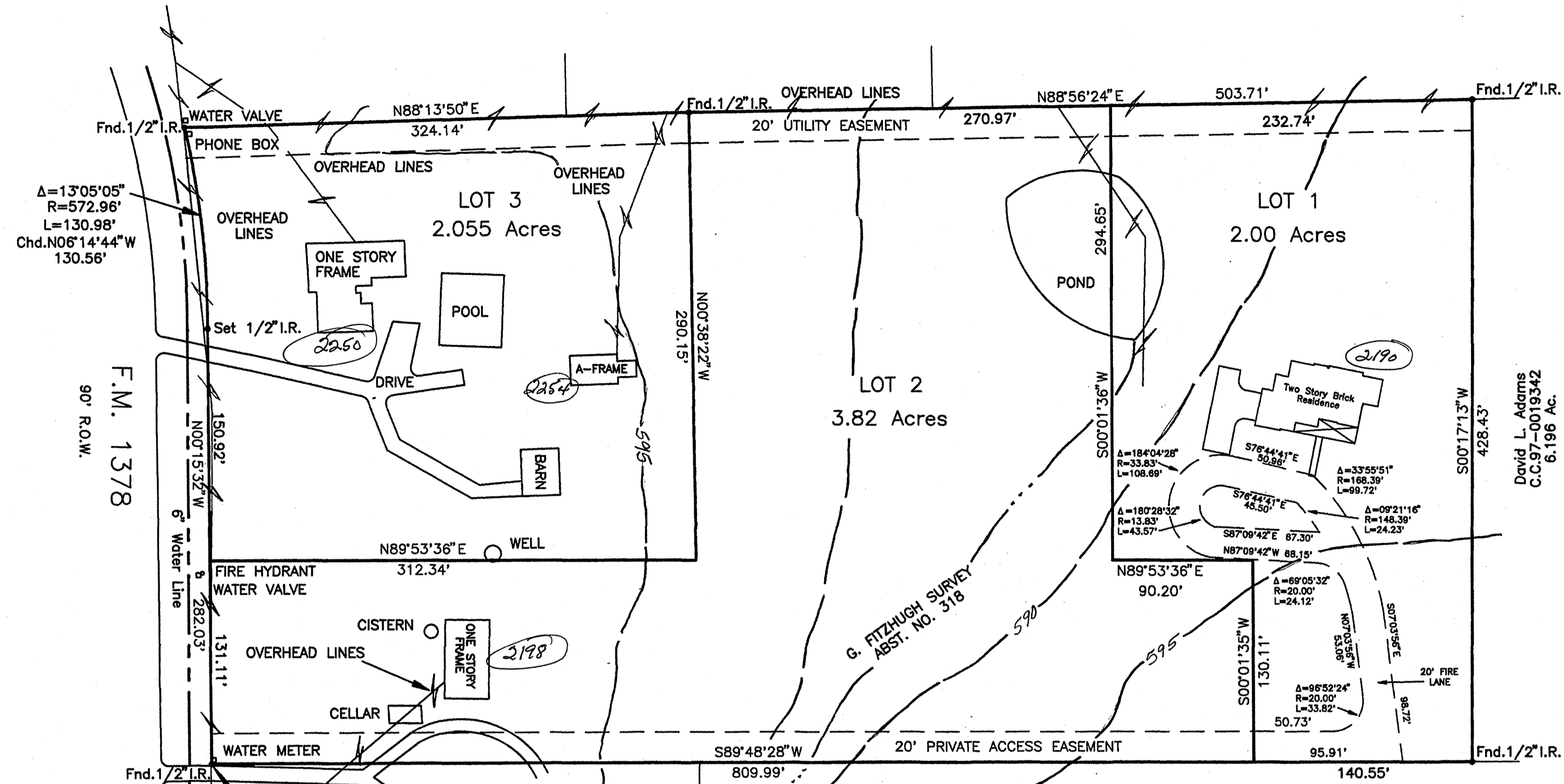


John H. Sharpe
Vol.2646, Pg.637
1.9325 Ac.

D. Carr
Vol.1807, Pg.357
1.08 Ac.

Russell K. Adams, Jr.
C.C.94-0020353
6.757 Ac.



$\Delta=13'05'05''$
 $R=572.96'$
 $L=130.98'$
Chd. N06°14'44"W
130.56'

F.M. 1378
90' R.O.W.

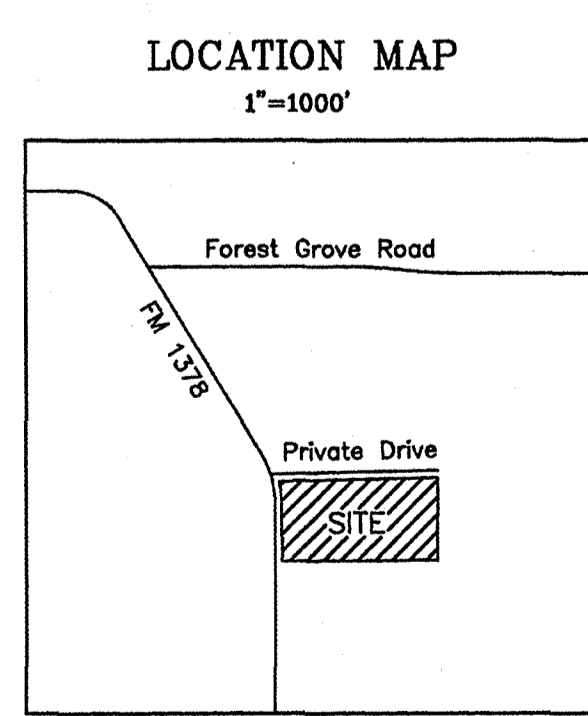
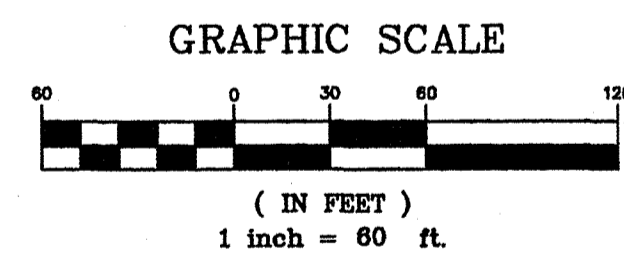
POINT OF BEGINNING

W. Scalf
2.7 Ac.

W. Scalf
Vol.682, Pg.6
7.30 Ac.

J. GRAYSON SURVEY
ABST. NO. 354

David L. Adams
C.C.94-013042
6.196 Ac.



Filed for Record in
COLLIN COUNTY, TEXAS
HONORABLE HELEN STARNES
On 1999/07/28
At 8:56A
Numbers: 29-0993944
Type: PL

OWNERS
Bill Fowler
Jason Fowler
Wallace Scalf

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Wallace Scalf, Jason Fowler and Bill Fowler are the owners of a tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the G. Fitzhugh Survey, Abstract No. 318, being the resurvey of a 7.37 acre tract of land recorded in Volume 384, Page 381 of the Collin County Deed Records and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of F.M. Road No. 1378 marking the southeast corner of the said 7.37 acre tract;

THENCE with said right-of-way and the west line of said 7.37 acre tract, North 00°15'32" West, 282.03 feet to a 1/2-inch iron rod set for corner marking the beginning of a curve to the left;

THENCE with said curve a radius of 572.96 feet, a central angle of 13°05'05", a chord of North 06°14'44" West, 130.56 feet, for an arc distance of 130.85 feet to a 1/2-inch iron rod found marking the northwest corner of said 7.37 acre tract;

THENCE with the north line of said 7.37 acre tract, North 88°13'50" East, 324.14 feet to a 1/2-inch iron rod found marking an angle point in said north line;

THENCE continuing with said north line of said 7.37 acres, North 88°56'24" East, 503.71 feet to a 1/2-inch iron rod found marking the northeast corner of said 7.37 acre tract;

THENCE with the east line of said 7.37 acres, South 00°17'13" West, 428.43 feet to a 1/2-inch iron rod found marking the southeast corner of said 7.37 acre tract;

THENCE with the south line of said 7.37 acres, South 89°48'28" West, 809.99 feet to the place of beginning containing 7.87 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Wallace Scalf, Jason Fowler and Bill Fowler do hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF SCALF 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.

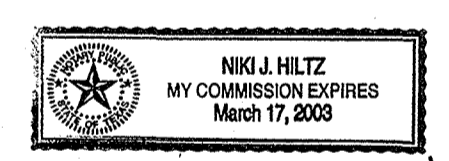
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

WITNESS, MY HAND, this 20th day of JULY, 1999.
Wallace Scalf
Wallace Scalf

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 Wallace Scalf, 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 20th day of JULY, 1999.

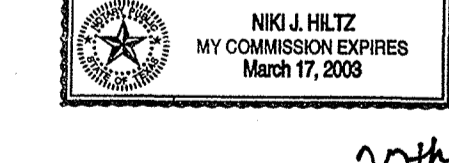


WITNESS, MY HAND, this 19th day of JULY, 1999.
Niki J. Hiltz
Niki J. Hiltz
Notary Public for the State of Texas

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 Jason Fowler, 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 19th day of JULY, 1999.

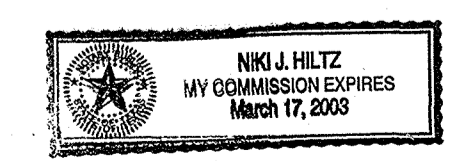


WITNESS, MY HAND, this 20th day of JULY, 1999.
Jason Fowler
Jason Fowler

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 Bill Fowler, 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.

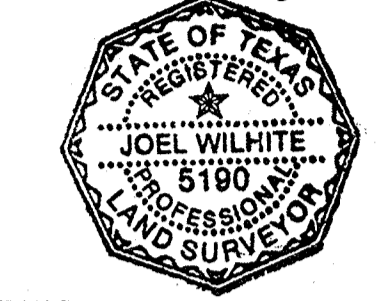
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of JULY, 1999.



WITNESS, MY HAND, this 20th day of JULY, 1999.
Niki J. Hiltz
Niki J. Hiltz
Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
SURVEYOR'S CERTIFICATE

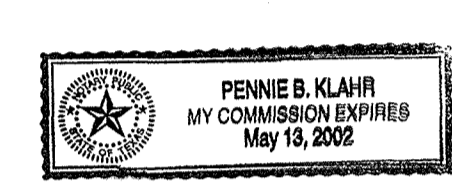
KNOW ALL MEN BY THESE PRESENTS: THAT I, Joel Wilhite, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas



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 Joel Wilhite, 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 15 day of July, 1999.



STATE OF TEXAS
COUNTY OF COLLIN

The undersigned, the City Secretary of the City of Lucas, hereby certifies that the foregoing final plat of the SCALF ADDITION Subdivision or Addition to the City of Lucas was submitted to the City Council on the 22 day of July, 1998, 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 acceptance thereof for construction by signing his/her name as herein above subscribed.

Witness my hand this 22nd day of July, 1999.



Recommended for Approval
Bob McFarland 7/22/99
Chairman, Planning and Zoning Commission
City of Lucas, Texas Date

Approved and Accepted
Charles W. Carr 7/22/99
Mayor, City of Lucas, Texas Date

Beverly Covington
City Secretary
City of Lucas, Texas

NOTES: 1) Source bearing is per deed recorded in CC# 97-85270 C.C.D.R. 2) Not all improvements are shown. 3) This platting has been performed without a title commitment. 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. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and incorporated Areas dated January 19, 1996. (Zone X); 5) CM is controlling monument.

PRELIMINARY/FINAL PLAT OF
SCALF ADDITION
G. FITZHUGH SURVEY, ABST. NO. 318
CITY OF LUCAS, COLLIN COUNTY, TEXAS
JUNE 15, 1998

Revised: July 14, 1999
Revised: June 29, 1999
Revised: June 29, 1999



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