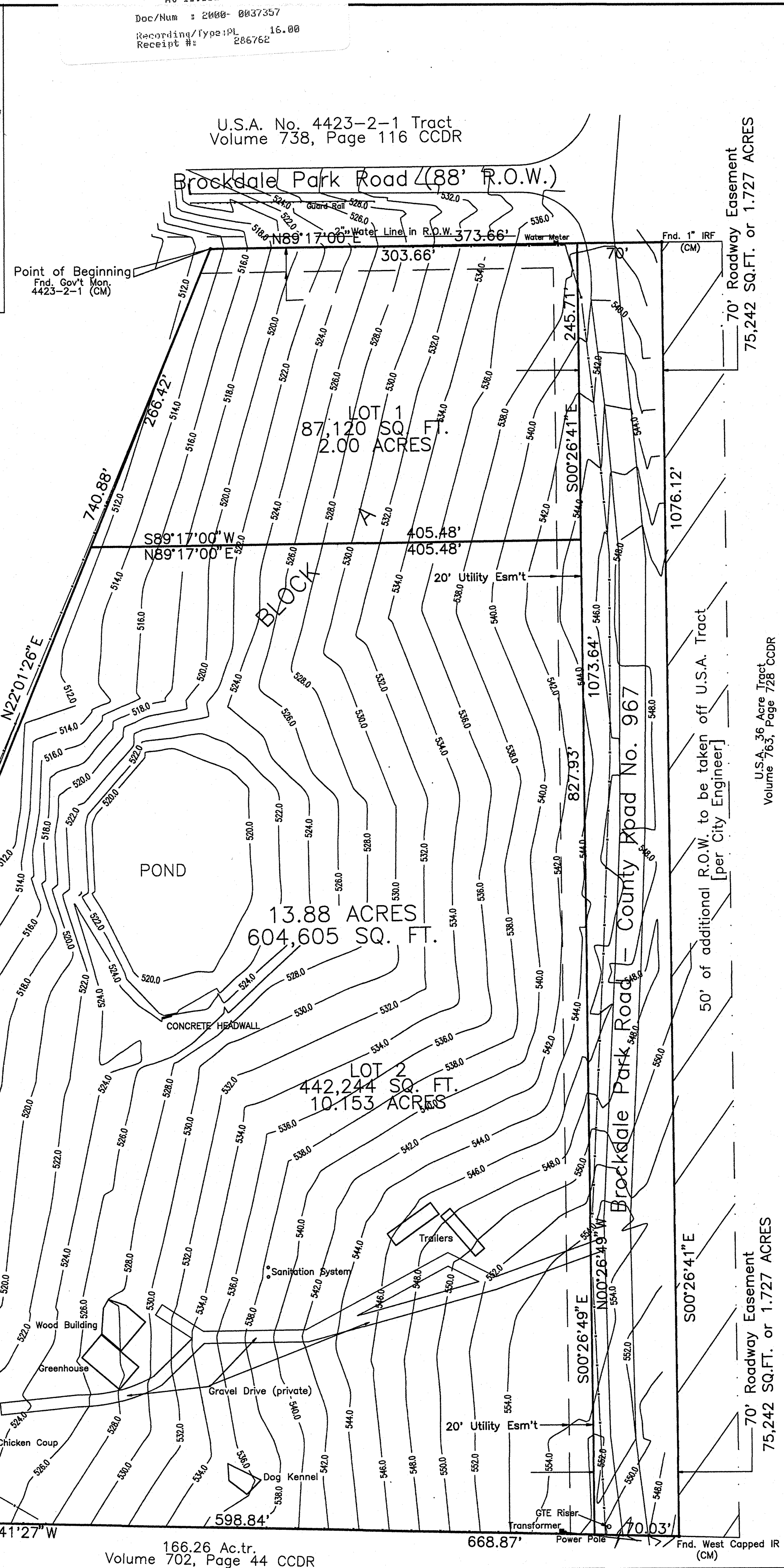
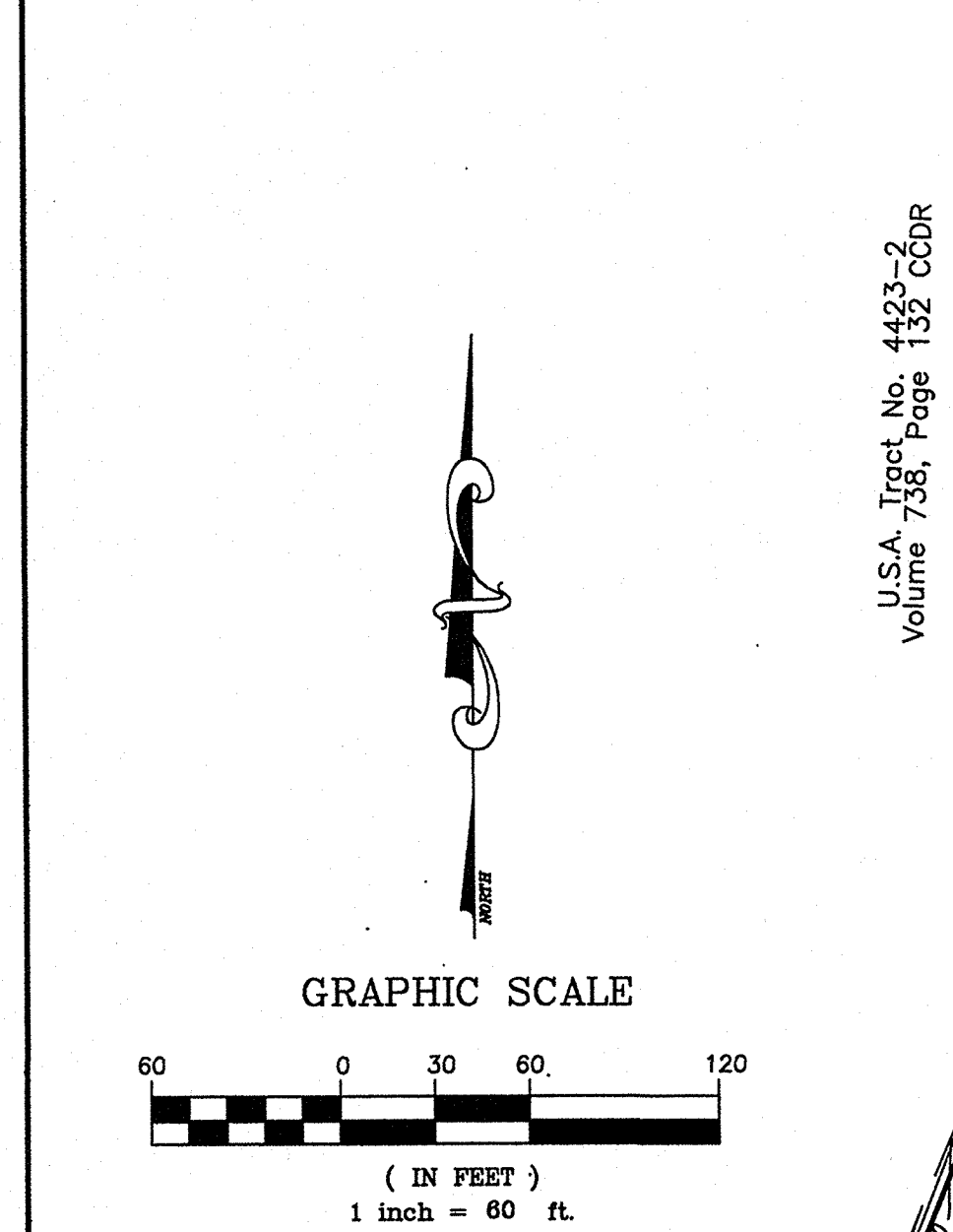
