LINE TABLE		
1.	N 89°15'23" E	13.65'
2.	N 70°23'48" E	143.98'
3.	N 40°08'05" E	23.95'
4.	N 64°49'36" E	36.40'
5.	S 81°43'35" E	15.93'
6.	N 72°32'38" E	62.90'
7.	N 63°30'41" E	232.16'
8.	N 81°57'38" E	19.46'
9.	N 57°35'21" E	54.81'
10.	S 66°30'40" E	28.40'
11.	S 84°47'59" E	53.26'
12.	S 68°13'18" E	35.24'
13.	S 44°14'12" E	37.25'
14.	S 87°17'46" E	73.04'
15.	N 52°53'45" E	58.10'
16.	S 49°38'47" E	36.31'
17.	S 0°47'07" W	40.60'
18.	S 74°30'21" E	38.04'
19.	N 89°59'06" E	42.57'
20.	S 65°40'27" E	23.31'
21.	N 78°05'36" E	35.42'
22.	S 62°31'53" E	61.94'
23.	S 7°16'33" E	41.98'
24.	S 47°23'42" E	23.65'
25.	S 68°40'46" E	66.01'

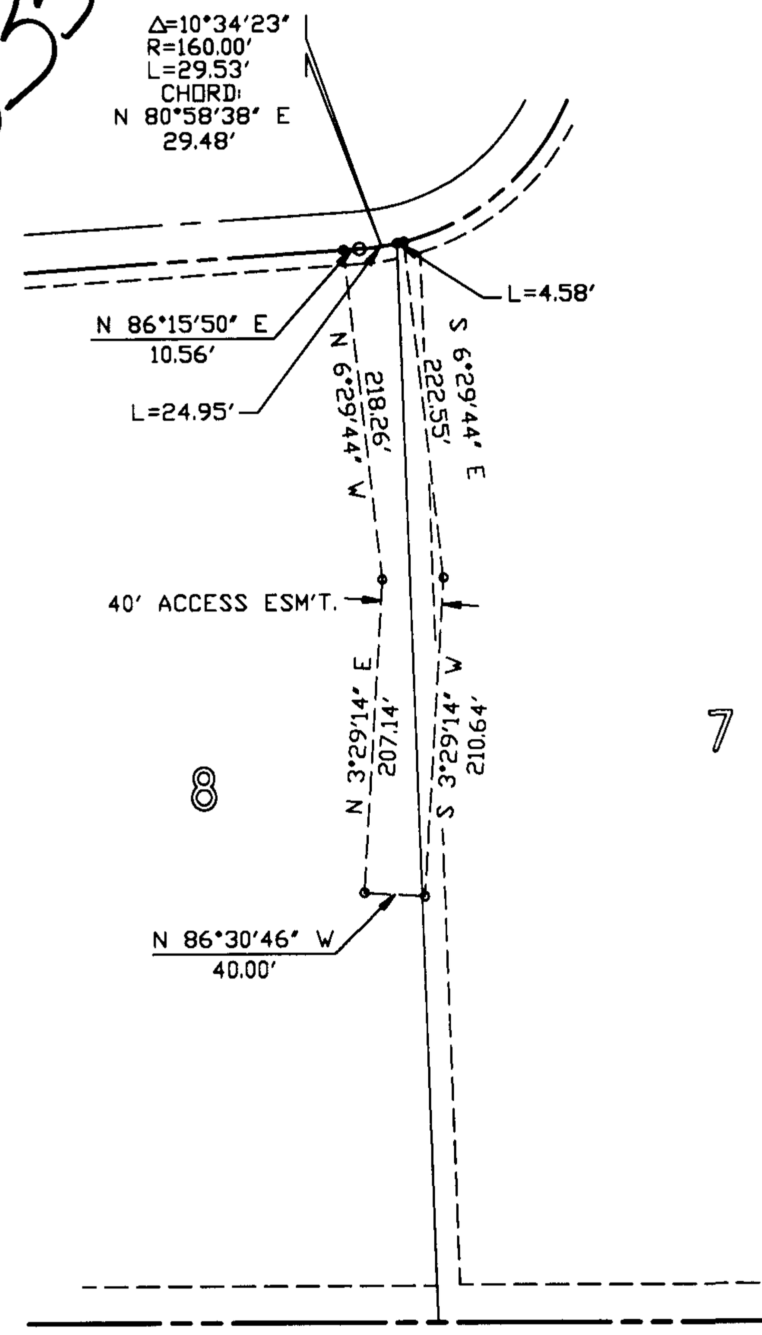
ESM'T. LINE DATA TABLE		
26.	S 68°20'55" E	127.23'
27.	S 52°04'33" E	33.35'

