

Filed for Record in
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On Jul 19 2005 Q 651
At 3:51pm
Doc/Num : 2005-0097346
Recording/Type: PL 21.00
Receipt #: 28971

Hayden R. & Amy D. Flowers
18.463 Acre Tract
Volume 4369, Page 1989
C.C.L.R.
Zoning: R2

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

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

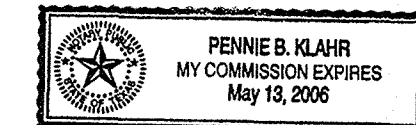


STATE OF TEXAS
COUNTY OF COLLIN

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 11th day of July, 2005.

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



Recommended for Approval

Ralph Rodriguez
Chairman, Planning and Zoning Chairman
City of Lucas, Texas

11 July 05
Date

Approval of Final Plat

Paul J. Carls
Mayor, City of Lucas, Texas

7/14/05
Date

Shirley D. ...
City Secretary, City of Lucas, Texas

7/14/2005
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of Lot 1 & Lot 2, Block A, PAYTON PLACE, to the City of Lucas, was submitted to the Planning & Zoning Commission on the 8th day of November, 2004 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 lines 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 14th day of July, A.D., 2005.

Shirley D. ...
City Secretary
City of Lucas, Texas



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.

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the John McKinney Survey, Abstract No. 596, being all of a called 9.359 acre tract of land as recorded in Volume 5688, Page 4987 of the Collin County Land Records with said premises being more particularly described as follows:
BEGINNING at a 60d nail found in the approximate middle of Stinson Road marking the southwest corner of said 9.359 acre tract, the northwest corner of Flowers' 10.00 acre tract as recorded in Volume 5207, Page 1560 of the Collin County Land Records and being in the east line of Strupp's 46.140 acre tract as recorded under County Clerk No. 93-0078880 of the Collin County Land Records;
THENCE with the approximate middle of Stinson Road along the west line of said 9.359 acre tract and the east line of said 46.140 acre tract, North 01°01'56" West, 653.76 feet to a 1/2-inch iron rod found marking the northwest corner of said 9.359 acre tract and the southwest corner of Flowers' 18.463 acre tract as recorded in Volume 4369, Page 1989 of the Collin County Land Records;
THENCE with the north line of said 9.359 acre tract and the south line of said 18.463 acre tract, North 89°22'16" East, 834.02 feet to an old fence corner post found marking the northeast corner of said 9.359 acre tract, the southeast corner of said 18.463 acre tract and the most northerly northwest corner of the aforementioned 10.00 acre tract;
THENCE with the east line of said 9.359 acre tract and the west line of said 10.00 acre tract as follows: South 28°57'16" West, 344.50 feet to a Bois d'arc stump found for corner and South 03°11'07" West, 203.02 feet to an old fence corner post found marking the southeast corner of said 9.359 acre tract and an interior corner of said 10.00 acre tract;
THENCE with a southerly line of said 9.359 acre tract and a northerly line of said 10.00 acre tract as follows: South 76°12'32" West, 501.00 feet to a 1/2-inch iron rod found; South 05°16'54" West, 26.17 feet to a 1/2-inch iron rod found; South 85°20'47" West, 160.52 feet to the point of beginning and containing 9.359 gross acres of land of which 0.68 acre is dedicated for right-of-way of Stinson Road, leaving 8.67 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Ralph Rodriguez and Donna Starnes Rodriguez, do hereby adopt this plat designating the herein described property as LOT 1 & LOT 2, BLOCK A, of PAYTON PLACE, 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.

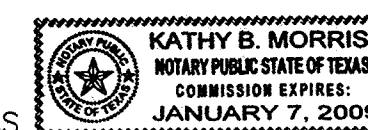
WITNESS, MY HAND, this 12 day of July, 2005.

Ralph Rodriguez
Ralph Rodriguez
Donna Starnes Rodriguez
Donna Starnes Rodriguez

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 Ralph Rodriguez, 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 12 day of July, 2005.

