

Cliff for Record in
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On May 27 2004
At 12:33pm
Doc/Num : 2004-0077918
Recording/Types PL 21.00
Receipt # 21007

Owner's Certification

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the Thomas D. James Survey, Abstract No. 477, being the resurvey of a called 26.345 acre tract of land as recorded in Volume 2837, Page 574 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at Government Monument 4408-3 found marking the most southerly southwest corner of said 26.345 acre tract, said corner being in the northerly line of a U.S.A. property as recorded in County Clerk No. 12898 of the Collin County Land Records;

THENCE with the southwest line of said 26.345 acre tract and the northeasterly line of said U.S.A. property as follows: North 38°00'00" West, 338.04 feet to Government Monument 4408-2A found and North 38°00'15" West, 381.75 o a 1/2-inch iron rod found marking the most westerly southwest corner of said 26.345 acre tract and the southeast corner of a 7.034 acre tract as recorded in Volume 5454, Page 6867 of the Collin County Land Records;

THENCE with the west line of said 26.345 acre tract and the east line of said 7.034 acre tract, North 07°41'00" East, 792.86 to a P.K. nail found in the approximate middle of Snider Lane marking the northwest corner of said 26.345 acre tract, the northeast corner of said 7.034 acre tract, and being in the south line of Latham's 3.00 acre tract as recorded under County Clerk No. 95-0019268 of the Collin County Land Records;

THENCE with the approximate middle of Snider Lane along a north line of said 26.345 acre tract, the south line of Latham's 3.00 acre tract, the south line of Sanders' 3.018 acre tract as recorded in Volume 4123, Page 743, and the south line of a 3.00 acre tract as recorded in Volume 4171, Page 3265 of the Collin County Land Records, South 85°58'59" East, 250.61 feet to a P.K. nail found and South 86°11'37" East, 262.10 feet to a 1/2-inch iron rod found marking the southeast corner of said 3.00 acre tract and the southwest corner of Jabba Addition, an addition to the City of Lucas as recorded in Volume P, Page 11 of the Collin County Map Records;

THENCE continuing with the approximate middle of Snider Lane along a north line of said 26.345 acre tract, the south line of Jabba Addition and the south line of Martin's property as recorded in Volume 1382, Page 416 of the Collin County Land Records South 89°25'32" East, 120.12 feet to a 1/2-inch iron rod found, South 89°25'32" East, 120.12 feet to a P.K. nail found, and North 83°50'00" East, 88.80 feet to a P.K. nail found marking the northeast corner of said 26.345 acre tract and the northeast corner of L. Mills property;

THENCE with an easterly line of said 26.345 acre tract and the westerly line of L. Mills property as follows: South 15°08'23" West, 399.62 feet to a 1/2-inch iron rod found; South 02°32'49" East, 366.15 feet to a 1/2-inch iron rod found; South 43°46'47" East, 308.10 feet to Government Monument 4408-5 found marking the most easterly corner of said 26.345 acre tract and being in a north line of the aforementioned U.S.A. Property;

THENCE with a south line of said 26.345 acre tract and a north line of said U.S.A. Property, North 85°56'00" West, 77.00 feet to a 1/2-inch iron rod found;

THENCE with an easterly line of said 26.345 acre tract and a westerly line of said U.S.A. Property as follows: South 02°26'00" West, 235.10 feet to a 1/2-inch iron rod found and South 15°22'19" West, 208.32 feet to a 1/2-inch iron rod found marking the southeast corner of said 26.345 acre tract and an interior of said U.S.A. Property;

THENCE with the southerly line of said 26.345 acre tract and a northerly line of said U.S.A. Property as follows: North 80°25'25" West, 222.60 feet to a concrete monument found and North 80°36'00" West, 325.20 feet to the point of beginning and containing 26.33 gross acres of land of which 0.92 acre is dedicated for road right-of-way leaving 25.41 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, William B. Crowley, does hereby adopt this plat designating the herein described property, as LOTS 1, 2 & 3, BLOCK A, EASTLAKE ESTATES, 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.

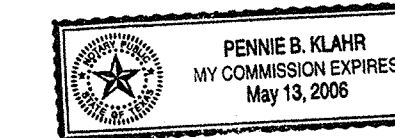
WITNESS, MY HAND, this 13th day of May, 2004.

