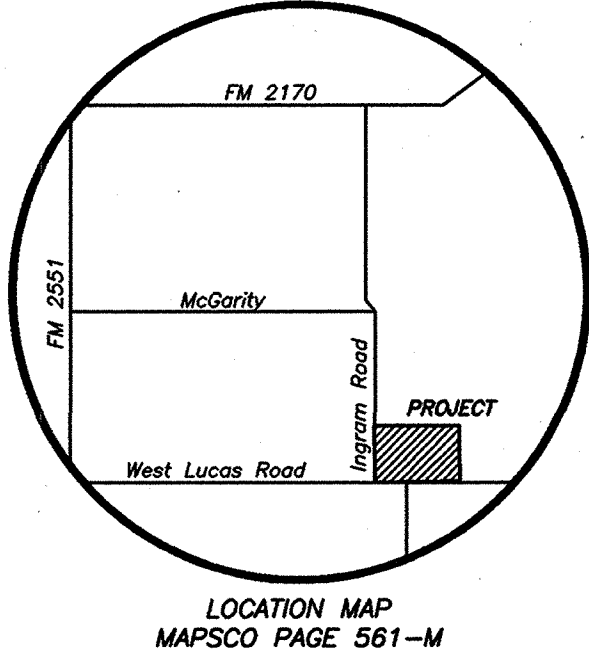
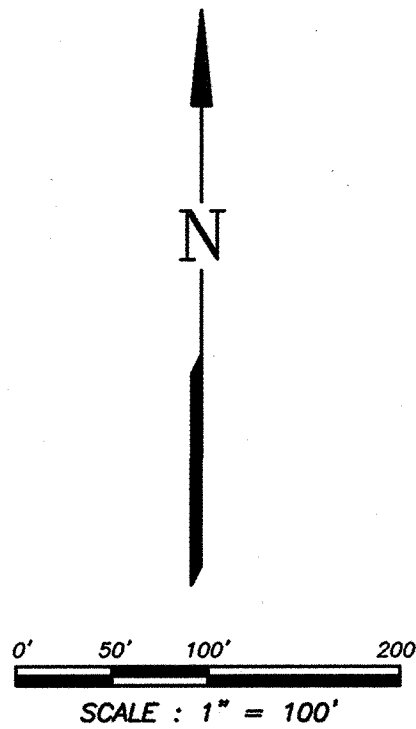


