

4819 0084

MAPS

FILE DATE: 12-20-00

FILE NUMBER: 90-0137348

NAME OF ADDITION: Ston. Gate

TOWN: Lucas

VOL: M PAGE: 399 n 400

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN THE STATE OF TEXAS) I hereby certify that this instrument was FILED in the File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Collin County, Texas on

DEC 20 2000

Heleen Starnes



Filed for Record in:
Collin County, McKinney TX
Honorable Heleen Starnes
Collin County Clerk

On Dec 20 2000
At 8:35am

Doc/Num : 0000- 0137348

Recording/Type: PL 26.00
Receipt #: 314510

4819 0085

Filed for Record in:
 Collin County, McKinney TX
 Honorable Helen Starnes
 Collin County Clerk

On Dec 20 2008
 At 8:35am
 M 399

Doc/Num : 2008-0137348

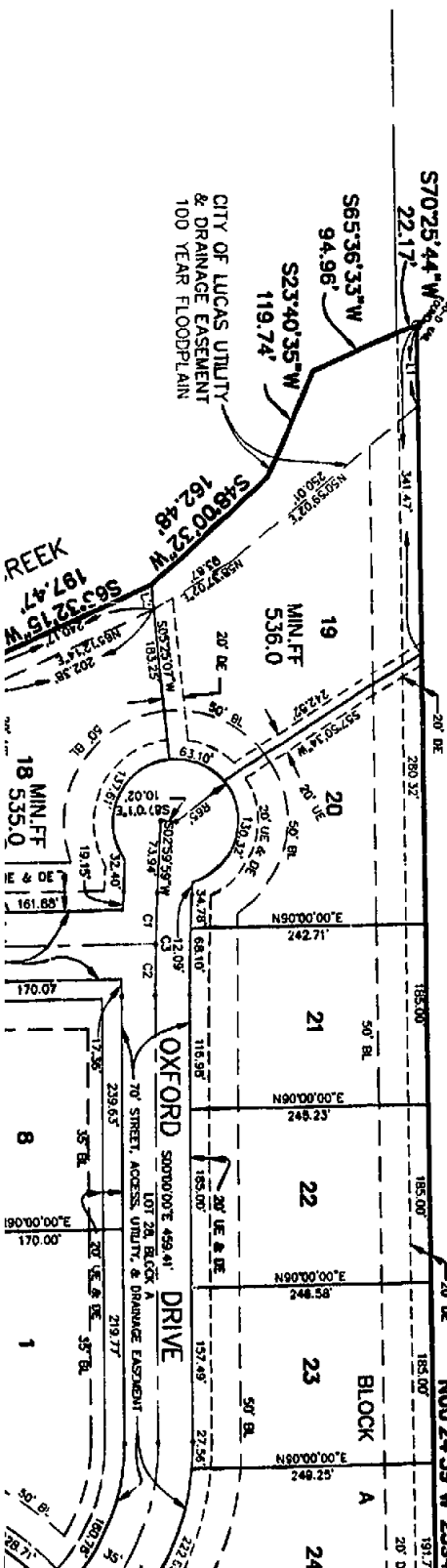
Recording/Type: PL 26.00
 Receipt #: 314510

CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	BEARING	CHORD
C1	01:29:56"	2000.00	26.17	52.37	N02°15'00"E	52.34
C2	01:30:01"	2000.00	26.19	52.34	N00°45'01"E	52.37
C3	02:59:59"	2000.00	52.37	104.71	N01°29'59"E	104.70
C4	57:00:17"	250.00	135.73	246.78	S78°30'08"W	238.60
C5	32:48:28"	300.00	88.32	171.78	S16°24'14"E	169.44
C6	57:11:32"	300.00	163.54	299.46	S81°24'14"E	287.18
C7	50:00:00"	300.00	300.00	471.24	S45°00'00"E	424.28
C8	34:15:58"	250.00	77.07	149.51	N70°27'58"W	147.30
C9	24:45:29"	1395.00	306.18	602.79	S85°42'44"E	598.12
C10	07:24:03"	250.00	5.24	10.48	N88°47'59"W	10.48
C11	36:40:01"	250.00	82.84	159.99	N71°40'00"W	157.27
C12	35:16:31"	1040.00	330.66	640.30	S77°45'20"E	630.23
C13	08:25:16"	1050.00	77.30	154.33	N58°19'42"E	154.19
C14	28:27:38"	1050.00	246.86	484.92	S76°46'10"E	480.62

LINE	LENGTH	BEARING
L1	64.61	S00°24'59"E
L2	25.99	N05°25'07"W
L3	28.01	N02°59'59"E
L4	30.69	N00°25'19"E
L5	22.86	N13°45'12"E
L6	84.72	S28°10'05"W
L7	56.88	M00°00'00"W
L8	95.02	S00°00'00"E
L9	79.82	S32°44'11"E

