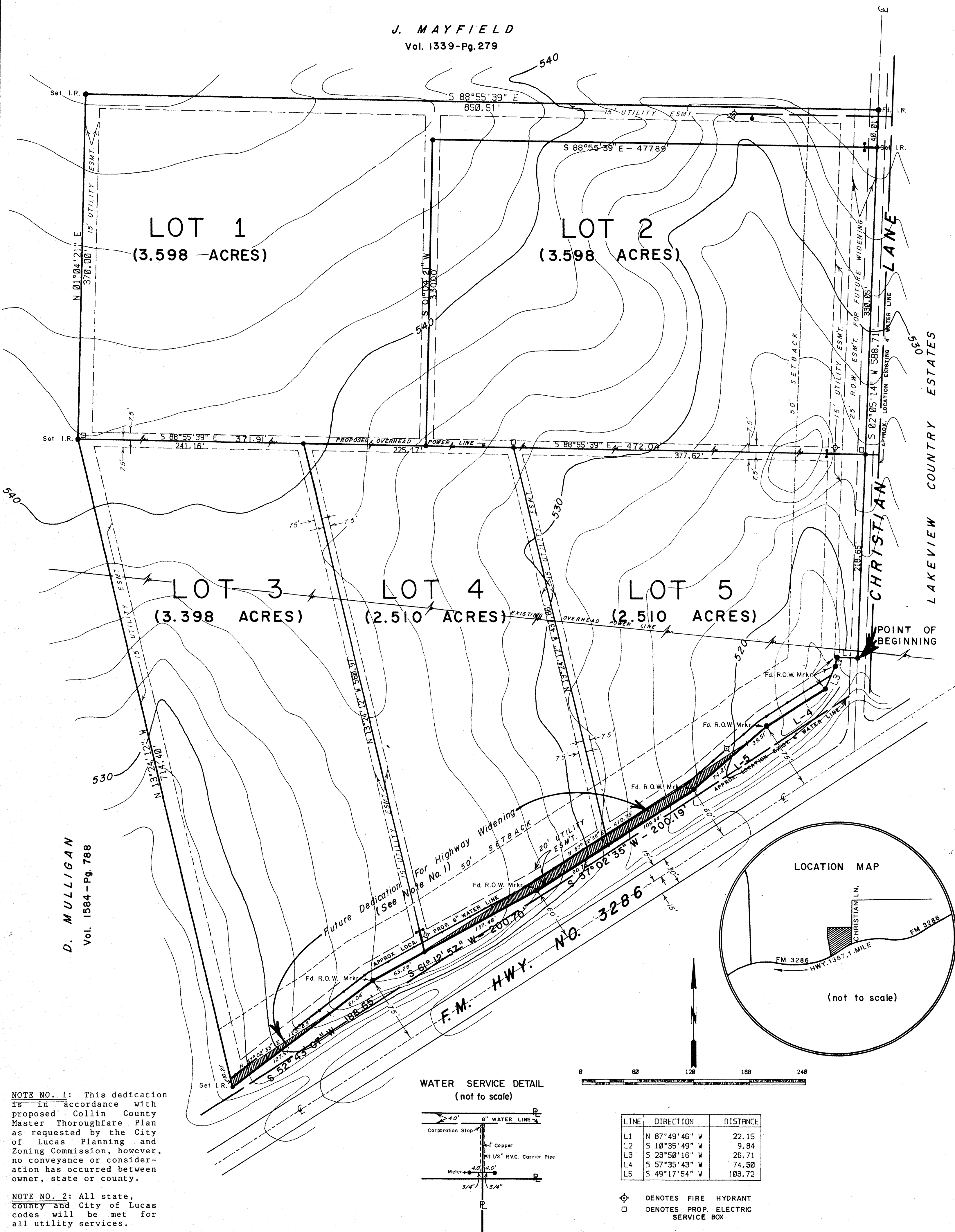


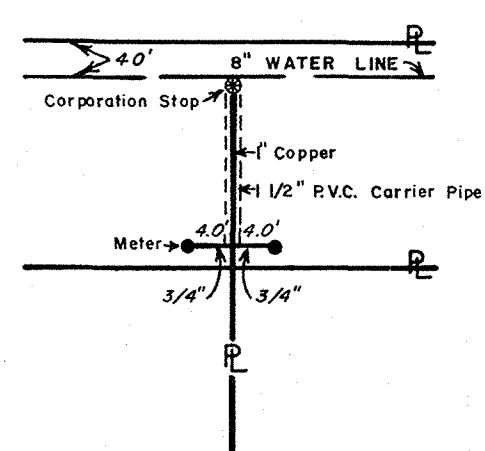
J. MAYFIELD
Vol. 1339-Pg. 279



NOTE NO. 1: This dedication is in accordance with proposed Collin County Master Thoroughfare Plan as requested by the City of Lucas Planning and Zoning Commission, however, no conveyance or consideration has occurred between owner, state or county.

NOTE NO. 2: All state, county and City of Lucas codes will be met for all utility services.

WATER SERVICE DETAIL
(not to scale)



LINE	DIRECTION	DISTANCE
L1	N 87°49'46\"	22.15
L2	S 10°35'49\"	9.84
L3	S 23°50'16\"	26.71
L4	S 57°35'43\"	74.50
L5	S 49°17'54\"	103.72

♦ DENOTES FIRE HYDRANT
□ DENOTES PROP. ELECTRIC SERVICE BOX

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Wayne A. Julian, M. Sharri Julian, Charles L. Hughes, and Donna L. Sturgis, do hereby adopt this plat designating the herein described property as JULIAN-HUGHES ADDITION, an addition to the City of Lucas, and do hereby dedicate to the public, use forever, the streets, alleys and public use areas shown thereon. The Easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which, in any way, endanger or interfere with the construction, maintenance or efficiency of its' respective systems on said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its' respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1985.

Wayne A. Julian, Owner

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Wayne A. Julian 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 _____, 1985.

Notary Public in and for the State of Texas

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1985.

M. Sharri Julian, Owner

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared M. Sharri Julian known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1985.

Notary Public in and for the State of Texas

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1985.

Charles L. Hughes, Owner

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles L. Hughes 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 _____, 1985.

Notary Public in and for the State of Texas

WITNESS MY HAND AT _____, TEXAS, this _____ day of _____, 1985.

Donna L. Sturgis, Owner

