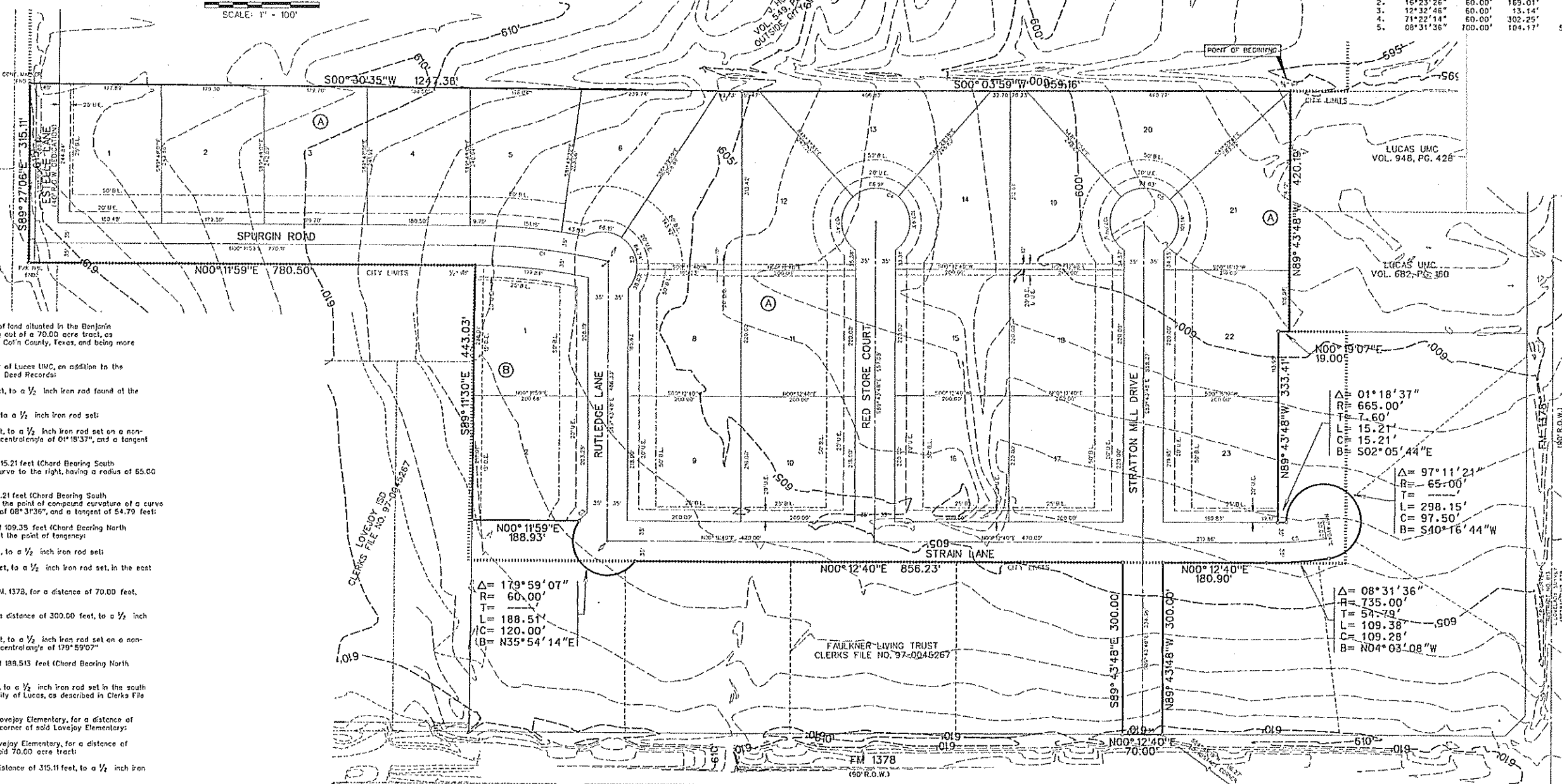


CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	13°02'27"	1035.0'	235.57'	118.30'	235.07'	N06°43'13"E
2.	16°23'26"	60.00'	169.01'	6.60'	118.42'	N50°59'04"E
3.	12°32'46"	60.00'	13.14'	6.60'	13.11'	N41°41'18"W
4.	71°22'14"	60.00'	302.25'	70.00'	70.00'	S00°16'12"W
5.	08°31'36"	700.00'	104.17'	52.18'	104.08'	S04°07'08"E



LEGAL DESCRIPTION

WHEREAS, FAULKNER LIVING TRUST, is the owner of a tract of land situated in the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, being out of a 70.00 acre tract, as described in Volume 3928, Page 145, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/8 inch iron rod found the northeast corner of Lucas UMC, on addition to the City of Lucas, as described in Volume 948, Page 428, in said Deed Records:

THENCE, North 89°43'48" West, for a distance of 420.19 feet, to a 1/2 inch iron rod found at the northwest corner of the Lucas UMC;

THENCE, North 00°19'07" East, for a distance of 19.00 feet, to a 1/2 inch iron rod set;

THENCE, North 89°43'48" West, for a distance of 333.41 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 01°18'37", and a tangent of 7.60 feet;

THENCE, along said curve to the left for an arc distance of 15.21 feet (Chord Bearing South 02°05'44" East - 15.21 feet), to a 1/2 inch iron rod set at a curve to the right, having a radius of 65.00 feet, a central angle of 97°11'21";

