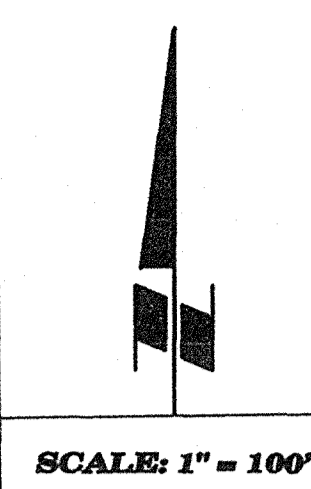
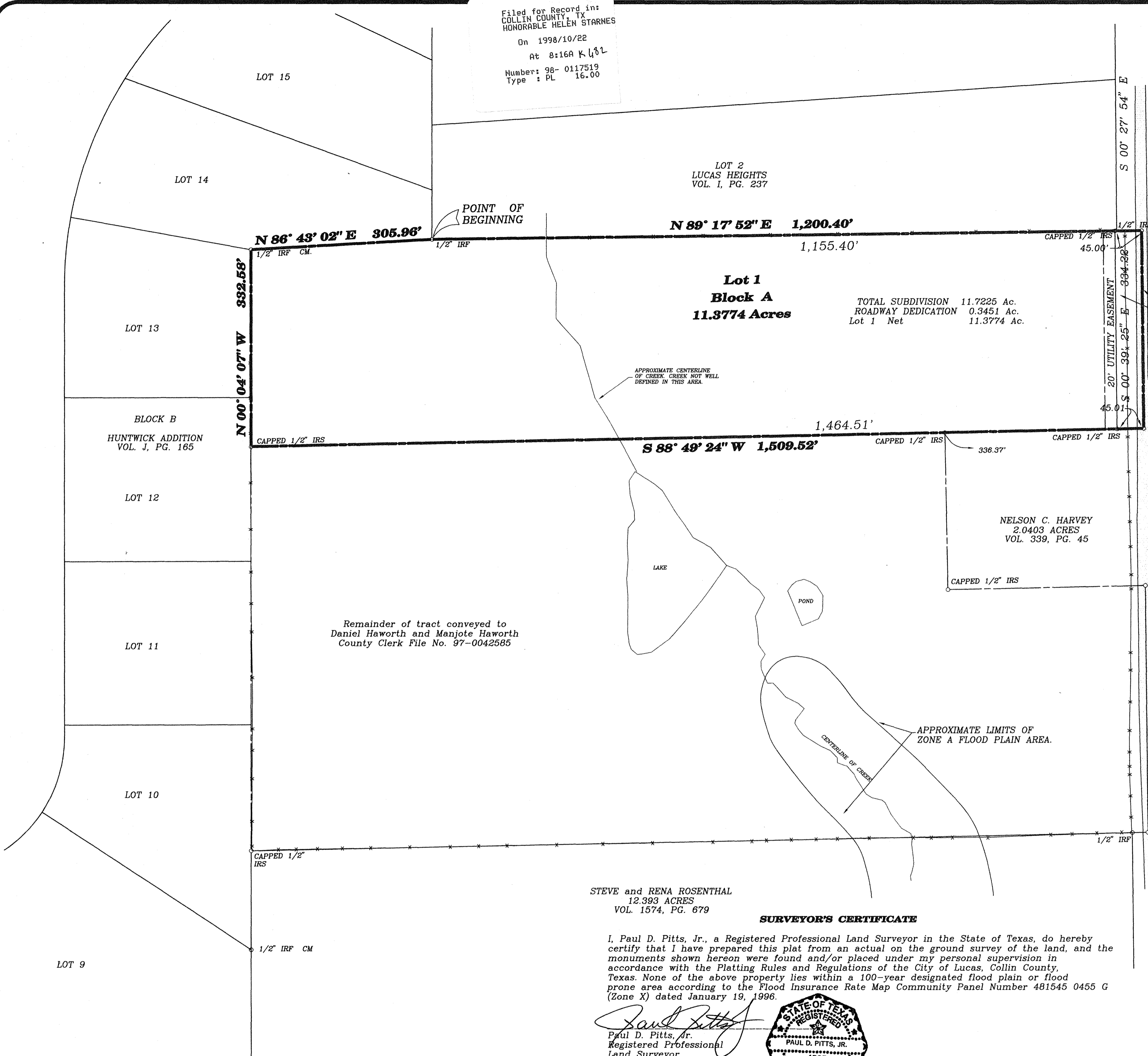


Filed for Record in
 COLLIN COUNTY, TX
 HONORABLE HELEN STARNES
 On 1998/10/28
 At 8:16A K L S L
 Number: 98-0117519
 Type: PL 16.00



