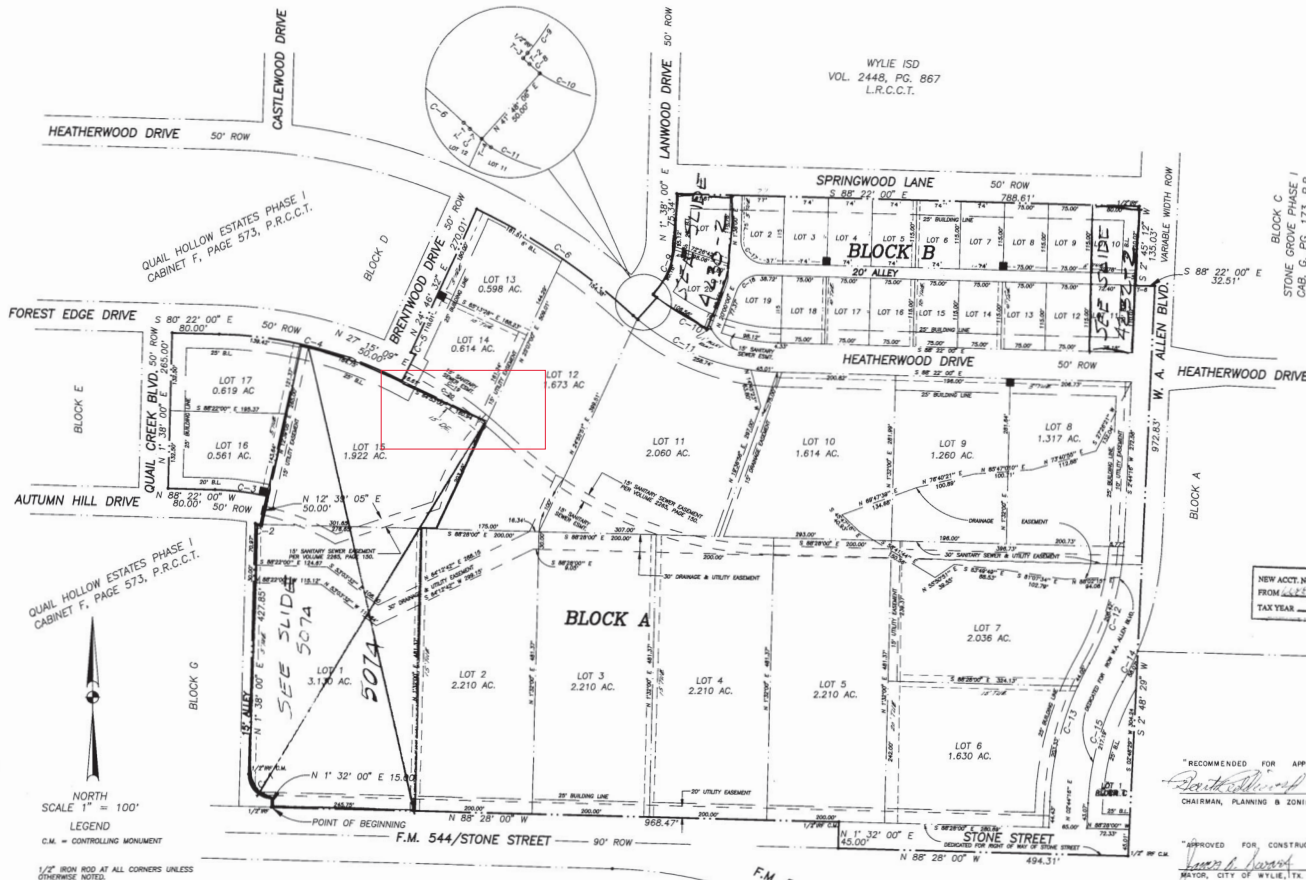




OUTER BOUNDARY
TANGENT CALLS
T-1 = S 80° 00' 00" E 0.77'
T-2 = N 48° 50' 23" E 0.77'
T-3 = N 41° 51' 23" E 0.45'

CURVE DATA
C-1 = S 80° 00' 00" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
N 1° 32' 00" E
C-2 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-3 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-4 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-5 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-6 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-7 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-8 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-9 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-10 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-11 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-12 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-13 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-14 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-15 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-16 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-17 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-18 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-19 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E
C-20 = S 22° 56' 34" E 0.77'
R = 40.00'
T = 40.00'
L = 82.90'
BEARING TO CENTER
S 11° 32' 00" E

INTERIOR BOUNDARY
TANGENT CALLS
T-4 = S 48° 28' 34" E 1.00'
T-5 = N 47° 11' 08" E 7.14'
T-6 = S 42° 48' 52" E 1.00'

CURVE DATA
C-10 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-11 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-12 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-13 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-14 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-15 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-16 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-17 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-18 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-19 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'
C-20 = S 38° 13' 04" E 1.00'
R = 467.50'
T = 116.58'
L = 224.68'



STATE OF TEXAS
COUNTY OF COLLIN

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, David J. Surdunk, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision, in accordance with the existing rules and regulations of the City of Wylie, Texas.