4635

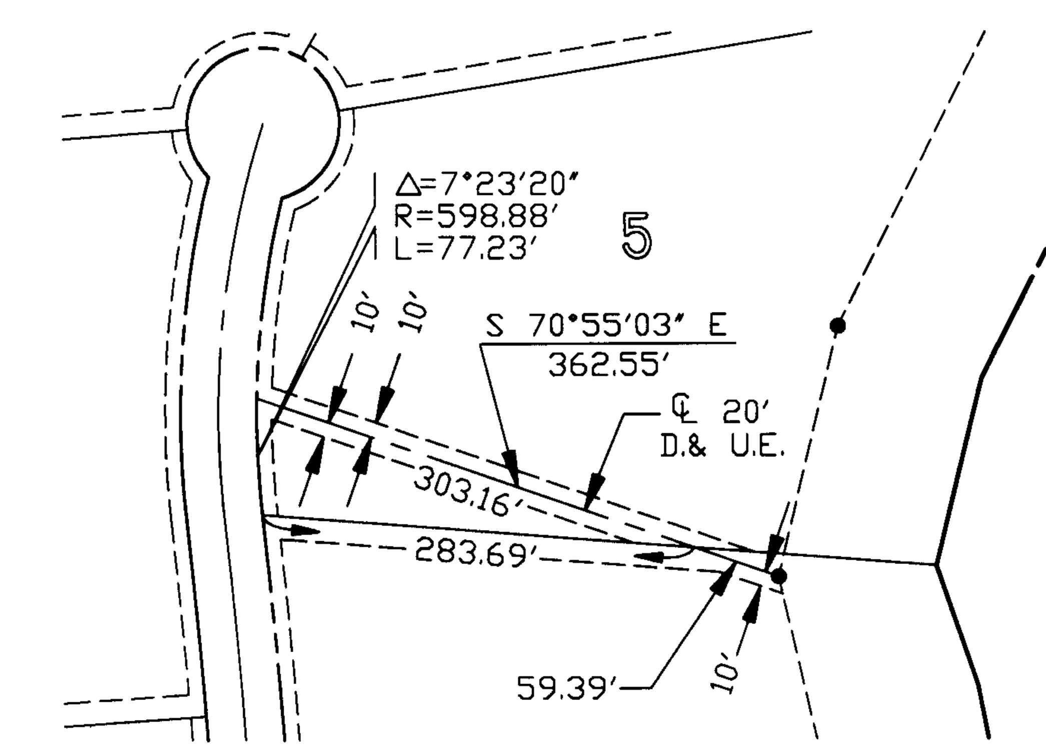
DISCLAIMER STATEMENT

This information has been compiled by the Central Appraisal District of Collin County, Texas (CADCC) from various sources solely for its own use and is deemed to be reliable. This information is being provided as a service by the CADCC and the CADCC makes no representations or warranties, either express or implied, as to the accuracy of the contents or the truth or reliability of the information

