

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Lillian B. Dekoker is the owner of a tract of land in the M.L. Morris Survey, Abstract No. 538, being the resurvey of an 8.5395 acre tract of land as described and recorded in Volume 233, Page 510 of the Collin County Court Minutes with said premises being more particularly described as follows:

BEGINNING at a Corp. Monument found in the north line of Aztec Trail marking the southwest corner of said premises and being in the east line of Meadows Addition, an addition to the City of Lucas as recorded in Volume 9, Page 30 of the Collin County Map Records;

THENCE with the west line of said premises and the east line of Meadows Addition, North 00°51'43" West, 908.26 feet to a wood fence corner post found marking the northwest corner of said premises, the northeast corner of Meadows Addition, and being in the south line of an 87 1/2 acre tract as recorded in Volume 1100, Page 680 of the Collin County Deed Records;

THENCE with the north line of said premises and the south line of said 87 1/2 acre tract, North 89°49'39" East, 421.70 feet to a 1/2-inch iron rod found marking its northeast corner and the northwest corner of Tusing's 7.2888 acre tract as recorded in Volume 1949, Page 807 of the Collin County Land Records;

THENCE with the east line of said premises, the west line of said 7.2888 acre tract, and the west line of Tusing's 1.00 acre tract as recorded in Volume 1949, Page 826 of the Collin County Land Records, South 00°36'39" West, passing at 907.20 feet a 1/2-inch iron rod found for reference and continuing for a total distance of 907.85 feet to the southeast corner of said premises, the southwest corner of said 1.00 acre tract, and being in the north line of the aforementioned Aztec Trail;

THENCE with the south line of said premises and the north line of Aztec trail, South 89°46'01" West, 398.36 feet to the point of beginning and containing 372,294 square feet or 8.547 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Lillian B. Dekoker do hereby adopt this plat designating the herein described property as LOTS 1 and 2, BLOCK A, DEKOKER ADDITION, 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 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.

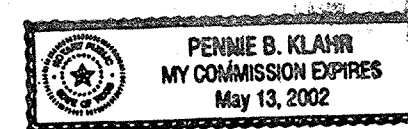
WITNESS, MY HAND, this 8th day of August, 2001.

Lillian B. Dekoker  
Lillian B. Dekoker

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 Lillian B. Dekoker, 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 8th day of August, 2001.



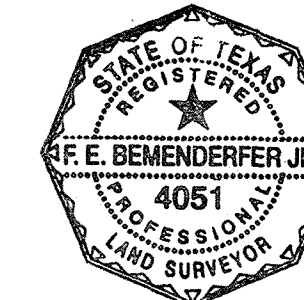
Penne B. Klahr  
Notary Public for the State of Texas

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

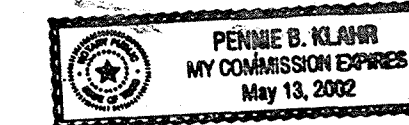


F. E. Bemenderfer, Jr.  
Registered Professional  
Land Surveyor, No. 4051

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 8th day of August, 2001.



Penne B. Klahr  
Notary Public for the State of Texas

"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval

Stephen Chapman  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

8/15/01  
Date

Approved for Preparation of Final Plat

T. Peps  
Mayor, City of Lucas, Texas

8-16-01  
Date

Approved and Accepted

T. Peps  
Mayor, City of Lucas, Texas

8-16-01  
Date

Approved for Construction

T. Peps  
Mayor, City of Lucas, Texas

8-16-01  
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lots 1 & 2 of Dekoker Addition Subdivision or Addition to the City of Lucas was submitted to the City Council on the 6th day of August 2001 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.

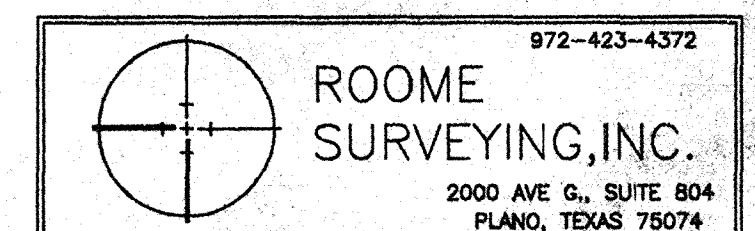
Witness my hand this 20 day of August, A.D., 2001.

Natho Wilkison

City Secretary  
City of Lucas, Texas



FINAL PLAT OF  
LOTS 1 & 2, BLOCK A  
DEKOKER ADDITION  
M.L. MORRIS SURVEY, ABST. NO. 561  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
JUNE 22, 2001



F:\2001\010910.dwg

OWNER: Lots 1 & 2  
Lillian B. Dekoker  
3580 Aztec Trail  
Wylie, TX 75098  
972-442-5172

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) Survey has been performed with the benefit of Title Commitment G7# 01R03234 (N5); 3) CM is a controlling monument; 4) Source bearing is 8.5395 acre tract recorded under Volume 233, Page 510 of the Collin County Court Minutes; 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. 48085C0465 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated Jan. 19, 1996 (Zone X); 6) Benchmark USGS Quad Map.

Filed for Record in:  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On Aug 29 2001  
At 11:21am  
Doc/Num : 2001- 0100030  
Recording/Type: PL 28385  
Receipt #:

