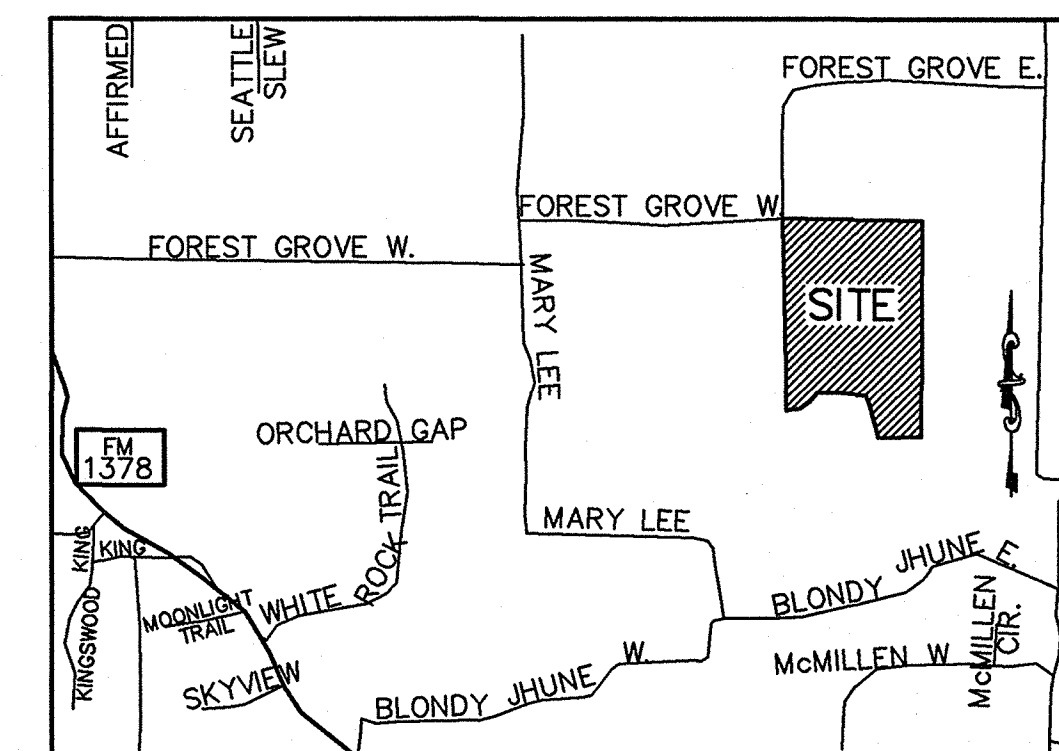


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	01°29'58"	2000.00	26.17	52.37	N02°15'00"E
C2	01°30'01"	2000.00	26.19	52.34	N00°45'01"E
C3	02°59'59"	2000.00	52.37	104.71	N01°29'59"E
C4	57°00'17"	250.00	135.75	248.78	S28°30'08"W
C5	32°48'28"	300.00	88.32	171.78	S16°24'14"E
C6	57°11'32"	300.00	163.54	299.46	S61°24'14"E
C7	90°00'00"	300.00	300.00	471.24	S45°00'00"E
C8	34°15'58"	250.00	77.07	149.51	N70°27'58"W
C9	24°45'29"	1395.00	306.18	602.79	S65°42'44"E
C10	02°24'03"	250.00	5.24	10.48	N88°47'59"W
C11	36°40'01"	250.00	82.84	159.99	N71°40'00"W
C12	35°16'31"	1040.00	330.66	640.30	S72°45'20"E
C13	08°25'16"	1050.00	77.30	154.33	N59°19'42"E
C14	26°27'39"	1050.00	246.86	484.92	S76°46'10"E