David J. Surdunk-Registered Public Surveyor #4813

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, David J. Surdunk, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 16th day of October, 1994.

Notary Public in and for Collin County, Texas

CERTIFICATE OF COMPLETION
Date: 6-13-95

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of the Mill Creek Estates, in addition to the City of Wylie, Collin County, Texas, and do hereby certify that the plat is correct and true to the best of my knowledge and belief.

Witness my hand this 13th day of June, A.D. 1994.

City Secretary
City of Wylie, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richard Nance and wife June Nance, hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision, in accordance with the existing rules and regulations of the City of Wylie, Texas, and do hereby certify that the plat is correct and true to the best of my knowledge and belief.

WITNESS MY HAND at Wylie, Texas this 13th day of June, 1994.

Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, Richard Nance, known to me to be the person whose name is subscribed to the above Owner's Certificate, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 13th day of June, 1994.

Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, June Nance, known to me to be the person whose name is subscribed to the above Owner's Certificate, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 13th day of June, 1994.

Notary Public in and for Collin County, Texas

STATE OF TEXAS
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Richard Nance and wife June Nance, are the "Owners" of a tract of land situated in the Francisco De La Pina Survey, Abstract 118, City of Wylie, Collin County, Texas, and also being all of a 35.188 acre tract as recorded in Volume 23-303468 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the southeast corner of the Quail Hollow Estates Phase I, as recorded in Cabinet F, Page 573 of the Plat Records of Collin County, Texas, said iron rod also being in the North Right of Way line of F.M. 544 (a 50' ROW), said iron rod also being at the southeast corner of a 13' Alley as dedicated per the Quail Hollow Estates Phase I Plat;

THENCE North 1 degree 12 minutes 00 seconds East following the East line of said Alley a distance of 15.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right which centers bears North 1 degree 12 minutes 00 seconds East, a radius distance of 40.00 feet;

THENCE along said curve to the right, following the East ROW line of said 13' Alley through a central angle of 11 degrees 06 minutes 00 seconds and on an arc distance of 12.35 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 38 minutes 00 seconds East following the East ROW line of said 13' Alley a distance of 47.80 feet to a 1/2 inch iron rod found for corner at the intersection of the North Right of Way line of Autumn Hill Drive (a 50' ROW), said iron rod also being in a curve to the right which centers bears North 11 degrees 27 minutes 48 seconds West, a radius distance of 410.00 feet;

THENCE along said curve to the right, following the South ROW line of said Autumn Hill Drive through a central angle of 11 degrees 11 minutes 14 seconds and on an arc distance of 8.50 feet to a 1/2 inch iron rod found for corner;

THENCE North 12 degrees 39 minutes 00 seconds East following the East ROW line of said Autumn Hill Drive a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said iron rod being in the North Right of Way line of Autumn Hill Drive, said iron rod also being in a curve to the left which centers bears South 12 degrees 39 minutes 00 seconds West, a radius distance of 460.00 feet;

THENCE along said curve to the left, following the North ROW line of said Autumn Hill Drive through a central angle of 11 degrees 01 minute 06 seconds and on an arc distance of 88.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 22 minutes 00 seconds West following the East ROW line of said Autumn Hill Drive a distance of 80.00 feet to a 1/2 inch iron rod found for corner at the intersection of the North Right of Way line of Autumn Hill Drive and the East Right of Way line of Quail Creek Blvd. (a 50' ROW);

THENCE North 1 degree 38 minutes 00 seconds East following the East ROW line of said Quail Creek Blvd. a distance of 250.00 feet to a 1/2 inch iron rod found for corner at the intersection of the South Right of Way line of Forest Edge Lane (a 50' ROW) and the East Right of Way line of Quail Creek Blvd. (a 50' ROW);

THENCE South 88 degrees 22 minutes 00 seconds East following the South ROW line of said Forest Edge Lane a distance of 80.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right which centers bears North 88 degrees 22 minutes 00 seconds East, a radius distance of 780.00 feet;

THENCE along said curve to the right, following the South ROW line of said Forest Edge Lane through a central angle of 25 degrees 37 minutes 06 seconds and on an arc distance of 324.18 feet to a 1/2 inch iron rod found for corner;

