

AREAS
 Lot 14
 42,464 Sq.Ft. or 0.975 Acre
 Lot 15
 59,548 Sq.Ft. or 1.367 Acres

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

Whereas I, Abbas Esfandiari am the owner of a three tracts of land in the Benjamin Sparks Survey, Abstract No. 813 with the herein described premises being more particularly described by metes and bounds as follows:
 SITUATED in the State of Texas, County of Collin and City of Lucas, being part of Lot 14 and all of Lot 15 of Lucas Country Estates, Phase 1 (an unrecorded addition) with said lots further described under County Clerk No. 96-0018831, and all of a one-half acre tract of land all recorded under County Clerk No. 92-0077024 of the Collin County Land Records;
 BEGINNING at a 1/2-inch iron rod found marking the southeast corner of Lot 15, the southwest corner of Lot 1 of Lucas Country Estates No. 2, an unrecorded addition, and also being in the north right-of-way line of F.M. Road No. 1378 (90' R.O.W.);
 THENCE with the south line of Lot 15 and the north right-of-way line of F.M. Road No. 1378, North 85°46'49" West, 212.73 feet to a 1/2-inch iron rod found making the southwest corner of Lot 15 and the southeast corner of said one-half acre tract;
 THENCE with the south line of said one-half acre tract and the north line of F.M. Road No. 1378, North 85°29'52" West, 102.69 feet to a 1/2-inch iron rod found marking the southwest corner of said one-half acre tract and the southeast corner of the aforementioned Lot 14;
 THENCE with the south line of Lot 14 and the north right-of-way line of F.M. Road No. 1378, North 89°22'04" West, 150.68 feet to a concrete right-of-way monument found for corner and South 85°37'09" West, 21.41 feet to a 1/2-inch iron rod set in the asphalt of Holly Lane marking the southwest corner of Lot 14 and the southeast corner of Lot 1A recorded in Volume 2357, Page 511 of the Collin County Land Records;
 THENCE with the west line of Lot 14, the east line of Lot 1A, and along Holly Lane as follows:
 North 00°06'54" West, 201.50 feet to a 1/2-inch iron rod set marking the beginning of a curve to the right; Northeastery along said curve having a central angle of 92°07'13" with a radius of 78.18 feet, for an arc distance of 125.70 feet (chord = North 45°18'55" East, 112.59 feet) to a 1/2-inch iron rod set marking the most westerly northwest corner of the herein described premises and the southwest corner of Lot 13 as recorded in Volume 2361, Page 482 of the Collin County Land Records;
 THENCE with northeasterly line of said premises and the southwest line of Lot 13, South 42°11'00" East, 140.95 feet to a 1/2-inch iron rod found marking the northwest corner of said one-half acre tract;
 THENCE with the south line of Lot 13, the north line of said one-half acre tract and the north line of said Lot 15, North 89°57'02" East, passing at 103.61 feet the northeast corner of said one-half acre tract and continuing for a total distance of 315.93 feet to a 1/2-inch iron rod found marking the northeast corner of Lot 15, the southeast corner of Lot 13, and being in the west line of the aforementioned Lot 1 of the unrecorded Lucas Country Estates No. 2;
 THENCE with the east line of Lot 15 and the west line of Lot 1, South 01°02'31" West, 200.65 feet to the place of beginning and containing 102,012 square feet or 2.342 acres of land.

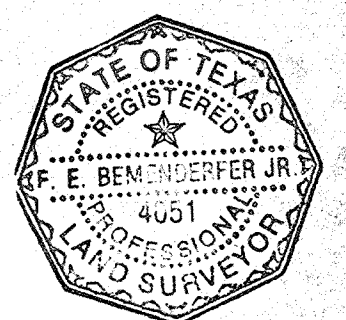
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Abbas Esfandiari, hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF ABRAHAM ESTATES, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.
 This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.
 WITNESS, MY HAND, this 10th day of September, 1999.
 Abbas Esfandiari

STATE OF TEXAS
 COUNTY OF
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Abbas Esfandiari known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of September, 1999.
 Beverly Covington
 Notary Public for the State of Texas

STATE OF TEXAS
 COUNTY OF COLLIN

SURVEYOR'S CERTIFICATE

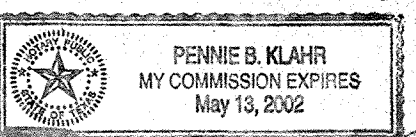
KNOW ALL MEN BY THESE PRESENTS:
 THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas
 F. E. Bemenderfer, Jr.
 Registered Professional Land Surveyor, No. 4051



STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr. 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 purpose and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of September, 1999.

Pamela B. Klahr
 Notary Public for the State of Texas



"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval _____ Date _____
 Chairman, Planning and Zoning Commission
 City of Lucas, Texas
 Approved for Preparation of Final Plat _____ Date _____
 Mayor, City of Lucas, Texas
 Approved and Accepted _____ Date _____
 Mayor, City of Lucas, Texas

NOTES: 1) Source bearing is per deed recorded under County Clerk No. 96-0018831 of the C.C.M.R. 2) All the improvements are shown; 3) CM is a controlling monument; 4) This platting has been performed without a title commitment; 5) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Map No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 6) Elevation Datum F.E.M.A. benchmark RM 135, square in headwall at Lucas Store, Elevation 571.20 feet; 7) A permit for the sanitary system for Lot 14 has been issued by the City of Lucas.

FINAL PLAT OF
 ABRAHAM ESTATES
 BENJAMIN SPARKS SURVEY, ABST. NO. 813
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 AUGUST 31, 1999

