

1212

1978 OCT 16 PM 1:33
B-230

JAS. R. WEST, CLERK OF DISTRICT COURT
COLLIN COUNTY, TEXAS
BY BJ DEPUTY

DEEDS CERTIFIED AND RECORDED

STATE OF TEXAS
COUNTY OF COLLIN
NEERLAS, Crestwood Development Co. is the owner of a tract of 37.344 Acres of land in the Godman Lucase Survey Abst. No. 279, Collin County, Texas, and being the same 37.344 Acre tract as described in deed from Evans & Stewart Investment Co. to Crestwood Development Co., dated 9 5 78 and recorded in Vol. 1133, page 210 of the deed records of Collin County, Texas, and said 37.344 acre tract being more particularly described as follows:

COMMENCING at the point of intersection of the East line of said Lucase Survey (same being the West line of the Francis W. Capps Survey Abst. No. 231, Collin County, Texas) with the North line of F. M. Road No. 3286 (120.0 ft. 000'); Thence N 87°02'35" W, along the North line of said F. M. Road, 358.26 ft.; Thence N 02°19'17" W, 680.37 ft.; Thence S 87°02'35" E, 160.0 ft.; Thence N 02°57'25" E, 340.0 ft.; Thence S 87°02'35" E, 238.0 ft.; Thence N 02°08'19" E, along a fence, 207.63 ft.; Thence S 88°55'39" E, 14.23 ft.; Thence N 01°35'16" E, along a fence on the East line of said Lucase Survey, 400.90 ft. to the POINT OF BEGINNING of the 37.344 Acre tract described herein:

THENCE N 88°16'49" W, 693.26 ft.;
THENCE N 00°38'35" W, 75.0 ft.;
THENCE N 88°16'49" W, 190.0 ft.;
THENCE N 00°38'35" W, 195.0 ft.;
THENCE N 88°16'49" W, 566.19 ft. to a point in Winninghoff Road, said point being on the West line of said Lucase Survey;
THENCE N 00°36'31" W, along said Survey line in said Road, 949.04 ft.;
THENCE S 88°14'45" E, along a fence on the South line of Christian Lane, 1445.1 ft.;
THENCE N 81°12'45" E, continuing along a fence on the South line of Christian Lane, 52.09 ft. to its intersection with the East line of said Lucase Survey;
THENCE S 01°35'16" W, along a fence on the East line of said Survey, 1226.66 ft. to the POINT OF BEGINNING and containing 37.344 Acres of land of which 0.455 Acres lies in Winninghoff Road leaving a remainder of 36.889 Acres Net.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That, Crestwood Development Co. does hereby adopt this plat designating the hereinabove described property as

HILLCREST RANCH ESTATES
an addition to the City of Lucas, Texas, and we do hereby dedicate to the Public Use forever the right of ways shown in Christian Lane and Winninghoff Road; and all easements for the installation and maintenance of streets, alleys, utilities and drainage facilities are reserved as shown on said plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement and that full right of ingress and egress shall be had at all time over any dedicated easement for the installation, operation, maintenance, repair or removal of any street, alley, drainage facility and utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such street, alley, drainage facility or utility.

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

WITNESS MY HAND AT PLANO, TEXAS, This the 17th day of October, 1978.
Crestwood Development Co. by,

C. E. STEWART
C. E. STEWART, President

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared C. E. STEWART 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 17th day of October, 1978

Jan Schumaker
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

FOX 1979
465.270
T.R.H.Z.E

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, ROBT. H. WEST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the iron pins at each corner were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Robt. H. West
ROBT. H. WEST

THE STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared ROBT. H. WEST, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 17th day of Oct, 1978

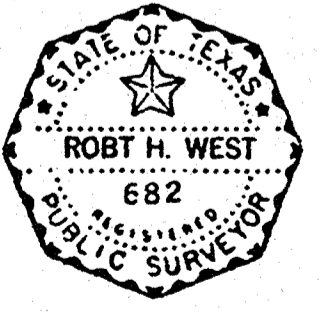
Robert S. White
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

APPROVED BY CITY OF LUCAS, TEXAS Oct. 18, 1978
By: Chas. R. Nuttley, Mayor
By: Hardell Chandler

