

SCALE: 1"=50'

| LINE DATA TABLE | | |
|-----------------|---------------|--------|
| 1. | S 79°41'24" E | 10.57' |
| 2. | S 79°41'24" E | 23.25' |
| 3. | S 79°41'24" E | 15.85' |

OWNER:
CITY OF LUCAS
WATER TOWER

Δ=32°38'16"
R=255.00'
L=145.26'
CHORD:
N 40°42'52" E
143.30'

Δ=57°03'06"
R=205.00'
L=204.13'
CHORD:
N 52°55'17" E
195.80'

OWNER: ALICE JONES

OWNER:
JAMES A. GIFFORD, ET UX

Δ=12°22'36"
R=999.93'
L=216.00'
CHORD:
N 26°46'42" W
215.58'

FINAL REPLAT

OF LOT 23 & 24 OF BLOCK A OF REVISED PLAT

WHITE ROCK CREEK ESTATES

AN ADDITION TO THE CITY OF LUCAS
5.827 IN THE JAMES GRAYUM SURVEY, ABST. 354 & J. W. KERBY SURVEY, ABST. 506
COLLIN COUNTY, TEXAS

OWNER:
J. WAYMON ROSE
1225 CHRISTIAN LANE
LUCAS, TX. 75002
Phone: 442-5893

SURVEYOR:
G. M. GEER
1512 W. UNIVERSITY #300
MCKINNEY, TX. 75069
Phone: 214-562-3959

MEAN SEA LEVEL DATUM TAKEN FROM
THE FLOW LINE OF THE CULVERTS
LOCATED BETWEEN ENGINEERS STATIONS
270+48 AND 270+70 ON FARM ROAD NO.
1378---FLOW LINE ELEV. 580.00 ON D. S.
END OF THE TWO 10'X 8' CONCRETE
CULVERTS. INFORMATION ACQUIRED FROM
THE TEXAS HIGHWAY DEPARTMENT

OWNER: W. HENDRICKS

AREA NOT IN 100 YEAR FLOOD PLAIN

DESCRIPTION 4.1431 Acres of Land
SITUATED in Collin County, Texas, the City of Lucas, in the James Grayum
Survey, Abstract No. 354, being a resurvey part of Lots 23 and 24 of Block A,
of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas,
Collin County Texas, the plat of which being of record in Cabinet F, Sheet
510, of the Collin County Map & Plat Records. Said two Lots contain 5.827
acres of land and the land described herein is that which lies above the 100
year flood plain boundary, being described by metes and bounds as follows:
BEGINNING at an iron pin found at the northeast corner of said Lot 23,
in the south R.D.W. line of WHITE ROCK TRAIL (a 50' R.D.W.)
Thence south 8° 33' 11" east, 122.56 feet with the east line of said
Lot 23 to a point in said east line, in the north boundary line of the 100
year flood plain line of "South White Rock Creek", also known as "Reid Branch"
for a corner;
Thence generally in a westerly direction with the north boundary line of
the 100 year flood plain of said Creek as follows:
North 84° 05' West, 158.00 feet; North 24° 56' 52" West, 25.94 feet;
South 57° 11' West, 22.18 feet; North 74° 25' West, 21.00 feet;
South 84° 30' West, 55.00 feet; South 65° 25' West, 43.00 feet;
South 6° 20' West, 98.00 feet; South 9° 00' East, 132.00 feet;
South 36° 55' West, 64.00 feet; South 80° 40' West, 165.00 feet;
South 57° 50' West, 108.50 feet; South 19° 30' West, 97.00 feet;
South 54° 20' West, 67.00 feet; South 70° 00' West, 30.84 feet
to a point in the widened and curved R.D.W. line of Farm Road No. 1378, in
said north flood plain boundary for a corner; from said corner the radius
center of said curved R.D.W. line lies South 66° 07' 26" West, 1009.93 feet;
Thence northerly with said widened R.D.W. line and with a curve to the
left, an arc of 160.23 feet around a central angle of 9° 05' 26", on a
radius of 1009.93 feet to an iron pin set at the P. T. of said curve;
Thence north 32° 58' West, 111.26 feet with said east widened R.D.W.
line to an iron pin set for a corner in the south R.D.W. line of WHITE ROCK
TRAIL for a corner;
Thence easterly with said south R.D.W. line and with the north line of
said Lots 23 and 24 as follows:
North 57° 02' East, 165.39 feet to an iron pin set at the P. T. of a
curve to the left, from which the radius center lies North 32° 58' West,
255.00 feet;
Thence with said curve to the left, an arc of 145.26 feet around a
central angle of 32° 38' 16" on a radius of 255.00 feet to the point of
reverse curve of a curve to the right, from which the radius center lies South
65° 36' 16" East, 205.00 feet;
Thence with said curve to the right, an arc of 204.13 feet around a
central angle of 57° 03' 06" on a radius of 205.00 feet to an iron pin found
at the P. T. of said curve;
Thence North 81° 26' 49" East, 434.76 feet to the PLACE OF BEGINNING
and containing 4.1431 acres of land, being 2.0006 acres in Lot 24 and 2.1425
acres in Lot 23.

