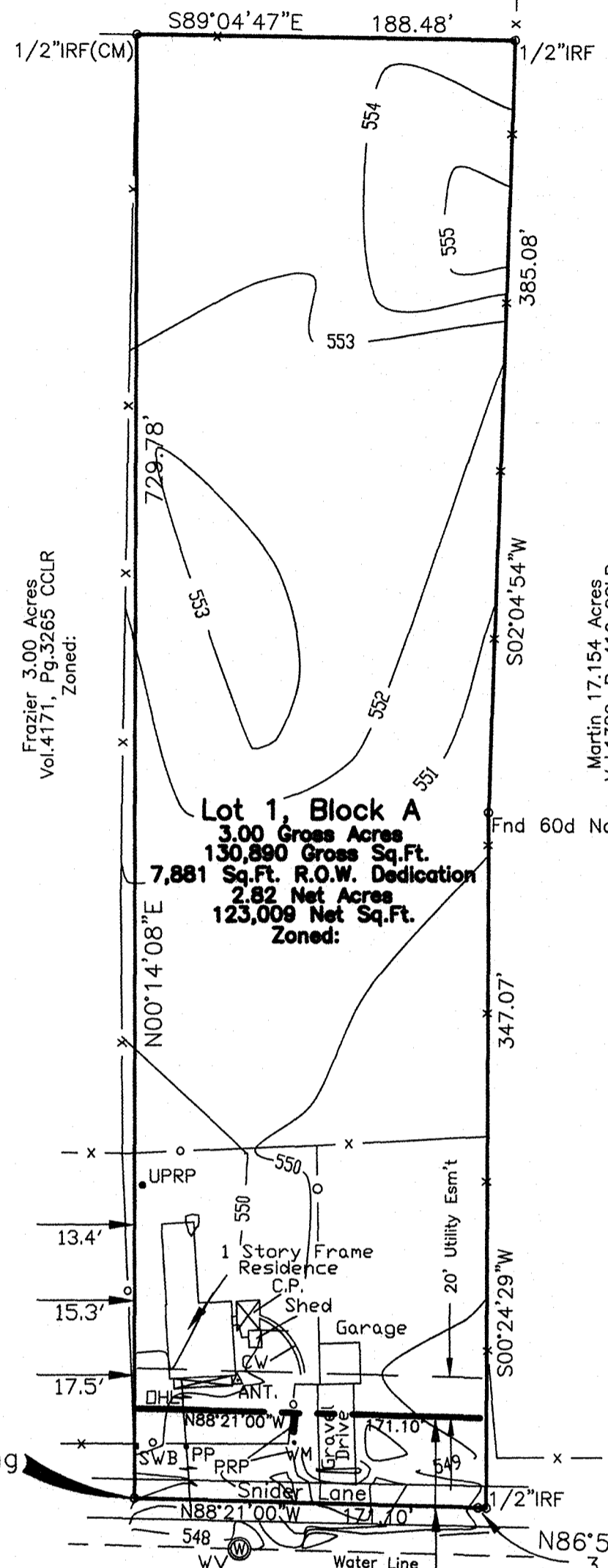


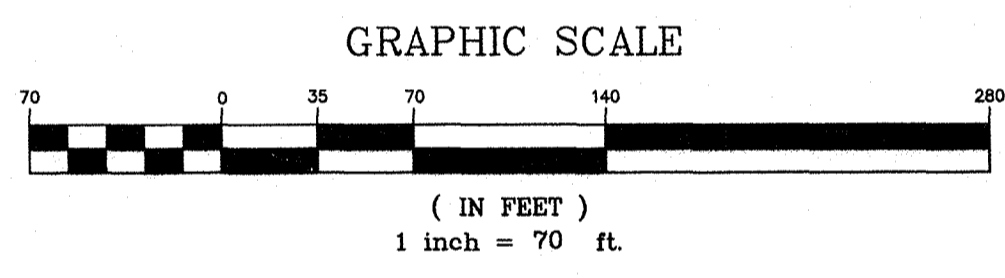
Filed for Record in
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On Jun 26 2003
At 1:51pm
Doc/Num : 2003-0120317
Receipt #: 24973 16.00

