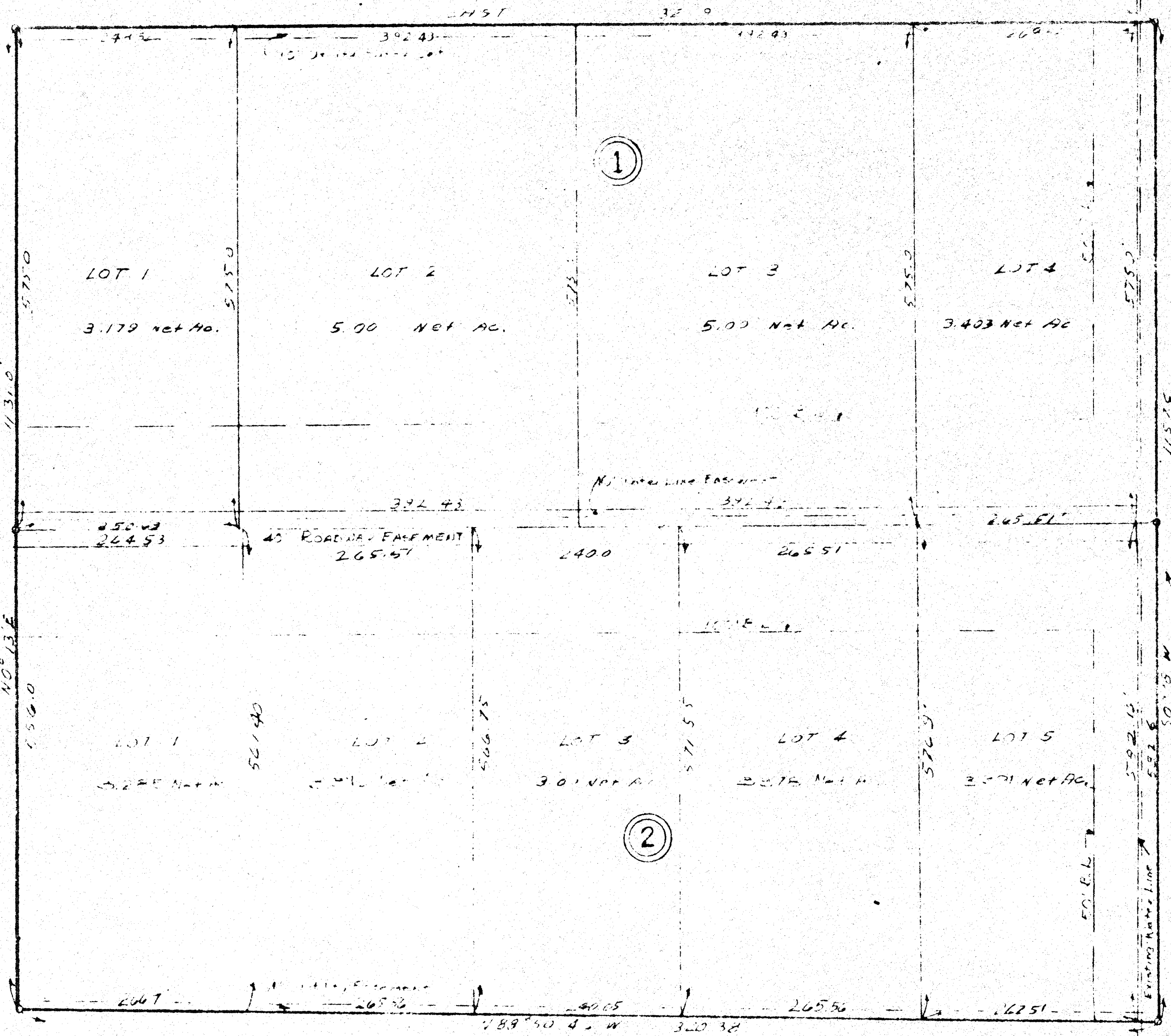


1109



**PLAT**  
**HORSEMANS ESTATES**  
 COLLIN COUNTY, TEXAS  
 CALVIN BOLES SURVEY, ABSTRACT NO. 28  
 J. W. ROOME SURVEYING, INC.  
 PLANO, TEXAS  
 SCALE 1" = 100'

