

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

FILED FOR RECORD, IN:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1997/09/18
At 10:21A
Number: 97- 0078236
Type: PL 16.00

OWNER'S CERTIFICATE

WHEREAS WE, JaLea and Mike Himes, and Gregg A. DeJong are the owners of a tract of land in the J. Lovelady Survey, Abstract No. 538, Collin County, Texas, and being more particularly described as follows: SITUATED in the State of Texas, County of Collin, being part of the J. Lovelady Survey, Abstract No. 538, being the resurvey of a called 19.678 acre tract of land recorded in Volume 1089, Page 844 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 19.678 acre tract;

THENCE along its north line, South 89°40'19" East, a called distance of 1319.17 feet to its northeast corner;

THENCE along an east line of said 19.678 acre tract as follows:

South 00°02'20" East, 325.70 feet to a 1/2-inch iron rod found for corner; South 00°02'43" East, 168.81 feet to a 1/2-inch iron rod found for corner; South 00°27'17" East, 100.33 feet to a 3/8-inch iron rod found for corner; South 00°42'28" West, 54.60 feet to a 1/2-inch iron rod found marking its southeast corner and the northeast corner of Huneycutt Addition, an addition to the City of Lucas recorded in Cabinet I, Page 252 of the Collin County Plat Records;

THENCE along the south line of said 19.678 acre tract and the north line of said Huneycutt Addition, North 89°54'07" West, 1315.01 feet to a 1/2-inch iron rod found in the asphalt of Stinson Road, marking the southwest corner of said 19.678 acre tract and the northwest corner of said Huneycutt Addition;

THENCE along the west line of said 19.678 acre tract and the approximate middle of Stinson Road, North 00°29'27" West, passing at 329.03 feet a 1/2-inch iron rod found, passing at 395.03 feet a P.K.Nail found, and continuing for a total distance of 644.73 feet to the place of beginning and containing 19.727 acres more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JaLea and Mike Himes, and Gregg A. DeJong hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF HI FLYIN' ACRES, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

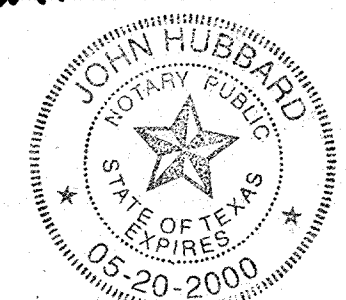
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

WITNESS, MY HAND, this 21 day of APRIL 1997.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JaLea Himes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of April 1997.

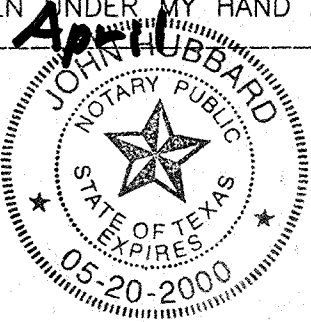


WITNESS, MY HAND, this 21 day of April 1997.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mike Himes, 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 21 day of April 1997.

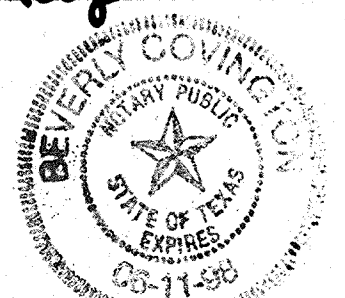


WITNESS, MY HAND, this 12 day of May 1997.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregg A. DeJong, 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 12 day of May 1997.

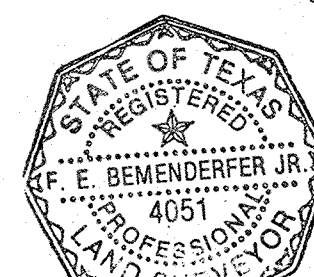


STATE OF TEXAS
COUNTY OF COLLIN

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

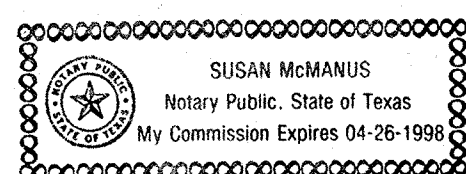
THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., 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 25th day of July 1997.



Susan McManus
Notary Public for the State of Texas

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

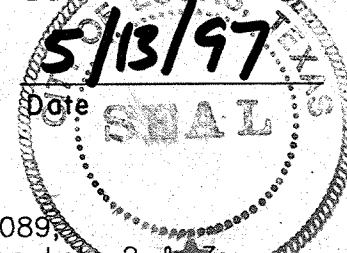
5/13/97
Date

Approved for Preparation of Final Plat
Mayor, City of Lucas, Texas

5-12-97
Date

Approved and Accepted
City Secretary, City of Lucas, Texas

5-12-97
Date



NOTES: 1) Source bearing is per deed recorded in Volume 1089, Page 844, C.C.D.R. 2) All the improvements are not shown on Lot 2. 3) This platting has been performed without a title commitment. 4) Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Community Panel No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone A); 5) Lots 2 & 3 are shown per recorded instrument but have not been surveyed on the ground; 6) Lots 2 & 3 must be replatted prior to any further development;

