

Filed for Record at  
Collin County, McKinney TX  
Honorable Brenda Taylor  
Collin County Clerk  
On Jun 26 2003 9:09  
At 1:37pm  
Doc/Num : 2003-0120314  
Recording/Type: PL 24978  
Receipt #: 16.00

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS I, Patrick E. Hillary and Troy and Coreen Owen are the owners of a tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the Francis W. Capps Survey, Abstract No. 231, being part of a 13,505 acre tract of land as described and recorded in Volume 972, Page 146 of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an 1/2-inch iron rod found for corner in the north margin of Brockdale Park Road marking the southwest corner of said premises, a point in the south line of said 13,505 acre tract, and said corner being the southeast corner of McCollum Estates, an addition to the City of Lucas, recorded in Cabinet 1, Page 326 of the Collin County Map Records;  
THENCE departing the north margin of said road, the south line of said 13,505 acres and with the east line of said addition, North 01°32'00" East, 314.55 feet to a 1/2-inch iron rod found at the northwest corner of said premises marking the northeast corner of said addition and a point in the north line of said 13,505 acres;  
THENCE with the northwest line of said premises and said 13,505 acres, North 77°33'34" East, 628.43 feet to a found government monument for corner;  
THENCE with the northeast line of said premises and said 13,505 acres, South 43°40'39" East, 704.48 feet to a 60d nail found for corner marking a point in the north margin of said road, the southeast corner of said 13,505 acres and the southeast corner of said premises;  
THENCE with the north line of said road, the south line of said premises and said 13,505 acres as follows:  
North 88°28'00" West, 244.23 feet to a 1/2-inch iron rod found for corner;  
North 82°45'00" West, 100.50 feet to a 1/2-inch iron rod found for corner;  
North 88°28'00" West, 50.00 feet to a 1/2-inch iron rod set for corner;  
South 74°50'00" West, 104.40 feet to a 1/2-inch iron rod found for corner;  
North 88°28'00" West, 600.00 feet to a 1/2-inch iron rod found for corner;  
North 01°32'00" East, 50.00 feet to a 1/2-inch iron rod found for corner;  
North 88°28'00" West, 15.58 feet to the place of beginning and containing 8.99 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick E. Hillary and Troy and Coreen Owen do hereby adopt this plat designating the herein described property as Replat of Hillary 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.

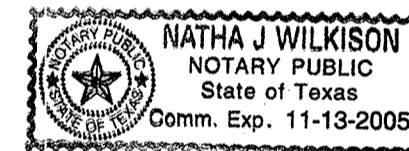
WITNESS, MY HAND, this 13<sup>th</sup> day of June, 2003.

*Patrick E. Hillary*  
Patrick E. Hillary  
*Troy L. Owen*  
Troy L. Owen  
*Coreen Ann Owen*  
Coreen Ann Owen

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 Patrick E. Hillary, 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 13<sup>th</sup> day of June, 2003.



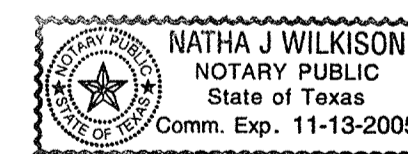
*Natha J. Wilkison*  
Natha J. Wilkison  
Notary Public for the State of Texas

WITNESS, MY HAND, this 13<sup>th</sup> day of June, 2003.

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 Troy L. Owen, 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 13<sup>th</sup> day of June, 2003.



*Natha J. Wilkison*  
Natha J. Wilkison  
Notary Public for the State of Texas

WITNESS, MY HAND, this 13<sup>th</sup> day of June, 2003.

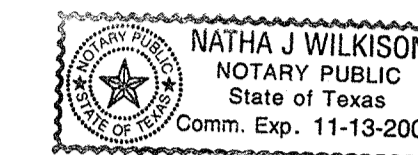
*Troy L. Owen*  
Troy L. Owen

OWNER  
Troy L & Coreen Ann Owen  
1335 Brockdale Park  
Allen, Tx 75002-7437

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 Coreen Ann Owen, 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 13<sup>th</sup> day of June, 2003.



*Natha J. Wilkison*  
Natha J. Wilkison  
Notary Public for the State of Texas

WITNESS, MY HAND, this 13<sup>th</sup> day of June, 2003.