OWNERS' CERTIFICATION

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, R. Scott Begin and Teresa A. Begin are the owners of a tract of land situated in the Peter F. Lucas Survey, Abstract No. 537, City of Lucas, Collin County, Texas, and being a portion of a tract of land conveyed to Daniel Haworth and Manjote Haworth, as recorded by County Clerk File No. 97-0042585, Real Property Records, Collin County, Texas, also being a portion of a 95.12 acre tract as described in a deed recorded in Volume 339, Page 45, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for an ell corner of said 95.12 acre tract, same being the southwest corner of Lucas Heights, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 237, Map Records, Collin County, Texas, same being the southeast corner of Lot 14, Block B, of the Huntwick Addition, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 165, Map Records, Collin County, Texas;

Thence, along the south line of said Lucas Heights Addition, North 89 degrees 17 minutes 52 seconds West, passing a 1/2 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set at 1,155.40 feet, also passing a 1/2 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set at 1,158.27 feet and, in all, a distance of 1,200.40 feet to a pk nail set in the center line of Winningkoff Road, County Road No. 309;

Thence, along the center line of said County Road No. 309, South 00 degrees 39 minutes 25 seconds East a distance of 333.84 feet to a pk nail set for the northeast corner of the remaining 2.0403 acres of the Nelson C. Harvey tract, as recorded in Volume 339, Page 45, Deed Records, Collin County, Texas;

Thence, along the north line of said Harvey tract and extension thereof, South 88 degrees 49 minutes 24 seconds West passing a 1/2 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set at 336.37 feet for the northwest corner of said Harvey tract, and, in all, a distance of 1,509.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set on the east line of the aforementioned Huntwick Addition;

Thence, along the east line of said Huntwick Addition, North 00 degrees 04 minutes 07 seconds West a distance of 332.58 feet to the northeast corner of Lot 13 and on the south line of Lot 14 of said Huntwick Addition;

Thence, along the south line of said Lot 14, North 86 degrees 43 minutes 02 seconds East a distance of 305.96 feet to the Point of Beginning and containing 510,631 square feet or 11.7225 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, R. Scott Begin and Teresa A. Begin, do hereby adopt this plat, designating the herein above described property as **LAKESIDE ESTATES, PHASE ONE** Addition to the City of Lucas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the right-of-way dedication for street purposes. The easements shown thereon are hereby reserved for the purposes indicated. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility, shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growth which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements 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 parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Collin County, Texas.

WITNESS, MY HAND at Collin County, Texas this the 20 day of August, 1998.

BY: R. Scott Begin R. Scott Begin
 BY: Teresa A. Begin Teresa A. Begin

State of Texas

Before me, the undersigned, a Notary Public in and for the State on this day personally appeared R. Scott Begin, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and Seal of Office this the 20 day of August, 1998.

Sally L. Leeper
 Notary Public in and for the State of Texas.

State of Texas

Before me, the undersigned, a Notary Public in and for the State on this day personally appeared Teresa A. Begin, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and Seal of Office this the 20 day of August, 1998.

Norma L. Martin
 Notary Public in and for the State of Texas.

Recommended For Approval

R.B. MacPoguet 8/28/98
 Chairman, Planning and Zoning Commission
 City of Lucas, Texas

Approved For Construction

Paul H. C... 9/25/98
 Mayor, City of Lucas, Texas

FINAL PLAT
LAKESIDE ESTATES
PHASE ONE

PETER F. LUCAS SURVEY, ABSTRACT No. 537
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, Paul D. Pitts, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas, Collin County, Texas. None of the above property lies within a 100-year designated flood plain or flood prone area according to the Flood Insurance Rate Map Community Panel Number 481545 0455 G (Zone X) dated January 19, 1996.

Paul D. Pitts, Jr.
 Paul D. Pitts, Jr.
 Registered Professional
 Land Surveyor
 Texas Registration No. 4595

State of Texas

Before me, the undersigned, a Notary Public in and for the State on this day personally appeared Paul D. Pitts, Jr., known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

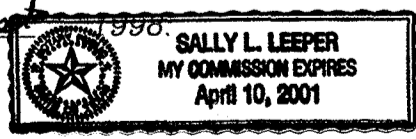
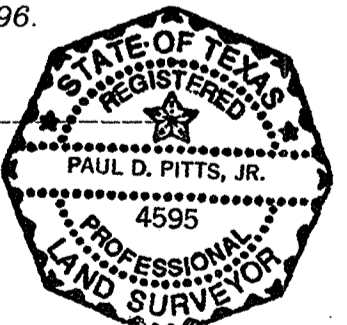
Given under my hand and Seal of Office this the 23 day of August, 1998.

Sally L. Leeper
 Notary Public in and for the State of Texas.

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the LAKESIDE ESTATES, PHASE ONE Addition to the City of Lucas was submitted to the City Council on the 4 day of MAY, 1998, and 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 subscribed.

Witness my hand this 28 day of August, A.D., 1998.

John H. ...
 City Secretary
 City of Lucas, Texas



REVISIONS	BY

PITTS LAND SURVEYORS
 821 GRAND TETON DRIVE,
 PLANO, TEXAS 75023
 OFFICE (972) 422-9981, FAX (972) 424-2692

DRAWN	PDP
CHECKED	
DATE	19 AUG. 98
SCALE	1" = 100'
JOB NO.	98175002
SHEET	1
OF	1 SHEETS