

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Gray Survey, Abstract No. 349, the Martin Hearne Survey, Abstract No. 426 and the Lewis Turner Survey, Abstract No. 901, in the City of Lucas, Collin County, Texas, and being all of that same tract of land as described in deed to James T. Lewis recorded in Clerk's File No. 95-0073505, of the Deed Records of Collin County, Texas (DRCC), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the center of Lewis Lane, at the northwest corner of a tract of land as described in deed to Kenneth R. Lewis recorded in Clerk's File No. 92-0036059 DRCC;

THENCE N 07°18'18" W, along the center of said Lewis Lane, 101.65 feet to a 3/8-inch iron rod found at the southwest corner of a tract of land as described in deed to John Morrison, recorded in Volume 761, Page 57 DRCC;

THENCE N 89°42'03" E, departing the center of said Lewis Lane, along the south line of said Morrison tract, 890.83 feet to a point lying in a 14" diameter tree at the southeast corner of said Morrison tract;

THENCE N 01°17'22" E, along the east line of said Morrison tract, 1160.62 feet to a one-inch iron rod found at the westerly southwest corner of a tract of land as described in deed to Sue Hodgdon recorded in Volume 587, Page 38 DRCC;

THENCE S 88°57'55" E, along the southerly line of said Hodgdon tract, 1366.27 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE S 00°03'05" W, along the westerly southwest line of said Hodgdon tract, 884.44 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE N 84°33'03" E, along the westerly southwest line of said Hodgdon tract, 393.50 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE S 00°36'37" W, along the westerly southwest line of said Hodgdon tract, 1147.51 feet to a 3/4-inch iron rod found at the northwest corner of a tract of land as described in deed to Watson McCreary recorded in Volume 335, Page 119 DRCC, same being the northeast corner of a tract of land as described in deed to Arthur Waxler recorded in Volume 616, Page 425 DRCC;

THENCE N 88°10'11" W, along the north line of said Waxler tract, 283.49 feet to a fence corner post found at the easterly northeast corner of said Kenneth R. Lewis tract;

THENCE northwesterly and westerly along the north line of said Kenneth R. Lewis tract the following:

N 27°04'53" W, 122.14 feet to a fence corner post found;

N 34°45'13" W, 590.90 feet to a fence corner post found;

N 82°51'19" W, 310.55 feet to a fence corner post found;

N 00°16'58" E, 225.86 feet to a 1/2-inch iron rod set, and called to be in the south line of the said Lewis Turner Survey and north line of the said M. Hearne Survey;

S 89°21'07" W, along the line called to be common to the south line of the said Lewis Turner Survey and north line of the said M. Hearne Survey, 539.66 feet to a 1/2-inch iron rod found;

S 00°04'46" W, 99.97 feet to a 1/2-inch iron rod found;

S 89°34'37" W, 1126.22 feet to the POINT of BEGINNING and containing 5. acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Jerry Huffman, President of Running W. Development Company, do hereby adopt this plat designating the hereinabove described property as Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

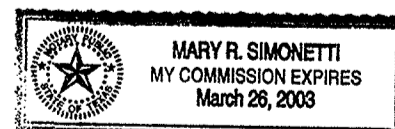
EXECUTED THIS 14TH day of JUNE, 1999.

Jerry Huffman
Jerry Huffman, President
Running W. Development Co.

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 14 day of June, 1999.

Missy R. Simonetti
Notary Public in and for
the State of Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brad Sparr, do hereby certify that I have prepared this plat of survey from an actual on the ground survey of the land and the corner monuments shown were placed under my supervision and in accordance with the platting rules and regulations of the City of Lucas, Collin County, Texas

Brad Sparr
Brad Sparr
Registered Professional Land Surveyor
Texas Registration No. 3701



STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 10 day of JUNE, 1999.

Tracy Hawkins
Tracy Hawkins
Notary Public in and for
the State of Texas



RECOMMENDED FOR APPROVAL:

Paul W. Pittman 7-8-99
Chairman, Planning and Zoning Commission
City of Lucas, Texas Date

APPROVED FOR CONSTRUCTION:

Charles M. A. 7-7-99
Mayor, City of Lucas Date

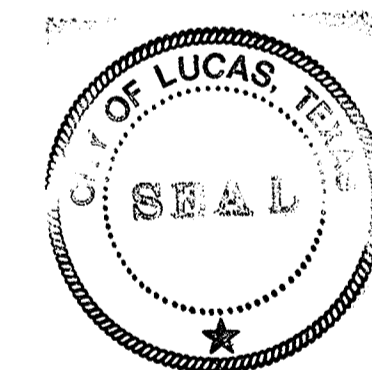
Tommy McDaniel 7-8-99
Water Superintendent Date

Val B. Jones Jr. 7-12-99
City Engineer Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Shepherds Creek Addition, an addition to the City of Lucas was submitted to the City Council on the 3 day of NOV, 1999, 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 the acceptance thereof for construction by signing her name hereinabove subscribed.

Witness my Hand this 7 day of July, A.D., 1999.

R. B. McFarrat
R. B. McFarrat
City Secretary
City of Lucas, Texas



OWNER
Running W. Development Co.
17101 Preston Rd., Ste. 240
Dallas, Texas 75248

FINAL PLAT
SHEPHERDS CREEK ADDITION
AN ADDITION TO THE CITY OF LUCAS, TEXAS
SITUATED IN THE
JOHN GRAY SURVEY, ABSTRACT 349
MARTIN HEARNE SURVEY, ABSTRACT 426
LEWIS TURNER SURVEY, ABSTRACT 901
CITY OF LUCAS, TEXAS
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: OCTOBER 1997
JOB NO 15748B

Sparr Surveys
803 E. Main Street, Suite C
P.O. Box 1270
Allen, Texas 75013-1270
972/390-9936

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1999/07/16
At 8:34A 243
Number: 99-0089090
Type: PL 86.00

NOTES

BEARINGS ESTABLISHED FROM DEED RECORDED IN CLERK'S FILE No. 95-0073505
 1/2-INCH IRON RODS PLACED AT ALL INTERIOR LOT CORNERS, PC'S, AND PT'S
 FIR DENOTES FOUND IRON ROD
 NO STRUCTURE SHALL BE BUILT WITHIN THE 100 YEAR FLOOD AREA.