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donna L. Sturgis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1985.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS, Wayne A. Julian, M. Sharri Julian, Charles L. Hughes, and Donna L. Sturgis, are the owners of a tract of land situated in the State of Texas, County of Collin, City of Lucas, in the Francis W. Capp Survey, Abstract No. 231, and being the same tract of land described as Tract 2 in a deed from C. E. Stewart et al. to Evans and Stewart Investment Company as recorded in Volume 1059, Page 34 of the Collin County Deed Records, said part being more particularly described as follows:

BEGINNING at an iron rod in the center of Christian Lane at the southeast corner of said tract and being in the north line of F. M. Highway No. 3286;

THENCE along the north line of said F. M. Highway No. 3286 as follows:

North 87°49'46" West, 22.15 feet to a Highway R.O.W. marker;
South 10°35'49" West, 9.84 feet to a Highway R.O.W. marker;
South 23°50'16" West, 26.71 feet to a Highway R.O.W. marker;
South 57°35'43" West, 74.50 feet to a Highway R.O.W. marker;
South 49°17'54" West, 103.72 feet to a Highway R.O.W. marker;
South 57°02'35" West, 200.19 feet to a Highway R.O.W. marker;
South 61°12'57" West, 200.70 feet to a Highway R.O.W. marker;
and South 52°43'07" West, 188.65 feet to an iron rod therein;

THENCE North 13°24'12" West, 714.40 feet to an iron rod;

THENCE North 01°04'21" East, 370.00 feet to an iron rod;

THENCE South 88°55'39" East, 850.51 feet to an iron rod in the center of said Christian Lane;

THENCE South 02°05'14" West, 588.71 feet along the center of said Christian Lane to the place of beginning and containing 15.614 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jack W. Roome, 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.

Jack W. Roome, Registered Public Surveyor, No. 295

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jack W. Roome 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 _____, 1985.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this 25th day of October, 1985, by the City Planning and Zoning Commission, City of Lucas, Texas.