*Tract 124 A  
 Abst. 28  
 1971 + prep.*

*4/26/74  
 Bob Rutledge  
 mapping license  
 6-26-74  
 Audell Chandler  
 City Sec.*

1974 JUN 26 PM 2:44  
 BH

**OWNERS CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF COLLIN:

WHEREAS, David Willis Harrell et al are the owners of a certain lot, tract or parcel of land situated in Collin County, Texas, a part of the Calvin Boles Survey, Abstract No. 28 and being all that certain tract conveyed to David Willis Harrell et al from Ralph C. Immel and wife, H. Faye Immel, and filed for record July 10, 1973 and recorded in Volume 875, Page 65 of the Deed Records of Collin County, Texas and being described more particularly by metes and bounds as follows:

BEGINNING at the southwest corner of a 50 acre tract, of which this tract is a part, described in a deed from Georgia M. Gant to Ona Mae Rolf, dated April 17, 1944 and recorded in Volume 344, Page 397 of the Deed Records of Collin County, Texas;  
 THENCE NO<sup>13</sup>E, 1131.0 feet with the west line of said tract to a point for corner;  
 THENCE East 1321.9 feet to a point for corner in the center of a public road;  
 THENCE S8<sup>18</sup>W, 1157.6 feet along the center of said public road to a point for corner therein;  
 THENCE N38<sup>50</sup>46"W, 1320.38 feet along the south line of said tract to the place of beginning and containing 34.703 gross acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That David Willis Harrell does hereby adopt this plat designating the hereinabove described property as HORSEMANS ESTATES, and does hereby dedicate to the public use forever the streets shown hereon. The easements shown are hereby reserved for the purposes as indicated, Said Utility Easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full 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 its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of constructing, reconstructing, 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.

WITNESS MY HAND at Plano, Texas, this 10 day of July, 1974.

*David Willis Harrell*  
 David Willis Harrell

STATE OF TEXAS,  
 COUNTY OF COLLIN

Before me, the undersigned, Notary Public in, and for said County and State, on this day personally appeared David Willis Harrell, 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 10 DAY OF July, 1974.

*James A. ...*  
 Notary Public in and for  
 Collin County, Texas

**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 the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

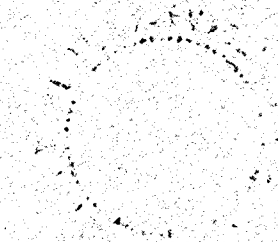
*Jack W. Roome*  
 Jack W. Roome, Registered Public Surveyor

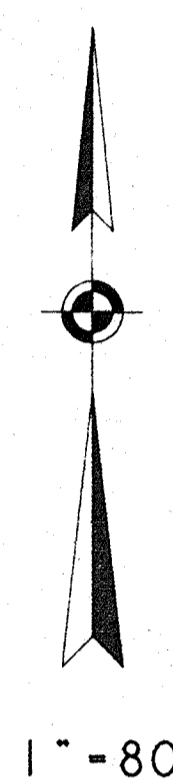
STATE OF TEXAS,  
 COUNTY OF COLLIN:

Before me, the undersigned, 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.

