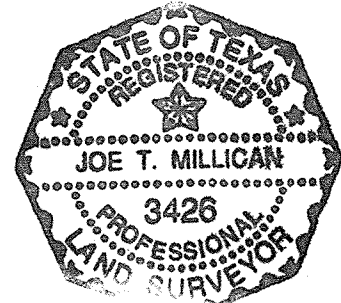
Loudeene Spencer
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Joe T. Millican, Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the city of Lucas, Texas.



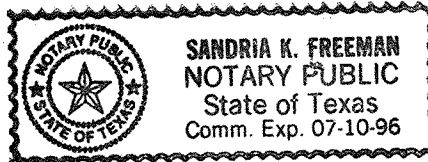
Joe T. Millican
Joe T. Millican, R.P.L.S. No. 3426

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Joe T. Millican, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of November, 1995.

Sandra K. Freeman
Notary Public in and for the State of Texas



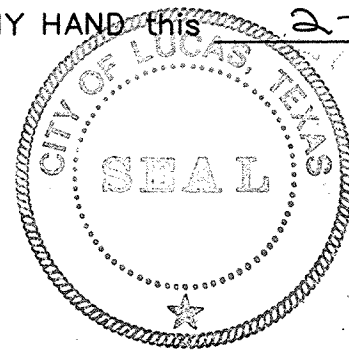
"APPROVED FOR CONSTRUCTION"

Orlando W. Hopewell
Mayor, City of Lucas, Texas

11-27-95
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Seis Lagos - Phase II Addition was submitted to the City of Lucas City Council on the tenth (10th) day of July, 1995, and the Council, by formal action, then and there acknowledged the dedication of streets, easements, public open spaces, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acknowledgment thereof for construction by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this 27 day of November, A.D., 1995.



Annita Olenchak
City Secretary
City of Lucas, Texas

FINAL PLAT

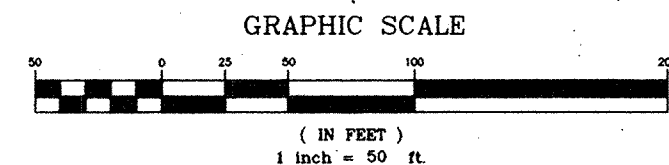
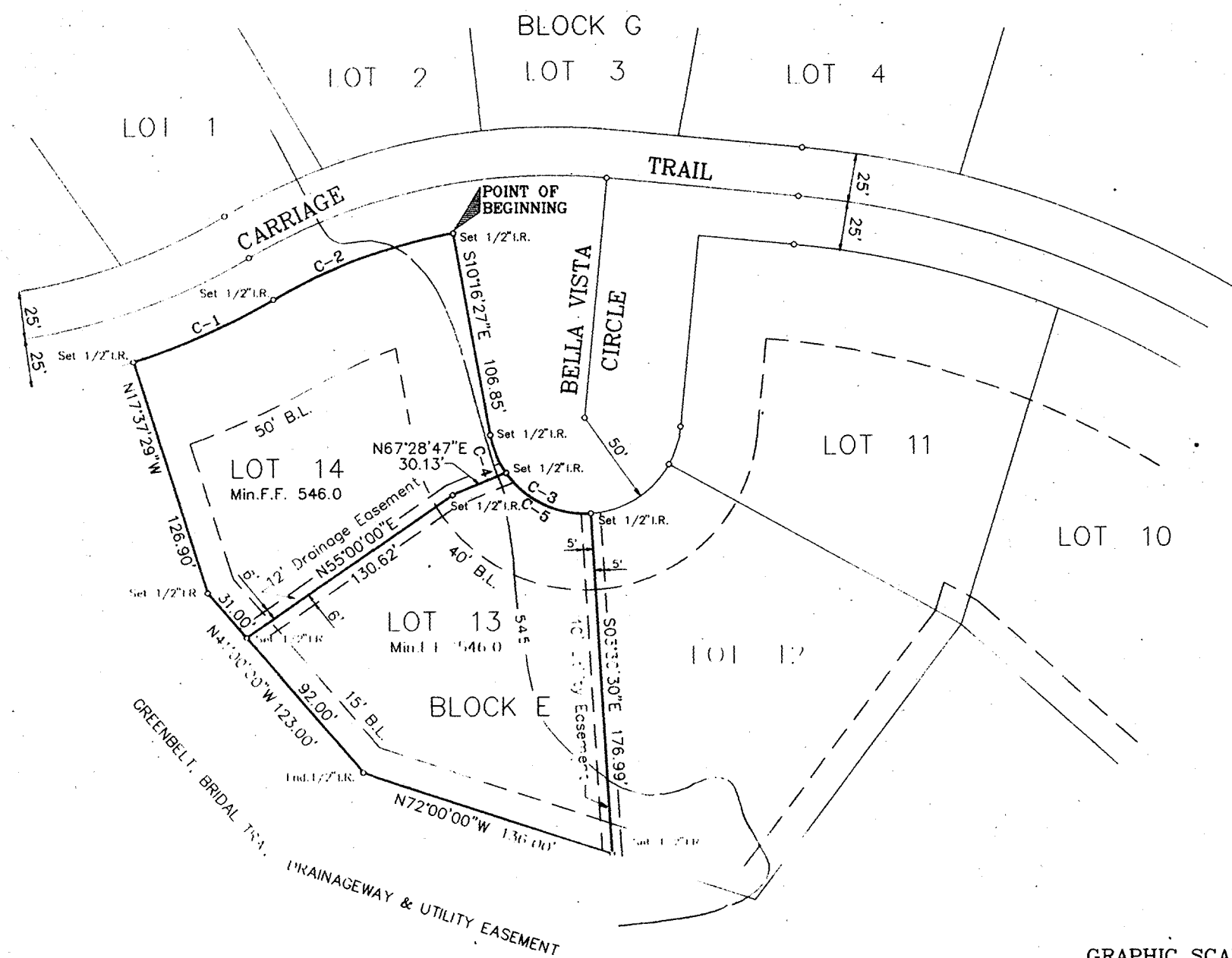
SEIS LAGOS - PHASE II

SITUATED IN THE JAMES ANDERSON SURVEY, ABST. 17
& DENNIS KINSAUL SURVEY, ABST. 502
COLLIN COUNTY, TEXAS

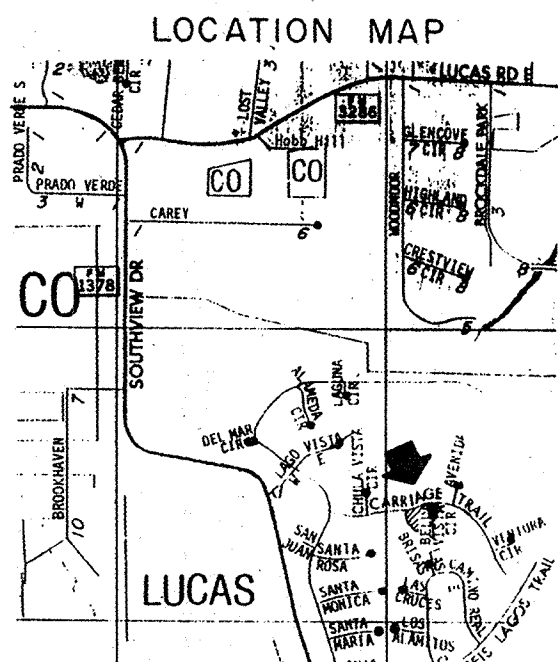
BOZEMAN-SPENCER DEVELOPMENT, INC. **OWNER**
1912 AVENUE K, SUITE 205 (214) 424-9021
PLANO, TEXAS 75086

FREEMAN-MILlican, INC. **ENGINEER**
12001 N. CENTRAL EXPWY., SUITE 390 (214) 991-1901
DALLAS, TEXAS 75243

APRIL 1995



Curve 1	Delta=12°42'31" Radius=360.63' Arc Length=79.99' Chord N 66°01'15" E 79.83'	Curve 4	Delta=24°40'51" Radius=50.00' Arc Length=21.64' Chord S 22°36'43" E 21.37'
Curve 2	Delta=20°03'31" Radius=285.84' Arc Length=100.07' Chord N 69°41'45" E 99.56'	Curve 5	Delta=58°33'22" Radius=50.00' Arc Length=51.10' Chord S 64°13'49" E 48.90'
Curve 3	Delta=83°14'13" Radius=50.00' Arc Length=72.64' Chord S 51°53'23" E 66.42'		



OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN

SITUATED in the State of Texas, County of Collin, being part of the D. Kinsaul Survey, Abstract No. 502, being Lots 13 and 14, Block E of Seis Lagos, Phase One, an addition to Collin County as recorded in Volume 9, Pages 24-26 of the Collin County Plat Records and being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod set marking the intersection of the south right-of-way line of Carriage Trail (50' R.O.W.) with the west right-of-way line of Bella Vista Circle (variable width R.O.W.), said beginning corner also being the northeast corner of said Lot 14;
THENCE with the east line of Lot 14 and the west right-of-way line of Bella Vista Circle, South 10°16'27" East, 106.85 feet to a 1/2-inch iron rod set marking the beginning of a curve to the left;
THENCE along the frontage of Lots 14 and 13, a curve to the left having a central angle of 83°14'13" with a radius of 50.00 feet, for an arc distance of 72.64 feet (chord=South 51°53'23" East, 66.42 feet) to a 1/2-inch iron rod set marking the northeast corner of Lot 13 and the northwest corner of Lot 12 of said addition;
THENCE with a common line between Lots 12 and 13, South 03°30'30" East, 176.99 feet to a 1/2-inch iron rod set marking the southeast corner of Lot 13 and the southwest corner of Lot 12, said corner being in the north line of a greenbelt, Bridal trail, drainage way & utility easement;
THENCE with the southeast line of Lot 13 and the northeast line of said greenbelt, easement, etc., North 72°00'00" West, 136.00 feet to a 1/2-inch iron rod found for corner and North 41°00'00" West, passing at 92.00 feet a 1/2-inch iron rod found marking the most westerly corner of Lot 13 and the most southerly corner of Lot 14, and continuing for a total distance of 123.00 feet to a 1/2-inch iron rod set for corner;
THENCE with the west line of Lot 14 and the east line of said greenbelt, easement, etc., North 17°37'29" West, 126.90 feet to a 1/2-inch iron rod set marking the northwest corner of Lot 14 and being in the curving south right-of-way line of the aforementioned Carriage Trail;
THENCE along the curving south right-of-way line of Carriage Trail and the north line of Lot 14 as follows:
Northeasterly along a curve to the left having a central angle of 12°42'31" with a radius of 360.63 feet, for an arc distance of 79.99 feet (chord=North 66°01'15" East, 79.83 feet) to a 1/2-inch iron rod set marking a point of reverse curve;
Northeasterly along curve to the right having a central angle of 20°03'31" with a radius of 285.84 feet, for an arc distance of 100.07 feet (chord=North 69°41'45" East, 99.56 feet) to the place of beginning and containing 47,015 square feet or 1.079 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Steve Toth and Dennis Verbeek, being the owners of Lot 13 and Lot 14 (respectively), Block E, Seis Lagos, Phase One, do hereby adopt this plat designating the hereinabove described property as REPLAT OF LOTS 13 & 14, BLOCK E, SEIS LAGOS, PHASE ONE, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which in any way endangers or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips; and any public utility shall at any time have the right of ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this _____ day of _____, 1995.

Steve Toth, Owner Lot 13

Dennis Verbeek, Owner Lot 14

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 Toth, 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 _____, 1995.

Notary Public for the State of Texas

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 Dennis Verbeek, 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 _____, 1995.

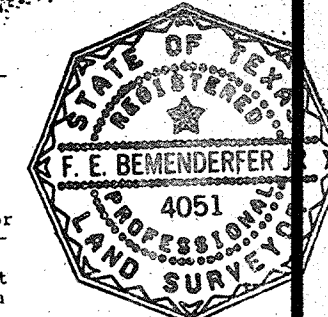
Notary Public for the State of Texas

SURVEYOR'S 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

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

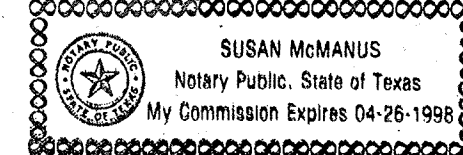


STATE OF TEXAS COUNTY OF COLLIN

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 3rd day of July, 1995.

Susan McManus
Susan McManus
Notary Public for the State of Texas



THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this _____ day of _____, 1995.

County Judge

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas, that percolation tests have been submitted representing the area in which septic tanks are planned to be used.

Registered Sanitarian Collin County
Health Department, Collin County, Texas

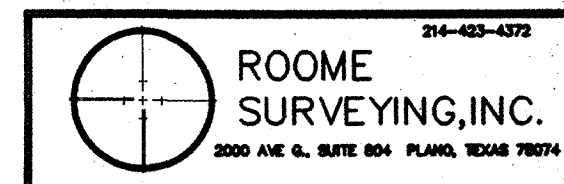
NOTES: 1) THE PURPOSE OF THIS REPLAT IS TO REALIGN THE LOT LINES TO CORRECT A DRIVEWAY ENCROACHMENT. 2) SOURCE BEARING IS PER RECORDED PLAT OF SEIS LAGOS, PHASE ONE, VOLUME 9, PAGES 24-26, COLLIN COUNTY PLAT RECORDS.

REPLAT OF LOTS 14 & 15, BLOCK E SEIS LAGOS, PHASE ONE COLLIN COUNTY, TEXAS

JUNE 2, 1995

OWNER: Steve Toth (Lot 13)
1309 Seabrook Drive
Plano, Texas 75023-2928
(214) 517-6714

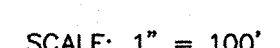
OWNER: Dennis Verbeek (Lot 14)
305 Carriage Trail
Wylie, Texas 75098
(214) 442-3058



526

E.B. COOK
IE 342, PAGE 45
IE 809, PAGE 55

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
CV1	12°28'23"	469.57'	51.31'	102.222
CV2	07°48'11"	1139.81'	77.74'	155.233
CV3	40°02'00"	804.58'	293.11'	562.171
CV4	23°18'00"	868.92'	179.15'	353.36
CV5	56°51'37"	1500.00'	81.21'	148.866
CV6	116°41'36"	500.00'	81.10'	101.844
CV7	25°18'53"	325.00'	72.99'	143.599
CV8	16°43'01"	500.00'	73.46'	145.899



LEGEND

D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT
T.U.E. T.U. ELECTRIC EASEMENT
■ 10'X10' T.U. ELECTRIC TRANSFORMER EASEMENT

WOODMOOR ADDITION
SECOND SECTION
CABINET A, PAGE 75
PRCCT

GOODMAN DUCASE SURVEY A-270
DENNIS KINSAUL SURVEY A-502

NOTE: The bearing basis for this plat is the recorded plat of Seis Lagos Addition - Phase I north line of Riva Ridge.

FINAL PLAT

SEIS LAGOS - PHASE II

SITUATED IN THE JAMES ANDERSON SURVEY, ABST. 17
& DENNIS KINSAUL SURVEY, ABST. 502
COLLIN COUNTY, TEXAS

BOZEMAN-SPENCER DEVELOPMENT, INC.

OWNER

1912 AVENUE K, SUITE 205
PLANO, TEXAS

(214) 424-9021
75086

FREEMAN-MILLICAN, INC.

