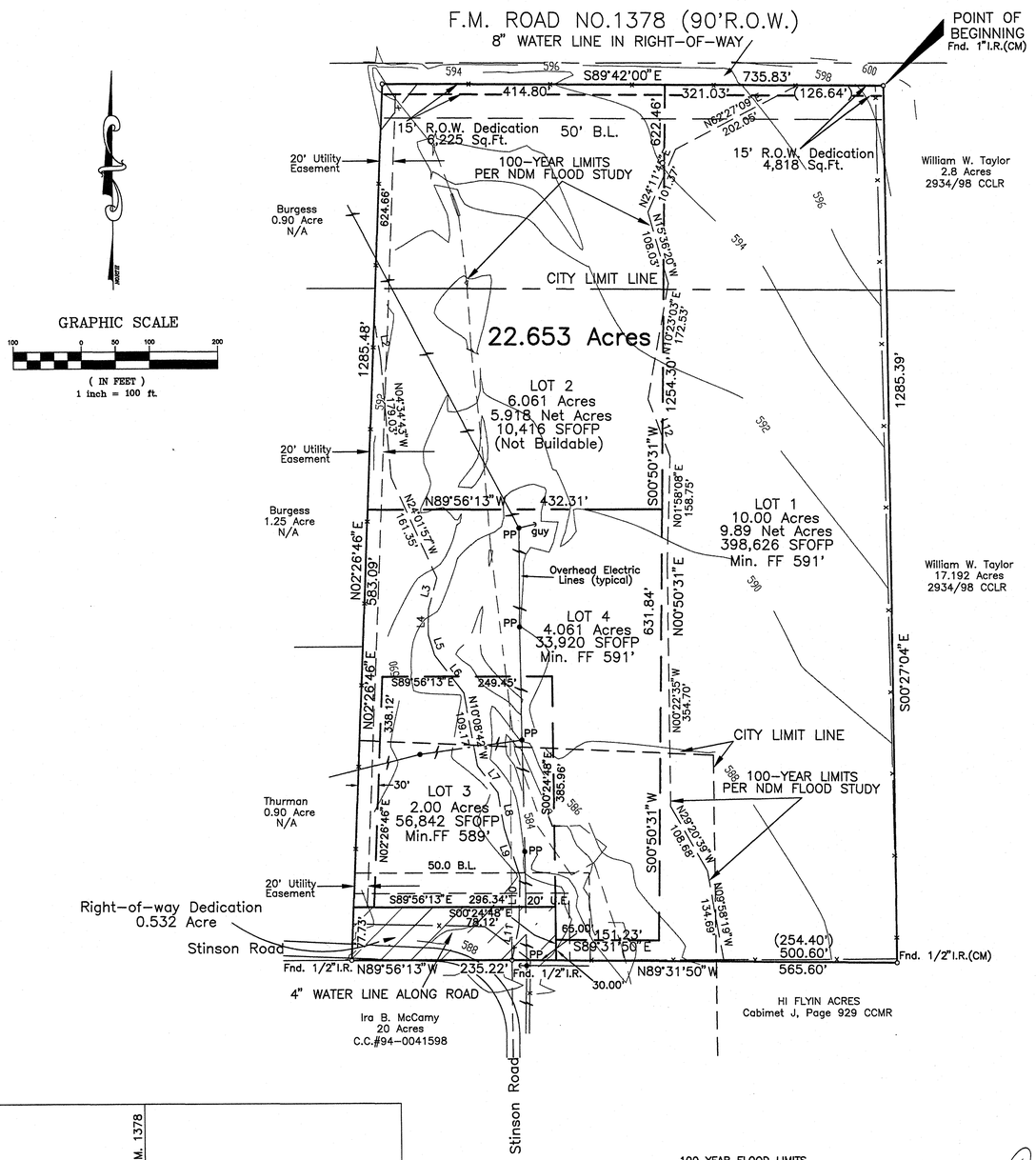
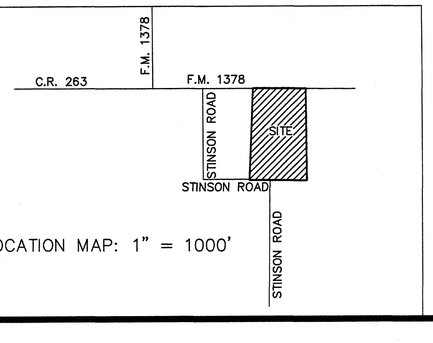


GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



LOCATION MAP: 1" = 1000'

100 YEAR FLOOD LIMITS

LINE	DIRECTION	DISTANCE
L2	N09°47'03"W	44.24'
L3	N15°37'01"E	48.11'
L4	N00°07'26"E	37.39'
L5	N17°31'17"W	30.73'
L6	N37°16'33"W	69.63'
L7	N37°09'31"W	48.66'
L8	N09°58'19"W	54.27'
L9	N17°42'03"W	73.06'
L10	N01°20'51"E	72.08'
L11	N12°02'10"E	51.37'
L12	N20°44'08"W	89.31'

