



Line #	Length	Direction
L1	68.51'	S00°18'38"W
L2	12.74'	N00°18'09"E
L3	10.05'	N04°13'20"W

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C1	425.00'	6°33'30"	24.35'	48.65'	S85°33'28"E	48.62'
C2	325.00'	33°44'44"	97.03'	188.58'	N74°32'25"E	185.95'
C3	275.00'	31°58'54"	78.81'	153.50'	N73°54'30"E	151.52'

- Legend**
- 1/2" IR Iron Rod Set
 - 1/2" IR Iron Rod Found
 - B.L. Building Line Setback
 - R.O.W. Right Of Way
 - D.E. Drainage Easement
 - U.E. Utility Easement
 - A.E. Access Easement

Lot No.	Area (SF)	Area (Ac)
1	90487.10	2.0773
2	74222.90	1.6871
3	68915.22	1.5821
4	111306.43	2.5552

LEGAL DESCRIPTION

WHEREAS TIM JACKSON CUSTOM HOMES, L.P., a Texas limited partnership, is the Owner of a tract of land situated in the Samuel Sloan Survey, Abstract No. 791, Collin County, Texas and being a portion of the Common Area, of Stone Creek Estates, an addition to the City of Fairview, Collin County, Texas according to the plat recorded in Cabinet N, Slide 899, Plat Records, Collin County, Texas, and being all of a tract of land described in deed to Loreta Watkins, Recorded in Document No. 2003-0006433, also Recorded as Volume 5334, Page 2112, Deed Records, Collin County, Texas:

Beginning at a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set for corner on the east line of Stone Creek Drive (a 50 foot wide right-of-way) in said Stone Creek Estate;

THENCE North 04 degrees 13 minutes 20 seconds West, passing through the Common Area of said Stone Creek Estates, a distance of 10.05 feet, to a 3/8 inch iron rod found for corner at the common corner of the Common Area in said Stone Creek Estates and a tract of land described in Deed to Christopher D. Hughes and wife Kimberly J. Hughes, Recorded in Document No. 2006-1026001539320, Deed Records, Collin County, Texas;

THENCE South 11 degrees 00 minutes 36 seconds West, continuing along a common line of the Common Area of said Stone Creek Estates and said Christopher D. Hughes and wife Kimberly J. Hughes tract, a distance of 97.07 feet to a 1/2 inch iron rod set for corner on the common line of said Christopher D. Hughes and wife Kimberly J. Hughes tract and a tract of land described in Deed to Loreta Watkins, Recorded in Document No. 2003-0006433, also Recorded as Volume 5334, Page 2112, Deed Records, Collin County, Texas;

THENCE South 88 degrees 29 minutes 45 seconds East, along the common line of said Loreta Watkins tract and said Christopher D. Hughes and wife Kimberly J. Hughes tract, a distance of 447.42 feet to a 1/2 inch iron rod with a plastic cap stamped "LONESTAR" found for corner and said corner being in the west line of F.M. 1378, also known as Country Club Road;

THENCE South 00 degrees 18 minutes 38 seconds West, along the common line of said Loreta Watkins tract and said F.M. 1378, a distance of 68.51 feet to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set at the common most northern east corner of said Loreta Watkins tract, and a tract of land described in deed to the City of Fairview, Recorded in Volume 1173, Page 373, Deed Records, Collin County, Texas, said point being in the west line of said F.M. 1378;

THENCE North 85 degrees 28 minutes 49 seconds West, along the common line of said Loreta Watkins and said City of Fairview tract, a distance of 115.45 feet to a point for corner, from which a 1/2 inch iron rod found for reference bears North 52 degrees 42 minutes 19 seconds East, a distance of 0.50 feet;

THENCE South 58 degrees 41 minutes 49 seconds West, continuing along the common line of said Loreta Watkins and said City of Fairview tract, a distance of 107.91 feet to a fence post found at the common corner of said Loreta Watkins and said City of Fairview tract;

THENCE South 03 degrees 44 minutes 38 West, continuing along the common line of said Loreta Watkins and said City of Fairview tract, a distance of 72.78 feet to a fence post found at the common corner of said Loreta Watkins and said City of Fairview tract;

THENCE South 88 degrees 41 minutes 00 seconds East, continuing along the common line of said Loreta Watkins and said City of Fairview tract, a distance of 196.21 feet to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set at the common most southern east corner of said Loreta Watkins and said City of Fairview tract, said point also being in the west line of said F.M. 1378;

THENCE South 11 degrees 56 minutes 13 second West, along the common line of said Loreta Watkins tract and said F.M. 1378, a distance of 127.38 feet to a 1/2 inch iron rod found at the common east corner of said Loreta Watkins tract and multiple tracts of land described to Jack E. Lucas and wife Frankie M. Lucas, Recorded in Volume 1775, Page 777, Volume 1264, Page 496, Volume 867, Page 82, Volume 856, Page 78, and Volume 1204, Page 238, Deed Records, Collin County, Texas, said point also being in the west line of said f.m. 1378;

THENCE North 88 degrees 56 minutes 29 seconds West, along the common line of said Loreta Watkins tract and said Jack E. Lucas and wife Frankie M. Lucas tracts, a distance of 1,073.24 feet to a point at the common west corner of said Loreta Watkins tract and said Jack E. Lucas and wife Frankie M. Lucas tracts, from which a 2" iron pipe found for reference bears North 34 degrees 13 minute 40 second West, a distance of 0.46 feet, said point also being in the east line of Lot 8, Block A, Stone Creek Estates, an addition to the City of Fairview, Collin County, Texas, according to the plat recorded in Cabinet N, Slide 899, Plat Records, Collin County, Texas;

THENCE North 00 degrees 03 minutes 04 seconds West, along the common line of said Loreta Watkins tract and said Lot 8, Block A, a distance of 320.04 feet to a 1/2 inch iron rod with a plastic cap stamped "NOTEX" found at the common west corner of said Loreta Watkins tract and the common area of said Stone Creek Estates;

THENCE North 00 degrees 18 minute 09 seconds East, along the common line of Lot 7, Block A, Stone Creek Estates and said Common Area Lot, Stone Creek Estates, a distance of 12.79 feet, to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set for corner on the south line of Stone Creek Drive (a 50 foot wide right-of-way), Stone Creek Estates, and being the beginning of a non-tangent curve to the left having a radius of 425.00 feet, a central angle of 06 degrees 33 minutes 30 seconds, and a chord bearing of South 85 degrees 33 minutes 28 seconds East, 48.62 feet;

THENCE in a southeasterly direction, continuing along said curve to the left and along the south line of said Stone Creek Drive, an arc distance of 48.65 feet to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set for corner;

THENCE South 88 degrees 50 minutes 13 second East, continuing along the south line of said Stone Creek Drive, a distance of 313.20 feet, to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set for corner at the beginning of a tangent curve to the left having a radius of 325.00 feet, a central angle 33 degrees 14 minutes 44 seconds, and a chord bearing of North 74 degrees 32 minutes 25 seconds East, 185.95 feet;

THENCE in a northeasterly direction, continuing along said curve to the left and said Stone Creek Drive, an arc distance of 188.58 feet to a 1/2 inch iron rod with a plastic cap stamped "SPIARSEN" set for corner at the beginning of a reverse curve to the right having a radius of 275.00 feet, a central angle of 31 degrees 58 minutes 54 seconds, and a chord bearing of North 73 degrees 54 minutes 30 seconds East, 151.52 feet;

THENCE continuing along said curve to the right and said Stone Creek Drive, an arc distance of 158.50 feet, to the Point Of Beginning and containing 349,932 square feet or 8.0333 acres of land.

Note:
The portion of the described property shown is within the 100 Year Flood Hazard Area as published in Community Panel No. 481069 0315G, Zone X, dated 01-19-96 of the Flood Insurance Rate Map.

ZONING RE-1
MINOR PLAT
OF
THE RESERVE
AN ADDITION TO THE TOWN OF FAIRVIEW, TEXAS
BEING A 8.0333 ACRE TRACT
OUT OF THE
SAMUEL SLOAN SURVEY ~ ABSTRACT No. 791
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

Owner
Tim Jackson Custom Homes, LP.
650 Maple Creek Drive
Fairview, Texas 75069
Telephone (214) 796-8691

Engineer
TIM SPIARS
Spiars Engineering, Inc.
730 E. Park Blvd., Suite 210
Plano, Texas 75074
Telephone (972) 422-0077

Scale 1"=60' June 24, 2008