Scale : 1" = 100'

0 50 100 200

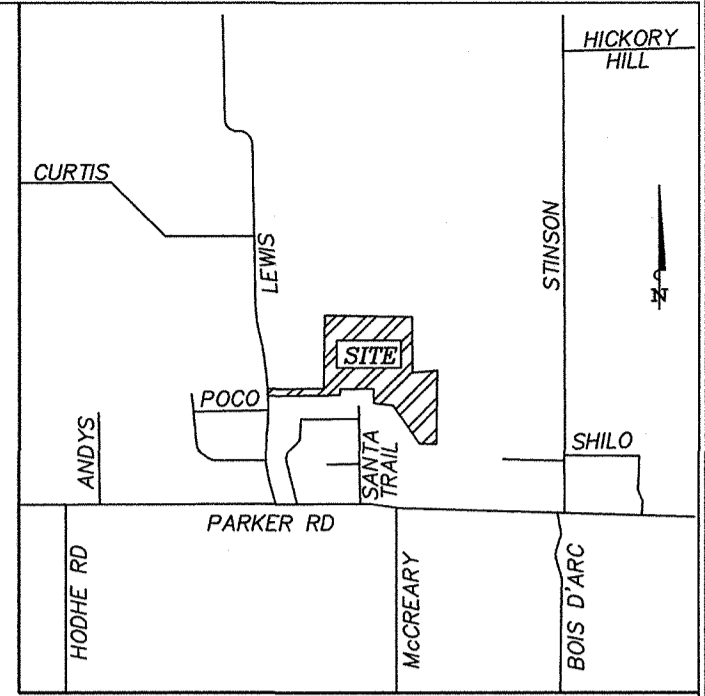
Graphic Scale in Feet

LINE TABLES

No.	BEARING	DIST	No.	BEARING	DIST
1	S 38°53'06" E	57.44'	41	N 30°36'05" W	126.40'
2	S 44°07'57" E	77.36'	42	N 18°42'38" W	32.76'
3	S 57°21'21" E	64.44'	43	N 25°47'46" W	38.91'
4	S 45°04'21" W	36.92'	44	N 42°38'31" W	51.46'
5	S 50°43'39" E	101.95'	45	N 22°38'25" W	226.40'
6	S 27°59'50" E	251.25'	46	N 12°12'51" W	71.83'
7	S 74°06'40" E	61.36'	47	N 20°00'58" W	32.58'
8	N 20°17'54" E	67.95'	48	N 28°49'53" W	30.45'
9	S 37°27'25" E	54.11'	49	N 21°38'36" W	40.09'
10	S 23°13'19" E	64.20'	50	N 15°27'29" W	36.92'
11	S 03°39'07" E	13.29'	51	N 07°36'03" W	75.57'
12	S 03°39'07" E	17.36'	52	N 10°57'10" W	17.98'
13	S 22°49'54" W	26.83'	53	N 05°30'51" W	41.48'
14	S 47°02'34" W	25.78'	54	N 12°21'39" W	42.56'
15	S 59°02'02" W	18.97'	55	N 22°02'11" W	34.58'
16	N 80°50'13" W	20.43'	56	N 13°46'34" W	56.43'
17	S 86°40'55" W	44.97'	57	N 00°29'24" W	25.34'
18	N 72°46'57" W	48.37'	58	N 48°40'00" W	7.22'
19	N 51°20'15" W	41.67'	59	N 12°59'55" W	16.52'
20	N 67°37'05" W	35.89'	60	N 03°28'56" E	24.44'
21	N 79°24'42" W	70.83'	61	N 07°27'53" W	44.07'
22	N 66°53'02" W	58.02'	62	N 18°53'56" W	16.37'
23	N 77°15'33" W	81.06'	63	N 29°17'04" W	44.07'
24	N 48°45'53" W	38.03'	64	N 34°05'00" W	59.49'
25	N 37°06'47" W	27.15'	65	N 51°10'24" W	24.34'
26	N 25°04'08" W	56.23'	66	N 34°53'23" W	13.32'
27	N 15°24'37" W	56.14'	67	N 71°12'34" W	16.45'
28	N 18°46'08" W	47.28'	68	N 29°16'52" W	17.27'
29	N 35°33'00" W	17.84'	69	N 41°09'30" W	20.89'
30	N 17°08'00" W	21.38'	70	N 29°49'50" W	16.99'
31	N 07°18'39" W	26.11'	71	N 43°18'50" W	25.92'
32	N 13°47'40" W	66.29'	72	N 00°17'57" W	99.59'
33	N 35°12'30" W	25.76'	73	N 00°17'57" W	14.05'
34	N 35°12'30" W	15.54'	74	N 00°17'57" W	15.54'
35	N 42°23'58" W	70.96'	75	N 00°17'57" W	70.00'
36	N 61°47'51" W	73.71'			
37	N 49°14'10" W	62.76'			
38	N 62°48'14" W	29.16'			
39	N 25°15'41" W	71.58'			
40	N 42°09'48" W	68.61'			

CURVE TABLES

No.	DELTA	RADIUS	TAN	ARC	CHORD
1	44°36'36"	215.00'	88.20'	167.40'	N 67°22'39" E 163.20'
2	44°22'30"	165.00'	67.29'	127.79'	N 22°53'06" E 124.61'
3	29°45'03"	65.00'	---	334.48'	
4	44°22'30"	235.00'	95.84'	182.00'	S 22°53'06" W 177.48'
5	44°36'36"	285.00'	116.92'	221.90'	S 67°22'39" W 216.34'



LEWIS LANE

SHEPHERDS CREEK DRIVE

Javid Jabbarnezhad
Vol. 3159, Pg. 181
DRCCCT

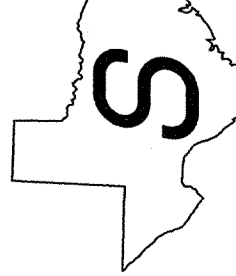
Kenneth R. Lewis
Clerk's File No. 92-0036059