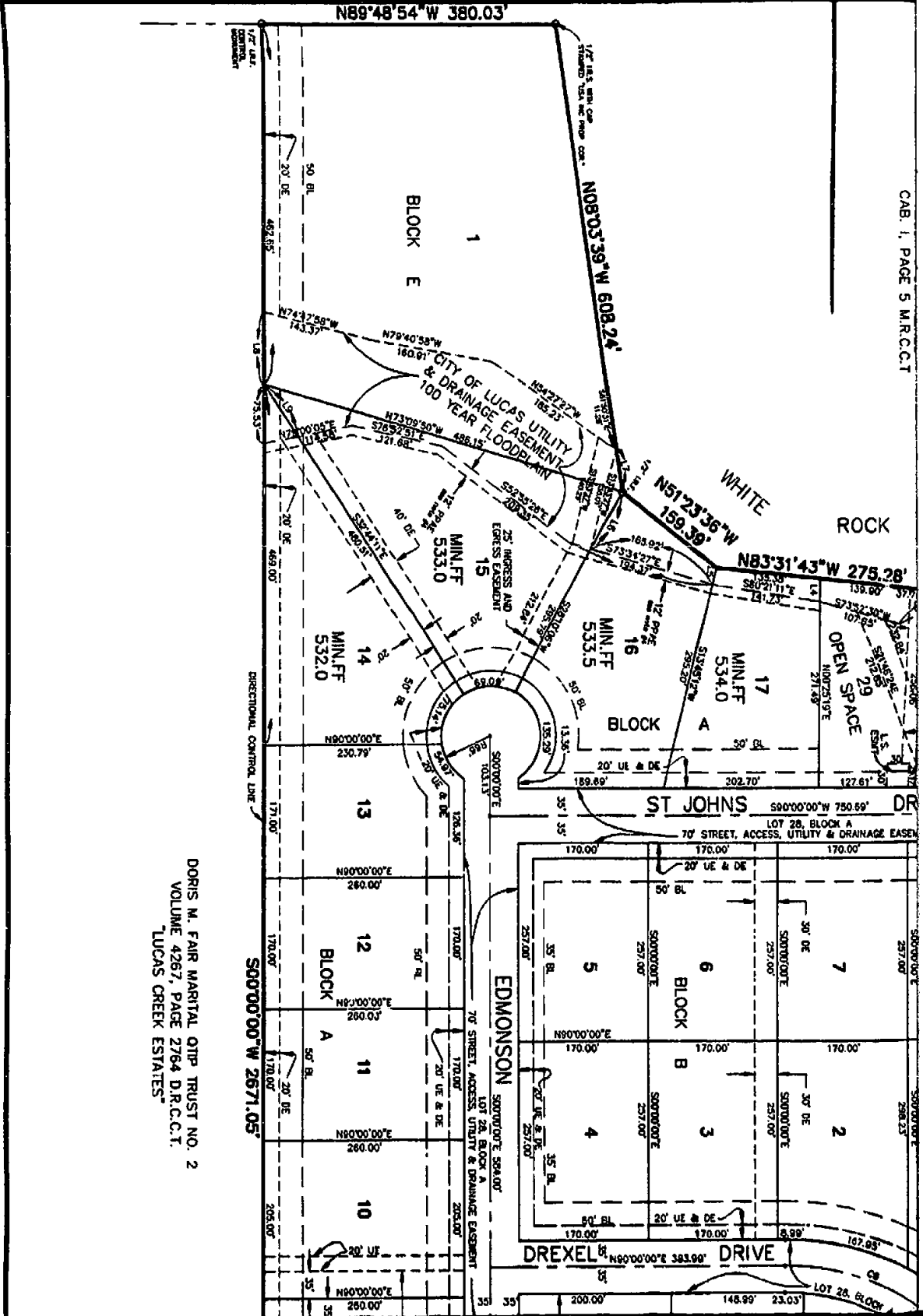
LOT 13
 BLOCK 5
 FOREST CREEK ESTATES
 CAB N. PAGE 44 M.R.C.C.T

M.E. SPURGIN & WIFE
 VOLUME 492, PAGE 275 D.R.C.C.T.



4819 0086

CAB. 1, PAGE 5 M.R.C.C.T



DORIS M. FAIR MARITAL O/T/P TRUST NO. 2
 VOLUME 4267, PAGE 2764 D.R.C.C.T.
 "LUCAS CREEK ESTATES"

4819 0087

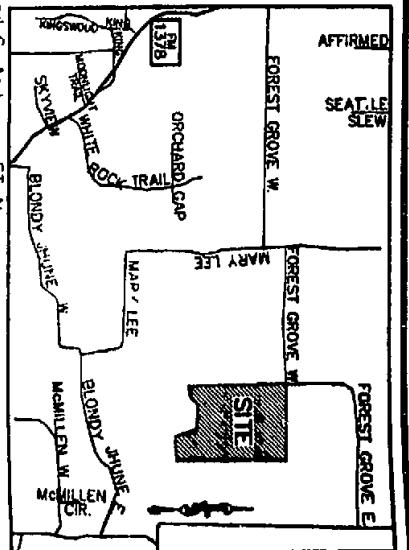
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



