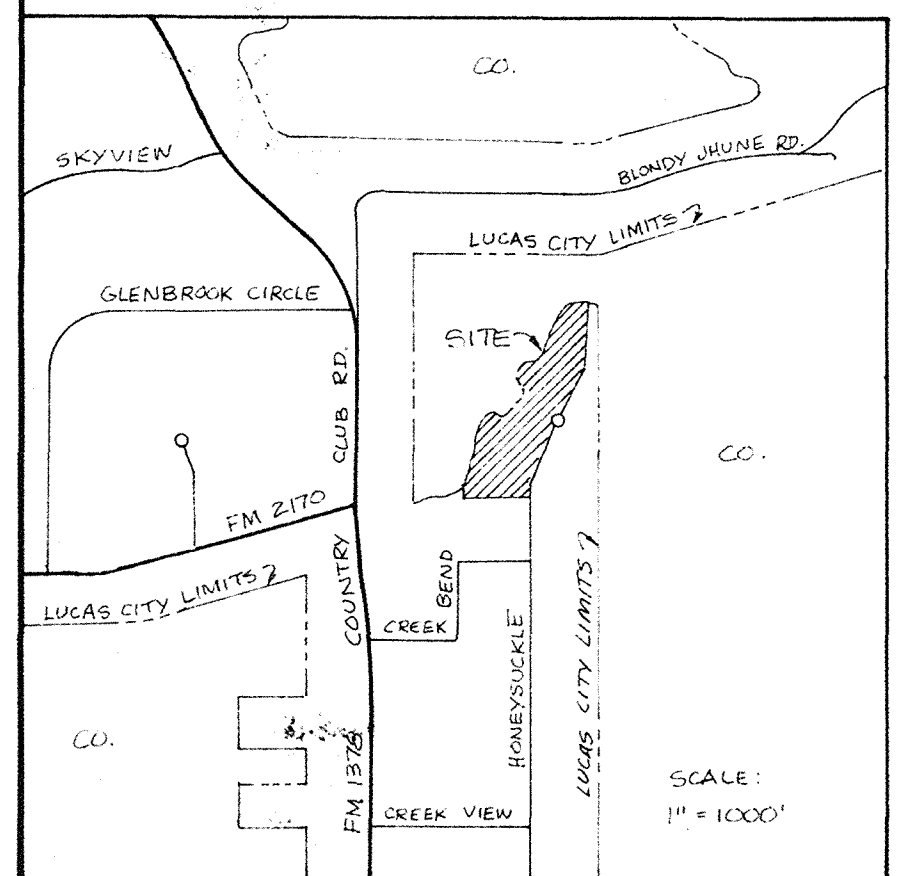


NOTES: 1) No water lines or fire hydrants are located on the property; 2) R-2 Zoning. (Residential, Single Family); 3) Property is located within Lucas City Limits.



OWNERS: JOHNETA J. & CLIFFORD C. WALTERS
 1175 HONEYSUCKLE LANE
 LUCAS, TEXAS 75002
 (214) 727-1659

BONNIE SUE & EDWIN SPENCER GUIMARIN
 1225 HONEYSUCKLE LANE
 LUCAS, TEXAS 75002
 (214) 727-4496

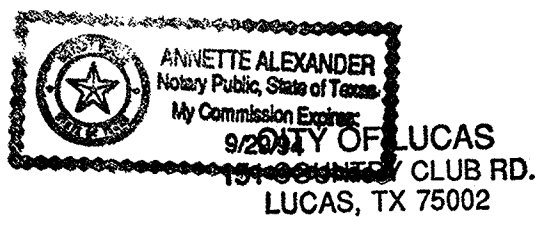
OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Johneta J. and Clifford C. Walters, and Bonnie Sue and Edwin Spencer Guimarin being the owners of a 6.151 acre unplatted tract in the P. F. Lucas Survey, Abstract No. 537, City of Lucas, Collin County, Texas do hereby adopt this plat designating the herein described property as LOTS 27 AND 28, BLOCK 1, WILLOW CREEK ACRES ADDITION, an addition to the City of Lucas, Texas. The Easements 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 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's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems 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 procuring the permission from anyone.

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

WITNESS, MY HAND, this the 24th day of June, 1994.



