

FILED

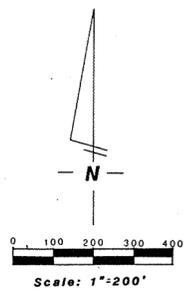
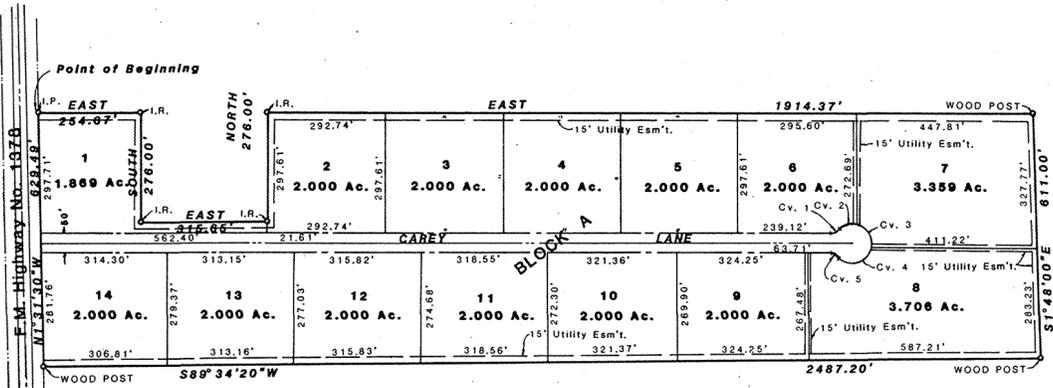
1984 SEP 14 AM 11:18

HELEN STARNES, CLERK, COUNTY COURT
COLLIN COUNTY, TEXAS

BY me DEPUTY

CURVE DATA

No.	Radius	Arc	Chord
1	49° 59' 41"	20.00'	17.45'
2	53° 16' 26"	50.00'	46.49'
3	92° 27' 40"	50.00'	80.69'
4	134° 18' 17"	50.00'	117.16'
5	49° 59' 41"	20.00'	17.45'



OWNERS CERTIFICATE

STATE OF TEXAS I
COUNTY OF COLLIN I
CITY OF LUCAS I

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Willard Pharr, Don A. Webb and Shelly A. Webb, J. Paul Self and wife, Jan Morgan Self, and Gary Bierschwale and wife, Sheri Bierschwale being the owners, do hereby adopt this plat designating the herein described property as Cook Country Place, an addition to the City of Lucas, Texas, do hereby dedicate to the public use forever, the streets, alleys and public use areas shown. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its' respective systems on the easements, and the City of Lucas and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts 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 and resolutions of the City of Lucas, Texas.

WITNESS MY HAND AT Lucas, TEXAS, this 24th day of August, 1984.

Willard Pharr
Willard Pharr, Owner

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Willard Pharr 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 24th day of August, 1984.

Susan Russell
Notary Public in and for Collin County, Texas

Notary Public in and for Collin County, Texas

Don A. Webb
Don A. Webb, Owner

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Don A. Webb and Shelly A. Webb known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of August, 1984.

Susan Russell
Notary Public in and for Collin County, Texas

Notary Public in and for Collin County, Texas

J. Paul Self
J. Paul Self, Owner

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. Paul Self and Jan Morgan Self, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 1984.

Susan Russell
Notary Public in and for Collin County, Texas

Notary Public in and for Collin County, Texas

Gary Bierschwale
Gary Bierschwale, Owner

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Bierschwale and Sheri Bierschwale known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of August, 1984.