Handwritten signature/initials

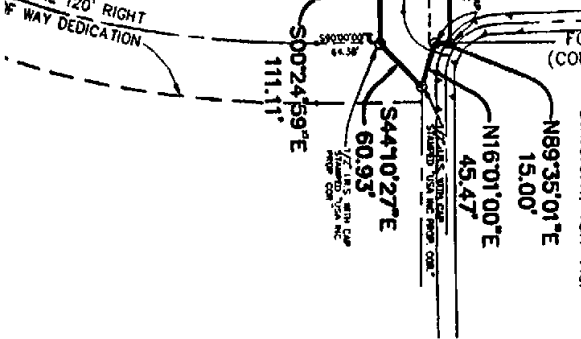
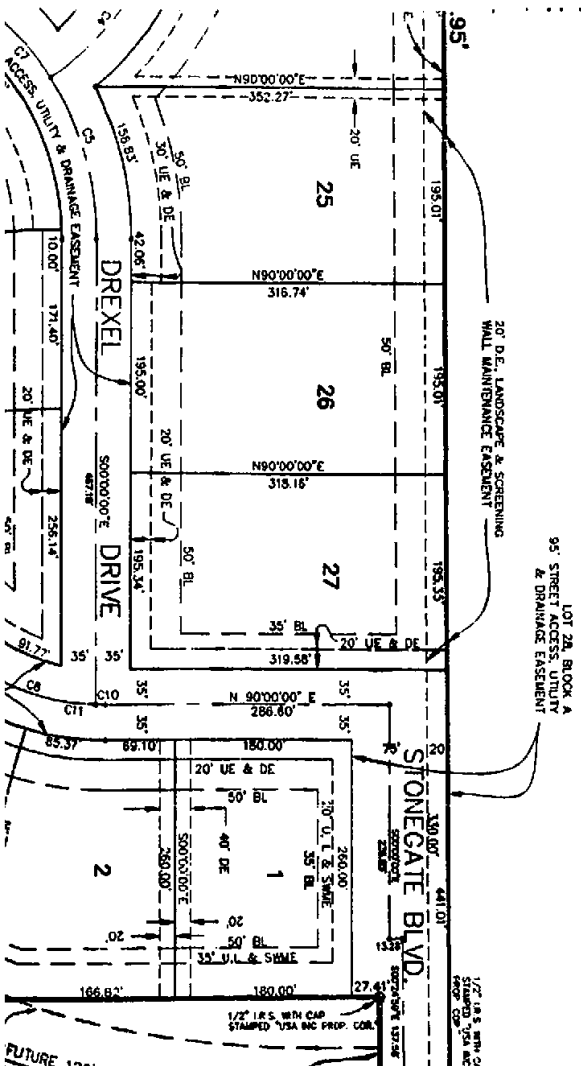
NOTES:

1. Bearing system based on the East line of the tract described in deed to SHIPLEY JOINT VENTURE IV, LTD., as recorded in Volume 4110, Page 0482 Deed Records of Collin County, Texas.
2. All property corners are 1/2 inch iron rods with red plastic caps stamped "USA INC PROP. COR." set for corner, unless otherwise noted.
3. Plotting this property on Flood Insurance Rate Map Community Panel No. 48085C 0455 G, dated Jan. 19, 1996, shows it to be within Zone X and Zone AE.
4. A 12-foot wide Private Pedestrian Access Easement, along the sidewalk as constructed, on and across Lots 14-17, Block A is dedicated to and maintained by the Mandatory Homeowner's Association.



