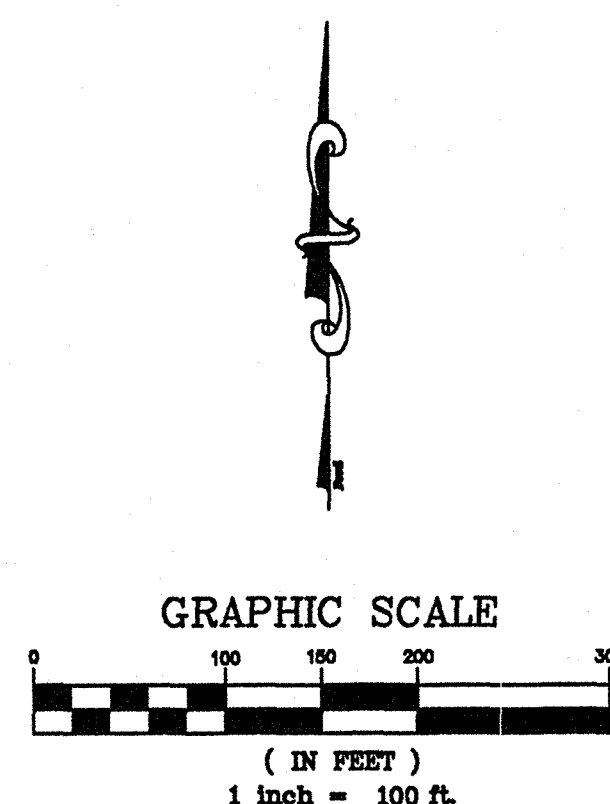


Filed for Record with  
Collin County Clerk's Office  
On Jun 26 2003  
Recording Type: PL  
Receipt # 24969 16.00

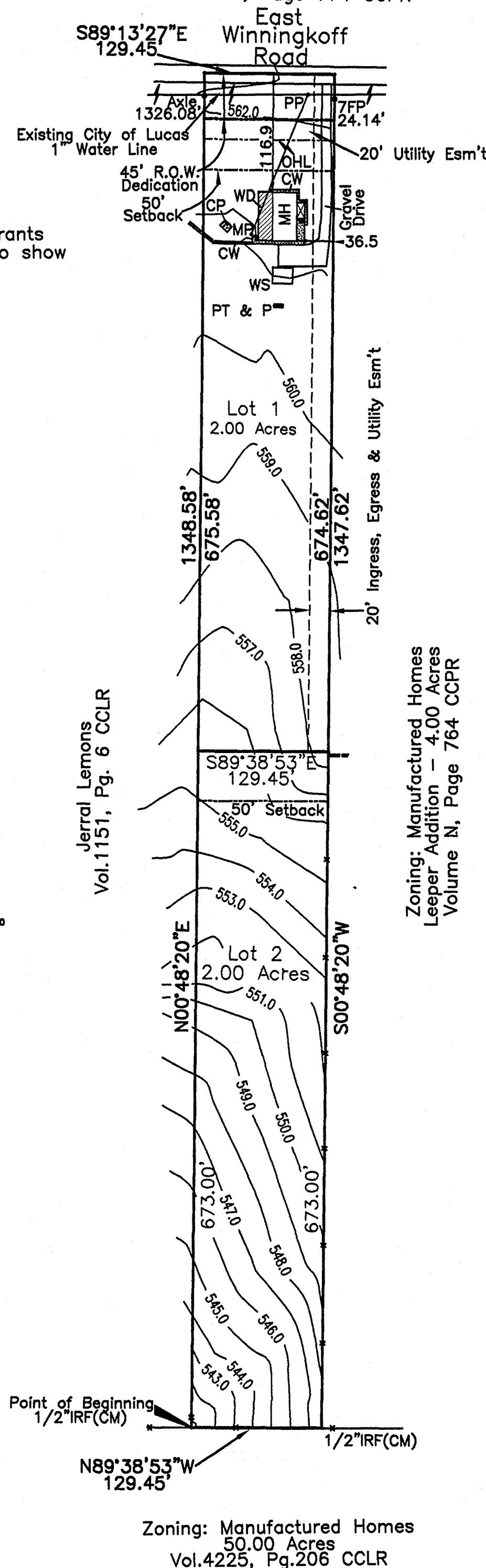
There are no fire hydrants  
in the immediate area to show  
on this plat.



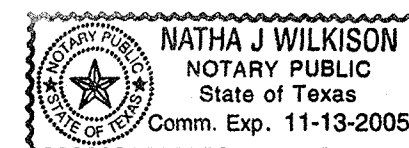
Legend  
PT & P = Propane Tank & Pad  
MH = Manufactured Home  
WS = Wood Shed  
MP = Meter Pole  
CP = Concrete Patio  
+ = (OHL) Overhead Lines  
PP = Power Pole  
WM = Water Meter  
PP = Power Pole  
CM = Controlling Monument  
WD = Wood deck  
CW = Conc. Walk  
7FP = 7" Wood Fence Post

LOCATION MAP: 1"=1000'

Zoning: Agriculture  
Ford's Cattle Ranch  
Volume G, Page 774 CCPR



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 without the benefit of a title commitment; 3) CM is a controlling monument; 4) Source bearing per Leeper Addition as recorded in Volume N, Page 764 of the Collin County Map Records; 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. 48085C0460 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 6) Actual ground elevations shot. Benchmark USGS Quad Map; 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 two 2.00 acre lots, an ingress, egress and utility easement, 50' building setbacks, right-of-way dedication, and 20' utility easement.



STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, Cleatus E. Hyatt and Luella M. Hyatt 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 T.D. James Survey, Abstract No. 477, being a 3.703 acre tract of land and a quitclaim tract as recorded in Volume 1152, Page 318 and Volume 5299, Page 1573 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 southwest corner of said quitclaim tract, the southeast corner of Jerral Lemons property as recorded in Volume 1151, Page 6 of the Collin County Land Records, said corner also being in the north line of a 50 acre tract as recorded in Volume 4225, Page 206 of the Collin County Land Records; THENCE with the west line of said 4.00 acres and the east line of said Jerral Lemons property, North 00°48'20" East, passing at 1348.58 feet to the approximate middle of East Winningkoff Road marking the northwest corner of said 3.703 acre tract, the northeast corner of said Jerral Lemons property and being in the south line of Ford's Cattle Ranch; THENCE with the middle of East Winningkoff Road along the north line of said 3.703 acre tract and the south line of Ford's Cattle Ranch Addition, South 89°13'27" East, 129.45 feet to a point marking the northeast corner of said 3.703 acre tract, the northwest corner of Leeper Addition as recorded in Volume N, Page 764 of the Collin County Map Records; THENCE with the east line of said 3.703 acre tract, said quitclaim tract, and the west line of said Leeper Addition, South 00°48'20" West, 1347.62 feet to a 1/2-inch iron rod found marking the southeast corner of said quitclaim tract, the southwest corner of Leeper Addition, and being in the north line of the aforementioned 50 acre tract; THENCE with the south line of said quitclaim tract and the north line of said 50 acre tract, North 89°38'53" West, 129.45 feet to the point of beginning and containing 4.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Cleatus E. Hyatt and Luella M. Hyatt do hereby adopt this plat designating the herein described property as LOTS 1 and 2, BLOCK A, HYATT 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 24th day of April, 2003.

Cleatus E. Hyatt  
Cleatus E. Hyatt  
Luella M. Hyatt  
Luella M. Hyatt

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 Cleatus E. Hyatt 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.

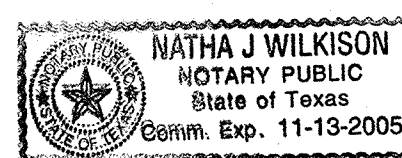
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 2003.

Natha J. Wilkison  
Notary Public for the State  
of Texas

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 Luella M. Hyatt 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 24th day of April, 2003.



Natha J. Wilkison  
Notary Public for the State  
of Texas

# OWNER'S CERTIFICATE

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

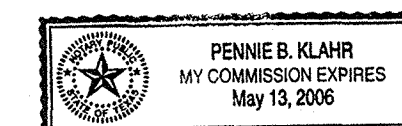


F. E. Bemenderfer, Jr.  
F. E. Bemenderfer, Jr.  
Registered Professional  
Land Surveyor, No. 4051

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 4th day of April, 2003.



Pennie B. Klahr  
Notary Public for the State  
of Texas

Recommended for Approval

John J. Helmer  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

4/24/03  
Date

Approval of Final Plat

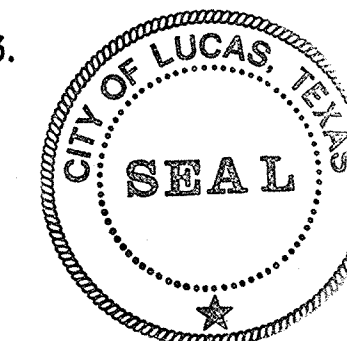
T. Helmer  
Mayor, City of Lucas, Texas

4-24-03  
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lots 1 & 2 of Hyatt Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 10th day of February 2003 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.

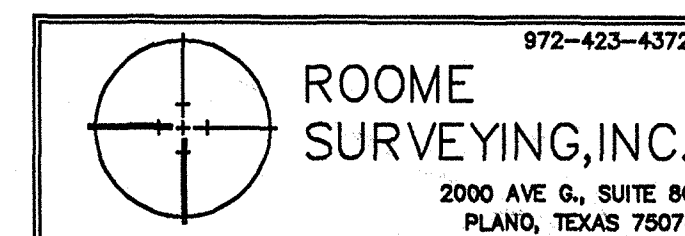
Witness my hand this 24th day of April, A.D., 2003.

Natha Wilkison  
City Secretary  
City of Lucas, Texas



FINAL PLAT OF  
LOTS 1 & 2, BLOCK A  
HYATT ADDITION  
T.D. JAMES SURVEY, ABST. NO. 477  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
JANUARY 10, 2003

OWNER: Lots 1 & 2  
Cleatus E. & Luella M. Hyatt  
1280 E. Winningkoff Road  
Lucas, TX 75002



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