P-11

50 Acre Snider Trust
Vol. 4225, Pg. 206 CCLR
Zoned:



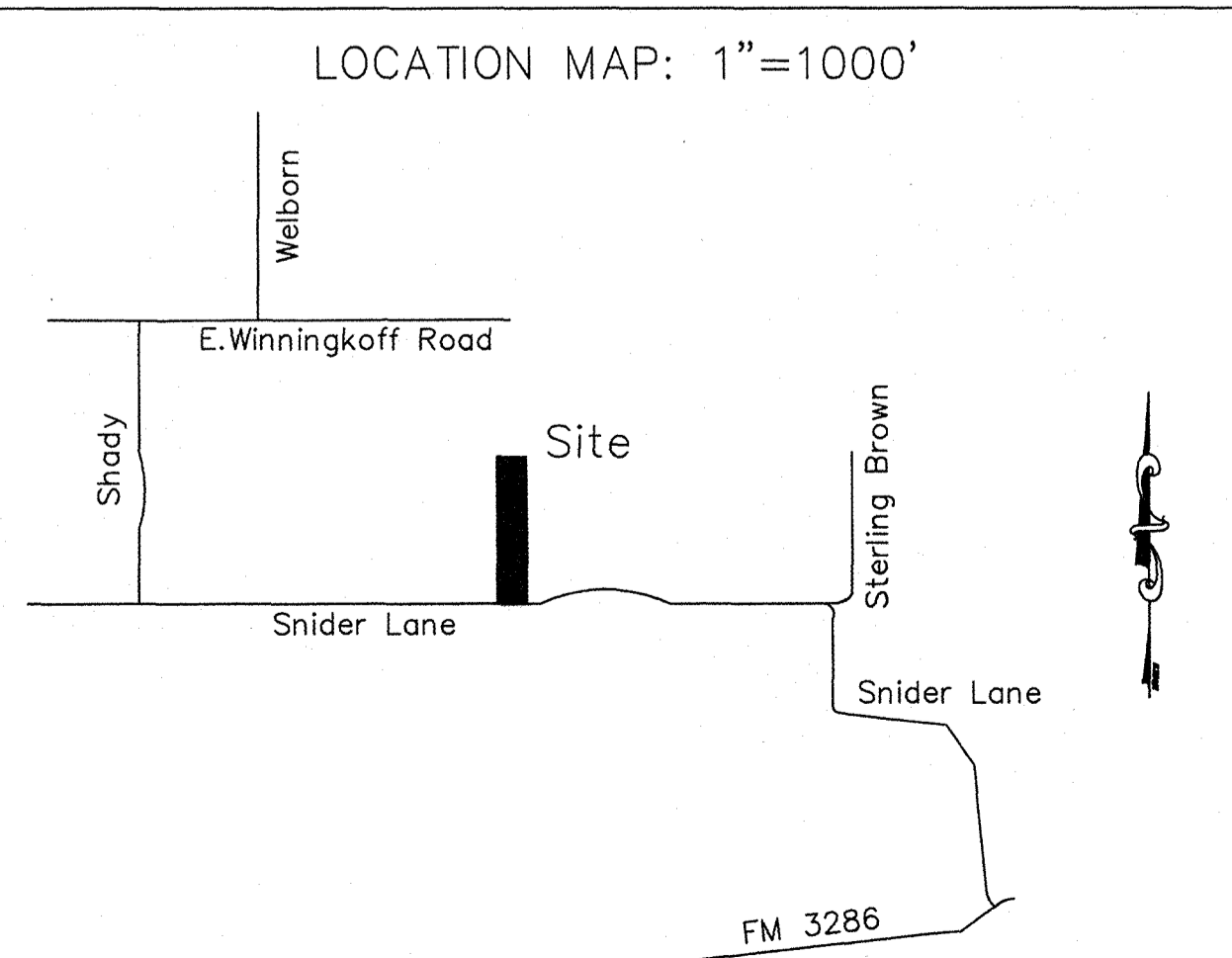
Lot 1, Block A
3.00 Gross Acres
130,890 Gross Sq. Ft.
7,881 Sq. Ft. R.O.W. Dedication
2.82 Net Acres
123,009 Net Sq. Ft.
Zoned:



- Legend
- UPRP = Underground Propane Tank
 - PRP = Propane Tank
 - CP = Concrete Patio
 - + = (OHL) 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
 - ANT = Antennae

Point of Beginning
1/2" IRF (CM)

