

20.00 Acre Tract  
Volume 1318, Page 424 CDDR &  
County Clerk No. 94-0041598 CCLR

Lot 1, Block A  
3.000 Gross Acres  
0.207 Acre R.O.W. Dedication  
2.793 Net Acres

20.00 Acre Tract  
Volume 1318, Page 424 CDDR &  
County Clerk No. 94-0041598 CCLR

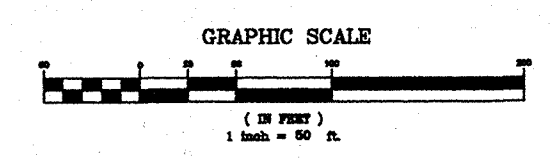
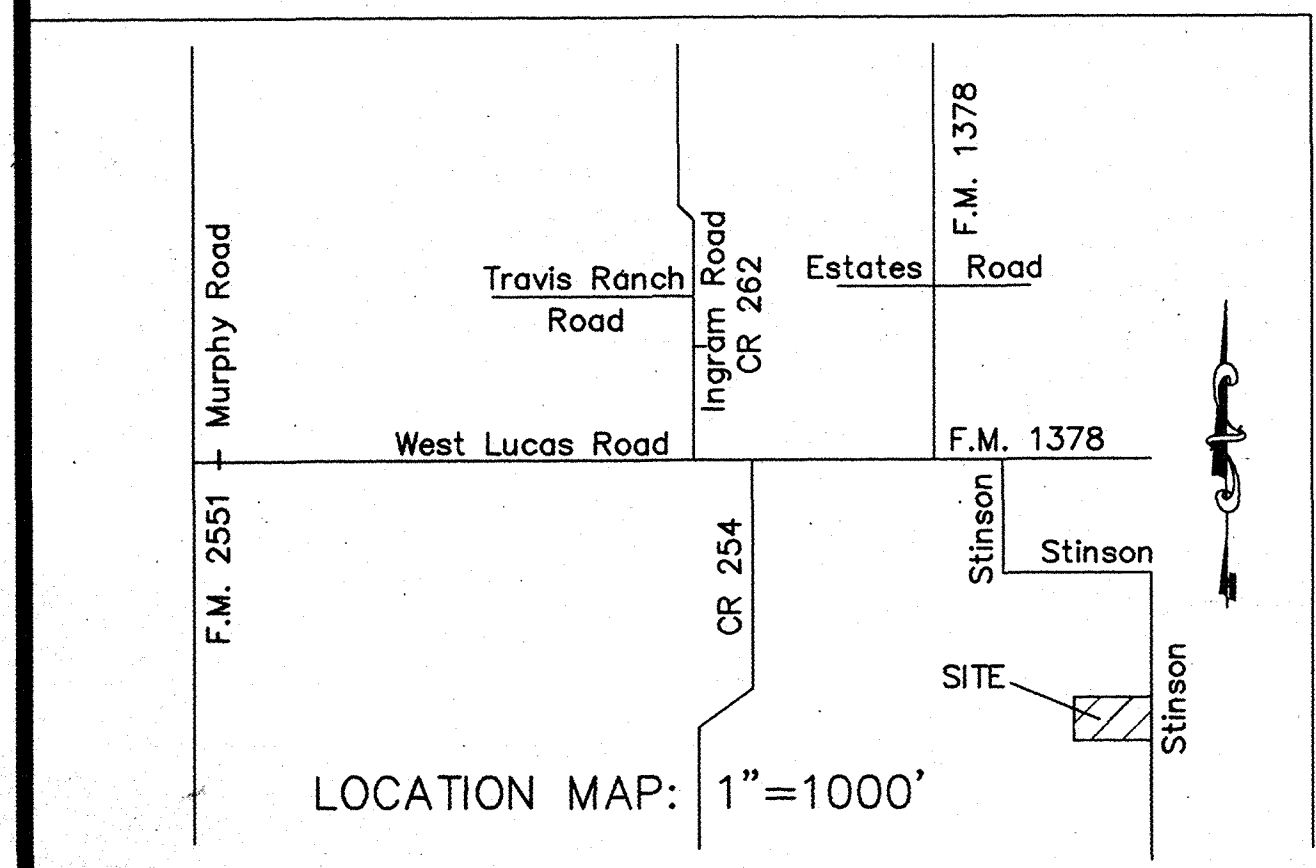
3.00 Acre Tract  
Volume 2759, Page 446 CCLR

37.00 Acre Tract  
County Clerk No. 92-0024128 CCLR

Matheny  
Cabinet G, Page 213 CCMR

Skidmore  
Cabinet J, Page 420 CCMR

LOCATION MAP: 1"=1000'



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Laura Sowell is the owner of a tract of land in the James Lovelady Survey, Abstract No. 538 with the herein described premises being more particularly described by metes and bounds as follows:  
SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the James Lovelady Survey, Abstract No. 538, being part of a 20 acre tract of land recorded in Volume 1318, Page 424 of the Collin County Deed Records and under County Clerk No. 94-000041598 of the Collin County Land Records with the herein described premises being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2-inch iron rod found in the middle of Stinson Road marking the southeast corner of said 20 acre tract and the northeast corner of a 3.00 acre tract recorded in Volume 2759, Page 446 of the Collin County Land Records;  
THENCE with the south line of said 20 acre tract and the north line of said 3.00 acre tract, North 89°27'15" West, 653.47 feet to a capped 1/2-inch iron rod set (stamped RPLS 4051) marking the southwest corner of the herein described premises;  
THENCE with the west line of said premises, North 00°12'19" West, 200.00 feet to a capped 1/2-inch iron rod set (stamped RPLS 4051) marking the northwest corner of the herein described premises;  
THENCE with the north line of said premises, South 89°27'15" East, 653.47 feet to a 1/2-inch iron rod set in the middle of Stinson Road marking the northeast corner of said premises, said corner being in the east line of said 20 acre tract;  
THENCE with the middle of Stinson Road, the east line of said premises and said 20 acre tract, South 00°12'19" East, 200.00 feet to the point of beginning and containing 130,683 gross square feet or gross 3.00 acres of land, of which 9,000 square feet or 0.21 acre is dedicated for road right-of-way leaving 121,683 net square feet or 2.793 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Laura Sowell, hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF LOT 1, BLOCK A, LEROSA FARMS 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.

