

1990 JUL 18 PM 4:04

CLERK COUNTY COURT  
COLLIN COUNTY, TEXASBY cm DEPUTYSTATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS I, LOGAN FORD, am the OWNER of a tract of land situated in the City of Lucas, Collin County, Texas and being more fully described as follows:

Situating in Collin County, Texas out of the Calvin Boles Survey, Abst. #28 and being a re-survey of a called 77.97 acre tract described in a Deed from Earnest Schmid, et ux, to Logan Ford recorded in Volume 722 Pg. 237 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin the Northeast corner of said 77.97 acre tract and in the center of Ford Lane (county road #322);

THENCE South 00 deg. 05 min. 32 sec. East with the East line of called 77.97 acre tract a distance of 795.88 feet to a Corp. of Engineer brass cap monument;

THENCE South 00 deg. 37 min. 01 sec. West a distance of 521.74 feet to an iron pin in the centerline of Winningkoff Road East (county road #313) and being the Southeast corner of this tract;

THENCE North 88 deg. 00 min. West with the centerline of Winningkoff Road East a distance of 537.20 feet to an iron pin;

THENCE North 88 deg. 42 min. West with the centerline of Winningkoff Road East a distance of 2100 feet to an iron pin set in the centerline of Welborn Lane (county road #318) and the Southwest corner of this tract;

THENCE North 00 deg. 24 min. 37 sec. East with the centerline of Welborn Lane a distance of 1067.80 feet to an iron pin, the Southwest corner of the Welborn tract;

THENCE South 89 deg. 10 min. 47 sec. East with the South line of Welborn tract a distance of 233.93 feet to an iron pin;

THENCE North 00 deg. 24 min. 37 sec. East with the East line of the Welborn tract a distance of 234.38 feet to an iron pin in the center of Ford Lane (county road #322);

THENCE South 89 deg. 10 min. 47 sec. East with the centerline of Ford Lane a distance of 1522.33 feet to an iron pin;

THENCE South 88 deg. 36 min. 22 sec. East with the centerline of Ford Lane a distance of 423.69 feet to an iron pin for the Northwest corner of the one acre Weaver tract of land;

THENCE South 1 deg. 58 min. West with the West line of the Weaver tract a distance of 230.35 feet to an iron pin;

THENCE South 88 deg. 02 min. 07 sec. East with the South line of the Weaver tract a distance of 189.10 feet to an iron pin the Southeast corner of the Weaver tract;

THENCE North 1 deg. 58 min. East with the East line of the Weaver tract a distance of 230.35 feet to an iron pin set in the centerline of Ford Lane;

THENCE South 88 deg. 02 min. 07 sec. East with the centerline of Ford Lane a distance of 262.87 feet to the PLACE OF BEGINNING and containing 77.1416 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS I, LOGAN FORD, being the OWNER, DO HEREBY adopt this plat designating the hereinabove described property as FORD'S CATTLE RANCH, an Addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the 35 foot strips of land for street right of way purposes as shown hereon 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 to keep removed all or part 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 any of these easement strips and any utility shall at all times have the right of ingress and egress to and from an upon the said easement strips for the purposes of construction, reconstruction and 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility company.

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

WITNESS my hand this 15 day of May, 1990.

LOGAN FORD

Subscribed and sworn to before me a Notary Public in and for the State of Texas on this 15 day of May, 1990.