Central Appraisal District of Collin County



EASEMENT DETAIL B

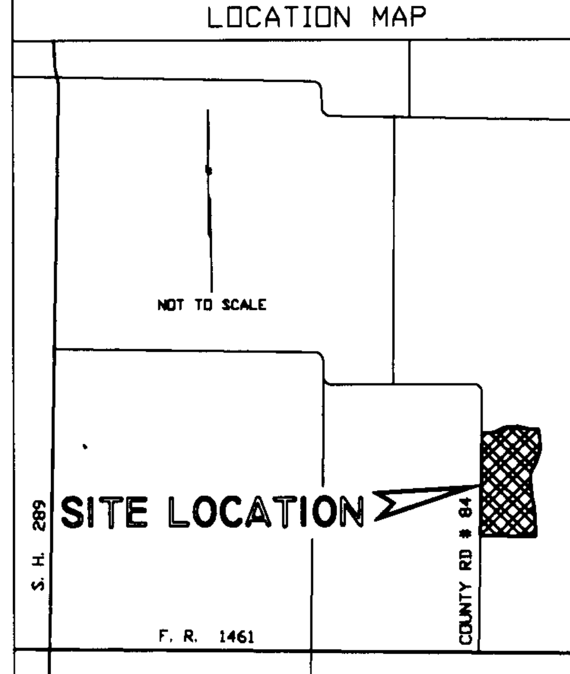


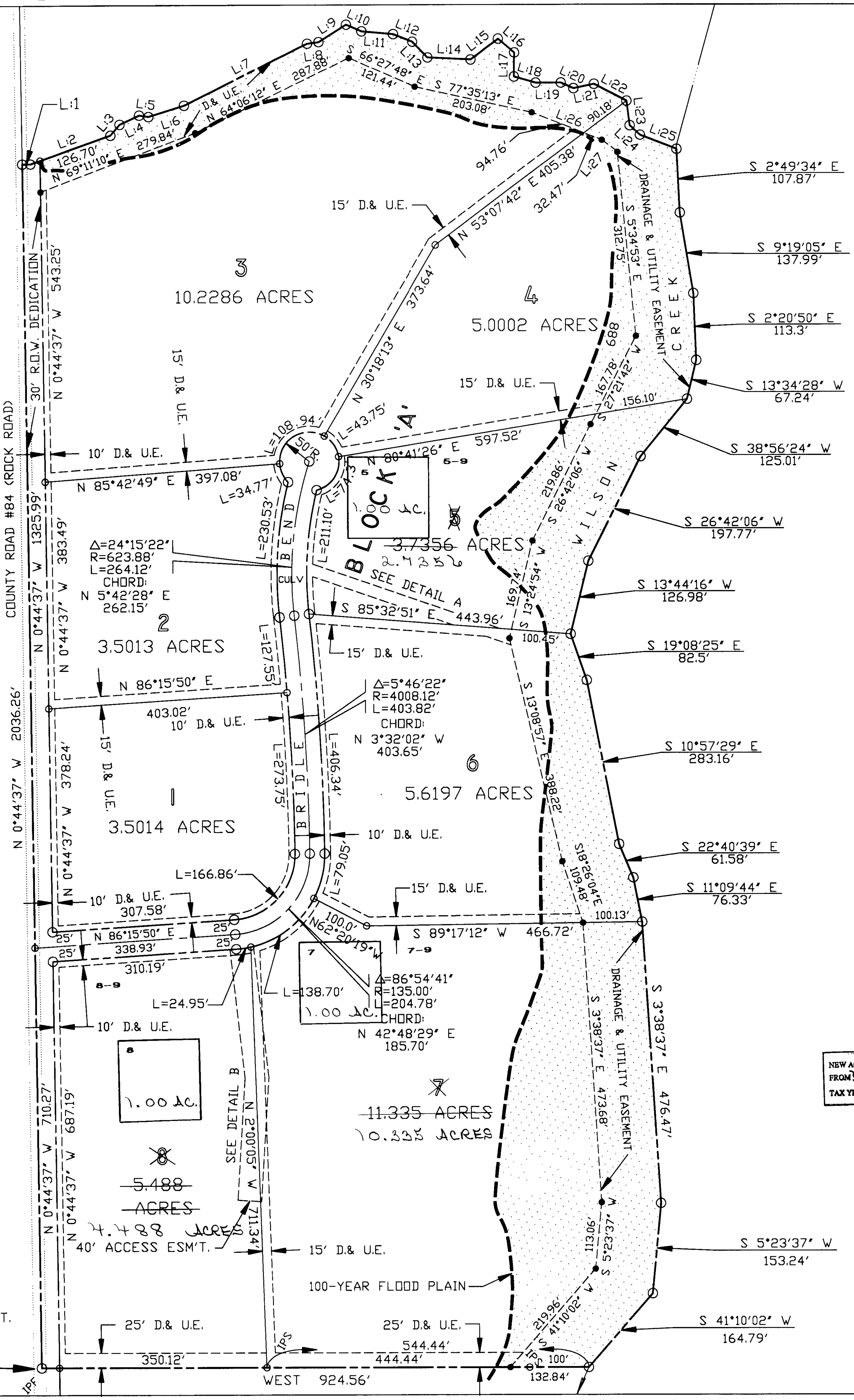
EASEMENT DETAIL A

LEGEND

	ASPHALT ROAD
	CENTER LINE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
○IPS	IRON PIN SET
○IPF	IRON PIN FOUND
D.& U.E.	DRAINAGE & UTILITY ESM'T.

LOCATION MAP





PLACE OF BEGINNING
FOUND 1-1/2" IRON PIPE

N:\DWG\jame3plt.DWG

J/605
2-18-97

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF COLLIN :

WHEREAS, MT. PROSPER,L.L.C. is the owner of a tract of land in Collin County, Texas described as follows:

SITUATED in Collin County, Texas, in the Coleman Watson Survey, Abstract No. 945, being a resurvey of a part of the 299.742 acres of land described in a deed from G. H. Porter and wife, Leora Porter, to Donald N. Test, Jr., dated February 13, 1968, recorded in Volume 704, Page 731 and a part of the 414.936 acre TRACT 5 described in a deed from Robert S. Folsom to Margaret D. Folsom dated June 30, 1986, recorded in volume 2401, page 443 of the Collin County Deed Records, both deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an iron pin found at the southwest corner of the 82.414 acres of land described in a deed from R. Steven Folsom, et al to MT. PROSPER, L.L.C. dated March 13, 1996, in north-south County Rock Road No. 84;