RECEIVED
CITY OF LUCAS

OCT 25 1978

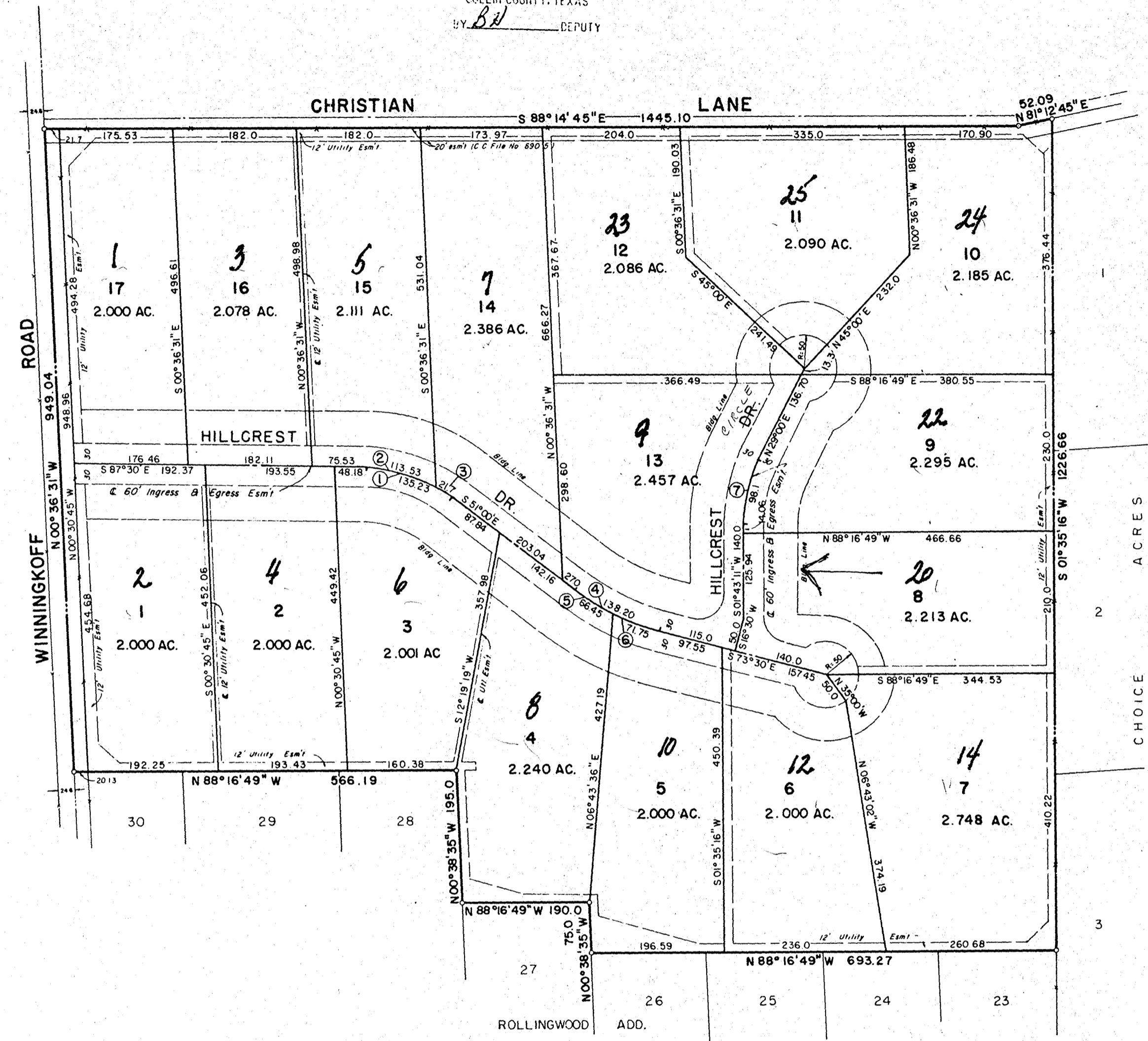
BY _____

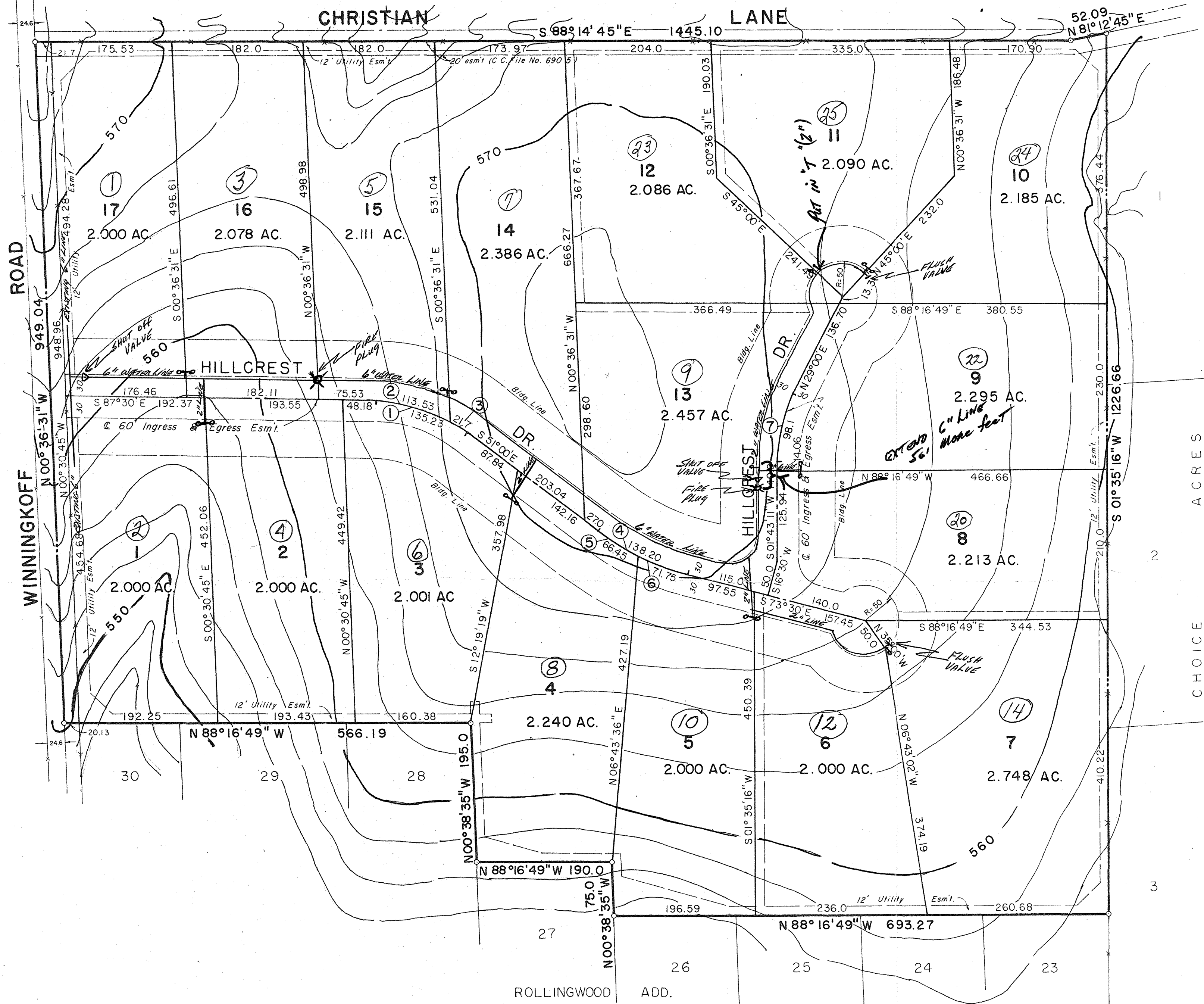


This is to certify that, under my personal supervision this date, a careful and accurate survey was made on the ground and that the Plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements if shown, and that the distance from the nearest intersecting street, or road, is as shown on said plat. This survey is subject to any easements not visible on the ground.
Robt. H. West
Robt. H. West

- LEGEND
- Iron Rod or Iron Pipe
 - Concrete Monument
 - Power Pole and Wire
 - Survey Boundary
 - Survey Line
 - City Limit Line
 - County Line
 - Center Line
 - Fence
 - Conflict or Vacancy (as noted)
 - Deed Calls

HILLCREST RANCH ESTATES
LUCAS, TEXAS





**PRELIMINARY
HILLCREST RANCH ESTATES**
LUCAS, TEXAS

Including Water Line System

This is to certify that, under my personal supervision this date, a careful and accurate survey was made on the ground and that the Plot hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements if shown, and that the distance from the nearest intersecting street, or road, is as shown on said plat. This survey is subject to any easements not visible on the ground.

- LEGEND**
- Iron Rod or Iron Pipe
 - ⊙ Concrete Monument
 - Power Pole and Wire
 - Survey Boundary
 - Survey Line
 - City Limit Line
 - County Line
 - Center Line
 - Fence
 - Conflict or Vacancy (as noted)
 - (XXX) Dead Calls

There are no encroachments, conflicts, or protrusions except as shown.
Improvements not shown at the request of owner, however none protrude over property lines except as shown.