Date
Bedell

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS WE, Gus Gibson and Walter G. Bedell are the owners of tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the James Lovelady Survey, Abstract No. 538, being the resurvey of a 22.661 acre tract of land recorded in Volume 1889, Page 283 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron rod found in the south right-of-way line of F.M. Road No. 1378 marking the northeast corner of the said 22.661 acre tract and the northwest corner of William Taylor's tract as recorded in Volume 2934, Page 098 of the Collin County Deed Records;

THENCE crossing an open field with the east line of said 22.661 acre tract and Taylor's west line, South 00°27'04" East, 1285.39 feet to a 1/2-inch iron rod found for corner in the north Hi Flyin' Acres, an addition to the City of Lucas recorded in Cabinet J, Page 929, of the Collin County Map Records, said corner being the southeast of said 22.661 acre tract and Taylor's southwest corner;

THENCE with the north line of Hi Flyin' Acres and the south line of said 22.661 acre tract, North 89°31'50" West, 565.60 feet to a 1/2-inch iron rod found marking the northwest corner of Hi Flyin' Acres and the northeast corner of an ira McCamy tract of land:

THENCE with the south line of said 22.661 acre tract and the north line of said McCamy tract, North 89°56'13" West, 235.22 feet to a 1/2-inch iron rod found marking the southwest corner of said 22.661 acre tract and the southeast corner of a C. Thurman 0.90 acre tract;

THENCE along and near a wire fence and hedgerow and the west line of said 22.661 acre tract, the east line of said Thurman tract, an east line of Burgess' 1.25 acre tract, and Burgess' 0.90 acre tract, North 02°26'46" East, 1285.48 feet to a point in a drainage ditch marking the northwest corner of said 22.661 acre tract, the northeast corner of Burgess' 0.90 acre tract, and being in the south right-of-way line of the aforementioned F.M. Road No. 1378;

THENCE with the south right-of-way line of F.M. Road No. 1378 and the north line of said 22.661 acre tract, South 89°42'00" East, 735.83 feet to the place of beginning containing 22.653 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Gus Gibson and Walter G. Bedell do hereby adopt this plat designating the herein described property as FINAL PLAT OF GIBSON 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 10th day of September, 1999.

Gus Gibson

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 Gus Gibson, 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 10th day of September, 1999.

BEVERLY COVINGTON NOTARY PUBLIC STATE OF TEXAS EXPIRES 06-11-2002

Beverly Covington
Notary Public for the State of Texas

WITNESS, MY HAND, this _____ day of _____, 1999.

_____
Walter G. Bedell

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 Walter G. Bedell, 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 _____ day of _____, 1999.

_____
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 REGISTERED F. E. BEMENDERFER JR. 4051 PROFESSIONAL LAND SURVEYOR

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 10th day of September, 1999.

PENNIE B. KLAHR MY COMMISSION EXPIRES May 18, 2002

Pennie B. Klahr
Notary Public for the State of Texas

"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval

Chairman, Planning and Zoning Commission
City of Lucas, Texas — Date: 9-13-99

Approved for Preparation of Final Plat

Mayor, City of Lucas, Texas — Date: 10-11-99

Approved and Accepted

Mayor, City of Lucas, Texas — Date: 10-11-99

Approved for Construction:

Mayor, City of Lucas, Texas — Date: 10-11-99

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of the GIBSON ADDITION to the City of Lucas was submitted to the City Council on the 7th day of September, 1999 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 11th day of OCTOBER A.D., 1999.

Beverly Covington
City Secretary
City of Lucas, Texas

CITY OF LUCAS, TEXAS SEAL

NOTES: 1) Source bearing is per deed recorded in Volume 1889, Page 283, C.C.D.R. 2) All the improvements are shown; 3) This platting has been performed without a title commitment. 4) Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Community Panel No. 480855C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone A); 5) CM is controlling monument. 6) Property is Zoned Residential; 7) There are no existing restrictions on subject property per owners; 8) SFOFP is the square feet out of flood plain; 9) Flood study performed by Nathan D. Meier Consulting Engineers, Inc. dated August 8, 1999; 10) Power lines shown on survey are not covered by easements according to the utility company.

FINAL PLAT OF GIBSON ADDITION JAMES LOVELADY SURVEY, ABST. NO. 538 CITY OF LUCAS, COLLIN COUNTY, TEXAS AUGUST 31, 1999

OWNERS

Walter G. Bedell (Lot 1)
2205 W. Lucas Rd.
Allen, Texas 75002
972-727-5293

Gus Gibson (Lots 2, 3 & 4)
410 Southview
Lucas, Texas 75002
(972) 442-2381

ROOME SURVEYING, INC.
2000 AVE G, SUITE 804 PLANO, TEXAS 75074
972-423-4372

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