Arthur Waxler
Vol. 616, Pg. 425
DRCCCT

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1999/07/16
At 8:34A
Number: 99-0089090
Type: PL 86.00

Sparr Surveys

803 E. Main Street, Suite C
P.O. Box 1270
Allen, Texas 75013-1270
972/390-9936



JOB NO. 15748B

SHEPHERDS CREEK ADDITION
 AN ADDITION TO THE CITY OF LUCAS, TEXAS
 JOHN GRAY SURVEY, ABSTRACT 349
 MARTIN HEARNE SURVEY, ABSTRACT 426
 LEWIS TURNER SURVEY, ABSTRACT 901
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS

OWNER

Running W. Development Co.
17101 Preston Rd., Ste. 240
Dallas, Texas 75248

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Gray Survey, Abstract No. 349, the Martin Hearne Survey, Abstract No. 426 and the Lewis Turner Survey, Abstract No. 901, in the City of Lucas, Collin County, Texas, and being all of that same tract of land as described in deed to James T. Lewis recorded in Clerk's File No. 95-0073505, of the Deed Records of Collin County, Texas (DRCC), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the center of Lewis Lane, at the northwest corner of a tract of land as described in deed to Kenneth R. Lewis recorded in Clerk's File No. 92-0036059 DRCC;

THENCE N 07°18'18" W, along the center of said Lewis Lane, 101.65 feet to a 3/8-inch iron rod found at the southwest corner of a tract of land as described in deed to John Morrison, recorded in Volume 761, Page 57 DRCC;

THENCE N 89°42'03" E, departing the center of said Lewis Lane, along the south line of said Morrison tract, 890.83 feet to a point lying in a 14" diameter tree at the southeast corner of said Morrison tract;

THENCE N 01°17'22" E, along the east line of said Morrison tract, 1160.62 feet to a one-inch iron rod found at the westerly southwest corner of a tract of land as described in deed to Sue Hodgdon recorded in Volume 587, Page 38 DRCC;

THENCE S 88°57'55" E, along the southerly line of said Hodgdon tract, 1366.27 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE S 00°03'05" W, along the westerly southwest line of said Hodgdon tract, 884.44 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE N 84°33'03" E, along the westerly southwest line of said Hodgdon tract, 393.50 feet to a one-inch iron rod found at an interior corner of said Hodgdon tract;

THENCE S 00°36'37" W, along the westerly southwest line of said Hodgdon tract, 1147.51 feet to a 3/4-inch iron rod found at the northwest corner of a tract of land as described in deed to Watson McCreary recorded in Volume 335, Page 119 DRCC, same being the northeast corner of a tract of land as described in deed to Arthur Waxler recorded in Volume 616, Page 425 DRCC;

THENCE N 88°10'11" W, along the north line of said Waxler tract, 283.49 feet to a fence corner post found at the easterly northeast corner of said Kenneth R. Lewis tract;

THENCE northwesterly and westerly along the north line of said Kenneth R. Lewis tract the following:

N 27°04'53" W, 122.14 feet to a fence corner post found;

N 34°45'13" W, 590.90 feet to a fence corner post found;

N 82°51'19" W, 310.55 feet to a fence corner post found;

N 00°16'58" E, 225.86 feet to a 1/2-inch iron rod set, and called to be in the south line of the said Lewis Turner Survey and north line of the said M. Hearne Survey;

S 89°21'07" W, along the line called to be common to the south line of the said Lewis Turner Survey and north line of the said M. Hearne Survey, 539.66 feet to a 1/2-inch iron rod found;

S 00°04'46" W, 99.97 feet to a 1/2-inch iron rod found;

S 89°34'37" W, 1126.22 feet to the POINT of BEGINNING and containing 53.454 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Jerry Huffman, President of Running W. Development Company, do hereby adopt this plat designating the hereinabove described property as Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

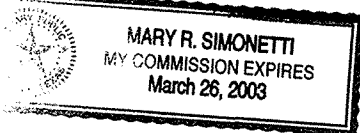
EXECUTED THIS 14TH day of JUNE, 1999.

Jerry Huffman
Jerry Huffman, President
Running W. Development Co.

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 14 day of June, 1999.

Mary R. Simonetti
Notary Public in and for
the State of Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brad Sparr, do hereby certify that I have prepared this plot of survey from an actual on the ground survey of the land and the corner monuments shown were placed under my supervision and in accordance with the plotting rules and regulations of the City of Lucas, Collin County, Texas

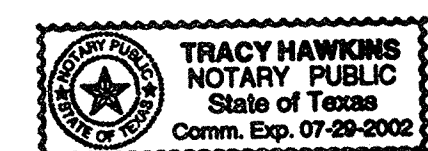
Brad Sparr
Brad Sparr
Registered Professional Land Surveyor
Texas Registration No. 3701



STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 10 day of JUNE, 1999.

Tracy Hawkins
Tracy Hawkins
Notary Public in and for
the State of Texas



RECOMMENDED FOR APPROVAL:

Mark W. Hicks
Mark W. Hicks
Chairman, Planning and Zoning Commission
City of Lucas, Texas
Date 7-8-99

APPROVED FOR CONSTRUCTION:

Paul M. Cr...
Paul M. Cr...
Mayor, City of Lucas
Date 7-7-99

Tommy McDaniel
Tommy McDaniel
Water Superintendent
Date 7-8-99

W. B. Jones Jr.
W. B. Jones Jr.
City Engineer
Date 7-12-99

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Shepherds Creek Addition, an addition to the City of Lucas was submitted to the City Council on the 5 day of NOV, 1999, 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 the acceptance thereof for construction by signing her name hereinabove subscribed.

Witness my Hand this 9 day of July, A.D., 1999.