*Coreen Ann Owen*  
Coreen Ann Owen

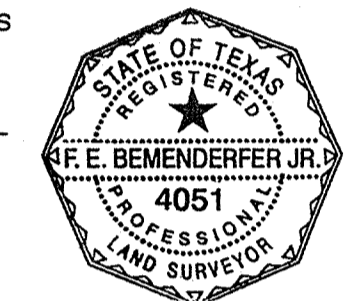
STATE OF TEXAS  
COUNTY OF COLLIN

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. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas

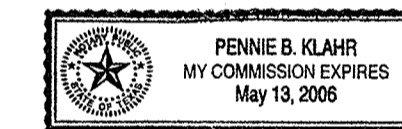
*F.E. Bemenderfer Jr.*  
F.E. Bemenderfer Jr.  
Registered Professional  
Land Surveyor, No. 4051



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 11<sup>th</sup> day of June, 2003.



*Penne B. Klahr*  
Penne B. Klahr  
Notary Public for the State of Texas

Recommended for Approval

*John S. Helms*  
John S. Helms  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

6-13-03  
Date

Approved for Preparation of Final Plat

*Troy L. Owen*  
Troy L. Owen  
Mayor, City of Lucas, Texas

6-13-03  
Date

Approved and Accepted

*Troy L. Owen*  
Troy L. Owen  
Mayor, City of Lucas, Texas

6-13-03  
Date

Approved and Accepted

*Natha J. Wilkison*  
Natha J. Wilkison  
City Secretary, City of Lucas, Texas

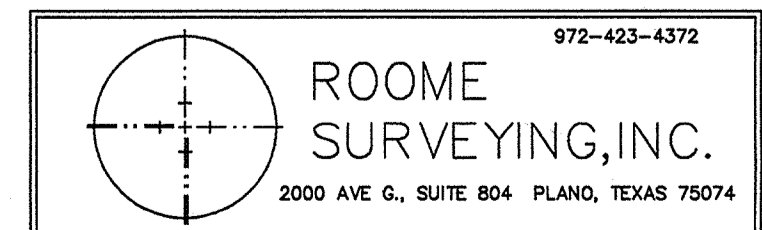
6/13/03  
Date

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 CHANGE THE BOUNDARY LINE BETWEEN THE TWO LOTS; 3) FENCES NOT SHOWN; 4) SOURCE BEARING PER McCOLLUM ESTATES RECORDED IN CABINET 1, PAGE 326 OF THE COLLIN COUNTY DEED RECORDS.