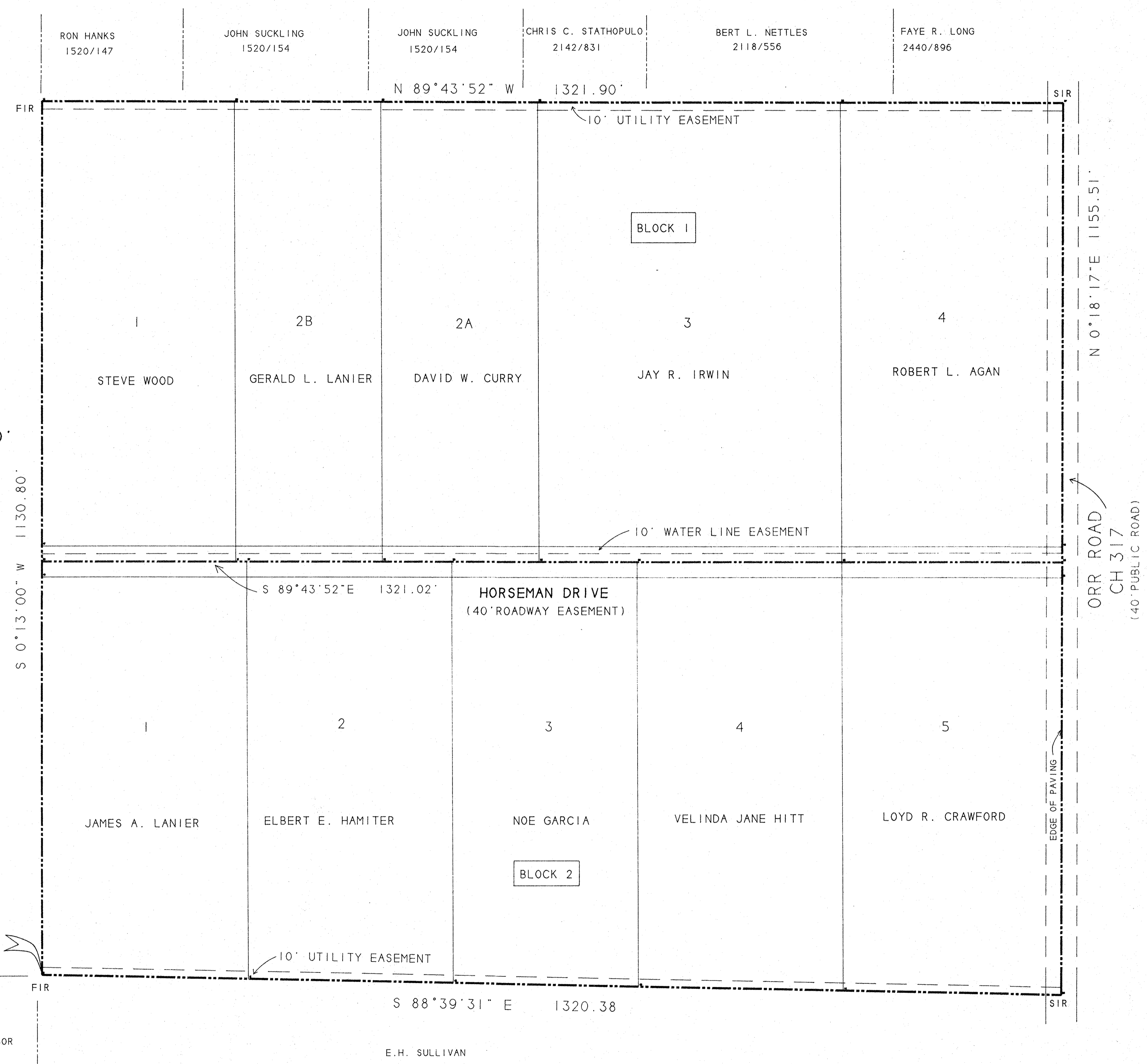
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10 day of July, 1974.

*James A. ...*  
 Notary Public in and for Collin County, Texas





VICTORIA HAMILTON PARSONS ET AL  
3279/913 3279/916 3279/919



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN COLLIN COUNTY, TEXAS, BEING A PART OF THE CALVIN BOLES SURVEY, ABSTRACT NO. 28 AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO DAVID WILLIS HARRELL ET AL FROM RALPH C. IMMEL AND WIFE H. FAYE IMMEL, AND FILED FOR RECORD JULY 10, 1973 AND RECORDED IN VOLUME 875, PAGE 65 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A 50 ACRE TRACT DESCRIBED IN DEED FROM GEORGE M. GRANT TO ONA MAE ROLF, DATED APRIL 17, 1944 AND RECORDED IN VOLUME 344, PAGE 397 OF THE DEED OF RECORDS OF COLLIN COUNTY, TEXAS:

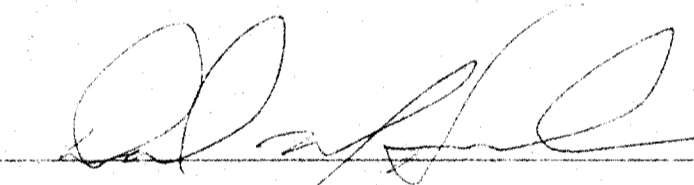
THENCE SOUTH 88°39'31" EAST ALONG THE SOUTH LINE OF SAID 50 ACRE TRACT A DISTANCE OF 1320.38 FEET TO A SET PK NAIL IN THE CENTER OF A PUBLIC ROAD;

THENCE NORTH 0°18'17" EAST ALONG THE CENTER OF SAID PUBLIC ROAD A DISTANCE OF 155.51 FEET TO A SET PK NAIL.

THENCE NORTH 89°43'52" WEST ALONG THE NORTHERLY LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 1321.90 FEET TO A FOUND 3/4 INCH IRON PIPE IN THE NORTHWEST CORNER OF SAID 50 ACRE TRACT;

THENCE SOUTH 0°13'00" WEST ALONG THE WEST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 1130.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.668 ACRES OF LAND MORE OR LESS.

I DAVID M. HENDERSON DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF SURVEY FROM AN ACTUAL ON THE GROUND SURVEY AND THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV.

  
DAVID M. HENDERSON RPLS NO. 4489



BOUNDARY SURVEY  
HORSEMANS ESTATES  
LUCAS, TEXAS

APRIL 18, 1991

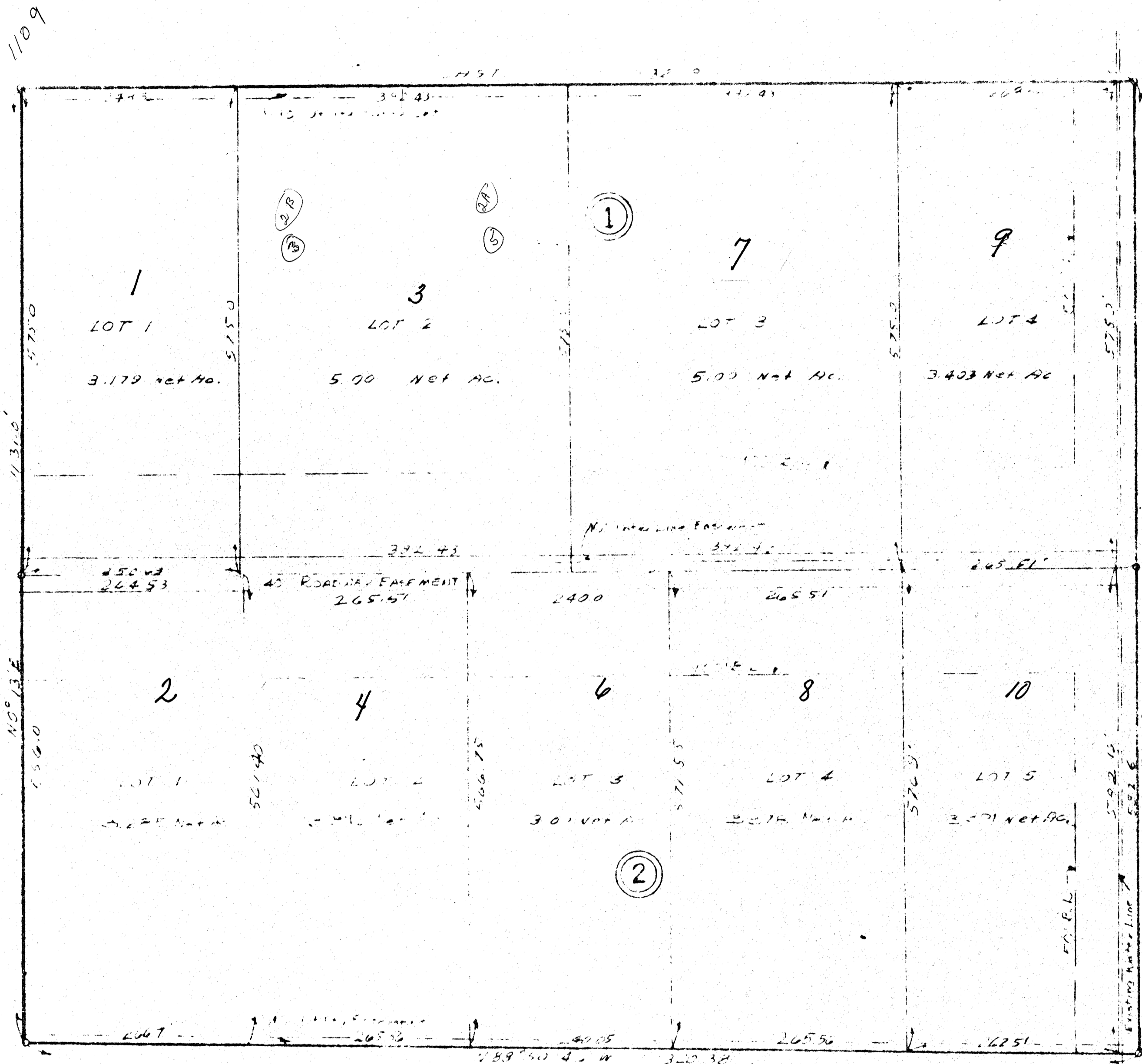
BENCHMARK SURVEYS  
DAVID HENDERSON, INC.