Susan Russell
Notary Public in and for Collin County, Texas

Notary Public in and for Collin County, Texas

WHEREAS, Willard Pharr, Don A. Webb and Shelly A. Webb, J. Paul Self and wife, Jan Morgan Self, and Gary Bierschwale and wife, Sheri Bierschwale are the owners of a tract of land situated in the State of Texas, County of Collin and in the James Anderson Survey, Abstract No. 17, being a portion of a 36.0 acre tract described and recorded in Deed Volume 250, Page 404 of the Collin County Deed Records, and being more particularly described as follows: BEGINNING at an iron pipe marking the intersection of the east line of Farm Road No. 1378 with the north line of said 36.0 acre tract; THENCE with the north line of said tract, East, a distance of 254.67 feet to an iron rod; THENCE South, a distance of 276.00 feet to an iron rod; THENCE East, a distance of 315.65 feet to an iron rod; THENCE North, a distance of 276.00 feet to an iron rod; THENCE East, a distance of 1,914.37 feet to a wood corner post marking the northeast corner of said 36.0 acre tract; THENCE with the east line of aforementioned 36.0 acre tract, South 1°48'00" East, a distance of 611.00 feet to a wood corner post marking the southeast corner of aforementioned 36.0-acre tract; THENCE with the south line of said tract, South 89°34'20" West, a distance of 2,487.20 feet to a wood corner post on the east line of Farm Road No. 1378; THENCE with the east line of Farm Road No. 1378, North 1°31'30" West, a distance of 629.49 feet to the place of beginning and containing 36.0 acres of land.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, Jack W. Roome, 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.

Jack W. Roome
Jack W. Roome, Registered Public Surveyor, No. 295

STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack W. Roome 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 24th day of August, 1984.

Susan Russell
Notary Public in and for Collin County, Texas

Notary Public in and for Collin County, Texas

Final Plat approved by the City of Lucas, Texas on September 10, 1984

Sheilene Kunkel
CITY SECRETARY

MAYOR

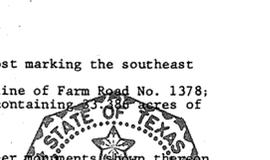
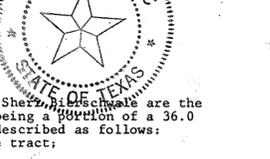
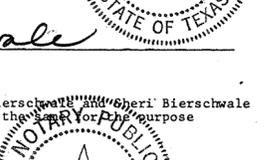
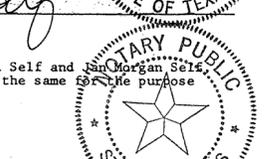
FINAL PLAT

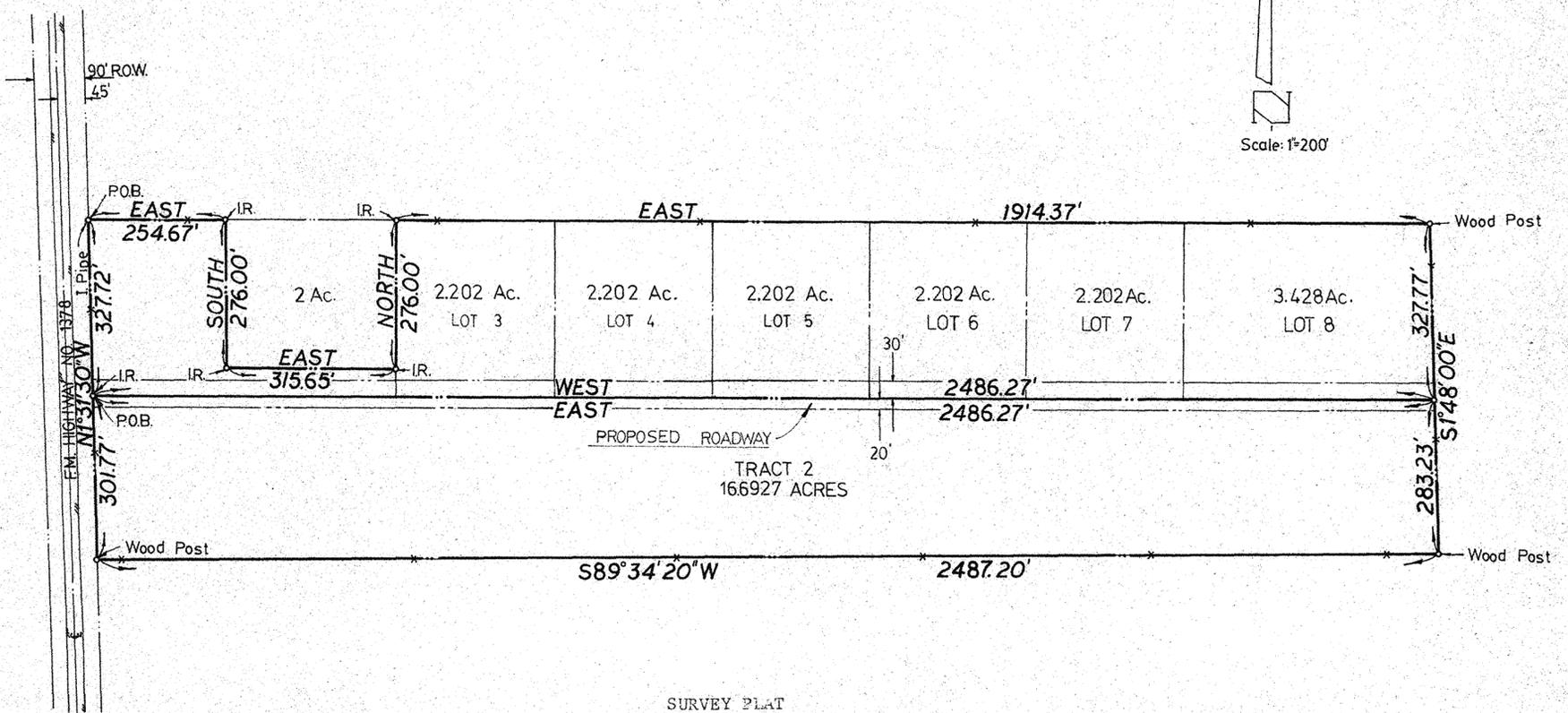
COOK COUNTRY PLACE ADDITION

JAMES ANDERSON SURVEY ABSTRACT NO. 17

JULY 13, 1984

JACK W. ROOME SURVEYING, INC.
2000 AVENUE G, SUITE 804 PLANO, TEXAS 76074





SURVEY PLAT

DATE: August 18, 1983

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this date made a careful and accurate survey on the ground of the property described as follows:

TRACT 1:

SITUATED in the State of Texas, County of Collin and in the James Anderson Survey, Abstract No. 17, being a portion of a 36.0 acre tract described and recorded in Deed Volume 250, Page 404 of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an iron pipe marking the intersection of the east line of Farm Road No. 1378 with the north line of said 36.0 acre tract;
 THENCE with the north line of said tract, East, a distance of 254.67 feet to an iron rod;
 THENCE South, a distance of 276.00 feet to an iron rod;
 THENCE East, a distance of 315.65 feet to an iron rod;
 THENCE North, a distance of 276.00 feet to an iron rod;
 THENCE East, a distance of 1,914.37 feet to a wood corner post marking the northeast corner of said 36.0 acre tract;
 THENCE with the east line of aforementioned 36.0 acre tract, South 1°48'00" East, a distance of 327.77 feet to a point;
 THENCE West, a distance of 2,486.27 feet to an iron rod on the east line of Farm Road No. 1378;
 THENCE with the east line of Farm Road No. 1378, North 1°31'30" West, a distance of 327.72 feet to the place of beginning and containing 16.6927 acres of land.