ENVIRONMENTAL SERVICES CERTIFICATE:

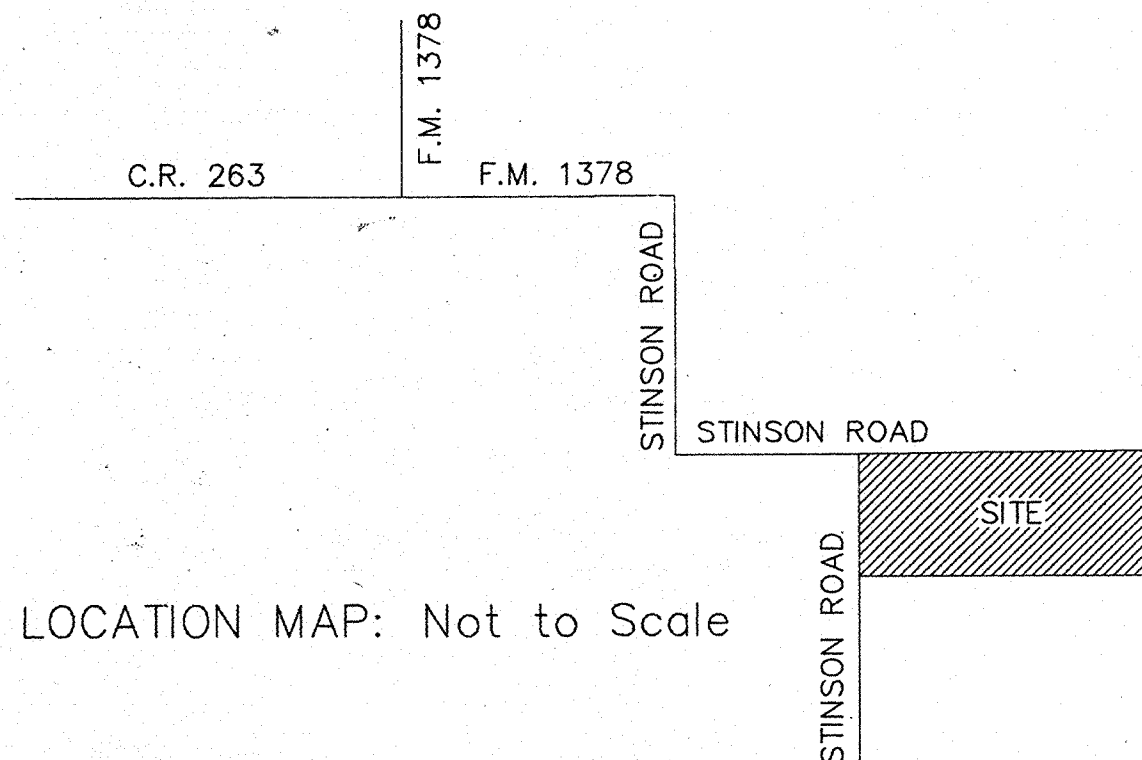
I hereby certify that the water and sewer facilities described on the plat conform to the applicable health laws of the State of Texas, the percolation tests have been submitted representing the area in which septic tank disposal systems may be used.

Environmental Services Department of Collin County, Texas

PRELIMINARY/FINAL PLAT OF
HI FLYIN' ACRES
J. LOVELADY SURVEY, ABST. NO. 538
CITY OF LUCAS, COLLIN COUNTY, TEXAS

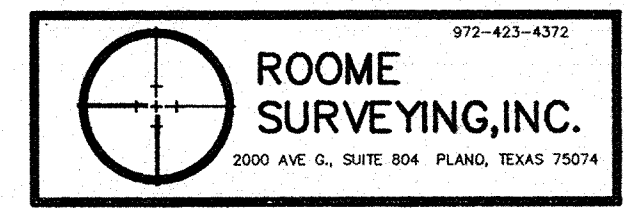
FEBRUARY 27, 1997

LOCATION MAP: Not to Scale



JaLea & Mike Himes
2321 Fountain Head Drive
Plano, Texas 75023
(972) 964-5313

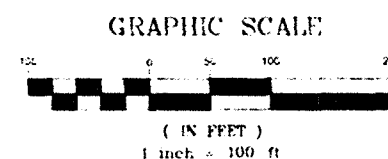
Gregg A. DeJong
405 Stinson Road
Allen, Texas 75002-7307




C:\97PLATS\970105FP



FILED FOR RECORD IN
COLLIN COUNTY, TEXAS
HONORABLE HELEN STARNES
ON 19 97 18 1 Sept
AT _____
NUMBER 5
VOL J PAGE 929
PLAT RECORDS



 **ROOME
SURVEYING, INC.**
2000 AVE. G, SUITE 804 PLANO, TEXAS 75075
C:/97PLATS/970105EP

LOCATION MAP: Not to Scale