

# **THE SPRINGS AT WOLF CREEK**

## **EXCLUSIVE OFFERING 13 Lots in Lucas, Texas (Lovejoy School District)**

- LOCATION:** The property is located on Forest Grove Road just east of Country Club Road (FM 1378). The property can be accessed from Country Club Road or Forest Grove Road.
- LOT DESCRIPTIONS:** The available Lots are Lots 14, 16, 19, 20, 21 and 32 in Block A and Lots 15-21 in Block B as shown on the attached Plat.
- LOT SIZE:** Lot sizes range from 1.0 to 1.552 acres.
- RESTRICTIONS:** The Springs at Wolf Creek requires residents to adhere to protective covenants to help preserve the community's value and lifestyle. Minimum house size is 3,300 square feet for a one story home and 3,800 square feet for a two story home with a minimum of 2,500 square feet on the first floor of a two story home. Current Homeowner's Association dues are \$595.00 annually.
- SCHOOLS:** The property is located in the highly acclaimed Lovejoy Independent School District.
- UTILITY PROVIDERS:** Water (City of Lucas); Electric (Grayson-Collin); Telephone and Internet (Verizon); Cable (Cebridge); Gas (Co-Serve)
- TOPOGRAPHY:** The topography of the site is rolling with many mature trees. Three (3) ponds and a creek provide water views from the Block B lots.
- PRICE:** Listing prices are on attached sheet.

### **Offered Exclusively By and For Further Information Contact:**

**Emily Hillsman, Broker  
Thomas C. Hillsman, Developer's Representative  
5220 Spring Valley Road, Suite 404  
Dallas, Texas 75254  
Telephone: (214) 368-5900  
Facsimile: (214) 368-7525  
Email: hillsman@swbell.net**

# THE SPRINGS AT WOLF CREEK

## MASTER PRICE LIST

May 1, 2010

<u>BLOCK A</u>	<u>STREET ADDRESS</u>	<u>LOT SIZE</u>	<u>LOT PRICE</u>
Lot 14	2802 Ginny Court	1.044 Acres	\$139,900.00
Lot 15	2806 Ginny Court	1.032 Acres	SOLD
Lot 16	2810 Ginny Court	1.229 Acres	\$129,900.00
Lot 17	2811 Ginny Court	1.114 Acres	SOLD
Lot 18	2807 Ginny Court	1.012 Acres	SOLD
Lot 19	2803 Ginny Court	1.021 Acres	\$139,900.00
Lot 20	2731 Wolf Creek Drive	1.004 Acres	\$139,900.00
Lot 21	2733 Wolf Creek Drive	1.039 Acres	\$129,900.00
Lot 22	2808 Elizabeth Court	1.009 Acres	SOLD
Lot 23	2812 Elizabeth Court	1.068 Acres	SOLD
Lot 24	2816 Elizabeth Court	1.223 Acres	SOLD
Lot 25	2813 Elizabeth Court	1.047 Acres	SOLD
Lot 26	2809 Elizabeth Court	1.050 Acres	SOLD
Lot 27	2805 Elizabeth Court	1.041 Acres	SOLD
Lot 28	2801 Elizabeth Court	1.016 Acres	SOLD
Lot 29	2737 Wolf Creek Drive	1.257 Acres	SOLD
Lot 30	2739 Wolf Creek Drive	1.034 Acres	SOLD
Lot 31	2741 Wolf Creek Drive	1.146 Acres	SOLD
Lot 32	2743 Wolf Creek Drive	1.021 Acres	\$139,900.00

### BLOCK B

The lots listed below are heavily treed with creek and/or pond views. Get out of the car and walk to the back of these lots and you will be amazed at the views.

Lot 14	1600 Forest Grove Road	6.076 Acres	SOLD
Lot 15	2738 Wolf Creek Drive	1.552 Acres	\$165,900.00
Lot 16	2736 Wolf Creek Drive	1.017 Acres	\$179,900.00
Lot 17	2734 Wolf Creek Drive	1.200 Acres	\$189,900.00
Lot 18	2732 Wolf Creek Drive	1.197 Acres	\$189,900.00
Lot 19	2730 Wolf Creek Drive	1.032 Acres	\$239,900.00
Lot 20	2728 Wolf Creek Drive	1.161 Acres	\$199,900.00
Lot 21	2726 Wolf Creek Drive	1.045 Acres	\$169,900.00

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POINT OF BEGINNING  
1/2" L.R.F.

60' HTMWD EASEMENT  
(VOL. 2366, PG. 825)  
D.R.C.C.T.

N 89°15'42" E 1135.70'

10' D. & U. E.  
(CAB. C. PG. 122)  
P.R.C.C.T.

1/2" L.R.F.  
"RPLS 5439"  
CITY OF FAIRVIEW  
CITY OF DUCAS  
1/2" L.R.

HTMWD EASEMENT  
- 2366, PG. 825)  
D.R.C.C.T.

13  
(A)

CREEK DRIVE  
(7' R.O.W.)

(B)  
AMENDED PLAT  
WOLF CREEK  
(CAB. R. PG. 151)  
P.R.C.C.T.

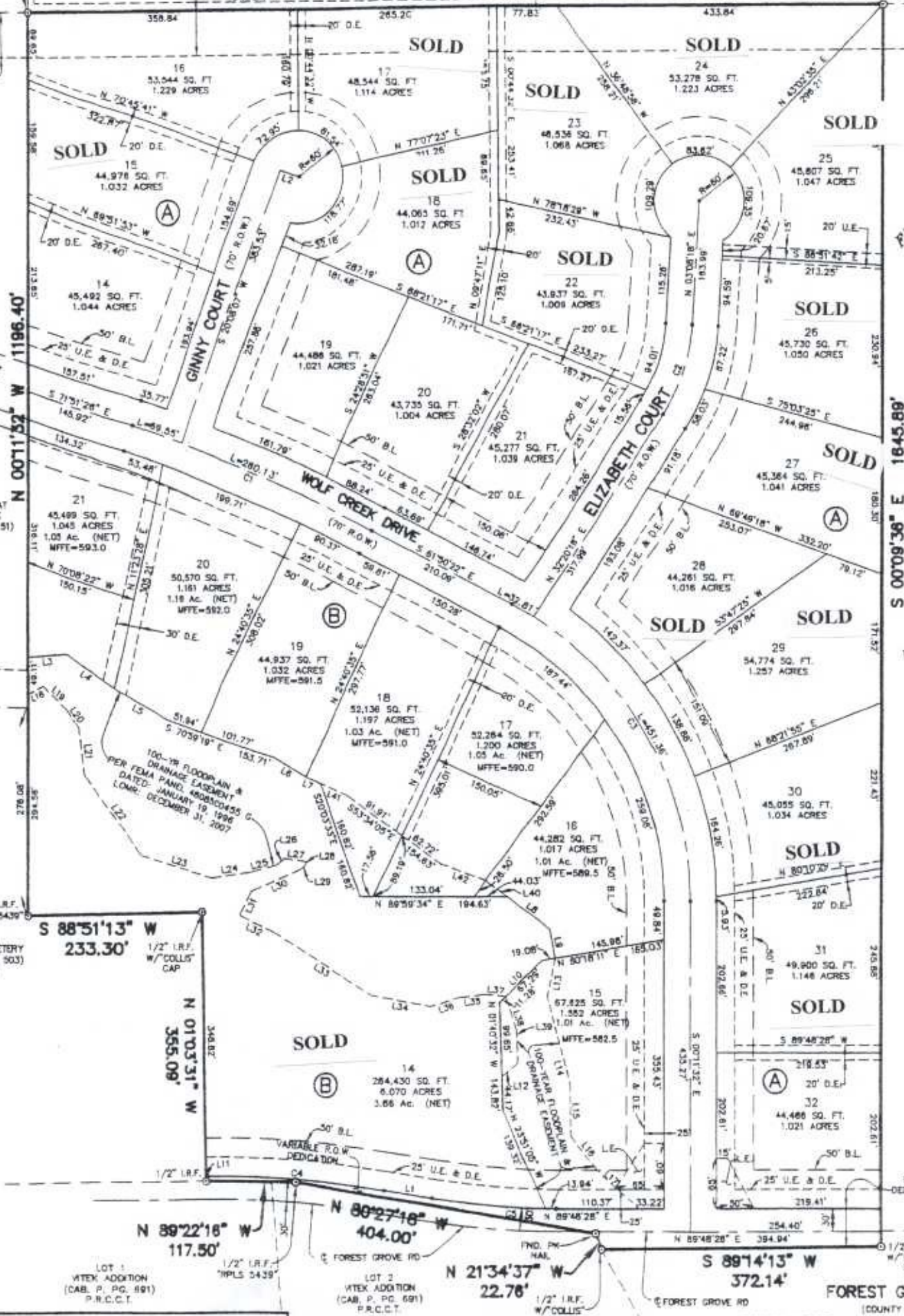
"D.E. & U.E."

PITZHUGH CEMETERY  
(VOL. 108, PG. 503)  
D.R.C.C.T.



Map  
2007  
Done

2018



GABRIEL  
PITZHUGH SURVEY  
A-318

S 00°09'36" E 1645.89'

CALLED 27.18  
THE HOLMES FAMILY IN  
INST. 200707280X  
D.R.C.C.T.

S 88°51'13" W  
233.30'

N 01°50'31" W  
355.09'

N 89°22'18" W  
117.50'

N 80°27'18" W  
404.00'

N 21°34'37" W  
22.78'

S 89°14'13" W  
372.14'

FOREST GROVE ROAD  
(COUNTY ROAD 285)

LOT 1  
VTEK ADDITION  
(CAB. P. PG. 891)  
P.R.C.C.T.

LOT 2  
VTEK ADDITION  
(CAB. P. PG. 891)  
P.R.C.C.T.

DRAG R. SALSOWER &  
MIKEL C. SALSOWER  
PLAT 200707280X

LEGEND