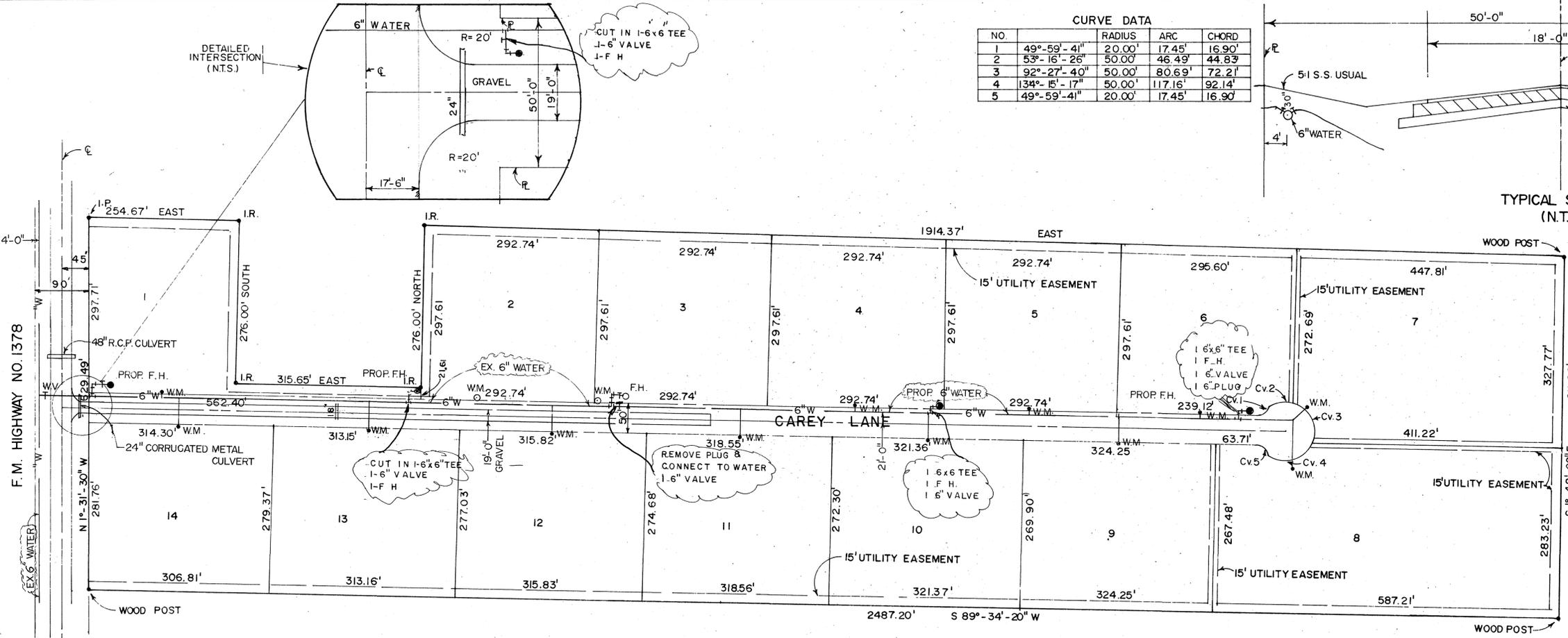
TRACT 2:

COMMENCING FOR REFERENCE at an iron pipe marking the intersection of the east line of Farm Road No. 1378 with the north line of said 36.0 acre tract;
 THENCE with the east line of Farm Road No. 1378, South 1°31'30" East, a distance of 327.72 feet to an iron rod marking the PRINCIPLE PLACE OF BEGINNING for the herein described parcel;
 THENCE East, a distance of 2,486.27 feet to the east line of said 36.0 acre tract;
 THENCE South 1°48'00" East, a distance of 283.23 feet to a wood corner post marking the southeast corner of aforementioned 36.0 acre tract;
 THENCE with the south line of said tract, South 89°34'20" West, a distance of 2,487.20 feet to a wood corner post on the east line of Farm Road No. 1378;
 THENCE with the east line of Farm Road No. 1378, North 1°31'30" West, a distance of 301.77 feet to the principle place of beginning and containing 16.6927 acres of land.

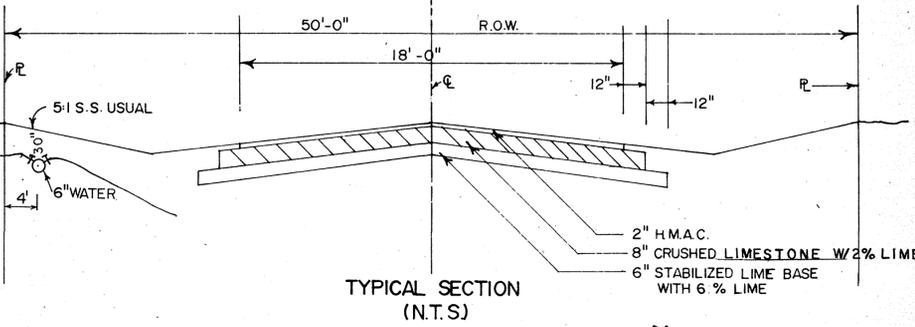
The plat hereon is true and correct to the best of my professional knowledge and belief. There are no encroachments or protrusions except as shown.

