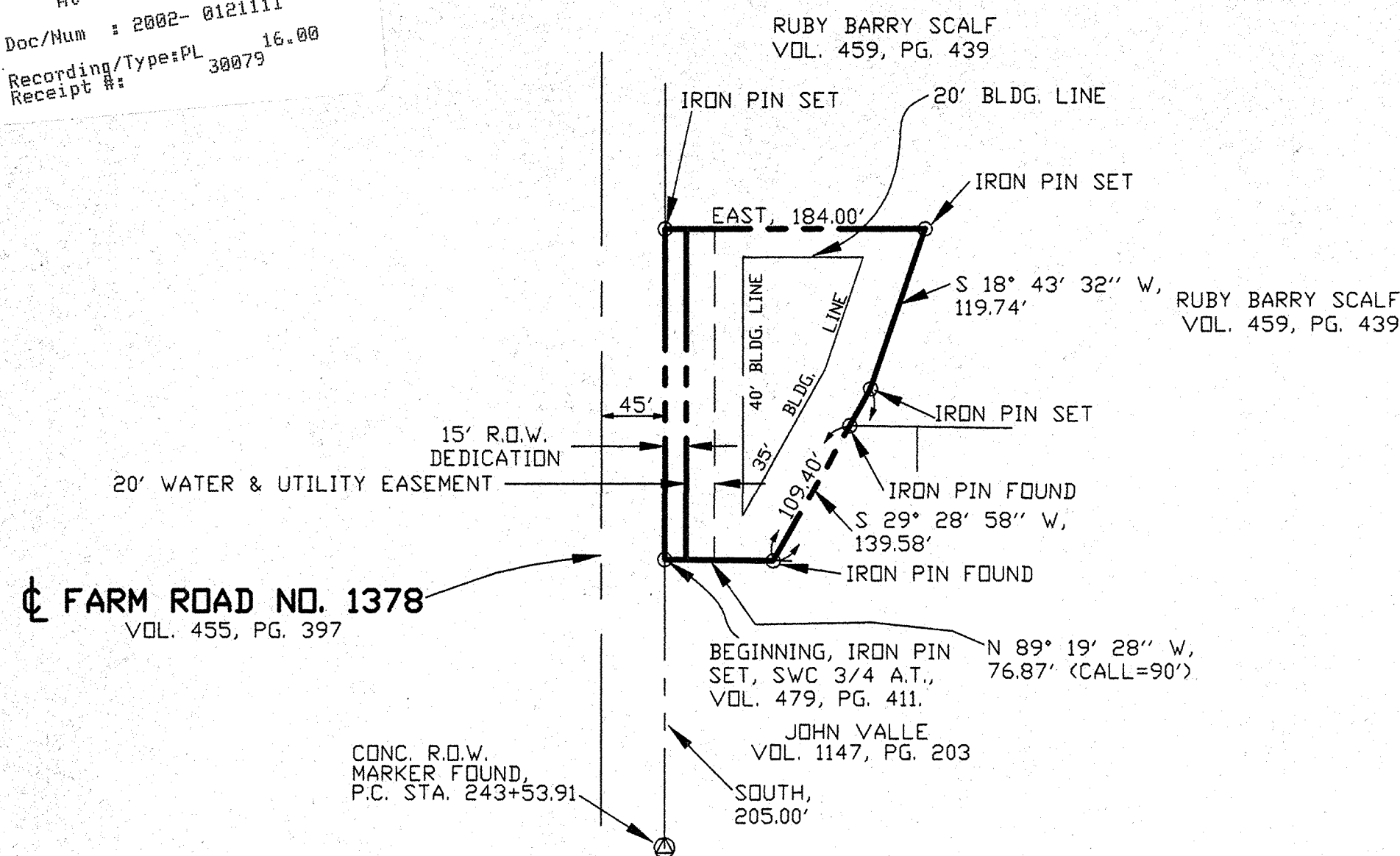
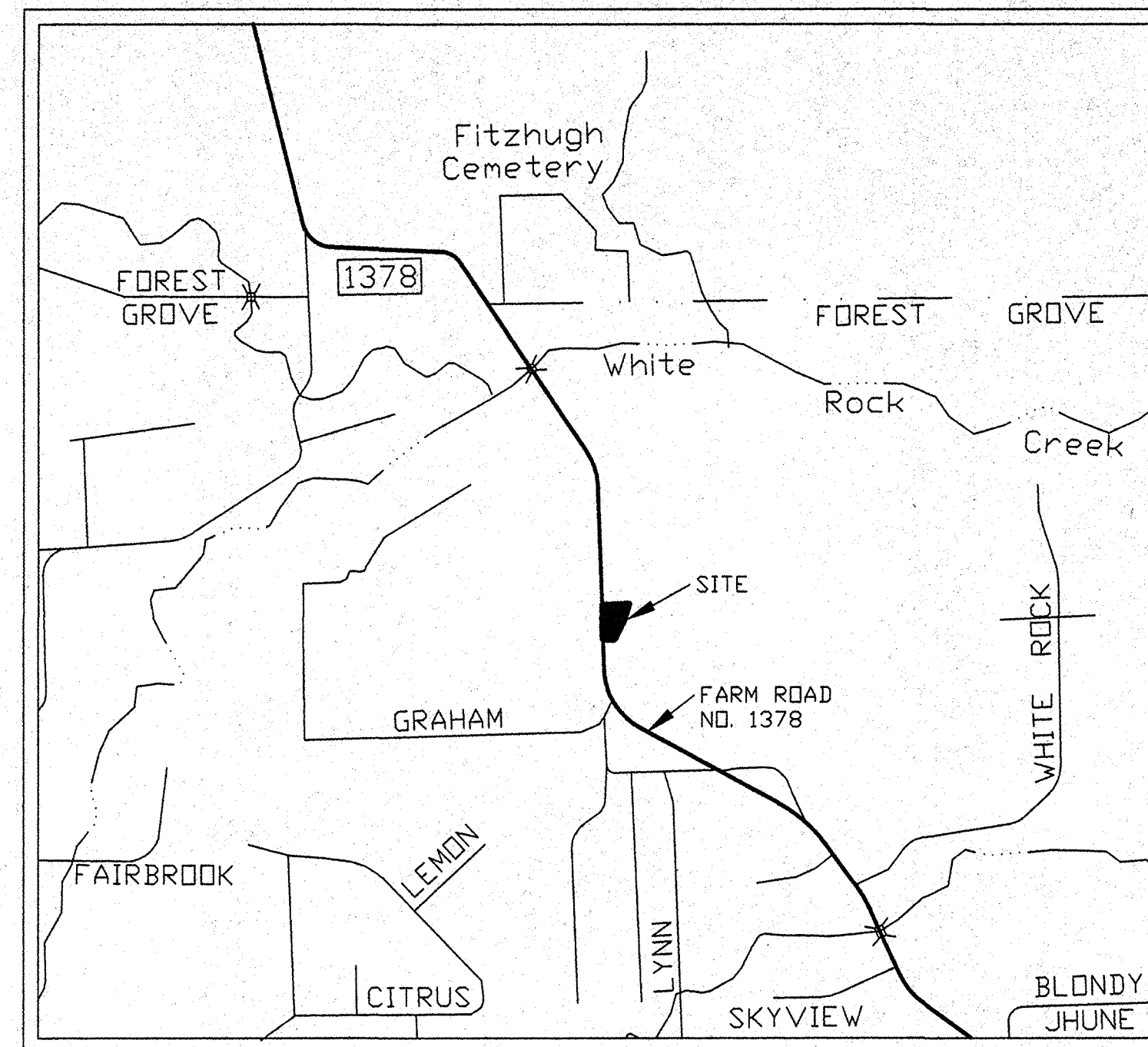