Johneta J. Walters
 Johneta J. Walters

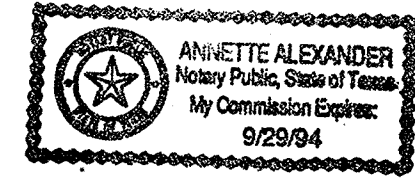
STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Johneta J. Walters, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of June, 1994.

Annette Alexander
 Annette Alexander
 Notary Public for the State of Texas

WITNESS, MY HAND, this the 24th day of June, 1994.



Clifford C. Walters
 Clifford C. Walters

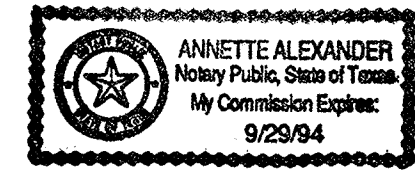
STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clifford C. Walters, 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 24th day of June, 1994.

Annette Alexander
 Annette Alexander
 Notary Public for the State of Texas

WITNESS, MY HAND, this the 24th day of June, 1994.



Bonnie Sue Guimarin
 Bonnie Sue Guimarin

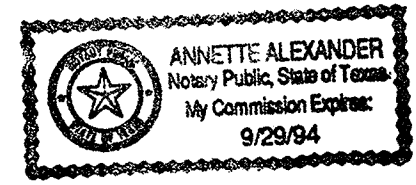
STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bonnie Sue Guimarin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of June, 1994.

Annette Alexander
 Annette Alexander
 Notary Public for the State of Texas

WITNESS, MY HAND, this the 24th day of June, 1994.



Edwin Spencer Guimarin
 Edwin Spencer Guimarin

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 Edwin Spencer Guimarin 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 24th day of June, 1994.

Annette Alexander
 Annette Alexander
 Notary Public for the State of Texas

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

WHEREAS Johneta J. and Clifford C. Walters, and Bonnie Sue and Edwin Spencer Guimarin are the owners of a 6.151 acre tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the P. F. Lucas Survey, Abstract No. 537, being part of a 93.563 acre tract of land as described and recorded in Volume 1064, Page 416 of the Collin County Deed Records, being known as Lot 28 and Lot 27 of Willow Creek Acres, an unrecorded subdivision, said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in an asphalt road marking the southeast corner of said premises, said corner bears North 89°02'01" West, 375.0 feet and North, 3,139.61 feet from the southeast corner of said 93.563 acre tract;
 THENCE with the south line of said premises, West, 304.06 feet to a 1/2-inch iron rod found marking the southwest corner of said premises;
 THENCE with a west line of said premises, North, 91.43 feet to a point in the center of a branch;
 THENCE with the center of said branch as follows:
 North 53°23'55" East, 10.29 feet;
 North 09°23'47" East, 245.26 feet;
 North 68°53'41" East, 94.76 feet;
 North 41°34'22" East, 108.07 feet;
 North 13°57'06" West, 111.47 feet;
 North 29°08'40" East, 65.93 feet;
 North 66°07'31" East, 104.97 feet;
 North 20°18'54" East, 151.70 feet;
 North 38°30'55" East, 218.95 feet;
 North 76°54'10" East, 114.93 feet to the northeast corner of said premises;
 THENCE departing the center of said branch, South 08°03'34" West, 383.03 feet to a 1/2-inch iron rod found marking an angle point;
 THENCE South 30°52'34" West, 286.70 feet to a 3/8-inch iron rod found in the center of a cul-de-sac;
 THENCE with an east line of said premises and the center of an asphalt road, South 18°41'34" West, 329.81 feet to a 1/2-inch iron rod found;
 THENCE continuing with the center of said asphalt road, South, 64.65 feet to the place of beginning and containing 6.151 acres of land.

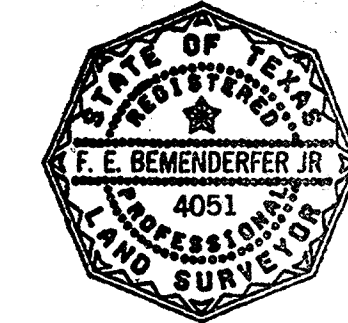
NOTE: Ingress and Egress Easement recorded in Volume 1119, Page 368 of the Collin County Deed Records does not affect this property.