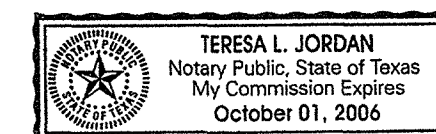


Kathy B. Morris
Kathy B. Morris
Notary Public for the State
of Texas

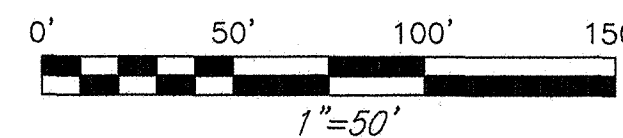
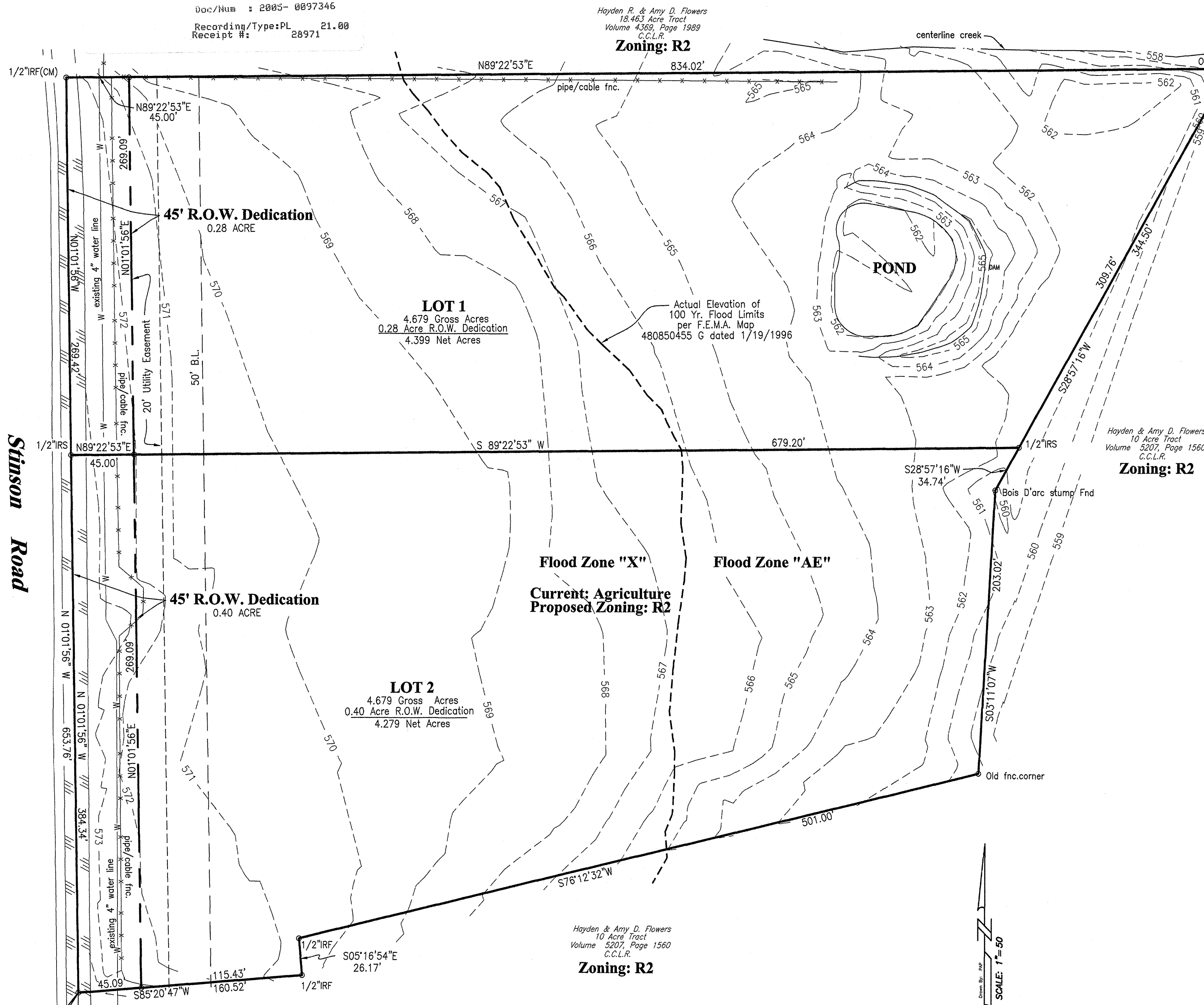
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donna Starnes Rodriguez, 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 18 day of July, 2005.