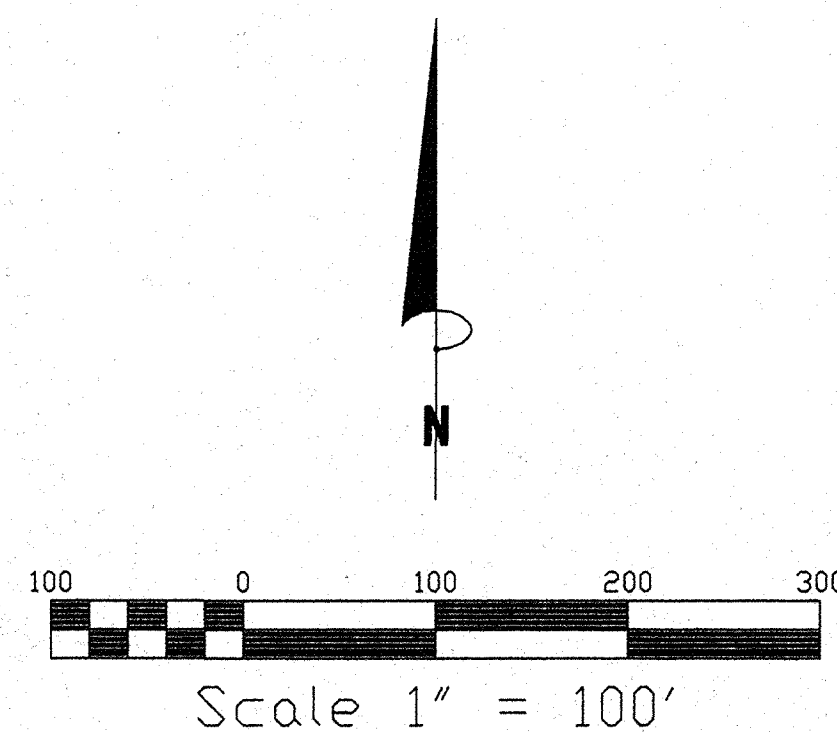


