

1083

REC OCT 24 1983
 COUNTY OF COLLIN
 BY

OWNERS CERTIFICATE

STATE OF TEXAS }
 COUNTY OF COLLIN }
 WHEREAS, Bobbie D. Groce is the owner of a tract of land lying and being situated in the JOHN GRAY SURVEY, ABSTRACT NO. 349 in the City of Lucas, Collin County, Texas, said tract being part of a 50 acre tract of land conveyed to T.L. Dinsmore, et al, by C.O. Walker, et ux, by deed recorded in Volume 450, Page 67 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Stinson Road (future 60' R.O.W.), said point being the Southeast corner of said 50 acre tract, an iron stake for corner;
 THENCE N 89°38'00" W, along the South line of said 50 acre tract, 615.10 feet to an iron stake set for corner;
 THENCE N 88°32'00" W, along the South line of said 50 acre tract, 717.70 feet to an iron stake found for corner;
 THENCE N 00°31'10" W, along the West line of said 50 acre tract, 730.42 feet to an iron stake for corner;
 THENCE N 89°34'08" E, 1339.22 feet to a point in the center of Stinson Road and in the East line of said 50 acre tract, an iron stake found for corner;
 THENCE SOUTH, along the center of Stinson Road and along the East line of said 50 acre tract, 762.78 feet to the POINT OF BEGINNING and containing 22.992 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, Bobbie D. Groce does hereby adopt this plat designating the hereinabove described property as Heritage Estates, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever the streets shown hereon.
 Witness my hand this 29 day of Aug, 1983.

Bobbie D. Groce
 Bobbie D. Groce

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 Bobbie D. Groce, 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 purposes and considerations therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of Aug, 1983.

Madeline R. Dyer
 Notary Public in and for Dallas County, Texas

SURVEYORS CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }
 KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Jeffrey Sheppard, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

Jeffrey Sheppard
 Jeffrey Sheppard, Registered Public Surveyor, #3690

STATE OF TEXAS }
 COUNTY OF DALLAS }
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jeffrey Sheppard, 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 purposes and considerations therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of Oct, 1983.

Jeffrey Sheppard
 Notary Public in and for Dallas County, Texas

APPROVED: *Frank O. Patterson*
 Chairman, Planning & Zoning Commission

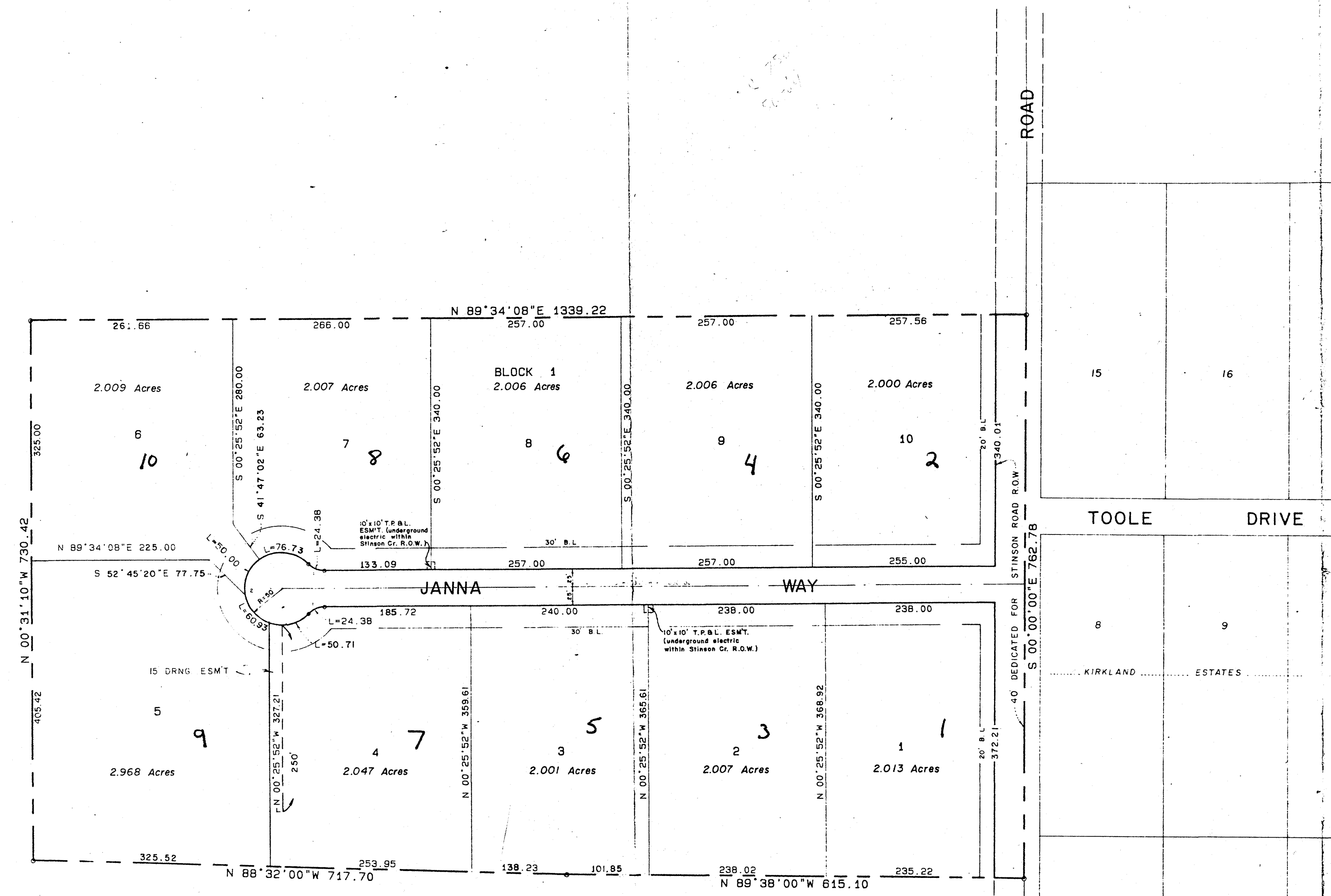
PLAT APPROVED BY THE CITY OF LUCAS, TEXAS
 by *W. Milton Gosney*
 W. Milton Gosney, Mayor

This the 1st day of August, 1983.

ATTEST: *Spurdell Chandler*
 City Secretary

RECEIVED
 CITY OF LUCAS
 JAN 25 1988

BY _____
 HERITAGE
 Acct # 1478



CURVE DATA				
NO.	Δ	R	T	L
1	46° 34' 03"	30.00	12.91	24.38
2	273° 08' 06"	50.00	—	238.36

FINAL PLAT
HERITAGE ESTATES
 JOHN GRAY SURVEY-ABSTRACT NO. 349
 COLLIN COUNTY, TEXAS

BOBBIE D. GROCE OWNER
 P.O. BOX 314 PLANO, TEXAS
 214-596-2525 75074

JONES & BOYD INC. ENGINEER
 13663 FLOYD CIRCLE, SUITE 202 DALLAS, TEXAS
 214-231-8715 75243

NOTE: PORTIONS OF LOTS 3, 4 & 5 MAY BE SUBJECT TO 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 480130 0415 B, DATED MARCH 16, 1981.