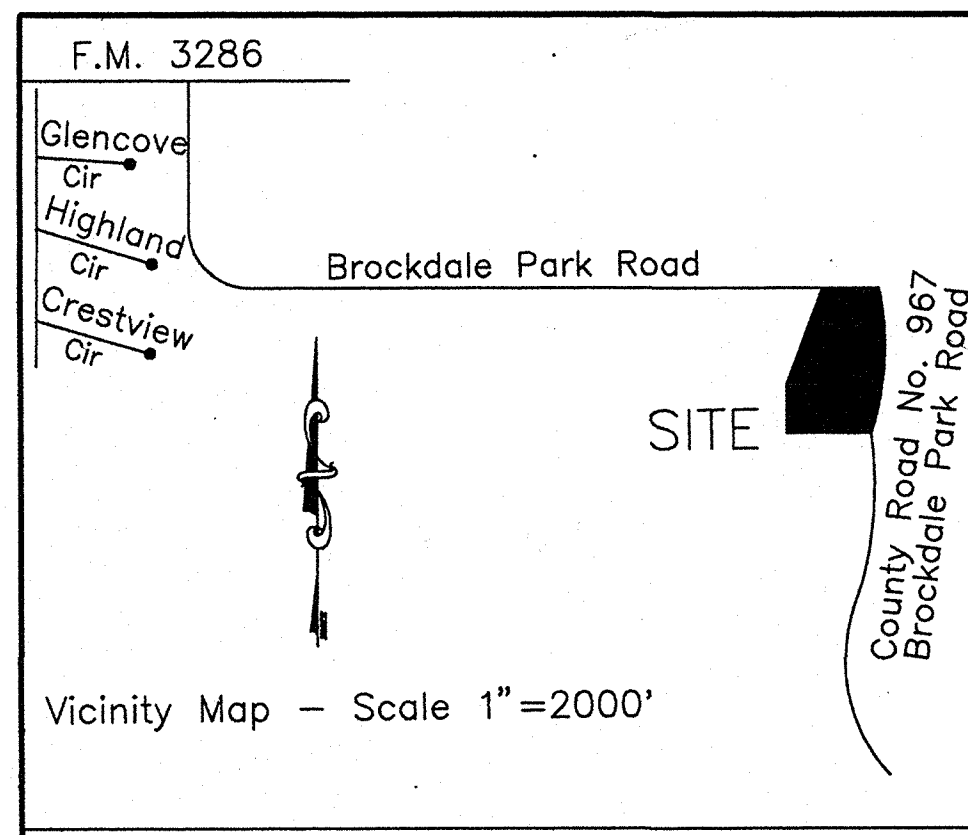