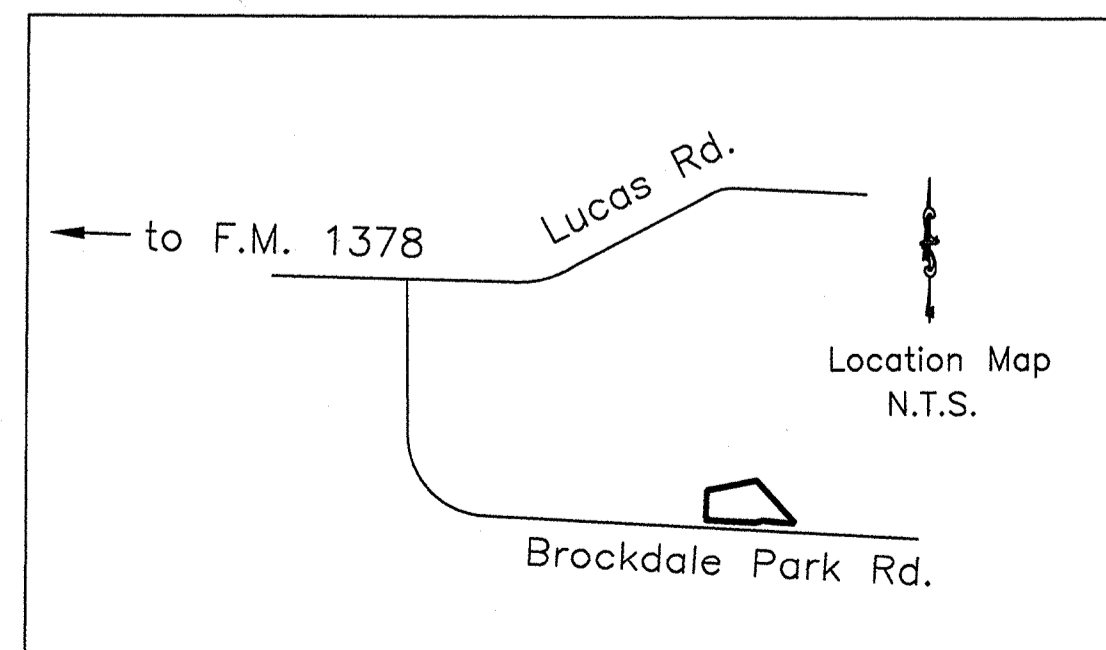
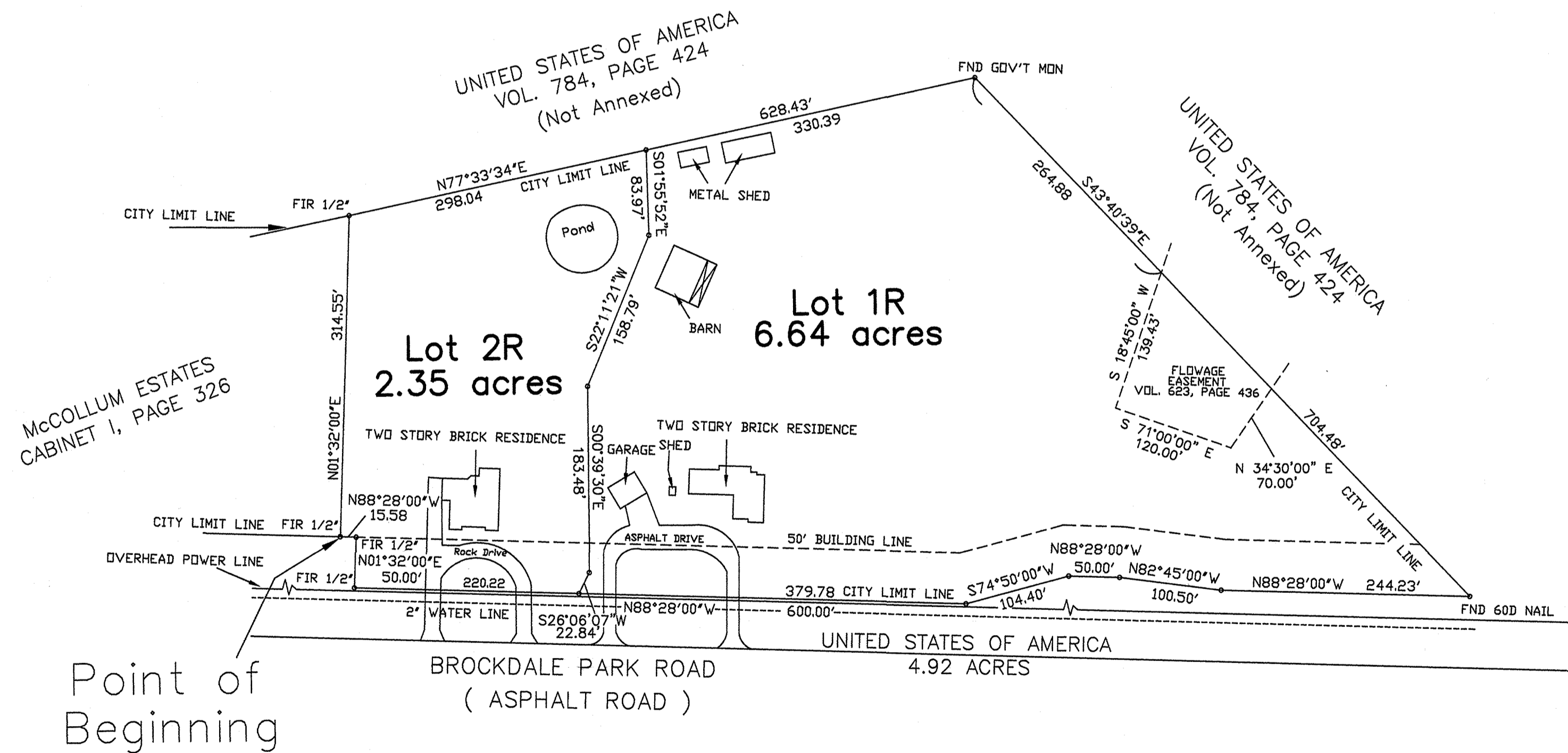
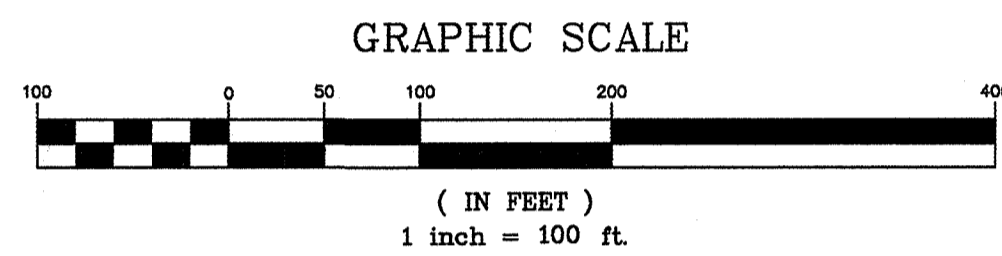


