

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

OWNERS CERTIFICATE

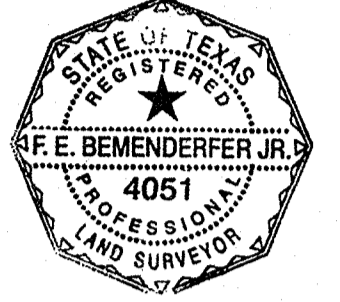
STATE OF TEXAS
COUNTY OF COLLIN

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

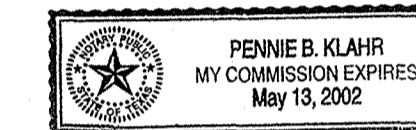
F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051



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 12th day of March, 2002.



Pennie B. Klahr
Pennie B. Klahr
Notary Public for the State
of Texas

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval
Stephen S. Chapman
Chairman, Planning and Zoning Commission
City of Lucas, Texas

3/20/02
Date

Approval of Final Plat
T. P. Pags
Mayor, City of Lucas, Texas

3-13-02
Date

Approved and Accepted
T. P. Pags
Mayor, City of Lucas, Texas

3-24-02
Date

Approved for Construction
T. P. Pags
Mayor, City of Lucas, Texas

3-24-02
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lots 1 & 2 of Leeper Addition Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 14 day of March, 2002 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.

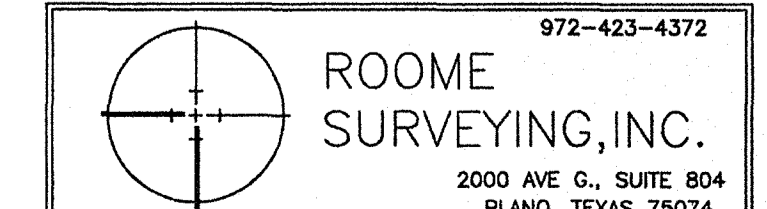
Witness my hand this 21st day of March, A.D., 2002.

Nathia Wilkison
Nathia Wilkison
City Secretary
City of Lucas, Texas



FINAL PLAT OF
LOTS 1 & 2, BLOCK A
LEEPER ADDITION
T.D. JAMES SURVEY, ABST. NO. 477
CITY OF LUCAS, COLLIN COUNTY, TEXAS
DECEMBER 26, 2001

Revised: February 15, 2002



F:\2001\014040.dwg

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Kay N. Baker 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 a 4.00 acre tract of land as described and recorded in Volume 1373, Page 99 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 southeast corner of said premises, the southwest corner of Burk's 2.00 acre tract of land as recorded in Volume 2420, Page 307 of the Collin County Land Records, and being in the north line of a 50.00 acre tract of land as recorded in Volume 4225, Page 206 of the Collin County Land Records;

THENCE with the south line of said 4.00 acre tract and the north line of said 50.00 acre tract, North 89°19'56" West, 129.44 feet to a 1/2-inch iron rod found marking the southwest corner of said 4.00 acre tract and the southeast corner of Stathas' 4.00 acre tract as recorded under County Clerk No. 98-0028701 of the Collin County Land Records;

THENCE with the west line of said 4.00 acre tract and the east line of Stathas' 4.00 acre tract, North 00°48'20" East, 1346.04 feet to a 1/2-inch iron rod set in the approximate middle of East Winkingkoff Road (no dedicated right-of-way) marking the northwest corner of said 4.00 acre tract, the northeast corner of Stathas' 4.00 acre tract and being in the south line of Ford's Cattle Ranch, an addition to the City of Lucas as recorded in Volume G, Page 774 of the Collin County Plat Records;

THENCE along the approximate middle of East Winkingkoff Road and with the north line of said 4.00 acre tract and the south line of Ford's Cattle Ranch, South 89°13'27" East, 129.44 feet to a 1/2-inch iron rod set marking the northeast corner of said 4.00 acre tract and the northwest corner of a 2.00 acre tract as recorded under County Clerk No. 92-0019130 of the Collin County Land Records;

THENCE with the east line of said 4.00 acre tract, the west line of said 2.00 acre tract, and the west line of the aforementioned Burt 2.00 acre tract, South 00°48'20" West, 1345.80 feet to the point of beginning and containing 174,216 square feet or 4.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kay N. Baker do hereby adopt this plat designating the herein described property as LOTS 1 and 2, BLOCK A, LEEPER ADDITION, an addition to the City of Lucas, Texas, and does 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.

