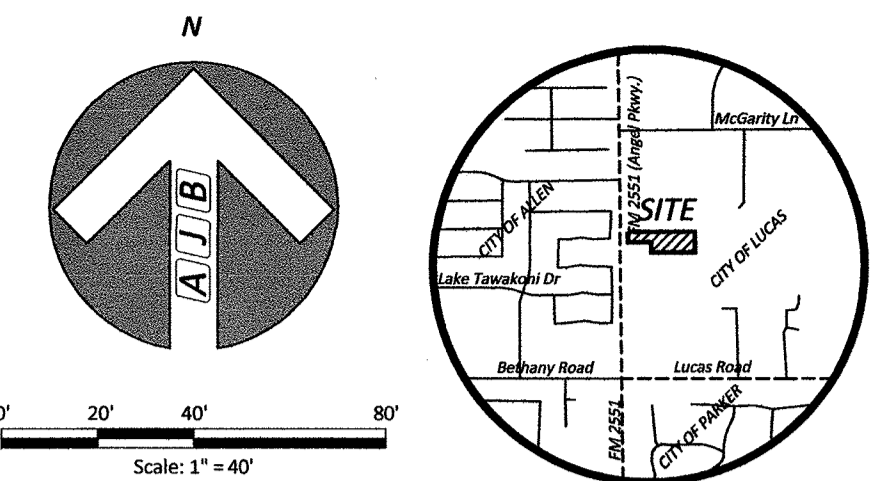


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