Jack W. Roome
 Jack W. Roome, Registered Public Surveyor, No. 295





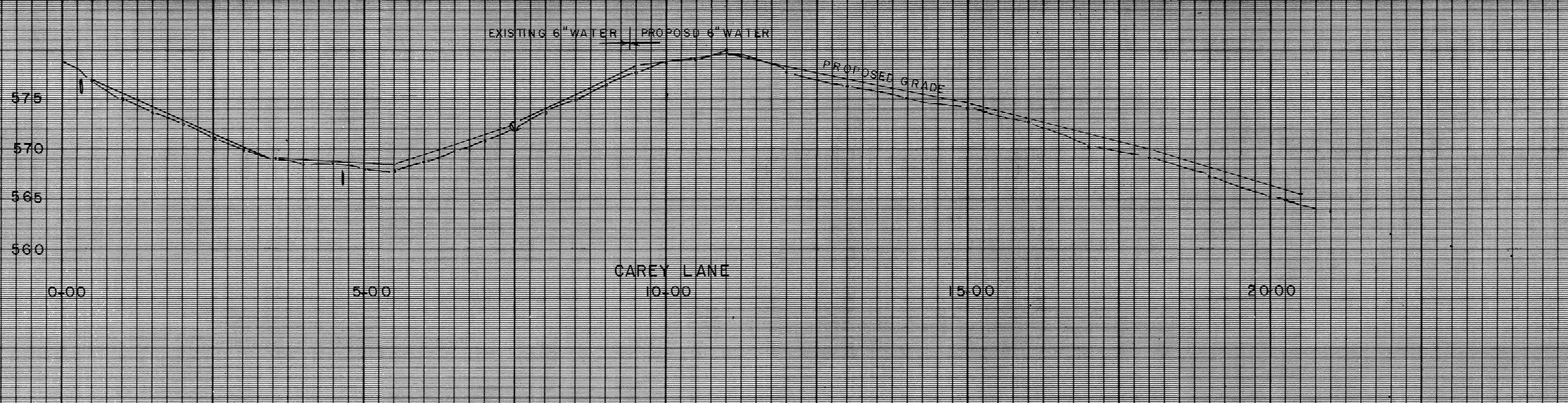
CURVE DATA			
NO.	RADIUS	ARC	CHORD
1	49°-59'-41"	20.00'	17.45'
2	53°-16'-26"	50.00'	46.49'
3	92°-27'-40"	50.00'	80.69'
4	134°-15'-17"	50.00'	117.16'
5	49°-59'-41"	20.00'	17.45'



- GENERAL NOTES**
1. WATER MAIN SHALL BE 6" P.V.C. CLASS 200"
 2. PLACE BLUE BAND AROUND WATER LINE AT 10 FT. INTERVALS
 3. WATER MAIN SHALL HAVE A MINIMUM COVER OF TWO INCHES OF BEDDING SAND AND TOP OF PIPE SHALL HAVE A 30" MINIMUM COVER
 4. FIRE HYDRANT SHALL BE OF NATIONAL STANDARD TYPE.
 5. VALVES SHALL BE APPROVED BY CITY OF LUCAS
 6. ONE INCH SERVICES SHALL BE CENTERED ON EACH LOT AND REDUCED FOR 3/4" STANDARD WATER METER. INSPECTION SHALL BE BY CITY OF LUCAS WATER DEPARTMENT STAFF

