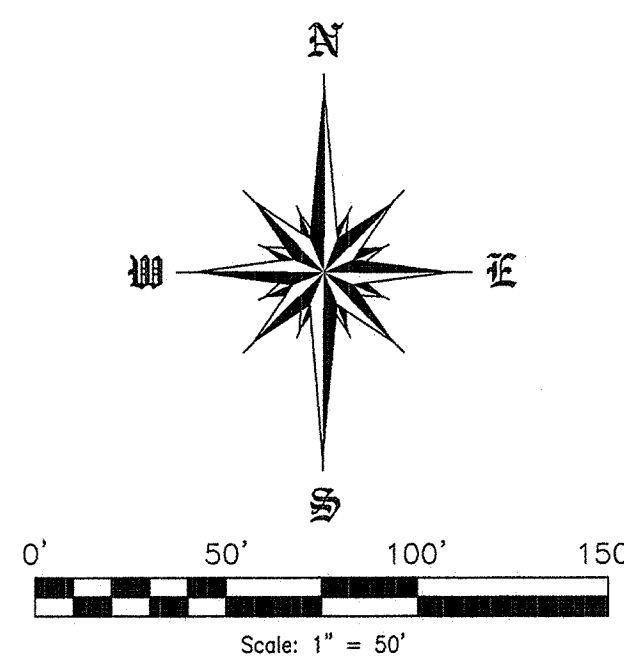


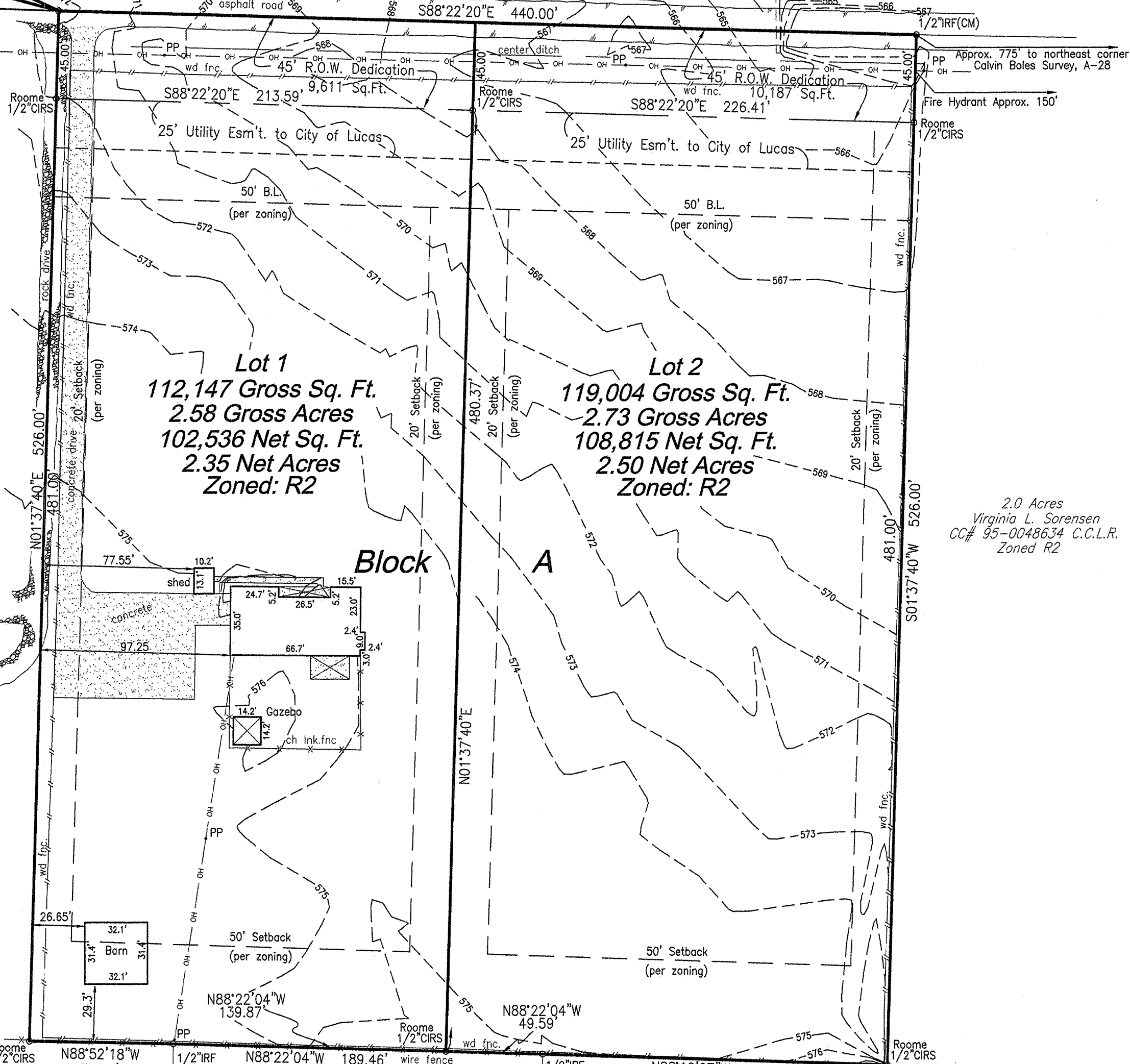
99.24 Acres  
Volume 803, Page 812  
C.C.L.R.  
Zoned R2

### East Forest Grove Road

POINT OF BEGINNING



2.12 Acres  
Ron & Doris Hanks  
Volume 1520, Page 147 C.C.L.R.  
Zoned R2

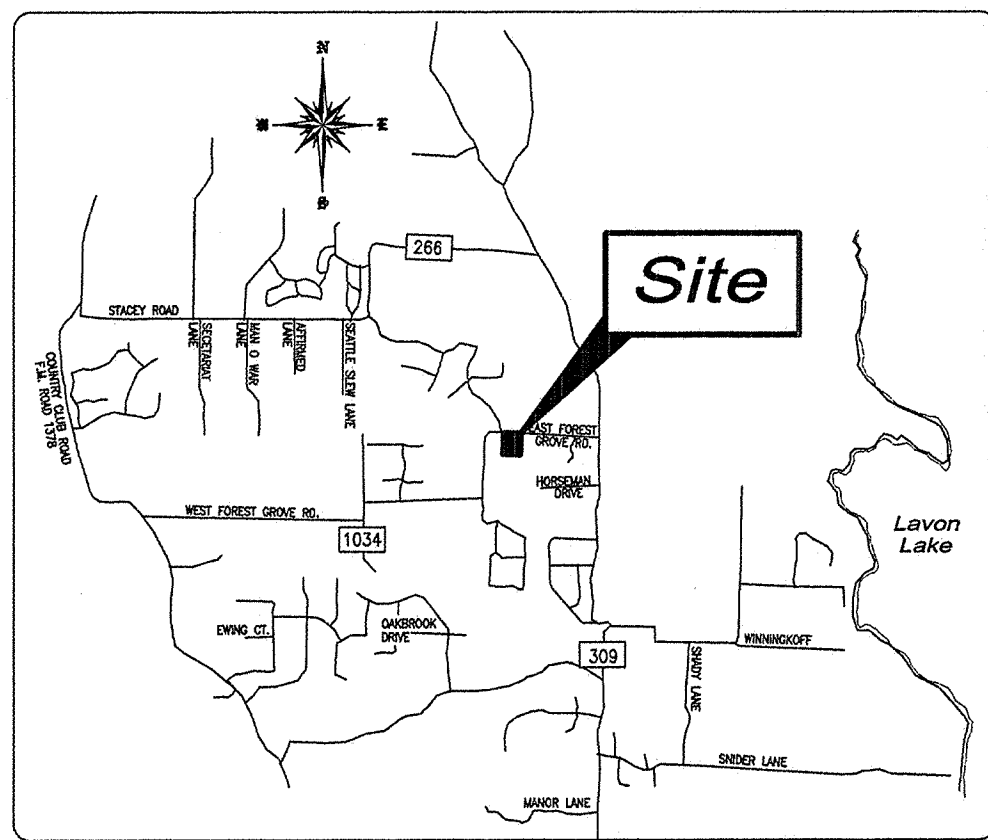


#### Legend

- (CM) Control Monument
- 1/2" CIRS 1/2" Capped Iron Rod Set
- 1/2" IRF 1/2" Iron Rod Found
- PP Power/Utility Pole
- FH Fire Hydrant
- CA Covered Area
- OH Overhead Line
- ch link inc. chain link fence
- wd. fnc. wood fence
- C.C.L.R. Collin County Land Records
- C.C.M.R. Collin County Map Records

#### Vicinity Map

NOT TO SCALE



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) CM is a controlling monument; 3) Source bearing per TOPCON GPS Model "Hyper Lite" recording dated July 14, 2005. 4) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808500455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 7) Surveyor did not research for easements. Subject property may be affected by easements not shown on this plat; 8) Purpose of this plat is to create two lots, dedicate right-of-way and create a 20' utility easement; 9) Contours derived from actual topographic survey. 10) This survey was performed without the benefit of a title commitment. 11) Property also being referenced as Block 3, Tract 176 of Calvin Boles Survey, Abstract No. 28. Tax Certificate Acc't No. R-6028-003-1760-1.

#### PROPERTY DESCRIPTION

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF LUCAS

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Calvin Boles Survey, Abstract No. 28, being all of a called 5.333 acre tract as recorded in Volume 1520, Page 154 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the approximate middle of East Forest Grove Road marking the northwest corner of said 5.333 acre tract, the northeast corner of Hanks' 2.12 acre tract as recorded in Volume 1520, Page 147 of the Collin County Land Records and being in the south line of Kendall's 99.24 acre tract;  
THENCE with the approximate middle of East Forest Grove Road along the north line of said 5.333 acre tract and the south line of said 99.24 acre tract, South 88°22'20" East, 440.00 feet to a 1/2-inch iron rod found marking the northeast corner of said 5.333 acre tract and the northwest corner of Sorensen's 2.0 acre tract as recorded under County Clerk No. 95-0048634 of the Collin County Land Records;  
THENCE departing said roadway and along the east line of said 5.333 acre tract and the west line of said 2.0 acre tract, South 01°37'40" West, passing at 45.00 feet a Room capped 1/2-inch iron rod set in the dedicated south right-of-way line and continuing for a total distance of 526.00 feet to a Room capped 1/2-inch iron rod set marking the southeast corner of said 5.333 acre tract, the southwest corner of said 2.0 acre tract and being in the north line of Lot 2B, Block 1 of Horsemans Estates as recorded in Volume 10, Page 33 of the Collin County Map Records in Volume 5692, Page 1384 of the Collin County Land Records;  
THENCE with a south line of said 5.333 acre tract and the north line of said Lot 2B, North 88°10'07" West, 176.82 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 2B and the northeast corner of Lot 2A of Horsemans Estates;  
THENCE with a south line of said 5.333 acre tract and the north line of said Lot 2A, North 88°22'04" West, 189.46 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 2A and the northeast corner of Lot 1 of said addition;  
THENCE with a south line of said 5.333 acre tract and the north line of said Lot 1, North 88°52'18" West, 73.72 feet to a Room capped 1/2-inch iron rod set marking the southwest corner of said 5.333 acre tract and the southeast corner of the aforementioned Hanks' 2.12 acre tract;  
THENCE with the west line of said 5.333 acre tract and the east line of Hanks' 2.12 acre tract, North 01°37'40" East, passing at 481.00 feet a Room capped 1/2-inch iron rod set in the dedicated south right-of-way line of East Forest Grove Road and continuing for a total distance of 526.00 feet to the point of beginning and containing 231,240 gross square feet or 5.309 gross acres of land, of which 19,798 square feet is dedicated for right-of-way, leaving 211,442 net square feet or 4.85 net acres of land.

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John Suckling, owner, do hereby adopt this plat designating the herein described property as LOTS 1 & 2, Block A of the SUCKLING ESTATES, an addition to the City of Lucas, Texas, and does 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 said 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 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 of 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 28th day of September, 2005.

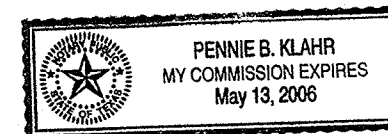
*John Suckling*  
John Suckling

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared John Suckling 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 28th day of September, 2005.

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



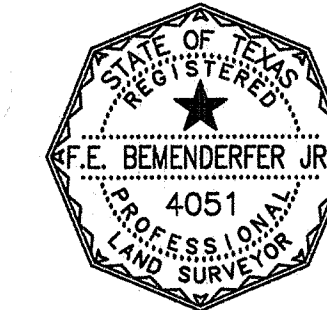
Owner:  
John Suckling  
140 E. Forest Grove Road  
Allen, Texas 75002  
972-359-9566

#### 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

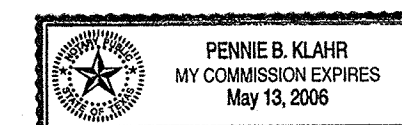


STATE OF TEXAS  
COUNTY OF COLLIN

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 28th day of September, 2005.

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



Recommended for Approval

*John Suckling*  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

10-3-05  
Date

Approved of Final Plat

*Robert Sorensen*  
Mayor, City of Lucas, Texas

10/2/05  
Date

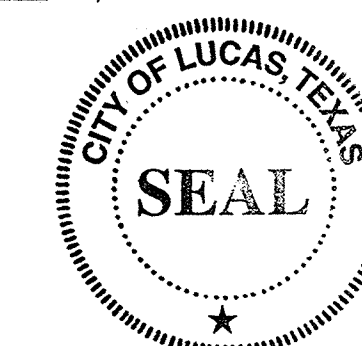
City Secretary  
City of Lucas

10/2/05  
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies the foregoing final plat of Lots 1 & 2, Block A of Suckling Estates Subdivision or Addition to the City of Lucas was submitted to the Planning & Zoning Commission on the 6th day of Sep, 2005 and the Commission, by formal action, then and there, the dedication of streets, alleys, parks, easements, public places, and water and as shown and set forth in and upon said plat, and said Council further authorization, the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 28th day of October, A.D., 2005.

*Kathy Wingo*  
City Secretary  
City of Lucas, Texas



Zoned: R2

## Final Plat Lots 1 & 2, Block A Suckling Estates

5.31 Acre Tract  
Calvin Boles Survey, Abstract No. 28  
City of Lucas, Collin County, Texas  
July 18, 2005

P:\AC\200503\AC52697

ROOM LAND SURVEYING, INC.  
2000 AVENUE G  
SUITE 810  
PLANO, TX 75074  
Phone Number (972) 423-4372  
Fax Number (972) 423-7523