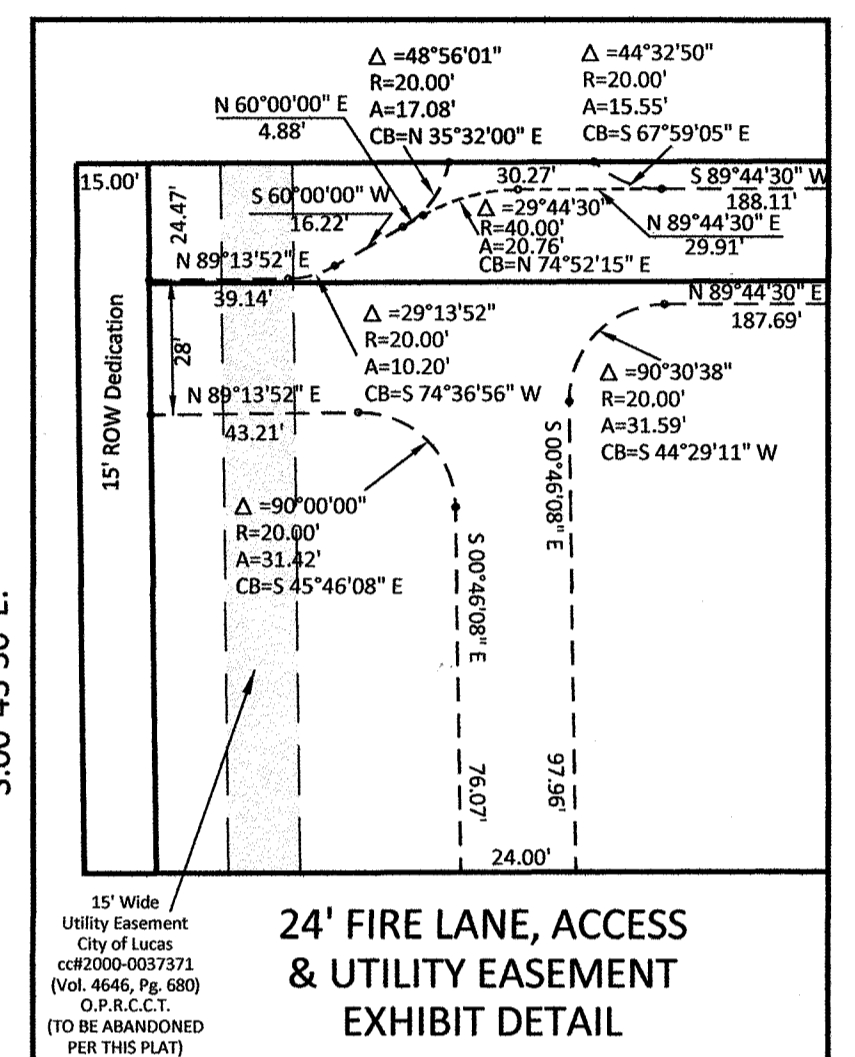
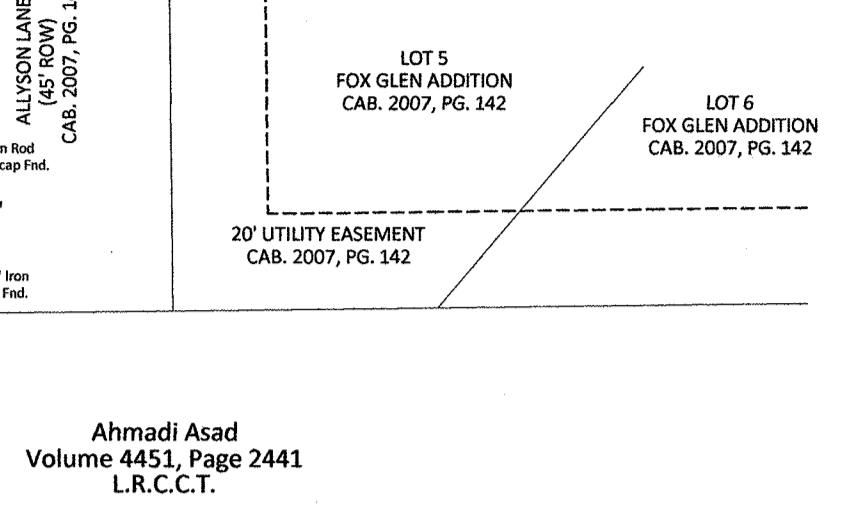
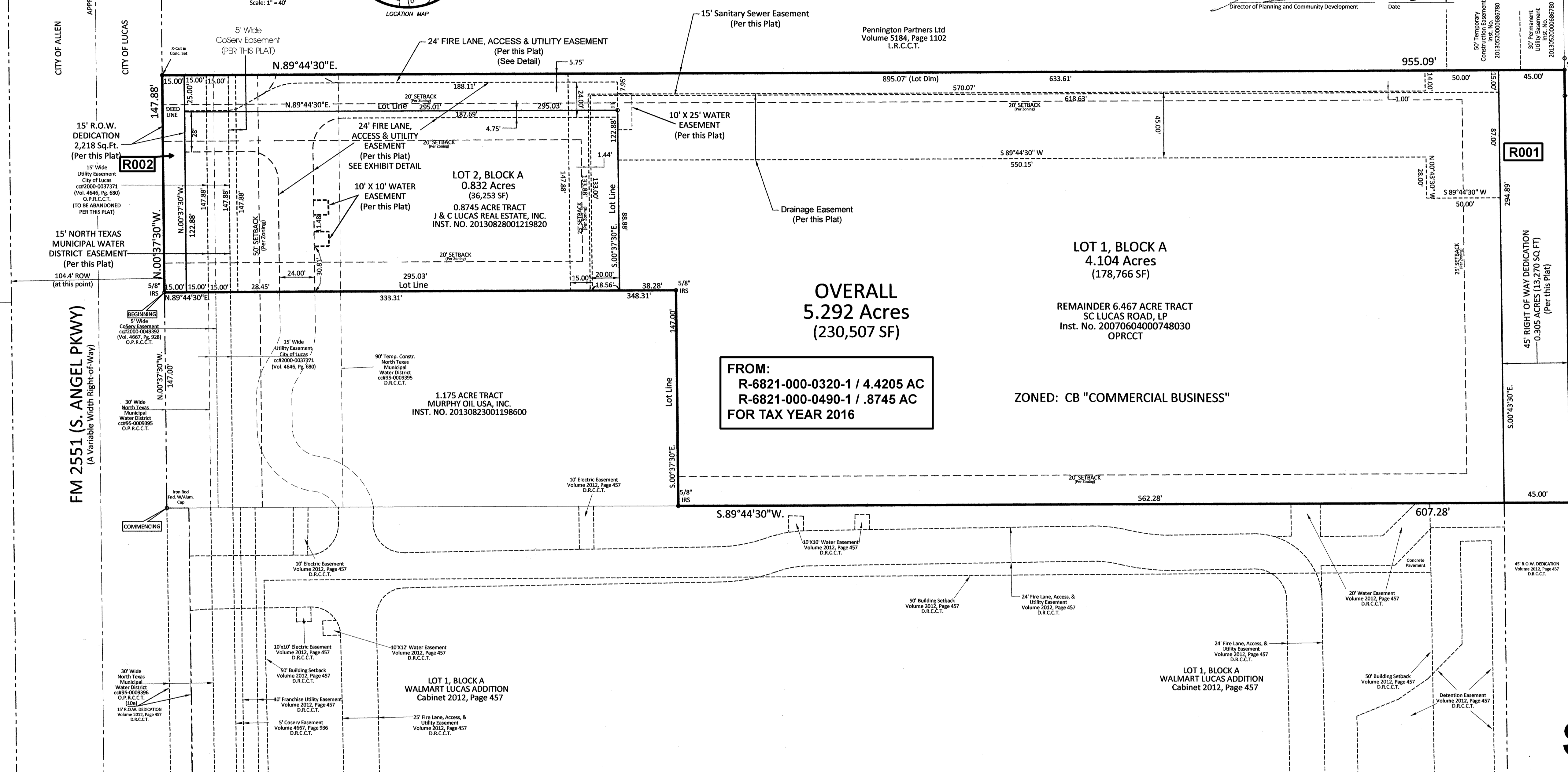


Notes: Basis of Bearings: Bearings are based on the Plat of Wal-Mart Lucas Addition, Recorded in Volume 2012, Page 457, Deed Records, Dallas County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C04051, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area.

Director of Public Works and Director of Planning and Community Development certifications regarding the plat's compliance with city ordinances.

Approved by the Planning and Zoning Commission of the City of Lucas, Texas, on the 11th day of September, 2014.



FROM: R-6821-000-0320-1 / 4.4205 AC R-6821-000-0490-1 / .8745 AC FOR TAX YEAR 2016

ZONED: CB "COMMERCIAL BUSINESS"

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FINAL PLAT - FOR REVIEW PURPOSES ONLY

SC LUCAS ADDITION FINAL PLAT LOTS 1 & 2, BLOCK A

BEING 5.292 ACRES OUT OF THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32 CITY OF LUCAS, COLLIN COUNTY, TEXAS

Owner: SC LUCAS ROAD, LP 6210 CAMPBELL ROAD, SUITE 140 DALLAS, TEXAS 75248-1380 214-850-5186

Checked By: A.J. Bedford, P.C.: D. Cyp, Date: May 20, 2014, File: 1018181-2014

Scale: 1" = 40', Drawn By: L. Spradling/Elam, Job No. 552013, GF No. N/A

301 N. Alamo Rd., Rockwall, Texas 75087 (972) 722-0225, www.ajbedfordgroup.com

Bedford Group, Inc. Registered Professional Land Surveyors

OWNER'S CERTIFICATE: WHEREAS, SC LUCAS ROAD, LP and J & C LUCAS REAL ESTATE, INC., are the Owners of a tract of land situated in the William Snider Survey, Abstract No. 821, Collin County, Texas...

NOTARY PUBLIC CERTIFICATIONS: Witness our hands at LUCAS, Texas, this 19th day of September, 2014. Witness our hands at LUCAS, Texas, this 26th day of September, 2014.

MORTGAGE HOLDER CERTIFICATION: That I, FIRST COMMUNITY BANK, N.A., hold a mortgage or represent holders of a mortgage on a portion of the described property herein...

SURVEYOR'S CERTIFICATION: That I, AUSTIN J. BEDFORD, 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 registered under personal supervision in accordance with the Platting Rules and Regulations of the State of Texas...

Notary Public Certifications: SCOTT PENDLEY, Notary Public, State of Texas, My Commission Expires June 24, 2015. LARRY SPRADLING, Notary Public, State of Texas, My Commission Expires 10-18-2016.

Professional Engineer: CLAYMOORE ENGINEERING, 1105 CHEEK SPARGER ROAD, SUITE 1 COLLEVILLE, TEXAS 76034 (817) 281-0574