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. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

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

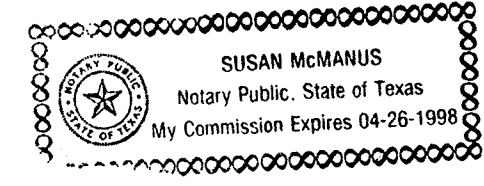


STATE OF TEXAS
 COUNTY OF COLLIN

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 23rd day of June, 1994.

Susan McManus
 Susan McManus
 Notary Public for the State of Texas



Filed for Record in:
 COLLIN COUNTY, TX
 HONORABLE HELEN STARNES
 On 1994/08/15
 At 10:15A
 Number: 94-0075880
 Type: PL 15.00

"Preliminary Plat For Review Purposes Only"

Recommended for Approval
W. G. B. ...
 Chairman, Planning and Zoning Commission
 City of Lucas, Texas
 Date: July 13, 1994

Approved For Preparation of Final Plat
Gary A. Guyer
 Mayor, City of Lucas, Texas
 Date: 25 July 94

Approved and Accepted
Gary A. Guyer
 Mayor, City of Lucas, Texas
 Date: 25 July 94

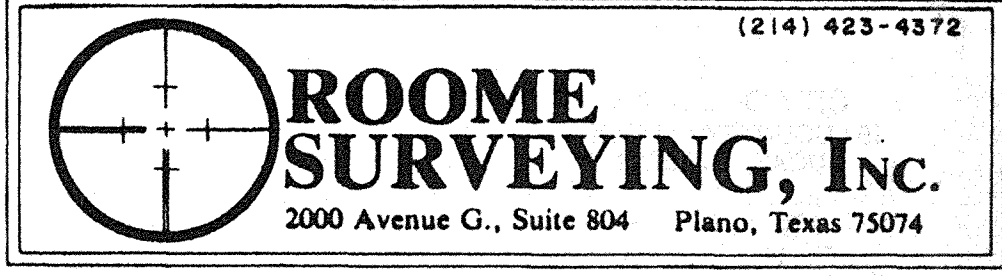


NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) THE PURPOSE OF THIS REPLAT IS TO REVERSE THE DIVISION LINE BETWEEN LOTS 27 & 28 TO CORRECT A FENCE ENCROACHMENT.

CITY OF LUCAS
 151 COUNTRY CLUB RD.
 LUCAS, TX 75002

FINAL PLAT
 LOTS 27 & 28, BLOCK 1
 WILLOW CREEK ACRES ADDITION
 P.F. LUCAS SURVEY, ABSTRACT NO. 537
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

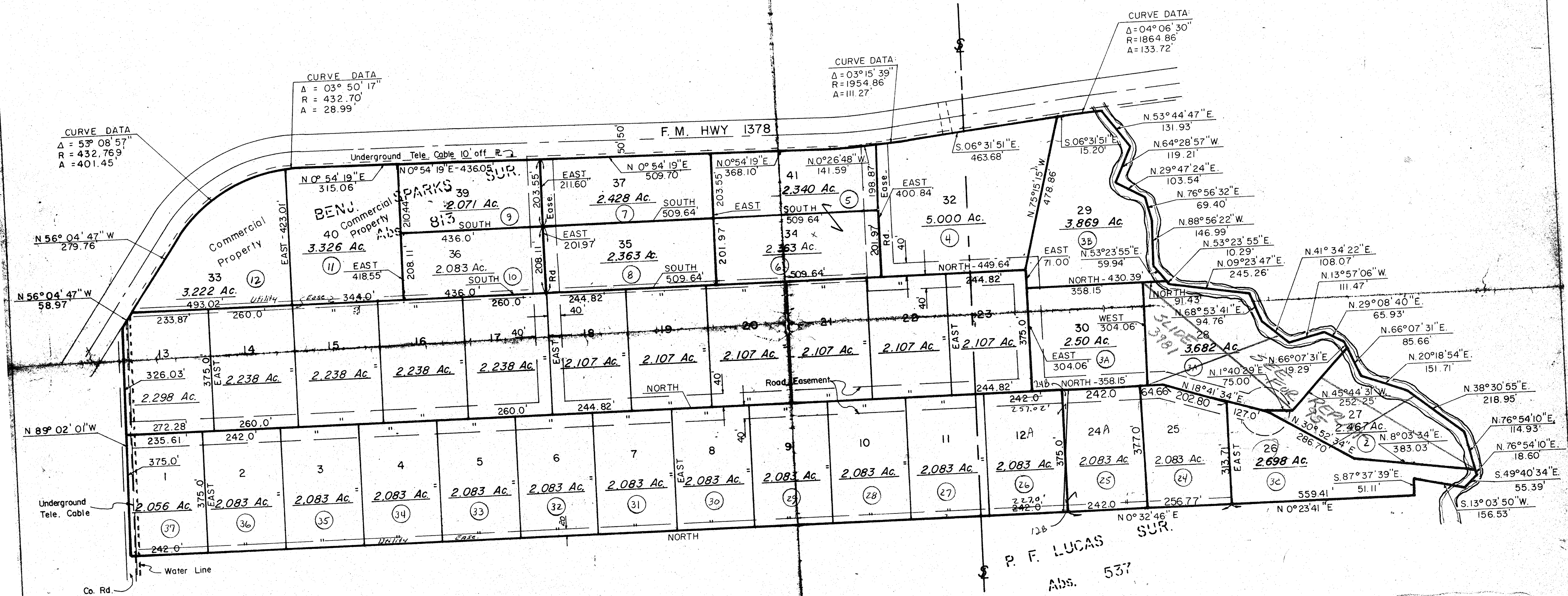
MAY 18, 1994



1820

PRELIMINARY PLAT

SCALE 1" = 200'