REPLAT  
HILLARY ADDITION  
FRANCIS W. CAPPS SURVEY, ABST. NO. 231  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
October 1, 2002

OWNER  
Patrick E. Hillary  
191 Dove Hollow Trail  
Georgetown, Tx 78628-4880  
972-578-1515



P:/2002/Hillary.dwg

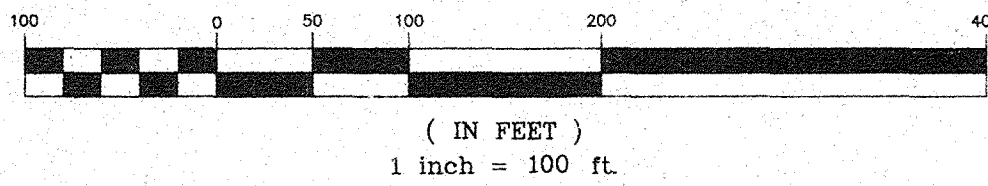


The subject property is not in the 100-year flood per the Flood Insurance Rate Map Community Map No. 48085C 0460G for Collin County, Texas dated January 19, 1996.  
Zoning to remain single family.  
All irons 1/2-inch iron rod set unless noted otherwise.

Filed for Record in:  
 COLLIN COUNTY, TX  
 HONORABLE HELEN STARNES  
 On 1998/01/22  
 At 11:37A K 134  
 Number: 98-0096633  
 Type: PL 16.00