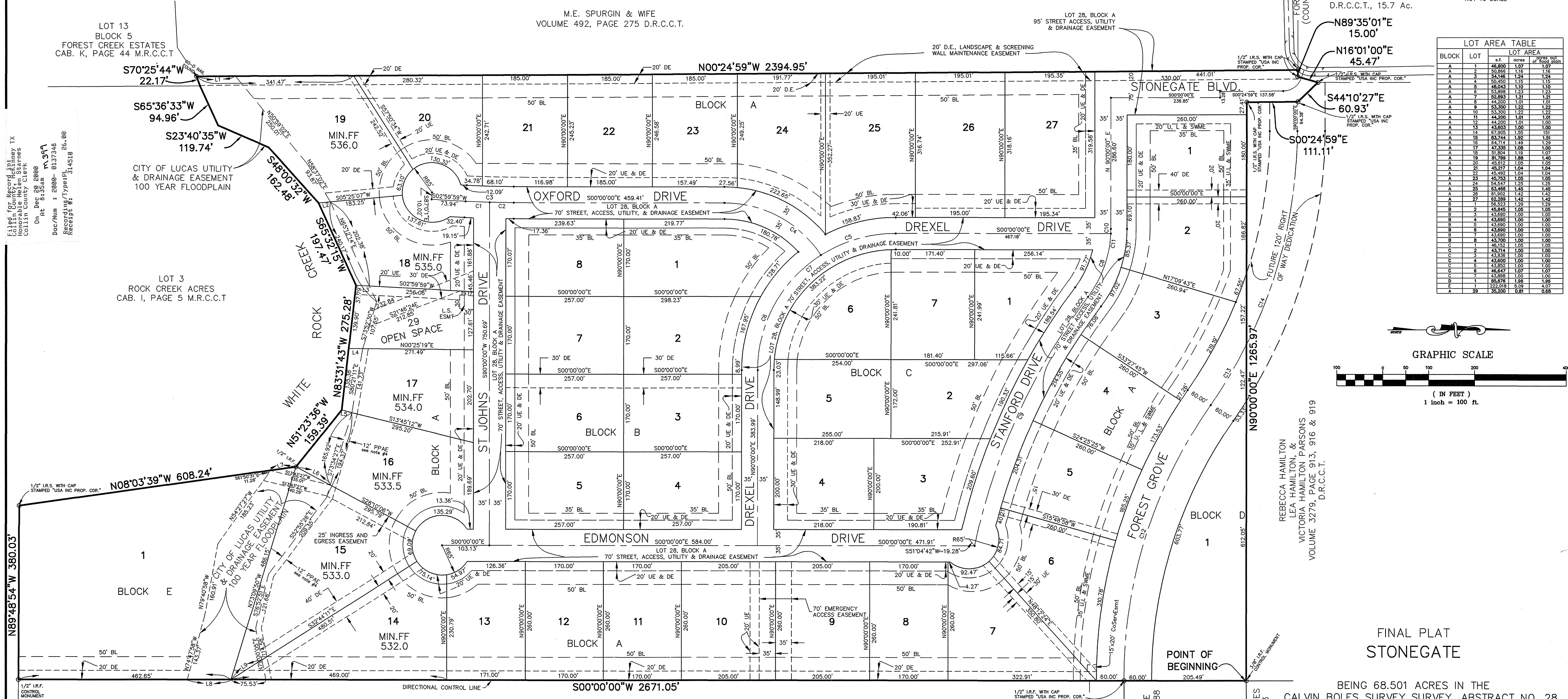
LINE TABLE		
LINE	LENGTH	BEARING
L1	84.61	S00°24'59"E
L2	25.99	N05°25'07"W
L3	29.01	N02°59'59"E
L4	30.69	N00°25'19"E
L5	22.86	N13°45'12"E
L6	84.78	S28°10'06"W
L7	56.98	N08°03'39"W
L8	95.02	S00°00'00"E
L9	79.82	S32°44'11"E

NOTES:

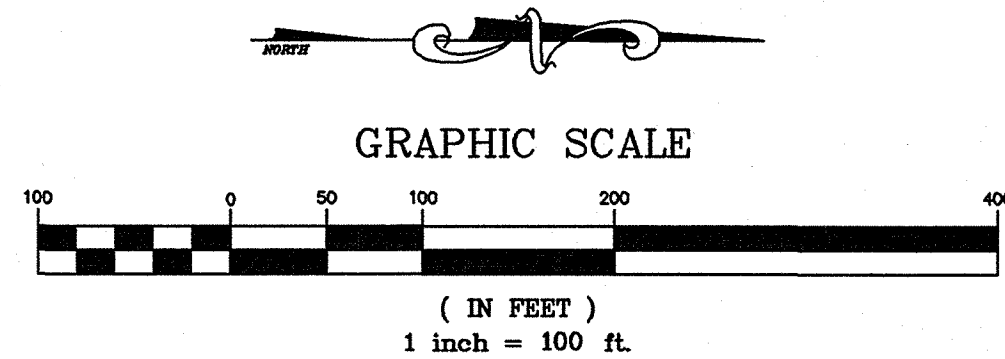
- Bearing system based on the East line of the tract described in deed to SHIPLEY JOINT VENTURE IV, LTD., as recorded in Volume 4110, Page 0482 Deed Records of Collin County, Texas.
- All property corners are 1/2 inch iron rods with red plastic caps stamped "USA INC PROP. COR." set for corner, unless otherwise noted.
- Plotting this property on Flood Insurance Rate Map Community Panel No. 48085C 0455 G, dated Jan. 19, 1996, shows it to lie within Zone X and Zone AE.
- A 12-foot wide Private Pedestrian Access Easement along the sidewalk as constructed, on and across Lots 14-17, Block A is dedicated to and maintained by the Mandatory Homeowner's Association.



Karl G. Anderson, ET AL
C.C. No. 92.0038121
D.R.C.C.T., 15.7 Ac.
VICINITY MAP
NOT TO SCALE