Thence north 0° 44' 37" west, 2036.26 feet with the west line of said 299.742 acre tract and with said road and with the west line of said 82.414 acre tract to an iron pin set in said west line and road over an east-west culvert;

Thence generally in an easterly direction down a Branch of Wilson Creek with its meanders as follows:

North 89° 15' East, 13.65 feet; North 70° 23' 48" East, 143.98 feet;
North 40° 08' 05" East, 23.95 feet; North 64° 49' 36" East, 36.4 feet;
South 81° 43' 35" East, 15.93 feet; North 72° 32' 38" East, 62.9 feet;
North 63° 30' 41" East, 232.16 feet; North 81° 57' 38" East, 19.46 feet;
North 57° 35' 21" East, 54.81 feet; South 66° 30' 40" East, 28.4 feet;
South 84° 47' 59" East, 53.26 feet; South 68° 13' 18" East, 35.24 feet;
South 44° 14' 12" East, 37.25 feet; South 87° 17' 46" East, 73.04 feet;
North 52° 53' 45" East, 58.1 feet; South 49° 38' 47" East, 36.31 feet;
South 0° 47' 07" West, 40.6 feet; South 74° 30' 21" East, 38.04 feet;
North 89° 59' 06" East, 42.57 feet; South 65° 40' 27" East, 23.31 feet;
North 78° 05' 36" East, 35.42 feet; South 62° 31' 53" East, 61.94 feet;
South 7° 16' 33" East, 41.98 feet; South 47° 23' 42" East, 23.65 feet;
South 68° 40' 46" East, 66.01 feet to a point in the center of Wilson Creek, in the east line of said 82.414 acre tract;

