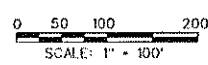
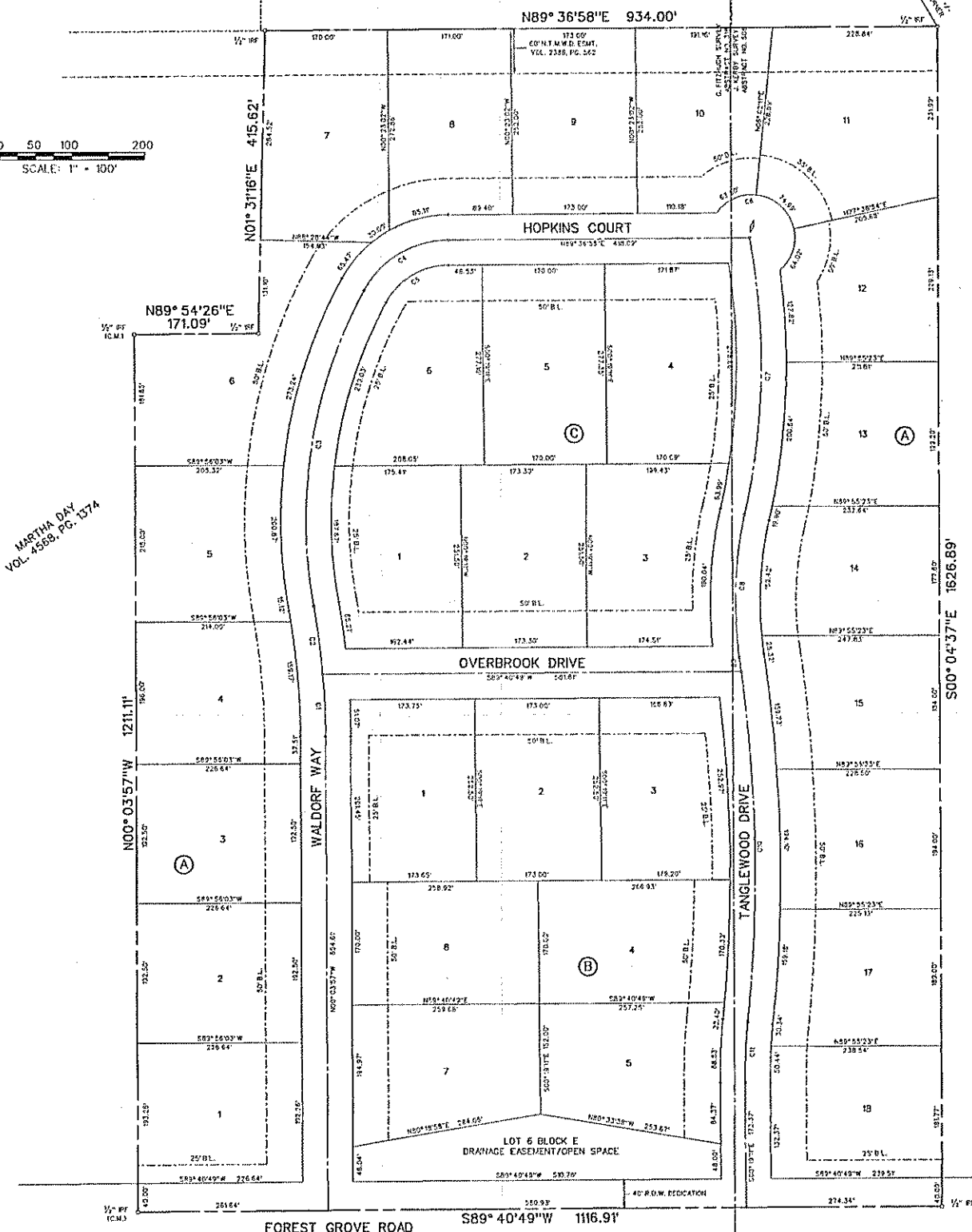