13999 GOLDMARK DRIVE SUITE 440

DALLAS, TEXAS 75240

(214) 680-3037

SCALE: 1" = 80'  
DRAWN BY D.L.  
CHECKED BY D.H.  
JOB NO.: 94131



1974 JUN 26 PM 2:44  
 B7

**PLAT**  
**HORSEMANS ESTATES**  
 COLLIN COUNTY, TEXAS  
 JACK W. ROOME SURVEYOR  
 J. W. ROOME SURVEYING CO., INC.  
 PLANO, TEXAS

Tract 124A  
 Abst. 28  
 1971 + pr. pd.

4/26/74  
 Bob Rutledge  
 Mayor of Plano, Tex.  
 6-26-74  
 Audell Chandler  
 City Sec.

**OWNERS CERTIFICATE**

STATE OF TEXAS,  
 COUNTY OF COLLIN:

WHEREAS, David Willis Harrell et al are the owners of a certain lot, tract or parcel of land situated in Collin County, Texas, a part of the Calvin Giles Survey, Abstract No. 28 and being all that certain tract conveyed to David Willis Harrell et al from Ralph C. Immel and wife, H. Faye Immel, and filed for record July 10, 1973 and recorded in Volume 875, Page 65 of the Deed Records of Collin County, Texas and being described more particularly as follows:

BEGINNING at the southwest corner of a 50 acre tract, of which this tract is a part, described in a deed from Georgia M. Gant to Ona Mae Rolf, dated April 17, 1944 and recorded in Volume 344, Page 397 of the Deed Records of Collin County, Texas;  
 THENCE N0°13'E, 1131.0 feet with the west line of said tract to a point for corner;  
 THENCE East 1321.9 feet to a point for corner in the center of a public road;  
 THENCE S0°18'W, 1157.6 feet along the center of said public road to a point for corner therein;  
 THENCE N38°56'46"W, 1320.38 feet along the south line of said tract to the place of beginning and containing 34.703 gross acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That David Willis Harrell does hereby adopt this plat designating the hereinabove described property as HORSEMANS ESTATES, and does hereby dedicate to the public use forever the streets shown hereon. The easements shown are hereby reserved for the purposes as indicated. Said Utility Easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full 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 its respective system and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of constructing, reconstructing, 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.

WITNESS MY HAND at Plano, Texas, this 26 day of June, 1974.

STATE OF TEXAS,  
 COUNTY OF COLLIN:

Before me, the undersigned, Notary Public in, and for said County and State, on this day personally appeared David Willis Harrell, 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 26 DAY OF June, 1974.

**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 the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Jack W. Roome, Registered Public Surveyor

STATE OF TEXAS,  
 COUNTY OF COLLIN:

Before me, the undersigned, 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 the 26 day of June, 1974.