THENCE, along said curve to the right for an arc distance of 15.21 feet (Chord Bearing South 40°16'44" West - 97.50 feet), to a 1/2 inch iron rod set at the point of compound curvature of a curve to the right, having a radius of 735.00 feet, a central angle of 08°31'36", and a tangent of 54.79 feet;

THENCE, along said curve to the right for an arc distance of 109.39 feet (Chord Bearing North 04°03'08" West - 109.28 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 00°12'40" East, for a distance of 188.93 feet, to a 1/2 inch iron rod set;

THENCE, North 89°43'48" West, for a distance of 300.00 feet, to a 1/2 inch iron rod set, in the east line of F.M. 1378 (60' R.O.W.);

THENCE, North 00°12'40" East, along the east line of said F.M. 1378, for a distance of 70.00 feet, to a 1/2 inch iron rod set;

THENCE, South 89°43'48" East, departing said east line, for a distance of 300.00 feet, to a 1/2 inch iron rod set;

THENCE, North 00°12'40" East, for a distance of 856.23 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 179°59'07";

THENCE, along said curve to the right for an arc distance of 188.93 feet (Chord Bearing North 35°54'14" East - 120.00 feet), to a 1/2 inch iron rod set;

THENCE, North 00°11'59" East, for a distance of 188.93 feet, to a 1/2 inch iron rod set in the south line of Lovejoy Elementary School No. 2, an addition to the City of Lucas, as described in Clerks File No. 97-0045267, in said Deed Records;

THENCE, South 89°11'30" East, along the south line of said Lovejoy Elementary, for a distance of 443.03 feet, to a 1/2 inch iron rod found at the southeast corner of said Lovejoy Elementary;

THENCE, North 00°11'59" East, along the east line of said Lovejoy Elementary, for a distance of 780.50 feet, to a p/k nail found being in the north line of said 70.00 acre tract;

THENCE, South 89°27'06" East, along said north line, for a distance of 315.11 feet, to a 1/2 inch iron rod set at northeast corner of said 70.00 acre tract;

THENCE, South 00°30'35" West, along the east line of said 70.00 acre tract, for a distance of 1247.36 feet, to a 1/2 inch iron rod set;

THENCE, South 00°03'50" West, continuing along said east line, for a distance of 959.16 feet, to the POINT OF BEGINNING and containing 32.978 acres of land.

NOTES

- Bearing are referenced to a 70.00 acre tract, as recorded in Volume 3928, Page 145, 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: Setting 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
S - Street Name Change
- The OSS permit may impact trees.

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

*Recommended For Approval

Chairman, Planning and Zoning Commission
City of Lucas, Texas

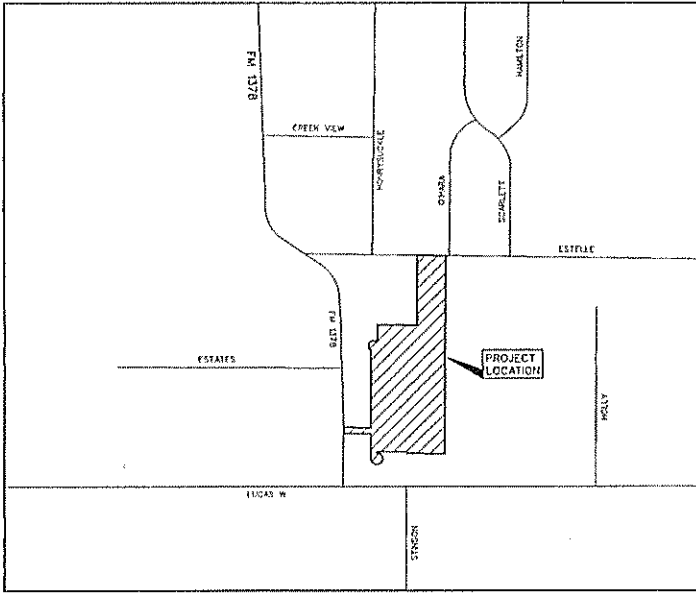
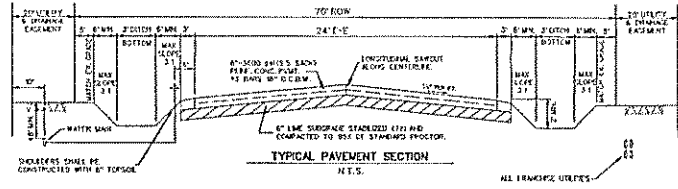
Date: _____

*Approved For Preparation of Final Plat

Mayor, City of Lucas, Texas

Date: _____

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	43782	21	45374
2	43837	22	46015
3	43560	23	43567
4	43578	BLOCK B	
5	43579	LOT #	AREA (S.F.)
6	44257	1	43786
7	43580	2	43659
8	43571		
9	43550		
10	43520		
11	44000		
12	44958		
13	44184		
14	44978		
15	44300		
16	44300		
17	44300		
18	44300		
19	44888		
20	50152		



LOCATION MAP
SCALE: 1"=1000'

TOTAL ACRES 32.978
TOTAL LOTS 25

PRELIMINARY PLAT
OF
CIMARRON
OUT OF THE
BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813
IN THE
COLLIN COUNTY, TEXAS
OWNER
FAULKNER LIVING TRUST
102 E. LOUISIANA
MCKINNEY, TEXAS 75069

DEVELOPER
BIGHORN VENTURES I, LTD.
12221 MERIT DRIVE, SUITE 910
DALLAS, TEXAS 75251
972-490-770

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

AUGUST 2005 SCALE: 1"=100'
REVISED 9-8-05