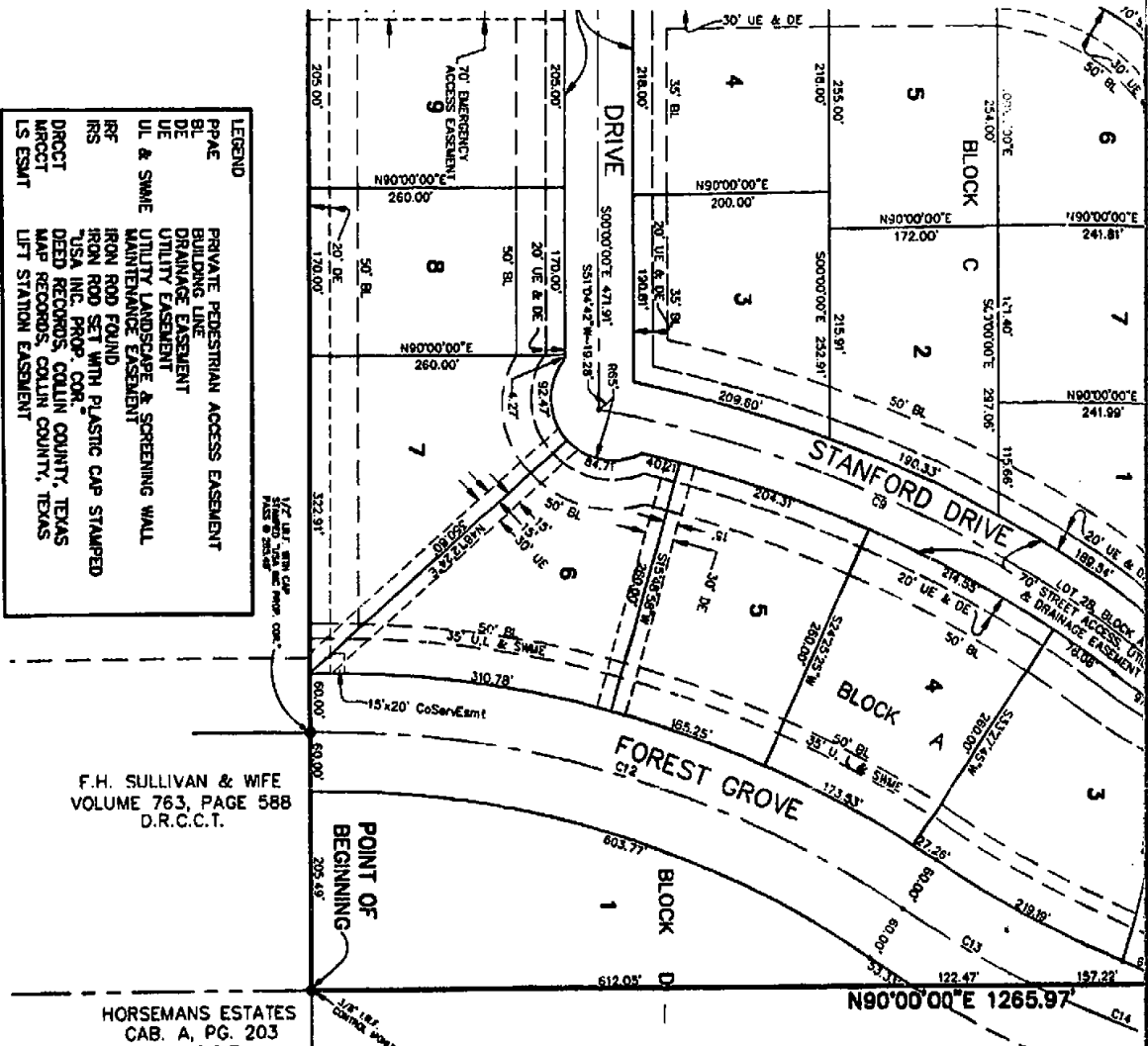
Karl G. Anderson, ET AL
C.C. No. 92,0038121
D.R.C.T. 15.7 AC.

VICINITY MAP
NOT TO SCALE



LOT AREA TABLE

BLOCK	LOT	Area of Lot	Area of Block
1	1	1.23	1.23
1	2	1.23	1.23
1	3	1.23	1.23
1	4	1.23	1.23
1	5	1.23	1.23
1	6	1.23	1.23
1	7	1.23	1.23
1	8	1.23	1.23
1	9	1.23	1.23
1	10	1.23	1.23
1	11	1.23	1.23
1	12	1.23	1.23
1	13	1.23	1.23
1	14	1.23	1.23
1	15	1.23	1.23
1	16	1.23	1.23
1	17	1.23	1.23
1	18	1.23	1.23
1	19	1.23	1.23
1	20	1.23	1.23
1	21	1.23	1.23
1	22	1.23	1.23
1	23	1.23	1.23
1	24	1.23	1.23
1	25	1.23	1.23
1	26	1.23	1.23
1	27	1.23	1.23
1	28	1.23	1.23
1	29	1.23	1.23
1	30	1.23	1.23
1	31	1.23	1.23
1	32	1.23	1.23
1	33	1.23	1.23
1	34	1.23	1.23
1	35	1.23	1.23
1	36	1.23	1.23
1	37	1.23	1.23
1	38	1.23	1.23
1	39	1.23	1.23
1	40	1.23	1.23
1	41	1.23	1.23
1	42	1.23	1.23
1	43	1.23	1.23
1	44	1.23	1.23
1	45	1.23	1.23
1	46	1.23	1.23
1	47	1.23	1.23
1	48	1.23	1.23
1	49	1.23	1.23
1	50	1.23	1.23
1	51	1.23	1.23
1	52	1.23	1.23
1	53	1.23	1.23
1	54	1.23	1.23
1	55	1.23	1.23
1	56	1.23	1.23
1	57	1.23	1.23
1	58	1.23	1.23
1	59	1.23	1.23
1	60	1.23	1.23
1	61	1.23	1.23
1	62	1.23	1.23
1	63	1.23	1.23
1	64	1.23	1.23
1	65	1.23	1.23
1	66	1.23	1.23
1	67	1.23	1.23
1	68	1.23	1.23
1	69	1.23	1.23
1	70	1.23	1.23
1	71	1.23	1.23
1	72	1.23	1.23
1	73	1.23	1.23
1	74	1.23	1.23
1	75	1.23	1.23
1	76	1.23	1.23
1	77	1.23	1.23
1	78	1.23	1.23
1	79	1.23	1.23
1	80	1.23	1.23
1	81	1.23	1.23
1	82	1.23	1.23
1	83	1.23	1.23
1	84	1.23	1.23
1	85	1.23	1.23
1	86	1.23	1.23
1	87	1.23	1.23
1	88	1.23	1.23
1	89	1.23	1.23
1	90	1.23	1.23
1	91	1.23	1.23
1	92	1.23	1.23
1	93	1.23	1.23
1	94	1.23	1.23
1	95	1.23	1.23
1	96	1.23	1.23
1	97	1.23	1.23
1	98	1.23	1.23
1	99	1.23	1.23
1	100	1.23	1.23