William B. Crowley
William B. Crowley - Owner

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 William B. Crowley 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 13th day of May, 2004.



Pennie 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 therein 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

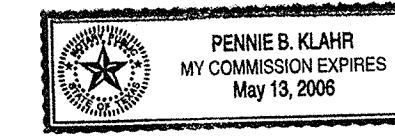


F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Professional Land Surveyor, No. 4051

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 13th day of May, 2004.



Pennie B. Klahr
Notary Public for the State of Texas

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval

John S. Helm
Chairman, Planning and Zoning Chairman
City of Lucas, Texas

5/21/04
Date

Approval of Final Plat

John S. Helm
Mayor, City of Lucas, Texas

5/19/04
Date

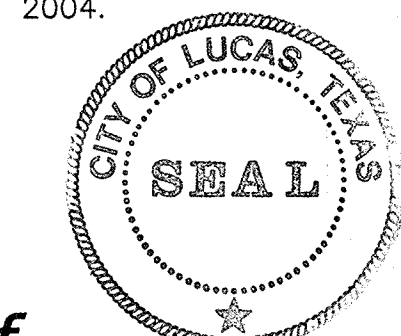
Natha Wilkison
City Secretary
City of Lucas, Texas

5/24/04
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lots 1, 2 & 3, Block A of Eastlake Estates Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 10th day of May, 2004 and the Commission, 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 24th day of May, A.D., 2004.

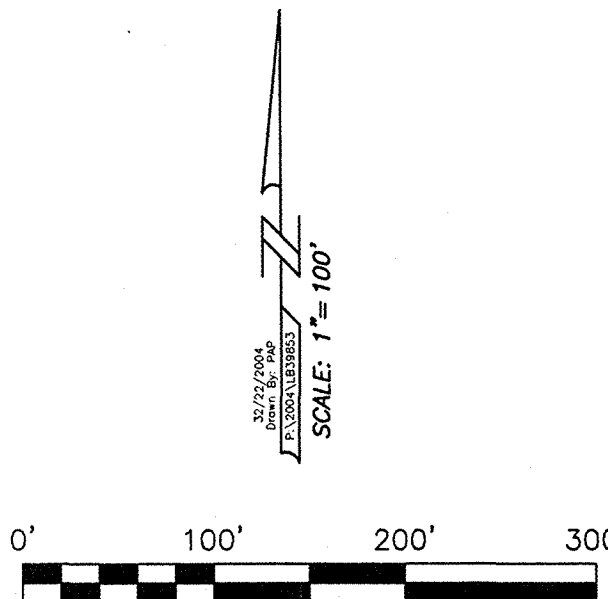
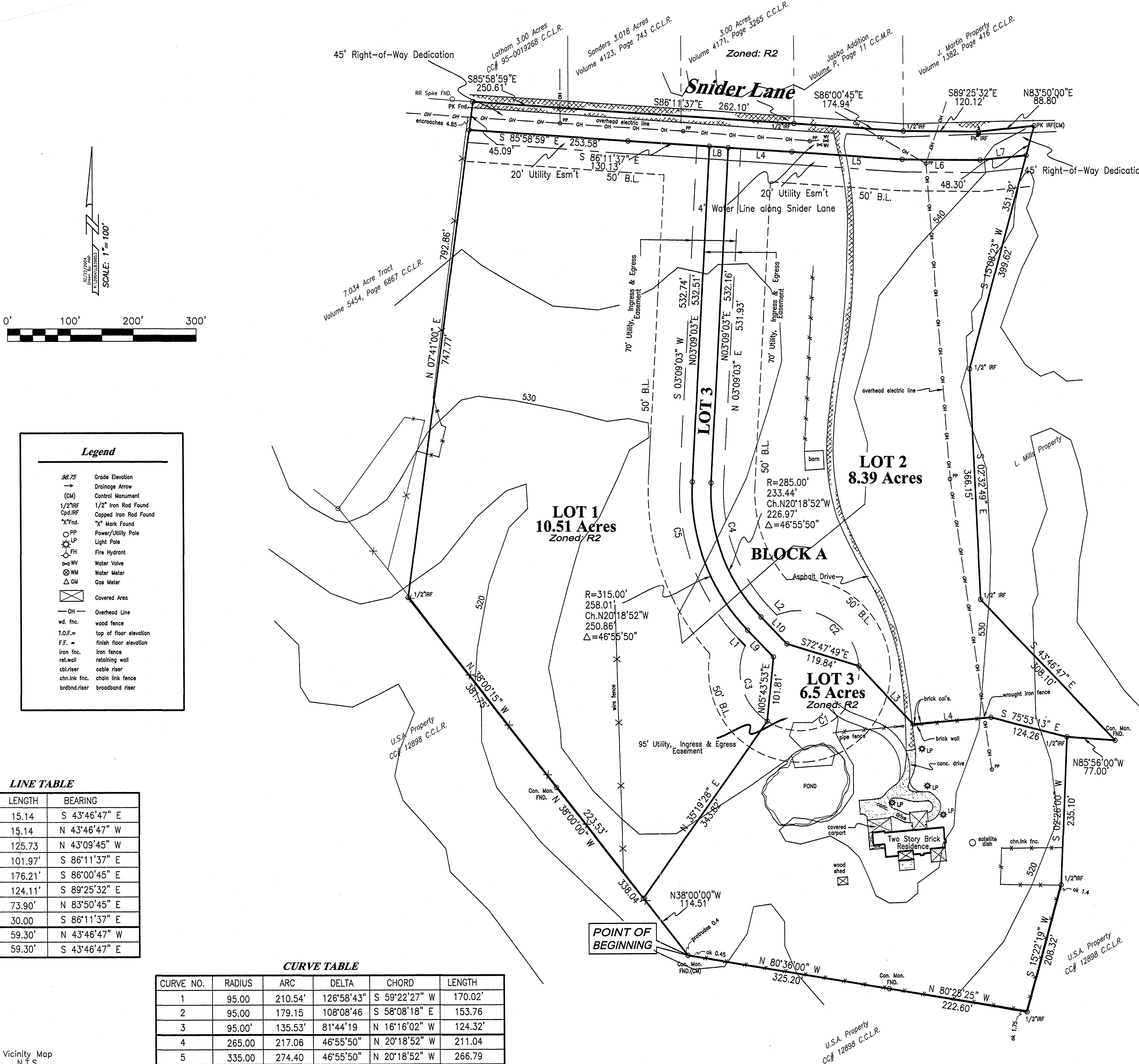
Natha Wilkison
City Secretary
City of Lucas, Texas