ENGINEER

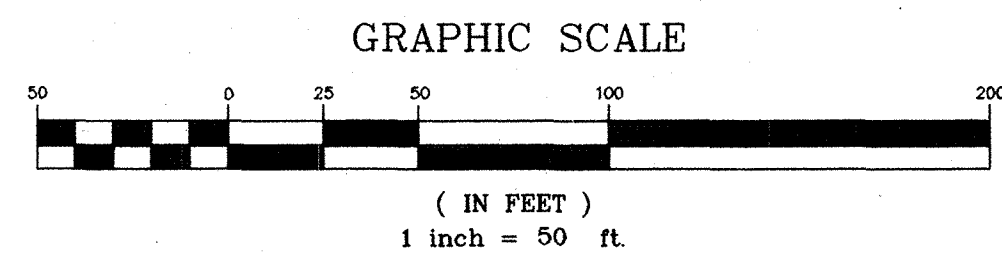
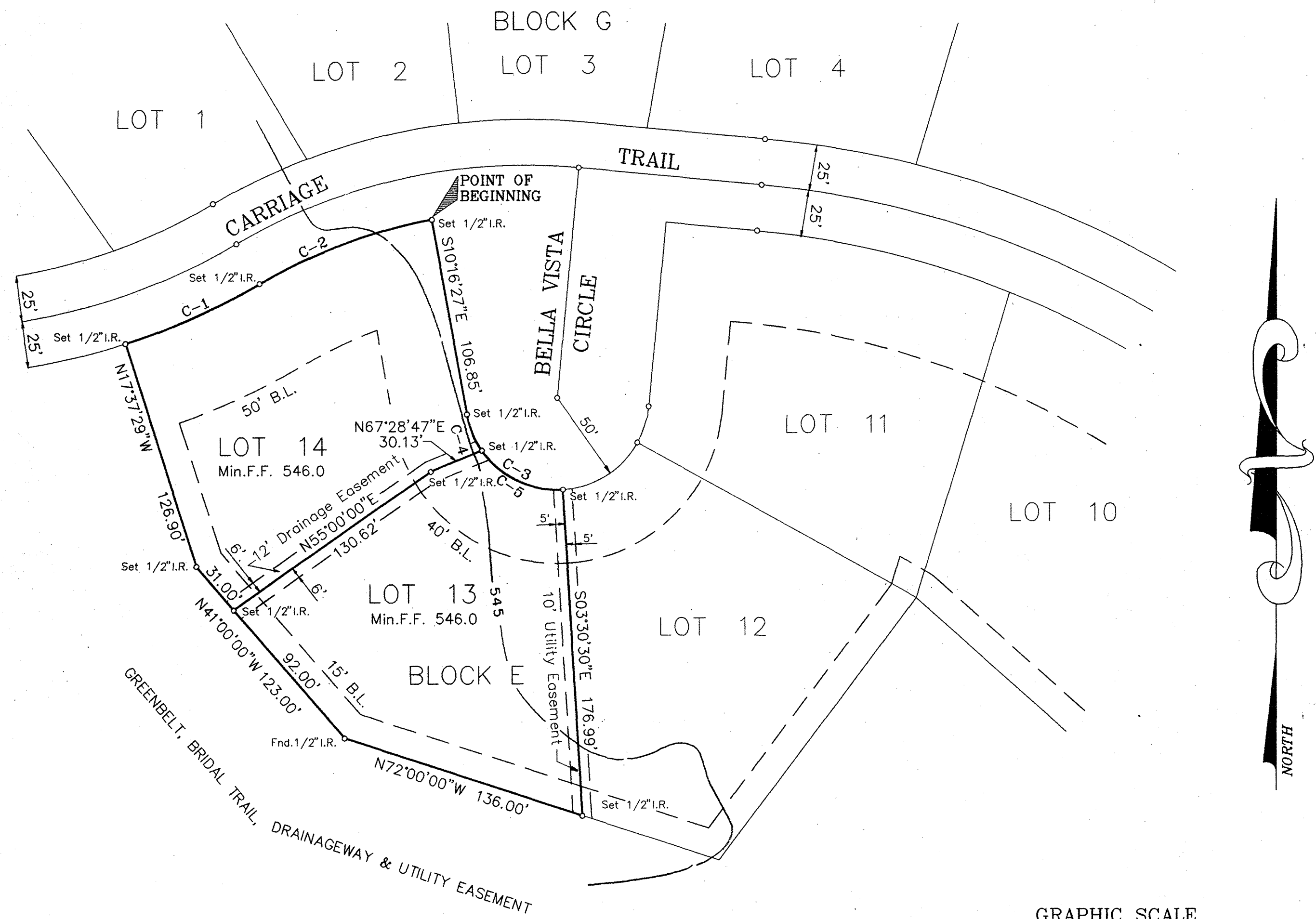
12001 N. CENTRAL EXPWY., SUITE 390
DALLAS, TEXAS

(214) 991-1901
75243

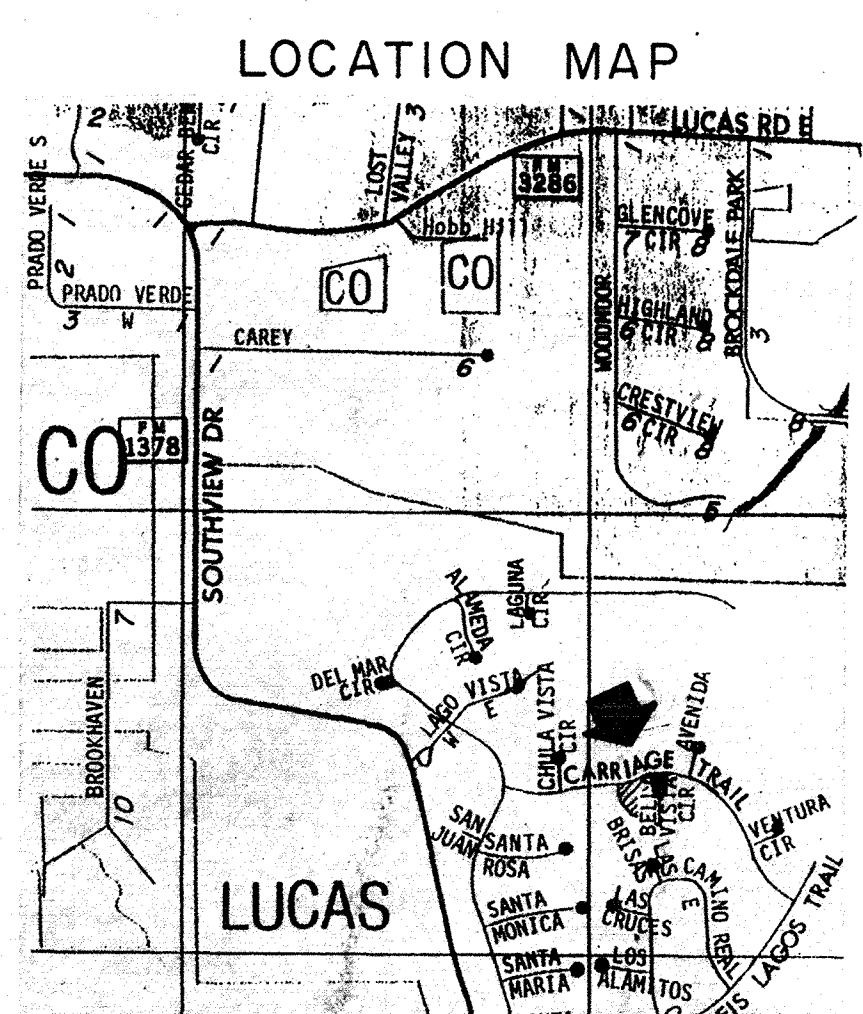
APRIL 1995

SHEET 1 OF 2

F:\94126\94126-02 Fri Oct 27 07:34:09 1995



NOTE: 545' contour line derived from Turner Engineers City of Lucas Topographic Map - December 1992.



Curve 1	Delta=12'42'31" Radius=360.63' Arc Length=79.99' Chord N 66°01'15" E 79.83'	Curve 4	Delta=24'40'51" Radius=50.00' Arc Length=21.54' Chord S 22°36'43" E 21.37'
Curve 2	Delta=20'03'31" Radius=285.84' Arc Length=100.07' Chord N 69°41'45" E 99.56'	Curve 5	Delta=58'33'22" Radius=50.00' Arc Length=51.10' Chord S 64°13'49" E 48.90'
Curve 3	Delta=83°14'13" Radius=50.00' Arc Length=72.64' Chord S 51°53'23" E 66.42'		

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

SITUATED in the State of Texas, County of Collin, being part of the D. Kinsaul Survey, Abstract No. 502, being Lots 13 and 14, Block E of Seis Lagos, Phase One, an addition to Collin County as recorded in Volume 9, Pages 24-26 of the Collin County Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set marking the intersection of the south right-of-way line of Carriage Trail (50' R.O.W.) with the west right-of-way line of Bella Vista Circle (variable width R.O.W.), said beginning corner also being the northeast corner of said Lot 14;

THENCE with the east line of Lot 14 and the west right-of-way line of Bella Vista Circle, South 10°16'27" East, 106.95 feet to a 1/2-inch iron rod set marking the beginning of a curve to the left;

THENCE along the frontage of Lots 14 and 13, a curve to the left having a central angle of 83°14'13" with a radius of 50.00 feet, for an arc distance of 72.64 feet (chord=South 51°53'23" East, 66.42 feet) to a 1/2-inch iron rod set marking the northeast corner of Lot 13 and the northwest corner of Lot 12 of said addition;

THENCE with a common line between Lots 12 and 13, South 03°30'30" East, 176.99 feet to a 1/2-inch iron rod set marking the southeast corner of Lot 13 and the southwest corner of Lot 12, said corner being in the north line of a greenbelt, bridal trail, drainage way & utility easement;

THENCE with the southwest line of Lot 13 and the northeast line of said greenbelt, easement, etc., North 72°00'00" West, 136.00 feet to a 1/2-inch iron rod found for corner and North 41°00'00" West, passing at 92.00 feet a 1/2-inch iron rod found marking the most westerly corner of Lot 13 and the most southerly corner of Lot 14, and continuing for a total distance of 123.00 feet to a 1/2-inch iron rod set for corner;

THENCE with the west line of Lot 14 and the east line of said greenbelt, easement, etc., North 17°37'29" West, 126.90 feet to a 1/2-inch iron rod set marking the northwest corner of Lot 14 and being in the curving south right-of-way line of the aforementioned Carriage Trail;

THENCE along the curving south right-of-way line of Carriage Trail and the north line of Lot 14 as follows:

Northeasterly along a curve to left having a central angle of 12°42'31" with a radius of 360.63 feet, for an arc distance of 79.99 feet (chord=North 66°01'15" East, 79.83 feet) to a 1/2-inch iron rod set marking a point of reverse curve;

Northeasterly along curve to the right having a central angle of 20°03'31" with a radius of 285.84 feet, for an arc distance of 100.07 feet (chord=North 69°41'45" East, 99.56 feet) to the place of beginning and containing 47,015 square feet or 1.079 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Steve Toth and Dennis Verbeek, being the owners of Lot 13 and Lot 14 (respectively), Block E, Seis Lagos, Phase One, do hereby adopt this plat designating the hereinabove described property as REPLAT OF LOTS 13 & 14, BLOCK E, SEIS LAGOS, PHASE ONE, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips; and any public utility shall at any time have the right of ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this _____ day of _____, 1995.

Steve Toth, Owner Lot 13

Dennis Verbeek, Owner Lot 14

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 Toth, 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 _____, 1995.

Notary Public for the State of Texas

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 Dennis Verbeek, 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 _____, 1995.

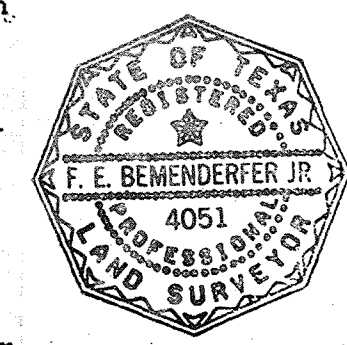
Notary Public for the State of Texas

SURVEYOR'S 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

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

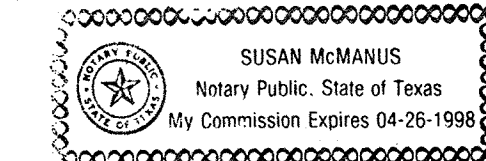


STATE OF TEXAS
COUNTY OF COLLIN

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 3rd day of July, 1995.

Susan McManus
Notary Public for the State of Texas



THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this _____ day of _____, 1995.

County Judge

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas, that percolation tests have been submitted representing the area in which septic tanks are planned to be used.

Registered Sanitarian Collin County
Health Department, Collin County, Texas

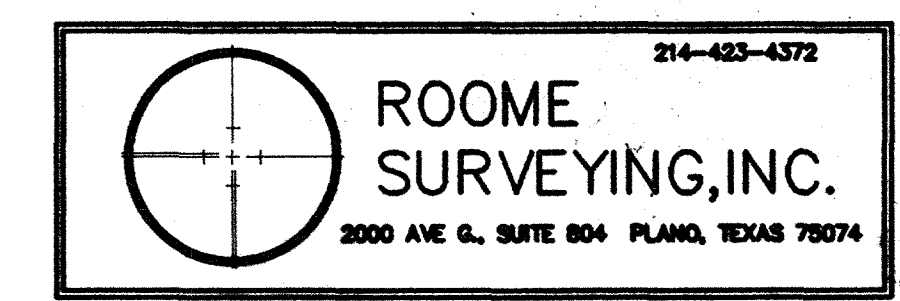
NOTES: 1) THE PURPOSE OF THIS REPLAT IS TO REALIGN THE LOT LINES TO CORRECT A DRIVEWAY ENCROACHMENT. 2) SOURCE BEARING IS PER RECORDED PLAT OF SEIS LAGOS, PHASE ONE, VOLUME 9, PAGES 24-26, COLLIN COUNTY PLAT RECORDS.

REPLAT OF LOTS 14 & 15, BLOCK E SEIS LAGOS, PHASE ONE COLLIN COUNTY, TEXAS

JUNE 2, 1995

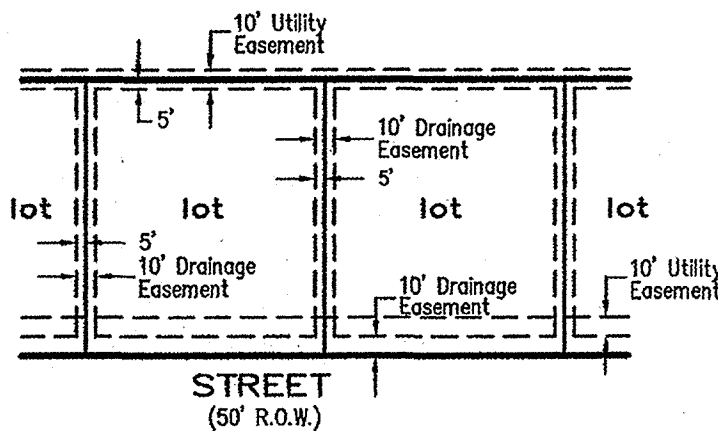
OWNER: Steve Toth (Lot 13)
1309 Seabrook Drive
Plano, Texas 750023-2928
(214) 517-6714

OWNER: Dennis Verbeek (Lot 14)
305 Carriage Trail
Wylie, Texas 75098
(214) 442-3058



NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. All corners are 1/2 inch iron rods with orange plastic caps stamped "SPIARSENGLPS 5610" unless otherwise noted.
3. Lot 1 and Lot 2, Block Z, and Lot 1, Block X to be conveyed to and maintained by the Seis Lagos Community Service Association.
4. The Purpose of this Replat is to Realign Castillo Trail



Note: Except as shown all lots have a 5' Drainage Easement along all side and rear lot line, a 10' Drainage Easement along the front of all lots and a 10' Utility Easement adjacent to 10' Drainage Easement.

