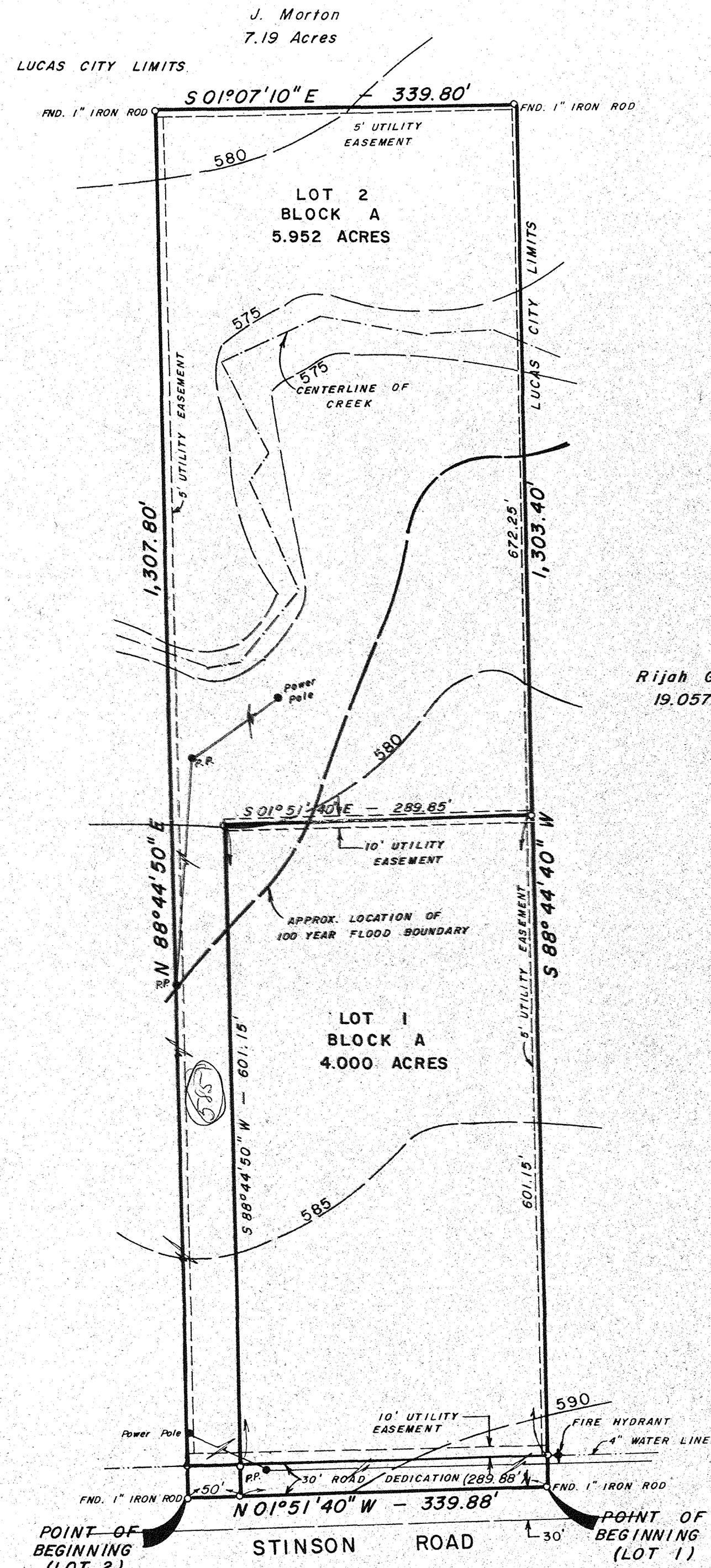


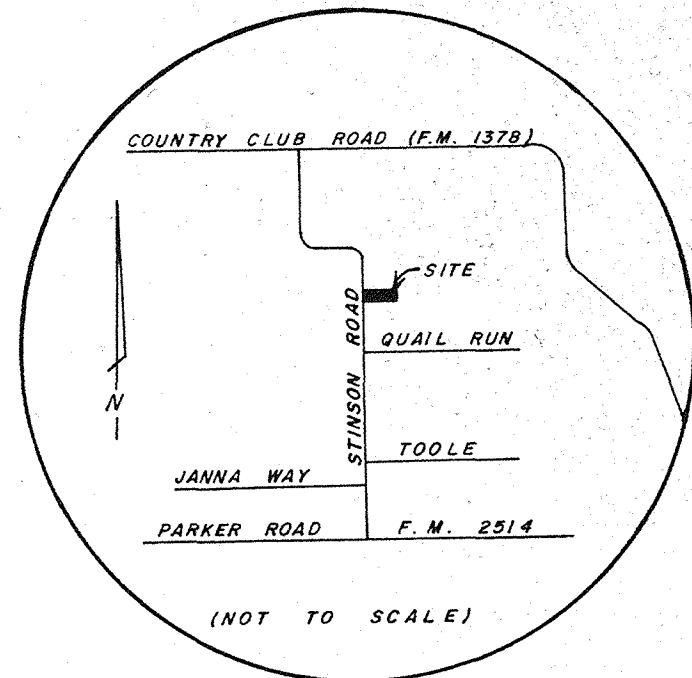
NOTES

1. 100-Year Flood Line based on scaled distances and Flood Boundary Map No. 480130 0405B, March 16, 1981, Federal Insurance Administration.
2. BENCH MARK: " " painted on culvert headwall at southeast corner of intersection of F. M. Highway No. 1378 and F. M. Highway No. 3286.