NOTES
 PLACE 1" SERVICES UNDER ROAD FOR LOTS 12, 13 & 14
 PLACE F H ADJACENT TO ROAD

F.M. HIGHWAY NO. 1378
 C 1378

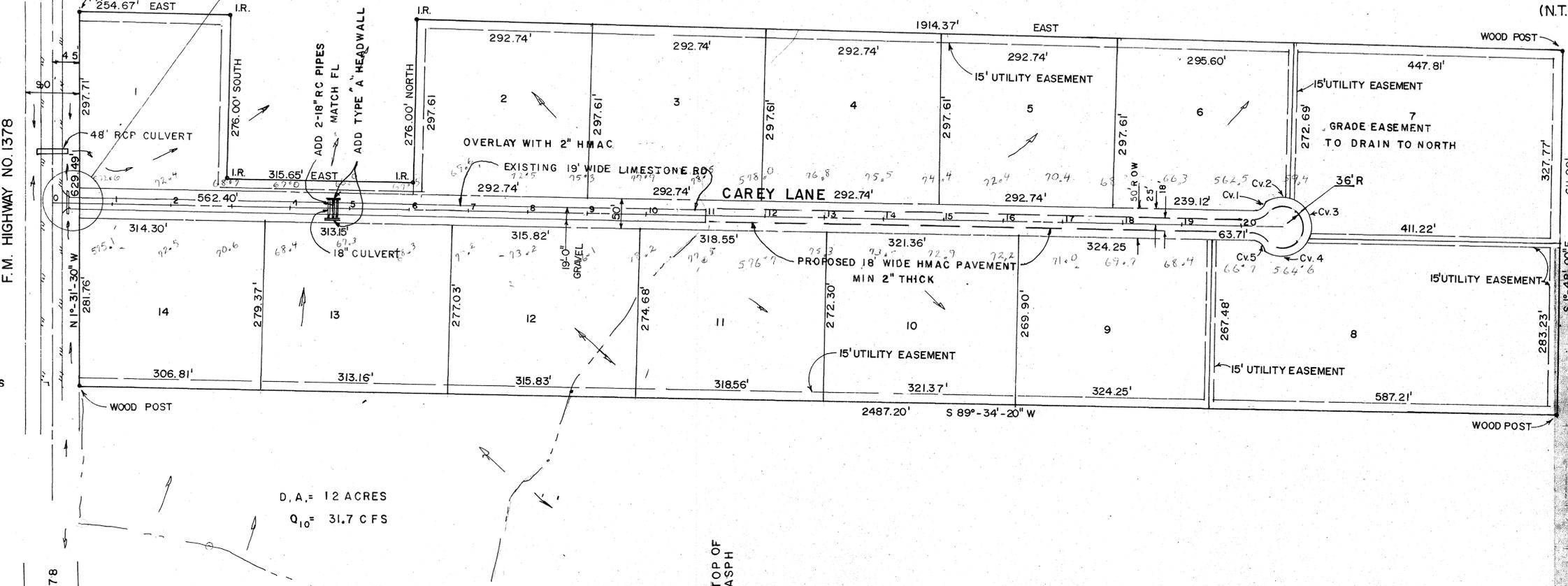
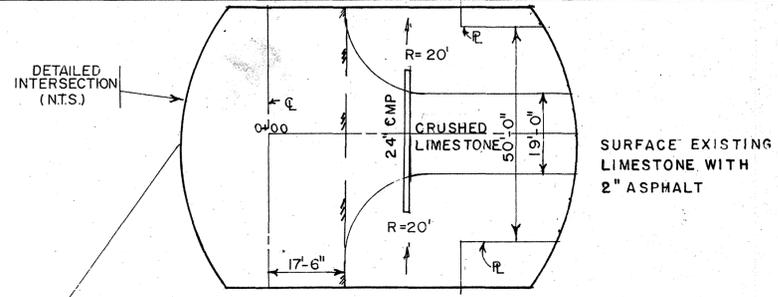
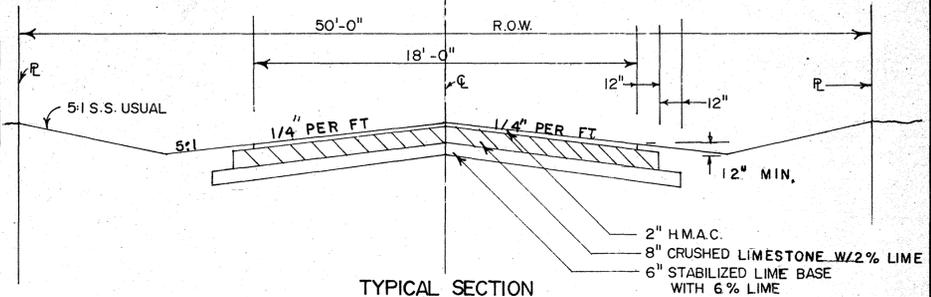


COOK COUNTRY PLACE ADDITION
 JAMES ANDERSON SURVEY ABSTRACT NO. 17
 OWNER: WILLARD PHARR
 1814 "N" PLACE PLANO TEXAS 75074

WATER UTILITIES

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
GTS	JR	JULY 84	H: 1"=6' V: 1"=6'		CCP	1