Thence northerly with said widened R.D.W. line and with a curve to the
left, an arc of 160.23 feet around a central angle of 9° 05' 26", on a
radius of 1009.93 feet to an iron pin set at the P. T. of said curve;
Thence north 32° 58' West, 111.26 feet with said east widened R.D.W.
line to an iron pin set for a corner in the south R.D.W. line of WHITE ROCK
TRAIL for a corner;
Thence easterly with said south R.D.W. line and with the north line of
said Lots 23 and 24 as follows:
North 57° 02' East, 165.39 feet to an iron pin set at the P. T. of a
curve to the left, from which the radius center lies North 32° 58' West,
255.00 feet;
Thence with said curve to the left, an arc of 145.26 feet around a
central angle of 32° 38' 16" on a radius of 255.00 feet to the point of
reverse curve of a curve to the right, from which the radius center lies South
65° 36' 16" East, 205.00 feet;
Thence with said curve to the right, an arc of 204.13 feet around a
central angle of 57° 03' 06" on a radius of 205.00 feet to an iron pin found
at the P. T. of said curve;
Thence North 81° 26' 49" East, 434.76 feet to the PLACE OF BEGINNING
and containing 4.1431 acres of land, being 2.0006 acres in Lot 24 and 2.1425
acres in Lot 23.

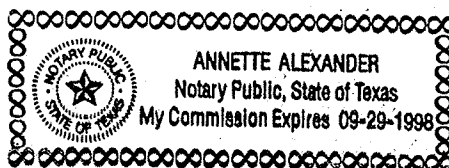
OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, J. Waymon Rose, is the owner of two lots of land situated in the City of
Lucas, Collin County, Texas, in the James Grayum Survey, Abstract No. 354, being described
as follows:
Being Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition
to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F,
Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of
land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That J. Waymon Rose, does hereby adopt this REPLAT designating the hereinabove described
property as a REPLAT of lots 23 and 24, Block A, of WHITE ROCK CREEK ESTATES, (Revised)
according to the plat hereon as a subdivision in the City of Lucas, Collin County, Texas
and does hereby dedicate to the public use forever the streets/roads and easements shown
thereon.
Witness my hand at Lucas, Texas, this 17 day of November, 1994.

J. Waymon Rose
J. Waymon Rose, Owner



STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day
personally appeared J. Waymon Rose, 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
purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this 17 day of November, 1994.

Annette Alexander
Notary Public in and for the state of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT:
That I, G.M. Geer, do hereby certify that I prepared this plat from an actual and accurate
survey of the land, and that the corner monuments shown thereon were properly placed under
my supervision, in accordance with the subdivision regulations of the City of Lucas.

G.M. Geer
G.M. GEER, REGISTERED PROFESSIONAL ENGINEER
TX. REG. NO. 6653
and, REGISTERED PROFESSIONAL LAND SURVEYOR
TX. REG. NO. 3256

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day
personally appeared G.M. Geer 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 purposes
and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this 16 day of
November, 1994.

James Shannon
Notary Public in and for the state of Texas

FINAL PLAT approved by the City of Lucas, Texas on the _____ day of
_____, 1994.

Chairman, Planning and zoning commission, City of Lucas

FINAL PLAT approved by the City of Lucas, Texas on the _____ day of
_____, 1994.

Mayor, City of Lucas

SPECIAL CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT:
The heavy dashed line shown thus **-----** which is on the opposite side of the shaded
area from Reid Branch, represents the 100 year rain flood boundary per the FEMA FIRM MAP
NUMBER 48085C0405 E dated April 2, 1991 and/or per the study prepared by the undersigned.

G. M. GEER, REGISTERED PROFESSIONAL
ENGINEER TEX. REG. NO. 6653
1512 West University #300
McKinney, Texas 75069
Phone 214-562-3959

This instrument was acknowledged before me on the _____ day of _____, 199__.

Commission Expires _____, 199__.

Notary Public, State of Texas

SPECIAL DEDICATION:
Lots 23A and 24A as platted hereon are hereby
dedicated to the City of Lucas, Texas for the
sole purpose of allowing the storm waters of
Reid Branch drainage area to flow freely and
without obstruction to White Rock Creek and
then on to Lake Lavon.

WHITE ROCK

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1995/05/15
At 12:54P
Number: 95- 0032732
Type : PL 16.00

OWNER: ALICE JONES

SCALE: 1"=50'

| LINE DATA TABLE | |
|-----------------|----------------------|
| 1. | S 79°41'24" E 10.57' |
| 2. | S 79°41'24" E 23.25' |
| 3. | S 79°41'24" E 15.85' |

OWNER:
CITY OF LUCAS
WATER TOWER

Δ=32°38'16"
R=255.00'
L=145.26'
CHORD:
N 40°42'52" E
143.30'

Δ=67°03'06"
R=205.00'
L=204.13'
CHORD:
N 52°55'17" E
195.80'

2.1270 AC.
2.0107 AC.

OWNER:
JAMES A. GIFFORD, ET UX

Δ=12°22'36"
R=999.93'
L=216.00'
CHORD:
N 26°46'42" W
215.58'