LOT AREA TABLE		LOT AREA	
BLOCK	LOT	± AC.	± SQ. FT.
A	1	46.800	1,071,116
A	2	50.866	1,116,116
A	3	34.146	1,224,116
A	4	50.420	1,115,116
A	5	29.843	1,110,116
A	6	22.883	1,221,116
A	7	44.200	1,010,116
A	8	53.300	1,222,116
A	9	44.200	1,010,116
A	10	44.200	1,010,116
A	11	44.200	1,010,116
A	12	44.200	1,010,116
A	13	44.200	1,010,116
A	14	44.200	1,010,116
A	15	44.200	1,010,116
A	16	44.200	1,010,116
A	17	44.200	1,010,116
A	18	44.200	1,010,116
A	19	44.200	1,010,116
A	20	44.200	1,010,116
A	21	44.200	1,010,116
A	22	44.200	1,010,116
A	23	44.200	1,010,116
A	24	44.200	1,010,116
A	25	44.200	1,010,116
A	26	44.200	1,010,116
A	27	44.200	1,010,116
A	28	44.200	1,010,116
A	29	44.200	1,010,116
A	30	44.200	1,010,116
A	31	44.200	1,010,116
A	32	44.200	1,010,116
A	33	44.200	1,010,116
A	34	44.200	1,010,116
A	35	44.200	1,010,116
A	36	44.200	1,010,116
A	37	44.200	1,010,116
A	38	44.200	1,010,116
A	39	44.200	1,010,116
A	40	44.200	1,010,116
A	41	44.200	1,010,116
A	42	44.200	1,010,116



FINAL PLAT
STONEGATE

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE IV, LTD
3403 N. FITZHUGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
PHONE: (214) 522-2252

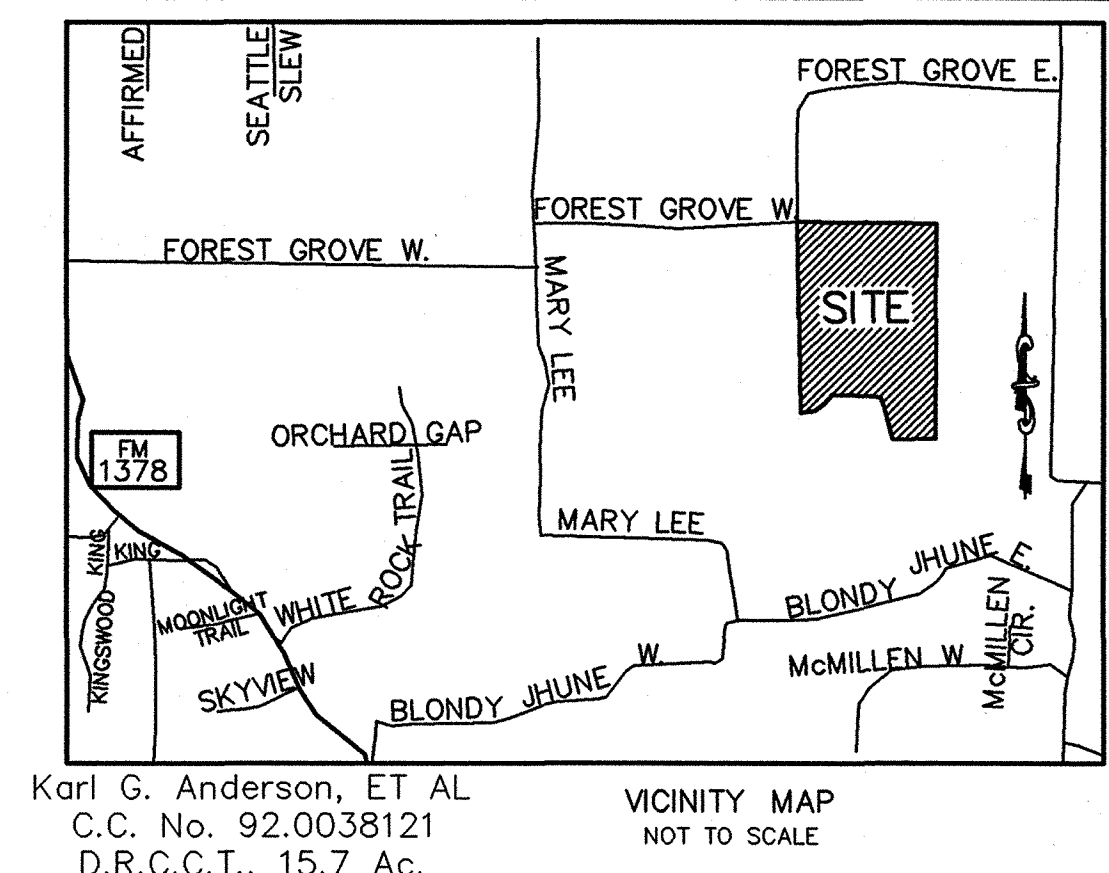
PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

CURVE TABLE					
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L8	95.02	S00°00'00"E
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NOTES:

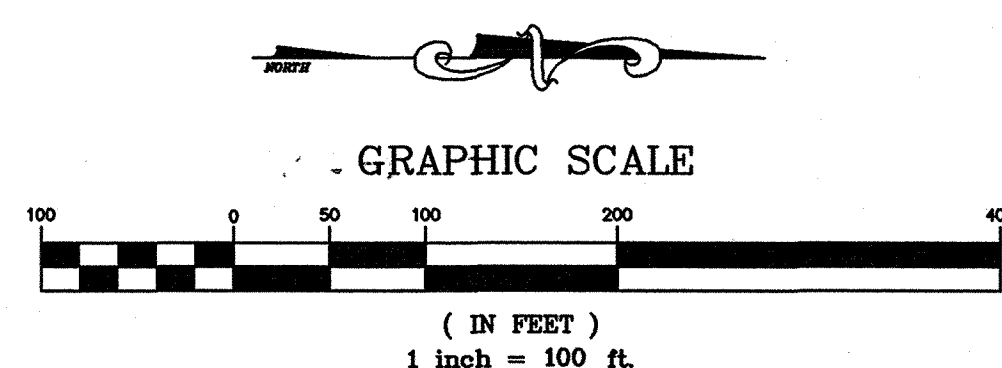
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- Plotting this property on Flood Insurance Rate Map Community Panel No. 48085C 0455 G, dated Jan. 19, 1996, shows it to lie within Zone X and Zone AE.
- A 12-foot wide Private Pedestrian Access Easement along the sidewalk as constructed, on and across Lots 14-17, Block A is dedicated to and maintained by the Mandatory Homeowner's Association.