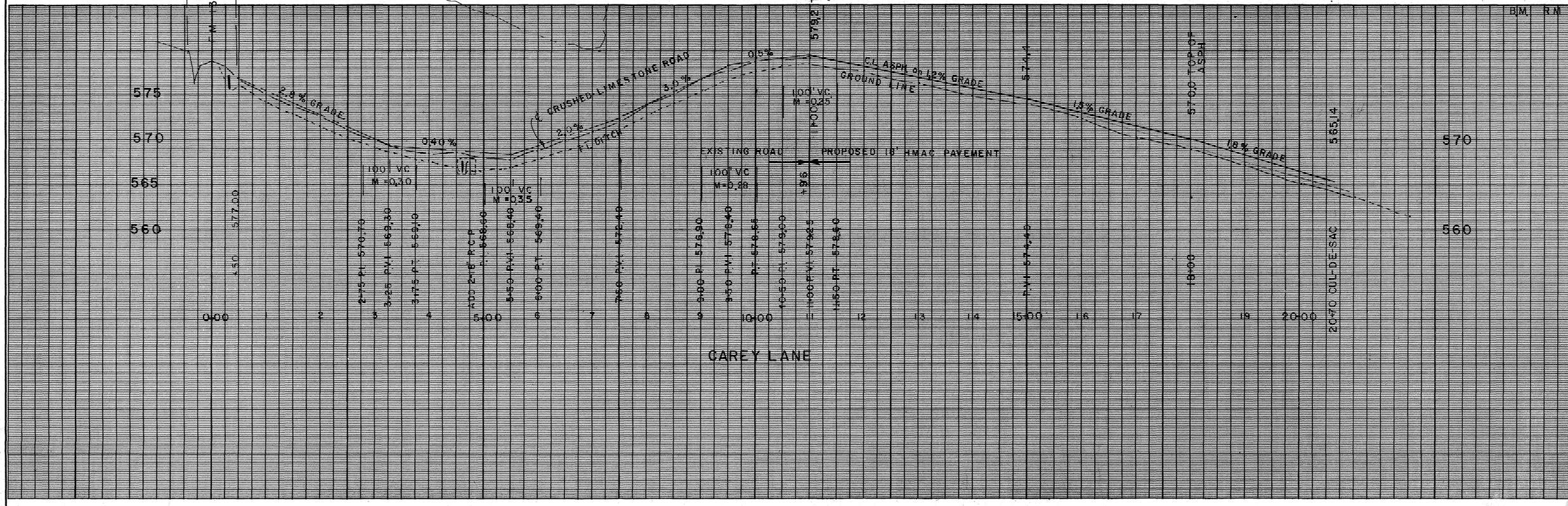
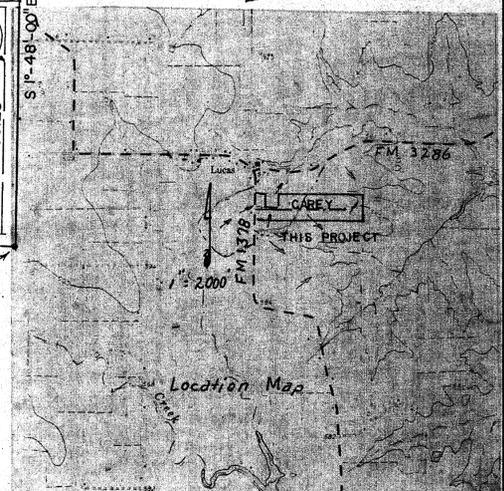
CURVE DATA			
NO.	ANGLE	RADIUS	CHORD
1	49°-59'-41"	20.00'	17.45'
2	53°-16'-26"	50.00'	46.49'
3	92°-27'-40"	50.00'	80.69'
4	134°-15'-17"	50.00'	117.16'
5	49°-59'-41"	20.00'	17.45'



A = 26
Q₁₀ = 68.6

DRAINAGE CALCULATIONS
C = CIA
I = 6.6 10 YR
A = ACRES

D.A. = 12 ACRES
Q₁₀ = 31.7 CFS



B.M. RM 14 4 PAINTED ON CULVERT HEADWALL AT SE CORNER OF INTERSECTION OF F.M. 1378 & 3286 EL. 571.20

COOK COUNTRY PLACE ADDITION						
JAMES ANDERSON SURVEY ABSTRACT NO. 17						
OWNER: WILLARD PHARR						
1814 "N" PLACE PLANO TEXAS 75074						
PAVING AND DRAINAGE						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
GTS	JR	JULY 84	H: 1"=100' V: 1"= 6'		CCP	2