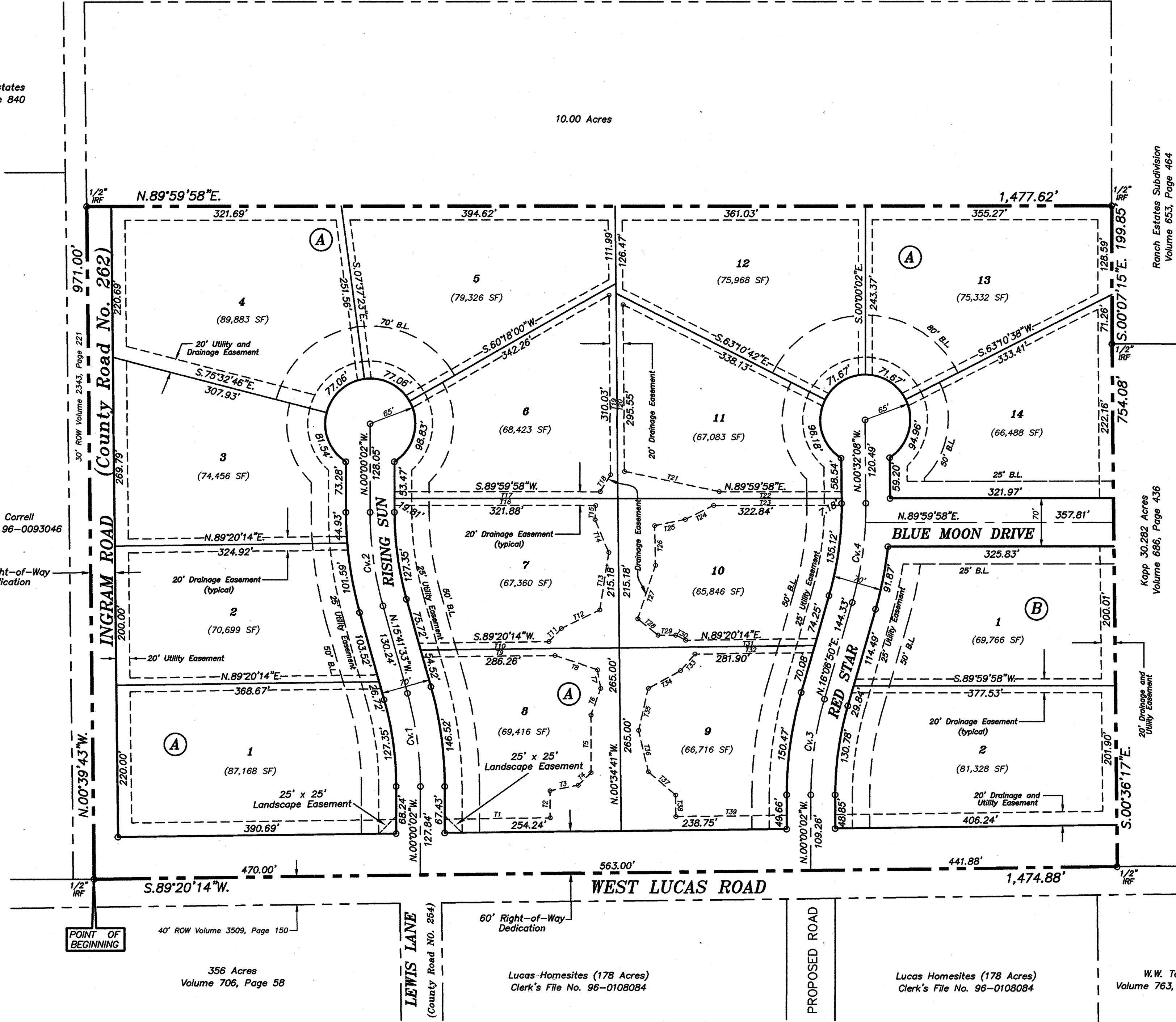
FILED FOR RECORD IN
COLLIN COUNTY, TEXAS
HONORABLE HELEN STARNES
ON 20/09/17 1:24 PM
AT 2:36 PM
NUMBER 202-23372
VOLUME PAGE 21
PLAT RECORDS



NOTES

- FLOOD STATEMENT: According to Community Panel No. 48085C0455 G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
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- This plat was prepared without a title commitment.
- All drainage and grading plans must be approved by the City Engineer before permits are issued.
- Each and every lot shall be served by an aerobic waste water system.

Curve No. 1	Curve No. 2	Curve No. 3	Curve No. 4
Δ = 15°41'31"	Δ = 15°41'31"	Δ = 16°06'53"	Δ = 16°38'58"
R = 500.00'	R = 500.00'	R = 500.00'	R = 500.00'
T = 68.90'	T = 68.90'	T = 70.78'	T = 73.16'
L = 136.94'	L = 136.94'	L = 140.63'	L = 145.29'
CB = N.07°50'48"W.	CB = N.07°50'48"W.	CB = N.08°03'24"E.	CB = N.07°47'21"E.
CL = 136.51'	CL = 136.51'	CL 140.16'	CL = 144.78'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, we, D.R. Horton - Texas, Ltd., are the owners of a 32.602 acre tract of land situated in the W.G. McKinney Survey, Abstract Number 583, in the City of Lucas, Collin County, Texas and being all of a 32.602 acre tract of land according to the deed recorded in Volume 4475, Page 0697 of the Deed Records of Collin County, Texas (DROCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 1 and being located in the easterly right-of-way line of Ingram Road (a 30 feet wide right-of-way according to the deed recorded in Volume 2343, Page 221 of the Deed Records of Collin County, Texas (DROCT) and being located in the northerly right-of-way line of West Lucas Road (a 40 feet wide right-of-way according to the deed recorded in Volume 3509, Page 150 (DROCT);