Final Plat of
Eastlake Estates
Lots 1, 2 & 3, Block A
26.33 Acres located in the
Thomas D. James Survey, Abstract No. 477
City of Lucas, Collin County, Texas
March 23, 2004



OWNER
William B. Crowley
1620 Snider Lane
Lucas, TX
972-442-5800



Legend

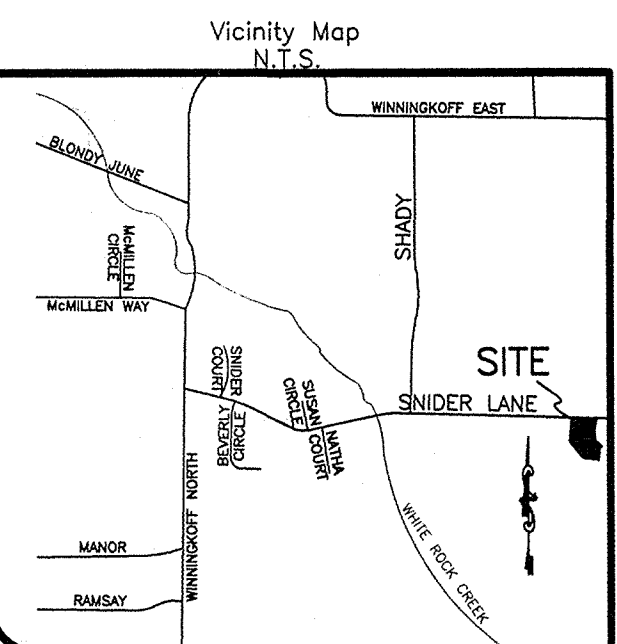
- 86.75 Grade Elevation
- Drainage Arrow
- (CM) Control Monument
- 1/2" IRF 1/2" Iron Rod Found
- CO IRF Copied Iron Rod Found
- * * * * * X * * * * * Mark Found
- PP Power/Utility Pole
- LP Light Pole
- FW Fire Hydrant
- WV Water Valve
- WM Water Meter
- GM Gas Meter
- CA Covered Area
- OH Overhead Line
- W.F. wood fence
- T.D.F. top of floor elevation
- F.F. finish floor elevation
- iron fac. iron fence
- rel.wall retaining wall
- cd.riser cable riser
- ch.link.fnc. chain link fence
- brobd.riser brodbord riser