JP Mar Rigoit
JP Mar Rigoit
City Secretary
City of Lucas, Texas



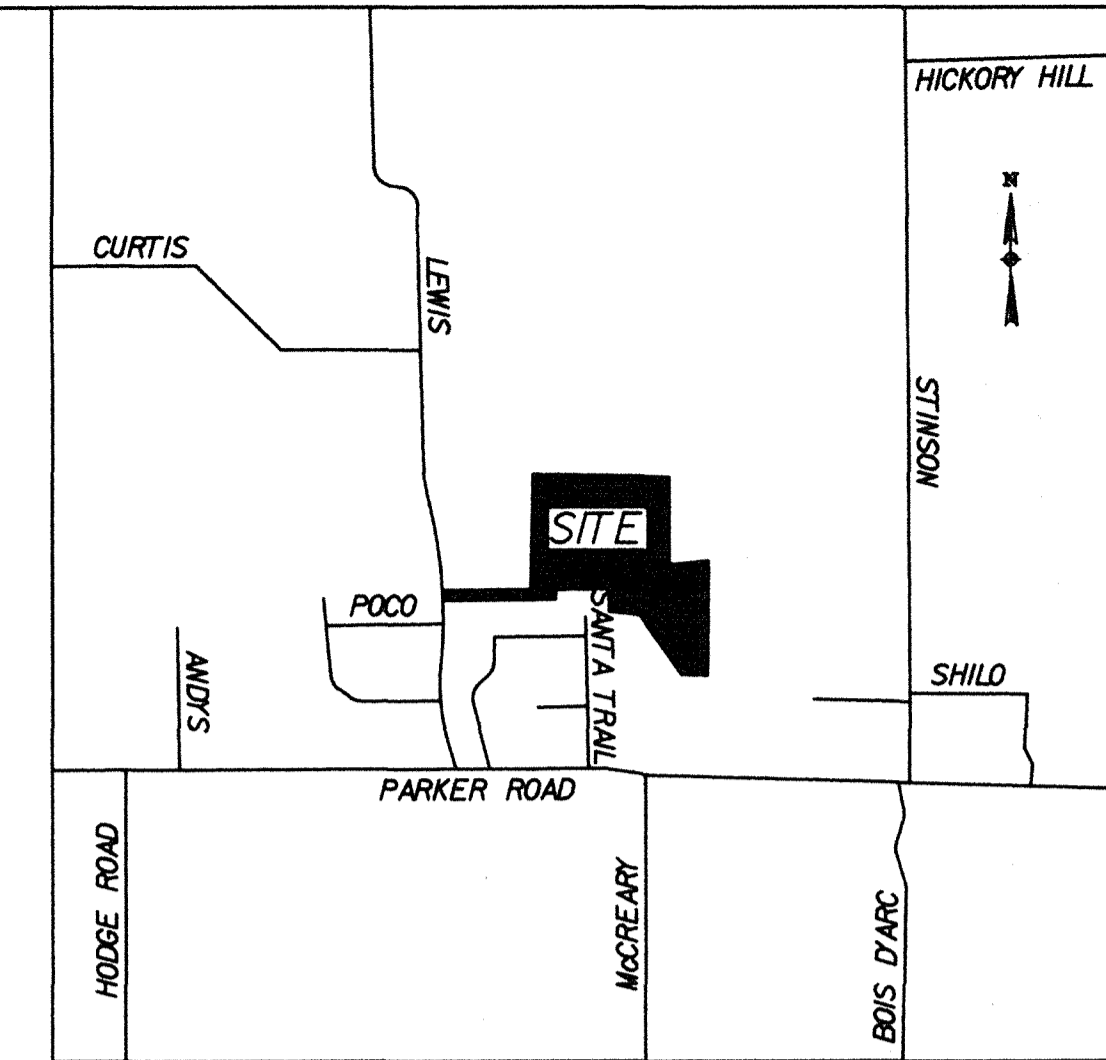
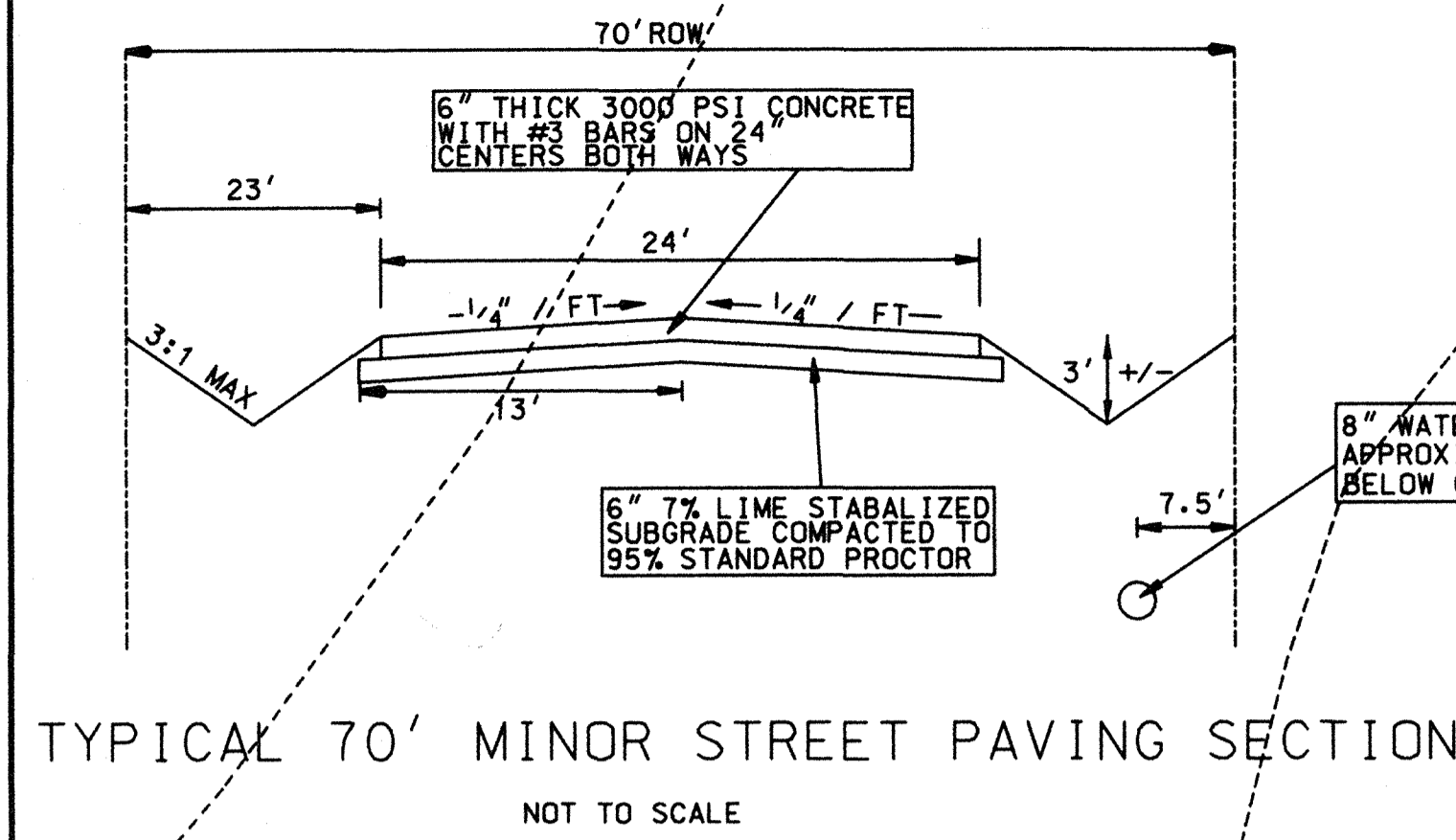
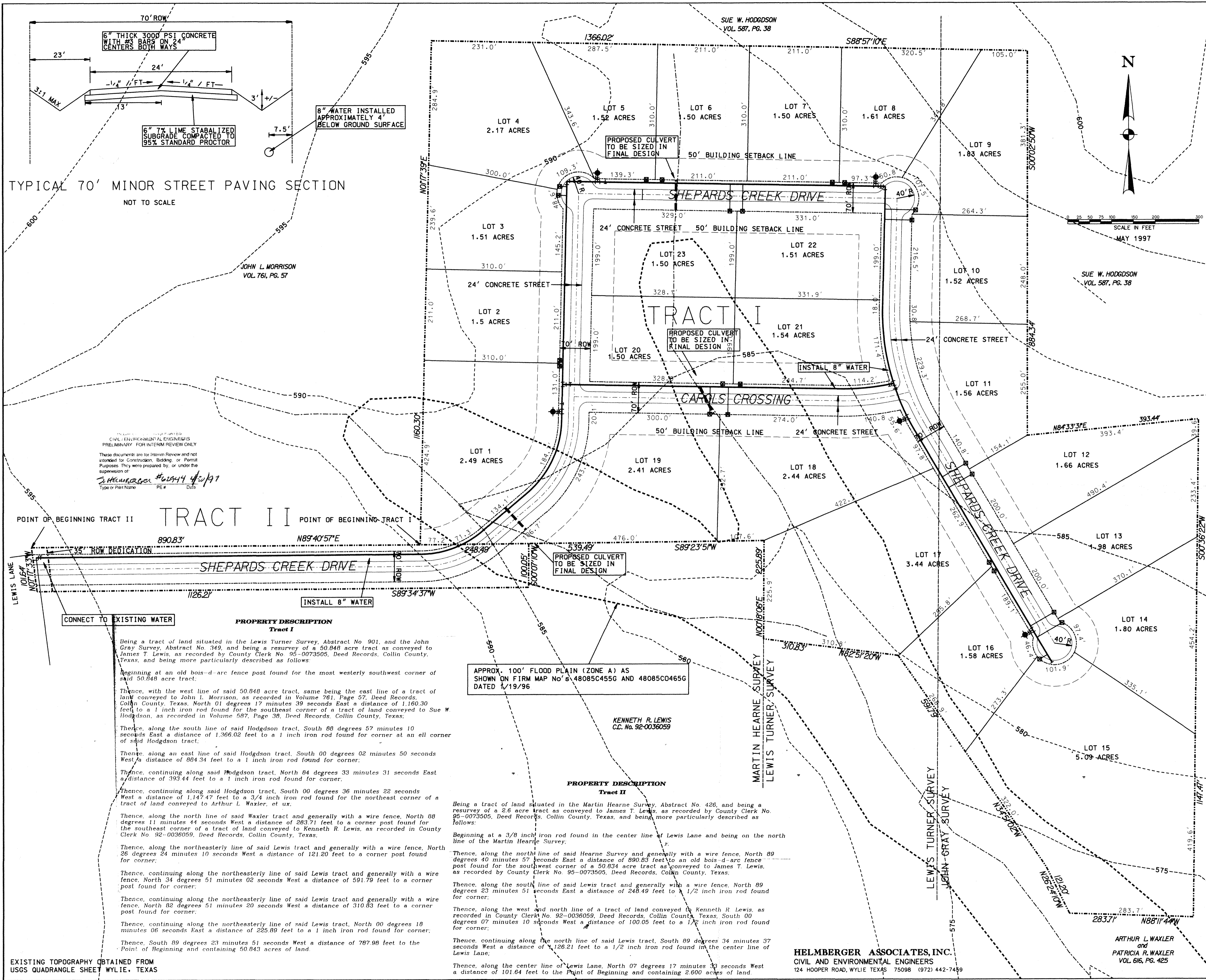
OWNER
Running W. Development Co.
17101 Preston Rd., Ste. 240
Dallas, Texas 75248

FINAL PLAT
SHEPHERDS CREEK ADDITION
AN ADDITION TO THE CITY OF LUCAS, TEXAS
SITUATED IN THE
JOHN GRAY SURVEY, ABSTRACT 349
MARTIN HEARNE SURVEY, ABSTRACT 426
LEWIS TURNER SURVEY, ABSTRACT 901
CITY OF LUCAS,
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: OCTOBER 1997
JOB NO. 15748B

Sparr Surveys
803 E. Main Street, Suite C
P.O. Box 1270
Allen, Texas 75013-1270
972/390-9936

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1999/07/16
At 8:34A 243
Number: 99-0089090
Type: PL 26.00



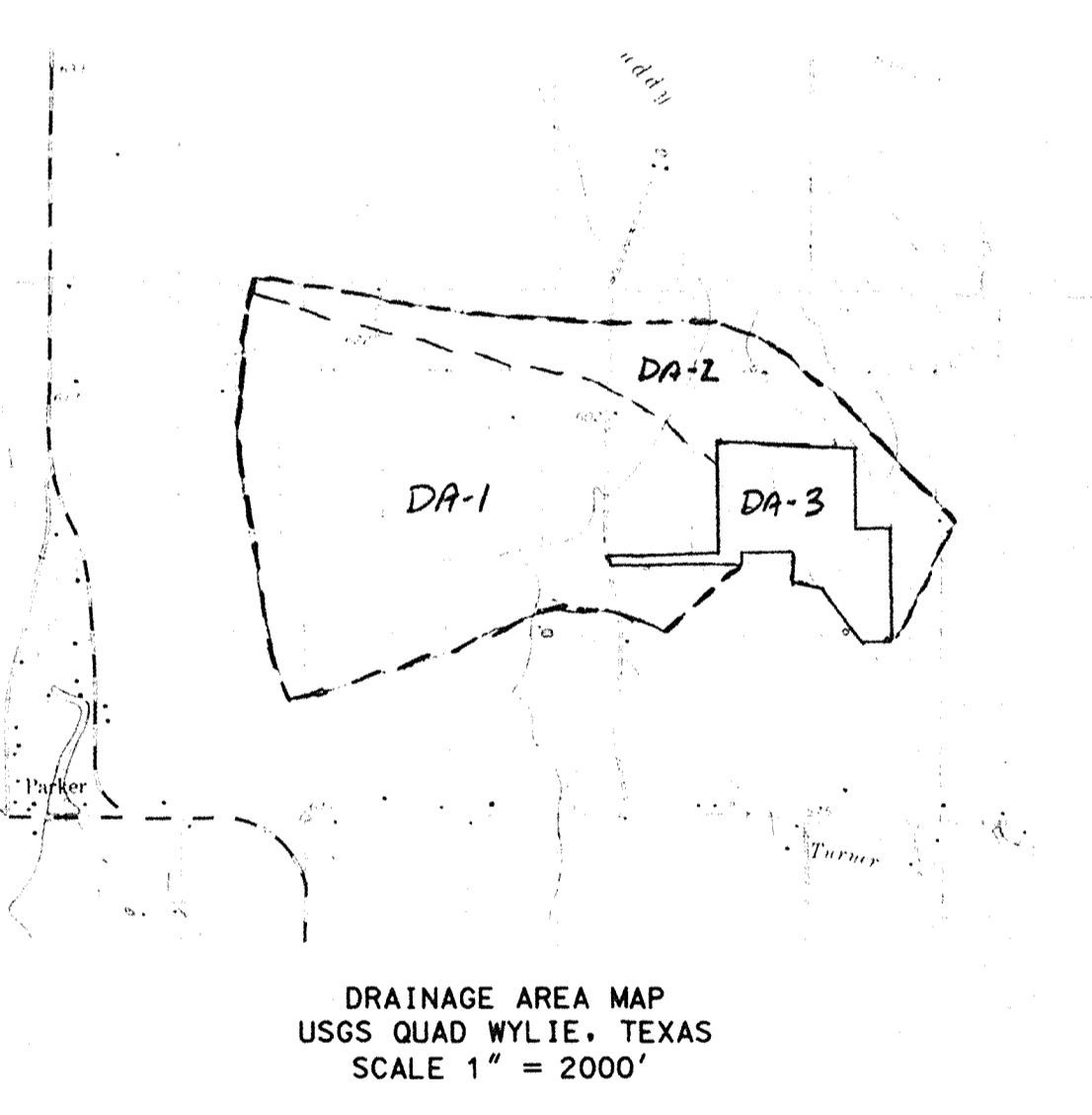
“Preliminary Plat For Review Purposes Only”

“Recommended For Approval”

Chairman, Planning and Zoning Commission Date”
City of Lucas, Texas

“Approved For Preparation of Final Plat”

Mayor, City of Lucas, Texas Date”



	AREA	C	I 100	Q 100
DA-1 (OFFSITE)	323.9	0.5	6.70	1085.0
DA-1 (OFFSITE)	118.1	0.5	6.70	395.6
DA-3 (ON-SITE)	53.4	0.5	6.70	179.2

APR 30 1997

PRELIMINARY PLAT OF SHEPARDS CREEK

23 LOTS - 53.4 ACRES IN THE LEWIS TURNER SURVEY, NO. 901, THE JOHN GRAY SURVEY, NO. 349, AND THE MARTIN HEARNE SURVEY, NO. 426 COLLIN COUNTY, TEXAS

FOR

JERRY HUFFMAN

17101 PRESTON ROAD, SUITE 240, LB113 DALLAS, TEXAS 75248 (972) 250-2550

CIVIL ENGINEERS
PRELIMINARY FOR INTERIM REVIEW ONLY

These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

HELMBERGER ASSOCIATES, INC.
#02944 4/30/97
Type or Plat Name PE# Date

PROPERTY DESCRIPTION
Tract I

Being a tract of land situated in the Lewis Turner Survey, Abstract No. 901, and the John Gray Survey, Abstract No. 349, and being a resurvey of a 50.848 acre tract as conveyed to James T. Lewis, as recorded by County Clerk No. 95-0073505, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at an old bois-d-arc fence post found for the most westerly southwest corner of said 50.848 acre tract.

Thence, with the west line of said 50.848 acre tract, same being the east line of a tract of land conveyed to John L. Morrison, as recorded in Volume 761, Page 57, Deed Records, Collin County, Texas, North 01 degrees 17 minutes 39 seconds East a distance of 1160.30 feet to a 1 inch iron rod found for the southeast corner of a tract of land conveyed to Sue W. Hodgson, as recorded in Volume 587, Page 38, Deed Records, Collin County, Texas;

Thence, along the south line of said Hodgson tract, South 88 degrees 57 minutes 10 seconds East a distance of 1,366.02 feet to a 1 inch iron rod found for corner at an ell corner of said Hodgson tract.

Thence, along an east line of said Hodgson tract, South 00 degrees 02 minutes 50 seconds West a distance of 884.34 feet to a 1 inch iron rod found for corner.

Thence, continuing along said Hodgson tract, North 84 degrees 33 minutes 31 seconds East a distance of 393.44 feet to a 1 inch iron rod found for corner.

Thence, continuing along said Hodgson tract, South 00 degrees 36 minutes 22 seconds West a distance of 1,147.47 feet to a 3/4 inch iron rod found for the northeast corner of a tract of land conveyed to Arthur L. Waxler, et ux.

Thence, along the north line of said Waxler tract and generally with a wire fence, North 88 degrees 11 minutes 44 seconds West a distance of 283.71 feet to a corner post found for the southeast corner of a tract of land conveyed to Kenneth R. Lewis, as recorded in County Clerk No. 92-0036059, Deed Records, Collin County, Texas.

Thence, along the northeasterly line of said Lewis tract and generally with a wire fence, North 28 degrees 24 minutes 10 seconds West a distance of 121.20 feet to a corner post found for corner.

Thence, continuing along the northeasterly line of said Lewis tract and generally with a wire fence, North 34 degrees 51 minutes 02 seconds West a distance of 591.79 feet to a corner post found for corner.

Thence, continuing along the northeasterly line of said Lewis tract and generally with a wire fence, North 82 degrees 51 minutes 20 seconds West a distance of 310.83 feet to a corner post found for corner.

Thence, continuing along the northeasterly line of said Lewis tract, North 00 degrees 18 minutes 06 seconds East a distance of 225.89 feet to a 1 inch iron rod found for corner;

Thence, South 89 degrees 23 minutes 51 seconds West a distance of 787.98 feet to the Point of Beginning and containing 50.843 acres of land.

APPROX. 100' FLOOD PLAIN (ZONE A) AS SHOWN ON FIRM MAP No's 48085C455G AND 48085C0465G DATED 1/19/96

KENNETH R. LEWIS
C.C. No. 92-0036059

PROPERTY DESCRIPTION
Tract II

Being a tract of land situated in the Martin Hearne Survey, Abstract No. 426, and being a resurvey of a 2.6 acre tract as conveyed to James T. Lewis, as recorded by County Clerk No. 95-0073505, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 3/8 inch iron rod found in the center line of Lewis Lane and being on the north line of the Martin Hearne Survey.

Thence, along the north line of said Hearne Survey and generally with a wire fence, North 89 degrees 40 minutes 57 seconds East a distance of 890.83 feet to an old bois-d-arc fence post found for the southwest corner of a 50.834 acre tract as conveyed to James T. Lewis, as recorded by County Clerk No. 95-0073505, Deed Records, Collin County, Texas.

Thence, along the south line of said Lewis tract and generally with a wire fence, North 89 degrees 23 minutes 51 seconds East a distance of 248.49 feet to a 1/2 inch iron rod found for corner.

Thence, along the west and north line of a tract of land conveyed to Kenneth R. Lewis, as recorded in County Clerk No. 92-0036059, Deed Records, Collin County, Texas, South 00 degrees 07 minutes 10 seconds West a distance of 100.05 feet to a 1/2 inch iron rod found for corner.

Thence, continuing along the north line of said Lewis tract, South 89 degrees 34 minutes 37 seconds West a distance of 1,126.21 feet to a 1/2 inch iron rod found in the center line of Lewis Lane.

Thence, along the center line of Lewis Lane, North 07 degrees 17 minutes 33 seconds West a distance of 101.64 feet to the Point of Beginning and containing 2.600 acres of land.

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
124 HOOPER ROAD, WYLIE TEXAS 75098 (972) 442-7459

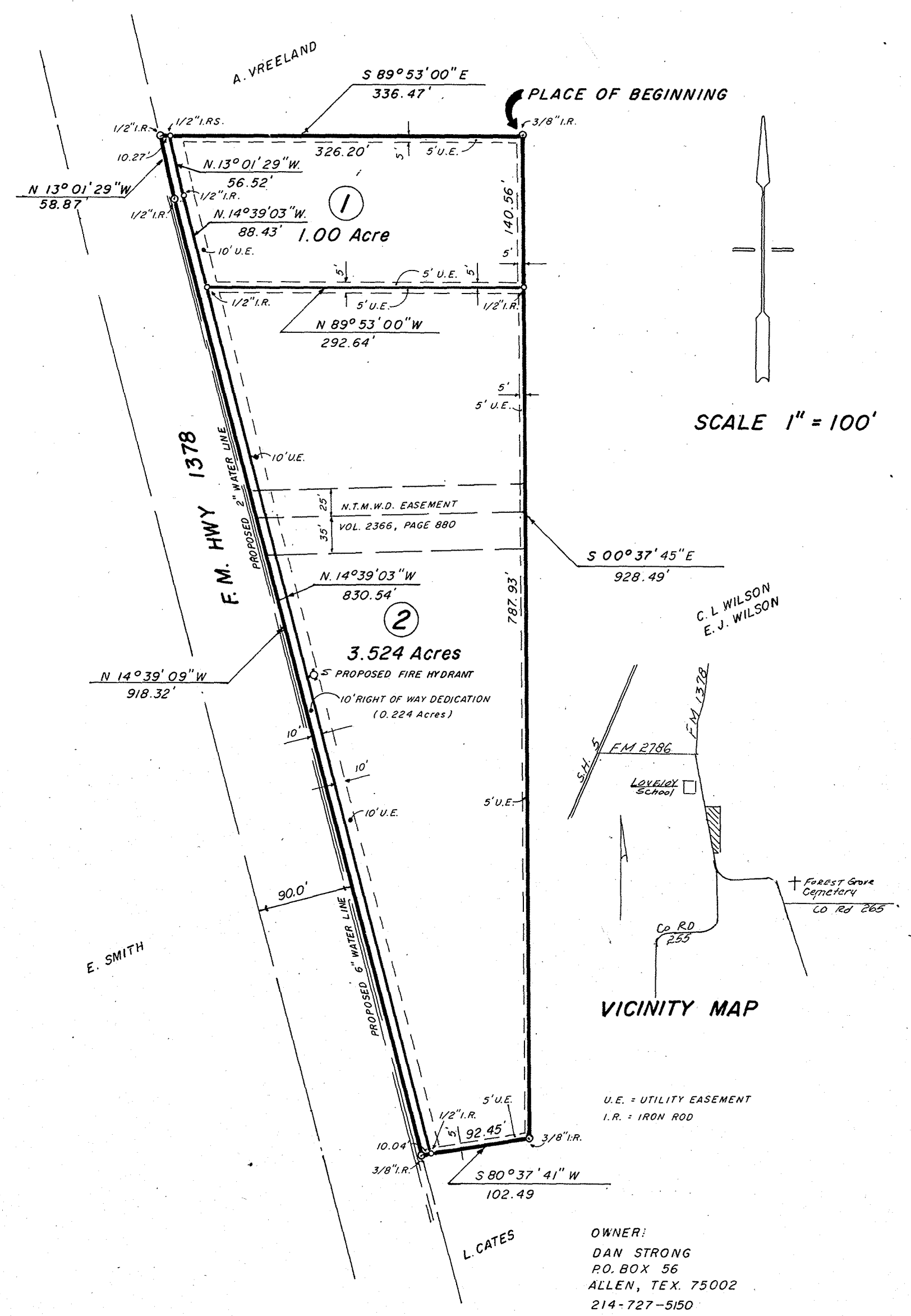
ARTHUR L. WAXLER
and
PATRICIA R. WAXLER
VOL. 616, PG. 425

EXISTING TOPOGRAPHY OBTAINED FROM USGS QUADRANGLE SHEET WYLIE, TEXAS

See Review

464

FINAL PLAT
STRONG ADDITION
 GABRIEL FITZHUGH SURVEY A-318
 CITY OF LUCAS COLLIN COUNTY, TEX.



STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS I Dan Strong being the owner of a tract of land in the extra territorial jurisdiction of the City of Lucas, Collin County, Texas and being more fully described as follows:

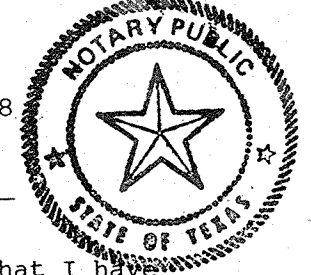
SITUATED in Collin County, Texas in the Gabriel Fitzhugh Survey Abstract No. 318 and being all of 4.748 acre tract as described in the deed from E.W. Smith and wife, Lucille Smith and Gary Smith to Dan Strong, and recorded in Volume 1843, Page 757 of the Collin County Land Records and being more fully described as follows:

BEGINNING at an iron rod found by a corner fence post at the Northeast corner of the said 4.748 acre tract.
 THENCE South 00 deg. 37 min. 45 sec. East, with the East line of the said tract a distance of 928.49 feet to an iron rod found.
 THENCE South 80 deg 37 min 41 sec West, with the South line of the said tract a distance of 102.49 feet to an iron rod found in the East right of way line of F.M. Highway No. 1378.
 THENCE North 14 deg 39 min. 03 sec. West, with the East right of way line of F.M. Highway No. 1378 a distance of 918.32 feet to an iron rod found.
 THENCE North 13 deg. 01 min. 03 sec. West, with the East right of way of F.M. Highway No. 1378 a distance of 58.87 feet to an iron rod found.
 THENCE South 89 deg. 53 min. 00 sec. East, with the North line of the said tract a distance of 336.47 feet to the place of beginning and containing 4.478 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I Dan Strong, do hereby adopt this plat hereon designating the hereinabove described property as the Strong Addition, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon.

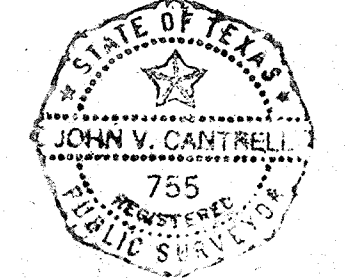
EXECUTED THIS 14th day of SEPTEMBER, 1988
Dan Strong
 Dan Strong

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14th day of SEPTEMBER, 1988
John V. Cantrell, John V. Cantrell, Jr My Commission Expires 12-27-91
 Notary Public in and for the State of Texas

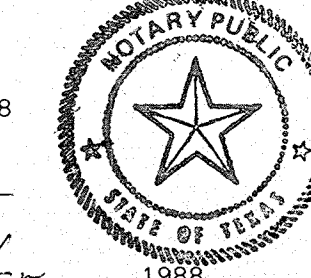


SURVEYOR CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS: That I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual on the ground survey of the land and the corner monuments shown were placed under my supervision and in accordance with the platting rules and regulations of the City of Lucas, Collin County, Texas

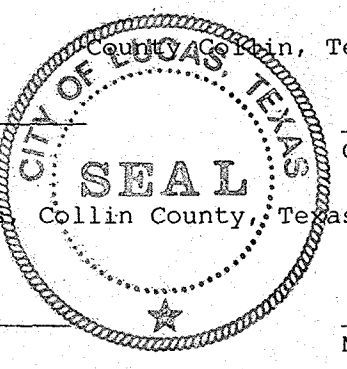
John V. Cantrell
 John V. Cantrell
 Registered Public Surveyor



STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14th day of SEPTEMBER, 1988
John V. Cantrell, John V. Cantrell, Jr My Commission Expires 12-27-91
 Notary Public in and for the State of Texas



Tentative plat approved by Lucas P & Z
Ord. 98-200
 Chairman



Final plat approved by the City of Lucas, Collin County, Texas on the 26th day of September, 1988
Marlyn V. Rice
 City Secretary
Greg A. Guy
 Mayor

This plat is approved by the Collin County Commissioner's Court on the _____ day of _____, 1988

County Judge William J. Roberts, Collin County, Texas
 NOTE: The property hereon platted in extra territorial jurisdiction of the City of Lucas, Collin County, Texas

Job No. 4223-C318-6-88 Plat File S-2
 Revised September 9, 1988

According to the National Flood Insurance Rate Map
 Panel No. 480130 0405 B effective date March
 16, 1981 the platted property does not lie
 in the 100 year flood boundary.

ENVIRONMENTAL SERVICES CERTIFICATE
 I hereby certify that the water and sewer facilities described on the plat conform to the applicable health laws of the State of Texas, the percolation test have been submitted representing the area in which septic tank disposal system may be used.
Burl Cockrell R.S.
 Environmental Services Department of Collin County