THENCE along the easterly right-of-way line of said Ingram Road NORTH 00°39'43" WEST a distance of 971.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1;

THENCE departing the easterly right-of-way line of said Ingram Road NORTH 89°59'58" EAST a distance of 1,477.62 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1;

THENCE along the easterly line of said Lot 1 as follows:

SOUTH 00°07'15" EAST a distance of 199.85 feet to a 1/2 inch iron rod found for corner;

SOUTH 00°36'17" EAST a distance of 754.08 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1 and being located in the northerly right-of-way line of said West Lucas Road;

THENCE along the southerly line of said Lot 1 with the northerly right-of-way line of said West Lucas Road SOUTH 89°20'14" WEST a distance of 1,474.88 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 32.602 acres or 1,420,157 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D.R. Horton - Texas, Ltd., hereby adopt this plat designating the herein described property as FINAL PLAT OF THE TRILSIDE ADDITION, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and open 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. 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's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission from anyone.

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

WITNESS MY HAND, this 31st day of March, 2000.

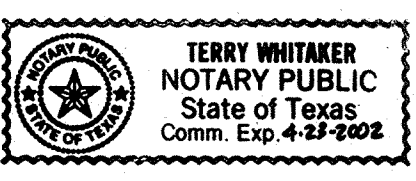
David Booth
David Booth

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Booth, 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 31st day of March, 2000.

Terry Whitaker
Terry Whitaker
Notary Public for the State of Texas

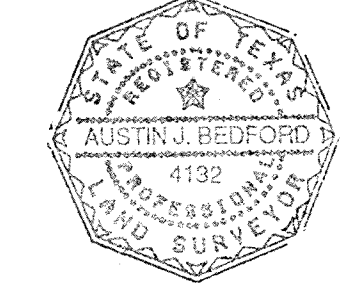


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Austin J. Bedford, a Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the 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 the City of Lucas, Texas.

Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, 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 31st day of March, 2000.

Terry Whitaker
Terry Whitaker
Notary Public for the State of Texas



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Laura Rojas-Sanchez, 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 11th day of April, 2000.

Laura Rojas-Sanchez
Laura Rojas-Sanchez
City Secretary
City of Lucas, Texas



LOT SUMMARY		AREA SUMMARY	
Block A = 14 Lots		Gross Area = 32.602 Acres	
Block B = 2 Lots		ROW Dedication = 5.622 Acres	
TOTAL = 16 LOTS		Net Area = 26.980 Acres	

No.	Date	REVISIONS

Owner: D.R. HORTON - TEXAS, LTD.
310 E. I.H. 30, SUITE 280
GARLAND, TEXAS 75043 (972) 226-4333

W.G. MCKINNEY SURVEY ABST. NO. 583
CITY OF LUCAS
COLLIN COUNTY, TEXAS

**FINAL PLAT
TRILSIDE ADDITION
32.602 ACRES**

Checked By: A.J. Bedford
P.C.: R. Boland, GFS
File: LUCAS-PP-R
Job: No. 333-014-98-50

Scale: 1" = 100'
Date: March 31, 2000
Technician: L. Spradling
Drawn By: L. Spradling