# 0762  
 HORSEMANS

DESCRIPTION OF PROPERTY  
 SITUATED in Collin County, Texas and being Lot 3, Block 1 of Horsemans Estates, a subdivision to Collin County, according to the map recorded in Volume 10, Page 33 of the Map and Plat Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at a 60d Nail set being the Southwest corner of Lot 3;  
 THENCE North 0 deg. 05 min. East 575 feet to an Iron Pin found;  
 THENCE East 391.06 feet to an Iron Pin set;  
 THENCE South 575 feet to a 60d Nail set in Horseman Drive;  
 THENCE West 391.90 feet to the place of beginning, containing 5.16 Acres.

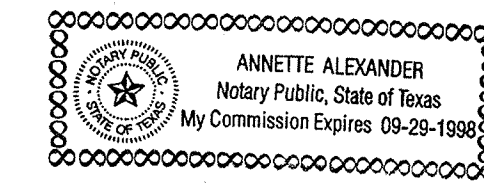
State of Texas  
 County of Collin  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That I, Marcus F. Fechenbach and Robin Fechenbach do hereby adopt this Replat designating the hereinabove described property as REPLAT OF LOT 3 BLOCK 1 HORSEMANS ESTATES, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public utilities desiring to use or using same. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Lucas, Texas, this 20 day of December, 1995.

Marcus F. Fechenbach  
 Marcus F. Fechenbach  
Robin Fechenbach  
 Robin Fechenbach

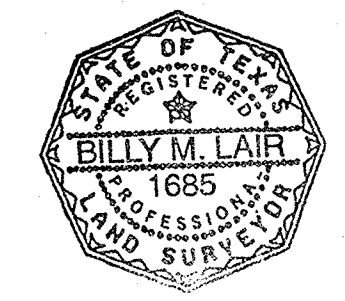
State of Texas  
 County of Collin  
 Before me the undersigned authority, a Notary Public in and for Collin County, Texas on this day personally appeared Marcus F. Fechenbach and Robin Fechenbach, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Annette Alexander  
 Notary Public, State of Texas



State of Texas  
 County of Collin  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, Billy M. Lair, do hereby certify that I prepared this plat from an on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

Billy M. Lair  
 Billy M. Lair  
 Registered Professional Land Surveyor No. 1685  
 Date 11-21-95



State of Texas  
 County of Collin  
 Before me the undersigned authority, a Notary Public in and for Collin County, Texas on this day personally appeared Billy M. Lair, known to me to be the person whose name is 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 \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL:

Don Z. Kendall  
 Chairperson  
 Planning and Zoning Commission  
 City of Lucas, Texas