Typical Utility & Drainage Easement

nts

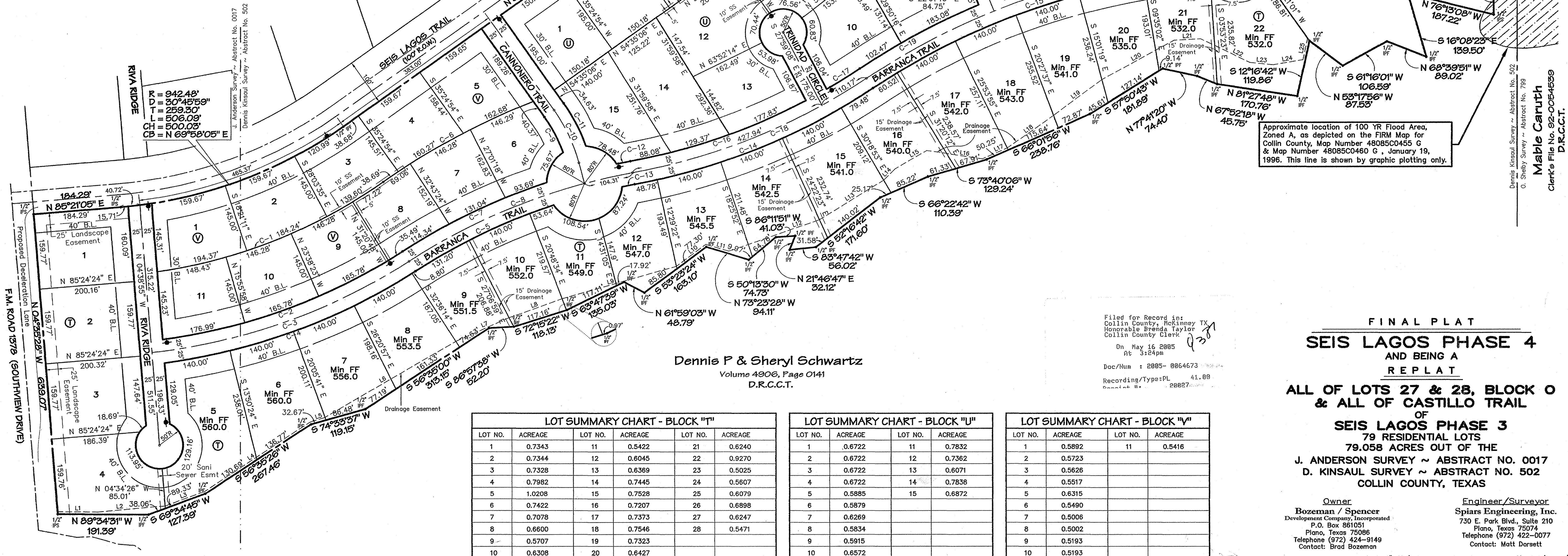
Legend

- I.P.F. Iron Rod Found w/Cap
- I.P.S. Iron Rod Set w/Cap
- W.M.E. Wall Maintenance Easement
- B.L. Building Line Setback
- R.O.W. Right Of Way
- S.S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- F.E.A. Farmers Electric And CoServ Utility Easement
- H.O.A. Home Owners Association
- Street Name Change
- Proposed Fire Hydrant

LINE	LENGTH	BEARING
L1	84.49	N89°34'31"W
L2	143.11	N84°55'23"E
L3	87.34	S89°34'45"W
L4	267.68	S56°35'26"W
L5	32.99	S72°52'40"W
L6	320.10	N59°46'25"E
L7	123.38	S65°35'24"W
L8	119.42	S70°12'48"W
L9	251.77	S74°01'25"W
L10	77.56	S53°23'24"W
L11	50.55	N73°23'28"W
L12	203.60	S70°53'00"W
L13	159.51	N58°12'50"E
L14	33.96	N45°10'28"E
L15	77.74	S59°41'07"W
L16	118.85	S81°14'14"E
L17	57.86	S66°01'56"W
L18	119.91	N54°40'58"E
L19	127.32	N53°16'01"E
L20	173.20	N61°17'07"E
L21	56.43	N86°56'47"E
L22	114.87	S64°23'47"E
L23	49.67	S84°17'43"E
L24	63.84	N80°22'29"E
L25	46.35	S12°16'42"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	1087.48'	2718°09'	264.12'	518.19'	513.31'	S88°14'10"W
C-2	1232.48'	2517°32'	276.53'	544.05'	539.85'	S89°38'58"W
C-3	1257.48'	2629°35'	286.02'	581.44'	576.28'	S70°14'59"W
C-4	1282.48'	2524°41'	289.15'	568.80'	564.14'	N69°42'32"E
C-5	1275.00'	1435°52'	163.31'	324.84'	323.97'	N64°18'08"E
C-6	1470.00'	1405°43'	181.74'	361.83'	360.73'	N61°37'58"E
C-7	1325.00'	1439°44'	170.47'	339.07'	338.15'	N64°20'04"E
C-8	1300.00'	2234°40'	259.50'	512.26'	508.97'	N68°17'32"E
C-9	325.00'	1505°38'	43.06'	86.62'	85.37'	S27°52'05"E
C-10	350.00'	2023°55'	62.97'	124.61'	123.95'	S25°12'57"E
C-11	375.00'	1540°04'	51.59'	102.55'	102.23'	S27°34'52"E
C-12	1325.00'	0116°46'	14.79'	29.59'	29.59'	N78°56'29"E
C-13	1275.00'	0112°54'	13.52'	27.04'	27.04'	N78°58'25"E
C-14	1350.00'	2316°08'	277.96'	548.26'	544.50'	N67°56'48"E
C-15	1475.00'	3005°19'	396.45'	774.59'	765.72'	N71°21'23"E
C-16	1300.00'	1725°16'	199.17'	395.27'	393.75'	S70°52'14"W
C-17	1300.00'	0338°57'	41.35'	82.67'	82.66'	S58°08'02"W
C-18	1325.00'	2316°08'	272.81'	538.10'	534.42'	S67°56'48"W
C-19	1525.00'	1043°42'	143.19'	285.54'	285.13'	N61°40'35"E
C-20	1500.00'	3145°24'	426.67'	831.37'	820.78'	N72°11'28"E
C-21	1685.00'	0453°03'	71.86'	143.64'	143.60'	N81°28'19"E
C-22	1695.00'	1730°33'	234.85'	466.02'	464.22'	N77°40'26"E
C-23	475.00'	2541°06'	108.29'	212.93'	211.16'	S31°18'56"E
C-24	500.00'	2540°57'	113.98'	224.12'	222.25'	S31°18'52"E
C-25	525.00'	2540°57'	119.67'	235.32'	233.36'	S31°18'52"E
C-26	525.00'	1954°10'	92.11'	182.37'	181.45'	N28°52'28"E
C-27	500.00'	1945°32'	87.08'	172.43'	171.58'	N28°21'09"W
C-28	475.00'	1945°32'	82.73'	163.80'	163.00'	N28°21'09"W
C-29	475.00'	1612°43'	67.85'	134.40'	133.95'	S30°07'34"E
C-30	500.00'	1612°43'	71.21'	141.47'	141.00'	S30°07'34"E
C-31	531.00'	1612°43'	74.77'	148.55'	148.05'	S30°07'34"E
C-32	1582.22'	0542°15'	78.83'	157.52'	157.46'	S50°33'27"W

Seis Lagos Phase One
Volume 9, Page 24
P.R.C.C.T.



Dennis P & Sheryl Schwartz
Volume 4906, Page 0141
D.R.C.C.T.

LOT NO.	ACREAGE	LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.7343	11	0.5422	21	0.6240
2	0.7344	12	0.6045	22	0.9270
3	0.7328	13	0.6369	23	0.5025
4	0.7982	14	0.7445	24	0.5607
5	1.0208	15	0.7528	25	0.6079
6	0.7422	16	0.7207	26	0.6898
7	0.7078	17	0.7373	27	0.6247
8	0.6600	18	0.7546	28	0.5471
9	0.5707	19	0.7323		
10	0.6308	20	0.6427		

LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.6722	11	0.7832
2	0.6722	12	0.7362
3	0.6722	13	0.6071
4	0.6722	14	0.7838
5	0.5885	15	0.6872
6	0.5879		
7	0.6269		
8	0.5834		
9	0.5915		
10	0.6572		

LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.5892	11	0.5416
2	0.5723		
3	0.5626		
4	0.5517		
5	0.6315		
6	0.5490		
7	0.5006		
8	0.5002		
9	0.5193		
10	0.5193		

FINAL PLAT
SEIS LAGOS PHASE 4
AND BEING A
REPLAT

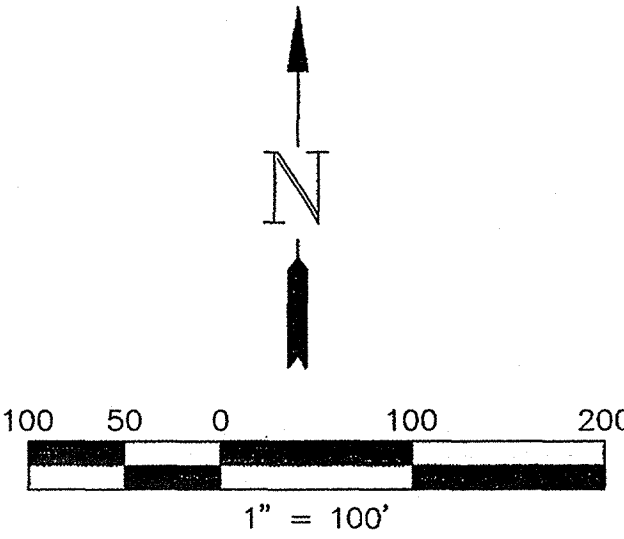
ALL OF LOTS 27 & 28, BLOCK O
& ALL OF CASTILLO TRAIL

SEIS LAGOS PHASE 3
79.058 ACRES OUT OF THE
J. ANDERSON SURVEY ~ ABSTRACT NO. 0017
D. KINSAUL SURVEY ~ ABSTRACT NO. 502
COLLIN COUNTY, TEXAS

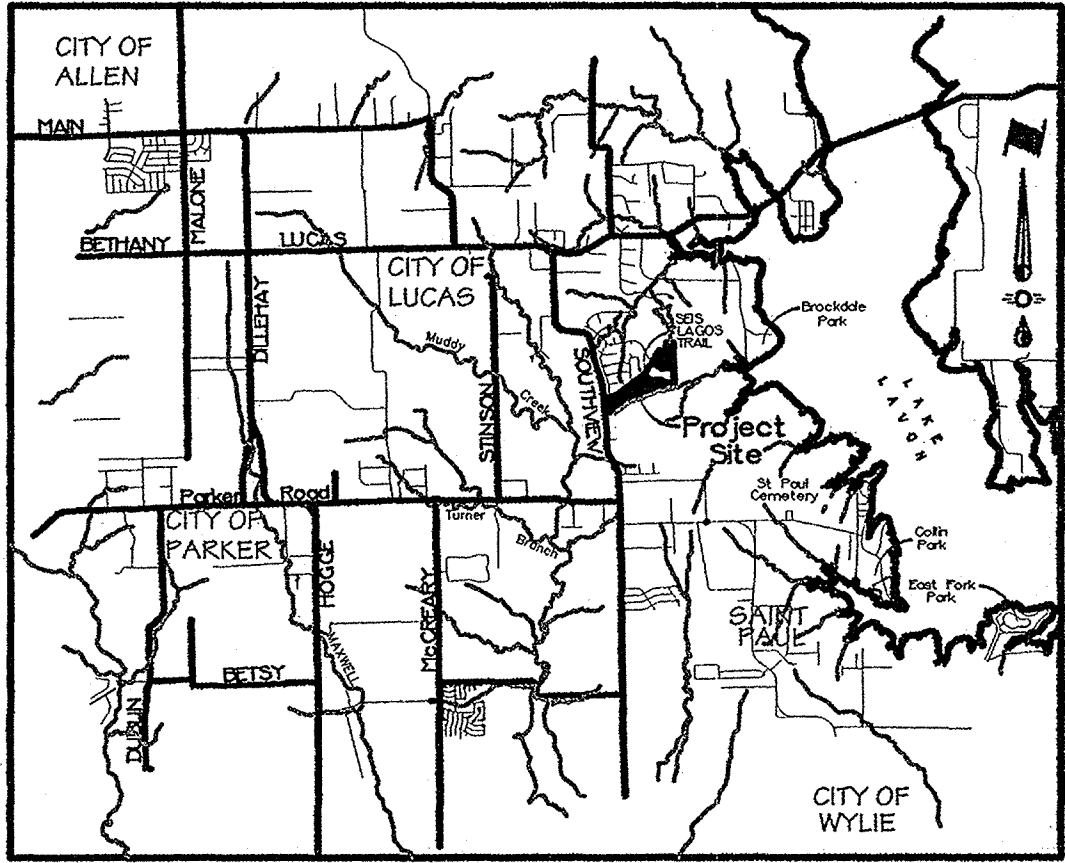
Owner
Bozeman / Spencer
Development Company, Incorporated
P.O. Box 861051
Plano, Texas 75086
Telephone (972) 424-9149
Contact: Brad Bozeman

Engineer/Surveyor
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077
Contact: Matt Dorsett

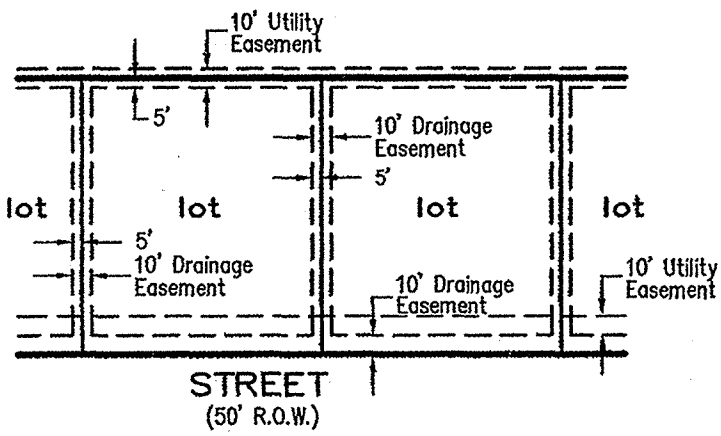
- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. All corners are 1/2 inch iron rods with orange plastic caps stamped "SPIARSENGLPS 5610" unless otherwise noted.
 3. Lot 1 and Lot 2, Block Z, and Lot 1, Block X to be conveyed to and maintained by the Seis Lagos Community Service Association.
 4. The Purpose of this Replat is to Realign Castillo Trail



- Legend**
- IP.F. Iron Rod Found w/Cap
 - IP.S. Iron Rod Set w/Cap
 - W.M.E. Wall Maintenance Easement
 - B.L. Building Line Setback
 - R.O.W. Right Of Way
 - S.S.E. Sanitary Sewer Easement
 - D.E. Drainage Easement
 - U.E. Farmers Electric And CoServ Utility Easement
 - H.O.A. Home Owners Association
 - ◆ Street Name Change
 - ⬇ Proposed Fire Hydrant

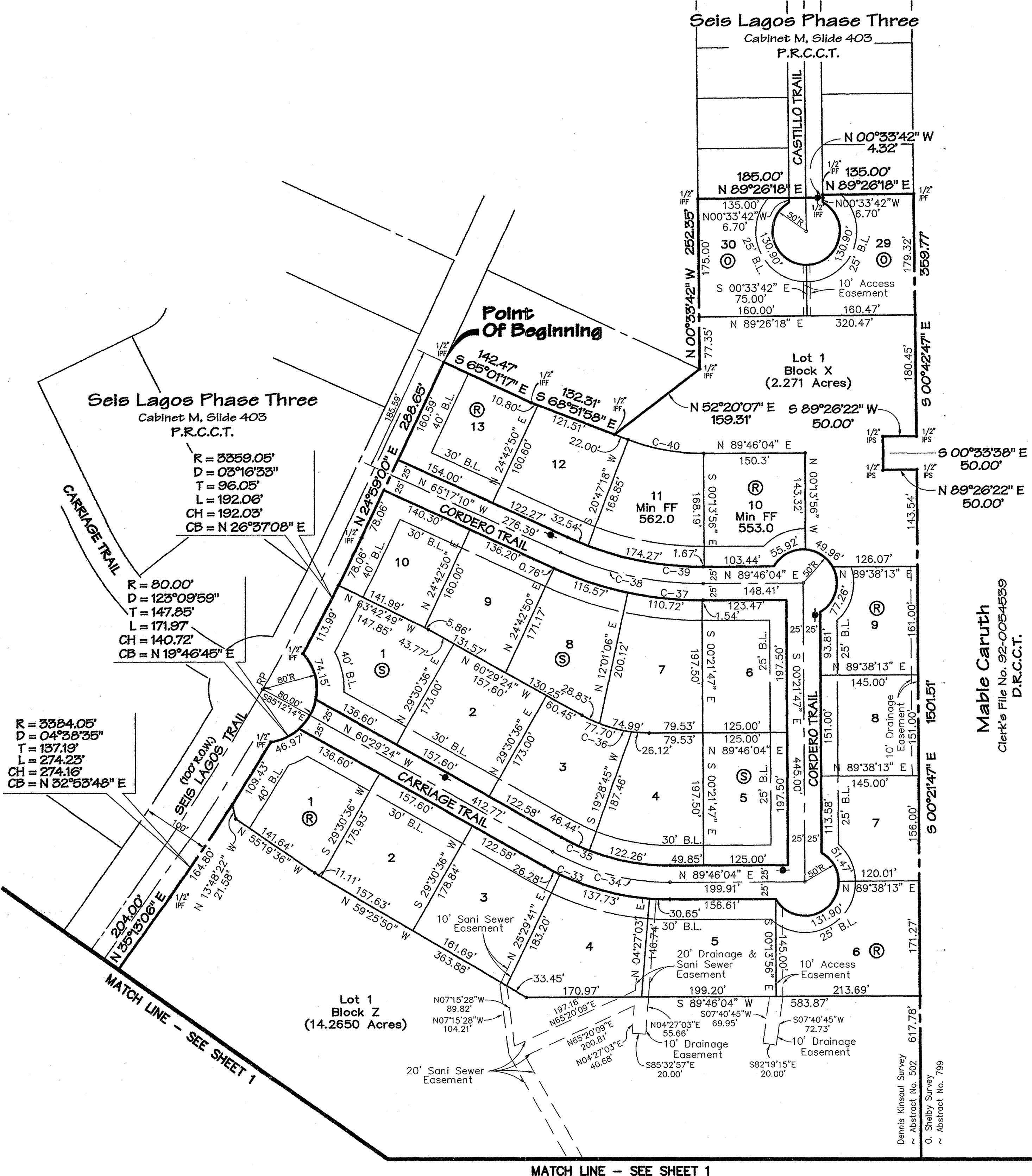


LOCATION MAP
Not To Scale



Note: Except as shown all lots have a 5' Drainage Easement along all side and Rear lot line, a 10' Drainage Easement along the Front of all lots and a 10' Utility Easement adjacent to 10' Drainage Easement.