FINAL REPLAT

OF LOT 23 & 24 OF BLOCK A OF REVISED PLAT WHITE ROCK CREEK ESTATES

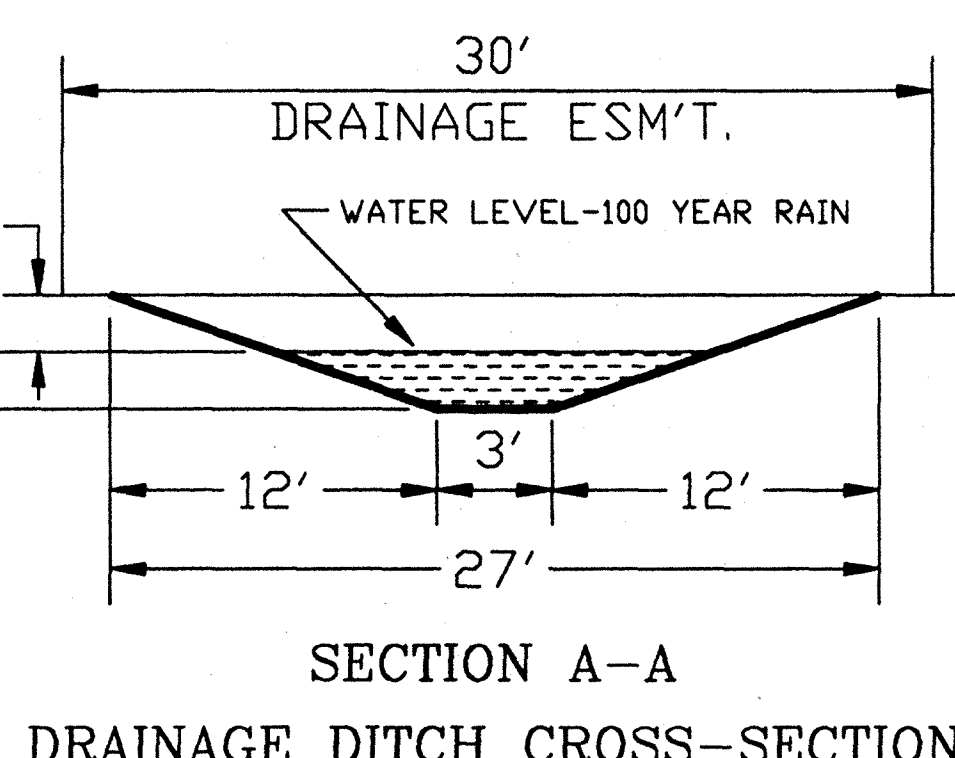
AN ADDITION TO THE CITY OF LUCAS
5.827 ACRES IN THE JAMES GRAYUM SURVEY, ABST. 354 & J. W. KERBY SURVEY, ABST. 506
COLLIN COUNTY, TEXAS

OWNERS:
J. WAYMON ROSE AND ANN H. ROSE
1225 CHRISTIAN LANE
LUCAS, TX. 75002
Phone: 442-5893

SURVEYOR:
G. M. GEER
1512 W. UNIVERSITY #300
McKINNEY, TX. 75069
Phone: 214-562-3959

WHITE ROCK TRAIL
PLACE OF BEGINNING

OWNER:
JOHN GAMRADT, ET UX
LOT 22, WHITE ROCK TRAIL



SECTION A-A
DRAINAGE DITCH CROSS-SECTION

100 year rain flood plain

OWNER: W. HENDRICKS

DESCRIPTION 21270 Acres of Land
SITUATED in Collin County, Texas, the City of Lucas, in the James Grayum Survey, Abstract No. 354, being a resurvey part of Lot 23 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. The Lot described herein is that which lies above the 100 year flood plain boundary, being described by metes and bounds as follows:
BEGINNING at an iron pin found at the northeast corner of said Lot 23, in the south R.D.W. line of WHITE ROCK TRAIL (a 50' R.D.W.);
Thence south 8° 33' 11" east, 122.56 feet with the east line of said Lot 23 to an iron pin set in said east line, in the north boundary line of the 100 year flood plain line of REID BRANCH for a corner;
Thence generally in a westerly direction with the north boundary line of said 100 year flood plain of said Creek as follows:
North 84° 05' West, 158.00 feet; North 24° 56' 52" West, 25.94 feet;
South 57° 11' West, 22.18 feet; North 74° 25' West, 21.00 feet;
South 84° 30' West, 55.00 feet; South 65° 25' West, 43.00 feet;
South 6° 20' West, 98.00 feet; South 22° 05' 12" East, 67.28 feet;
South 3° 54' 30" West, 68.19 feet; South 10° 57' 16" West, 33.78 feet;
South 44° 55' 51" West, 36.32 feet; South 77° 54' 23" West, 89.79 feet to an iron pin set in the east line of the 100 year rain high water line of a drainage ditch for a corner;
Thence north 27° 46' 06" West, 329.98 feet with said east high water line to an iron pin set in the south R.D.W. line of White Rock Trail for a corner; said iron pin being on a curve to the right, from which the radius center lies South 45° 46' 55" East, 205.0 feet;
Thence easterly with said south R.D.W. line and with said curve to the right, an arc of 133.20 feet around a central angle of 37° 13' 44" to an iron pin found at the point of tangency of said curve;
Thence north 81° 26' 49" East, 434.76 feet with said south R.D.W. line to the PLACE OF BEGINNING and containing 21270 acres of land.

DESCRIPTION 20107 Acres of Land
SITUATED in Collin County, Texas, the City of Lucas, in the James Grayum Survey, Abstract No. 354, being a resurvey part of Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of land and the land described herein is that which lies above the 100 year flood plain boundary, being described by metes and bounds as follows:
BEGINNING at an iron pin found at the northwest corner of said Lot 24; Thence north 57° 02' East, 165.39 feet with the south R.D.W. line of White Rock Trail to an iron pin set in said R.D.W. line for a PLACE OF BEGINNING;
Thence north 57° 02' East, 165.39 feet to an iron pin found at the point of tangency of a curve to the left, from which the radius center lies North 32° 58' West, 255.0 feet;
Thence easterly with said south R.D.W. line and with said curve to the left, an arc of 145.26 feet around a central angle of 32° 38' 16" to an iron pin found at the point of reverse curve in said south R.D.W. line; The radius center from said point lies S 65° 36' 16" E, 205.0 feet;
Thence easterly with said south R.D.W. line and with said curve and to the right, an arc of 51.68 feet around a central angle of 14° 26' 34" to an iron pin set in said south R.D.W. line, in the west edge of the high water line in a drainage ditch which is caused by a 100 year rain;
Thence south 27° 46' 06" East, 318.13 feet with the west edge of said high water line to an iron pin set in the north line of the 100 year flood boundary of Reid Branch for a corner;
Thence westerly with the north line of said flood boundary as follows:
South 77° 54' 23" West, 23.52 feet; North 77° 53' 20" West, 41.02 feet;
South 57° 50' West, 85.5 feet; South 20° 56' 29" West, 119.21 feet;
South 58° 15' 52" West, 72.42 feet; South 82° 54' 38" West, 31.29 feet to an iron pin set in the widened east R.D.W. line of Farm Road No. 1378 for a corner; said point being on a curve to the left, from which the radius center lies South 65° 07' 26" West, 1009.93 feet;
Thence northwesterly with said east R.D.W. line and with said curve to the left, an arc of 160.23 feet around a central angle of 9° 05' 26" to an iron pin set at the point of tangency of said curve;
Thence north 32° 58' West, 111.26 feet with said east R.D.W. line to the PLACE OF BEGINNING and containing 20107 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, J. Waymon Rose, et ux Ann H. Rose are the owners of two lots of land situated in the City of Lucas, Collin County, Texas, in the James Grayum Survey, Abstract No. 354, being described as follows:
Being Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of land.