LINE TABLE

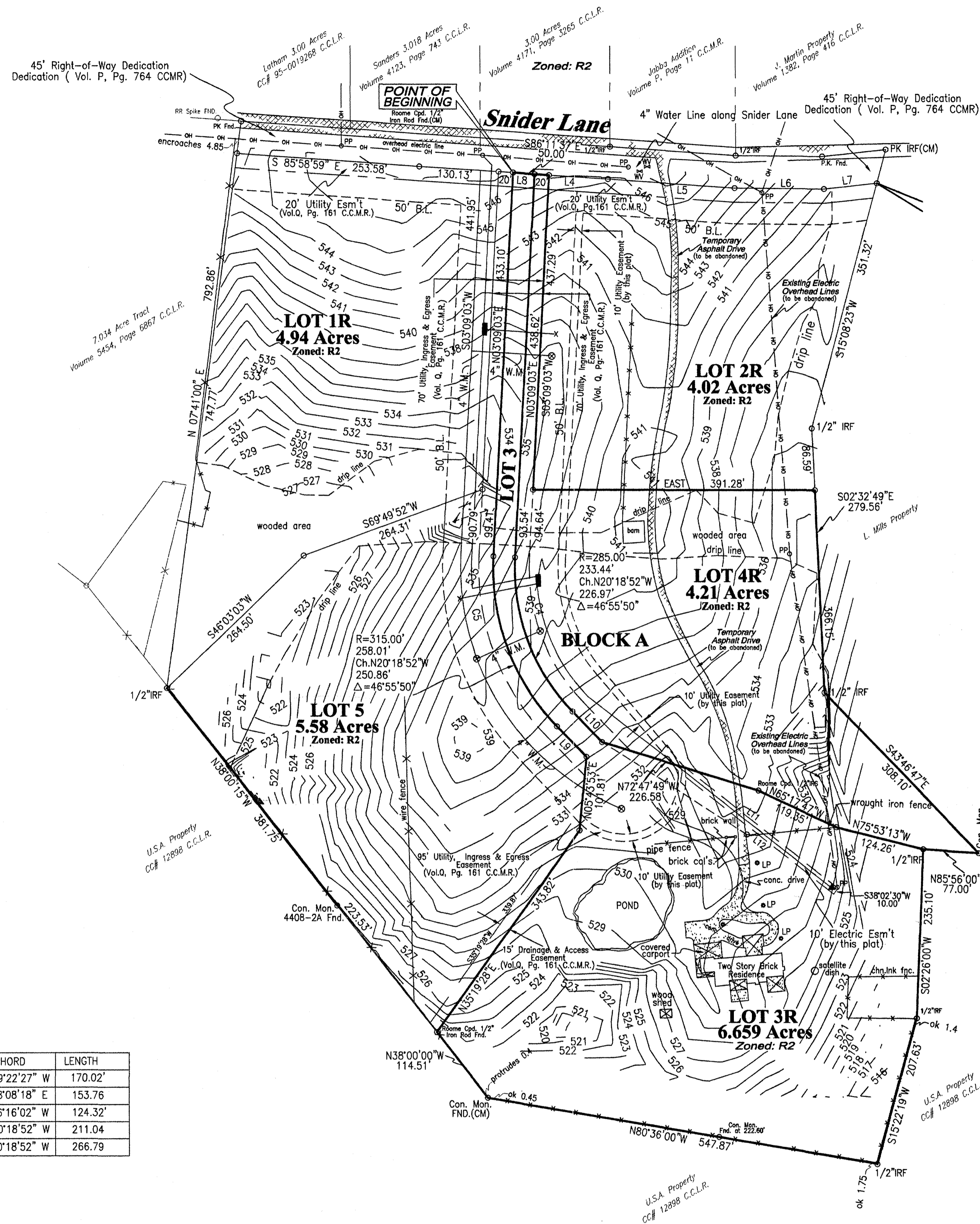
LINE NO.	LENGTH	BEARING
1	15.14	S 43°46'47" E
2	15.14	N 43°46'47" W
3	125.73	N 43°09'45" W
4	101.97	S 86°11'37" E
5	176.21	S 86°00'45" E
6	124.11	S 89°25'32" E
7	73.90	N 83°50'45" E
8	30.00	S 86°11'37" E
9	59.30	N 43°46'47" W
10	59.30	S 43°46'47" E

