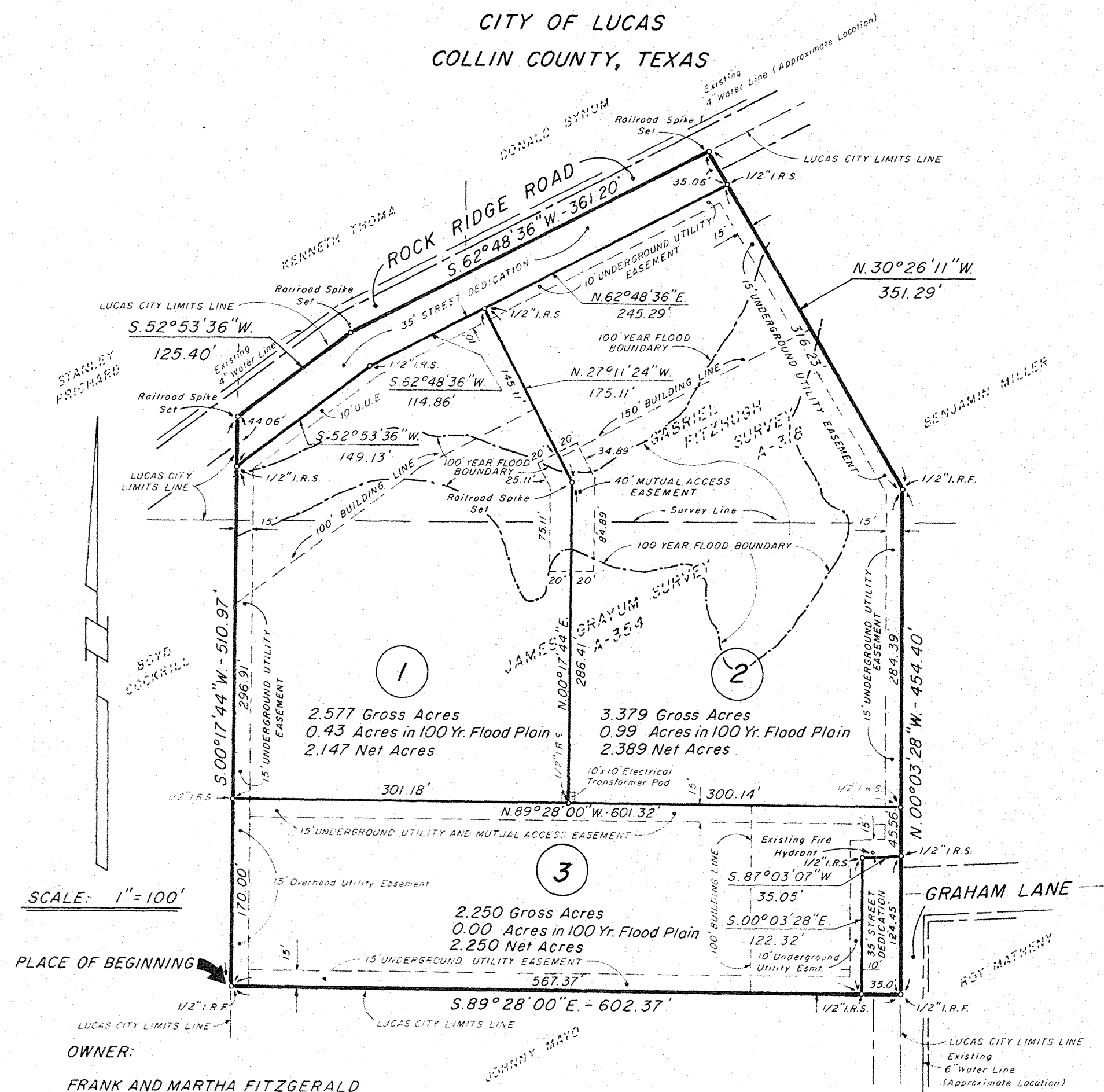


H/SH
FEB -8 11 8 39

PRELIMINARY - FINAL PLAT
WINDERMERE ESTATES
 JAMES GRAYUM SURVEY ABSTRACT NO. 354
 GABRIEL FITZHUGH SURVEY ABSTRACT NO. 318
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS



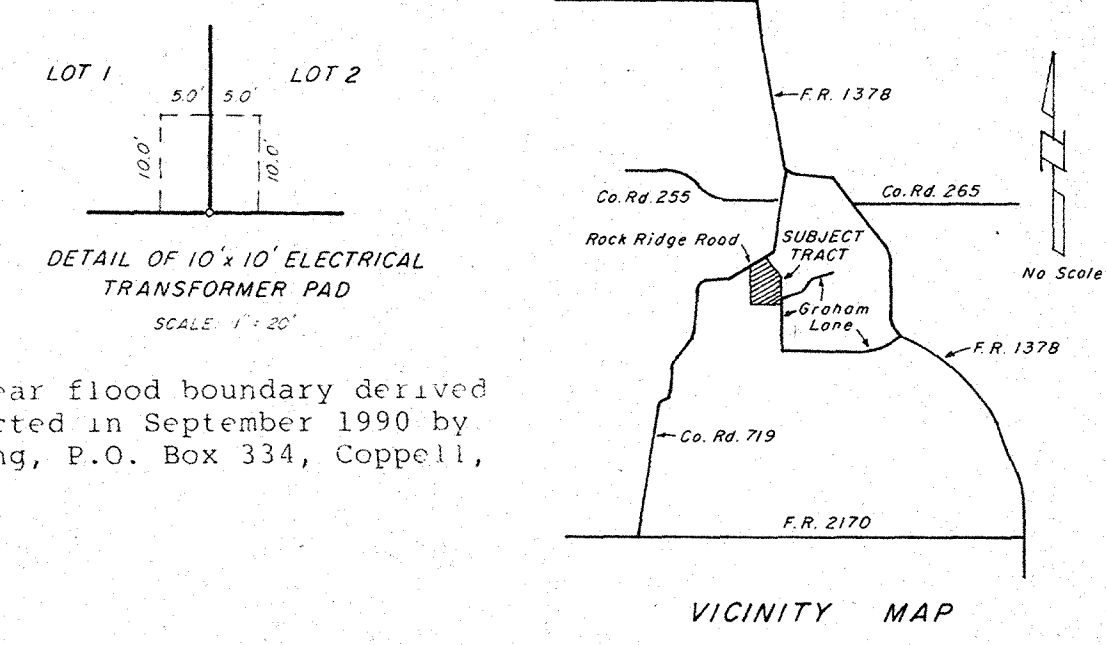
SCALE: 1"=100'

PLACE OF BEGINNING

OWNER:
 FRANK AND MARTHA FITZGERALD
 P.O. BOX 135
 ALLEN, TEXAS 75002
 214-548-0556

SURVEYOR
 JOHN V. CANTRELL
 CANTRELL SURVEYING COMPANY
 116 W. LOUISIANA ST.
 P.O. BOX 22
 MCKINNEY, TEXAS 75069
 214-542-5873

FLOOD PLAIN INFORMATION: 100 year flood boundary derived from a Flood Plain Study conducted in September 1990 by Jim Obrien of Obrien Engineering, P.O. Box 334, Coppell, Texas, 75019.



STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS We, Frank Fitzgerald and wife, Martha Fitzgerald being the owners of a tract of land in Collin County, Texas, and being more fully described as follows:
 Situated in Collin County, Texas, in the James Grayum Survey, Abstract No. 354 and Gabriel Fitzhugh Survey, Abstract No. 318 and being a re-survey of a tract of land as described in a deed from Rex Kathcart, Jr. and wife, Welda I. Kathcart to Frank Fitzgerald and wife, Martha Fitzgerald, and recorded in Volume 3392, Page 497 of the Collin County Land Records and being more fully described as follows:
 BEGINNING at a 1/2 inch iron found at the Southwest corner of the said tract.
 THENCE South 89 deg. 28 min. 00 sec. East with the South line of the said tract a distance of 602.37 feet to a 1/2 inch iron rod found at the Southeast corner of the said tract.
 THENCE North 00 deg. 03 min. 28 sec. West with the East line of the said tract a distance of 454.40 feet to a 1/2 inch iron rod found.
 THENCE North 30 deg. 26 min. 11 sec. West with the East line of the said tract a distance of 351.29 feet to a railroad spike set in the center line of Rock Ridge Road. Said spike being the Northeast corner of the said tract.
 THENCE in a Southwesterly direction with the North line of the said tract and the center line of Rock Ridge Road as follows:

South 62 deg. 48 min. 36 sec. West a distance of 361.20 feet to a railroad spike set.
 South 52 deg. 53 min. 36 sec. West a distance of 125.40 feet to a railroad spike set. Said spike being the Northwest corner of the said tract.
 THENCE South 00 deg. 17 min. 44 sec. West with the West line of the said tract a distance of 510.97 feet to the place of beginning and containing 8.704 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That we, Frank Fitzgerald and wife, Martha Fitzgerald, do hereby adopt this plat hereon designating the hereinabove described property as the Windermere Estates, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon, save and except the 40 foot mutual access easement.

EXECUTED THIS 14th day of February, 1990.
 Frank Fitzgerald

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14th day of February, 1990.
 My Commission Expires 11/11/91
 Notary Public in and for the State of Texas.

EXECUTED THIS 14th day of February, 1990.
 Martha Fitzgerald
 Martha Fitzgerald

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14th day of February, 1990.
 My Commission Expires 11/11/91
 Notary Public in and for the State of Texas.

SURVEYORS CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS: That I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual on the ground survey of the land and the corner monuments shown were placed under my supervision and in accordance with the platting rules and regulations of the City of Lucas, Collin County, Texas.

John V. Cantrell
 Registered Professional Land Surveyor

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14th day of February, 1990.
 My Commission Expires 11/11/91
 Notary Public in and for the State of Texas.

Recommended For Approval

Chairman, Planning and Zoning Commission
 City of Lucas, Texas

Approved For Construction:
 Guy A. Gunn
 Mayor, City of Lucas, Texas

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Windermere Estates Addition to the City of Lucas was submitted to the City Council on the 7th day of February, 1990, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer 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 her name hereinabove subscribed.

Witness my hand this 5 day of February, A.D., 1990.

Annetha Alexander
 City Secretary
 City of Lucas, Texas

CANTRELL SURVEYING COMPANY
 116 W. LOUISIANA ST. MCKINNEY, TX. 75069 214-542-5873

JOB NO. 4520-C354-5-90 FLAT FILE "W-3"
 REVISED 10-8-90, REVISED 12-17-90

NEW ACCT. NO. _____
 FROM _____
 TAX YEAR _____