Spencer M. Jones, Vice-Chairman
CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
City of Lucas, Texas

Shirley Hunkel
CITY SECRETARY
City of Lucas, Texas

Preliminary Plat

JULIAN - HUGHES ADDITION

Francis W. Capp Survey, Abstract No. 231

CITY OF LUCAS

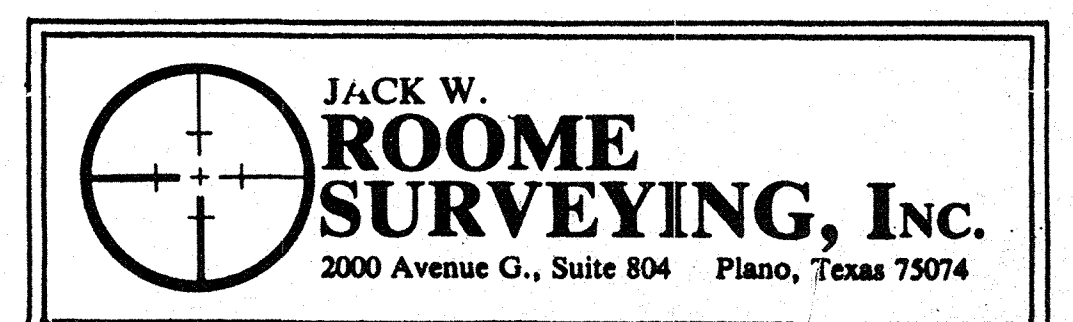
COLLIN COUNTY, TEXAS

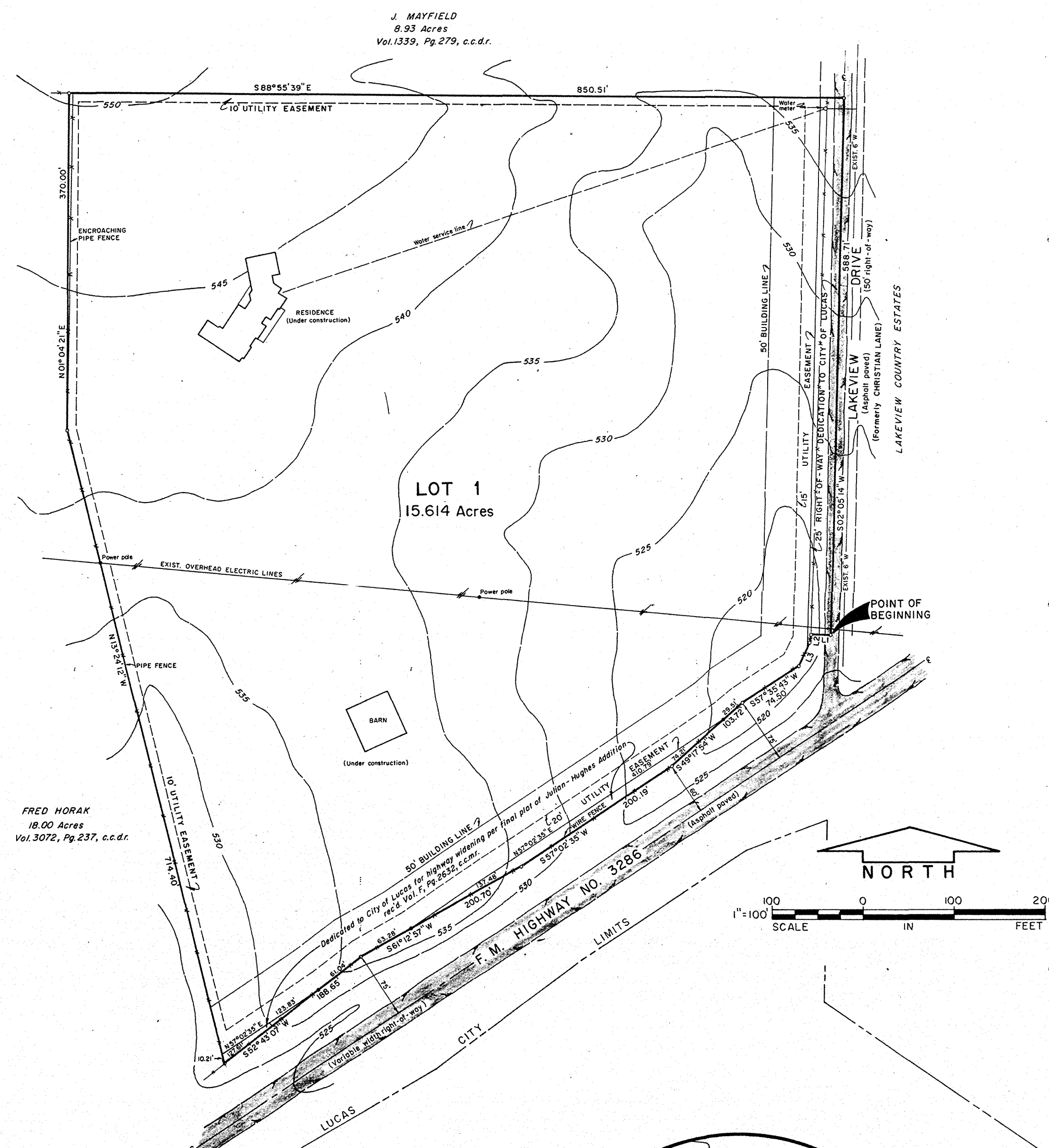
OWNERS :