LEGEND	
PPAC	PRIVATE PEDESTRIAN ACCESS EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
UL & SWME	UTILITY LANDSCAPE & SCREENING WALL MAINTENANCE EASEMENT
RF	IRON ROD SET WITH PLASTIC CAP STAMPED
RS	TUSA INC. PROP. COR.
DROCT	DEED RECORDS, COLLIN COUNTY, TEXAS
MROCT	MAP RECORDS, COLLIN COUNTY, TEXAS
LS ESMAT	LIFT STATION EASEMENT

F.H. SULLIVAN & WIFE
VOLUME 763, PAGE 588
D.R.C.C.T.

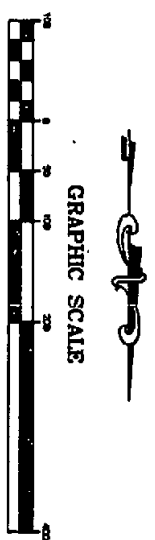
HORSEMANS ESTATES
CAB. A, PG. 203
M.R.C.C.T.

REBECCA HAMILTON
LEA HAMILTON, &
VICTORIA HAMILTON PARSONS
VOLUME 3279, PAGE 913, 916 & 919
D.R.C.C.T.

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE I, L.P.
5403 N. FITZBURGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
PHONE: (214) 522-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
8700 STEARNS FERRY, SUITE 400
DALLAS, TEXAS 75247
PHONE: (214) 634-3500



NOVEMBER 30, 2000
SHEET 1 OF 2
USA 99058.0

4819 0088

4819 0089

Filed for Record
Collin County, Texas
Honorable Helen Stearnes
Collin County Clerk

on Dec 20 2000 m 4:00
at 8:35am

Doc/Num : 2000-0137348
Recording/Type: PL 26.00
Receipt #: 314510

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SHIPLEY VENTURE IV, LTD, is the owner of land situated in the Calvin Boles Survey, Abstract No. 28, Collin County, Texas, and being known as those tracts of land described in a Warranty Deed from Genie Mae Tabor to Shipley Joint Venture IV, Ltd, as recorded in Volume 4110, Page 482 of the Deed Records of Collin County, Texas, and also being known as that tract of land described in a Deed from Rebecca Hamilton to Shipley Joint Venture IV, Ltd, as recorded in Volume 4227, Page 57 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northeast corner of the above cited Shipley Tract (4110/482), said point also being the Southeast corner of a called 50 acre tract of land described in a Warranty Deed from Sbyl C. Hamilton and Ferril Hamilton to Rebecca, Lea and Victoria Hamilton as recorded in Volume 3279, Pages 913, 916 and 919 of the Deed Records of Collin County, Texas, said point also being the Southwest corner of Lot 1, Block 2 of Horsemans Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plot thereof recorded in Cabinet A, Slide 203 of the Map Records of Collin County, Texas, said point also being the Northwest corner of a called 8.00 acre tract of land described in a Deed to E.H. Sullivan, et ux as recorded in Volume 763, Page 588 of the Deed Records of Collin County, Texas;

THENCE SOUTH along the East line of said Shipley Tract (4110/482) and the West line of said 8.00 acre tract, passing a 1/2" iron rod with cap stamped "USA INC" found for witness at a distance of 265.49 feet and continuing along the East line of said Shipley tract (4110/482) and the West line of a tract of land described in a Deed from Doris M. Fair and David Lewis Fair to Doris M. Fair Marital QTIP Trust No. 2 as recorded in Volume 4267, Page 2764 of the Deed Records of Collin County, Texas for a total distance of 2671.05 feet to a 1/2" iron rod found for corner in the most Easterly North line of Lot 3 of Rock Creek Acres, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 5 of the Map Records of Collin County, Texas at the Southeast corner of said Shipley Tract (4110/482), said point also being the Southwest corner of said Fair Tract;

