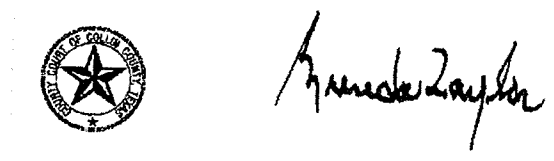


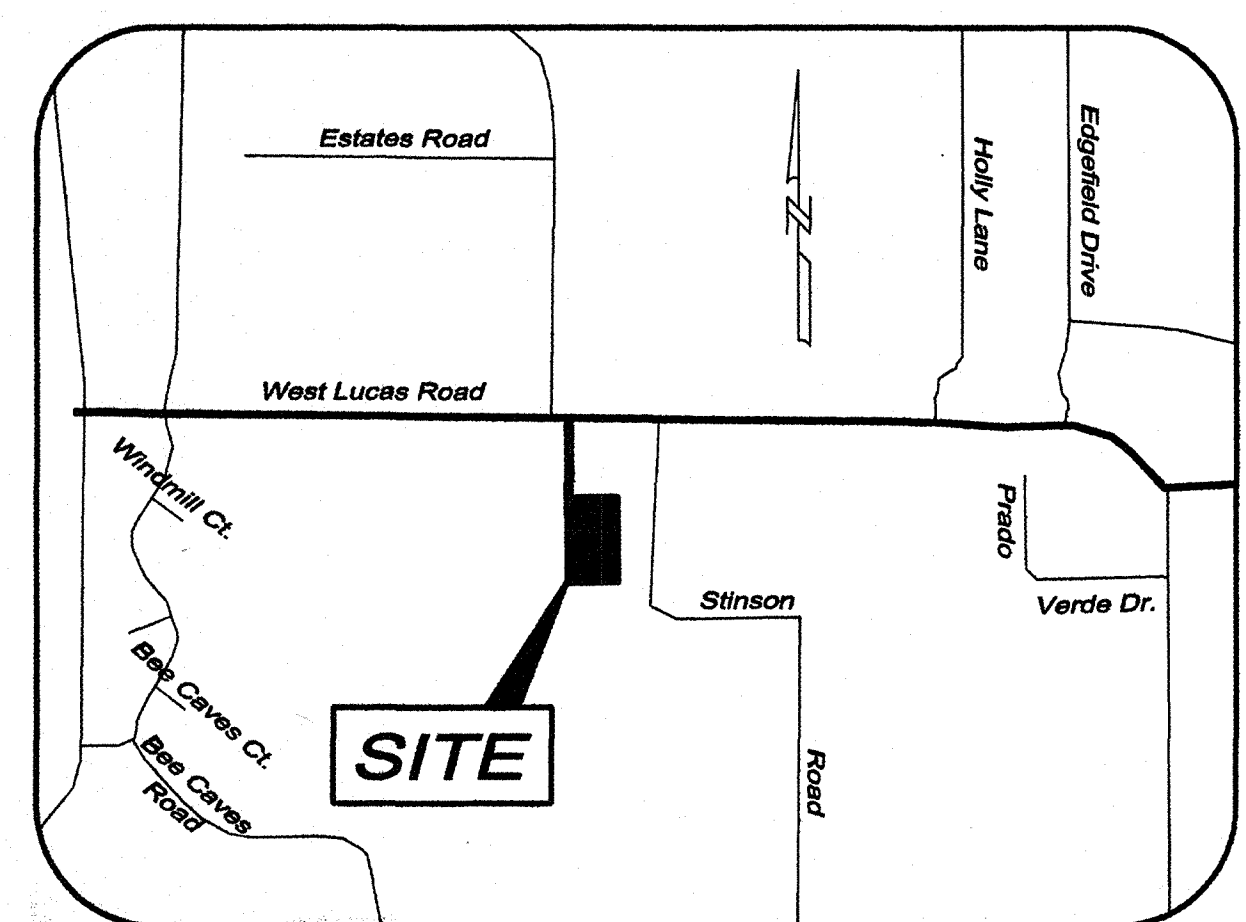
Filed and Recorded
Official Public Records
Branda Taylor, County Clerk
Collin County, TEXAS
92710/2005 99.53.59 AM
\$21.00 BPETERSON
20060210010000490



2006-74
F. E. Bemenderfer, Jr.

Legend	
(CM)	Controlling Monument
IRF	Iron Rod Found
IRS	Iron Rod Set
CCLR	Collin County Land Records
PP	Power pole
OH	Overhead Lines

Vicinity Map
N.T.S.



BENCHMARK:
Reference Marker No. 135 : Elevation 571.20'
Map No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County and Incorporated Areas dated January 19, 1996 (Zone X).
Square painted on culvert headwall at southeast corner of intersection of FM 1378 and FM 3286 at Lucas Store.