Filed for Record in
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk
On Aug 26 2002 055
At 9:02am
Doc/Num : 2002- 0121111
Recording/Type: PL 30079 16.00
Receipt #:



LOT 1
0.73 ACRE
LESS 0.08 ACRE R.O.W. DEDICATION
= 0.65 ACRE



VICINITY MAP
SCALE 1"=1000'

NOTES:
1) According to Flood Insurance Rate Map No. 48085C0455 G, dated January 19, 1996, the land platted hereon does not lie within the limits of the 100-year flood plain.
2) DIRECTIONAL CONTROL LINE: Center of Farm Road No. 1378
3) CONTROLLING MONUMENTS: Concrete marker found at P.C. of curve, in the east right-of-way line of said Farm Road No. 1378 at Highway Station 243+53.91 and concrete right-of-way markers found on the east and west line of said Farm Road No. 1378 at P.C. Station 227+76.82.

OWNERS: JAMES PATTERSON AND MICHELLE MARIE PATTERSON
1830 COUNTRY CLUB ROAD
LUCAS, TEXAS 75002

SURVEYOR: PHILLIP L. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5392
1512 W. UNIVERSITY
MCKINNEY, TEXAS 75069

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS James Patterson and Michelle Marie Patterson are the owners of a tract of land SITUATED in Collin County, Texas, in the J. Grayum Survey, Abstract No. 354, being a survey of the called "3/4 of an acre" tract of land described in a deed from T. J. Barry and wife, Annie Barry to Mildred Martin and husband, Robert H. Martin, dated February 13, 1953, recorded in Volume 479, Page 111, being described by metes and bounds as follows:

BEGINNING at an iron pin set in the south line of said 3/4 acre tract, in the east right-of-way line of Farm Road No. 1378, same being in the north line of a 2.02 acre tract described in Volume 1147, Page 203; a concrete right-of-way marker found at the P. C. of a curve bears South, 205.00 feet;

THENCE North, with the east right-of-way line of said Farm Road No. 1378, 234.00 feet to an iron pin set at the northwest corner of said 3/4 acre tract;

THENCE East, 184.00 feet to an iron pin set at the northeast corner of said 3/4 acre tract;

THENCE southwesterly, with the east line of said 3/4 acre tract and generally near an old fence part of the way as follows:

South 18° 43' 32" West, 119.74 feet to an iron pin set;

South 29° 28' 58" West, passing an iron pin found at the most northerly northwest corner of said 2.02 acre tract at 30.18 feet, and continuing with a west line of said 2.02 acre tract, in all 139.58 feet to an iron pin found at an ell corner of said 2.02 acre tract;

THENCE North 89° 19' 28" West, with the north line of said 2.02 acre tract and the south line of said 3/4 acre tract, 76.87 feet to the PLACE OF BEGINNING and containing 0.73 ACRE OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAMES PATTERSON and MICHELLE MARIE PATTERSON, do hereby adopt this plat designating the herein above described property as JAMES PATTERSON ADDITION, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

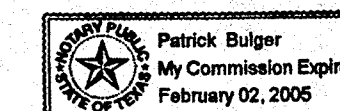
WITNESS my hand at Dallas, Texas, this the 20 day of June, 2002.

James Patterson
James Patterson

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared James Patterson, 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 20 day of June, 2002.

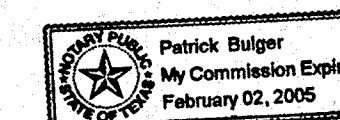
Patrick Bulger
Notary Public in and for the State of Texas
Michelle Marie Patterson
Michelle Marie Patterson



Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Michele Marie Patterson, 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 20 day of June, 2002.

Patrick Bulger
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

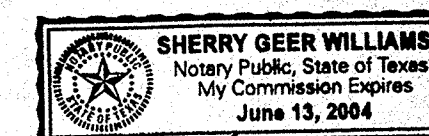
That I, Phillip L. Smith, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Phillip L. Smith
Phillip L. Smith, Registered Professional Land Surveyor, No. 5392

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Phillip L. Smith, 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 purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 18th day of June, 2002.

Sherry Geer Williams
Notary Public in and for the State of Texas



"Recommended for Approval"
John L. Helms
Chairman, Planning and Zoning Commission
City of Lucas, Texas.

DATE: 7/01/02

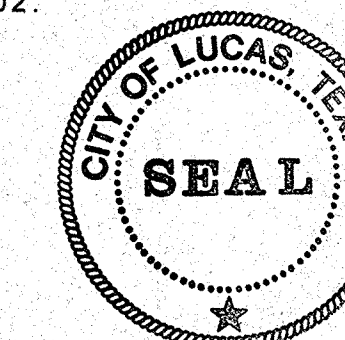
"Approved for Construction"
T. Papp
Mayor, City of Lucas, Texas

DATE: 6-25-02

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the JAMES PATTERSON ADDITION to the City of Lucas was submitted to 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 described.

Witness my hand this 10 day of June, A.D., 2002.

Nathan Williams
City Secretary, City of Lucas, Texas



FINAL PLAT
LOT 1
OF THE
JAMES PATTERSON ADDITION
0.73 ACRE IN THE J. GRAYUM SURVEY, ABSTRACT NO. 354
City of Lucas
Collin County, Texas