FAIRVIEW FARM
FOURTH SECTION
VOL. C, PG. 123

DONALD BASS
CLERKS FILE NO. 95-0078930



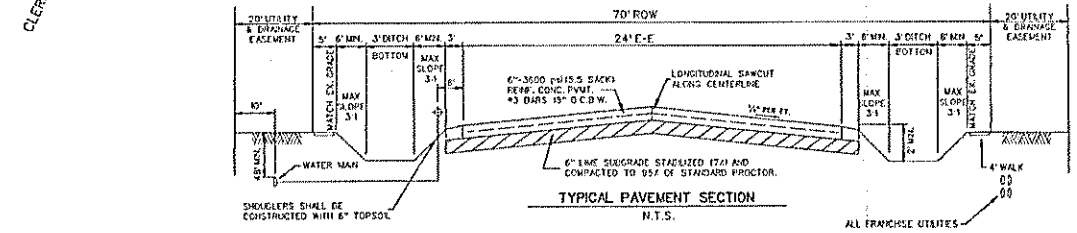
MARTHA DAY
VOL. 4568, PG. 1374



DONALD BASS
CLERKS FILE NO. 95-0078930

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	04°45'35"	1035.00'	85.98'	43.01'	85.95'	N02°26'44"W
2.	05°13'34"	1035.00'	94.41'	47.24'	94.37'	N07°26'19"W
3.	38°48'23"	665.00'	450.41'	234.23'	441.05'	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'	547°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°33'00"	2035.00'	19.53'	9.77'	19.53'	S07°54'15"E
10.	13°37'00"	2035.00'	484.81'	243.56'	483.66'	S00°48'15"E
11.	06°20'25"	765.00'	84.66'	42.37'	84.61'	S02°51'02"W



"Recommended For Approval"

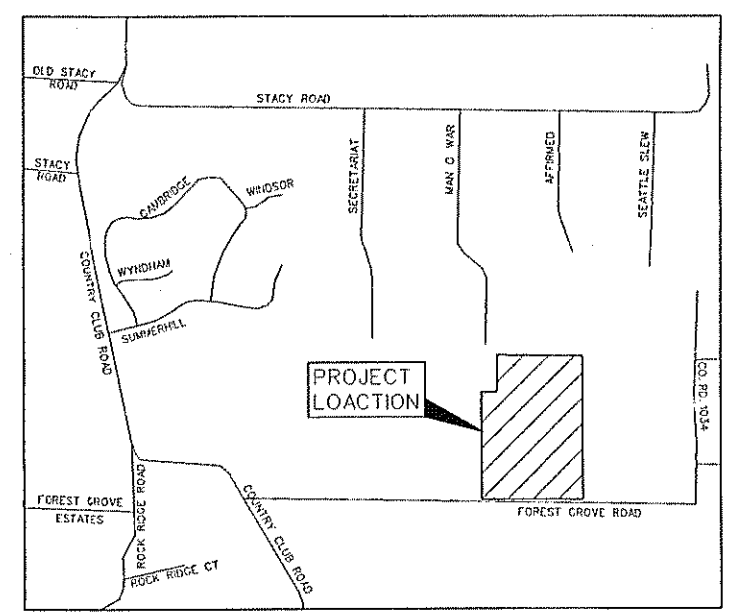
Chairman, Planning and Zoning Commission
City of Lucas, Texas

"Approved For Preparation of Final Plat"

Mayor, City of Lucas, Texas

Date" _____

Date" _____



LOCATION MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION

BEING 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. nail set 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. nail set 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

BLOCK A		BLOCK B	
LOT #	AREA (SQ.F)	LOT #	AREA (SQ.F)
1	43887	1	43726
2	43828	2	43802
3	43628	3	44359
4	43755	4	44760
5	43011	5	42855
6	55043	6	45114
7	43991	7	45114
8	43644	8	44080
9	43598		
BLOCK C		BLOCK D	
LOT #	AREA (SQ.F)	LOT #	AREA (SQ.F)
10	43519	1	44054
11	60711	2	43584
12	43597	3	43584
13	43574	4	43584
14	43518	5	43584
15	43533	6	43584
16	43518	7	43584
17	43515	8	43584
18	43587		

PRELIMINARY 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
JAMES DAY
72 MAJORCA DRIVE
1107 SPRINGS, ARKANSAS 71909

DEVELOPER
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

APRIL 2005 SCALE: 1" = 100'

NOTES

- Bearing are referenced to a 40.00 acre tract, as recorded in Volume 4568, 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 notes 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
Ø - Street Name Change