Crowley Property
Vol. 2837, Pg. 594 CCLR
Zoned:



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 under County Clerk No. 95-0037263 of the Collin County Land 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 right-of-way dedication and a 20' utility easement.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Jeffrey J. Jablonski is the owner 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 all of a 3.00 acre tract of land as recorded under County Clerk No. 95-0037263 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 3.00 tract, the southeast corner of a 3.00 acre tract as recorded in Volume 4171, Page 3265 of the Collin County Land Records, being in the north line of Crowley's property as recorded in Volume 2837, Page 594 and also being in the approximate middle of Snider Lane;

THENCE with the west line of said 3.00 acres and the east line of Frazier's 3.00 acre tract, North 00°14'08" East, 729.78 feet to a 1/2-inch iron rod found marking the northwest corner of said 3.00 acre tract, the northeast corner of Frazier's 3.00 acre tract, and being in the south line of a 50 acre Snider Trust tract recorded in Volume 4225, Page 206 of the Collin County Land Records;

THENCE with the north line of said 3.00 acre tract and the south line of said 50 acre tract, South 89°04'47" East, 188.48 feet to a 1/2-inch iron rod found marking the northeast corner of said 3.00 acre tract, the southeast corner of said 50 acre tract, and being in the west line of a 17.154 acre tract as recorded in Volume 1382, Page 416 of the Collin County Land Records;

THENCE with the east line of said 3.00 acre tract and the west line of said 17.154 acre tract as follows:
South 02°04'54" West, 385.08 feet to a 60d nail found for corner;
South 00°24'29" West, 347.07 feet to a 1/2-inch iron rod found marking the southeast corner of said 3.00 acre tract, the southwest corner of said 17.154 acre tract, being in the north line of said Crowley tract, and being in the approximate middle of Snider Lane;

THENCE with the south line of said 3.00 acre tract, the north line of said Crowley tract and the middle of Snider Lane as follows:
North 86°54'55" West, 3.97 feet to a point and North 88°21'00" West, 171.10 feet to the point of beginning and containing 130,890 gross square feet or 3.00 gross acres of land of which 7,881 square feet is dedicated for right-of-way leaving 123,009 net square feet or 2.82 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeffrey J. Jablonski do hereby adopt this plat designating the herein described property as LOT 1, BLOCK A, JABBA 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 25 day of MARCH, 2003.

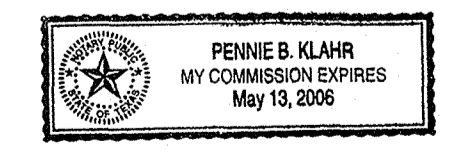
Jeffrey J. Jablonski
Jeffrey J. Jablonski

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 Jeffrey J. Jablonski 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 25th day of MARCH, 2003.

Pennie B. Klahr
Notary Public for the State of Texas

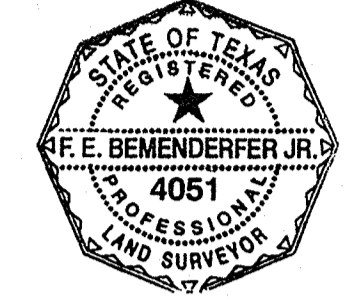


STATE OF TEXAS
COUNTY OF COLLIN

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

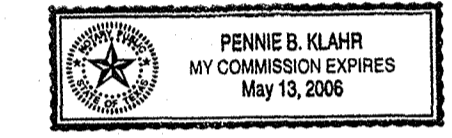


F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051

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 25th day of MARCH, 2003.



Pennie B. Klahr
Notary Public for the State of Texas

Recommended for Approval
John J. Allen
Chairman, Planning and Zoning Commission
City of Lucas, Texas

Approval Final Plat
T. Fleg
Mayor, City of Lucas, Texas

4/2/03
Date

4-2-03
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lot 1, Block A of Jabba Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 10th day of MARCH, 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 3 day of April, A.D., 2003.

Natha Williams
City Secretary
City of Lucas, Texas



**FINAL PLAT OF
LOT 1, BLOCK A
JABBA ADDITION
T.D. JAMES SURVEY, ABST. NO. 477
CITY OF LUCAS, COLLIN COUNTY, TEXAS
FEBRUARY 17, 2003**

OWNER
Jeffrey J. Jablonski
1625 Snider Lane
Lucas, TX 75002
214-762-1481