2 PC  
 Filed for Record in  
 Collin County, McKinney TX  
 Honorable Helen Starnes  
 Collin County Clerk  
 On Apr 13 2000  
 At 11:16am  
 Doc/Num : 2000-0837357  
 Recording/Type: PL 16.00  
 Receipt #: 286762



STATE OF TEXAS  
 COUNTY OF COLLIN  
 OWNER CERTIFICATE

WHEREAS, Patricia Hardin Beck Trust, is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the S. Barrow Survey, Abstract No. 49, being part of a 50.00 acre tract of land as described and recorded in Volume 343, Page 312 and Volume 219, Page 82, being the same 13.88 acre tract of land recorded under County Clerk No. 93-00074459 of the Collin County Land Records;

BEGINNING at Government Monument No. 4423-2-1, said monument being in the south right-of-way line of Brockdale Park Road and marking the most northerly northwest corner of the premises herein described, said monument also marks the northeast corner of U.S.A. Tract No. 4423-2 as described and recorded in Volume 738, Page 132 of the Collin County Deed Records;

THENCE with the north line of said premises and partway with the south right-of-way line of said roadway, North 89°17'00" East, crossing the center of County Road No. 967 at approximately 325.00 feet, and continuing for a total distance of 373.66 feet to a 3/4-inch iron rod found marking the northeast corner of said premises and the northwest corner of a 36.00 acre U.S.A. tract of land as described and recorded in Volume 763, Page 728 of the Collin County Deed Records;

THENCE with the east line of said premises (said line being east of County Road No. 967) and the west line of said 36.00 acre tract, South 00°26'41" East, 1,076.12 feet to an iron rod (capped West) found marking the southeast corner of said premises, said corner being in the east margin of said County Road and the north line of a 166.26 acre tract of land as described and recorded in Volume 702, Page 44 of the Collin County Deed Records;

THENCE with the south line of said premises and the north line of said 166.26 acre tract, North 88°41'27" West, passing the center of said roadway at approximately 40.00 feet, and continuing along the general course of an existing wire fence a total distance of 668.87 feet to a point for corner in a dry creek bed, said corner being the southwest corner of said premises and an interior corner of said 166.26 acre tract;

THENCE with the west line of said premises, an east line of said 166.26 acre tract, along and near a wire fence in said dry creek bed, North 01°22'41" East, 369.42 feet to a 3/8-inch iron rod found for corner, said corner being the most southerly corner of the aforementioned U.S.A. Tract No. 4423-2 and U.S.A. Tract No. 4422-1;

THENCE with the northwest line of said premises and the southeast line of said U.S.A. Tract No. 4423-2, North 22°01'26" East, 740.88 feet to the place of beginning and containing 604,605 gross square feet or 13.88 gross acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Patricia Hardin Beck Trust, hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF LOT 1, BLOCK A, BROCKDALE PARK ADDITION, 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 all 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's 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 31 day of January, 2000.

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 Henry C. Beck Jr., 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 31 day of January, 2000.