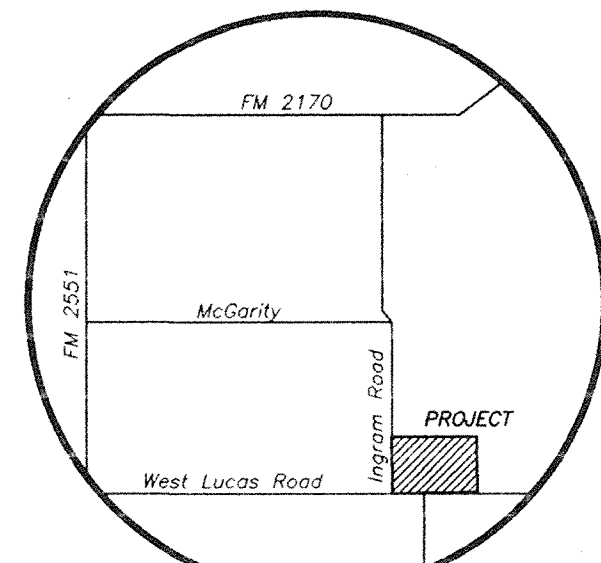
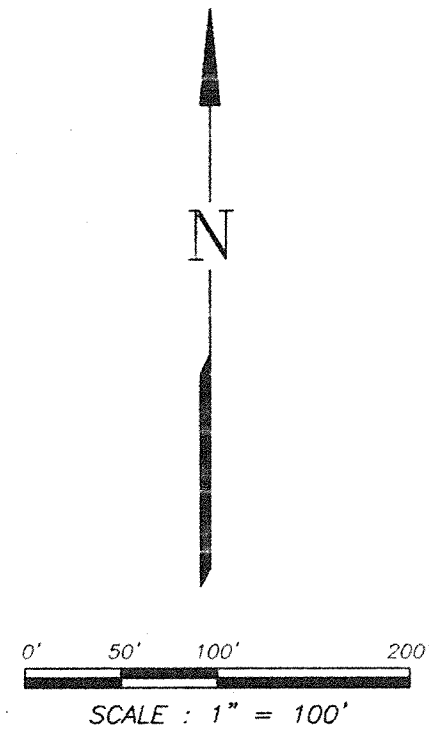
Sheet: 1 of 1

Kurtz ~ Bedford Associates, Inc. KBA
Consulting Engineers ~ Surveyors

4222 Rosehill Road, Suite 2 • Garland, Texas 75043 • (972) 240-5999 • Fax (972) 240-4466
352 Cedar Crest Drive • Coppell, Texas 75019 • (972) 462-7441 • Fax (972) 462-7661

32.602 ACRES
(1,420,157 SQ. FT.)

FILED FOR RECORD IN
COLLIN COUNTY, TEXAS
HONORABLE HELEN STARRIES
ON 20/01/21 12K
AT 2:36 PM
NUMBER 20-1732-2
VOL 21 PAGE 21
PLAT RECORDS



LOCATION MAP
MAPSCO PAGE 561-M

NOTES

- FLOOD STATEMENT: According to Community Panel No. 4808SC0455 G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
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This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND, this 31st day of March, 2000.

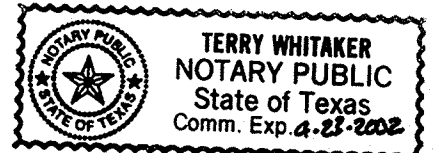
David Booth
David Booth

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Booth, 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 31st day of March, 2000.

Terry Whitaker
Notary Public for the State of Texas



*Recommended For Approval

David Booth
Chairman, Planning and Zoning Commission
City of Lucas, Texas

4-5-20

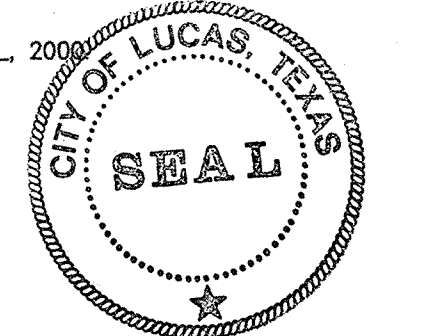
*Approved for Construction

Anthony C...
Mayor, City of Lucas, Texas

4-5-00

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the TRAILSIDE ADDITION to the City of Lucas was submitted to the City Council on the 7th day of Sept., 1999, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public spaces and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 11th day of April, 2000.
Laura Rojas-Sanchez
City Secretary
City of Lucas, Texas



LOT SUMMARY	AREA SUMMARY
Block A = 14 Lots	Gross Area = 32.602 Acres
Block B = 2 Lots	ROW Dedication = 5.622 Acres
TOTAL = 16 LOTS	Net Area = 26.980 Acres

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATE

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Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

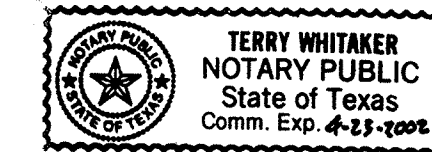


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, 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.