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Craig Zale is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the James Lovelady Survey, Abstract No. 538, being the survey of a 0.228 acre "Tract I" and a 2.768 acre "Tract II" as recorded under County Clerk No. 95-0034637 of the Collin County Land Records, being more particularly described as follows:

BEGINNING at a 1/4-inch iron rod found marking the northeast corner of said 2.768 acre "Tract I", the southeast corner of a 2.25 acre tract as recorded in Volume 4795, Page 2769 of the Collin County Land Records, and the northwest corner of a called 4.97 acre tract as recorded under County Clerk No. 98-33162 of the Collin County Land Records;

THENCE with the east line of said 2.768 acre tract and the west line of said 4.97 acre tract, South 00°35'55" East, 447.96 feet to a Roome capped 1/2-inch iron rod set marking the southeast corner of said 2.768 acre tract, the southwest corner of said 4.97 acre tract, and being in the north line of a 2.50 acre tract as recorded in Volume 5298, Page 5439 of the Collin County Land Records;

THENCE with the south line of said 2.768 acre tract and the north line of said 2.50 acre tract, South 89°04'30" West, 269.00 feet to a Roome capped 1/2-inch iron rod set marking the southwest corner of said 2.768 acre tract and the southeast corner of a 2.92 acre tract of land as recorded in Volume 1328, Page 851 of the Collin County Land Records;

THENCE with the west line of said 2.768 acre tract and the east line of said 2.92 acre tract, North 00°35'27" West, 448.70 feet to a 3/8-inch iron rod found marking the northwest corner of said 2.768 acre tract and the southwest corner of the aforementioned 0.228 acre tract;

THENCE with the west line of said 0.228 acre tract and the east line of said 2.92 acre tract, North 00°35'27" West, 397.01 feet to a Roome capped 1/2-inch iron rod set in the south right-of-way line of F.M. 1378 marking the northwest corner of said 0.228 acre tract and the northeast corner of said 2.92 acre tract;

THENCE with the south right-of-way line of F.M. 1378 and the north line of said 0.228 acre tract, North 88°04'44" East, 24.99 feet to a Roome capped 1/2-inch iron rod set marking the northeast corner of said 0.228 acre tract and the northwest corner of said 2.25 acre tract;

THENCE with the east line of said 0.228 acre tract and the west line of said 2.25 acre tract, South 00°35'27" East, 397.51 feet to a 1/2-inch iron rod found marking the southeast corner of said 0.228 acre tract, the southwest corner of said 2.25 acre tract and being in the north line of said 2.768 acre tract;

THENCE with the north line of said 2.768 acre tract and the south line of said 2.25 acre tract, North 89°14'00" East, 243.95 feet to the point of beginning and containing 2.996 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Craig Zale, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK A, CRAIGS CAR CARE, an addition to the City of Lucas, Texas, and does 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 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 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 22 day of March, 2005.

Craig Zale
Craig Zale, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared Craig Zale, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of March, 2005.

Teresa L. Jordan
Notary Public for the State of Texas

Notes: 1) Source bearing per 2.768 acre tract and 0.228 acre tract as recorded under County Clerk No. 95-0034637 of the Collin County Land Records; 2) Surveyors seal will appear in red on certified copies only; 3) CM is a controlling monument; 4) Surveyors is unable to determine whether the following easements affect the subject property due to lack of physical evidence and the description of said easements: Water pipe line easement to North Texas Municipal Water District recorded in Volume 513, Page 14 and electric easement to Grayson Collin Electric Cooperative, Inc. as recorded under County Clerk No. 97-0012175 of the Collin County Land Records.

Surveyor
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
(972) 423-4372
Attn: Pat Payton

Owner
Craig Zale
Craigs Car Care
1020 West Lucas Road
Lucas, Texas 75002
972-727-7014

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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.
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 22 day of March, 2005.

Pamela B. Klahr
Notary Public for the State of Texas



Recommended for Approval
Robert J. Sanderson 05/05/05
Chairman, Planning and Zoning Commission Date
City of Lucas, Texas

Approval of Final Plat
T. PIGGS 5-7-05
Mayor, City of Lucas, Texas Date

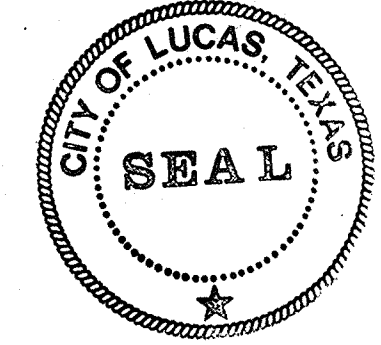
Approved and Accepted
T. PIGGS 5-7-05
Mayor, City of Lucas, Texas Date

Approved for Construction
T. PIGGS 5-7-05
Mayor, City of Lucas, Texas Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies the foregoing Final Plat of Lot 1, Block A of Craigs Car Care, an Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 14th day of February, 2005 and the Commission, by formal action, then and there the dedication of streets, alleys, parks, easements, public places, and water and as shown and set forth in and upon said plat, and said Council further authorization, the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 5 day of May, 2005. A.D. 2005.

Pat Payton
City Secretary
City of Lucas, Texas



Zoned: Commercial Business

FINAL PLAT OF
Lot 1, Block A
CRAIGS CAR CARE
James Lovelady Survey, Abstract No. 538
City of Lucas, Collin County, Texas

JANUARY 2005

ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523