

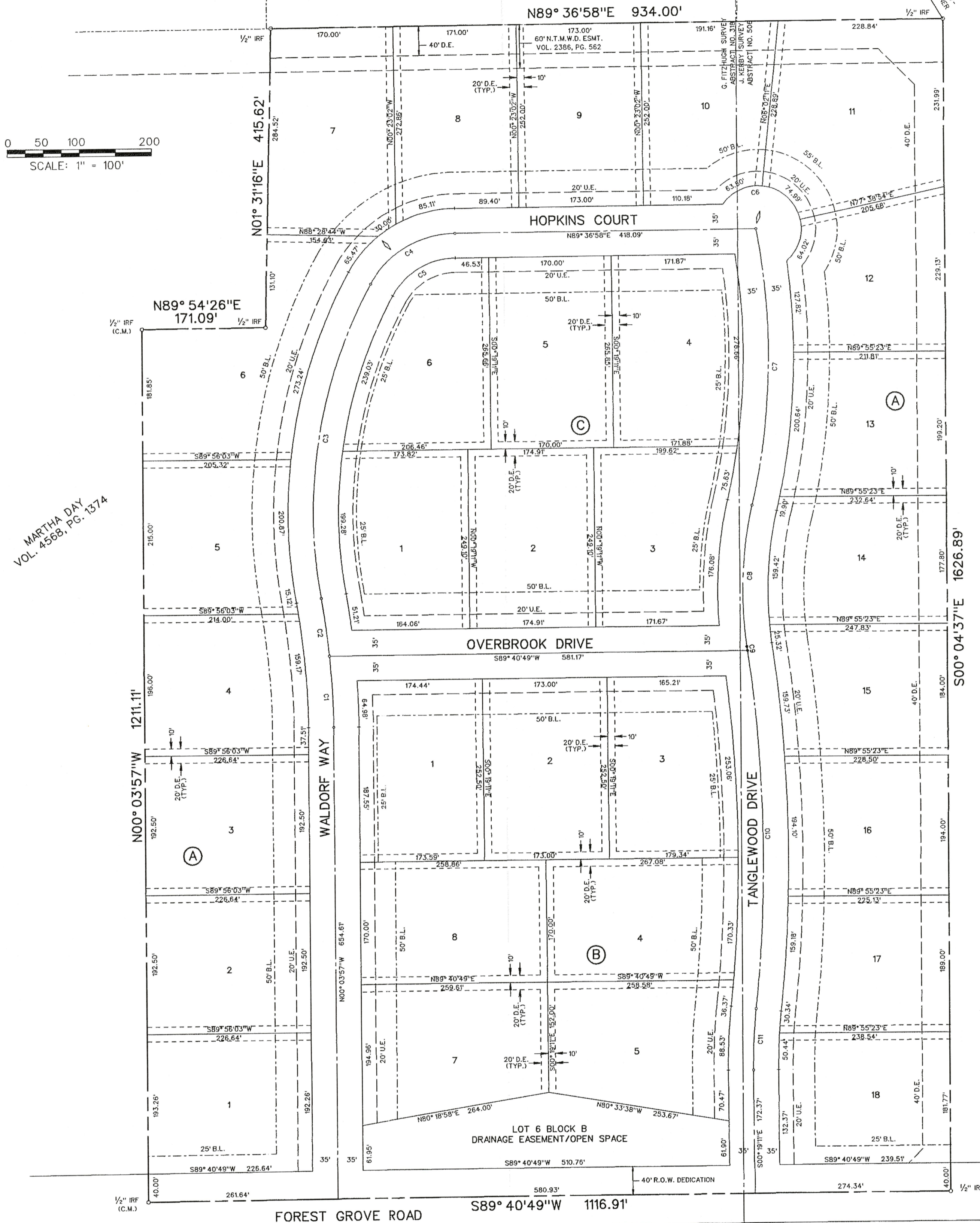
0 50 100 200  
SCALE: 1" = 100'