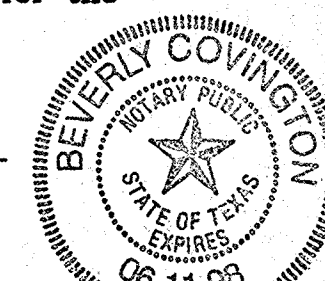
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That J. Waymon Rose and Ann H. Rose do hereby adopt this REPLAT designating the hereinabove described property as a REPLAT of lots 23 and 24, Block A, of WHITE ROCK CREEK ESTATES, (Revised) according to the plat hereon as a subdivision in the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever the streets/roads and easements shown thereon.
Witness my hand at Lucas (Collin), Texas, this the 12th day of MAY, 1995.

J. Waymon Rose
J. Waymon Rose, Owner
Ann H. Rose
Ann H. Rose, Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared J. Waymon Rose, 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 purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the 12th day of MAY, 1995.

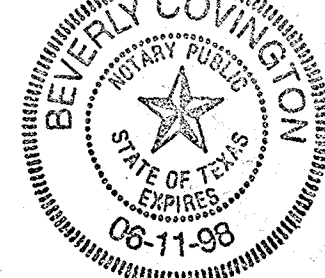
Brenda Compton
Notary Public in and for the state of Texas



STATE OF TEXAS
COUNTY OF COLLIN

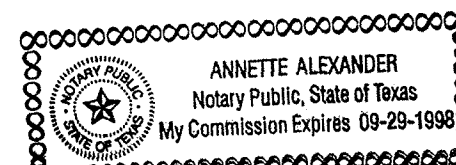
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Ann H. Rose, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the 12th day of MAY, 1995.

Brenda Compton
Notary Public in and for the state of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, G.M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of the City of Lucas.



G.M. GEER, REGISTERED PROFESSIONAL ENGINEER
TX. REG. NO. 6653
and, REGISTERED PROFESSIONAL LAND SURVEYOR
TX. REG. NO. 3268

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared G.M. Geer 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 purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this the 12th day of MAY, 1995.

Annette Alexander
Notary Public in and for the state of Texas

FINAL PLAT approved by the City of Lucas, Texas on the 1st day of MAY, 1995.

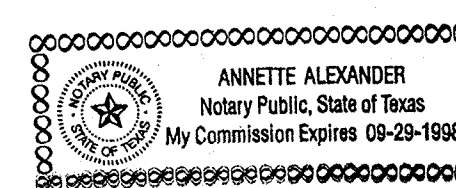
Thomas C. Gifford
Chairman, Planning and zoning commission, City of Lucas

FINAL PLAT approved by the City of Lucas, Texas on the 1st day of MAY, 1995.

James A. Gifford
Mayor, City of Lucas



SPECIAL CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT:
The heavy dashed line shown thus which is on the opposite side of the shaded area from Reid Branch, represents the 100 year rain flood boundary per the FEMA FIRM MAP NUMBER 48085C0405 E dated April 2, 1991 and/or per the study prepared by the undersigned.



G. M. GEER, REGISTERED PROFESSIONAL ENGINEER
TEX. REG. NO. 6653
1512 West University, #300
McKinney, Texas 75069
Phone 214-562-3959

This instrument was acknowledged before me on the 12th day of MAY, 1995.
Commission Expires 9-28, 1998
Annette Alexander
Notary Public, State of Texas

CITY OF LUCAS
151 COUNTRY CLUB RD.
LUCAS, TX 75002

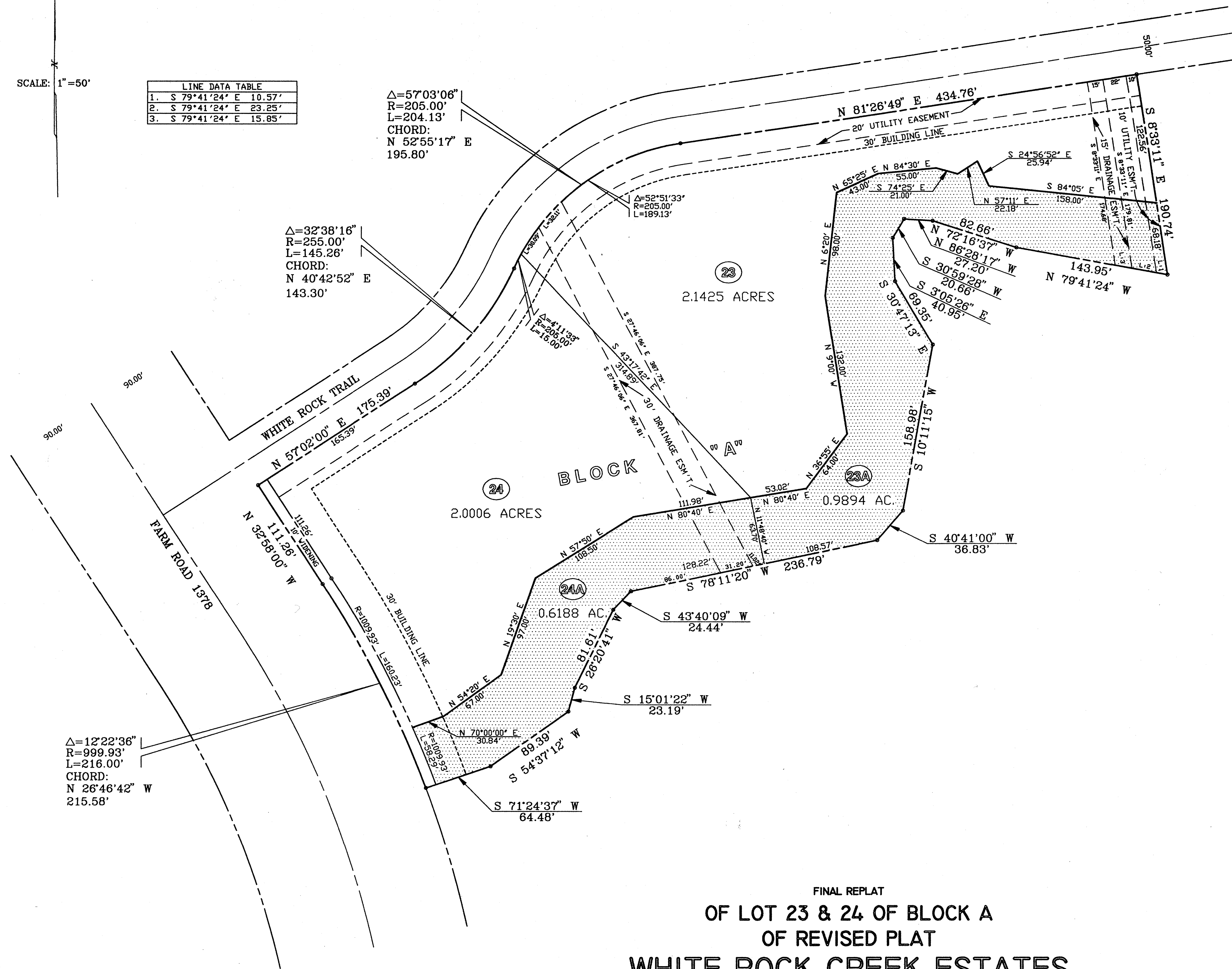
SCALE: 1"=50'

| LINE DATA TABLE | |
|-----------------|----------------------|
| 1. | S 79°41'24" E 10.57' |
| 2. | S 79°41'24" E 23.25' |
| 3. | S 79°41'24" E 15.85' |

Δ=57°03'06"
R=205.00'
L=204.13'
CHORD:
N 52°55'17" E
195.80'

Δ=32°38'16"
R=255.00'
L=145.26'
CHORD:
N 40°42'52" E
143.30'

Δ=12°22'36"
R=999.93'
L=216.00'
CHORD:
N 26°46'42" W
215.58'



FINAL REPLAT
OF LOT 23 & 24 OF BLOCK A
OF REVISED PLAT
WHITE ROCK CREEK ESTATES

AN ADDITION TO THE CITY OF LUCAS
5.827 IN THE JAMES GRAYUM SURVEY, ABST. 354 & J. W. KERBY SURVEY, ABST. 506
COLLIN COUNTY, TEXAS

OWNER:
J. WAYMON ROSE
1225 CHRISTIAN LANE
LUCAS, TX. 75002
Phone: 442-5893

SURVEYOR:
G. M. GEER
1512 W. UNIVERSITY #300
MCKINNEY, TX. 75069
Phone: 214-562-3959

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, J. Waymon Rose, is the owner of two lots of land situated in the City of Lucas, Collin County, Texas, in the James Grayum Survey, Abstract No. 354, being described as follows:
Being Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That J. Waymon Rose, does hereby adopt this REPLAT designating the hereinabove described property as a REPLAT of lots 23 and 24, Block A, of WHITE ROCK CREEK ESTATES, (Revised) according to the plat hereon as a subdivision in the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever the streets/roads and easements shown thereon.
Witness my hand at _____, Texas, this the _____ day of _____, 1994.

J. Waymon Rose

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared J. Waymon Rose, 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 1994.

Notary Public in and for the state of Texas
Commission Expires _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, G.M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of the City of Lucas.

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
& REG. PROF. ENGR. #6653 TEX. REG. NO. 3258
1512 West University, Suite 300
McKinney, Texas 75069
Phone (214) 562-3959

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared G.M. Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the _____ day of _____, 1994.

Notary Public in and for the state of Texas
Commission expires _____

FINAL PLAT approved by the City of Lucas, Texas on the _____ day of _____, 1994.

City Secretary _____ Mayor _____

SPECIAL DEDICATION:
Lots 23A and 24A as platted hereon are hereby dedicated to the City of Lucas, Texas for the sole purpose of allowing the storm waters of Reid Branch drainage area to flow freely and without obstruction to White Rock Creek and then on to Lake Lavon.

OWNER: ALICE JONES

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

On 1995/05/15

At 12:54P

Number: 95-0032732
Type: PL 16.00

SCALE: 1"=50'

| LINE DATA TABLE | |
|-----------------|----------------------|
| 1. | S 79°41'24" E 10.57' |
| 2. | S 79°41'24" E 23.25' |
| 3. | S 79°41'24" E 15.85' |

OWNER:
CITY OF LUCAS
WATER TOWER

Δ=32°38'16"
R=255.00'
L=145.26'
CHORD:
N 40°42'52" E
143.30'

Δ=57°03'06"
R=205.00'
L=204.13'
CHORD:
N 52°55'17" E
195.80'

2.0107 AC.

2.1270 AC.

OWNER:
JAMES A. GIFFORD, ET UX

Δ=12°22'36"
R=999.93'
L=218.00'
CHORD:
N 28°46'42" W
215.58'

FINAL REPLAT

OF LOT 23 & 24 OF BLOCK A OF REVISED PLAT WHITE ROCK CREEK ESTATES

AN ADDITION TO THE CITY OF LUCAS
5.827 ACRES IN THE JAMES GRAYUM SURVEY, ABST. 384 & J. W. KERBY SURVEY, ABST. 506
COLLIN COUNTY, TEXAS

OWNERS:
J. WAYMON ROSE AND ANN H. ROSE
1225 CHRISTIAN LANE
LUCAS, TX. 75002
Phone: 442-5893

SURVEYOR:
G. M. GEER
1512 W. UNIVERSITY #300
McKINNEY, TX. 75069
Phone: 214-562-3959

WHITE ROCK TRAIL
PLACE OF BEGINNING

OWNER:
JOHN GAMRADT, ET UX
LOT 22, WHITE ROCK TRAIL

SECTION A-A
DRAINAGE DITCH CROSS-SECTION

100 year rain flood plain

OWNER: W. HENDRICKS

DESCRIPTION Lot 23
SITUATED in Collin County, Texas, the City of Lucas, in the James Grayum Survey, Abstract No. 354, being a resurvey part of Lot 23 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. The Lot described herein is that which lies above the 100 year flood plain boundary, being described by metes and bounds as follows:
BEGINNING at an iron pin found at the northeast corner of said Lot 23, in the south R.D.V. line of WHITE ROCK TRAIL (a 50' R.D.V.);
Thence south 8° 33' 11" east, 122.56 feet with the east line of said Lot 23 to an iron pin set in said east line, in the north boundary line of the 100 year flood plain line of REID BRANCH (for a corner);
Thence generally in a westerly direction with the north boundary line of said 100 year flood plain of said Creek as follows:
North 84° 05' West, 158.00 feet; North 24° 56' 52" West, 25.94 feet;
South 57° 11' West, 22.18 feet; North 74° 25' West, 21.00 feet;
South 84° 30' West, 35.00 feet; South 65° 25' West, 43.00 feet;
South 6° 20' West, 98.00 feet; South 28° 05' 12" East, 67.28 feet;
South 3° 54' 30" West, 68.19 feet; South 10° 57' 16" West, 33.78 feet;
South 44° 55' 51" West, 36.32 feet; South 77° 54' 23" West, 89.79 feet to an iron pin set in the east line of the 100 year rain high water line of a drainage ditch for a corner;
Thence north 27° 46' 06" West, 329.98 feet with said east high water line to an iron pin set in the south R.D.V. line of White Rock Trail for a corner; said iron pin being on a curve to the right, from which the radius center lies South 43° 46' 55" East, 205.0 feet;
Thence easterly with said south R.D.V. line and with said curve to the right, an arc of 133.20 feet around a central angle of 37° 13' 44" to an iron pin found at the point of tangency of said curve;
Thence north 81° 26' 49" East, 434.76 feet with said south R.D.V. line to the PLACE OF BEGINNING and containing 2.1270 acres of land.

DESCRIPTION Lot 24
SITUATED in Collin County, Texas, the City of Lucas, in the James Grayum Survey, Abstract No. 354, being a resurvey part of Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of land and the land described herein is that which lies above the 100 year flood plain boundary, being described by metes and bounds as follows:
COMMENCING at an iron pin found at the northwest corner of said Lot 24; Thence north 57° 02' East, 165.39 feet to an iron pin found at the point of tangency of a curve to the left, from which the radius center lies North 32° 58' West, 255.0 feet;
Thence easterly with said south R.D.V. line and with said curve to the left, an arc of 145.26 feet around a central angle of 32° 38' 16" to an iron pin found at the point of reverse curve in said south R.D.V. line; The radius center from said point lies S 53° 36' 16" E, 205.0 feet;
Thence easterly with said south R.D.V. line and with said curve to the right, an arc of 51.68 feet around a central angle of 14° 26' 34" to an iron pin set in said south R.D.V. line, in the west edge of the high water line in a drainage ditch which is caused by a 100 year rain;
Thence south 27° 46' 06" East, 318.13 feet with the west edge of said high water line to an iron pin set in the north line of the 100 year flood boundary of Reid Branch for a corner;
Thence westerly with the north line of said flood boundary as follows:
South 77° 54' 23" West, 23.52 feet; North 77° 53' 20" West, 41.02 feet;
South 57° 50' West, 85.5 feet; South 20° 56' 29" West, 119.21 feet;
South 58° 15' 52" West, 72.42 feet; South 82° 54' 38" West, 31.29 feet to an iron pin set in the widened east R.D.V. line of Farm Road No. 1378 for a corner; said point being on a curve to the left, from which the radius center lies South 66° 07' 26" West, 1009.93 feet;
Thence easterly with said east R.D.V. line and with said curve to the left, an arc of 160.23 feet around a central angle of 9° 05' 26" to an iron pin set at the point of tangency of said curve;
Thence north 32° 58' West, 111.26 feet with said east R.D.V. line to the PLACE OF BEGINNING and containing 2.0107 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, J. Waymon Rose, et ux Ann H. Rose are the owners of two lots of land situated in the City of Lucas, Collin County, Texas, in the James Grayum Survey, Abstract No. 354, being described as follows:
Being Lots 23 and 24 of Block A, of WHITE ROCK CREEK ESTATES, (Revised), an addition to the City of Lucas, Collin County Texas, the plat of which being of record in Cabinet F, Sheet 510, of the Collin County Map & Plat Records. Said two Lots contain 5.827 acres of land.