Karl G. Anderson, ET AL
C.C. No. 92.0038121
D.R.C.C.T., 15.7 Ac.

VICINITY MAP
NOT TO SCALE

LOT AREA		LOT AREA	
BLOCK	LOT	s.f.	acres
A	1	46,800	1.07
A	2	50,866	1.16
A	3	54,146	1.24
A	4	50,450	1.15
A	5	48,043	1.10
A	6	53,898	1.23
A	7	62,893	1.43
A	8	44,200	1.01
A	9	53,500	1.22
A	10	53,500	1.22
A	11	44,200	1.01
A	12	44,200	1.01
A	13	43,603	1.00
A	14	57,925	1.32
A	15	85,744	1.96
A	16	24,714	0.56
A	17	47,335	1.08
A	18	51,804	1.19
A	19	51,799	1.18
A	20	45,217	1.04
A	21	45,217	1.04
A	22	45,402	1.04
A	23	45,753	1.05
A	24	51,547	1.18
A	25	63,486	1.45
B	1	56,523	1.29
B	2	43,945	1.00
B	3	43,690	1.00
B	4	43,690	1.00
B	5	43,690	1.00
B	6	43,690	1.00
B	7	43,690	1.00
B	8	43,690	1.00
B	9	43,690	1.00
B	10	43,690	1.00
B	11	43,690	1.00
B	12	43,690	1.00
B	13	43,690	1.00
B	14	43,690	1.00
B	15	43,690	1.00
B	16	43,690	1.00
B	17	43,690	1.00
B	18	43,690	1.00
B	19	43,690	1.00
B	20	43,690	1.00
B	21	43,690	1.00
B	22	43,690	1.00
B	23	43,690	1.00
B	24	43,690	1.00
B	25	43,690	1.00
B	26	43,690	1.00
B	27	43,690	1.00
B	28	43,690	1.00
B	29	43,690	1.00
B	30	43,690	1.00
B	31	43,690	1.00
B	32	43,690	1.00
B	33	43,690	1.00
B	34	43,690	1.00
B	35	43,690	1.00
B	36	43,690	1.00
B	37	43,690	1.00
B	38	43,690	1.00
B	39	43,690	1.00
B	40	43,690	1.00
B	41	43,690	1.00
B	42	43,690	1.00
B	43	43,690	1.00
B	44	43,690	1.00
B	45	43,690	1.00
B	46	43,690	1.00
B	47	43,690	1.00
B	48	43,690	1.00
B	49	43,690	1.00
B	50	43,690	1.00
B	51	43,690	1.00
B	52	43,690	1.00
B	53	43,690	1.00
B	54	43,690	1.00
B	55	43,690	1.00
B	56	43,690	1.00
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B	59	43,690	1.00
B	60	43,690	1.00
B	61	43,690	1.00
B	62	43,690	1.00
B	63	43,690	1.00
B	64	43,690	1.00
B	65	43,690	1.00
B	66	43,690	1.00
B	67	43,690	1.00
B	68	43,690	1.00
B	69	43,690	1.00
B	70	43,690	1.00
B	71	43,690	1.00
B	72	43,690	1.00
B	73	43,690	1.00
B	74	43,690	1.00
B	75	43,690	1.00
B	76	43,690	1.00
B	77	43,690	1.00
B	78	43,690	1.00
B	79	43,690	1.00
B	80	43,690	1.00
B	81	43,690	1.00
B	82	43,690	1.00
B	83	43,690	1.00
B	84	43,690	1.00
B	85	43,690	1.00
B	86	43,690	1.00
B	87	43,690	1.00
B	88	43,690	1.00
B	89	43,690	1.00
B	90	43,690	1.00
B	91	43,690	1.00
B	92	43,690	1.00
B	93	43,690	1.00
B	94	43,690	1.00
B	95	43,690	1.00
B	96	43,690	1.00
B	97	43,690	1.00
B	98	43,690	1.00
B	99	43,690	1.00
B	100	43,690	1.00



FINAL PLAT STONEGATE

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE IV, LTD
3403 N. FITZHUGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
PHONE: (214) 522-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SHIPLEY VENTURE IV, LTD, is the owner of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas, and being known as those tracts of land described in a Warranty Deed from Genie Mae Tabor to Shipley Joint Venture IV, Ltd. as recorded in Volume 4110, Page 482 of the Deed Records of Collin County, Texas, and also being known as that tract of land described in a Deed from Rebecca Hamilton to Shipley Joint Venture IV, Ltd. as recorded in Volume 4227, Page 57 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northeast corner of the above cited Shipley Tract (4110/482), said point also being the Southeast corner of a called 50 acre tract of land described in a Warranty Deed from Sibyl C. Hamilton and Ferrill Hamilton to Rebecca, Lea and Victoria Hamilton as recorded in Volume 3279, Pages 913, 916 and 919 of the Deed Records of Collin County, Texas, said point also being the Southwest corner of Lot 1, Block 2 of Horsemans Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 203 of the Map Records of Collin County, Texas, said point also being the Northwest corner of a called 8.00 acre tract of land described in a Deed to E.H. Sullivan, et ux as recorded in Volume 763, Page 588 of the Deed Records of Collin County, Texas;

THENCE SOUTH along the East line of said Shipley Tract (4110/482) and the West line of said 8.00 acre tract, passing a 1/2 " iron rod with cap stamped "USA INC" found for witness at a distance of 265.49 feet and continuing along the East line of said Shipley tract (4110/482) and the West line of a tract of land described in a Deed from Doris M. Fair and David Lewis Fair to Doris M. Fair Marital QTIP Trust No. 2 as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas for a total distance of 2671.05 feet to a 1/2 " iron rod found for corner in the most Easterly North line of Lot 3 of Rock Creek Acres, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 5 of the Map Records of Collin County, Texas at the Southeast corner of said Shipley Tract (4110/482), said point also being the Southwest corner of said Fair Tract;

THENCE N. 89 degrees 48 minutes 54 seconds W. along the most Easterly South line of said Shipley Tract (4110/482), and the most Easterly North line of the above cited Lot 3 a distance of 380.03 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner at the most Southerly Southwest corner of said Shipley Tract (4110/482), said point also being an interior corner of said Lot 3;

THENCE N. 08 degrees 03 minutes 39 seconds W. along the most Southerly West line of said Shipley Tract (4110/482) and the most Northerly East line of said Lot 3 a distance of 608.24 feet to a 1/2" iron rod found for corner in the center of White Rock Creek;

THENCE in an Westerly direction along the meanders of White Rock Creek as follows:

N. 51 degrees 23 minutes 36 seconds W. a distance of 159.39 feet;
N. 83 degrees 31 minutes 43 seconds W. a distance of 275.28 feet;
S. 65 degrees 32 minutes 15 seconds W. a distance of 197.47 feet;
S. 48 degrees 00 minutes 32 seconds W. a distance of 162.48 feet;
S. 23 degrees 40 minutes 35 seconds W. a distance of 119.74 feet;
S. 65 degrees 36 minutes 33 seconds W. a distance of 94.96 feet;
S. 70 degrees 25 minutes 44 seconds W. a distance of 22.17 feet to a 60-D nail found for corner at the Southwest corner of said Shipley tract (4110/482), said point also being the Southeast corner of a called 49.50 acre tract of land described in a Warranty Deed from Erwin Simerly and Kathryn Simerly to M.E. Spurgin, et ux as recorded in Volume 492, Page 275 of the Deed Records of Collin County, Texas;

THENCE N. 00 degrees 24 minutes 59 seconds W. leaving White Rock Creek and continuing along the West line of said Shipley tract (4110/482) and the East line of said 49.50 acre tract a distance of 2394.95 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner;

THENCE N. 89 degrees 35 minutes 01 seconds E. a distance of 15.00 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner in the West line of the above cited Shipley Tract (4227/57);
THENCE N. 16 degrees 01 minutes 00 seconds E. along the West line of said Shipley Tract a distance of 45.47 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner at the most Northerly corner of said Shipley tract (4227/57);

THENCE S. 44 degrees 10 minutes 27 seconds E. along the Northeast line of said Shipley Tract a distance of 60.93 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner;

THENCE S. 00 degrees 24 minutes 59 seconds E. along the East line of said Shipley Tract a distance of 111.11 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the North line of said Shipley Tract (4110/482), said point also being the Southeast corner of said Shipley Tract (4227/57);

THENCE EAST along the North line of said Shipley Tract (4110/482) and the South line of the above cited 50 acre tract a distance of 1265.97 feet to the POINT OF BEGINNING and containing 68.501 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, SHIPLEY VENTURE IV, LTD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as STONEGATE, an addition to the City of Lucas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, 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 City of Lucas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas' use thereof. The City of Lucas and public utility entities shall have, at all times, the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

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

WITNESS, my hand, this the 1st day of December, 2000.

SHIPLEY VENTURE IV, LTD

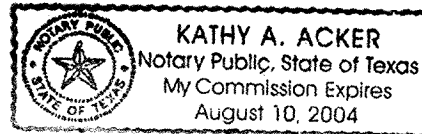
By: William Wade Shipley V
WILLIAM WADE SHIPLEY,V

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William Wade Shipley V, President of Shipley Venture IV, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of December, 2000.

Kathy A. Ackers
Notary Public in and for the State of Texas

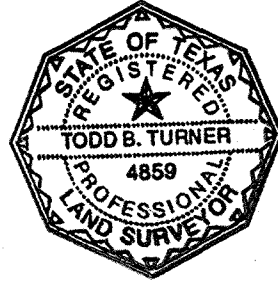


STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Todd B. Turner
Todd B. Turner, R.P.L.S., No. 4859
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of December, 2000.