Typical Utility & Drainage Easement
nts



Mable Caruth
Clerk's File No. 92-0084539
D.R.C.C.T.

LOT SUMMARY CHART - BLOCK "O"			
LOT NO.	ACREAGE	LOT NO.	ACREAGE
29	0.5657	30	0.5513

LOT SUMMARY CHART - BLOCK "R"			
LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.6231	9	0.5056
2	0.6417	10	0.5606
3	0.6428	11	0.5610
4	0.6411	12	0.5651
5	0.6436	13	0.5651
6	0.7487		
7	0.5021		
8	0.5026		

LOT SUMMARY CHART - BLOCK "S"			
LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.6955	7	0.6104
2	0.6259	8	0.5726
3	0.6199	9	0.5201
4	0.6206	10	0.5110
5	0.5667		
6	0.5667		

Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On May 16 2005
At 3:24pm
Doc/Num : 2005- 0064673
Recording/Type:PL 41.00
Receipt #: 20027

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-33	375.00'	29°44'32"	99.58'	194.66'	192.48'	N75°21'40"W
C-34	350.00'	29°44'32"	92.94'	181.68'	179.65'	N75°21'40"W
C-35	325.00'	29°44'32"	86.30'	168.70'	166.82'	N75°21'40"W
C-36	200.00'	29°44'32"	53.11'	103.82'	102.66'	N75°21'40"W
C-37	525.00'	24°56'46"	116.13'	228.58'	226.78'	N77°45'33"W
C-38	500.00'	24°56'46"	110.60'	217.69'	215.98'	N77°45'33"W
C-39	475.00'	24°56'46"	105.07'	206.81'	205.18'	N77°45'33"W
C-40	305.00'	21°21'58"	57.73'	114.11'	113.45'	N79°32'57"W

FINAL PLAT
SEIS LAGOS PHASE 4
AND BEING A
REPLAT
ALL OF LOTS 27 & 28, BLOCK O
& ALL OF CASTILLO TRAIL
OF
SEIS LAGOS PHASE 3
79 RESIDENTIAL LOTS
79.058 ACRES OUT OF THE
J. ANDERSON SURVEY ~ ABSTRACT NO. 0017
D. KINSAUL SURVEY ~ ABSTRACT NO. 502
COLLIN COUNTY, TEXAS

Owner
Bozeman / Spencer
Development Company, Incorporated
P.O. Box 861051
Plano, Texas 75086
Telephone (972) 424-9149
Contact: Brad Bozeman

Engineer/Surveyor
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077
Contact: Matt Dorsett

OWNERS CERTIFICATE

WHEREAS Bozeman/Spencer Development Company, Inc. and Seis Lagos Community Service Association and Seis Lagos Utility District Company, Inc. are the owners of a tract or parcel of land situated in the D. Kinsaul Survey, Abstract Number 502 and the J. Anderson Survey, Abstract Number 0017 in Collin County, Texas and being part of those tracts of land described in Deed to Bozeman/Spencer Development Company, Inc., recorded in Volume 4675, Page 2587, and Collin County Clerks File Number 2005-0057346, Deed Records, Collin County, Texas and part of that tract of land described to Seis Lagos Community Service Association in Deed Recorded in Collin County Clerks File Number 93-0062400, Deed Records, Collin County, Texas and being all of Lots 27 and 28 Block O, and all of Castillo Trail (a 50 foot wide Right-of-Way) of Seis Lagos, Phase Three, an addition to Collin County as recorded in Cabinet M Slide 403, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the common corner of the northwest corner of Lot 27 and the southwest corner of Lot 26, Block O of said Seis Lagos, Phase Three, being in the east line of Seis Lagos Trail (a 50 foot wide Right-of-Way, at this point);

THENCE South 65°01'17" East, along the common line of said Lot 26 and Lot 27, a distance of 142.47 feet to a 1/2 inch iron rod with cap for an angle point in the southern line of said Lot 26;

THENCE along the southerly and easterly line of Seis Lagos, Phase Three, the following courses and distances, to wit:

South 68°51'58" East a distance of 132.31 feet to a 1/2 inch iron rod found for corner;

North 52°20'07" East a distance of 159.31 feet to a 1/2 inch iron rod found for corner;

North 00°33'42" West a distance of 252.35 feet to a 1/2 inch iron rod found for corner;

North 89°26'18" East a distance of 185.00 feet to a 1/2 inch iron rod found for corner;

North 00°33'42" West a distance of 4.32 feet to a 1/2 inch iron rod found for corner;

North 89°26'18" East a distance of 135.00 feet to a 1/2 inch iron rod found for corner in the west line of a tract of land described to Mabel Caruth in Deed recorded in Collin County Clerks File Number 92-0054539, Deed Records, Collin County, Texas;

THENCE along the west line of said Mabel Caruth tract the following courses and distances, to wit:

South 00°42'47" East a distance of 359.77 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

South 89°26'22" West a distance of 50.00 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

South 00°33'38" East a distance of 50.00 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

North 89°26'22" East a distance of 50.00 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

South 00°21'47" East a distance of 1501.51 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

South 89°46'22" West a distance of 50.00 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner;

South 00°13'38" East a distance of 50.00 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner in the near centerline of a small creek and the north line of a tract of land described to Dennis Schwartz in Deed recorded in Volume 4906, Page 141, Deed Records, Collin County, Texas;

THENCE with the apparent centerline of a small creek and the north line of said Dennis Schwartz tract, the following courses and distances, to wit:

North 76°13'08" West a distance of 187.22 feet to a point for corner;

South 16°08'23" East a distance of 139.50 feet to a point for corner;

North 68°39'51" West a distance of 89.02 feet to a point for corner;

South 61°16'01" West a distance of 106.59 feet to a point for corner;

North 53°17'56" West a distance of 87.53 feet to a point for corner;

South 12°16'42" West a distance of 119.86 feet to a point for corner;

North 81°27'48" West a distance of 170.76 feet to a point for corner;

North 67°52'18" West a distance of 45.75 feet to a point for corner;

North 77°41'20" West a distance of 74.40 feet to a point for corner;

South 57°50'43" West a distance of 181.89 feet to a point for corner;

South 66°01'56" West a distance of 238.76 feet to a point for corner;

South 73°40'06" West a distance of 129.24 feet to a point for corner;

South 66°22'42" West a distance of 110.39 feet to a point for corner;

South 52°16'42" West a distance of 171.60 feet to a point for corner;

South 83°47'42" West a distance of 56.02 feet to a point for corner;

North 21°46'47" East a distance of 32.12 feet to a point for corner;

South 86°11'51" West a distance of 41.03 feet to a point for corner;

South 50°13'30" West a distance of 74.73 feet to a point for corner;

North 73°23'28" West a distance of 94.11 feet to a point for corner;

South 53°23'24" West a distance of 163.10 feet to a point for corner;

North 61°59'03" West a distance of 48.79 feet to a point for corner;

South 63°47'39" West a distance of 135.03 feet to a point for corner;

South 72°15'22" West a distance of 118.13 feet to a point for corner;

South 86°57'38" West a distance of 52.20 feet to a point for corner;

South 56°35'00" West a distance of 313.15 feet to a point for corner;

South 74°33'37" West a distance of 119.15 feet to a point for corner;

South 56°35'26" West a distance of 267.46 feet to a point for corner;

South 69°34'45" West a distance of 127.39 feet to a point for corner;

North 89°34'31" West a distance of 191.39 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner in the east line of F.M. Road #1378;

THENCE North 04°35'28" West, along the east line of said F.M. Road # 1378, a distance of 639.07 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner in the south line of Seis Lagos Trail (a 100 foot wide Right-of-Way, at this point) as recorded as part of Seis Lagos, Phase One an addition to Collin County as recorded in Volume 9, Page 24, Plat Records, Collin County, Texas;

THENCE along the southerly line of said Seis Lagos, Phase One and the South line of said Seis Lagos Trail, the following courses and distances, to wit:

North 85°21'05" East a distance of 184.29 feet to a 1/2 inch iron rod with cap marked "SPIARS ENGR" set for corner at the beginning of a curve to the left whose chord bears North 69°58'05" East, 500.03 feet;

In a northeasterly direction along said curve to the left having a central angle of 30°45'59", a radius of 942.48 feet, and an arc length of 506.09 feet to a 1/2 inch iron rod found for corner;

North 54°35'06" East a distance of 1117.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left whose chord bears North 44°54'06" East, 480.12 feet;

In a Northeasterly direction along said curve to the left having a central angle of 19°22'00", a radius of 1427.22 feet, and an arc length of 482.42 feet to a 1/2 inch iron rod found for corner;

North 35°13'06" East a distance of 204.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left whose chord bears North 32°53'48" East, 274.16 feet;

In a Northeasterly direction along said curve to the left having a central angle of 4°38'35", a radius of 3384.05 feet, and an arc length of 274.23 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left whose chord bears North 19°46'45" East, 140.72 feet;

In a Northeasterly direction along said curve to the left having a central angle of 123°09'59", a radius of 80.00 feet, and an arc length of 171.97 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left whose chord bears North 26°37'08" East, 192.03 feet;

In a Northeasterly direction along said curve to the left having a central angle of 3°16'33", a radius of 3359.05 feet, and an arc length of 192.06 feet to a 1/2 inch iron rod found for corner;

North 24°59'00" East a distance of 288.65 feet to the POINT OF BEGINNING and containing 79.058 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOZEMAN / SPENCER DEVELOPMENT COMPANY, INC., SEIS LAGOS COMMUNITY SERVICE ASSOCIATION, and the SEIS LAGOS UTILITY DISTRICT are the owners of said tract, and do hereby adopt this plat designating the herein above described property as SEIS LAGOS - PHASE FOUR, an addition to Collin County, Texas, and do hereby dedicate, in fee simple, to the Seis Lagos Utility District, the streets shown hereon; and do hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its system. Any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system without the necessity at any time of procuring the permission of anyone.

WITNESS, my hand, this the 4TH day of May, 2005.

By: BOZEMAN / SPENCER DEVELOPMENT COMPANY, INC.

By: John Spencer, Vice President

STATE OF TEXAS ~

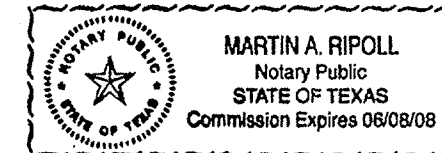
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Spencer, Vice President of Bozeman / Spencer Development Company, Inc., as 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 4th day of May, 2005.

Notary Public in and for the State of Texas

06-08-08
My Commission Expires On:



WITNESS, my hand, this the 4TH day of May, 2005.

By: SEIS LAGOS COMMUNITY SERVICE ASSOCIATION

By: Robert Flint, President

STATE OF TEXAS ~

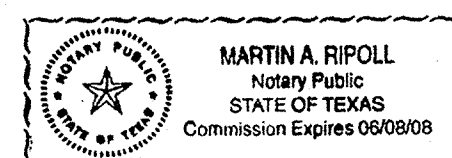
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Flint, President of Seis Lagos Community Service Association, as 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 4th day of May, 2005.

Notary Public in and for the State of Texas

06-08-08
My Commission Expires On:



WITNESS, my hand, this the 4th day of May, 2005.

By: SEIS LAGOS UTILITY DISTRICT

By: Dennis Verbeek, President

Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On May 16 2005
At 3:24pm

Doc/Num : 2005- 0064673

Recording/Type: PL 200627 41.00
Receipt #: 200627 41.00

STATE OF TEXAS ~

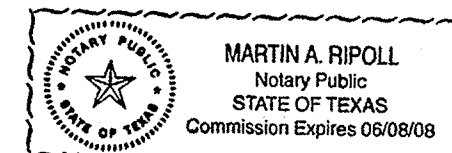
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dennis Verbeek, President of Seis Lagos Utility District, as 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 4th day of May, 2005.

Notary Public in and for the State of Texas

06-08-08
My Commission Expires On:



LIENHOLDER:

WITNESS, my hand, this the 4th day of May, 2005.

By: 1st International Bank - Plano
1912 Avenue, Plano, Texas 75074

By: George Cox, Vice President

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 George Cox, Vice President of 1st International Bank-Plano, as 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 4th day of May, 2005.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Philip E. Adams, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Lucas.

Philip E. Adams, R.P.L.S. No. 5610

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 Philip E. Adams, Registered Public Land Surveyor, 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 4th day of May, 2005.

Notary Public in and for the State of Texas

04-14-2007
My Commission Expires On:



"RECOMMENDED FOR APPROVAL"

Chairperson, Planning and Zoning Commission
City of Lucas, Texas

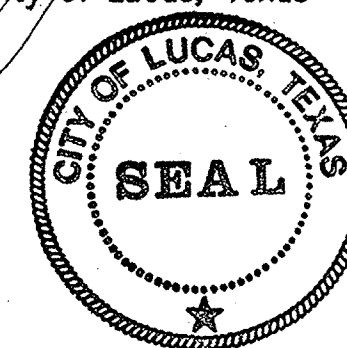
"APPROVED FOR CONSTRUCTION"

Mayor, City of Lucas, Texas

The undersigned, the City Secretary of the City of Lucas, Texas, Hereby Certifies that the foregoing plat of Seis Lagos - Phase Four Addition was submitted to the City Council on the 4th day of May, 2005, and the Council, by formal action, then and there acknowledged the dedication of streets, easements, public open space, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acknowledgment thereof for construction by signing his/her name as herein above subscribed.

WITNESS, my hand, this the 4th day of May, 2005.

City Secretary
City of Lucas, Texas



FINAL PLAT SEIS LAGOS PHASE 4 AND BEING A REPLAT

ALL OF LOTS 27 & 28, BLOCK O
& ALL OF CASTILLO TRAIL

OF
SEIS LAGOS PHASE 3

79 RESIDENTIAL LOTS

79.058 ACRES OUT OF THE

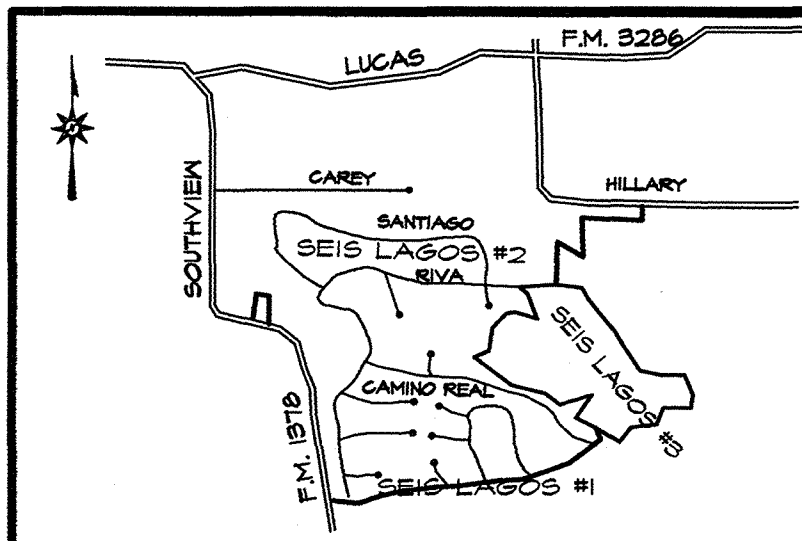
J. ANDERSON SURVEY ~ ABSTRACT NO. 0017

D. KINSAUL SURVEY ~ ABSTRACT NO. 502

COLLIN COUNTY, TEXAS

Owner
Bozeman / Spencer
Development Company, Incorporated
P.O. Box 861051
Plano, Texas 75086
Telephone (972) 424-9149
Contact: Brad Bozeman

Engineer/Surveyor
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077
Contact: Matt Dorsett



VICINITY MAP
NTS.

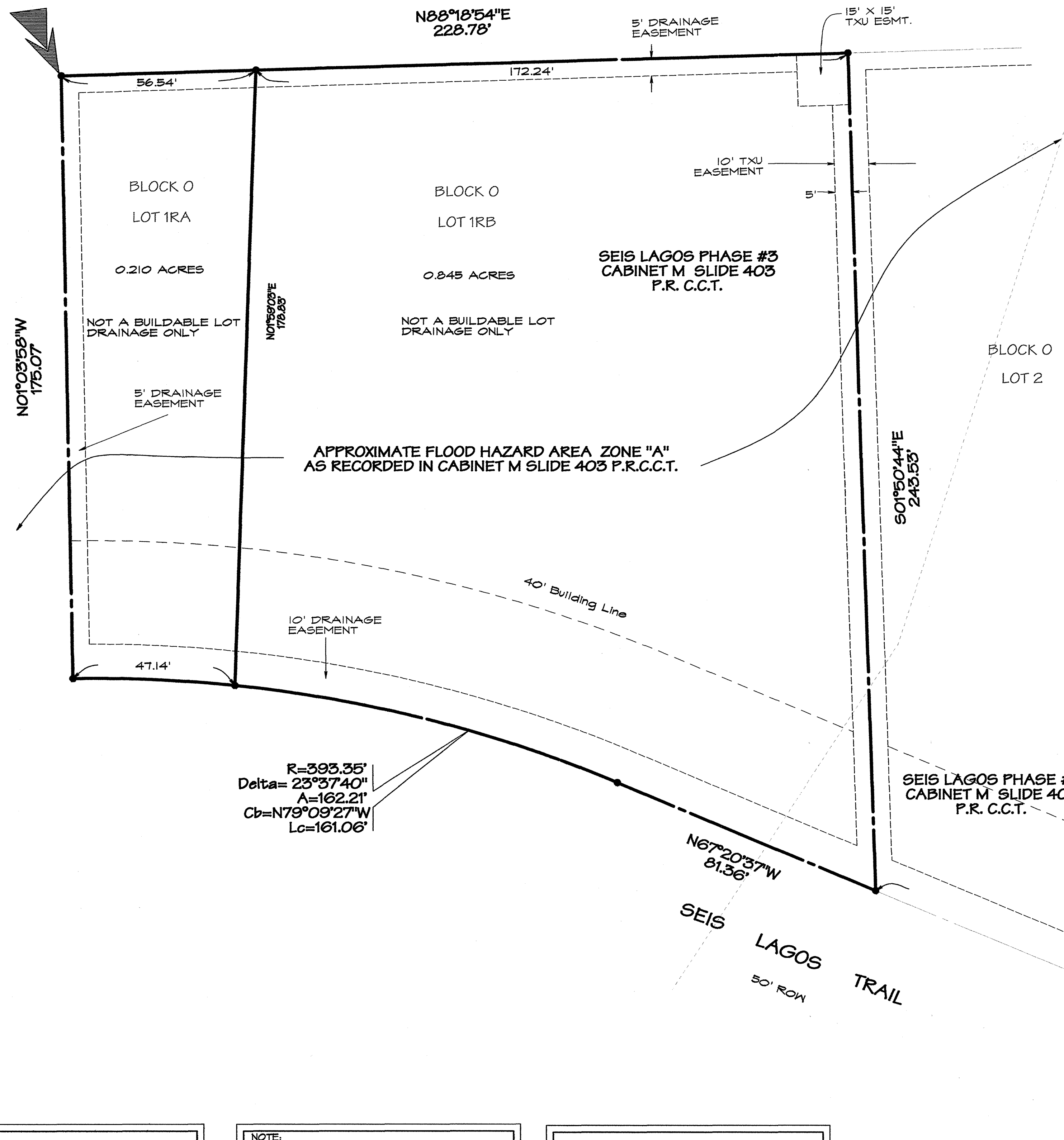


SCALE IN FEET
1"=20'

CONSOLIDATED PARTNERSHIP, LTD.
VOLUME 3433 PAGE 874

POINT OF
BEGINNING

SEIS LAGOS UTILITY DISTRICT
C.C.F. #93-0062398



R=393.35'
Delta= 23°37'40"
A=162.21'
Cb=N79°09'27"W
Lc=161.06'

SEIS LAGOS PHASE #3
CABINET M SLIDE 403
P.R. C.C.T.

NOTICE:
SELLING ANY PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF CITY
ORDINANCE AND STATE LAWS, AND IS SUBJECT
TO FINES AND WITHHOLDING OF UTILITIES
AND BUILDING PERMITS.

NOTE:
1. NO LOT TO LOT DRAINAGE WILL BE
PERMITTED.
2. THE PURPOSE OF THIS REPLAT
IS TO SUB-DIVIDE LOT 1 INTO TWO LOTS
FOR OWNERSHIP REASONS.

NOTE:
3. NO FLOOD STUDY WAS PERFORMED
FOR THIS REPLAT; NO BASE FLOOD
ELEVATIONS WERE ESTABLISHED.

OWNERS CERTIFICATE

Whereas Bozeman-Spencer Development, Ltd. is the owner of a certain tract or parcel of land situated in the Dennis Kinsaul Survey, Abstract Number 502, in County of Collin, Texas and being all of Lot 1, Block O, of the First Plat of Seis Lagos, Phase Three, an addition to the County of Collin, Texas as recorded in Cabinet M, Page 403, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a one half inch iron rod found the Northwest corner of Lot 1, Block O, of said Seis Lagos, Phase Three Addition;

THENCE North 88°18'54"E East a distance of 228.78 feet to a one half inch iron rod found for the Northeast corner of Lot 1, Block O of said Seis Lagos, Phase Three Addition, and also being the Northwest corner of Lot 2, Block O of said Seis Lagos, Phase Three Addition;

THENCE South 01°50'44"E East a distance of 243.53 feet to a one half inch iron rod found for the Southeast corner of Lot 1, Block O of said Seis Lagos Phase Three Addition, and also being the Southwest corner of Lot 2, Block O of said Seis Lagos, Phase Three Addition, and also being in the North line of Seis Lagos Trail, a 50 foot wide right-of-way;

THENCE North 67°20'37"W West, along the North line of said Seis Lagos Trail, a distance of 81.36 feet to a point at the beginning of a curve to the left whose chord bears North 79°09'27"W West, 161.06 feet;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 23°37'40", a radius of 393.35 feet, and an arc length of 162.21 feet to a one half inch iron rod found for the Southwest corner of Lot 1, Block O of said Seis Lagos, Phase Three Addition;

THENCE North 01°03'58"W West a distance of 175.07 feet to the POINT OF BEGINNING and containing 1.055 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Bozeman / Spencer Development Co. Inc., acting through its duly authorized officers does hereby adopt this REPLAT designating above described property as REPLAT of Seis Lagos, Phase Three Addition, Lots 1RA and 1RB, Block O, an addition to Collin County, Texas, and does hereby dedicate to The Seis Lagos Utility District, fee simple for public use forever, the streets, and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Seis Lagos Utility District. In addition, utility easements may also be used for the mutual use and accommodation of public utilities desiring its 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 Seis Lagos Utility District's use thereof. The Seis Lagos Utility District 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 in said easements. The Seis Lagos Utility District 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, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time or procuring permission from anyone.

WITNESS, my hand, this the 19th day of May, 2005.

By: Bud Bozeman
Title: Vice President
Bozeman / Spencer Development Co. Inc.

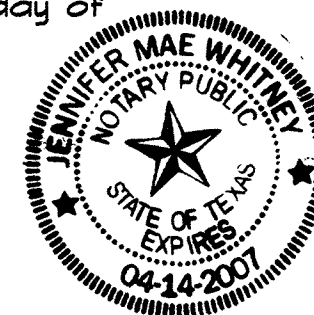
STATE OF TEXAS *
COUNTY OF COLLIN *

BEFORE me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared

Bud Bozeman 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of May, 2005.

Danif Mae Whitney
Notary Public State of Texas
My Commission Expires 04-14-2007



SEIS LAGOS PHASE #3
CABINET M SLIDE 403
P.R. C.C.T.

SEIS LAGOS TRAIL
30' ROW

LAGO GRANDE TRAIL
30' ROW

"RECOMMENDED FOR APPROVAL"

Sheela
Chairperson, Planning and Zoning Commission
City of Lucas, Texas

25 Jun '05
Date

"APPROVED FOR CONSTRUCTION"

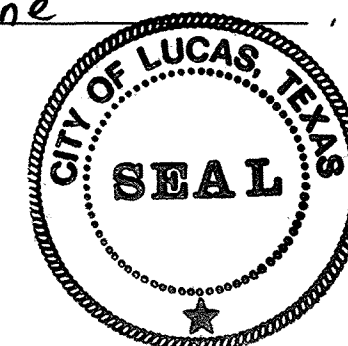
Philip E. Adams
Mayor, City of Lucas, Texas

25 Jun '05
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby Certifies that the foregoing replat of Lot 1, Block O, Seis Lagos, Phase Three Addition was submitted to the City Council on the 2nd day of June, 2005, and the Council, by formal action, then and there acknowledged the dedication of streets, easements, public open spaces, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acknowledgment thereof for construction by signing his/her name as herein subscribed.

WITNESS MY HAND this 25th day of June, A.D. 2005

Dedra A. Bates
City Secretary
City of Lucas, Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that I, Philip E. Adams, do hereby certify that I prepared this plat from an accurate and actual survey of 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 Plano, Texas.

Philip E. Adams, R.P.L.S. # 5610

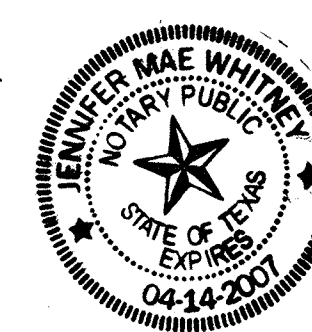
STATE OF TEXAS *
COUNTY OF COLLIN *



BEFORE me, the undersigned, a Notary Public in and for the state of Texas, on this day personally appeared Philip E. Adams, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of May, 2005.

Danif Mae Whitney
Notary Public State of Texas
My Commission expires 04-14-2007



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Jun 30 2005
At 10:04am Q529
Doc/Num : 2005- 0087096
Recording/Type: PL
Receipt #: 26417 21.00

REPLAT

SEIS LAGOS, PHASE THREE
being a 1.055 Acre Tract of land known as
LOTS 1RA & 1RB, BLOCK O
SEIS LAGOS, PHASE THREE
situated in the
DENNIS KINSAUL SURVEY
ABSTRACT NUMBER 502
COLLIN COUNTY, TEXAS

Owner/Developer
Bozeman/Spencer Dev. Co. Inc.
P.O. Box 861051
Plano, TX 75086
(972) 424-9149

Surveyor
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077

RECORDED IN CAB. _____ SLIDE _____

Scale 1"= 20' April, 2005 Sheet 1 of 1, Job # 05-018

LEGEND

BOUNDARY LINE CURVE DATA
CENTER LINE & PROPERTY LINE
CURVE DATA

BOUNDARY LINE CURVE DATA

CURVE #	RADIUS	DELTA	TANGENT	LENGTH
1	868.92	23°18'00"	179.15	353.36
2	804.58	40°02'00"	293.11	562.17
3	1139.81	07°48'00"	77.70	155.17
4	469.57	12°28'12"	51.30	102.20
5	393.35	57°00'00"	213.57	391.32
6	343.35	33°22'28"	102.93	200.00
7	719.99	3°19'23"	201.86	393.61
8	714.92	32°00'00"	205.00	399.28
9	3359.05	03°16'26"	95.99	191.94
10	80.00	124°17'39"	151.39	173.55
11	3384.05	04°38'35"	137.19	274.23
12	1427.22	19°22'00"	243.53	482.42
13	942.48	30°45'59"	259.30	506.09
14	363.73	26°00'44"	84.01	165.13

CENTER LINE & PROPERTY LINE CURVE DATA

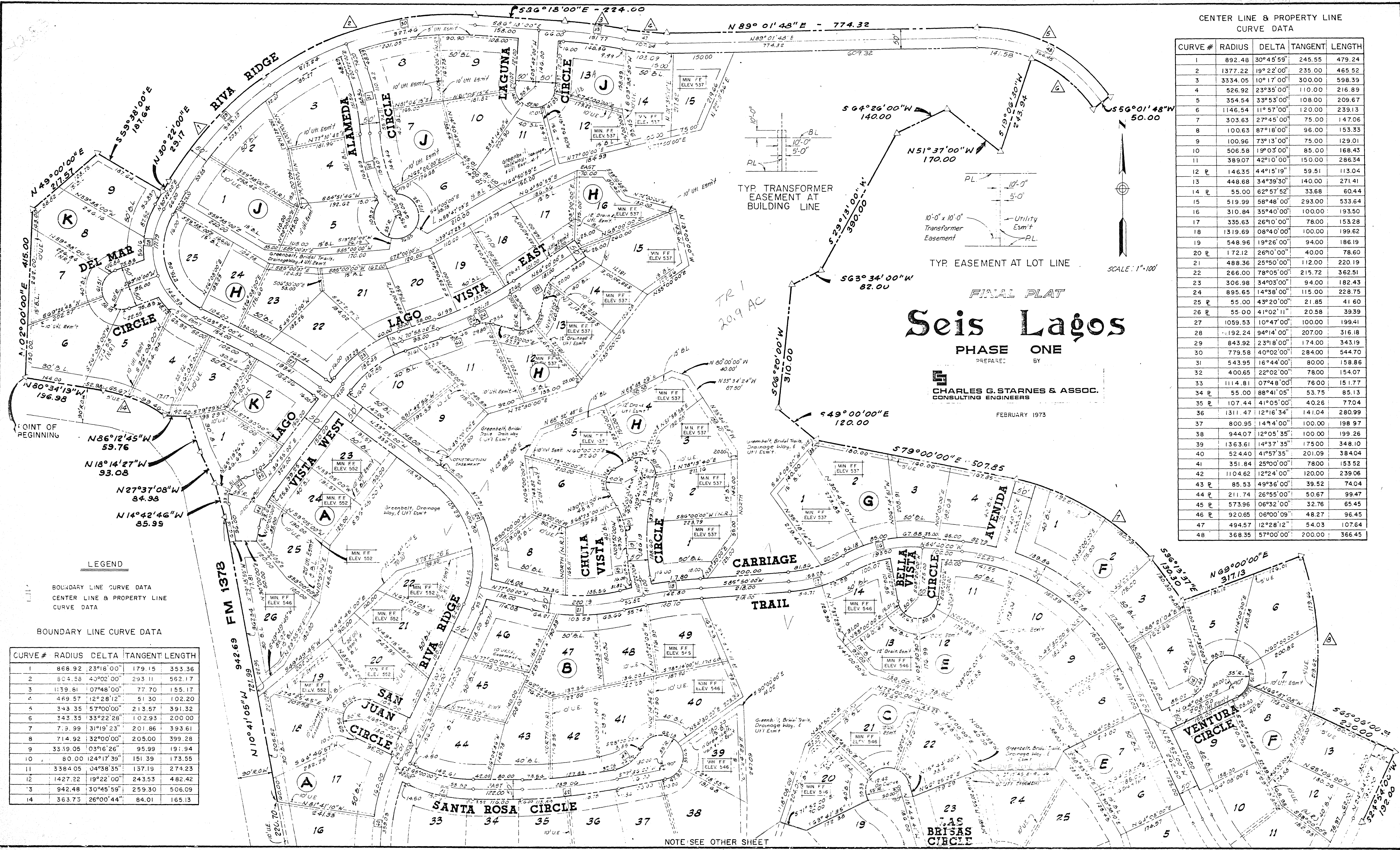
CURVE #	RADIUS	DELTA	TANGENT	LENGTH
1	892.48	30°45'59"	245.55	479.24
2	1377.22	19°22'00"	235.00	465.52
3	3334.05	10°17'00"	300.00	598.39
4	526.92	23°35'00"	110.00	216.89
5	354.54	33°53'00"	108.00	209.67
6	1146.54	11°57'00"	120.00	239.13
7	303.63	27°45'00"	75.00	147.06
8	100.63	87°18'00"	96.00	153.33
9	100.96	73°13'00"	75.00	129.01
10	506.58	19°03'00"	85.00	168.43
11	389.07	42°10'00"	150.00	286.34
12	146.35	44°15'19"	59.51	113.04
13	448.68	34°39'30"	140.00	271.41
14	55.00	62°57'52"	33.68	60.44
15	519.99	58°48'00"	293.00	533.64
16	310.84	35°40'00"	100.00	193.50
17	335.63	26°00'00"	78.00	153.28
18	1319.69	08°40'00"	100.00	199.62
19	548.96	19°26'00"	94.00	186.19
20	172.12	26°10'00"	40.00	78.60
21	488.36	25°50'00"	112.00	220.19
22	266.00	78°05'00"	215.72	362.51
23	306.98	34°03'00"	94.00	182.43
24	895.65	14°38'00"	115.00	228.75
25	55.00	43°20'00"	21.85	41.60
26	55.00	41°02'11"	20.58	39.39
27	1059.53	10°47'00"	100.00	199.41
28	192.24	94°14'00"	207.00	316.18
29	843.92	23°18'00"	174.00	343.19
30	779.58	40°02'00"	284.00	544.70
31	543.95	16°44'00"	80.00	158.86
32	400.65	22°02'00"	78.00	154.07
33	1114.81	07°48'00"	76.00	151.77
34	55.00	88°41'05"	53.75	85.13
35	107.44	41°05'00"	40.26	77.04
36	1311.47	12°16'34"	141.04	280.59
37	800.95	14°14'00"	100.00	198.97
38	944.07	12°05'35"	100.00	199.26
39	1363.61	14°37'35"	175.00	343.10
40	524.40	4°57'35"	201.09	384.04
41	351.84	25°00'00"	78.00	153.52
42	1104.62	12°24'00"	120.00	239.06
43	85.53	49°36'00"	39.52	74.04
44	211.74	26°55'00"	50.67	99.47
45	573.96	06°32'00"	32.76	65.45
46	920.65	06°30'09"	48.27	96.45
47	494.57	12°28'12"	54.03	107.54
48	368.35	57°00'00"	200.00	366.45