REVISED:	Explanation:

SURVEY FOR: TAM-TRAC, INC. c/o C. E. Stewart
Address: 1612 Ave. K, Phone: 423-1571
Plano, Tx. 75074

DATE: May 30, 1978 SCALE: 1" = 100'

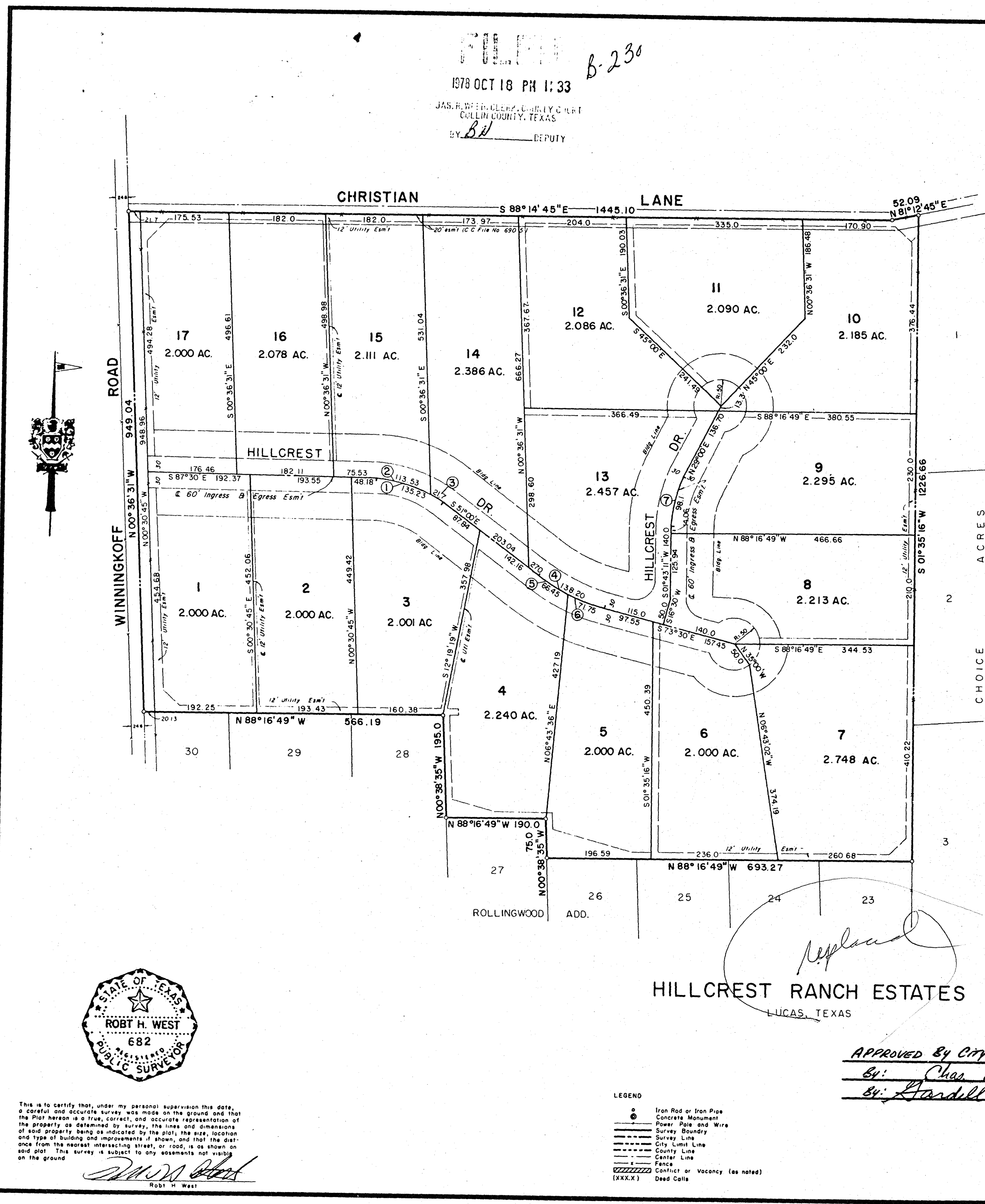
OWNER: Hillcrest Ranch Estates
Recorded: Hillcrest Ranch Estates
Address: Hillcrest Ranch Estates
IMPROVEMENTS: (& Water System)
AREA: (& Water System)
DESCRIPTION:

ROBT. H. WEST
County Surveyor
Licensed State Land Surveyor • Registered Public Surveyor

REPRESENTING WEST SURVEYORS IN DALLAS
Hillcrest Ranch Estates

1272

1978 OCT 18 PM 1:33
JAS. R. WEST, COUNTY CLERK
COLLIN COUNTY, TEXAS
BY B. J. DEPUTY



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Crestwood Development Co. is the owner of a tract of 37.344 acres of land in the Colman Tract Survey, Subd. No. 279, Collin County, Texas, and where the same 37.344 acre tract as described in deed from Evans & Stewart Investment Co. to Crestwood Development Co., dated 5/5/78 and recorded in Vol. 1131, page 219 of the Public Records of Collin County, Texas, and said 37.344 acre tract being more particularly described as follows:

OPENING at the point of intersection of the East line of said Tract Survey with the West line of the Francis W. Camp Survey, Subd. No. 271, Collin County, Texas, with the North line of F. W. Road, No. 426, (120.0 ft. x 400 ft.), Thence N 88°16'49"W along the North line of said F. W. Road, 358.26 ft.; Thence S 02°10'17"W, 449.17 ft.; Thence S 87°12'55"E, 160.0 ft.; Thence N 03°32'25"E, 140.0 ft.; Thence S 88°16'49"W, 238.0 ft.; Thence N 02°08'15"E, along a fence, 207.61 ft.; Thence S 88°16'49"W, 14.21 ft.; Thence S 01°35'16"E, along a fence on the East line of said Tract Survey, 400.10 ft. to the POINT OF BEGINNING of the 37.344 acre tract described herein:

THENCE N 88°16'49"W, 693.26 ft.;
THENCE N 00°36'31"W, 52.0 ft.;
THENCE S 88°16'49"W, 190.0 ft.;
THENCE N 00°36'31"W, 195.0 ft.;
THENCE N 88°16'49"W, 566.19 ft. to a point in Winninkoff Road, said point being on the West line of said Tract Survey;

THENCE N 00°36'31"W, along said Survey line in said Road, 047.44 ft.;
THENCE S 88°16'49"W, along a fence on the South line of Christian Lane, 1445.1 ft.;
THENCE S 87°12'55"E, continuing along a fence on the South line of Christian Lane, 52.09 ft. to its intersection with the East line of said Tract Survey;

THENCE S 01°35'16"W, along a fence on the East line of said Survey, 1226.66 ft. to the POINT OF BEGINNING and containing 37.344 Acres of land of which 0.456 Acres lies in Winninkoff Road leaving a remainder of 36.888 Acres Net.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That, Crestwood Development Co. does hereby adopt this plat designating the hereinabove described property as

HILLCREST RANCH ESTATES

an addition to the City of Lucas, Texas, and we do hereby dedicate to the Public the forever the right of ways shown in Christian Lane and Winninkoff Road, and all easements for the installation and maintenance of streets, alleys, utilities and drainage facilities are reserved as shown on said plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement and that full right of ingress and egress shall be had at all time over any dedicated easement for the installation and operation, maintenance, repair or removal of any street, alley, drainage facility and utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such street, alley, drainage facility or utility.

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

WITNESS MY HAND AT LUCAS, TEXAS, This 17th day of October, 1978.
Crestwood Development Co., Inc.
[Signature]
C. E. STEWART, President

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared [Signature] 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 17th day of October, 1978.
[Signature]
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYORS CERTIFICATE

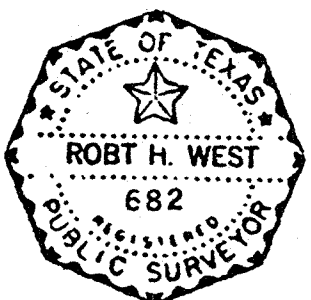
KNOW ALL MEN BY THESE PRESENTS: That I, ROBT. H. WEST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the iron pins at each corner were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared ROBT. H. WEST, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 17th day of Oct, 1978.
[Signature]
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

APPROVED BY CITY OF LUCAS, TEXAS, Oct. 18, 1978
By: Chas. R. Rutledge Mayor
By: Stanley Chandler



This is to certify that, under my personal supervision this date, a careful and accurate survey was made on the ground and that the plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements of same, and that the distance from the nearest intersecting street or road, as shown on said plat. This survey is subject to any easements not shown on the ground.

[Signature]
Robt. H. West