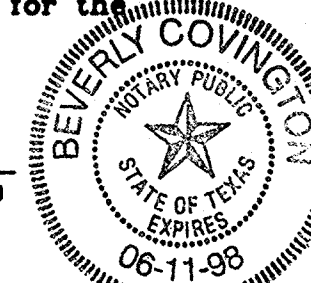
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That J. Waymon Rose and Ann H. Rose do hereby adopt this REPLAT designating the hereinabove described property as a REPLAT of lots 23 and 24, Block A, of WHITE ROCK CREEK ESTATES, (Revised) according to the plat herein as a subdivision in the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever the streets/roads and easements shown thereon.
Witness my hand at Lucas, (Collin) Texas, this the 12th day of May, 1995.

J. Waymon Rose
J. Waymon Rose, Owner
Ann H. Rose
Ann H. Rose, Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared J. Waymon Rose, 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the 12th day of May, 1995.

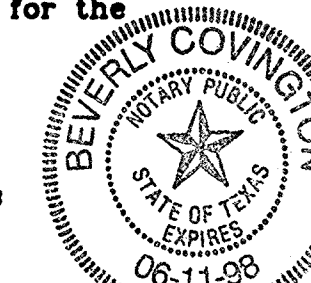
Brendy Covington
Notary Public in and for the state of Texas



STATE OF TEXAS
COUNTY OF COLLIN

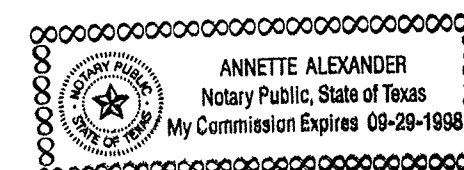
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Ann H. Rose, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the 12th day of May, 1995.

Brendy Covington
Notary Public in and for the state of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, G.M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of the City of Lucas.



G.M. GEER, REGISTERED PROFESSIONAL ENGINEER
TX. REG. NO. 6663
and, REGISTERED PROFESSIONAL LAND SURVEYOR
TX. REG. NO. 3268

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared G.M. Geer 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 purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office, this the 12th day of May, 1995.

Annette Alexander
Notary Public in and for the state of Texas

FINAL PLAT approved by the City of Lucas, Texas on the 1st day of May, 1995.

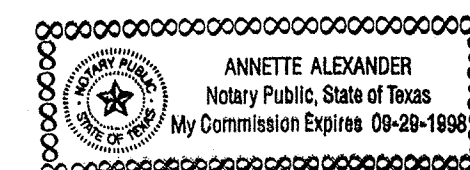
James A. Gifford
Chairman, Planning and zoning commission, City of Lucas

FINAL PLAT approved by the City of Lucas, Texas on the 1st day of May, 1995.

James A. Gifford
Mayor, City of Lucas



SPECIAL CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT:
The heavy dashed line shown thus which is on the opposite side of the shaded area from Reid Branch, represents the 100 year rain flood boundary per the FEMA FIRM MAP NUMBER 48086C0405 E dated April 2, 1991 and/or per the study prepared by the undersigned.



G. M. GEER, REGISTERED PROFESSIONAL ENGINEER
TX. REG. NO. 6663
1512 West University #300
McKinney, Texas 75069
Phone 214-562-3959

This instrument was acknowledged before me on the 12 day of May, 1995.

Commission Expires 9-28-1998

Annette Alexander
Notary Public, State of Texas

CITY OF LUCAS
151 COUNTRY CLUB RD.
LUCAS, TX 75002

PLANNING & ZONING COMMISSION
APPEAL TO THE BOARD OF ADJUSTMENT
CITY OF LUCAS, TEXAS

DATE: 11-6-89 FEE: 25.00 APPEAL # _____

SUBMITTED BY: Name C.E. Wagley

Address 6623 Briarhaven

City Dallas State Tx Zip 75240

FILING DEADLINE: An appeal shall be filed with the Board within ten (10) days after the date of decision of the Enforcing Officer. Every appeal shall be filed with the City Secretary not later than fifteen (15) days prior to the scheduled Board meeting. When the filing deadline falls on a holiday, the following workday shall be observed as the filing deadline.

TYPES OF APPEALS: Please check the type of appeal you are filing. The Board shall consider three types of appeals authorized under Article 1011G, Revised Civil Statutes of Texas, as amended:

- For interpretation of the meaning or intent of the Zoning Ordinance.
- For a special exception for use or development of property on which the Board is required to act.
- For a variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property.

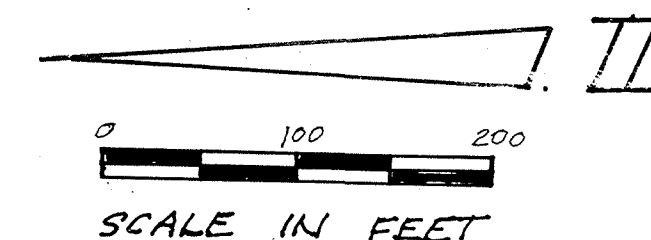
BRIEFLY DESCRIBE YOUR APPEAL:

allow use of 100 year flood plain areas in White Rock Creek Estates on lots #11, 12 + 13 as part of 2 acre minimum in Revised Plat of part of subdivision.