C. DIANE VANDAGRIFF  
Notary Public, State of Texas  
Commission Expires 8/28/93

NOTARY PUBLIC

my commission expires  
8-28-93

FINAL PLAT

## FORD'S CATTLE RANCH

AN ADDITION TO CITY OF LUCAS, COLLIN COUNTY, TEXAS

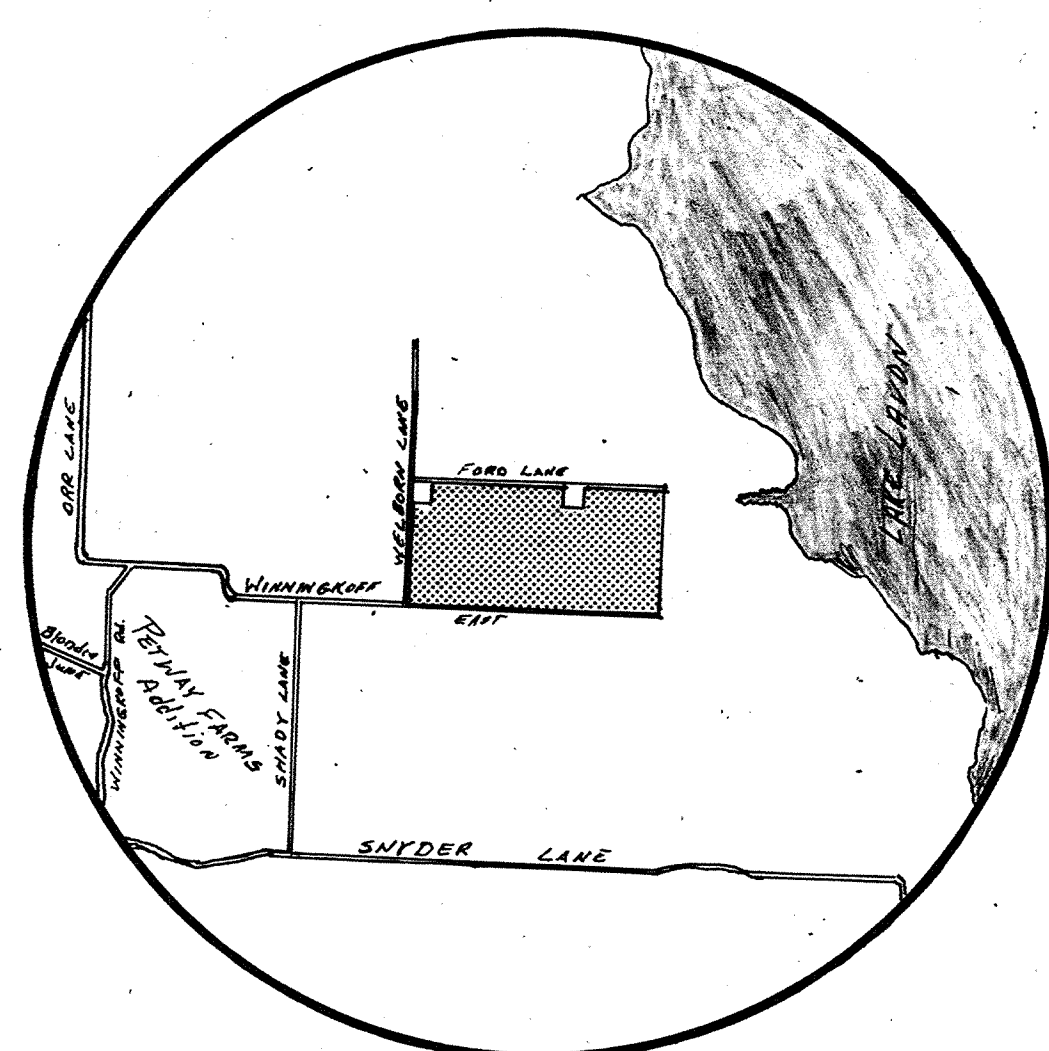
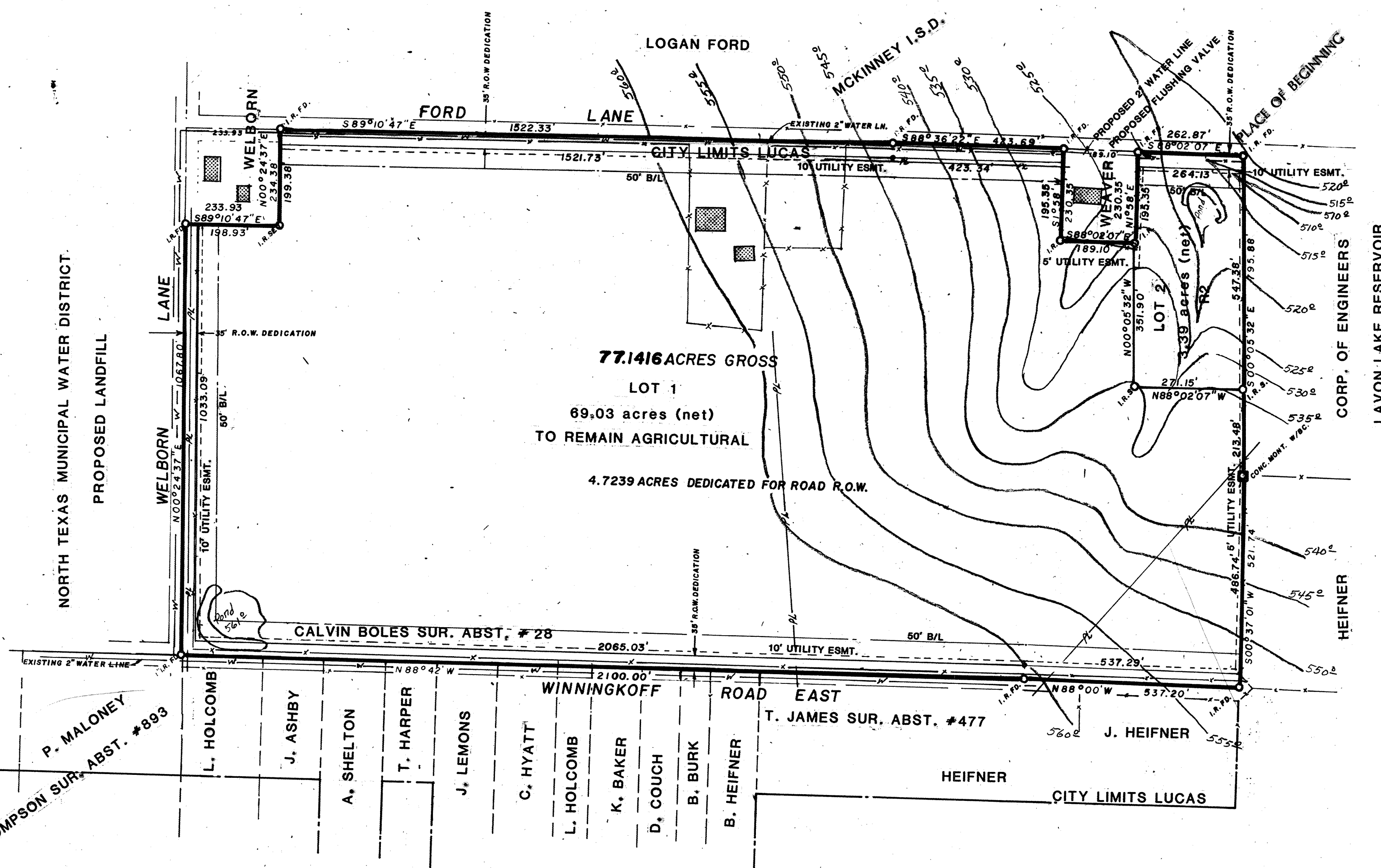
OUT OF THE  
CALVIN BOLES SURVEY ABST. #28

