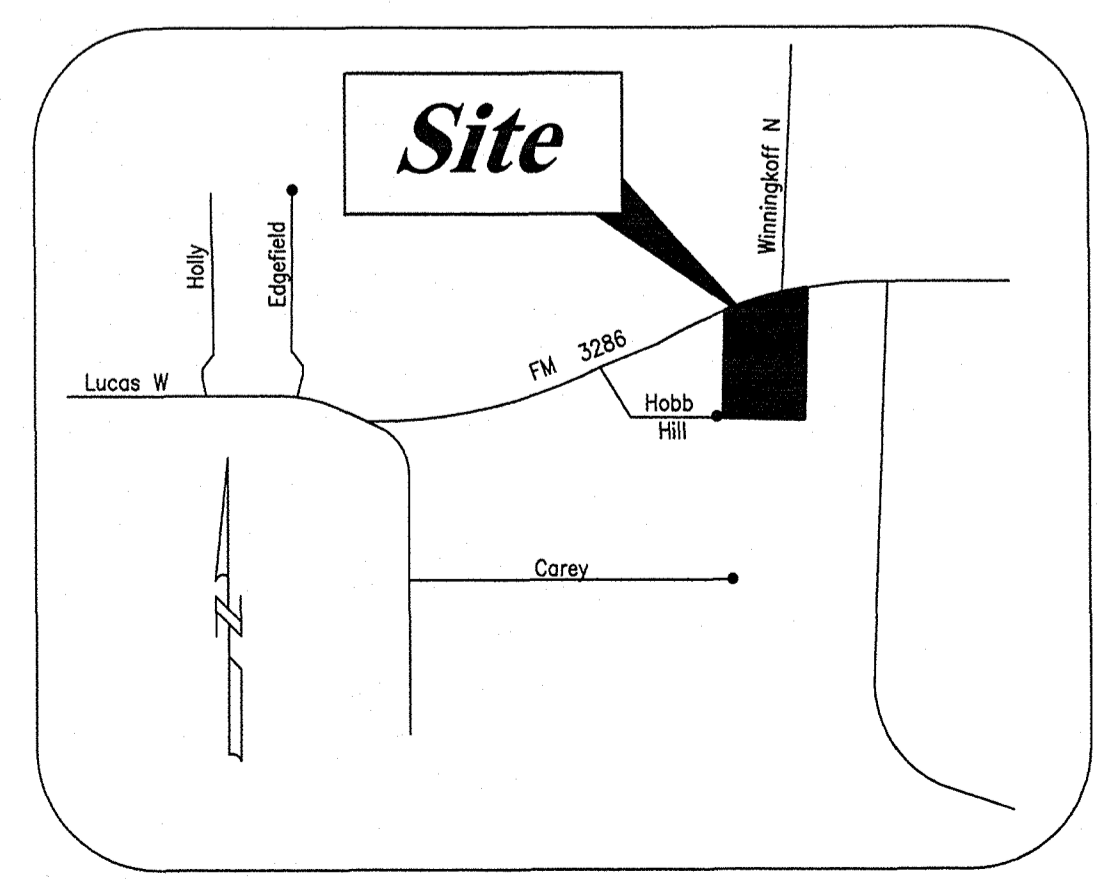


**Vicinity Map**  
N.T.S.



**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.

For Record in:  
Collin County, McKinney TX  
Honorable Brenda Taylor  
Collin County Clerk  
On Jul 22 2004  
At 11:31am  
Doc/Num : 2004-0108183  
Recording/Type: PL 21.00  
Receipt #: 28786

Owner's Certificate

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Tracy Evans is the owner of a tract of land situated in the State of Texas, County of Collin, being part of the Peter Lucas Survey, Abstract No. 537 and the James Anderson Survey, Abstract No. 17, being part of a 6.345 acre tract of land as recorded in Volume 698, Page 433 of the Collin County Land Records, being part of a 5.401 acre tract of land as recorded in Volume 707, Page 630 of the Collin County Land Records of which said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the curving south right-of-way line of F.M. Road 3286 (acquired through deed Volume 945, Page 134 CCLR) marking the northeast corner of said premises and the northwest corner of Woodmoor Addition No. 1, an addition to the City of Lucas recorded under CAD Slide 1036 said corner also being in the east line of said 6.345 acre tract;

THENCE with the east line of said 6.345 acre tract and the west line of said Addition, South 01°05'11" West, 692.06 feet to a 1/2-inch iron rod found at the base of a wood fence corner post marking the southeast corner of said 6.345 acre tract and the northeast corner of a 4.986 acre tract recorded in Volume 1057, Page 300 of the Collin County Land Records;

THENCE with the south line of said 6.345 acre tract and the north line of said 4.986 acre tract, North 88°49'17" West, 418.72 feet to a 60d nail found marking the southwest corner of said 6.345 acre tract, the northwest corner of said 4.986 acre tract, the northeast corner of a 2.5 acre tract as recorded under County Clerk #94-0081840 of the Collin County Land Records and the southeast corner of the aforementioned 5.401 acre tract;

THENCE with the west line of said premises and the east line of 5.401 acre tract as follows:  
North 04°52'44" West, 15.62 feet to a Roome capped 1/2-inch iron rod found at the base of fence post;  
North 00°28'40" East along an existing pipe fence a distance of 465.35 feet to a Roome capped 1/2-inch iron rod found in the southeast right-of-way line of F.M. Road 3286 and the northwest line of said premises;

THENCE with the northwest line of said premises and the south-east right-of-way line of F.M. Road 3286 as follows:  
North 58°53'00" East, passing at 12.12 feet a Roome capped 1/2-inch iron rod found in the west line of said 6.345 acre tract and the east line of said 5.401 acre tract and continuing for a total distance of 107.67 feet to a broken concrete R.O.W. monument found marking the beginning of a curve to the right;  
Northeasterly along said curve having a central angle of 14°44'41" with a radius of 1432.39 feet, for an arc distance of 368.62 feet (chord = N 66°27'57" E, 367.60 feet) to the point of beginning and containing 253,690 gross square feet or 5.824 gross acres of land, of which 2,858 square feet is dedicated for right-of-way leaving 250,832 net square feet or net 5.758 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Tracy Evans, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK A SOONER RANCH ESTATES, 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 21st day of June, 2004.

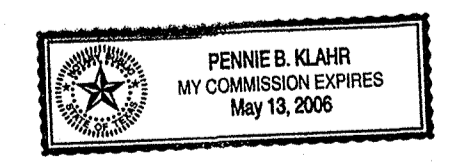
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tracy Evans 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 21st day of June, 2004.

*Tracy Evans - Owner*  
*[Signature]*

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



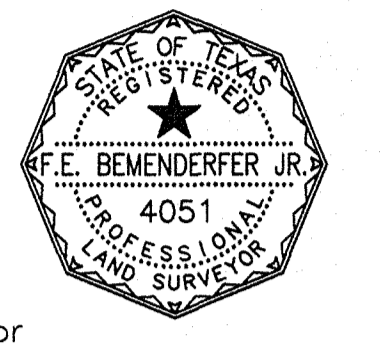
STATE OF TEXAS  
COUNTY OF COLLIN

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

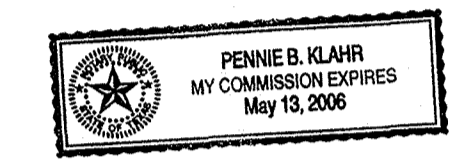
*[Signature]*  
F. E. Bemenderfer, Jr.  
Registered Professional  
Land Surveyor, No. 4051



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 18th day of June, 2004.



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

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval  
*[Signature]*  
Chairman, Planning and Zoning Chairman  
City of Lucas, Texas  
Date 6/21/04

Approval of Final Plat  
*[Signature]*  
Mayor, City of Lucas, Texas  
Date 6-23-04

*Nattha Wilbur*  
City Secretary, City of Lucas, Texas  
Date 6/29/04

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lot 1, Block A of Sooner Ranch Estates to the City of Lucas was submitted to the Planning & Zoning Commission on the 14th day of June, 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 29th day of June, A.D., 2004.

*Nattha Wilbur*  
City Secretary  
City of Lucas, Texas

NOTES: 1) 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; 2) Source bearing per James Anderson Survey, Abstract No. 17, as recorded in Volume 698, Page 433 of the Collin County Land Records; 3) CM is controlling monument; 4) Surveyors seal will appear in red on certified copies; 5) No part 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 and Incorporated Areas dated January 19, 1996 ( Zone X ).

FINAL PLAT OF  
**Lot 1, Block A**  
**SOONER RANCH ESTATES**  
**Peter Lucas Survey, Abstract No. 537 &**  
**James Anderson Survey, Abstract No. 17**  
**City of Lucas, Collin County, Texas**  
MAY 2004

Owner  
Tracy Evans  
2505 Fountain Head Drive  
Plano, TX 75074  
972-740-3458