JOYCE OWENS  
 Notary Public  
 STATE OF TEXAS  
 Com. Exp. 8-30-2001

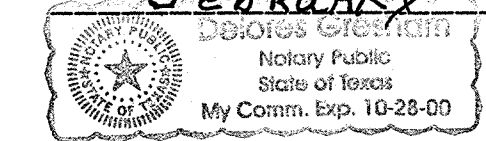
WITNESS, MY HAND, this 1st day of January, 2000.

Patricia Hardin Beck Trust  
 Henry C. Beck, Jr. (Co-Trustee)

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 Wirt Davis II, 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 1st day of February, 2000.



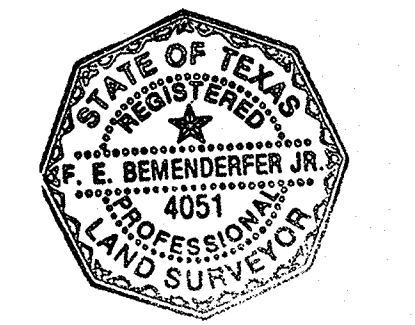
Melissa Graham  
 Notary Public for the State of Texas

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

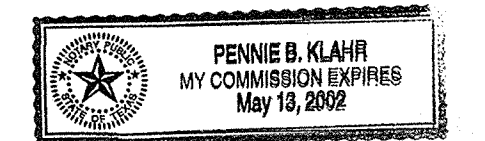


STATE OF TEXAS  
 COUNTY OF COLLIN

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 25 day of January, 2000.

Pennie B. Klaha  
 Notary Public for the State of Texas



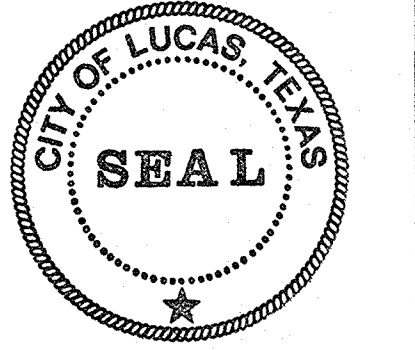
"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval <i>Jeffrey Bell</i>	2-7-2000
Chairman, Planning and Zoning Commission City of Lucas, Texas	Date
Approved for Preparation of Final Plat <i>Ann Bell</i>	2-7-2000
Mayor, City of Lucas, Texas	Date
Approved and Accepted <i>Ann Bell</i>	2-7-2000
Mayor, City of Lucas, Texas	Date
Approved for Construction	
Mayor, City of Lucas, Texas	Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Brockdale Park Addition Subdivision or Addition to the City of Lucas was submitted to the City Council on the December 6 1999, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer 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 27 day of February, A.D., 2000.

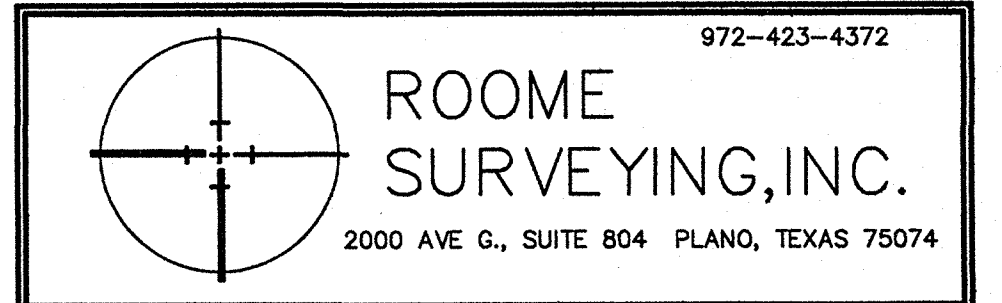
Linda Shoop  
 City Secretary  
 City of Lucas, Texas



- Notes: 1) This survey has been performed without a Title Commitment; 2) CM is a controlling monument; 3) Source bearing per 13.880 acre deed recorded under County Clerk No. 93-0074459 of the Collin County Land Records; 4) No part of the subject property is shown to lie within a Special Flood Hazard Area Inundated by 100-year flood per Community Panel No. 48085C0460 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 5) Elevation Datum Lucas Store F.E.M.A. Monument RM135.

PRELIMINARY/FINAL PLAT OF  
 LOT 1 & 2, BLOCK A  
 BROCKDALE PARK ADDITION  
 S. BARROW SURVEY, ABST. NO. 49  
 CITY OF LUCAS, COLLIN COUNTY, TEXAS  
 OCTOBER 19, 1999

OWNER:  
 Patricia Hardin Beck Trust  
 1700 Pacific Ave. Suite 3800  
 Dallas, TX 75201-4619  
 (o) 214-965-1185  
 (f) 214-965-1345



F:\1999\992736FP.dwg