OWNER

LOGAN FORD

RT 7 BOX 374 MCKINNEY, TEXAS 75069

SURVEYOR

GEORGE COLLIS LAND SURVEYORS  
1030 YOUNG TRAIL MCKINNEY, TEXAS 75069

LOCATION MAP

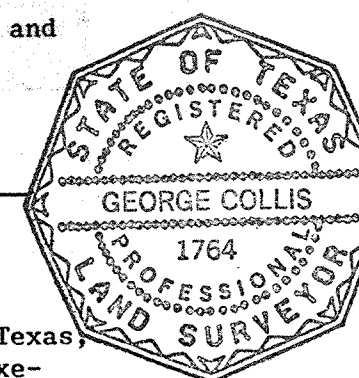
## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE COLLIS, REGISTERED PROFESSIONAL SURVEYOR, do hereby certify that I have prepared this plat from an actual survey of the land. All lines and dimensions are as shown.

All monuments shown hereon actually exist, and that their location, size, and material are correctly shown.

George Collis  
GEORGE COLLIS, R.P.S. #1764  
STATE OF TEXAS

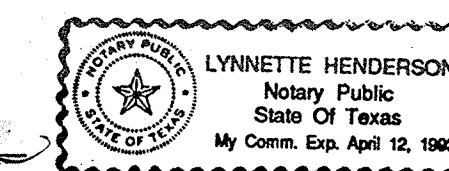


STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared George Collis 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 15th day of May, 1990.

My commission expires 4/12/93.

Lynnette Henderson  
NOTARY PUBLIC



Recommended for Approval

Donna Rudolph  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

6/26/90  
Date

Approved for Construction:

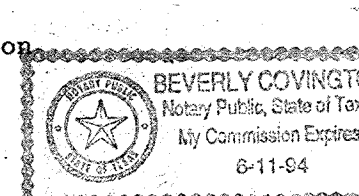
Carol A. Guss  
Mayor, City of Lucas, Texas

29 June '90  
Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the FORD'S CATTLE RANCH Subdivision Addition to the City of Lucas was submitted to the City Council on the 4th day of JUNE, 1990, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown 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 29th day of JUNE, A.D., 1990.

Beverly Covington  
City Secretary  
City of Lucas, Texas



This property is in Zone C according to the Flood Insurance Rate Map, Community-Panel Number 480130 0410 B, effective date: March 16, 1981.

