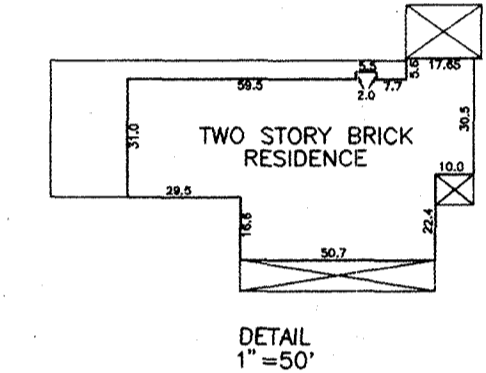
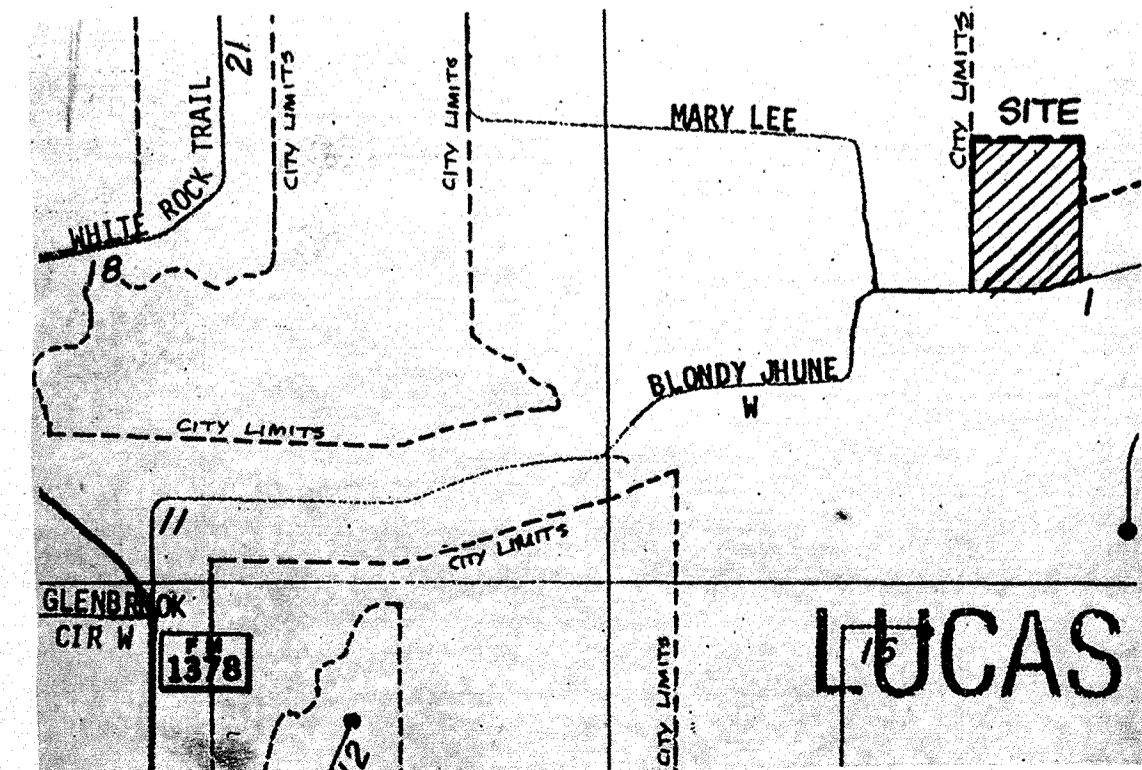


NOTE: No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Community Panel No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas dated January 19, 1996. (Zone X)



LOCATION MAP
SCALE: 1"=1000'



Filed for Record in
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1996/08/13
At 3:06P
Number: 96-0069003
Type: PL 15.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, Gary Cox, do hereby adopt this plat designating the herein described property as LOTS 1 & 2, CROSS CREEK ADDITION, in 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 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. There are no existing deed restrictions on the subject property.

This plat approved subject to all plotting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

WITNESS, MY HAND, this 8th day of July, 1996.

Gary Cox
Gary Cox

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 Gary Cox, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of July, 1996.