Teresa L. Jordan
Teresa L. Jordan
Notary Public for the State
of Texas



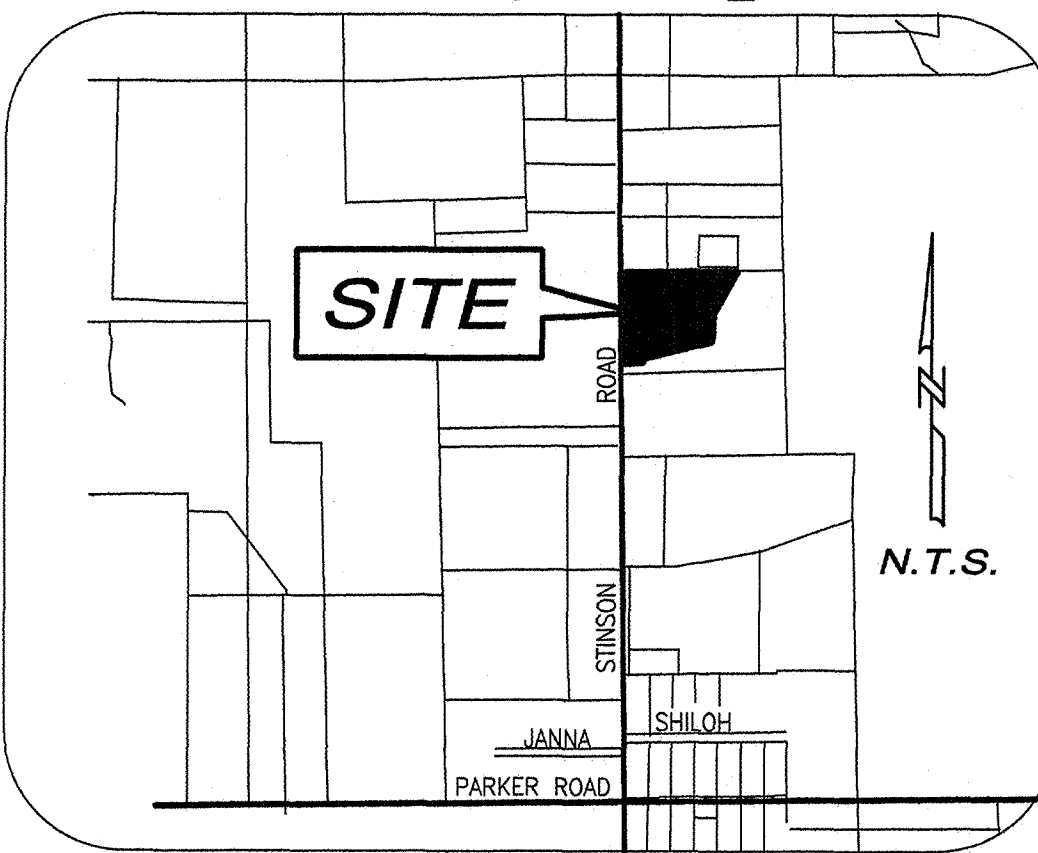
In accordance with City Ordinance Section 7-19 (A); any and all structures must be fully sprinkled, to include the garage, basement, attic, etc.

Notes: 1) CM is a controlling monument; 2) Source bearing per 9.359 acre tract as recorded in Volume 5688, Page 4987 of the Collin County Land Records; 3) This plat and survey was performed without a title commitment. Subject property is affected by any and all easements as recorded; 4) The easterly portion of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone AE - base flood elevations established). A topographic survey was performed with RM 135 of the above referenced FEMA Benchmark as the datum.

BENCHMARK:
Reference Marker No. 135 : **Elevation 571.20'**
Map No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County and Incorporated Areas dated January 19, 1996 (Zone X).
Square painted on culvert headwall at southeast corner of intersection of FM 1378 and FM 3286 at Lucas Store.

POINT OF BEGINNING
60d Nail Fnd.(CM)

Vicinity Map



**FINAL PLAT OF
Lot 1 & Lot 2, Block A
PAYTON PLACE
John McKinney Survey, Abstract No. 596
City of Lucas, Collin County, Texas
OCTOBER 2004**

Owner
Ralph Rodriguez & Donna Starnes Rodriguez
607 Granbury Drive
Allen, Texas 75013-8561
214-878-0083

Latest Revision: November 2, 2004
ROOM LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523
P:/LB/2004Q4/LB46110.dwg