CERTIFICATE

I certify this to be a true and correct copy of the original document.

BY: Marilyn V. Rie
City Secretary
CITY OF LUCAS, TEXAS



WM. F. ALBRIGHT
68 ACRE TRACT
MARY L. ALBRIGHT
CO-EXECUTORS

DANIEL LOHMAR

C.E. WAGLEY

J.W. KERBY SURVEY - ABST. NO. 506
JAMES GRAYUM SURVEY - ABST. NO. 354

31.43 AC. ALICE JONES

* U.E. - DENOTES UTILITY EASEMENT

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, C.E. WAGLEY, BOB HUFF, TODD HILLHOUSE, HEIN THE BUI, DON KENDALL, HUBERT BURNS are the owners of a tract of land situated in Collin County, Texas, in the J.W. Kerby Survey, Abstract No. 506 and being part of the Revised Plat of White Rock Creek Estate an addition to the City of Lucas, Collin County, Texas as recorded in Cabinet F Page 510, Map Records Collin County, Texas and being more particularly described as follows:

BEGINNING at the Northwest corner of said Revised Plat of White Rock Creek Estates, said point being in the center of White Rock Creek in the West line of the J.W. Kerby Survey;

THENCE generally in an easterly direction along the center of White Rock Creek and the North line of Revised Plat of White Rock Creek Estates as follows:

North 88° 33' 52" East 56.24 feet; North 72° 46' 20" East 44.91 feet; North 50° 57' 13" East 50.09 feet; North 66° 22' 50" East 285.50 feet; North 79° 57' 02" East 89.49 feet; South 67° 52' 14" East 88.52 feet; South 39° 33' 36" East 104.73 feet; South 48° 38' 02" East 131.85 feet; to a point at the Northeast corner of the Revised Plat of White Rock Creek Estate;

THENCE South 00° 20' 29" West a distance of 1588.73 feet along the East line of Revised Plat of White Rock Creek Estates to the Southeast corner of Lot 17, Block A at an iron rod for a corner;

THENCE North 89° 42' 45" West a distance of 263.99 feet to an iron rod for a corner at the Southwest corner of Lot 17, Block A;

THENCE North 00° 17' 15" East a distance of 1467.61 feet along the East line of White Rock Trail to an iron rod for a corner;

THENCE North 89° 42' 45" West a distance of 470.00 feet to an iron rod for a corner at the Southwest corner of Lot 6, Block A;

THENCE North 00° 17' 15" East a distance of 1467.61 feet along the West line of the Revised Plat of White Rock Creek Estates to the Point of Beginning and containing 27.1494 acres (1,162,628 sq. ft.) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That C.E. WAGLEY, BOB HUFF, TODD HILLHOUSE, HEIN THE BUI, DON KENDALL, HUBERT BURNS hereby adopt this plat designated the herein above described property as Revised Plat of Part of White Rock Creek Estates, an addition to the City of Lucas, Collin County, Texas and does hereby dedicate to the public use forever for the purpose as indicated.

No building, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to move and keep removed all or part of the buildings, fence, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations of the City of Lucas, Texas.

WITNESSED MY HAND AT Dallas, Texas this _____ day of _____, 19____.

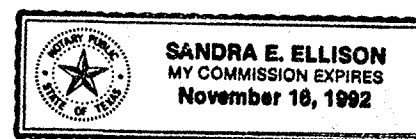
Todd Hillhouse
Hein The Bui
Don Kendall
Hubert E. Burns

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of November, 1989.

Sandra E. Ellison
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert E. Acree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

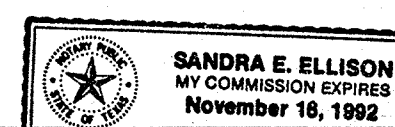
Robert E. Acree
Registered Public Surveyor 1286

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert E. Acree, 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 purposes and considerations therein expressed and in the capacity therein stated.

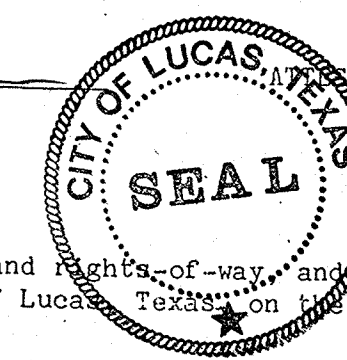
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of November, 1989.

Sandra E. Ellison
Notary Public in and for Dallas County, Texas



Final Plat and Construction Plans approved by the City of Lucas, Texas on the 6th day of November, 1989.

Gary A. Guy
Mayor



Final Plat, easements and rights-of-way, and water system and road construction accepted by the City of Lucas, Texas on the 6th day of November, 1989.

Gary A. Guy
Mayor

REVISED PLAT OF PART OF
WHITE ROCK CREEK ESTATES
AN ADDITION TO THE CITY OF LUCAS TEXAS

OUT OF THE
J.W. KERBY SURVEY - ABST. NO. 506
COLLIN COUNTY TEXAS

SCALE 1"=100'

OCTOBER 1989

CONTACT:
CAROL GOODWIN
COMMERCIAL-MERIT INC.
11220 GEMINI LANE
DALLAS, TEXAS
(214) 241-5311

ENGINEER:
ROBERT E. ACREE
CONSULTING ENGINEER
P.O. BOX 2144
DALLAS TEXAS 75221
(214) 428-7481