Don W. Agard  
 Mayor  
 City of Lucas, Texas

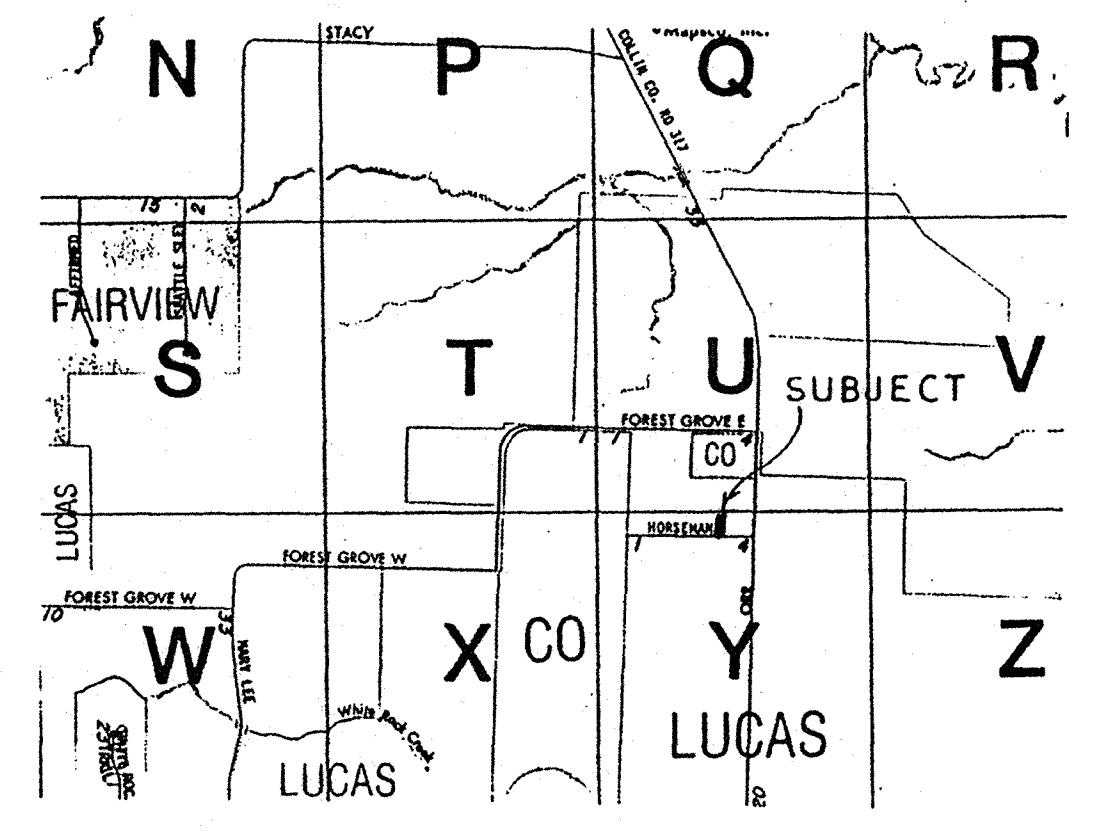
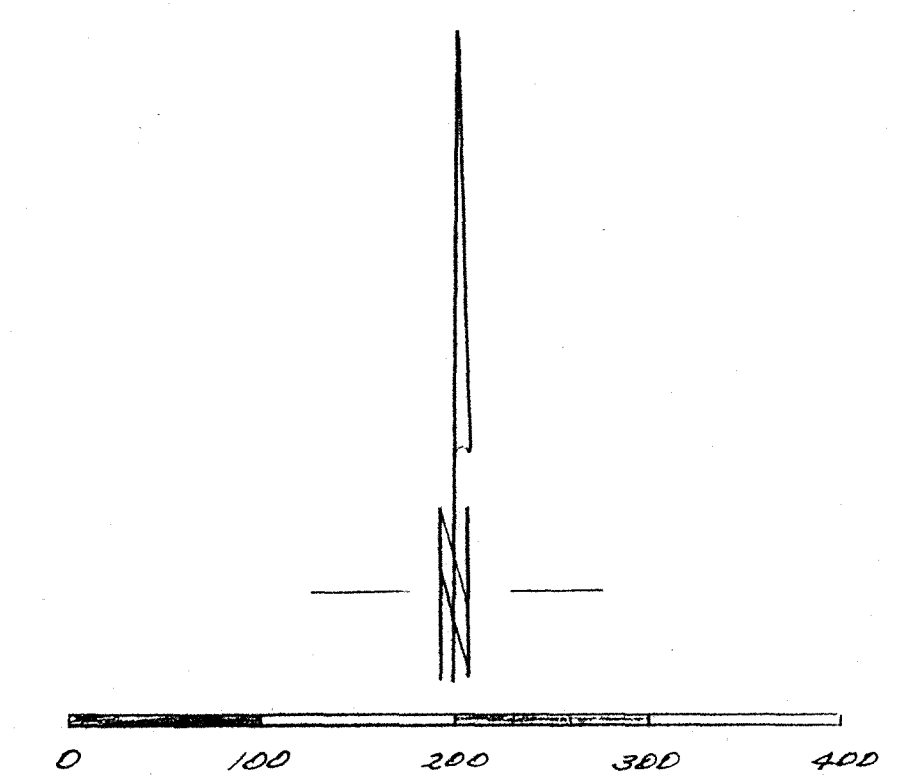
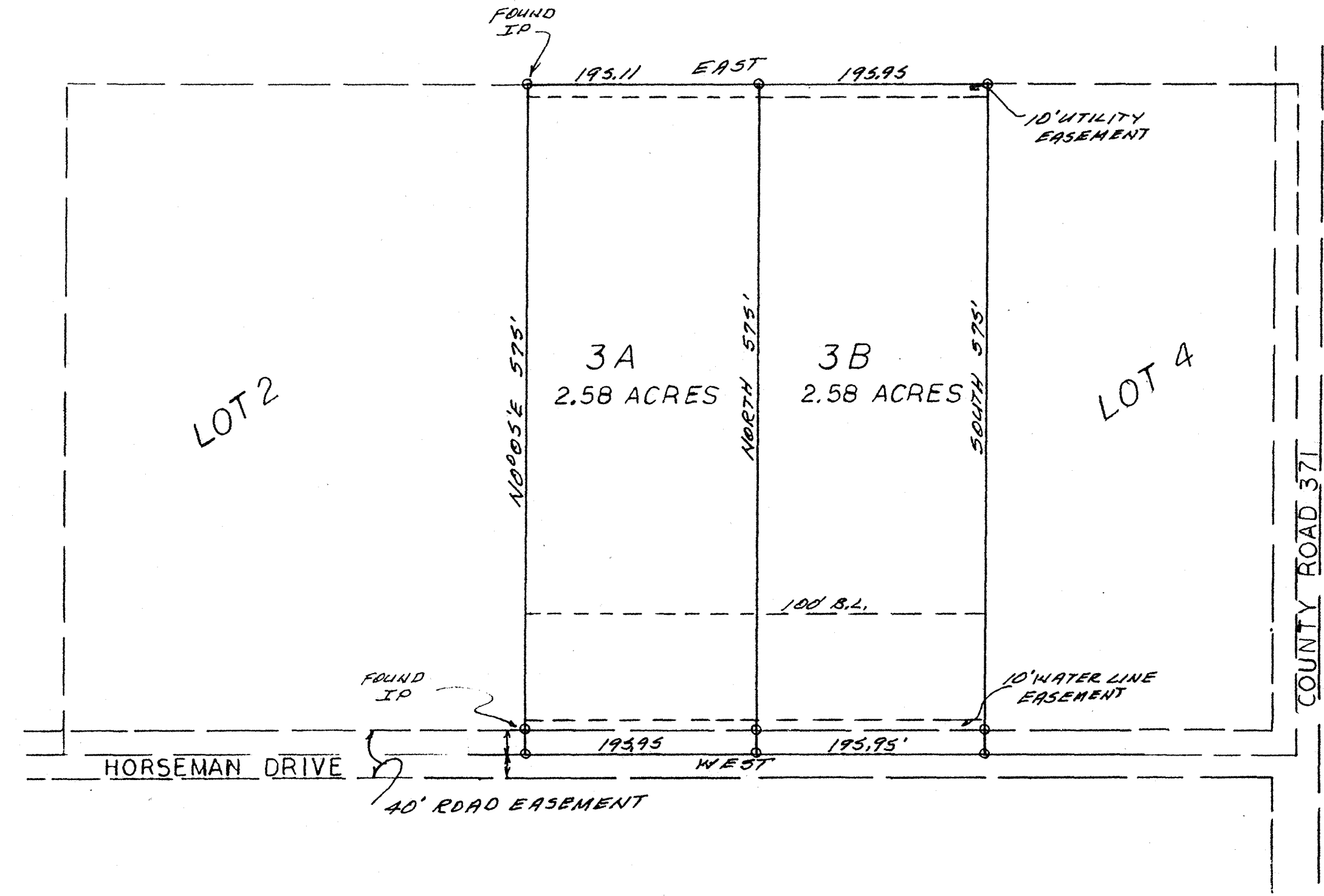
Date 12-27-95

Date 1/3/96

REPLAT  
 OF  
 LOT 3 BLOCK 1  
 HORSEMANS ESTATES  
 LUCAS, TEXAS

OWNERS  
 Marcus F. Fechenbach and wife  
 Robin Fechenbach

Surveyor  
 Billy M. Lair  
 2513 Shadow Lane  
 McKinney, Texas 75070  
 214-562-2451



LOCATION MAP