CURVE TABLE

CURVE NO.	RADIUS	ARC	DELTA	CHORD	LENGTH
1	95.00	210.54'	126°58'43"	S 59°22'27" W	170.02'
2	95.00	179.15	108°08'46"	S 58°08'18" E	153.76'
3	95.00	135.53'	81°44'19"	N 16°16'02" W	124.32'
4	265.00	217.06	46°55'50"	N 20°18'52" W	211.04'
5	335.00	274.40	46°55'50"	N 20°18'52" W	266.79'



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) CM is a controlling monument; 3) Source bearing per 26.345 acre tract as recorded in Volume 2837, Page 574 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 Map No. 48085CO455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone AE); 7) Surveyor did not research for easements. Subject property may be affected by easements not shown on this plat; 8) Purpose of this plat is to create three lots, dedicate right-of-way, create a 20' utility easement and create a 70' ingress-egress and utility easement; 9) Contours derived from NTCOG Aerials.



Legend

- 88.25 → Grade Elevation
- Drainage Arrow
- (CM) Control Monument
- 1/2" IRF 1/2" Iron Rod Found
- Cd.IRF Capped Iron Rod Found
- X.Tnd. "X" Mark Found
- PP Power/Utility Pole
- LP Light Pole
- FH Fire Hydrant
- WV Water Valve
- WM Water Meter
- GM Gas Meter
- Switchgear
- Pod Mount Transformer
- 4" W.M. 4" Water Main Line
- OH Overhead Line
- wd. fnc. wood fence
- iron fnc. iron fence
- ret.wall retaining wall
- cbl.riser cable riser
- chn.lnk fnc. chain link fence
- brdbnd.riser broadband riser

LINE TABLE

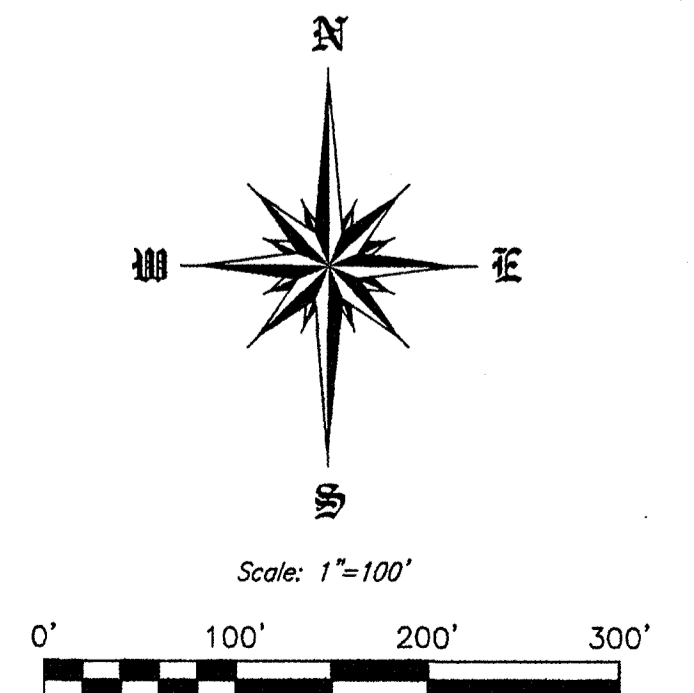
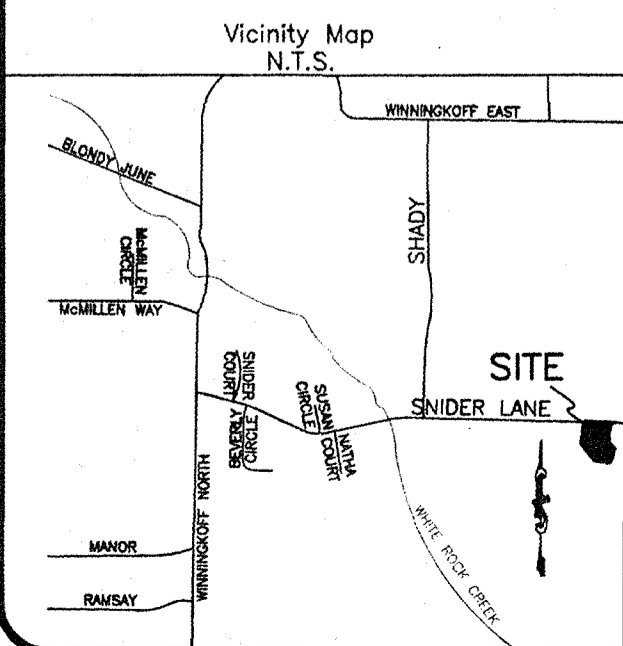
LINE NO.	LENGTH	BEARING
1	15.14	S 43°46'47" E
2	15.14	N 43°46'47" W
3	125.73	N 43°09'45" W
4	81.97	S 86°11'37" E
5	176.21	S 86°00'45" E
6	124.11	S 89°25'32" E
7	73.90	N 83°50'45" E
8	30.00	S 86°11'37" E
9	59.30	S 43°46'47" E
10	59.30	N 43°46'47" W
11	271.64	S 51°57'30" E
12	260.21	S 51°57'30" E

CURVE TABLE

CURVE NO.	RADIUS	ARC	DELTA	CHORD	LENGTH
1	95.00	210.54	126°58'43"	S 59°22'27" W	170.02'
2	95.00	179.15	108°08'46"	S 58°08'18" E	153.76'
3	95.00	135.53	81°44'19"	N 16°16'02" W	124.32'
4	265.00	217.06	46°55'50"	N 20°18'52" W	211.04'
5	335.00	274.40	46°55'50"	N 20°18'52" W	266.79'

Note: (I) All structures are to be fully sprinkled to include garage, basement, attic, etc., in accordance with City Code 7-19 (A); (II) Roadway will be maintained by adjoining property owners; (III) The 70' ingress-egress easement is access for all lots.

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) CM is a controlling monument; 3) Source bearing per 26.345 acre tract as recorded in Volume 2837, Page 574 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 Map No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone AE); 7) Surveyor did not research for easements. Subject property may be affected by easements not shown on this plat; 8) Purpose of this plat is to create four lots, dedicate right-of-way, create a 20' utility easement, create a 15' drainage easement and create a 70' ingress-egress and utility easement; 9) Contours derived from NCTCOG Aerials. 10) Building lines and easements created by plat in Volume Q, Page 161 unless noted otherwise. 11) Rooms capped 1/2-inch iron rods found at all corners unless noted otherwise.



STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin, being part of the Thomas D. James Survey, Abstract No. 477, being all of Lots 3 & 4R, Block A of Eastlake Estates, an addition to the City of Lucas as recorded in Volume Q, Page 161 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Room capped 1/2-inch iron rod found in the dedicated south right-of-way line of Snider Lane marking the northwest corner of Lot 3 and the northeast corner of Lot 1R of said addition;

THENCE with the dedicated south right-of-way line of Snider Lane and the most northerly north line of Lots 3 and 4R, South 86°11'37" East, 50.00 feet to a Room capped 1/2-inch iron rod found marking the northeast corner of Lot 4R and the northwest corner of Lot 2R of said addition;

THENCE with an east line of Lot 4R and a west line of Lot 2R, South 03°09'03" West, 437.29 feet to a Room capped 1/2-inch iron rod found marking the southwest corner of Lot 2R and an interior corner of Lot 4R;

THENCE with a north line of Lot 4R and the south line of Lot 2R, EAST, 391.28 feet to a Room capped 1/2-inch iron rod found marking the most easterly northeast corner of Lot 4R, the southeast corner of Lot 2R and being in the west line of L. Mills property;

