

DATE: AUGUST 13, 1999

DWG. NO.: 7070101.DWG

PROJ. NO. 707-99-0101

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, I, John P. Oden, Jr., being the owner of a tract of land situated in the Francis Capp Survey, Abstract No. 231, Collin County, Texas and being all of a 1.00 acre tract of land conveyed to John P. Oden and Mildred L. Oden by deed recorded in Volume 845, Page 728, Deed Records, Collin County, Texas and being part of a 3.984 acre tract of land conveyed to John P. Oden and Mildred L. Oden by deed recorded in Volume 932, Page 694, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning on the east right-of-way line of Brockdale Park Road at fence post found (control monument) for the most westerly northwest corner of a 10.011 acre tract of land conveyed to James Edward Troublefield, III and Sarah E. Troublefield by deed recorded under County Clerk's File Number 94-0072622, Deed Records, Collin County, Texas and for the southwest corner of aforesaid 3.984 acre tract:

Thence, North 01°39'26" East, along the east right-of-way line of Brockdale Park Road and the west line of said 3.984 acre tract and said 1.00 acre tract, at a distance of 60.00 feet to southwest corner of said 1.000 acre tract and in all a distance of 286.02 feet to a 5/8" iron rod set for the southwest corner of a 2.50 acre tract of land conveyed to John P. Oden, Jr. by deed recorded in Volume 984, Page 372, Deed Records, Collin County, Texas;

Thence, South 88°54'00" East, along the south line of said 2.50 acre tract, a distance of 372.36 feet to a 1/2" iron rod found for a northwest corner of said 10.011 acre tract;

Thence, South 01°47'01" West, along a west line of said 10.011 acre tract, a distance of 284.48 feet to a 1/2" iron rod found (control monument) for a re-entrant corner of said 10.011 acre tract;

Thence, North 89°08'17" West, (Basis of Bearings) along a north line of said 10.011 acre tract, a distance of 371.75 feet to the Point of Beginning and containing 106,118 square feet or 2.436 acres of land.

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS

That, I, John P. Oden, Jr., do hereby adopt this plat designating the hereinabove described property as Oden Addition, an Addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the easements and right-of-ways shown hereon.

The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements and right—of—ways as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, of efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND AT LUCAS, TEXAS, this 10 day of September, 1999.

STATE OF TEXAS COUNTY OF COLLIN ()

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared John P. Oden, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 day of September, 1999.

Notary Public for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Donald J. Jackson, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas, Texas.

Donald J. Jackson Resistered Professional Land Surveyor No. 3949

STATE OF TEXAS COUNTY OF COLLIN ()

FRANCIS CAPP SURVEY, ABSTRACT NO. 231, COLLIN COUNTY,

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Donald J. Jackson, 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 and under oath stated that the statements in the foregoing certificate

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of September

My Comm. Exp. 03-01-20

PRELIMINARY/FINAL PLAT ODEN ADDITION

OWNER: JOHN P. ODEN, JR. 165 BROCKDALE PARK ROAD LUCAS, TEXAS 75002 972-442-2058

2600 W. F.M. HIGHWAY NO. 544

JACKSON & ASSOCIATES LAND SURVEYORS WYLIE, TEXAS 75098 972-442-4045

FRANCIS CAPP SURVEY, ABSTRACT NO. 231, CITY OF LUCAS COLLIN COUNTY, TEXAS

PREPARED: AUGUST 13, 1999

JACKSON & ASSOCIATES LAND SURVEYORS, INC.

2600 W. F.M. Highway No. 544 Wylie, Texas 75098

Phone (972) 442-4045

1 OF 1