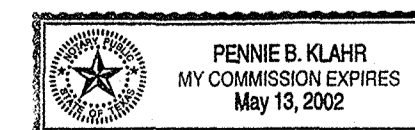
WITNESS, MY HAND, this 12th day of March, 2002.

Kay N. Baker
Kay N. Baker

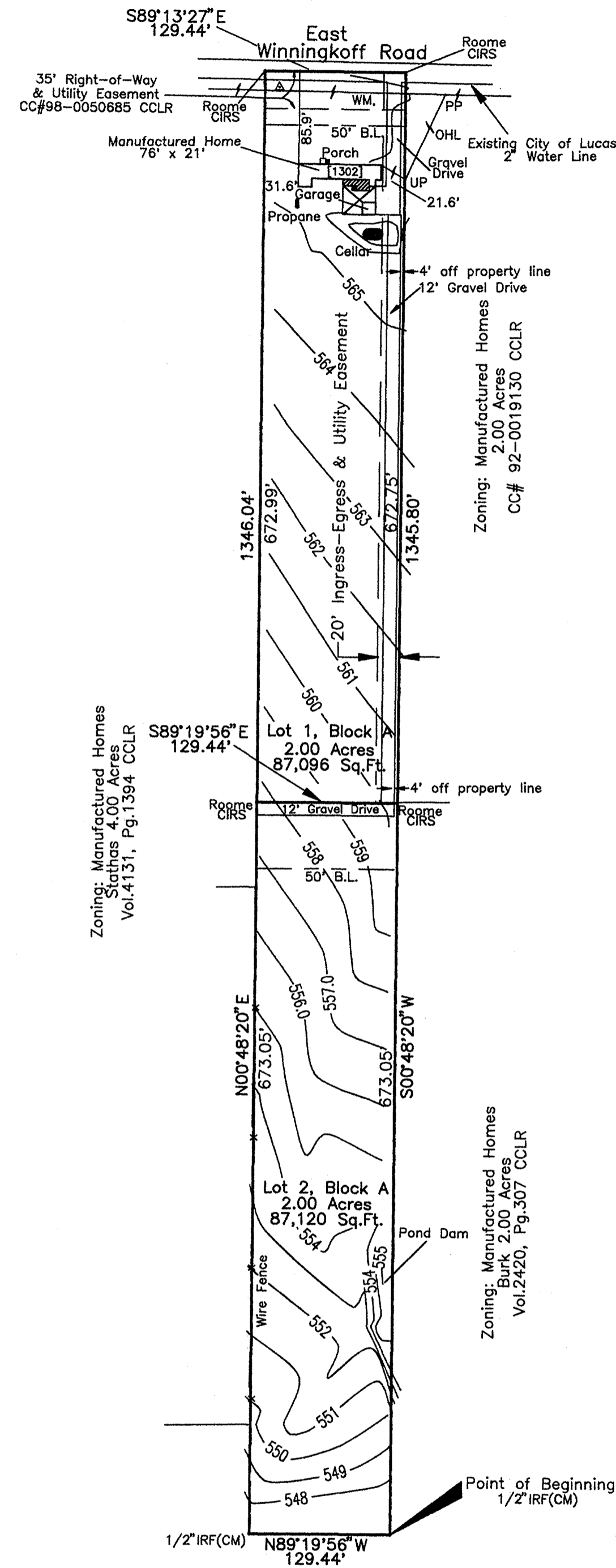
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kay N. Baker 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 12th day of March, 2002.

