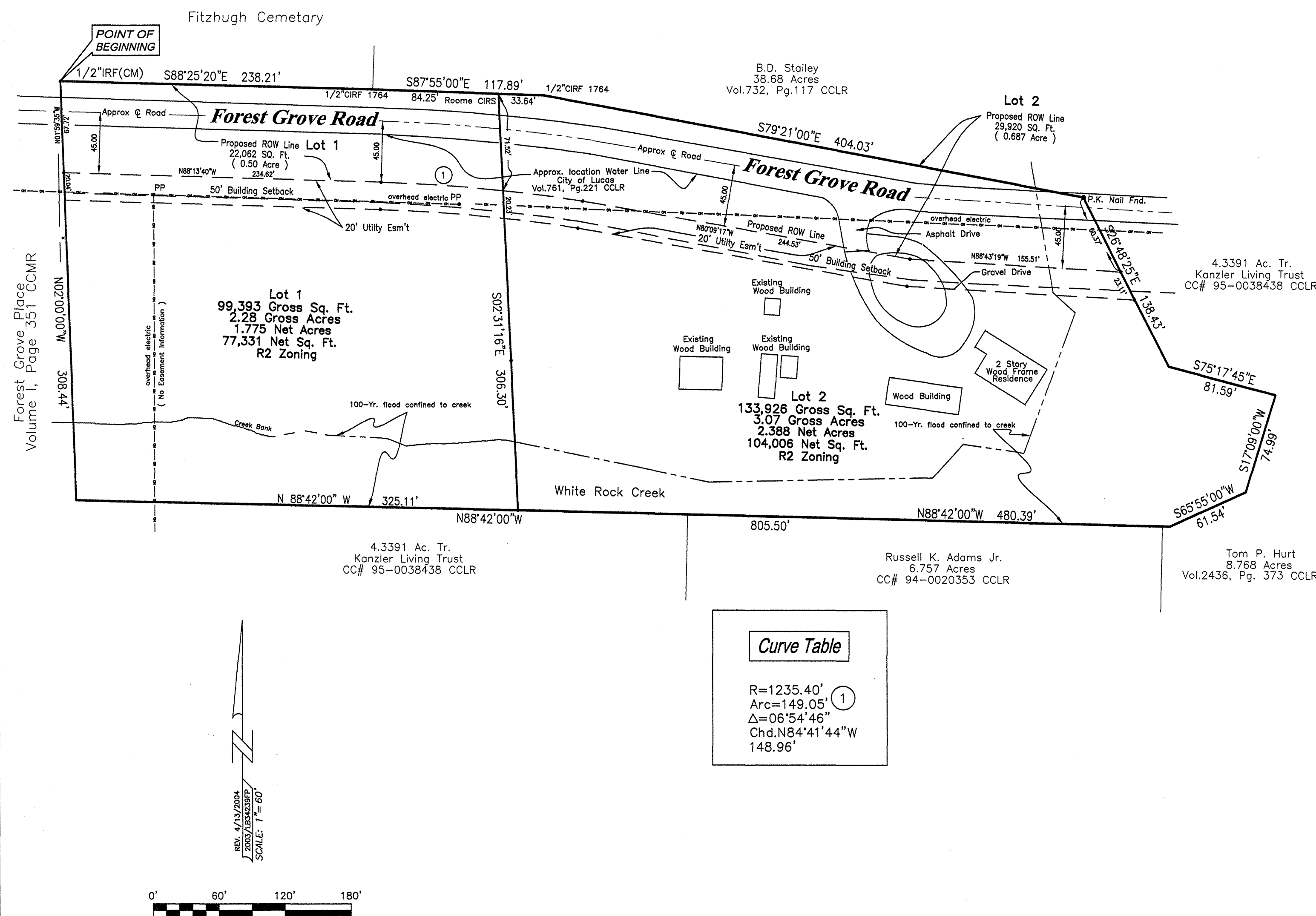


Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk
On Jun 04 2004
At 2:05pm
Doc/Num : 2004-0062293
Recording/Type: PL 21.00
Receipt #: 22070

NOTE:
Nearest Fire Hydrant at intersection
of Forest Grove Rd. & F.M. 1378
Approx. 625 feet



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) Survey has been performed without the benefit of a title commitment; 3) CM is a controlling monument; 4) Source bearing per Forest Grove Place, an addition to the City of Lucas as recorded Vol. I, Pg. 351 of the Collin County Plat Records; 5) a portion of the subject property lies 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, Texas and Incorporated Areas dated January 19, 1996 (Zone AE); 6) Contours from quad. map. Benchmark USGS Quad Map.

OWNERS - LOT 1
Lisa & Ron Schmittou
1412 Tanglewood Road
Abilene, TX 79605

OWNER - LOT 2
Randy Vitek
1565 W. Forest Grove Rd.
Lucas, TX 75002-8461

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Ron Schmittou, Lisa Schmittou and Randy Vitek are the owners of land situated in the State of Texas, County of Collin, being part of the Gabe Fitzhugh Survey, Abstract No. 318, being the resurvey of a called 5.506 acre tract of land as recorded in Volume 5285, Page 3896 of the Collin County Land Records with said premises being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod found on the north side of Forest Grove Road marking the northwest corner of said 5.506 acre tract, the northeast corner of Forest Grove Place, an addition to the City of Lucas as recorded in Volume I, Page 351 of the Collin County Land Records and the south line of Fitzhugh Cemetery;
THENCE with the north line of said 5.506 acre tract, the south line of said cemetery tract, the south line of Stailey's 38.68 acre tract as recorded in Volume 732, Page 117 of the Collin County Land Records, and north of said Forest Grove Road as follows: South 88°25'20" East, 238.21 feet to a 1/2-inch capped 1764 iron rod found; South 87°55'00" East, 117.89 feet to a 1/2-inch capped 1764 iron rod found; the northeast corner of said 5.506 acre tract in the center of a creek;
THENCE with the east line of said 5.506 acre tract and the center of said creek as follows: South 26°48'25" East, 139.43 feet, South 75°17'45" East, 81.59 feet, South 17°09'00" West, 74.99 feet and South 65°55'00" West, 61.54 feet to the southeast corner of said 5.506 acre tract in White Rock Creek;
THENCE with the south line of said 5.506 acre tract and the upstream meanders of White Rock Creek, North 88°42'00" West, 805.50 feet to the southwest corner of said 5.506 acre tract and the southeast corner of said Forest Grove Place;
THENCE with the west line of said 5.506 acre tract and the east line of Forest Grove Place, North 02°00'00" West, 308.44 feet to the point of beginning and containing 5.35 acres of land.

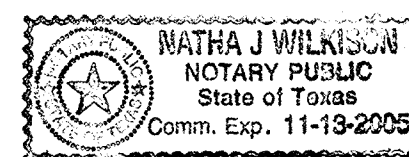
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Ron and Lisa Schmittou, and Randy Vitek, do hereby adopt this plat designating the herein described property as LOTS 1 & 2, BLOCK A, VITEK 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 30th day of April, 2004.

Ron Schmittou - Owner Lot 1
Lisa Schmittou - Owner Lot 1
Randy Vitek - Owner Lot 2



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 Ron Schmittou 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.

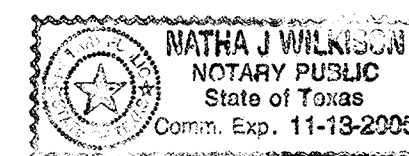
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of April, 2004.

Matha J. Wilkison
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 Lisa Schmittou 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 30th day of April, 2004.



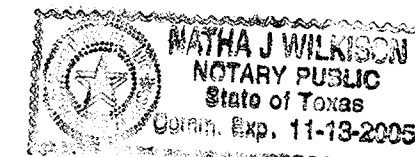
Matha J. Wilkison
Notary Public for the State of Texas

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 Randy Vitek 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 30th day of April, 2004.

Matha J. Wilkison
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

F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051

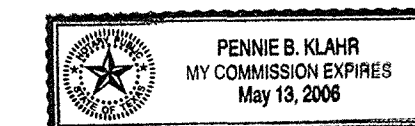


STATE OF TEXAS
COUNTY OF COLLIN

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 13th day of April, 2004.

Penne B. Klahr
Notary Public for the State of Texas



"FINAL PLAT FOR REVIEW PURPOSES ONLY"

Recommended for Approval

John J. Welms
Chairman, Planning and Zoning Chairman
City of Lucas, Texas

4/13/04
Date

Approval of Final Plat

Thijs
Mayor, City of Lucas, Texas

4/14/04
Date

Matha Wilkison
City Secretary, City of Lucas, Texas

4/30/04
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of Lots 1 & 2, Block A of Vitek Addition or Subdivision to the City of Lucas was submitted to the Planning & Zoning Commission on the 12th day of April, 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.

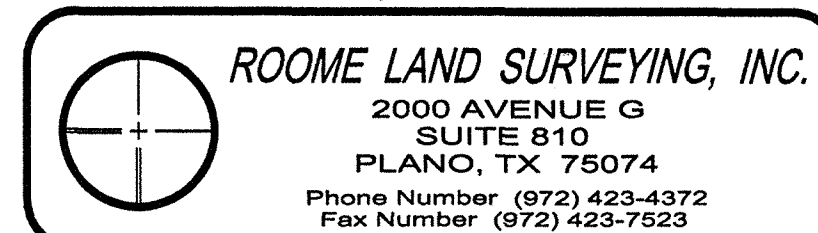
Witness my hand this 30th day of April, A.D., 2004.



Matha Wilkison
City Secretary
City of Lucas, Texas

FINAL PLAT OF
LOTS 1 & 2, BLOCK A
VITEK ADDITION
GABE FITZHUGH SURVEY, ABST. NO. 318
CITY OF LUCAS, COLLIN COUNTY, TEXAS
NOVEMBER 21, 2003

Revised Per City Comments 4/8/2004



P:/2004/LB34239fp.dwg