THENCE N. 89 degrees 48 minutes 54 seconds W. along the most Easterly South line of said Shipley Tract (4110/482), and the most

KNOW ALL MEN BY THESE

THAT, SHIPLEY VENTURE IV, Ltd, authorized officers, does hereby ratify and confirm the hereinabove described property of Lucas, Texas, and does use forever, the streets shown on the plat for the purposes dedicated, for the purposes of streets, shrubs or other constructed or placed upon except that landscape improvements, if approved by Easements may also be used for all public utilities desiring easement limits the use to utilities being subordinate to thereof. The City of Lucas times, the full right of ingress and egress for the purpose patrolling, maintaining and respective systems without permission from anyone.

This plat approved subject regulations and resolutions

WITNESS, my hand, this the

SHIPLEY VENTURE IV, LTD
By: *[Signature]*
WILLIAM WADE SHIPLEY, V

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]* of Shipley Venture IV, Ltd, known to me to be the person whose name is subscribed to the foregoing

the most southerly-southwest corner of said Shipley Tract (4110/482), said point also being on interior corner of said Lot 3;

THENCE N. 08 degrees 03 minutes 39 seconds W. along the most Southerly West line of said Shipley Tract (4110/482) and the most Northerly East line of said Lot 3 a distance of 608.24 feet to a 1/2" iron rod found for corner in the center of White Rock Creek;

THENCE in an westerly direction along the meanders of White Rock Creek as follows:

- N. 51 degrees 23 minutes 36 seconds W. a distance of 159.39 feet;
- N. 83 degrees 31 minutes 43 seconds W. a distance of 275.28 feet;
- S. 65 degrees 32 minutes 15 seconds W. a distance of 197.47 feet;
- S. 48 degrees 00 minutes 32 seconds W. a distance of 182.48 feet;
- S. 23 degrees 40 minutes 35 seconds W. a distance of 119.74 feet;
- S. 65 degrees 36 minutes 33 seconds W. a distance of 94.96 feet;
- S. 70 degrees 25 minutes 44 seconds W. a distance of 22.17 feet to a 60-D nail found for corner at the Southwest corner of said Shipley tract (4110/482), said point also being the Southeast corner of a called 49.50 acre tract of land described in a Warranty Deed from Erwin Simerly and Kathryn Simerly to M.E. Spurgin, et ux as recorded in Volume 492, Page 275 of the Deed Records of Collin County, Texas;

THENCE N. 00 degrees 24 minutes 59 seconds W. leaving White Rock Creek and continuing along the West line of said Shipley tract (4110/482) and the East line of said 49.50 acre tract a distance of 2394.95 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner;

THENCE N. 89 degrees 35 minutes 01 seconds E. a distance of 15.00 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the West line of the above cited Shipley Tract (4227/57);

THENCE N. 16 degrees 01 minutes 00 seconds E. along the West line of said Shipley Tract a distance of 45.47 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner at the most Northerly corner of said Shipley tract (4227/57);

THENCE S. 44 degrees 10 minutes 27 seconds E. along the Northeast line of said Shipley Tract a distance of 60.93 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner;

THENCE S. 00 degrees 24 minutes 59 seconds E. along the East line of said Shipley Tract a distance of 111.11 feet to a 1/2" iron rod with plastic cap stamped "USA INC" set for corner in the North line of said Shipley Tract (4110/482), said point also being the Southeast corner of said Shipley Tract (4227/57);

THENCE EAST along the North line of said Shipley Tract (4110/482) and the South line of the above cited 50 acre tract a distance of 1265.97 feet to the POINT OF BEGINNING and containing 68.501 acres of land.

EVEN UNDER MY HAND AND SEAL
2000.

John A. D.
Notary Public and for th

4819 0091

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER TEXAS LAW.



William Stamer

OWNER'S DEDICATION

PRESENTS:

LTD, acting herein by and through its duly authorized agent, USA Professional Services Group, Inc., hereby dedicates to the City of Lucas, Texas, the streets and public use areas, as shown, on this plat. The streets are dedicated for the public use and public use areas, as shown, on this plat. No buildings, structures, or other improvements or growths shall be placed over or across the Easements as shown, on this plat. In addition, Utility Easements may be placed in Landscape for the mutual use and accommodation of the City of Lucas, Texas, and the City of Lucas, Texas. Utility Easements shall be used for the mutual use and accommodation of the City of Lucas, Texas, and the City of Lucas, Texas. Utility Easements shall be used for the mutual use and accommodation of the City of Lucas, Texas, and the City of Lucas, Texas. Utility Easements shall be used for the mutual use and accommodation of the City of Lucas, Texas, and the City of Lucas, Texas.