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the John W. Kerby Survey, Abstract No. 506, being part of the land deeded to Kenneth J. Enloe by Marie Enloe Trammell in a deed dated January 11, 1973 and recorded in Volume 850, Page 722 of the Collin County Deed Records, being part of a called 10.00 acre tract of land owned by Gary Cox, said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the southwest corner of said premises and the 10.00 acre tract, said corner being in Blondy Jhune Road;

THENCE with the west line of said premises and 10.00 acre tract, North 00°30'35" West, 800.00 feet to the northwest corner of said premises and 10.00 acre tract;

THENCE with the north line of said premises and 10.00 acre tract, East, 572.09 feet to a 1/2-inch iron rod found marking the northeast corner of said premises and said 10.00 acre tract;

THENCE with the east line of said premises and 10.00 acre tract, South 00°33'23" West, 701.69 feet to the southeast corner of said premises and said 10.00 acre tract, said corner being in the aforementioned Blondy Jhune Road;

THENCE with said roadway, a south line of said premises and 10.00 acre tract as follows:

South 74°52'48" West, 182.40 feet to a point for corner;

South 81°07'09" West, 199.81 feet to a point for corner;

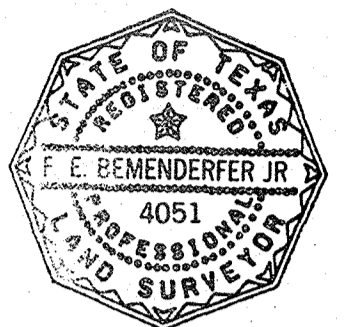
South 83°51'08" West, 185.72 feet to the point of beginning and containing 9.867 acres of land.

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.
F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051

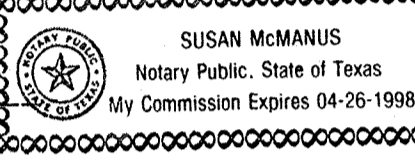


STATE OF TEXAS
COUNTY OF COLLIN

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 21st day of June, 1996.

Susan McManus
Susan McManus
Notary Public for the State
of Texas



Recommended for Approval

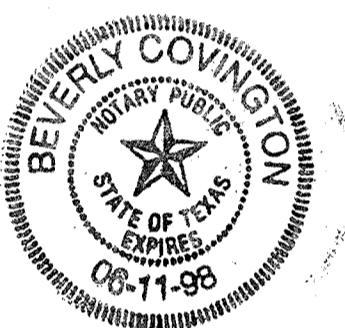
Don F. Kendall
Don F. Kendall
Chairman, Planning and Zoning Commission
City of Lucas, Texas

7-8-96
Date

Approved for Construction

Oliver W. Howell
Oliver W. Howell
Mayor, City of Lucas, Texas

7-8-96
Date



The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of Cross Creek Addition, to the City of Lucas was submitted to the City Council on the 8th day of July, 1996, 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 the 8th day of July, A.D. 1996.

John Halbal
John Halbal
City Secretary
City of Lucas, Texas

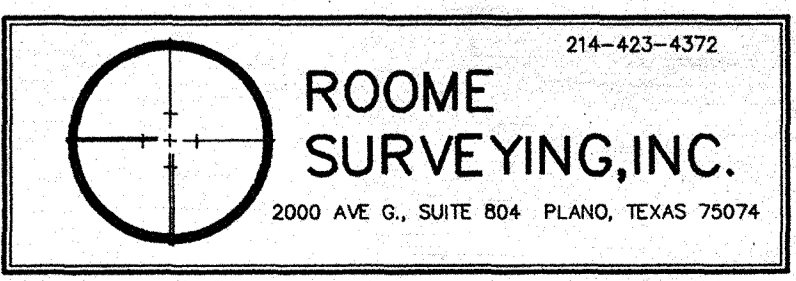


NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 10 ACRES INTO 2 LOTS. 3) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AFFECTING SAME.

FINAL PLAT
LOTS 1 AND 2
CROSS CREEK ADDITION
JOHN W. KERBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

MARCH 27, 1996
ZONED R-2

OWNER: GARY COX
280 BLONDY JHUNE ROAD
LUCAS, TEXAS 75002
(214) 390-9499



C:/96PLATS/960274