

DESCRIPTION

A tract of land situated within the J. Thompson Survey, Abstract Number 893, Collin County, Texas, and being all of a called 0.5 acre tract of land as described in a warranty deed filed for record in Volume 625 at Page 121 of the Deed Records of Collin County, Texas and all of a called 1.516 acre tract of land as described in a warranty deed filed for record in Volume 950 at Page 421 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of the aforementioned 1.516 acre tract on the West boundary line of the J. Thompson Survey, Abstract Number 893, said corner being the Southwest corner of Creekwood Estates as filed for record in Cabinet K at Page 279 of the Plat Records of Collin County, Texas;

Thence S 85°03'08" E, along the South boundary line of the aforementioned Creekwood Estates, passing at 45.25 feet a 5/8" iron rod found on the East right-of-way line of Winninkoff Road (County Road Number 309) for the common Southwest corner of Lots 3 and 4, Block A of said Creekwood Estates and continuing for a total distance of 240.43 feet to a 5/8" iron rod found for the common North corner of the tract of land herein described and Lot 1, Block A, Rolling Hills Estates as filed for record in Cabinet H at Page 10 of the Plat Records of Collin County, Texas;

Thence S 01°44'27" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 1, Block A, 372.57 feet to a 5/8" iron rod found for a common corner of the tract of land herein described and said Lot 1, Block A;

Thence N 88°35'55" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 1, Block A, passing at 183.23 feet a 5/8" iron rod, and continuing for a total distance of 228.23 feet to the common West corner of the tract of land herein described and Lot 1, Block A on the above-mentioned West boundary line of the J. Thompson Survey, Abstract Number 893;

Thence N 00°00'28" W, along the aforementioned West boundary line of the J. Thompson Survey, Abstract Number 893, 387.55 feet to the Point of Beginning.

Said tract of land containing 88,930 square feet or 2.041 acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Curtis L. Reeder and wife, Laura F. Reeder, owners of the above described property, hereby adopt this plat designating the herein above described property as the "Reeder Addition", an addition to Collin County, Texas, and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using the same.

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" 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 or part of the buildings, fences, trees, shrubs, or other improvements or construction maintenance, or efficiency or its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, 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.

This plat approved subject to all platting ordinances, rules, regulations of the City of Lucas, Texas.

Witness my hand on this 6th day of October, 1998.

Curtis L. Reeder
Curtis L. Reeder

Laura F. Reeder
Laura F. Reeder

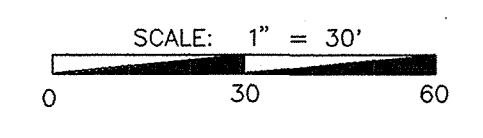
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Curtis L. Reeder and Laura F. Reeder, known to me to be the persons whose names is subscribed to the foregoing instrument, an acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 06th day of OCTOBER, 1998.

Beverly Compton
Notary Public

My Commission Expires 06-11-2002



BEARINGS BASED ON MONUMENTED WEST BOUNDARY LINE OF "ROLLING HILLS ESTATES" AS FILED FOR RECORD IN CABINET H AT PAGE 10 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

General Notes:

- 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.
- The area contained within the scaled location of Zone "A" in Lot 1 contains a scaled area of 0.567 acres, leaving a scaled area of 0.379 acres outside of the scaled location of Zone "A".

BENCHMARK

Brass Cap marked "Collin County Public Works" located on the Snider Lane bridge across White Rock Creek.

Elevation: 508.56 (Collin County Public Works datum)

I. B. M.

60d nail in the West side of an existing power pole located approximately 200 feet South of the Northwest corner of the addition shown hereon on the East side of Winninkoff Road.

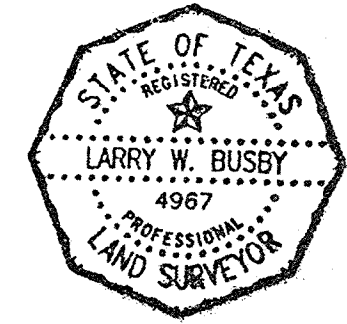
Elevation: 539.93

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0455-G, Revised on 1/19/96, a portion of Lot 1 lies within the scaled location of the Flood Zone(s) A, which is designated a 100-year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

SURVEYOR'S CERTIFICATE

I, Larry W. Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land, made on the ground, and that the monuments shown hereon were properly placed under my personal supervision.

Larry W. Busby
TX RPLS No. 4967



STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Larry W. Busby, known to me to be the person whose name is subscribed to the foregoing instrument, an acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 6th day of October, 1998.

Beverly Compton
Notary Public

My Commission Expires 06-11-2002

"RECOMMENDED FOR APPROVAL"

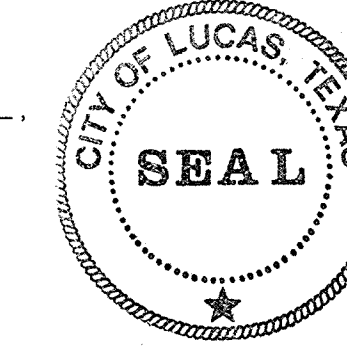
B. B. MacFarland
Chairperson, Planning and Zoning Commission
City of Lucas, Texas

10/12/98
Date

"APPROVED FOR CONSTRUCTION"

Donald C...
Mayor
City of Lucas, Texas

10/20/98
Date



The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of the "Reeder Addition", a subdivision or addition to Collin County, Texas, was submitted to the City Council on the 6th day of October, 1998, and the Council, by formal action, then and there authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

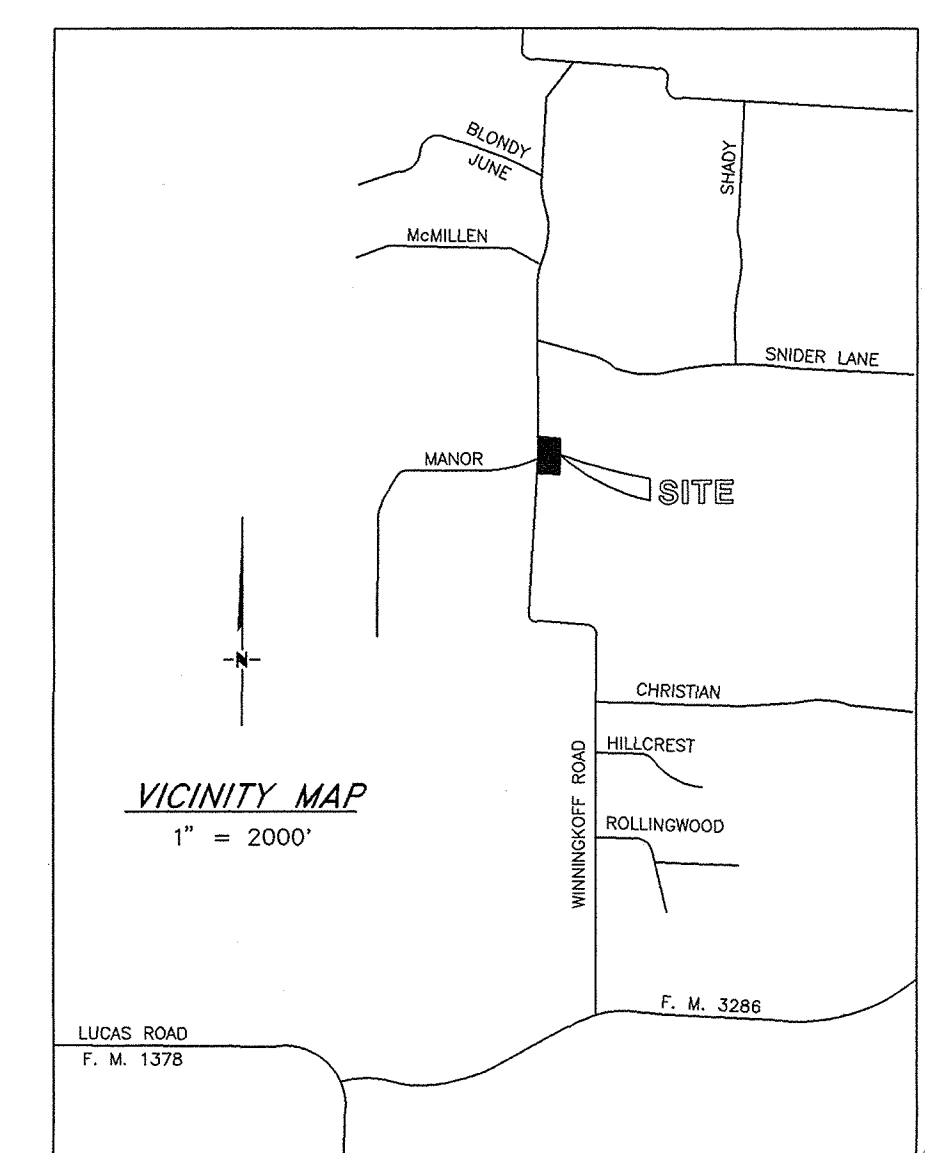
Witness my hand this 6th day of OCTOBER, 1998.

John Stahl
City Secretary
City of Lucas, Texas

"APPROVED AND ACCEPTED"

Ronald Davis
Collin County Commissioners' Court

11/11/98
Date



FILED FOR RECORD IN:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1998/11/17
At 10:44A
Number: 98-0128449
Type: PL 16.00

FINAL / PRELIMINARY PLAT OF THE

REEDER ADDITION

BEING 2.041 ACRES OUT OF THE JOHN THOMPSON SURVEY, ABSTRACT NO. 893, COLLIN COUNTY, TEXAS.

OCTOBER, 1998
CONSISTING OF 2 LOTS

DELTA LAND SURVEYING
Rte. 5, Co. Rd. 444, #257
Princeton, Texas 75407
Tel.: (214) 534-5118 Fax: (972) 734-8421