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Terry Whitaker
Notary Public for the State of Texas



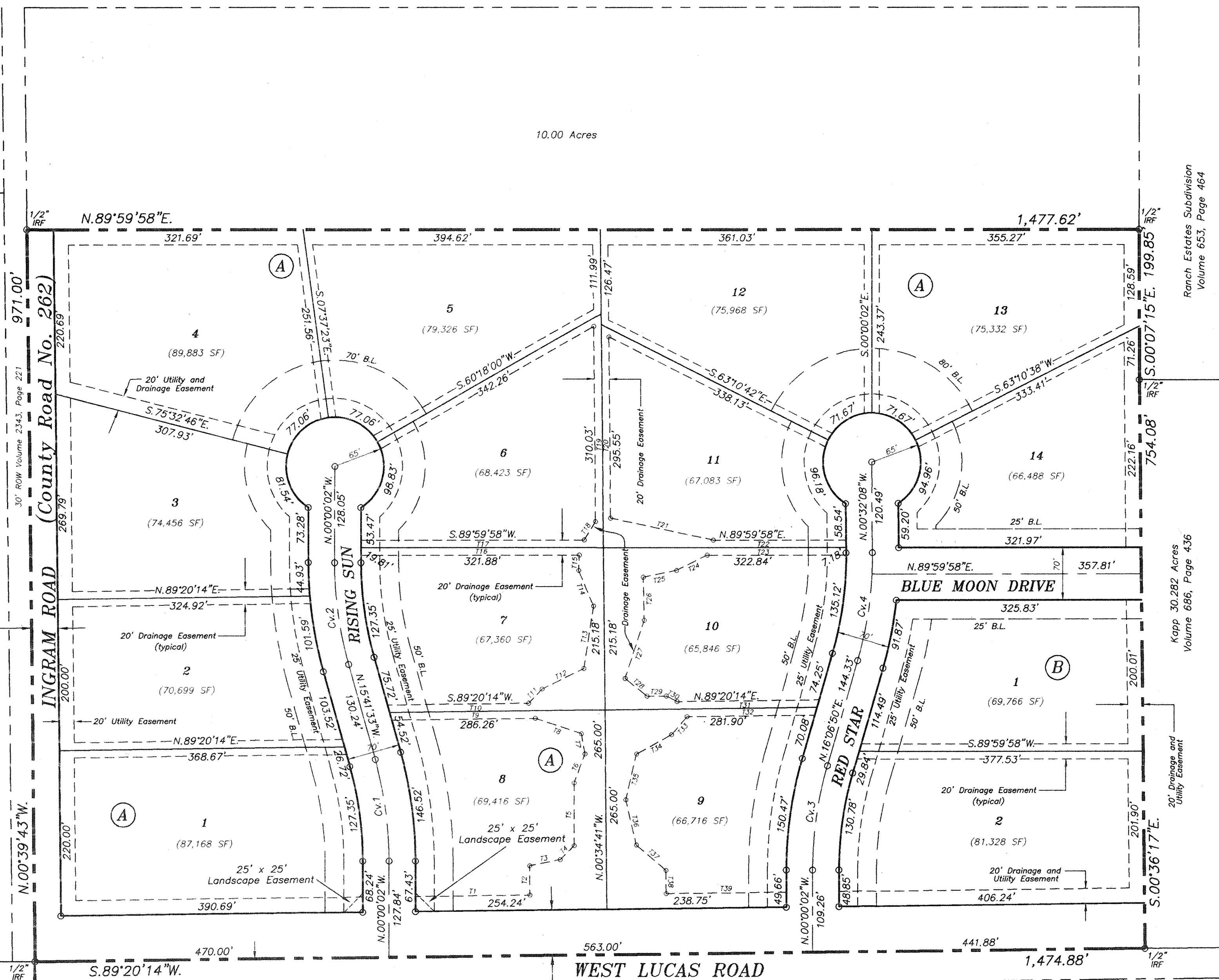
T-1	S.89°20'14"W.	152.11'	T-21	N.77°53'23"W.	139.59'
T-2	S.00°39'46"E.	39.12'	T-22	S.89°59'58"W.	176.66'
T-3	S.78°42'01"W.	41.44'	T-23	N.89°59'58"E.	184.83'
T-4	S.45°01'37"W.	26.26'	T-24	N.63°34'40"E.	45.47'
T-5	S.00°00'00"W.	83.60'	T-25	N.78°28'33"E.	45.23'
T-6	S.19°53'23"W.	40.87'	T-26	N.01°23'55"W.	57.41'
T-7	S.09°49'35"E.	27.21'	T-27	N.18°24'45"E.	81.03'
T-8	S.71°34'52"E.	64.72'	T-28	N.51°21'17"W.	37.25'
T-9	N.89°20'14"E.	190.64'	T-29	N.90°00'00"W.	25.54'
T-10	S.89°20'14"W.	187.55'	T-30	N.61°12'43"E.	52.99'
T-11	S.43°30'42"W.	25.93'	T-31	S.89°20'14"W.	189.12'
T-12	S.64°25'07"W.	61.79'	T-32	N.89°20'14"E.	170.06'
T-13	S.08°48'38"W.	83.68'	T-33	N.40°48'01"E.	31.60'
T-14	S.22°32'22"E.	51.49'	T-34	N.61°12'43"E.	52.99'
T-15	S.02°16'43"W.	20.62'	T-35	N.12°56'01"E.	62.29'
T-16	N.89°59'58"E.	290.03'	T-36	N.13°00'23"W.	61.91'
T-17	S.89°59'58"W.	296.52'	T-37	N.49°25'55"W.	51.92'
T-18	S.31°10'28"W.	28.89'	T-38	N.00°39'46"W.	31.06'
T-19	S.00°34'41"E.	258.23'	T-39	S.89°20'14"W.	159.78'
T-20	N.00°34'41"W.	239.92'			

32.602 ACRES
(1,420,157 SQ. FT.)

Travis Ranch Estates
Cabinet K, Page 840

William A. Correll
Clerk's File No. 96-0093046

35' Right-of-Way
Dedication



POINT OF BEGINNING

356 Acres
Volume 706, Page 58

Lucas Homesites (178 Acres)
Clerk's File No. 96-0108084

Lucas Homesites (178 Acres)
Clerk's File No. 96-0108084

W.W. Taylor
Volume 763, Page 317

Checked By: A.J. Bedford	Job No. 333-014-99-50
P.C.: R. Boland, GPS	
File: LUCAS-EP-R	
Technician: L. Spradling	
Drawn By: L. Spradling	
No. Date REVISIONS	
Owner: D.R. HORTON - TEXAS, LTD. 310 E. I.H. 30, SUITE 280 GARLAND, TEXAS 75043 (972) 226-4333	
W.G. MCKINNEY SURVEY ABST. NO. 583 CITY OF LUCAS COLLIN COUNTY, TEXAS	
FINAL PLAT TRAILSIDE ADDITION 32.602 ACRES	
Scale: 1" = 100'	
Date: March 31, 2000	
Sheet: 1	
Of: 1	
Kurtz ~ Bedford Associates, Inc. KBA Consulting Engineers ~ Surveyors	
4222 Rosehill Road, Suite 2 • Garland, Texas 75043 • (972) 240-5999 • Fax (972) 240-4466 352 Cedar Crest Drive • Coppell, Texas 75019 • (972) 462-7441 • Fax (972) 462-7661	