THENCE North 12 degrees 15 minutes 00 seconds East following the East line of said Forest Edge Lane a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said iron rod being in a curve to the left which centers bears South 12 degrees 15 minutes 00 seconds West, a radius distance of 410.00 feet;

THENCE along said curve to the left, following the North ROW line of said Forest Edge Lane through a central angle of 11 degrees 01 minute 06 seconds and on an arc distance of 88.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 24 degrees 48 minutes 32 seconds East following the East line of said Forest Edge Lane a distance of 270.00 feet to a 1/2 inch iron rod found for corner at the intersection of the East ROW line of Forest Edge Lane and the South Right of Way line of Heatherwood Drive (a 50' ROW), said iron rod being in a curve to the right which centers bears South 24 degrees 48 minutes 32 seconds East, a radius distance of 1049.00 feet;

THENCE along said curve to the right, following the South ROW line of said Heatherwood Drive through a central angle of 11 degrees 43 minutes 04 seconds and on an arc distance of 324.39 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 38 minutes 00 seconds East following the East ROW line of said Heatherwood Drive a distance of 47.00 feet to a 1/2 inch iron rod found for corner at the intersection of the North ROW line of said Heatherwood Drive with the East Right of Way line of Linwood Drive (a 50' ROW);

THENCE North 1 degree 38 minutes 00 seconds East following the East ROW line of said Linwood Drive a distance of 0.45 feet to a 1/2 inch iron rod found for corner, said iron rod being at the beginning of a curve to the left which centers bears North 48 degrees 06 minutes 35 seconds West, a radius distance of 150.00 feet;

THENCE along said curve to the left, following the North ROW line of said Heatherwood Drive through a central angle of 40 degrees 13 minutes 20 seconds and on an arc distance of 1053.17 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 38 minutes 00 seconds East following the East ROW line of said Linwood Drive a distance of 75.34 feet to a 1/2 inch iron rod found for corner at the intersection of the East ROW line of said Linwood Drive with the South Right of Way line of Springwood Lane (a 50' ROW);

THENCE South 88 degrees 22 minutes 00 seconds East following the South ROW line of said Springwood Lane a distance of 788.61 feet to a 1/2 inch iron rod found for corner at the intersection of the South ROW line of said Springwood Lane with the West Right of Way line of W.A. Allen Blvd. (a 40' ROW);

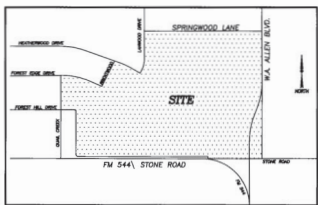
THENCE South 88 degrees 22 minutes 00 seconds East following the West ROW line of said W.A. Allen Blvd. a distance of 130.00 feet to a 1/2 inch iron rod found for corner, said iron rod being at the intersection of the West ROW line of said W.A. Allen Blvd. with the East ROW line of said W.A. Allen Blvd. (a 40' ROW);

THENCE North 88 degrees 22 minutes 00 seconds East a distance of 32.51 feet to a 1/2 inch iron rod found for corner;

THENCE South 2 degrees 48 minutes 29 seconds West following the West ROW line of said W.A. Allen Blvd. a distance of 972.83 feet to a 1/2 inch iron rod found for corner in the centerline of Stone Street and the south end of said 1/2 inch iron rod found for corner at the intersection of the East ROW line of said W.A. Allen Blvd. with the East ROW line of said F.M. 544;

THENCE North 88 degrees 22 minutes 00 seconds East following the East ROW line of said F.M. 544 a distance of 45.00 feet to a 1/2 inch iron rod found for corner in the North Right of Way line of said F.M. 544;

THENCE North 88 degrees 22 minutes 00 seconds West following the North ROW line of said F.M. 544 a distance of 984.47 feet to the POINT OF BEGINNING and containing 1,532,800 square feet or 35.188 acres of land.



LOCATION MAP
FINAL PLAT
MILL CREEK ESTATES
FRANCISCO DE LA PINA SURVEY
ABSTRACT NO. 688
CITY OF WYLIE
COLLIN COUNTY, TEXAS

OWNER
RICHARD NANCE
224 MEADOWLARK LANE
WYLIE, TEXAS 75086
(214) 442-5068

SURVEYOR
DAVID J. SURDUNK
5120 N. COLONY BLVD.
WYLIE, TEXAS 75086
(214) 442-0206

SCALE 1" = 100' DATE: AUGUST 25, 1994 JOB NO. 949131PL

Filed for Record in
COLLIN COUNTY, TEXAS
HONORABLE HELEN STARNES
On 1995/06/15
I-625
R 181396
Numbers 35 - 8848729
Type 1 PL 16.88