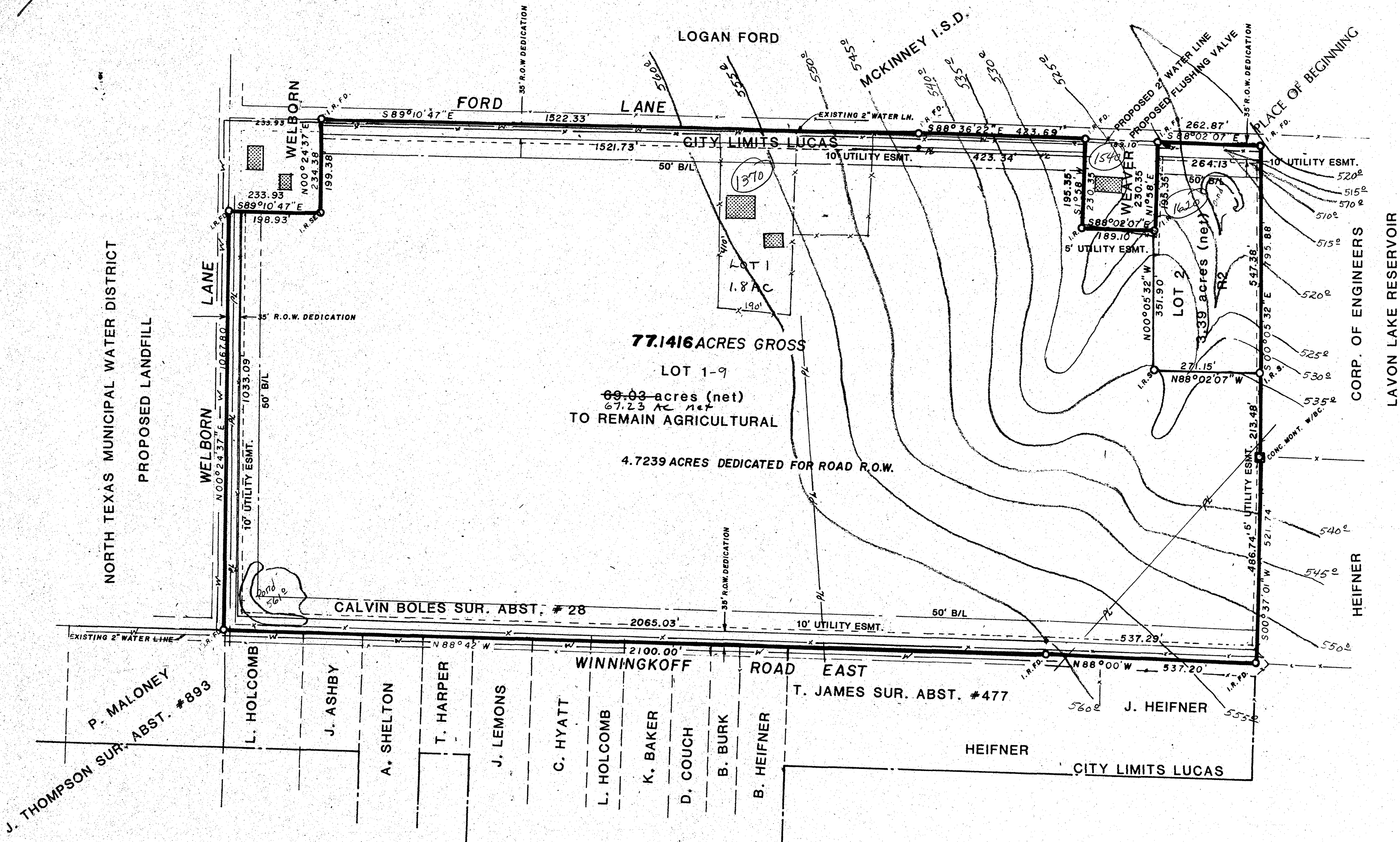
100' 200' 400'  
GRAPHIC SCALE

SCALE 1"=200'





3278



# OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS I, LOGAN FORD, am the OWNER of a tract of land situated in the City of Lucas, Collin County, Texas and being more fully described as follows:

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

WITNESS my hand this 15 day of May, 1990.

LOGAN FORD

Subscribed and sworn to before me a Notary Public in and for the State of Texas on this 15 day of May, 1990.

C. Duane Vandogoff  
NOTARY PUBLIC

my commission expires 8-25-93

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE COLLIS, REGISTERED PROFESSIONAL SURVEYOR, do hereby certify that I have prepared this plat from an actual survey of the land. All lines and dimensions are as shown.

All monuments shown hereon actually exist, and that their location, size, and material are correctly shown.

George Collis  
GEORGE COLLIS, R.P.S. #1764  
STATE OF TEXAS

STATE OF TEXAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared George Collis 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 15th day of May, 1990.

My commission expires 4/12/93

Lynnette Henderson  
NOTARY PUBLIC

Recommended for Approval  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas

Approved for Construction:  
Mayor, City of Lucas, Texas

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the FORD'S CATTLE RANCH Subdivision or Addition to the City of Lucas was submitted to the City Council on the 4th day of JUNE, 1990, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown 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 29th day of JUNE A.D., 1990

Brendy Covington  
City Secretary  
City of Lucas, Texas

## FINAL PLAT

# FORD'S CATTLE RANCH

AN ADDITION TO CITY OF LUCAS, COLLIN COUNTY, TEXAS

OUT OF THE  
CALVIN BOLES SURVEY ABST. #28

OWNER

LOGAN FORD

RT 7 BOX 374 MCKINNEY, TEXAS 75069

SURVEYOR

GEORGE COLLIS LAND SURVEYORS

1030 YOUNG TRAIL MCKINNEY, TEXAS 75069

WIT. ACCT. NO. 2555  
FROM 6028-006-1920  
TAX YEAR 91

RECEIVED  
CITY OF LUCAS

OCT 19 1990

BY BC

#2555

SCALE 1"=200'

GRAPHIC SCALE

This property is in Zone C according to the Flood Insurance Rate Map, Community-Panel Number 480130 0410 B, effective date: March 16, 1981.