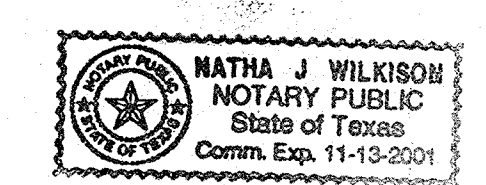
WITNESS, MY HAND, this 14<sup>th</sup> day of August, 1999-2000

*Laura Sowell / Pat Sobane Hill*  
Laura Sowell

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Laura Sowell, 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 14<sup>th</sup> day of August, 1999-2000



*Natha J. Wilkinson*  
Natha J. Wilkinson  
Notary Public for the State of Texas

Notes: 1) This survey has been performed per Title Commitment GF No. 1999 AL 109607-A (00382) effective May 13, 1999; 2) Source bearing per 20 acre tract; 3) Surveyors seal will appear in red ink on originals; 4) No part of the subject property is shown to lie within a Special Flood Hazard Area Inundated by 100-year flood per Community Panel No. 480850045 C of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 7) CM is a controlling monument; 8) Iron rods set are capped with stamped "RPLS 4051"; 9) Elevation Datum F.E.M.A. RM 135 at Lucas Store.

OWNER:  
Laura Sowell  
305 S. Stewart  
Lancaster, TX 75146

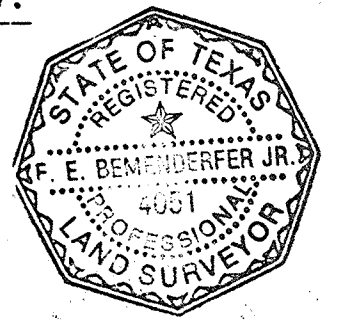
STATE OF TEXAS  
COUNTY OF COLLIN

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

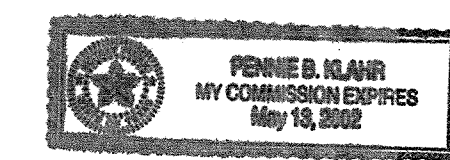
*F. E. Bemenderfer, Jr.*  
F. E. Bemenderfer, Jr.  
Registered Professional  
Land Surveyor, No. 4051



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 10 day of August, 1999.



*Fernie B. Klaha*  
Fernie B. Klaha  
Notary Public for the State of Texas

"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval  
*Jeffery A. Bell*  
Jeffery A. Bell  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas  
Date 9-7-99

Approved for Preparation of Final Plat  
*David C.*  
David C.  
Mayor, City of Lucas, Texas  
Date 9-2-99

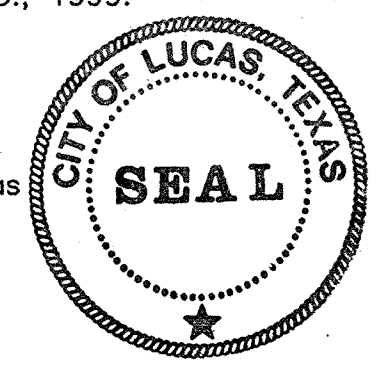
Approved and Accepted  
*David C.*  
David C.  
Mayor, City of Lucas, Texas  
Date 9-2-99

Approved for Construction  
*David C.*  
David C.  
Mayor, City of Lucas, Texas  
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lerosa Farms Addition Subdivision or Addition to the City of Lucas was submitted to the City Council on the 12th of July, 1999, 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 7<sup>th</sup> day of September, A.D., 1999.

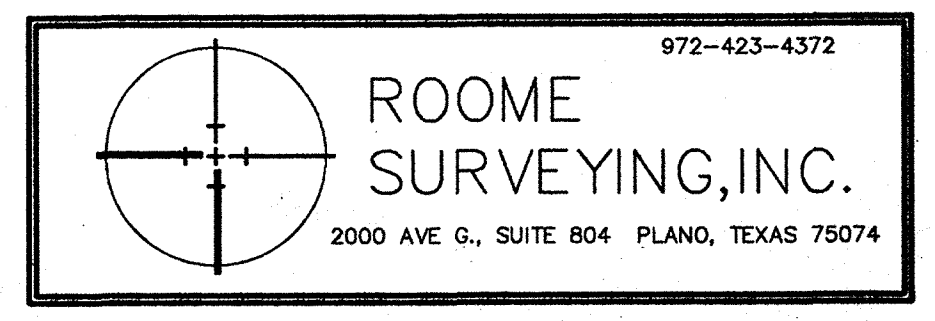
*Beverly Covington*  
Beverly Covington  
City Secretary  
City of Lucas, Texas



PRELIMINARY/FINAL PLAT OF  
LOT 1, BLOCK A  
LEROSA FARMS ADDITION  
JAMES LOVELADY SURVEY, ABST. NO. 538  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

JUNE 4, 1999

Filed for Record in:  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On Oct 30 2000  
At 3:02pm  
Doc/Num : 2000-0118814  
Recording/Type: PL 16.00  
Receipt #: 309070



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