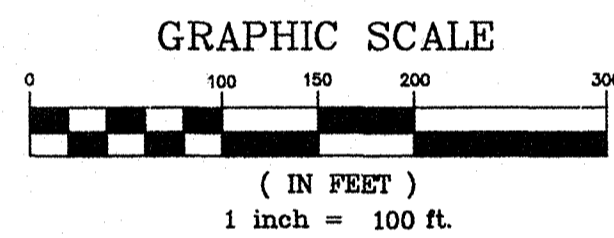


Pennie B. Klahr
Pennie B. Klahr
Notary Public for the State
of Texas



Zoning: Manufactured Homes
50.00 Acres
Vol. 4225, Pg. 206 CCLR

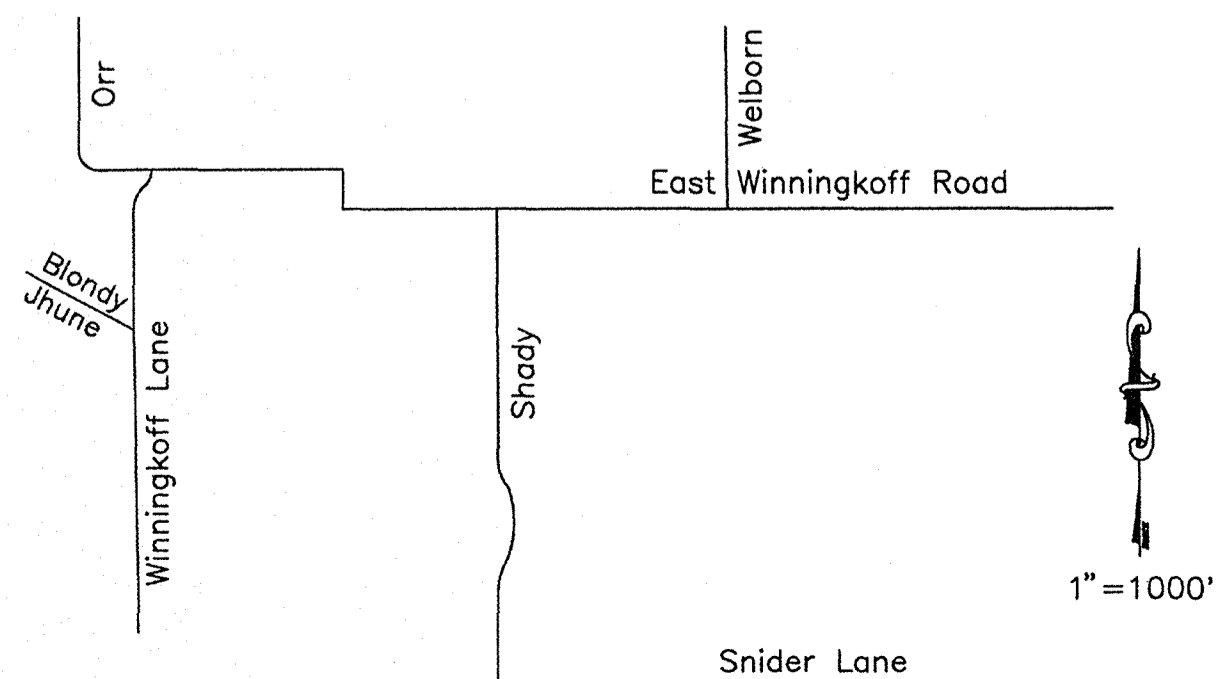
Notes: 1) Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits; 2) Survey has been performed without the benefit of a title commitment; 3) CM is a controlling monument; 4) Source bearing per 4.00 acre tract recorded in Volume 1373, Page 99 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) There are no fire hydrants in the immediate area to show on this plat; 9) Purpose of this plat is two create two 2.00 acre lots, an ingress and egress easement, 50' building setbacks, water line and utility easements; 10) 12' gravel drive proposed.



Legend

- CCLR = Collin County Land Record
- CCDR = Collin County Dead Record
- CCR = County Clerk Number
- CIRS = 1/2" Capped Iron Rod Set
- IRF = Iron Rod Found
- OH = (OHL) Overhead Lines
- PP = Power Pole
- WM = Water Meter
- UP = Utility Pole
- Δ = Telephone Cable Riser
- CM = Controlling Monument

LOCATION MAP: 1" = 1000'



Filed for Recording
Honorable Helen Starnes
Collin County Clerk
On Apr 04 2002
At 10:26am
Doc/Num : 2802- 8049415
Recording/Type: PL 12248
Receipt #: