

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval
John J. Helms
 Chairman, Planning and Zoning Commission
 City of Lucas, Texas
 Date: 1/22/04

Approval of Final Plat
T. P. Kops
 Mayor, City of Lucas, Texas
 Date: 1-22-04

Nattha Wilkison
 City Secretary
 City of Lucas, Texas
 Date: 1/23/04

Note: No fire hydrants in immediate area.

- Legend**
- UPRP = Underground Propane Tank
 - PRP = Propane Tank
 - CP = Concrete Patio
 - OH- = Overhead Lines
 - PP = Power Pole
 - WM = Water Meter
 - PP = Power Pole
 - CM = Controlling Monument
 - CW = Conc. Walk
 - x- = Wire Fence
 - o- = Chain Link Fence
 - SWB = Southwestern Bell Riser
 - Manu. Home = Manufactured Home
 - 2SWFR = Two Story Wood Frame Residence
 - MS = Metal Shed
 - MB = Metal Barn
 - WS = Wood Shed

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the John Thompson Survey, Abstract No. 893, being a 5.00 acre tract of land as described in a General Warranty Deed to Grace Franklin as recorded under County Clerk No. 97-0026682 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 5.00 acre tract, said corner being the southeast corner of Willis' 5.00 acre tract as recorded under County Clerk No. 95-0033531 of the Collin County Land Records and also being in the west line of Ashley's 40 acre tract as recorded in Volume 589, Page 177 of the Collin County Land Records;

THENCE with the east line of said premises, the east line of Franklin's 5.00 acre tract and the west line of said 40 acre tract, South 00°28'00" East, 207.01 feet to a Room capped 1/2-inch iron rod set marking the southeast corner of Franklin's 5.00 acre tract and the northeast corner of Bailey's 5.00 acre tract as recorded in Volume 770, Page 683 of the Collin County Land Records;

THENCE with the south line of said premises, the south line of Franklin's 5.00 acre tract and the north line of Bailey's 5.00 acre tract, West, 1051.01 feet to a Room capped 1/2-inch iron rod set marking the southwest corner of Franklin's 5.00 acre tract, the southwest corner of said premises, the northwest corner of Bailey's 5.00 acre tract, and being in the east margin of Shady Lane;

THENCE with the west line of said premises, the west line of Franklin's 5.00 acre tract and the east margin of Shady Lane, North 00°41'00" West, 207.02 feet to a Room capped 1/2-inch iron rod set marking the northwest corner of Franklin's 5.00 acre tract, the northwest corner of said premises and the southwest corner of the aforementioned Willis' 5.00 acre tract;

THENCE with the north line of Franklin's 5.00 acre tract and Willis' 5.00 acre south line, East, 1051.79 feet to the point of beginning and containing 217,644 square feet or 5.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Grace Franklin, do hereby adopt this plat designating the herein described property as LOTS 1 & 2, BLOCK A, FRANKLIN 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.

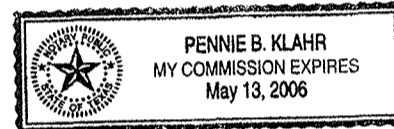
WITNESS, MY HAND, this 16th day of January, 2004.

Grace Franklin
 Grace Franklin

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 Grace Franklin 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 16th day of January, 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 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

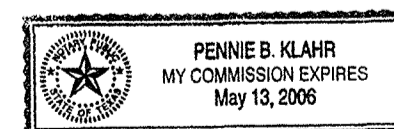


F. E. Bemenderfer, Jr.
 F. E. Bemenderfer, Jr.
 Registered Professional
 Land Surveyor, No. 4051

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 6th day of January, 2004.



Pennie B. Klahr
 Notary Public for the State of Texas

**FINAL PLAT OF
 LOTS 1 & 2, BLOCK A
 FRANKLIN ADDITION
 JOHN THOMPSON SURVEY, ABST. NO. 893
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 SEPTEMBER 19, 2003**

OWNER
 Grace Franklin
 1798 Shady Lane
 Allen Texas 75002-8274
 972-727-7710

Filed for Record in
 Collin County, McKinney TX
 Honorable Brenda Taylor
 Collin County Clerk
 On Feb 03 2004
 At 2:52pm
 Doc/Num : 2004- 0015527
 Recording/Type: PL 21.00
 Receipt #: 4486

P:/2003/LB36239FP.dwg

ROOMS SURVEYING, INC.
 2000 AVENUE G
 SUITE 804
 PLANO, TX 75074
 Phone Number (972) 423-4372
 Fax Number (972) 423-7523