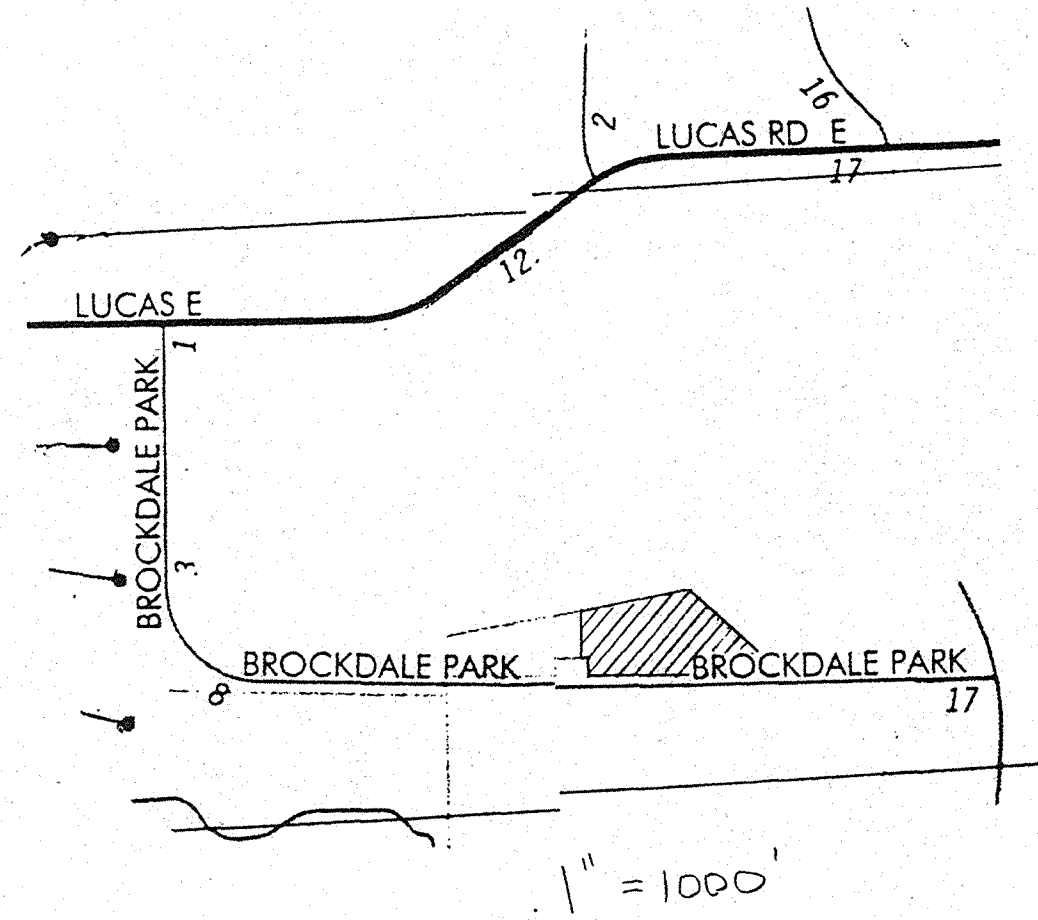
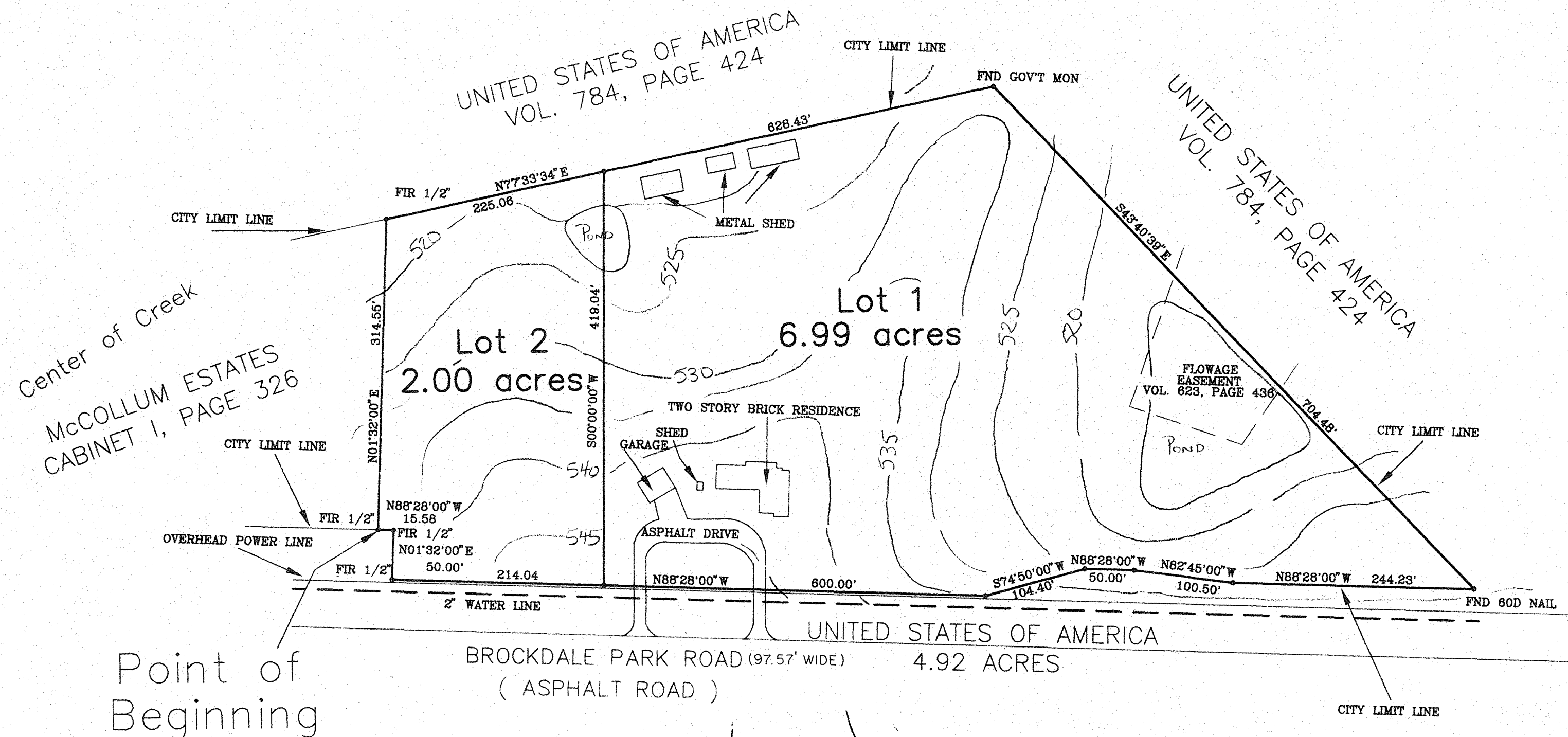