WAYNE A. JULIAN AND M. SHARRI JULIAN
ROUTE 2 BOX 184 - MCKINNEY, TEXAS 75069

CHARLES L. HUGHES AND DONNA L. STURGIS
511 CANYON CREEK DRIVE - RICHARDSON, TEXAS 75080

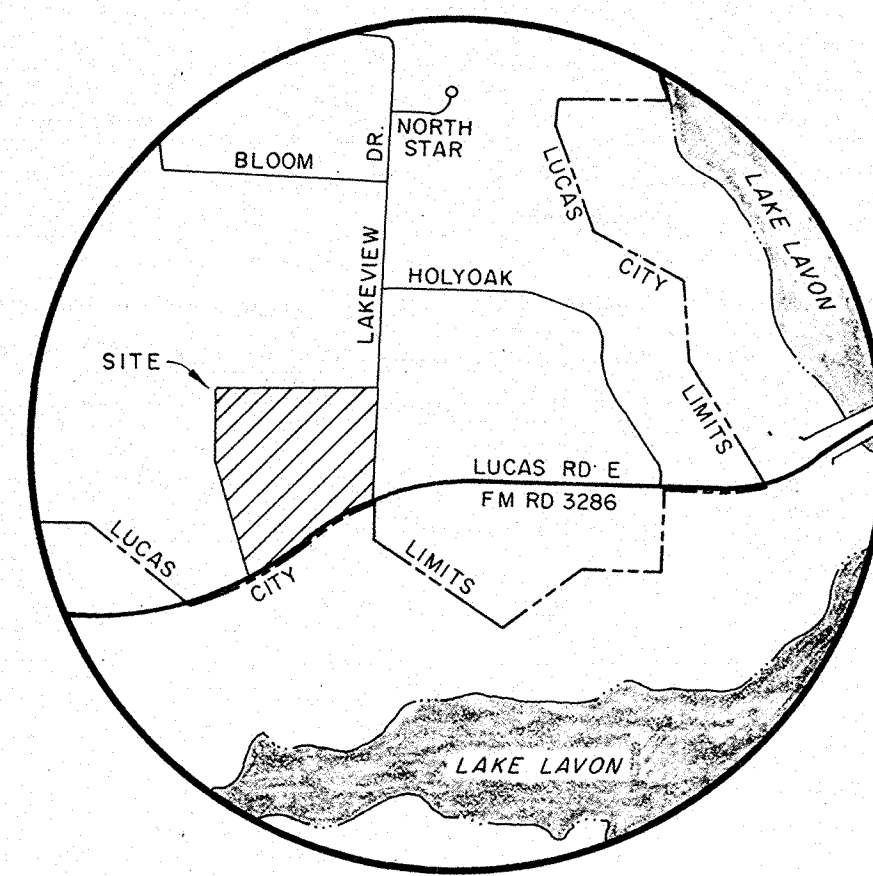
DATE: OCTOBER 11, 1985





LINE	BEARING	DISTANCE
1	N 87°49'46" W	22.15'
2	S 10°35'49" W	9.84'
3	S 23°50'16" W	26.71'

NOTES: 1) Zoned Single Family Residential (2 Ac.)
 2) No part of the subject property lies within the 100 year flood boundary per Comm. Panel No. 48085C 0410B of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated April 2, 1991. (Zone X).
 3) There are no fire hydrants located on the property.