Kathy A. Ackers
Notary Public in and for the State of Texas



Recommended for Approval

Marion J. ... 12-7-00
Chairman, Planning and Zoning Commission Date
City of Lucas, Texas

Approved for Construction:

Paul H. ... 12-4-00
Mayor, City of Lucas, Texas Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Stonegate Subdivision or Addition to the City of Lucas was submitted to the City Council on the 1st day of Nov., 2000, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my had this 8 day of December

Laura Ropp-Sanchez
City Secretary
City of Lucas, Texas



FINAL PLAT
STONEGATE

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
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(214) 622-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

Filed for Record At: Jimmie
Collins County, Texas
Collins County Clerk
On Dec 20 2000
At 8:35am
Doc/Num : 2000- 0137346
Recording Type: Plat
Receipt #: 314516

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SHIPLEY VENTURE IV, LTD, is the owner of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas, and being known as those tracts of land described in a Warranty Deed from Genie Mae Tabor to Shipley Joint Venture IV, Ltd. as recorded in Volume 4110, Page 482 of the Deed Records of Collin County, Texas, and also being known as that tract of land described in a Deed from Rebecca Hamilton to Shipley Joint Venture IV, Ltd. as recorded in Volume 4227, Page 57 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northeast corner of the above cited Shipley Tract (4110/482), said point also being the Southeast corner of a called 50 acre tract of land described in a Warranty Deed from Sibyl C. Hamilton and Ferrill Hamilton to Rebecca, Lea and Victoria Hamilton as recorded in Volume 3279, Pages 913, 916 and 919 of the Deed Records of Collin County, Texas, said point also being the Southwest corner of Lot 1, Block 2 of Horsemans Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 203 of the Map Records of Collin County, Texas, said point also being the Northwest corner of a called 8.00 acre tract of land described in a Deed to E.H. Sullivan, et ux as recorded in Volume 763, Page 588 of the Deed Records of Collin County, Texas;

THENCE SOUTH along the East line of said Shipley Tract (4110/482) and the West line of said 8.00 acre tract, passing a 1/2 " iron rod with cap stamped "USA INC" found for witness at a distance of 265.49 feet and continuing along the East line of said Shipley tract (4110/482) and the West line of a tract of land described in a Deed from Doris M. Fair and David Lewis Fair to Doris M. Fair Marital QTIP Trust No. 2 as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas for a total distance of 2671.05 feet to a 1/2 " iron rod found for corner in the most Easterly North line of Lot 3 of Rock Creek Acres, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 5 of the Map Records of Collin County, Texas at the Southeast corner of said Shipley Tract (4110/482), said point also being the Southwest corner of said Fair Tract;

THENCE N. 89 degrees 48 minutes 54 seconds W. along the most Easterly South line of said Shipley Tract (4110/482), and the most Easterly North line of the above cited Lot 3 a distance of 380.03 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner at the most Southerly Southwest corner of said Shipley Tract (4110/482), said point also being an interior corner of said Lot 3;

THENCE N. 08 degrees 03 minutes 39 seconds W. along the most Southerly West line of said Shipley Tract (4110/482) and the most Northerly East line of said Lot 3 a distance of 608.24 feet to a 1/2" iron rod found for corner in the center of White Rock Creek;

THENCE in an Westerly direction along the meanders of White Rock Creek as follows:

N. 51 degrees 23 minutes 36 seconds W. a distance of 159.39 feet;
N. 83 degrees 31 minutes 43 seconds W. a distance of 275.28 feet;
S. 65 degrees 32 minutes 15 seconds W. a distance of 197.47 feet;
S. 48 degrees 00 minutes 32 seconds W. a distance of 162.48 feet;
S. 23 degrees 40 minutes 35 seconds W. a distance of 119.74 feet;
S. 65 degrees 36 minutes 33 seconds W. a distance of 94.96 feet;
S. 70 degrees 25 minutes 44 seconds W. a distance of 22.17 feet to a 60-D nail found for corner at the Southwest corner of said Shipley tract (4110/482), said point also being the Southeast corner of a called 49.50 acre tract of land described in a Warranty Deed from Erwin Simerly and Kathryn Simerly to M.E. Spurgin, et ux as recorded in Volume 492, Page 275 of the Deed Records of Collin County, Texas;

THENCE N. 00 degrees 24 minutes 59 seconds W. leaving White Rock Creek and continuing along the West line of said Shipley tract (4110/482) and the East line of said 49.50 acre tract a distance of 2394.95 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner;

THENCE N. 89 degrees 35 minutes 01 seconds E. a distance of 15.00 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner in the West line of the above cited Shipley Tract (4227/57);
THENCE N. 16 degrees 01 minutes 00 seconds E. along the West line of said Shipley Tract a distance of 45.47 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner at the most Northerly corner of said Shipley tract (4227/57);

THENCE S. 44 degrees 10 minutes 27 seconds E. along the Northeast line of said Shipley Tract a distance of 60.93 feet to a 1/2 " iron rod with plastic cap stamped "USA INC" set for corner;

THENCE S. 00 degrees 24 minutes 59 seconds E. along the East line of said Shipley Tract a distance of 111.11 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the North line of said Shipley Tract (4110/482), said point also being the Southeast corner of said Shipley Tract (4227/57);

THENCE EAST along the North line of said Shipley Tract (4110/482) and the South line of the above cited 50 acre tract a distance of 1265.97 feet to the POINT OF BEGINNING and containing 68.501 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, SHIPLEY VENTURE IV, LTD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as STONEGATE, an addition to the City of Lucas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, 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 City of Lucas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas' use thereof. The City of Lucas and public utility entities shall have, at all times, the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

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

WITNESS, my hand, this the 1st day of December, 2000.

SHIPLEY VENTURE IV, LTD

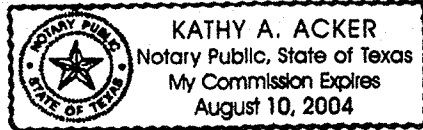
By: William Wade Shipley V
WILLIAM WADE SHIPLEY, V

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William Wade Shipley V, President of Shipley Venture IV, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of December, 2000.

Kathy A. Acker
Notary Public in and for the State of Texas

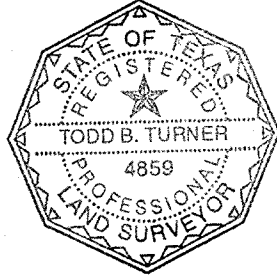


STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Todd B. Turner
Todd B. Turner, R.P.L.S., No. 4859
USA Professional Services Group, Inc.

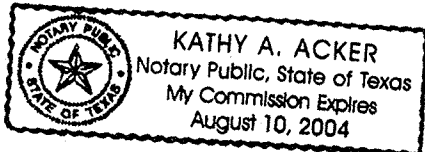


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of December, 2000.

Kathy A. Acker
Notary Public in and for the State of Texas



Recommended for Approval

David M. ... 12-07-00
Chairman, Planning and Zoning Commission Date
City of Lucas, Texas

Approved for Construction:

David M. ... 12-4-00
Mayor, City of Lucas, Texas Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Stonegate Subdivision or Addition to the City of Lucas was submitted to the City Council on the 16 day of Nov., 2000, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my had this 8 day of December, A.D. 2000.

Laura Rojas Sanchez
City Secretary
City of Lucas, Texas



FINAL PLAT
STONEGATE

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE IV, LTD
3403 N. FITZHUGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
(214) 522-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SHIPLEY VENTURE IV, LTD, is the owner of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas, and being known as those tracts of land described in a Warranty Deed from Genie Mae Tabor to Shipley Joint Venture IV, Ltd. as recorded in Volume 4110, Page 482 of the Deed Records of Collin County, Texas, and also being known as that tract of land described in a Deed from Rebecca Hamilton to Shipley Joint Venture IV, Ltd. as recorded in Volume 4227, Page 57 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said rod being S. 00 degrees 00 minutes 00 seconds W. a distance of 38.96 feet from a 3/8" iron rod found for corner at the Northeast corner of the above cited Shipley Tract (4110/482), said 3/8" rod also being the Southeast corner of a called 50 acre tract of land described in a Warranty Deed from Sibyl C. Hamilton and Ferrill Hamilton to Rebecca, Lea and Victoria Hamilton as recorded in Volume 3279, Pages 913, 916 and 919 of the Deed Records of Collin County, Texas, and also being the Southwest corner of Lot 1, Block 2 of Horsemans Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 203 of the Map Records of Collin County, Texas, and also being the Northwest corner of a called 8.00 acre tract of land described in a Deed to E.H. Sullivan, et ux as recorded in Volume 763, Page 588 of the Deed Records of Collin County, Texas;

THENCE S. 00 degrees 00 minutes 00 seconds W. along the East line of said Shipley Tract (4110/482) and the West line of said 8.00 acre tract, passing a 1/2" iron rod with cap stamped "USA INC" found for witness at a distance of 226.53 feet and continuing along the East line of said Shipley tract (4110/482) and the West line of a tract of land described in a Deed from Doris M. Fair and David Lewis Fair to Doris M. Fair Marital QTIP Trust No. 2 as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas for a total distance of 2632.09 feet to a 1/2" iron rod found for corner in the most Easterly North line of Lot 3 of Rock Creek Acres, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 5 of the Map Records of Collin County, Texas at the Southeast corner of said Shipley Tract (4110/482), said point also being the Southwest corner of said Fair Tract;

THENCE N. 89 degrees 48 minutes 54 seconds W. along the most Easterly South line of said Shipley Tract (4110/482), and the most Easterly North line of the above cited Lot 3 a distance of 380.03 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner at the most Southerly Southwest corner of said Shipley Tract (4110/482), said point also being an interior corner of said Lot 3;

THENCE N. 08 degrees 03 minutes 39 seconds W. along the most Southerly West line of said Shipley Tract (4110/482) and the most Northerly East line of said Lot 3 a distance of 608.24 feet to a 1/2" iron rod found for corner in the center of White Rock Creek;

THENCE in an Westerly direction along the meanders of White Rock Creek as follows:

N. 51 degrees 23 minutes 36 seconds W. a distance of 159.39 feet;
N. 83 degrees 31 minutes 43 seconds W. a distance of 275.28 feet;
S. 65 degrees 32 minutes 15 seconds W. a distance of 197.47 feet;
S. 48 degrees 00 minutes 32 seconds W. a distance of 162.48 feet;
S. 23 degrees 40 minutes 35 seconds W. a distance of 119.74 feet;
S. 65 degrees 36 minutes 33 seconds W. a distance of 94.96 feet;
S. 70 degrees 25 minutes 44 seconds W. a distance of 22.17 feet to a 60-D nail found for corner at the Southwest corner of said Shipley tract (4110/482), said point also being the Southeast corner of a called 49.50 acre tract of land described in a Warranty Deed from Erwin Simerly and Kathryn Simerly to M.E. Spurgin, et ux as recorded in Volume 492, Page 275 of the Deed Records of Collin County, Texas;

THENCE N. 00 degrees 24 minutes 59 seconds W. leaving White Rock Creek and continuing along the West line of said Shipley tract (4110/482) and the East line of said 49.50 acre tract a distance of 2394.95 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner;

THENCE N. 89 degrees 35 minutes 01 seconds E. a distance of 15.00 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the West line of the above cited Shipley Tract (4227/57);

THENCE N. 16 degrees 01 minutes 00 seconds E. along the West line of said Shipley Tract a distance of 45.47 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner at the most Northerly corner of said Shipley tract (4227/57);

THENCE S. 44 degrees 10 minutes 27 seconds E. along the Northeast line of said Shipley Tract a distance of 60.93 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner;

THENCE S. 00 degrees 24 minutes 59 seconds E. along the East line of said Shipley Tract a distance of 111.11 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the North line of said Shipley Tract (4110/482), said point also being the Southeast corner of said Shipley Tract (4227/57);

THENCE N. 90 degrees 00 minutes 00 seconds E. along the North line of said Shipley Tract (4110/482) and the South line of the above cited 50 acre tract a distance of 430.29 feet to a 1/2" iron rod found for corner;

THENCE S. 61 degrees 28 minutes 24 seconds E. a distance of 81.58 feet to a 1/2" iron rod found for corner;

THENCE N. 90 degrees 00 minutes 00 seconds E. a distance of 764.00 feet to the POINT OF BEGINNING and containing 2,952,737 square feet or 67.7855 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, SHIPLEY VENTURE IV, LTD, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as STONEGATE, an addition to the City of Lucas, Texas. The Easements and public use areas, as shown, are dedicated, for the purposes indicated on this plat. All streets within the subdivision shall be private streets. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Lucas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas' use thereof. The City of Lucas and public utility entities shall have, at all times, the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

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

WITNESS, my hand, this the 27th day of April, 2002.

SHIPLEY VENTURE IV, LTD

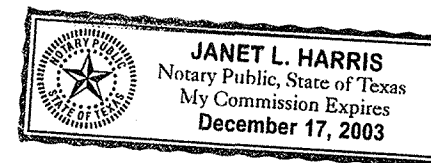
By: William Wade Shipley V
WILLIAM WADE SHIPLEY V

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William Wade Shipley V, President of Shipley Venture IV, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of April, 2002.

Janet L. Harris
Notary Public in and for the State of Texas

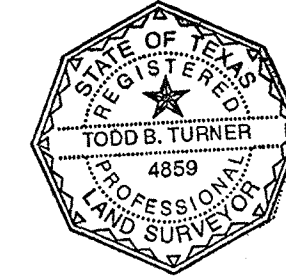


STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Todd B. Turner
Todd B. Turner, R.P.L.S., No. 4859
USA Professional Services Group, Inc.

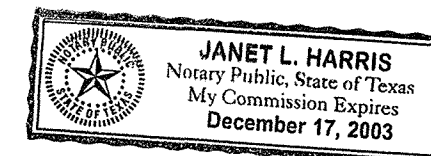


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of April, 2002.

Janet L. Harris
Notary Public in and for the State of Texas



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

05/02/02
Date

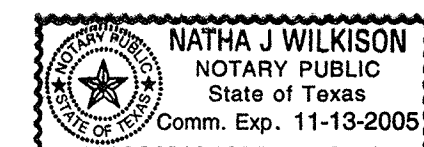
Approved for Construction:
I. Fleys
Mayor, City of Lucas, Texas

5-9-02
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Stonegate Subdivision or Addition to the City of Lucas was submitted to the City Council on the 1 day of April, 2002, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my had this 9 day of May, A.D. 2002.

Natha J. Wilkison
City Secretary
City of Lucas, Texas



AMENDED PLAT OF
STONEGATE
CABINET M, PAGE 399
DEED RECORDS OF COLLIN COUNTY, TEXAS
PLAT AMENDED TO CORRECT NORTHERN PROPERTY
BOUNDARY; LINE BETWEEN LOTS 18 & 29, BLOCK A,
CHANGE STREET NAMES, AND DEDICATION STATEMENT.

AMENDED PLAT
STONEGATE

BEING 67.7855 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE IV, LTD
3403 N. FITZHUGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
(214) 522-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

Filed for Record in
Collin County, Texas
on May 17, 2002
at 11:43am
Doc/Num: 2002-0014009
Recording Fee: \$17.00
Receipt # 10095 25.00