

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS WE, Doris A. Cox, Kenneth W. Cranfill and Mary Beth Cranfill are the owners of a tract of land in the John W. Kirby Survey, Abstract No. 506, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set in the north right-of-way line of Forest Grove Road marking the southwest corner of Lot 1;

TRENCHE with the east line of said addition, North 00°00'21" East, 2371.45 feet to a 5/8" iron rod found marking the northwest corner said addition;

TRENCHE with the north line of said addition, South 89°20'17" East, 428.79 feet to a 5/8" iron rod found marking the northeast corner of said addition;

TRENCHE with the east line of said addition line, South 00°08'35" West, 1133.73 feet to a 1/2-inch iron rod found marking the northwest corner of a 1.56 acre tract recorded in Volume 1563, Page 474 of the Collin County Deed Records;

TRENCHE with the east line of said addition, South 00°02'40" West, 1233.96 feet to a 1/2-inch iron rod set in the north right-of-way line of Forest Grove Road marking the southeast corner of said addition;

TRENCHE with the north right-of-way line of said road, North 89°50'23" West, 428.22 feet to the place of beginning and containing 23.20 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Doris A. Cox, Kenneth W. Cranfill and Mary Beth Cranfill, do hereby adopt this plat designating the herein described property as REPLAT OF COX-CRANFILL 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 _____ day of _____, 1997.

Doris A. Cox

WITNESS, MY HAND, this _____ day of _____, 1997.

Kenneth W. Cranfill

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 Kenneth W. Cranfill, 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 _____ day of _____, 1997.

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 _____ day of _____, 1997.

Notary Public for the State of Texas

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval _____ Date _____

Chairman, Planning and Zoning Commission
City of Lucas, Texas

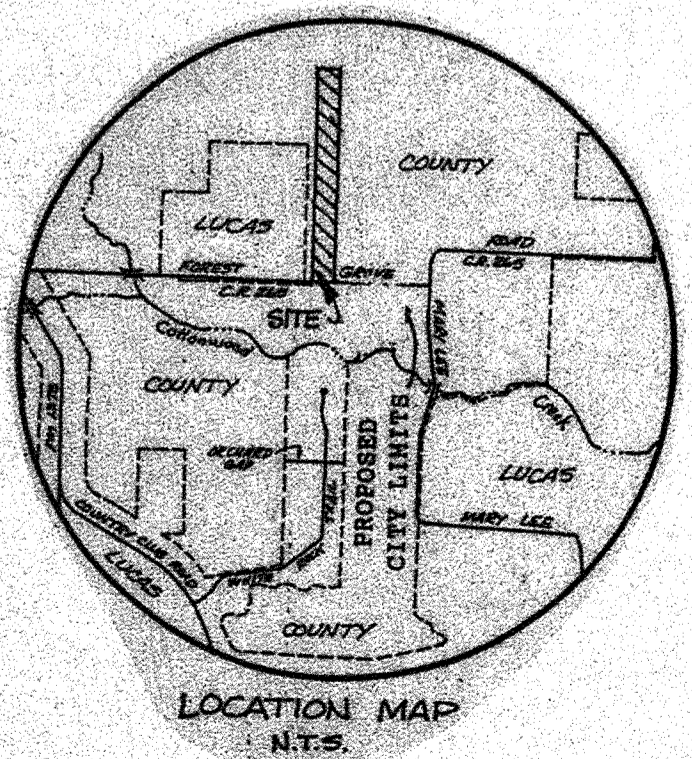
Approved for Preparation of Final Plat _____ Date _____

Mayor, City of Lucas, Texas

Approved and Accepted _____ Date _____

Mayor, City of Lucas, Texas

NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE 10 ACRES INTO TWO LOTS. 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0455G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone XI).



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 Doris A. Cox, 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 _____ day of _____, 1997.

Notary Public for the State of Texas

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 Mary Beth Cranfill, 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 _____ day of _____, 1997.

Notary Public for the State of Texas

Notary Public for the State of Texas

Notary Public for the State of Texas

OWNERS

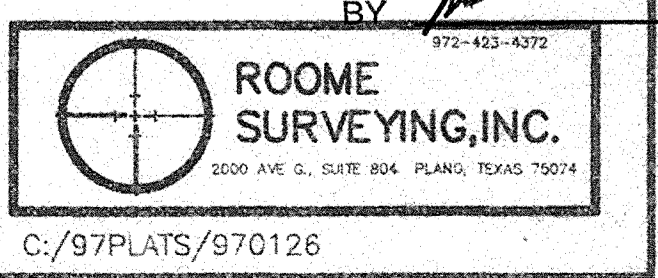
REPLAT OF
COX-CRANFILL ADDITION
JOHN W. KIRBY SURVEY, ABST. NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

FEBRUARY 14, 1997

RECEIVED
CITY OF LUCAS
MAR 10 1997

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