0.234 ACRE WITHIN ROAD DEDICATION

LOCATION MAP



(NOT TO SCALE)

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Roy A. Matheny, does hereby adopt this plat designating the herein described property as MATHENY ADDITION an addition to the City of Lucas, and does 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 plating ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT Plano, TEXAS, this 10th day of June, 1987.

Roy A. Matheny
Roy A. Matheny, Owner

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 Roy A. Matheny 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 10th day of June, 1987.

Susan McManus
Notary Public in and for the State of Texas
My Commission Expires: 4-26-90

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS Roy A. Matheny is the owner of a certain tract of land situated in the State of Texas, County of Collin and City of Lucas, and in the James Lovelady Survey, Abstract No. 538, being the most southerly tract out of a parcel of land described and conveyed by deed recorded in Volume 785, Page 269 of the Collin County Deed Records, said tract being further subdivided and more particularly described in two lots as follows:

LOT 1
BEGINNING on the centerline of Stinson Road at an iron rod found marking the southwest corner of the aforementioned parcel;
THENCE with the centerline of said Stinson Road and west line of said parcel, North 01°51'40" West, a distance of 289.88 feet to a point therein;
THENCE North 88°44'50" East, a distance of 631.15 feet to a point for corner;
THENCE South 01°51'40" East, a distance of 289.85 feet to a point for corner in the south line of the said parcel;
THENCE with the south line of the said parcel, South 88°44'40" West, a distance of 631.15 feet to the point of beginning and containing 4.200 gross acres of land, of which a 0.200 acre strip of land, 289.88 feet in length and 30.00 feet in width, which lies adjacent to and parallel with the said centerline of Stinson Road and the west line of the said parcel, is reserved and dedicated as a part of said Stinson Road, leaving 4,000 net acres of land.

LOT 2
BEGINNING at an iron rod found on the centerline of Stinson Road, said point bears North 01°51'40" West, 339.88 feet from the southwest corner of the aforementioned parcel;
THENCE North 88°44'50" East, a distance of 1,307.80 feet to an iron rod found for corner in the line of a fence;
THENCE South 01°07'10" East, a distance of 339.80 feet to an iron rod found for corner in the south line of the said parcel;
THENCE with the south line of the said parcel, South 88°44'40" West, a distance of 672.25 feet to a point therein;
THENCE North 01°51'40" West, a distance of 289.85 feet to a point for corner;
THENCE South 88°44'50" West, a distance of 631.15 feet to a point for corner in the centerline of said Stinson Road and the west line of the said parcel;
THENCE with the centerline of said Stinson Road and the west line of the said parcel, North 01°51'40" West, a distance of 50.00 feet to the point of beginning and containing 5.986 gross acres of land of which a 0.034 acre strip of land, 50.00 feet in length and 30.00 feet in width, which lies adjacent to and parallel with the said centerline of Stinson Road and the west line of the said parcel, is reserved and dedicated as a part of said Stinson Road, leaving 5.952 net acres of land.

FILED
JUL 17 AM 2:43

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

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 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 10th day of June, 1987.

Susan McManus
Notary Public in and for the State of Texas
My Commission Expires: 4-26-90

CERTIFICATE OF APPROVAL

APPROVED this 8th day of June, 1987, by the City Planning and Zoning Commission, City of Lucas, Texas.

Lorelei M. Helms
CHAIRMAN, PLANNING AND ZONING COMMISSION
City of Lucas, Texas

Marilyn V. Lee
CITY SECRETARY
City of Lucas, Texas

MAYOR
City of Lucas, Texas

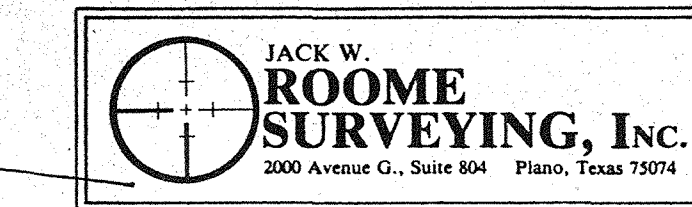
**FINAL PLAT
MATHENY ADDITION**

JAMES LOVELADY SURVEY, ABSTRACT NO. 538
CITY OF LUCAS - COLLIN COUNTY - TEXAS

OWNER
ROY A. MATHENY
ROUTE 9, BOX 181
MCKINNEY, TEXAS 75069

NEW ACCT. NO. 2265
FROM 6538-000-0430
TAX YEAR 88

DATE: APRIL 23, 1987



RECEIVED
CITY OF LUCAS
JAN 22 1988

FILE 24136 No. 621