

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS the **City of Lucas** is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Jones Grayum Survey, Abstract No. 354, and being part of Block A (dedicated to the City of Lucas) of White Rock Creek Estates, on addition to the City of Lucas as recorded in Volume F, Page 510 of the Collin County Map Records and being the remainder of a called 1 acre tract of land as recorded in Volume 203, Page 562 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set in the northeast right-of-way line of F.M. Highway No. 1378 marking the northeast corner of said premises, the most westerly southwest corner of the Northfork Ranch in addition to the City of Lucas as recorded in Volume X, Page 597 of the Collin County Land Records, the northeast corner of a called 0.238 acre tract as recorded in Volume 450, Page 407 of the Collin County Land Records, and being in the north line of said 1 acre tract;

THENCE northerly with the north line of said 1 acre tract, the north line of said premises, northerly with the north line of said Block A, and with the south line of said Northfork Ranch, North 81°26'49" East, passing a 1/2-inch iron rod found at 21.96 feet and continuing for a total distance of 580.81 feet to a 5/8-inch iron rod found in the north right-of-way line of White Rock Trail (50' Right-of-Way) marking the most easterly corner of said lot dedicated to the City of Lucas, the most easterly corner of said premises, and being the beginning of a non-tangent curve to the left;

THENCE with the north right-of-way line of White Rock Trail, the south line of said lot dedicated to the City of Lucas, and the south line of said premises as follows:

Southwesterly along said curve through a central angle of 57°03'06" for an arc distance of 253.91 feet and having a radius of 235.00 feet (chord = South 52°55'15" West, 243.55 feet) to a Glas capped iron rod set marking the point of reverse curvature to the right;

Southwesterly along said curve through a central angle of 32°38'16" for an arc distance of 116.78 feet and having a radius of 205.00 feet (chord = South 40°42'52" West, 115.20 feet) to a Glas capped iron rod set marking the end of said curve; South 57°02'00" West, 165.39 feet to a Glas capped iron rod set in the northeast right-of-way line of F.M. Highway No. 1378 marking the southwest corner of said lot dedicated to the City of Lucas and the southwest corner of said premises;

THENCE with the northeast right-of-way line of F.M. Highway No. 1378, the southwest line of said lot dedicated to the City of Lucas and the southwest line of said premises, North 32°58'00" West, 66.64 feet to a point for corner marking the northwest corner of said lot dedicated to the City of Lucas, being an interior all-corner of said premises, and being in the south line of said 1 acre tract;

THENCE with the northeast right-of-way line of F.M. Highway No. 1378, the south line of said 1 acre tract, and a south line of said premises, South 81°26'49" West, 10.98 feet to a Glas capped iron rod set marking the most westerly southwest corner of said premises and the southeast corner of the aforementioned 0.238 acre tract;

THENCE with the northeast right-of-way line of F.M. Highway No. 1378, the southwest line of said premises and the northeast line of said 0.238 acre tract, North 32°58'00" West, 218.72 feet to the point of beginning and containing 72,922 square feet or 1,674 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, the **City of Lucas**, the Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **Replat of Lot 25, Block A of White Rock Creek Estates**, on addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2015.

_____, Representative
for the City of Lucas

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2015.

Notary Public in and for _____
the State of Texas

SURVEYOR'S CERTIFICATE

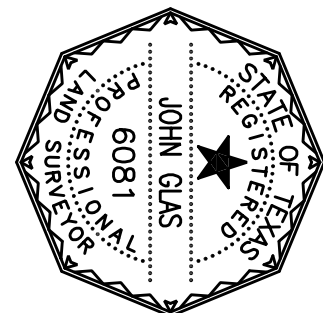
STATE OF TEXAS §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

That I, John Glas, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

John Glas
R.P.L.S. No. 6081

ACKNOWLEDGEMENT



STATE OF TEXAS §
COUNTY OF HUNT §
Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared **John Glas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

Notary Public in and for _____
The State of Texas

CITY APPROVAL CERTIFICATE

Director of Planning and Community Development _____ Date _____

ATTEST:

Signature _____ Date _____

Print Name & Title _____

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Lucas Development Code and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his approval is required.

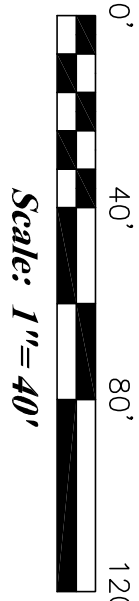
Director of Public Works _____

Date _____

- 1) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0405 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 2) Source bearing is based on White Rock Creek Records, an addition to the City of Lucas, as recorded in Volume F, Page 510 of the Collin County Map Records.
- 3) This plat has been performed without the benefit of a Title Commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.

NOTES

Legend	
Gas Grates	PC
Capped Iron Rod Set	uht
C.C.M.R.	Utility Headcave
Collin County Land Records	canc.
Iron Rod Found	concrete
Controlling Monument	ch
Water Valve	Edge of Asphal
Fire Hydrant	Overhead Lines
Power Pole	Branch-Line Fence
Power Pole Stand Pipe	Chain Link Fence
OTF Telephone Pole	Gay



LINE	BEARING	DISTANCE
L1	N32°58'00"W	66.64
L2	S81°26'49"W	10.98

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	255.00'	253.91'	243.55'	S52°55'15"W	57°03'06"
C2	205.00'	116.78'	115.20'	S40°42'52"W	32°38'16"

VICINITY MAP
N.T.S.