This day of December, 2000.

[Signature]

I, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly executed by the person whose name is subscribed to it, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Todd B. Turner, of USA Professional Services Group, Inc., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Todd B. Turner, R.P.L.S., No. 4859
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Todd B. Turner, 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 the 1st day of December, 2000.

[Signature]
Notary Public in and for the State of Texas



SEAL OF OFFICE, this the 11th day of

June
e State of Texas



Recommended for Approval

Lucas City
Chairman, Planning and Zoning Commission
City of Lucas, Texas

12-2-00
Date

Approved for Construction:

Ball
Mayor, City of Lucas, Texas

12-4-00
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the Stonegate Subdivision or Addition to the City of Lucas was submitted to the City Council on the 12th day of July, 2000, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 8th day of December, A.D. 2000.

Debra Pappas Sanchez
City Secretary
City of Lucas, Texas



FINAL PLAT
STONEGATE

BEING 68.501 ACRES IN THE
CALVIN BOLES SURVEY SURVEY, ABSTRACT NO. 28
CITY OF LUCAS, COLLIN COUNTY, TEXAS
42 LOTS AT R-1 STANDARDS

OWNER:
SHIPLEY VENTURE IV, LTD
3403 N. FITZBURGH AVENUE
SUITE 252
DALLAS, TEXAS 75204
(214) 522-2252

PREPARED BY:
USA PROFESSIONAL
SERVICES GROUP, INC.
6700 STEWARTS FERRY, SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300

12/05/00
HUT

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
1800 N. GRAVES STREET STE 170
P.O. BOX 8006
MCKINNEY TEXAS 75070-8006
972-547-5020
METRO 972-424-1460 EXT. 5020

4819 0093

TAX CERTIFICATE

FEE 4.00

ACCOUNT: R-6028-003-1690-1

CERTIFICATE NUMBER: 6,909

OWNER NAME & ADDRESS
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS TX 75204-1753

LEGAL DESCRIPTION
A0028 BOLES, CALVIN,
BLOCK 3, TRACT 169,
ACRES 1.0000

JUR# CLU, SMC, GCN, JCN
1.0000 ACRES

SITUS:

NO TAXES ARE DUE.

JURIS = TAKING ENTITY CODES:
01 COLLIN COUNTY 13 LUCAS CITY 60 JR COLLEGE

THE 2000 TAXES: 136.58 PAID ON: 12/05/2000

CURRENT TAX ROLL MARKET VALUE: 19,061

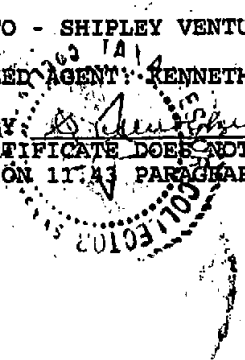
THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2000
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - SHIPLEY VENTURE IV LTD FIDO CODE -

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: 12.05.00

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.



Filed for Record in:
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk

On Dec 20 2000
At 8:35am

Doc/Num : 2000- 0137348

Recording/Type: PL 26.00
Receipt #: 314510

P

TAX CERTIFICATE
NO: 0000642

4819 0094

Collecting Office: McKinney I.S.D.
800 North McDonald
McKinney, Texas 75069

Filed for Record in:
Cedarapids County, McKinney TX
Honorable Helen Starnes
Cedarapids County Clerk
On Dec 20 2000
At 8:35am
Doc/Num = 2000-0137348
Recording/Type: PL 26.00
Receipt #: 314510

Collecting Taxes For: McKinney I.S.D.

PROPERTY OWNER
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS, TX 75204-1753

PROPERTY DESCRIPTION
A0028 BOLES, CALVIN, BLOCK 3,
TRACT 169, ACRES 1.0000

ACRES: 1.0000

Property Account Number: R1058679

PIDN: R-6028-003-1690-1

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
TOTAL DELINQUENT:			\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Ray Edwards

Signature of Authorized Officer

DECEMBER 4, 2000
Date of Tax Certificate

***** CURRENT YEAR TAXES *****

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2000	907	\$19,061	312.60	0.00	312.60
2					



12/04/00
HUT

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
1800 N. GRAVES STREET STE 170
P.O. BOX 8006
MCKINNEY TEXAS 75070-8006
972-547-5020
METRO 972-424-1460 EXT. 5020

4819 0095

TAX CERTIFICATE

ACCOUNT: R-6028-003-1690-1

CERTIFICATE NUMBER: 4819 0095

OWNER NAME & ADDRESS
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS TX 75204-1753

LEGAL DESCRIPTION
A0028 BLOCK 3, TRACT 169,
ACRES 1.0000

JUR# CLU, SMC, GCN, JCN
1.0000 ACRES

SITUS:

Y E A R	J U N E	BASE TAX	IF PAID IN DECEMBER 2000		IF PAID IN JANUARY 2001		IF PAID IN FEBRUARY 2001	
			PENALTY & INTEREST	TOTAL DUE	PENALTY & INTEREST	TOTAL DUE	PENALTY & INTEREST	TOTAL DUE
2000	01	47.65		47.65		47.65	3.34	50.99
2000	13	71.00		71.00		71.00	4.97	75.97
2000	60	17.93		17.93		17.93	1.26	19.19
TOTAL AMOUNT DUE				136.58		136.58		146.15

JURIS = TAXING ENTITY CODES:
01 COLLIN COUNTY 13 LUCAS CITY 60 JR COLLEGE

THE 2000 TAXES: 136.58 NOT PAID

CURRENT TAX ROLL MARKET VALUE: 19,061

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2000
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - RIGHT OF WAY ACQUISITION FIDO CODE - 324714

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: 12/04/00
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.



12/05/00
HUT

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
1800 N. GRAVES STREET STE 170
P.O. BOX 8006
MCKINNEY TEXAS 75070-8006
972-547-5020
METRO 972-424-1460 EXT. 5020

4819 0096

TAX CERTIFICATE

ACCOUNT: R-6028-003-1699-1

CERTIFICATE NUMBER: 4819 0096

OWNER NAME & ADDRESS
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS TX 75204-1753

LEGAL DESCRIPTION
A0028 BLOCK 3 CALVIN
TRACT 169
ACRES 67.4480

JUR# CLU, SMC, GCN, JCN
67.4480 ACRES

SITUS:

| NO TAXES ARE DUE. |

JURIS = TAXING ENTITY CODES:
01 COLLIN COUNTY 13 LUCAS CITY 60 JR COLLEGE

THE 2000 TAXES: 67.65 PAID ON: 12/05/2000

CURRENT TAX ROLL MARKET VALUE: 9,441

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2000
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - FIDO CODE -

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: 12.05.00

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43, PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

Record in:
Collin County, McKinney TX
Helen Starnes
Collin County Clerk
Mc 20 2000
8:35am
0137348
Recording Type: Pl
Receipt #: 314510
26.00
908

TAX CERTIFICATE
NO: 0000641

4819 0097

Collecting Office: McKinney I.S.D.
800 North McDonald
McKinney, Texas 75069

Filed for Record in:
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk
On Dec 28 2000
at 8:33am
Doc/Num : 2000-0137348
Recording/Type: PL 26.00
Receipt #: 314510

Collecting Taxes For: McKinney I.S.D.

PROPERTY OWNER
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS, TX 75204-1753

PROPERTY DESCRIPTION
A0028 BOLES, CALVIN, BLOCK 3,
TRACT 169-9, ACRES 67.4480

ACRES: 67.4480
Property Account Number: R1058688 PIDN: R-6028-003-1699-1

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Base Tax Due	Delinquent Taxes, Penalties & Interest
TOTAL DELINQUENT:			\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Ray Edwards
Signature of Authorized Officer

DECEMBER 4, 2000
Date of Tax Certificate

* * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2000	9072-10150	9,441	154.83	0.00	154.83
2					

12/04/00
HUT

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
1800 N. GRAVES STREET STE 170
P.O. BOX 8006
MCKINNEY TEXAS 75070-8006
972-547-5020
METRO 972-424-1460 EXT. 5020

4819 0098

TAX CERTIFICATE

ACCOUNT: R-6028-003-1699-1

CERTIFICATE NUMBER: 4.00
900

OWNER NAME & ADDRESS
SHIPLEY VENTURE IV LTD
3403 N FITZHUGH AVE # 252
DALLAS TX 75204-1753

LEGAL DESCRIPTION
A0028 COLLEGE, CALVIN
BLOCK 3, TRACT 1699,
ACRES 67.4480

JUR# CLU, SMC, GCN, JCN
67.4480 ACRES

SITUS:

Y E A R	J U N E	BASE TAX	IF PAID IN DECEMBER 2000		IF PAID IN JANUARY 2001		IF PAID IN FEBRUARY 2001	
			PENALTY & INTEREST	TOTAL DUE	PENALTY & INTEREST	TOTAL DUE	PENALTY & INTEREST	TOTAL DUE
2000	01	23.60		23.60	23.60	1.65	25.25	
2000	13	35.17		35.17	35.17	2.46	37.63	
2000	60	8.88		8.88	8.88	.62	9.50	
TOTAL AMOUNT DUE				67.65	67.65		72.38	

JURIS - TAXING ENTITY CODES:
01 COLLIN COUNTY 13 LUCAS CITY 60 JR COLLEGE

THE 2000 TAXES: 67.65 NOT PAID

CURRENT TAX ROLL MARKET VALUE: 9,441

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2000
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - RIGHT OF WAY ACQUISITION FIDO CODE - 324714

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: *[Signature]* DATE: 12/04/00

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