Thence southerly with said east line and with the center of said Creek as follows:
South 2° 49' 34" East, 113.38 feet; South 9° 19' 05" East, 137.99 feet;
South 2° 20' 50" East, 113.3 feet; South 13° 34' 28" West, 67.24 feet;
South 38° 56' 24" West, 125.01 feet; South 26° 42' 06" West, 197.77 feet;
South 13° 44' 16" West, 126.98 feet; South 19° 08' 25" East, 82.5 feet;
South 10° 57' 29" East, 283.16 feet; South 22° 40' 39" East, 61.58 feet;
South 11° 09' 44" East, 76.33 feet; South 3° 38' 37" East, 476.47 feet;
South 5° 23' 37" West, 153.24 feet; South 41° 10' 02" West, 164.79 feet to a point in the center of said creek;

Thence west passing an iron pin set at 100 feet and continuing west, passing a second iron pin set at 482.6 feet and continuing in all 924.56 feet to the PLACE OF BEGINNING and containing 51.295 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, MT. PROSPER, L.C., dos hereby adopt this plat designating the hereinabove described property as WILSON CREEK ESTATES, a subdivision in Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.
WITNESS my hand at ________, Texas, this the ____ day of ________, 199__

MT. PROSPER,L.L.C. ,James Herblin, Co-Managing Member

This instrument was acknowledged before me on the ____ day of ________, 1997.

Commission Expires 3-1, 1998 ________ Notary Public, State of Texas

ROBIN S. ... MY COMMISSION EXPIRES March 1, 1998

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:
That I, G. M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of Collin County, Texas

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEX. REG. NO. 3258

This instrument was acknowledged before me on the 3rd day of February 1997

Commission Expires Oct 24, 1997 ________ Notary Public, State of Texas

Collin County Health Department Certificate: I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the state of Texas also percolation tests have been submitted representing the area in which septic disposal systems are to be used.

Sidney J Auten ________ Sidney Auten, R. S. Registered Professional Sanitarian Collin County Health Service

This Plat is approved by the Collin County Commissioners on this 23rd day of May, 1996

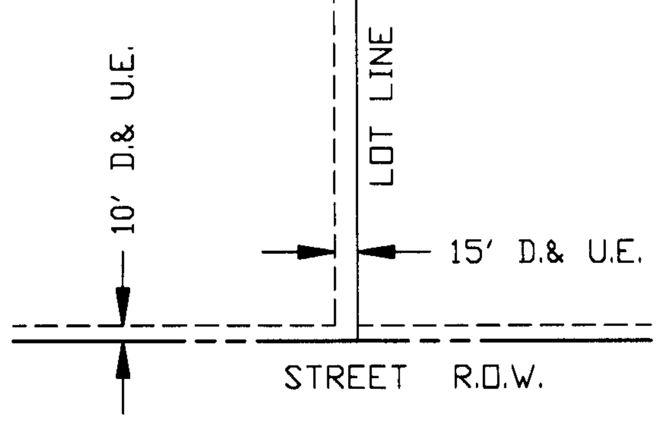
________ County Judge, Collin County, Texas

NEW ACCT. NO. 3552
FROM 2945-003-0300, 0340, 0350
TAX YEAR 1997
#0300-1

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1997/02/18
At 1:16P
Number: 97- 0012301
Type : PL 16.00

J605

SCALE: 1"=100'



TYPICAL D.& U.E.

FINAL PLAT

WILSON CREEK ESTATES

51.295 ACRES IN COLLIN COUNTY, IN THE COLEMAN WATSON SURVEY, ABSTRACT No. 945

OWNER:
MT. PROSPER, L.C.
12770 COIT ROAD, SUITE 902
DALLAS, TEXAS 75251
(972)-991-7785

SURVEYOR:
G. M. GEER
1512 WEST UNIVERSITY, SUITE 300
McKINNEY, TEXAS 75069
(972) 562-3959