MARTHA DAY  
VOL. 456B, PG. 1374

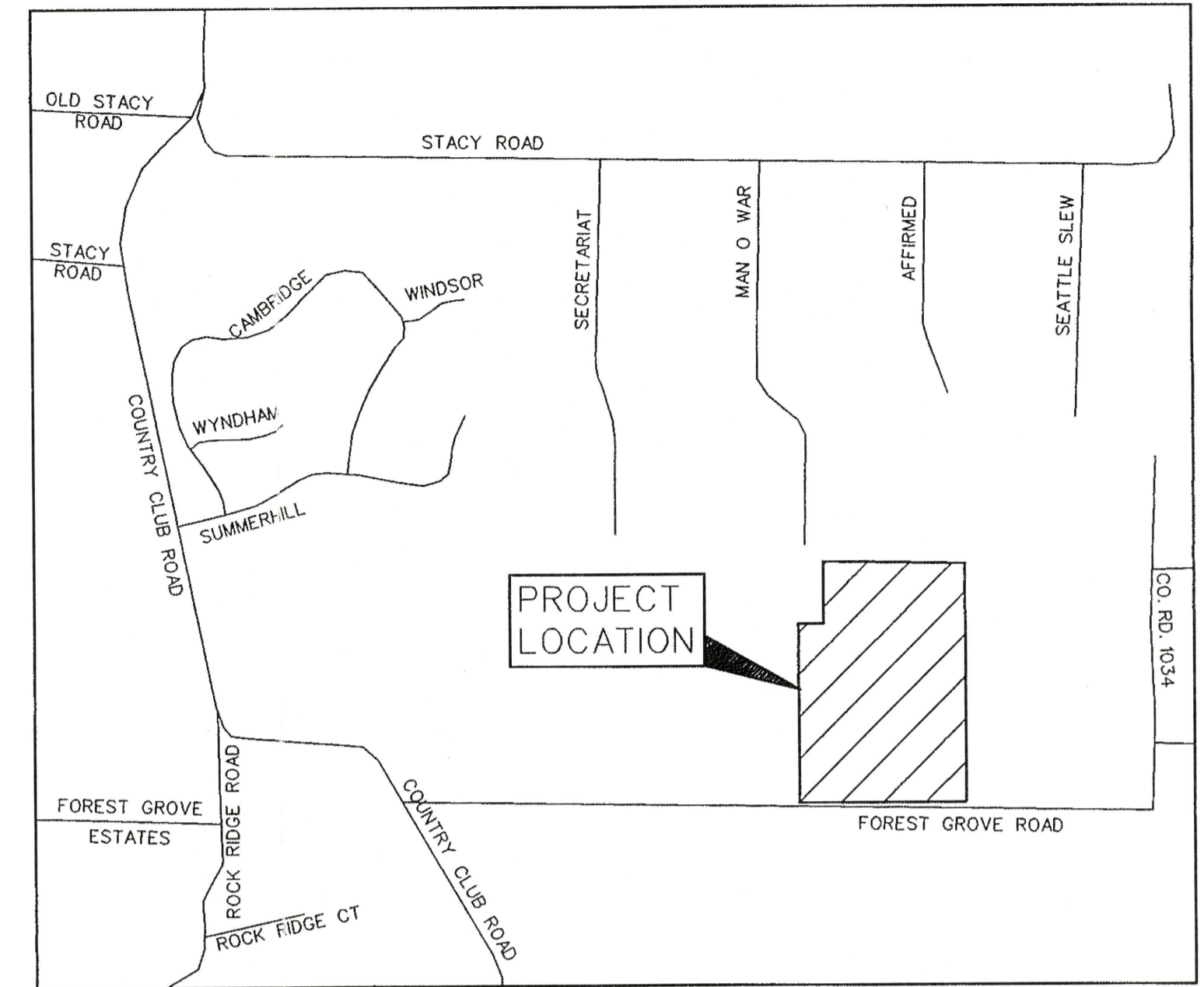
FAIRVIEW FARMS  
FOURTH SECTION  
VOL. C, PG. 123

DONALD BASS  
CLERKS FILE NO. 95-0078930

NO. 38359, 85-1-1  
TO BEYOND CORNER



DONALD BASS  
CLERKS FILE NO. 95-0078930



LOCATION MAP  
SCALE: 1" = 1000'

#### CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	05°31'55"	1035.00'	99.93'	50.00'	99.89'	N02°49'55"W
2.	04°27'14"	1035.00'	80.46'	40.25'	80.44'	N07°49'29"W
3.	38°48'23"	665.00'	450.41'	234.23'	441.85'	N09°21'06"E
4.	60°51'41"	135.00'	143.40'	79.30'	136.75'	N59°11'08"E
5.	60°51'41"	100.00'	106.22'	58.74'	101.30'	N59°11'08"E
6.	166°36'43"	60.00'	202.52'	119.18'	119.18'	S47°54'30"E
7.	23°40'08"	935.00'	386.25'	195.92'	383.51'	S01°09'25"W
8.	21°10'14"	535.00'	197.68'	99.98'	196.56'	S02°24'22"W
9.	00°09'19"	2035.00'	5.51'	2.76'	5.51'	S08°06'05"E
10.	14°02'41"	2035.00'	498.83'	250.67'	497.58'	S01°00'06"E
11.	06°20'25"	765.00'	84.66'	42.37'	84.61'	S02°51'02"W

#### NOTES

- Bearing are referenced to a 40.00 acre tract, as recorded in Volume 456B, Page 1374, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- No floodplain exist on site.
- "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."
- B.L. - Building Line  
U.E. - Utility Easement  
D.E. - Drainage Easement  
- Street Name Change

#### FINAL PLAT OF AMHERST ESTATES

OUT OF THE  
G. FITZHUGH SURVEY, ABSTRACT NO. 318  
J. KERBY SURVEY, ABSTRACT NO. 506  
IN THE

CITY OF LUCAS  
COLLIN COUNTY, TEXAS

OWNER  
SKORBURG COMPANY  
3838 OAK LAWN, AVE., SUITE 1212  
DALLAS, TEXAS 75219

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200

TOTAL ACRES 40.000  
TOTAL LOTS 31

JULY 2005 SCALE: 1" = 100'

SHEET 1 OF 2

LEGAL DESCRIPTION

WHERE AS, SKORBURG COMPANY, is the owner of a tract of land situated in the G. Fitzhugh Survey, Abstract No. 318 and the J. Kerby Survey, Abstract No. 506, in the City of Lucas, Collin County, Texas, being part of a 40.00 acre tract of land, as described in Clerks File No. 99-0153084, in the Deed Records of Collin County, Texas, being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most northerly northwest corner of a 59.541 acre tract, as described in Volume 1128, Page 397, in said Deed Records, also being the northeast corner of a 8.264 acre tract, as described in Volume 1128, Page 395, in said Deed Records:

THENCE, North 89°36'58" East, with the most easterly north line of the 59.541 acre tract for a distance of 264.12 feet to a 1/2 inch iron rod set at the POINT OF BEGINNING;

THENCE, North 89°36'58" East, continuing with said north line for a distance 934.00 feet to a 1/2 inch iron rod set in the most southerly west line of a 12.968 acre tract, as described in Clerks File No. 95-0078930, in said Deed Records:

THENCE, South 00°04'37" East, with said west line for a distance of 1626.89 feet to a P.K. nailset in the approximate centerline of Forest Grove Road:

THENCE, South 89°40'49" West, along said centerline for a distance of 1116.91 feet to a P.K. nailset at the southeast corner of a 27.169 acre tract, as described in Clerks File No. 99-0132406, in said Deed Records:

THENCE, North 00°03'57" West, with said east line for a distance of 1211.11 feet to a 1/2 inch iron rod set:

THENCE, North 89°54'26" East, continuing with said east line for a distance of 171.09 feet to a 5 inch wood corner post:

THENCE, North 01°31'16" East, continuing with said east line for a distance of 415.62 feet to the POINT OF BEGINNING and containing 1,742,737 square feet or 40.008 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lucas, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2005.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SKORBURG COMPANY, is the owner of the above-described project and does hereby adopt this plat designating the herein described property as AMHERST ESTATES, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

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

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

NOTARY PUBLIC, STATE OF TEXAS

"Recommended For Approval

Chairman  
Planning and Zoning Commission  
City of Lucas, Texas

Date"

"Approved For Construction:

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 AMHERST ESTATES an addition to the City of Lucas was submitted to the City Council, by formal action, on the \_\_\_\_\_ day of \_\_\_\_\_, 2005; and that Council, by formal action, then and there accepted the dedication of right-of-ways, streets, easements, alleys, 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 his/her name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2005

City Secretary  
City of Lucas, Texas

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