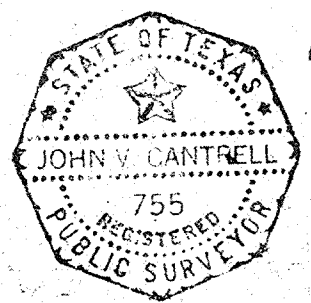
WILLOW CREEK ACRES COLLIN COUNTY

REVISED: JANUARY 11, 1979
REVISED: APRIL 23, 1984
REVISED: APRIL 26, 1984
REVISED: APRIL 30, 1984

NOTE: TRACTS WITH CIRCLES WERE CARRIED THIS WAY FOR 82-83 TAX YEAR. CHANGED TO NEW TRACTS FOR 1984

SURVEYED AND PLATTED BY
John V. Cantrell
 JOHN V. CANTRELL
 REGISTERED PUBLIC SURVEYOR

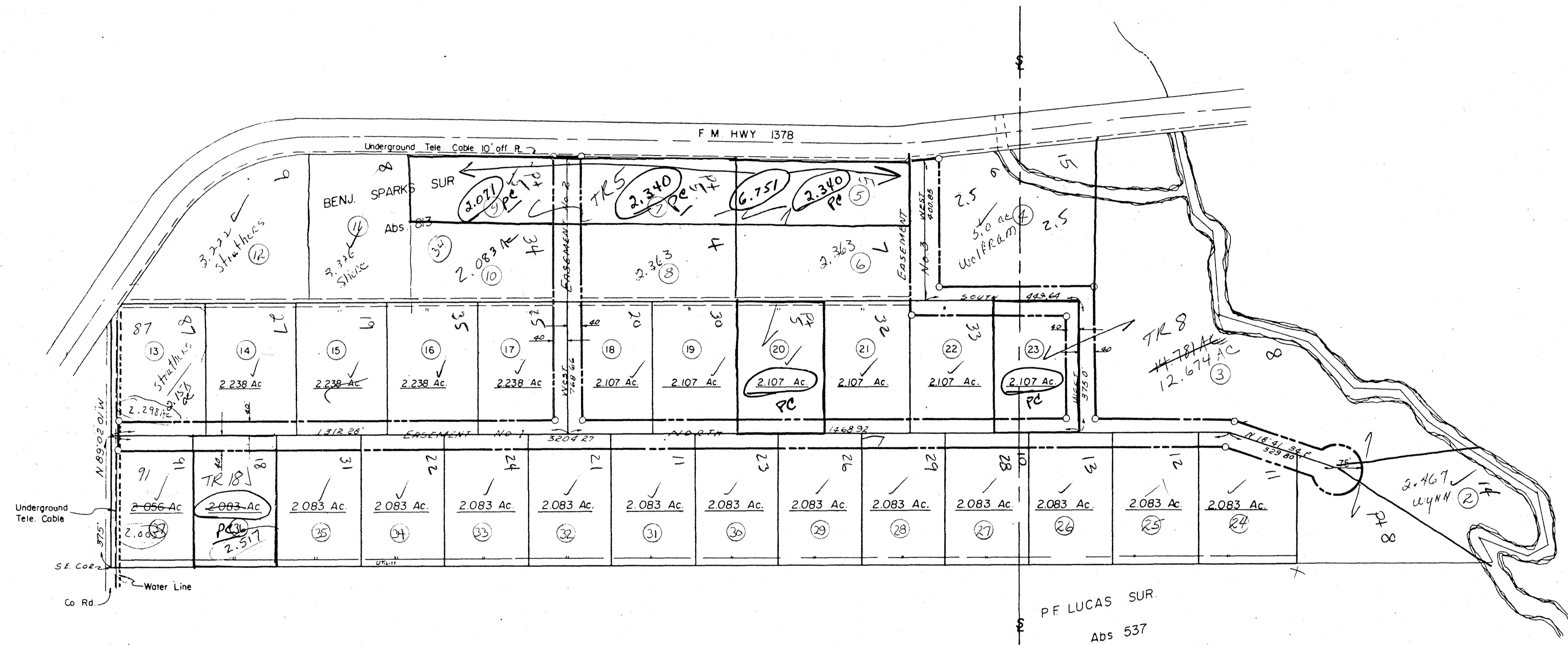
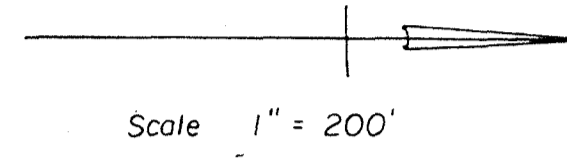
Acct # 1571



820

SURVEY

PLAT



WILLOW CREEK ACRES
 Collin 73.563 ac County
 Road Easement Plat

Situated in Collin County, Texas, in the Benjamin Sparks Survey, Abst. #814 and being part of a 93.563 acre tract as described in a Deed from Foster Francis, et al to Earl Pillard, recorded in Volume 1064 page 416 of the Collin County Deed Records and being more fully described as follows:
EASEMENT No. 1:

BEGINNING at a stake in the South line of the said tract in the center line of a public road. Said stake bears North 89 deg 02 min 01 sec West a distance of 375 ft. from the Southeast corner of the said tract.
THENCE North with the center line of a road a distance of 3204.27 ft. to an iron stake at an angle in the said road.
THENCE North 18 deg 41 min 34 sec East with the center line of the road a distance of 329.80 ft. to an iron stake in the center of a 75 ft. radius cul-d-sac at the end of the said road easement. The width of this road easement to be 40 ft. on each side of the above described traverse.

EASEMENT No. 2:
BEGINNING at a stake in the center of the above described easement. Said stake bears North 89 deg 02 min 01 sec West a distance of 375.0 ft. and North a distance of 1312.28 ft. from the Southeast corner of the said tract.
THENCE West a distance of 786.66 ft. to a stake in the East right of way line of F.M. Hwy #1378. The width of this road easement to be 40 ft. on each side of the above described traverse.

EASEMENT #3:
BEGINNING at a stake in the centerline of the easement #1. Said stake bears North 89 deg 02 min 01 sec West a distance of 375.0 ft. and North 2781.20 ft. from the South east corner of the said tract.
THENCE West a distance of 375.0 ft. to an angle in the road.
THENCE South a distance of 449.64 ft. to an angle in the road.
THENCE South a distance of 400.85 ft. to a stake in the East right of way line of F.M. Highway #1378. The width of this easement to be 40 ft. on each side of the above described traverse.

This is to certify that I have this date made an on the ground survey of the property herein described and hereon platted. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS.

October 18, 1978

John V. Cantrell
 Registered Public Surveyor

*Acct # 1300
 rec - 1571*