GRAPHIC SCALE



The subject property is not in the 100-year flood per the Flood Insurance Rate Map Community Map No. 48085C 0460G for Collin County, Texas dated January 19, 1996.

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 COUNTY OF COLLIN

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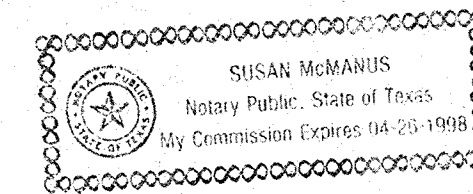
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.  
 WITNESS, MY HAND, this 14th day of December, 1997.

*Patrick E. Hillary*  
 Patrick E. Hillary

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 Patrick E. Hillary, 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 14th day of December, 1997.



*Susan McManis*  
 Notary Public for the State of Texas

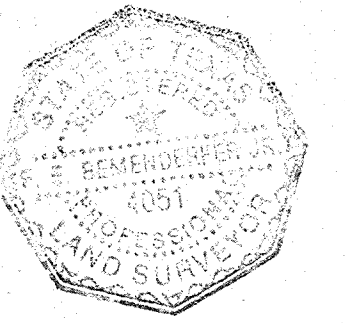
STATE OF TEXAS  
 COUNTY OF COLLIN

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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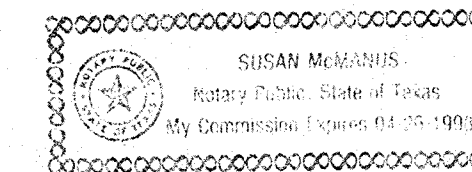
*F. E. Bemenderfer, Jr.*  
 F. E. Bemenderfer, Jr.  
 Registered Professional Land Surveyor, No. 4051



STATE OF TEXAS  
 COUNTY OF COLLIN

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*Susan McManis*  
 Notary Public for the State of Texas

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

12/17/97  
 Date

Approved for Preparation of Final Plat  
*David Hawey*  
 Mayor, City of Lucas, Texas

12/17/97  
 Date

Approved and Accepted  
*David Hawey*  
 Mayor, City of Lucas, Texas

12/17/97  
 Date

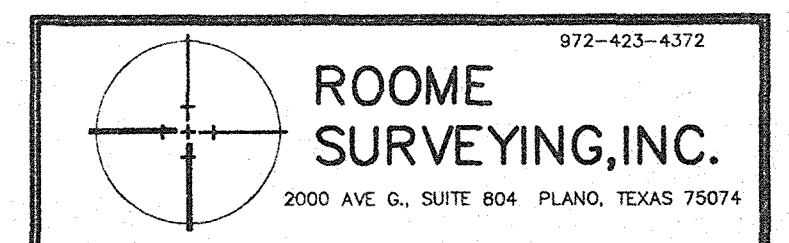
NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE INTO TWO LOTS; 3) Fences not shown.

*John Hallal*  
 City Secretary, City of Lucas, Texas

12/17/97  
 Date

PRELIMINARY/FINAL PLAT  
 HILLARY ADDITION  
 FRANCIS W. CAPPS SURVEY, ABST. NO. 231  
 CITY OF LUCAS, COLLIN COUNTY, TEXAS  
 September 26, 1997

OWNER  
 Patrick E. Hillary  
 1825 Summit #207  
 Plano, Texas 75074  
 972-578-1515



C: 97PLATS/971535