FINAL PLAT
Seis Lagos
PHASE ONE
PREPARED BY:
CHARLES G. STARNES & ASSOC.
CONSULTING ENGINEERS
FEBRUARY 1973

RECORDED
VOLUME 9, PAGE 24, 25, & 26
JUNE 19, 1973
DEED RECORDS OF COLLIN COUNTY TEXAS

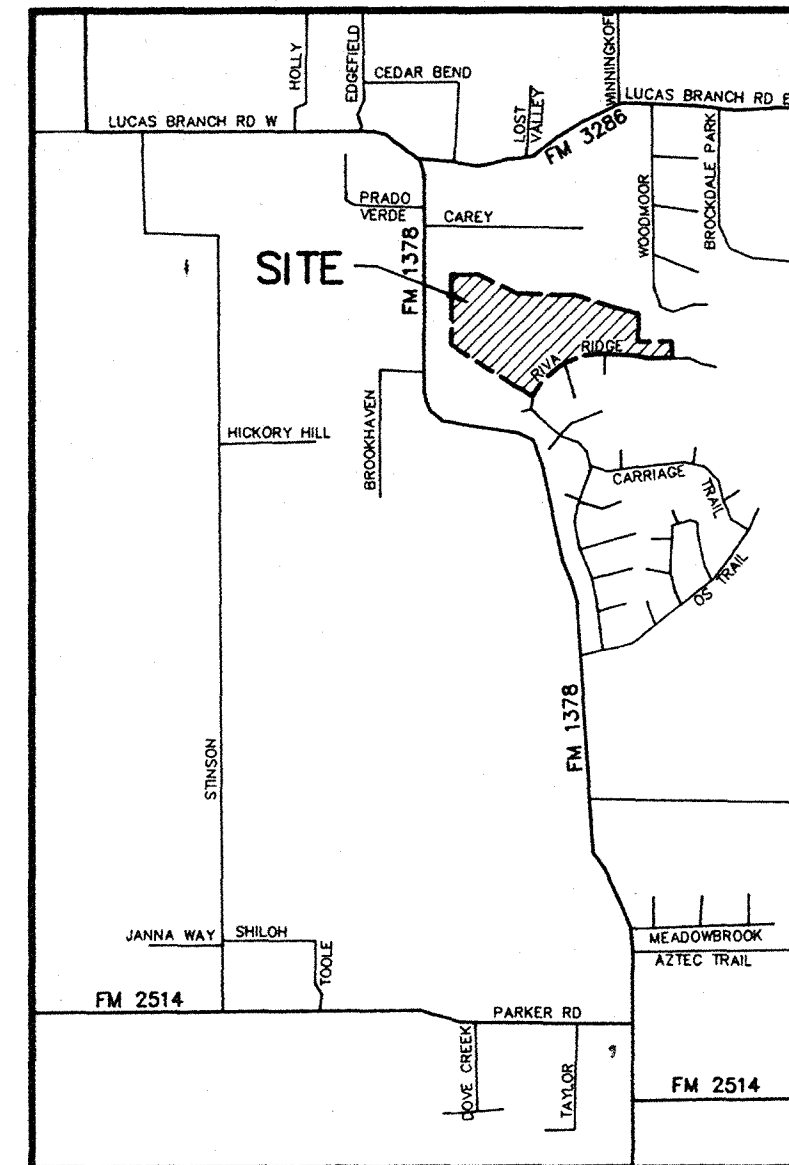
ACCT # 1080



CENTER LINE & PROPERTY LINE CURVE DATA				
CURVE #	RADIUS	DELTA	TANGENT	LENGTH
1	892.48	30°45'59"	245.55	479.24
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9	100.96	73°13'00"	75.00	129.01
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17	335.63	26°10'00"	78.00	153.28
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19	548.96	19°26'00"	94.00	186.19
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32	400.65	22°02'00"	78.00	154.07
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35	107.44	41°05'00"	40.26	77.04
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38	944.07	12°05'35"	100.00	199.26
39	1363.61	14°37'35"	175.00	348.10
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43	85.53	49°36'00"	39.52	74.04
44	211.74	26°55'00"	50.67	99.47
45	573.96	06°32'00"	32.76	65.45
46	920.65	06°00'09"	48.27	96.45
47	494.57	12°28'12"	54.03	107.64
48	368.35	57°00'00"	200.00	366.45

BOUNDARY LINE CURVE DATA				
CURVE #	RADIUS	DELTA	TANGENT	LENGTH
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2	504.58	40°02'00"	293.11	562.17
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4	469.57	12°28'12"	51.30	102.20
5	343.35	57°00'00"	213.57	391.32
6	343.35	03°22'28"	102.93	200.00
7	73.99	31°19'23"	201.86	393.61
8	714.92	32°00'00"	205.00	399.28
9	3339.05	03°16'26"	95.99	191.94
10	80.00	124°17'35"	151.39	173.55
11	3384.05	04°38'35"	137.19	274.23
12	1427.22	19°22'00"	243.53	482.42
13	942.48	30°45'59"	259.30	506.09
14	363.73	26°00'44"	84.01	165.13

C651A 72016
C651A 72016



LOCATION MAP

E.B. COOK
VOLUME 342, PAGE 425
VOLUME 809, PAGE 599
DRCCT

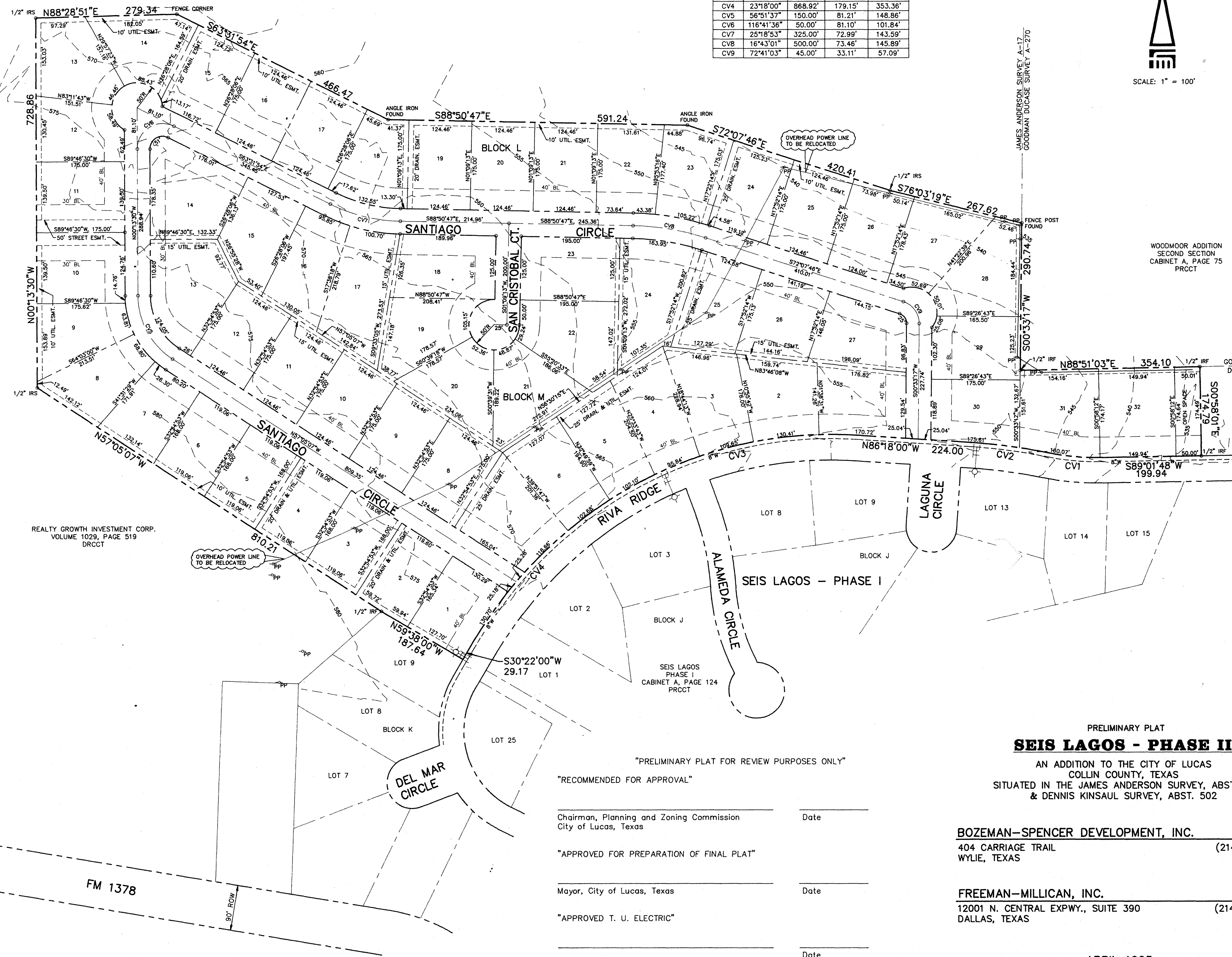
CURVE TABLE				
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CV1	12°28'23"	469.57'	51.31'	102.22'
CV2	07°48'11"	1139.81'	77.74'	155.23'
CV3	40°02'00"	804.58'	293.11'	562.17'
CV4	23°18'00"	868.92'	179.15'	353.36'
CV5	56°51'37"	150.00'	81.21'	148.86'
CV6	116°41'36"	50.00'	81.21'	101.84'
CV7	25°18'53"	325.00'	72.99'	143.59'
CV8	16°43'01"	500.00'	73.46'	145.89'
CV9	72°41'03"	45.00'	33.11'	57.09'



SCALE: 1" = 100'

WOODMOOR ADDITION
SECOND SECTION
CABINET A, PAGE 75
PRCCT

GOODMAN DUCASE SURVEY A-270
DENNIS KINSAUL SURVEY A-502



REALTY GROWTH INVESTMENT CORP.
VOLUME 1029, PAGE 519
DRCCT

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

"RECOMMENDED FOR APPROVAL"

Chairman, Planning and Zoning Commission
City of Lucas, Texas

Date

"APPROVED FOR PREPARATION OF FINAL PLAT"

Mayor, City of Lucas, Texas

Date

"APPROVED T. U. ELECTRIC"

Date

PRELIMINARY PLAT **SEIS LAGOS - PHASE II**

AN ADDITION TO THE CITY OF LUCAS
COLLIN COUNTY, TEXAS
SITUATED IN THE JAMES ANDERSON SURVEY, ABST. 17
& DENNIS KINSAUL SURVEY, ABST. 502

BOZEMAN-SPENCER DEVELOPMENT, INC. OWNER
404 CARRIAGE TRAIL
WYLIE, TEXAS (214) 442-0237
75098

FREEMAN-MILLICAN, INC. ENGINEER
12001 N. CENTRAL EXPWY., SUITE 390
DALLAS, TEXAS (214) 991-1901
75243

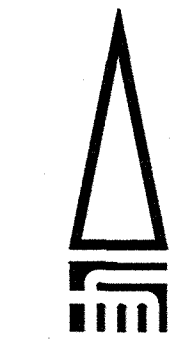
APRIL 1995

RECEIVED
CITY OF LUCAS

JUN 09 1995

BY

CURVE	DELTA	RADIUS	TANGENT	LENGTH
CV1	12°28'23"	469.57'	51.31'	102.22'
CV2	07°48'11"	1139.81'	77.74'	155.23'
CV3	40°02'00"	804.58'	293.11'	562.17'
CV4	23°18'00"	888.92'	179.15'	353.36'
CV5	56°51'37"	150.00'	81.21'	148.86'
CV6	116°41'36"	50.00'	81.10'	101.84'
CV7	25°18'53"	325.00'	72.99'	143.59'
CV8	16°43'01"	500.00'	73.46'	145.89'
CV9	72°41'03"	45.00'	33.11'	57.09'



SCALE: 1" = 100'

Filed for Record in
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1996/06/27
At 9:25A
Number: 96-0053599
Type: PL 16.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Bozeman-Spencer Development, Inc. and San Simeon, Inc., are the owners of a tract of land in the JAMES ANDERSON SURVEY, ABSTRACT NO. 17 and DENNIS KINSAUL SURVEY, ABSTRACT NO. 502, situated in Collin County, Texas, said tract also being all of the Seis Lagos - Phase II Addition as recorded in Cabinet J, Page 26 of the Plat Records of Collin County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BOZEMAN-SPENCER DEVELOPMENT, INC. and SAN SIMEON, INC., are the owners of said tract, and does hereby adopt this amended plat designating the hereinabove described property as SEIS LAGOS - PHASE II, an addition to, Collin County, Texas, and does hereby dedicate in fee simple to the Seis Lagos Utility District the streets shown hereon; and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its system. Any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system without the necessity of any time of procuring the permission of anyone.

WITNESS MY HAND THIS 21st DAY OF June, 1996.

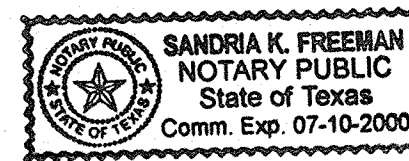
BOZEMAN-SPENCER DEVELOPMENT, INC.
and SAN SIMEON, INC.

By: *John Spencer*
John Spencer, Vice President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared John Spencer, Vice President of Bozeman-Spencer Development, Inc. and San Simeon, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of June, 1996.



Sandra K. Freeman
Sandra K. Freeman
Notary Public in and for the State of Texas

GOODMAN DUCASE SURVEY A-270
DENNIS KINSAUL SURVEY A-502

"RECOMMENDED FOR APPROVAL"

Don Z. Kendall
Chairman, Planning and Zoning Commission
City of Lucas, Texas

6-25-96
Date

"APPROVED FOR CONSTRUCTION"

Don Z. Kendall
Mayor, City of Lucas, Texas

6-25-96
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing amended plat of Seis Lagos - Phase II Addition was submitted to the City Council on the 25 day of June, 1996, and the Council, by formal action, then and there acknowledged the dedication of streets, easements, public open spaces, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acknowledgment thereof for construction by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this 25 day of June, A.D., 1996.

John Hubbard
City Secretary
City of Lucas, Texas



STATE OF TEXAS

I, Joe T. Millican, Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

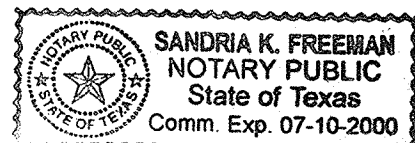


Joe T. Millican
Joe T. Millican, R.P.L.S. No. 3426

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Joe T. Millican, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of June, 1996.