THENCE with an easterly line of Lot 4R and the westerly line of L. Mills property as follows: South 02°32'49" East, 279.56 feet to a Room capped 1/2-inch iron rod found for corner and South 43°46'47" East, 308.10 feet to Government Monument 4408-5 found marking the most easterly corner of Lot 4 and being in a north line a U.S.A. Property;

THENCE with a south line of Lot 4 and a north line of said U.S.A. Property, North 85°56'00" West, 77.00 feet to a 1/2-inch iron rod found marking the most easterly northeast corner of the aforementioned Lot 3;

THENCE with the east line of Lot 3 and a west line of said U.S.A. property as follows: South 02°26'00" West, 235.10 feet to a 1/2-inch iron rod found and South 15°22'19" West, 207.63 feet to a 1/2-inch iron rod found marking the southeast corner of Lot 3;

THENCE with the southerly line of Lot 3 and the northerly line of said U.S.A. Property as follows: North 80°36'00" West, passing at 222.60 feet a government monument found on line and continuing for a total distance of 547.87 feet to a government monument found for corner; North 38°00'00" West, 114.51 feet to a Room capped 1/2-inch iron rod found marking the most westerly southwest corner of said Lot 3 and the most southerly corner of Lot 5R of said addition;

THENCE with a common line between Lots 3 and 5R as follows: North 35°19'28" East, 343.82 feet to a Room capped 1/2-inch iron rod found; North 05°43'53" East, 101.81 feet to a Room capped 1/2-inch iron rod found; North 43°46'47" West, 59.30 feet to a Room capped 1/2-inch iron rod found marking the beginning of a curve to the right; Northwesterly along said curve having a central angle of 46°55'50" with a radius of 315.00 feet, for an arc distance of 258.01 feet (chord = North 20°18'52" West, 250.86 feet) to a Room capped 1/2-inch iron rod found marking the end of said curve; North 03°09'03" East, 532.51 feet to the place of beginning and containing 10.869 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Saluhaddin Muhammad and Jose Pilatovsky, the owners, do hereby adopt this plat designating the herein described property as LOTS 3R & 4R, Block A of the AMENDED FINAL PLAT OF EASTLAKE ESTATES, 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 City of Lucas 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 of 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 29 day of Nov, 2005.

Saluhaddin Muhammad Jose Pilatovsky

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 Saluhaddin Muhammad 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 29 day of Nov, 2005.

Notary Public for the State of Texas



Filed for Record at:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On Dec 21 2005
At 2:15pm
Doc/Hum : 2005-0178768
Recording Type: PL 21.00
Receipt #: 50659

Amended Final Plat of Eastlake Estates

Lots 3R & 4R, Block A

being an Amended Plat of Lots 3 & 4R, Block A

Eastlake Estates

Thomas D. James Survey, Abstract No. 477

City of Lucas, Collin County, Texas

June 2005

Owners:
Lot 3 - Jose Pilatovsky
Lot 4R - Saluhaddin Muhammad
P.O. Box 763608
Dallas, Texas 75372
214-235-3621

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

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 Jose Pilatovsky 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 29 day of Nov, 2005.

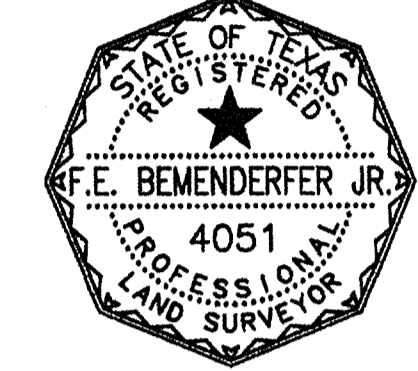
Notary Public for the State of Texas

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 28th day of November, 2005.

Notary Public for the State of Texas

Recommended for Approval
Chairman, Planning and Zoning Commission
City of Lucas, Texas

Approval of Final Plat
Mayor, City of Lucas, Texas

City Secretary
City of Lucas

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies the foregoing Final Plat of Lots 3R & 4R of the AMENDED FINAL PLAT OF EASTLAKE ESTATES Subdivision or Addition the City of Lucas was submitted to the Planning & Zoning Commission on the 14 day of November, 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 16 day of December A.D., 2005.

City Secretary
City of Lucas, Texas