LOCATION MAP
SCALE: 1" = 1000'

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Calvin C. Crosswhite and Janice Jones Crosswhite, do hereby adopt this plat designating the herein described property as REPLAT OF JULIAN-HUGHES ADDITION, an addition to the City of Lucas, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements 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, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Lucas. 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 the 17th day of November, 1993.

Calvin C. Crosswhite
 Calvin C. Crosswhite

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 Calvin C. Crosswhite, 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 17th day of November, 1993.

Susan McManus
 Notary Public for the State of Texas

Janice Jones Crosswhite
 Janice Jones Crosswhite

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Janice Jones Crosswhite, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of November, 1993.

Susan McManus
 Notary Public for the State of Texas

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

WHEREAS, Calvin C. Crosswhite and Janice Jones Crosswhite are the owners of a 15.614 acre tract of land situated in the State of Texas, County of Collin, City of Lucas, in the Francis W. Capps Survey, Abstract No. 231, and being all of the Julian - Hughes Addition to said city as shown by plat recorded in Volume F, Page 515 of the Collin County Map Records, and being more particularly described as follows:

BEGINNING at an iron rod in the center of Lakeview Drive (formerly Christian Lane, a 50' right-of-way), marking the southeast corner of said addition and also being in the north right-of-way line of F.M. Highway No. 3286, (a variable width right-of-way);

THENCE along the north right-of-way line of said highway and the south line of said addition as follows:

North 87°49'46" West, 22.15 feet to a highway R.O.W. marker;
 South 10°35'49" West, 9.84 feet to a highway R.O.W. marker;
 South 23°50'16" West, 26.71 feet to a highway R.O.W. marker;
 South 57°35'43" West, 74.50 feet to a highway R.O.W. marker;
 South 49°17'54" West, 103.72 feet to a highway R.O.W. marker;
 South 57°02'35" West, 200.19 feet to a highway R.O.W. marker;
 South 61°12'57" West, 200.70 feet to a highway R.O.W. marker;
 and South 52°43'07" West, 188.65 feet to an iron rod marking the southwest corner of said addition;

THENCE along the west line of said addition as follows:
 North 13°24'12" West, 714.40 feet to an iron rod and North 01°04'21" East, 370.00 feet to an iron rod, marking the northwest corner of said addition;

THENCE South 88°55'39" East, 850.51 feet along the north line of said addition to an iron rod in the center of the aforementioned Lakeview Drive, marking the northeast corner of said addition;

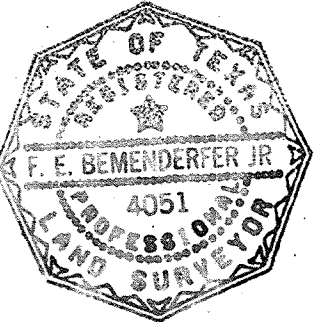
THENCE South 02°05'14" West, 588.71 feet along the center of Lakeview Drive and the east line of said addition to the place of beginning containing 15.614 acres of land, more or less.

SURVEYORS 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 16th day of November, 1993.

Susan McManus
 Notary Public for the State of Texas

Recommended for Approval

Chairman, Planning and Zoning Commission
 City of Lucas, Texas

Date

Approved For Preparation of Final Plat

Mayor, City of Lucas, Texas

Date

Approved and Accepted

Mayor, City of Lucas, Texas

Date

Water Superintendent, City of Lucas, Texas

Date

City Engineer, City of Lucas, Texas

Date

THE PURPOSE OF THIS REPLAT IS TO REVISE THE JULIAN - HUGHES ADDITION FROM 5 LOTS INTO 1 LOT.

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.

FINAL REPLAT
JULIAN - HUGHES ADDITION
 FRANCIS W. CAPP SURVEY, ABSTRACT NO. 231
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 RECORDED IN VOL. F, PG. 2632, C.C.M.R.

MARCH 9, 1993

OWNERS:
 CAL & JANICE CROSSWHITE
 405 LAKEVIEW
 LUCAS, TEXAS 75002