Sandra K. Freeman
Sandra K. Freeman
Notary Public in and for the State of Texas

AMENDED PLAT

SEIS LAGOS - PHASE II

SITUATED IN THE JAMES ANDERSON SURVEY, ABST. 17
& DENNIS KINSAUL SURVEY, ABST. 502
COLLIN COUNTY, TEXAS

BOZEMAN-SPENCER DEVELOPMENT, INC. OWNER

1912 AVENUE K, SUITE 205
PLANO, TEXAS

(214) 424-9021
75086

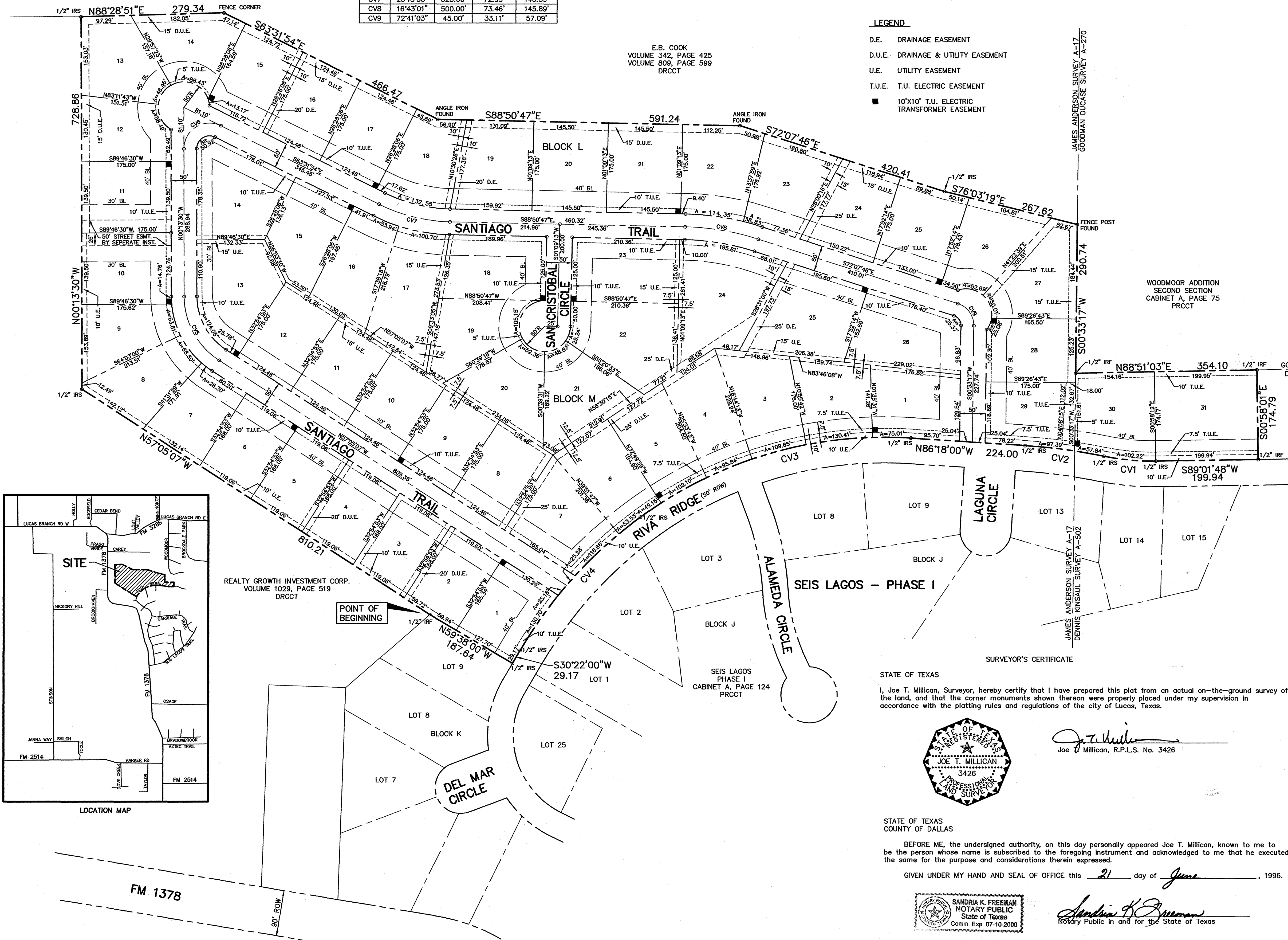
FREEMAN-MILLICAN, INC. ENGINEER

12001 N. CENTRAL EXPWY., SUITE 390
DALLAS, TEXAS

(214) 991-1901
75243

JUNE 1996

NOTE: The bearing basis for this plat is the recorded plat of Seis Lagos Addition - Phase I north line of Riva Ridge.



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1995/11/29
At 1:28P
Number: 35- 0089069
Type : PL 26.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Bozeman-Spencer Development, Inc., is the owner of a tract of land in the JAMES ANDERSON SURVEY, ABSTRACT NO. 17 and DENNIS KINSAUL SURVEY, ABSTRACT NO. 502, situated in Collin County, Texas and being a portion of that certain tract of land as described in a deed to Realty Growth Investment Corporation as recorded in Volume 1029, Page 519 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northly corner of Lot 9, Block K of Seis Lagos Addition - Phase I as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE N 57deg 05min 07sec W, a distance of 810.21 feet to a 1/2 inch iron rod set for corner;

THENCE N 00deg 13min 30sec W, a distance of 728.86 feet to a 1/2 inch iron rod set for corner in the south line of that certain tract of land as described in a deed to E. B. Cook as recorded in Volume 342, Page 425 of the Deed Records of Collin County, Texas;

THENCE along the said south line of E. B. Cook tract the following calls:

N 88deg 28min 51sec E, a distance of 279.34 feet to a fence corner;

S 63deg 31min 54sec E, a distance of 466.47 feet to an angle iron found for corner;

S 88deg 50min 47sec E, a distance of 591.24 feet to an angle iron found for corner;

S 72deg 07min 46sec E, a distance of 420.41 feet to a 1/2 inch iron rod set for corner;

S 76 deg 03min 19sec E, a distance of 267.62 feet to a fence corner, said point being in the west line of Woodmoor Addition Second Section, an addition to Collin County, Texas, as recorded in Cabinet A, Page 75 of the Plat Records of Collin County, Texas;

THENCE S 00deg 33min 17sec W along said west line of Woodmoor Addition, a distance of 290.74 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said Woodmoor Addition;

THENCE N 88deg 51sec 03min E along the south line of said Woodmoor Addition, a distance of 354.10 feet to a 1/2 inch iron rod found for corner;

THENCE S 00deg 58min 01sec E departing said south line of Woodmoor Addition, a distance of 174.79 feet to a 1/2 inch iron rod found for corner in the north right-of-way line of Riva Ridge (private street, 50 foot ROW) as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE along said north line of Riva Ridge the following calls:

S 89deg 01min 48sec W, a distance of 199.94 feet to a 1/2 iron rod set at the beginning of a curve to the right having a central angle of 12deg 28min 23sec, a radius of 469.57 feet and whose chord bears N 84deg 44min 00sec W, 102.02 feet;

Westerly along said curve to the right, an arc distance of 102.22 feet to a 1/2 inch iron rod set at the beginning of a reverse curve to the left having a central angle of 07deg 48min 11sec, a radius of 1139.81 feet and whose chord bears N 82deg 23min 54sec W, 155.11 feet;

Westerly along said reverse curve to the left, an arc distance of 155.23 feet to a 1/2 inch iron rod set for corner;

N 86deg 18min 00sec W, a distance of 224.00 feet to a 1/2 inch iron rod set at the beginning of a curve to the left having a central angle of 40deg 02min 00sec, a radius of 804.58 feet and whose chord bears S 73deg 41min 00sec, 550.80 feet;

Southwesterly along said curve to the left, an arc distance of 562.17 feet to a 1/2 inch iron rod set at the beginning of a compound curve to the left having a central angle of 23deg 18min 00sec, a radius of 868.92 feet and whose chord bears S 42deg 01min 00sec, 350.93 feet;

Southwesterly along said compound curve to the left, an arc distance of 353.36 feet to a 1/2 inch iron rod set for corner;

S 30deg 22min 00sec W, a distance of 29.17 feet to a 1/2 iron rod set at the most easterly corner of Lot 9, Block K of Seis Lagos Addition - Phase I as recorded in Cabinet A, Page 124 of the Plat Records of Collin County, Texas;

THENCE N 59deg 38min 00sec W along northeast line of said Lot 9, a distance of 187.64 feet to the POINT OF BEGINNING and containing 35.302 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BOZEMAN-SPENCER DEVELOPMENT, INC. is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as SEIS LAGOS - PHASE II, an addition to Collin County, Texas, and does hereby dedicate in fee simple to the Seis Lagos Utility District the streets shown hereon; and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its system. Any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS 24th DAY OF November, 1995.

BOZEMAN-SPENCER DEVELOPMENT, INC.

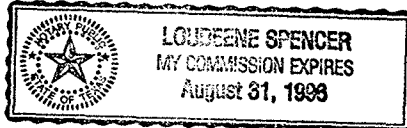
By Lyndon T. Bozeman
It's: President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Lyndon T. Bozeman, President of Bozeman-Spencer Development, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of November, 1995.

Louderne Spencer
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Joe T. Millican, Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the city of Lucas, Texas.



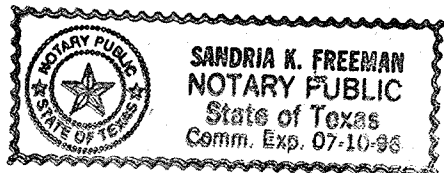
Joe T. Millican
Joe T. Millican, R.P.L.S. No. 3426

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Joe T. Millican, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of November, 1995.

Sandra K. Freeman
Notary Public in and for the State of Texas



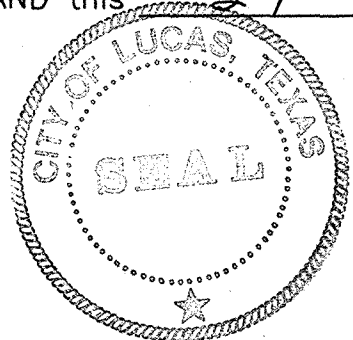
"APPROVED FOR CONSTRUCTION"

Bruce W. Hopewell
Mayor, City of Lucas, Texas

11-27-95
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Seis Lagos - Phase II Addition was submitted to the City of Lucas City Council on the tenth (10th) day of July, 1995, and the Council, by formal action, then and there acknowledged the dedication of streets, easements, public open spaces, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acknowledgment thereof for construction by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this 27 day of November, A.D., 1995.



Amelia Alexander
City Secretary
City of Lucas, Texas

FINAL PLAT

SEIS LAGOS - PHASE II

SITUATED IN THE JAMES ANDERSON SURVEY, ABST. 17
& DENNIS KINSAUL SURVEY, ABST. 502
COLLIN COUNTY, TEXAS

BOZEMAN-SPENCER DEVELOPMENT, INC. **OWNER**
1912 AVENUE K, SUITE 205 (214) 424-9021
PLANO, TEXAS 75086

FREEMAN-MILICAN, INC. **ENGINEER**
12001 N. CENTRAL EXPWY., SUITE 390 (214) 991-1901
DALLAS, TEXAS 75243

APRIL 1995

Seis Lagos Phase Three

Seis Lagos Phase Two

Water Pumping and Storage

Lago Vista East

Del Mar Circle

Block 'C'

Block 'B'

Block 'A'

Block 'D'

Block 'E'

Block 'F'

Block 'G'

Block 'H'

Block 'I'

Block 'J'

Block 'K'

Block 'L'

Block 'M'

Block 'N'

Block 'O'

Block 'P'

Block 'Q'

Block 'R'

Block 'S'

Block 'T'

Block 'U'

Block 'V'

Block 'W'

Block 'X'

Block 'Y'

Block 'Z'

Block 'AA'

Block 'AB'

Block 'AC'

Block 'AD'

Block 'AE'

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Block 'BX'

Block 'BY'

Block 'BZ'

Block 'CA'

Block 'CB'

Block 'CC'

Block 'CD'

Block 'CE'

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Block 'CG'

Block 'CH'

Block 'CI'

Block 'CJ'

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Block 'KW'

Block 'KX'

Block 'KY'

Block 'KZ'

Block 'LA'

Block 'LB'

Block 'LC'

Block 'LD'

Block 'LE'

Block 'LF'

Block 'LG'

Block 'LH'

Block 'LI'

Block 'LJ'

BOUNDARY DESCRIPTION

Phase One - Seis Lagos

Being a tract of land out of the James Anderson Survey, Abstract No. 17 of the Deed Records of Collin County, Texas, and the Dennis Kinsaul Survey, Abstract No. 502 of the Deed Records of Collin County, Texas; said tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of the E.B. Cook 33.75 acre tract as described in Vol. 342, page 425, Deed Records of Collin County, Texas, said corner being the Northwest corner of the Sallie Jo McDonald Fincher 88.5 acre tract as described in the Deed Records of Collin County, Texas, dated 11-13-64; THENCE East, 45.00 feet to a point in the East R.O.W. line of F.M. No. 1378; THENCE S. 01° 25' 00" W. along the East R.O.W. line of F.M. No. 1378, 11.20 feet to a point; THENCE S. 00° 08' 11" E. along the East R.O.W. line of F.M. No. 1378, 1299.15 feet to a point for the Point of Curvature of a circular curve to the left having a radius of 273.21 feet and a central angle of 80° 26' 08" ; THENCE Easterly with said curve to the left and the right-of-way of said F.M. No. 1378, 383.56 feet to a point for the Point of Tangency; THENCE S. 80° 34' 19" E. along the North R.O.W. line of F.M. No. 1378, 807.17 feet to a point, said point being the POINT OF BEGINNING;

THENCE N. 02° 00' 00" E., 415.00 feet to an iron rod set for a corner;

THENCE N. 49° 00' 00" E., 217.57 feet to an iron rod set for a corner;

THENCE S. 59° 38' 00" E., 187.64 feet to an iron rod set for a corner;

THENCE N. 30° 22' 00" E., 29.17 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 868.92 feet and a central angle of 23° 18' 00";

THENCE Northeasterly with said curve to the right, 353.36 feet to an iron rod set for the Point of Compound Curvature of a circular curve to the right having a radius of 804.58 feet and a central angle of 40° 02' 00";

THENCE Northeasterly with said curve to the right, 562.17 feet to an iron rod set for the Point of Tangency;

THENCE S. 86° 18' 00" E., 224.00 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 1139.81 feet and a central angle of 07° 48' 00";

THENCE Easterly with said curve to the right, 155.17 feet to an iron rod set for the Point of Reverse Curvature of a circular curve to the left having a radius of 469.57 feet and a central angle of 12° 28' 12";

THENCE Easterly with said curve to the left, 102.20 feet to an iron rod set for the Point of Tangency;

THENCE N. 89° 01' 48" E., 774.32 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 393.35 feet and a central angle of 57° 00' 00";

THENCE Easterly with said curve to the right, 391.32 feet to an iron rod set for end of curve;

THENCE S. 56° 01' 48" W., 50.00 feet to an iron rod set for the Point of Curvature of a circular curve to the left having a local tangent bearing of N. 33° 58' 12" W., a radius of 343.35 feet, and a central angle of 33° 22' 28";

THENCE Northwesterly with said curve to the left 200.00 feet to an iron rod set for end of curve;

THENCE S. 19° 06' 30" W., 243.94 feet to an iron rod set for a corner;

THENCE N. 51° 37' 00" W., 170.00 feet to an iron rod set for a corner;

THENCE S. 64° 26' 00" W., 140.00 feet to an iron rod set for a corner;

THENCE S. 29° 13' 00" W., 390.00 feet to an iron rod set for a corner;

THENCE S. 63° 34' 00" W., 82.00 feet to an iron rod set for a corner;

THENCE S. 36° 20' 00" W., 310.00 feet to an iron rod set for a corner;

THENCE S. 49° 00' 00" E., 120.00 feet to an iron rod set for a corner;

THENCE S. 79° 00' 00" E., 507.85 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a local tangent bearing of S. 75° 19' 24" E., a radius of 719.99 feet, and a central angle of 31° 19' 23";

THENCE Southeasterly with said curve to the right, 393.61 feet to an iron rod set for end of curve;

THENCE S. 36° 13' 37" E., 130.30 feet to an iron rod set for a corner;

THENCE N. 69° 00' 00" E., 317.13 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a local tangent bearing of S. 20° 00' 00" E., a radius of 714.92, and a central angle of 32° 00' 00";

THENCE Southerly with said curve to the right, 399.28 feet to an iron rod set for end of curve;

THENCE S. 65° 06' 00" E., 230.00 feet to an iron rod set for a corner;

THENCE S. 24° 54' 00" W., 192.00 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 3359.05 feet and a central angle of 03° 16' 26";

THENCE Southerly with said curve to the right, 191.94 feet to an iron rod set for a point in the curve, said point being the end of curve and also being the Point of Intersection of said curve to the right with a circular curve to the right having a local tangent bearing of S. 42° 58' 01" E., a radius of 3284.05 feet, and a central angle of 124° 17' 39";

THENCE Southerly along and said curve to the right, 173.55 feet to an iron rod set for a point in the curve, said point being the end of curve and also being the Point of Intersection of said curve to the right with a circular curve to the right having a local tangent bearing of S. 25° 25' W., a radius of 3284.05 feet, and a central angle of 124° 17' 39";

THENCE Southerly with said curve to the right, 274.23 feet to an iron rod set for the Point of Tangency;

THENCE S. 35° 11' 00" W., 204.00 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 1427.22 feet and a central angle of 19° 22' 00";

THENCE Southwesterly with said curve to the right 482.42 feet to an iron rod set for the Point of Tangency;

THENCE S. 54° 33' 00" W., 1117.10 feet to an iron rod set for the Point of Curvature of a circular curve to the right having a radius of 942.48 feet and a central angle of 30° 48' 59";

THENCE Southwesterly with said curve to the right, 106.09 feet to an iron rod set for the Point of Tangency;

THENCE S. 05° 18' 00" W., 10.00 feet to an iron rod set for a corner, said rod being in the East R.O.W. line of F.M. No. 1378;

THENCE N. 04° 41' 01" W. along the East R.O.W. line of F.M. No. 1378, 599.75 feet to an iron rod found for a corner;

THENCE N. 08° 18' 55" W. along the East R.O.W. line of F.M. No. 1378, 106.58 feet to an iron rod found for a corner;

THENCE N. 14° 19' 42" W. along the East R.O.W. line of F.M. No. 1378, 107.98 feet to an iron rod found for a corner;

THENCE N 16° 57' 35" W. along the East R.O.W. line of F.M. No. 1378, 647.07 feet to an iron rod found for a corner;

THENCE N. 15° 02' 55" W. along the East R.O.W. line of F.M. No. 1378, 290.70 feet to an iron rod found for a corner;

THENCE N. 10° 41' 05" W. along the East R.O.W. line of F.M. No. 1378, 942.69 feet to an iron rod found for a corner;

THENCE N. 14° 42' 46" W. along the East R.O.W. line of F.M. No. 1378, 85.99 feet to an iron rod found for a corner;

THENCE N. 27° 37' 08" W. along the East R.O.W. line of F.M. No. 1378, 84.98 feet to an iron rod found for a corner;

THENCE N. 18° 14' 27" W. along the East R.O.W. line of F.M. No. 1378, 93.08 feet to an iron rod found for a corner;

THENCE N 86° 12' 45" W. along the North R.O.W. line of F.M. No. 1378, 59.76 feet to an iron rod found for the Point of Curvature of a circular curve to the left having a local tangent bearing of N. 54° 33' 35" W., a radius of 353.73 feet, and a central angle of 26° 00' 44";

THENCE Westerly with said curve to the left, 165.13 feet to an iron rod found for the Point of Tangency;

THENCE N. 80° 34' 19" W., 196.51 feet to the POINT OF BEGINNING and containing 171.099 acres of land.

STREET DEDICATION

WHEREAS LINCOLN MORTGAGE COMPANY, INC. is the owner of a tract of land situated in Collin County, Texas, out of the James Anderson Survey, Abstract No. 17 of the Deed Records of Collin County, Texas; and the Dennis Kinsaul Survey, Abstract No. 502 of the Deed Records of Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we do hereby adopt this Final Plat and do hereby dedicate to the public use forever the rights-of-way of all streets shown hereon to Collin County, Texas.

WITNESS OUR HAND AT PLANO, TEXAS, this _____ day of _____, 1975.

Joe R. Duncan, President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe R. Duncan, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1975.

Notary Public, Collin County, Texas

DEDICATION TO SEIS LAGOS UTILITY DISTRICT

WHEREAS LINCOLN MORTGAGE COMPANY, INC. is the owner of a tract of land situated in Collin County, Texas, out of the James Anderson Survey, Abstract No. 17 of the Deed Records of Collin County, Texas; and the Dennis Kinsaul Survey, Abstract No. 502 of the Deed Records of Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we do hereby adopt this final plat and do hereby dedicate all drainage ways, drainage easements, and utility easements to the Seis Lagos Utility District.

WITNESS MY HAND AT PLANO, TEXAS, this _____ day of _____, 1975.

Joe R. Duncan, President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe R. Duncan, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1975.

Notary Public, Collin County, Texas

ENGINEERS CERTIFICATE

ENGINEERS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS that I, CHARLES G. STARNES do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my supervision.

CHARLES G. STARNES, Professional Engineer

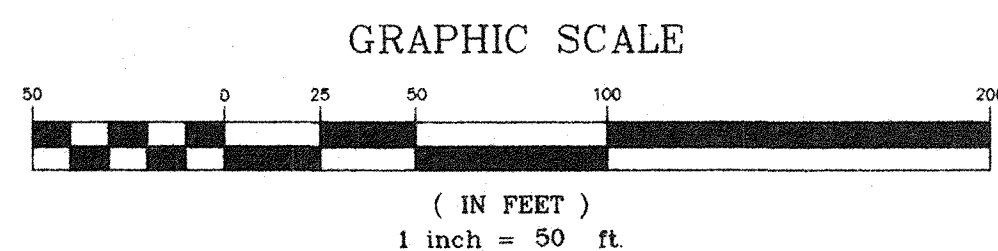
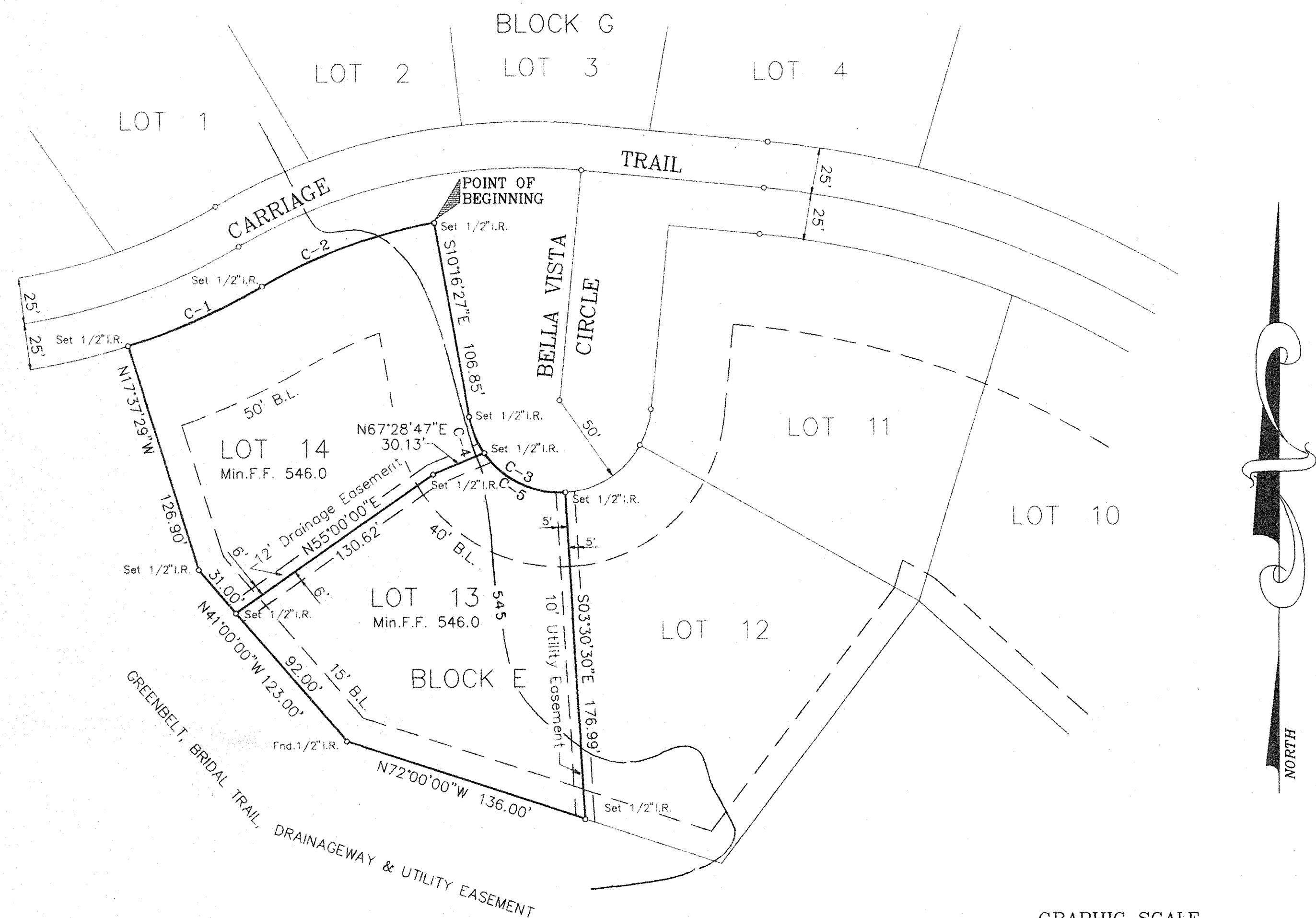
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHARLES G. STARNES, 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 in the capacity therein expressed.

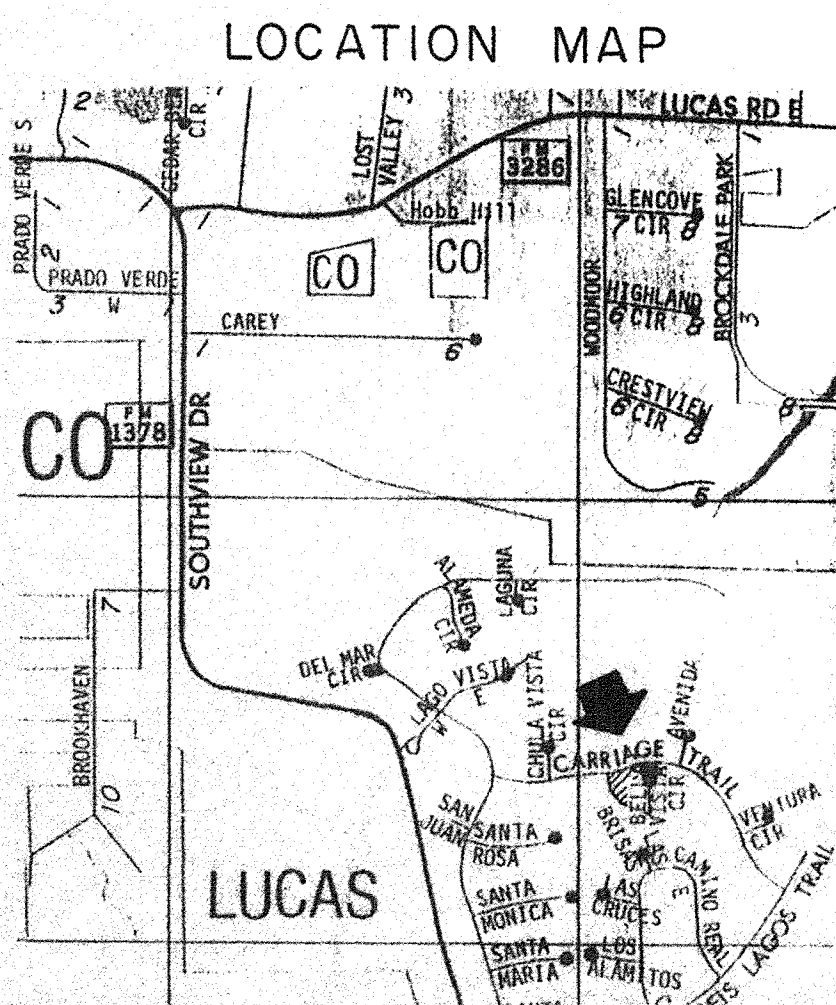
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1975.

Notary Public, Tarrant County, Texas

Seis Lagos		LEGAL DESCRIPTION	
DEDICATIONS			
DESIGN BY: J.P.W.	DRAWN BY: B.D.H.	CHECKED BY: C.G.S.	DATE: APRIL, 1975
CHARLES G. STARNES & ASSOC. CONSULTING ENGINEERS			SHEET NUMBER 1 of 1



NOTE: 545' contour line derived from Turner Engineers City of Lucas Topographic Map, December, 1992.



Curve 1	Delta=12°42'31" Radius=360.63' Arc Length=79.99' Chord N 66°01'15" E 79.83'	Curve 4	Delta=24°40'51" Radius=50.00' Arc Length=21.54' Chord S 22°36'43" E 21.37'
Curve 2	Delta=20°03'31" Radius=285.84' Arc Length=100.07' Chord N 69°41'45" E 99.56'	Curve 5	Delta=58°33'22" Radius=50.00' Arc Length=51.10' Chord S 64°13'49" E 48.90'
Curve 3	Delta=83°14'13" Radius=50.00' Arc Length=72.64' Chord S 51°53'23" E 66.42'		

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

SITUATED in the State of Texas, County of Collin, being part of the D. Kinsaul Survey, Abstract No. 502, being Lots 13 and 14, Block E of Seis Lagos, Phase One, an addition to Collin County as recorded in Volume 9, Pages 24-26 of the Collin County Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set marking the intersection of the south right-of-way line of Carriage Trail (50' R.O.W.) with the west right-of-way line of Bella Vista Circle (variable width R.O.W.), said beginning corner also being the northeast corner of said Lot 14;

THENCE with the east line of Lot 14 and the west right-of-way line of Bella Vista Circle, South 10°16'27" East, 106.85 feet to a 1/2-inch iron rod set marking the beginning of a curve to the left;

THENCE along the frontage of Lots 14 and 13, a curve to the left having a central angle of 83°14'13" with a radius of 50.00 feet, for an arc distance of 72.64 feet (chord=South 51°53'23" East, 66.42 feet) to a 1/2-inch iron rod set marking the northeast corner of Lot 13 and the northwest corner of Lot 12 of said addition;

THENCE with the east line of Lot 14 and the west right-of-way line of Bella Vista Circle, South 10°16'27" East, 106.85 feet to a 1/2-inch iron rod set marking the beginning of a curve to the left;

THENCE with the southwest line of Lot 13 and the northeast line of said greenbelt, easement, etc., North 72°00'00" West, 136.00 feet to a 1/2-inch iron rod set for corner and North 41°00'00" West, passing at 92.00 feet a 1/2-inch iron rod set marking the most westerly corner of Lot 13 and the most southerly corner of Lot 14, and continuing for a total distance of 123.00 feet to a 1/2-inch iron rod set for corner;

THENCE with the west line of Lot 14 and the east line of said greenbelt, easement, etc., North 17°37'29" West, 126.90 feet to a 1/2-inch iron rod set marking the northwest corner of Lot 14 and being in the curving south right-of-way line of the aforementioned Carriage Trail;

THENCE along the curving south right-of-way line of Carriage Trail and the north line of Lot 14 as follows:

Northeasterly along a curve to left having a central angle of 12°42'31" with a radius of 360.63 feet, for an arc distance of 79.99 feet (chord=North 66°01'15" East, 79.83 feet to a 1/2-inch iron rod set marking a point of reverse curve;

Northeasterly along curve to the right having a central angle of 20°03'31" with a radius of 285.84 feet, for an arc distance of 100.07 feet (chord=North 69°41'45" East, 99.56 feet to the place of beginning and containing 47,015 square feet or 1.079 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Steve Toth and Dennis Verbeek, being the owners of Lot 13 and Lot 14 (respectively), Block E, Seis Lagos, Phase One, do hereby adopt this plat designating the hereinabove described property as REPLAT OF LOTS 13 & 14, BLOCK E, SEIS LAGOS, PHASE ONE, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easement strips; and any public utility shall at any time have the right of ingress and egress to and from the said easement strips for the purpose of construction, reconstruction, patrolling, maintaining, and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

EXECUTED this _____ day of _____, 1995.

Steve Toth, Owner Lot 13

Dennis Verbeek, Owner Lot 14

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 Toth, 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 _____, 1995.

Notary Public for the State of Texas

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 Dennis Verbeek, 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 _____, 1995.

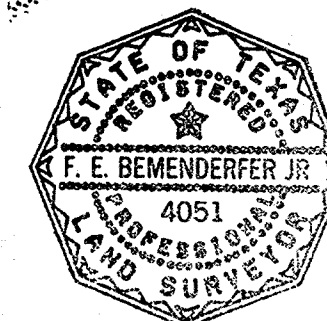
Notary Public for the State of Texas

SURVEYOR'S 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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, 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 3rd day of July, 1995.

Susan McManus
Notary Public for the State of Texas

THIS PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this _____ day of _____, 1995.

County Judge

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas, that percolation tests have been submitted representing the area in which septic tanks are planned to be used.

Registered Sanitarian Collin County
Health Department, Collin County, Texas

NOTES: 1) THE PURPOSE OF THIS REPLAT IS TO REALIGN THE LOT LINES TO CORRECT A DRIVEWAY ENCROACHMENT. 2) SOURCE BEARING IS PER RECORDED PLAT OF SEIS LAGOS, PHASE ONE, VOLUME 9, PAGES 24-26, COLLIN COUNTY PLAT RECORDS.

REPLAT OF LOTS 14 & 15, BLOCK E SEIS LAGOS, PHASE ONE COLLIN COUNTY, TEXAS

JUNE 2, 1995

OWNER: Steve Toth (Lot 13)
1309 Seabrook Drive
Plano, Texas 750023-2928
(214) 517-6714

OWNER: Dennis Verbeek (Lot 14)
305 Carriage Trail
Wylie, Texas 75098
(214) 442-3058

