

NOTE: INFORMATION ON AREAS FOR HOUSE CONSTRUCTION AND SEPTIC SYSTEM TAKEN FROM PLAT PREPARED BY G. M. GREE, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653
 NOTE: PROPERTY IS COMPLETELY SURROUNDED BY OTHER PROPERTIES AND ALL ARE IN THE CITY OF LUCAS.
 NOTE: ANY LOW WATER CROSSING WITHIN FLOOD PLAIN SHALL NOT PROJECT INTO CHANNEL MORE THAN ONE FOOT.
 NOTE: TOPOGRAPHIC INFORMATION TAKEN FROM SURVEYS BY JACK W. ROOME SURVEYING, INC.

1986 DEC -2 11 40-5

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Robert and Darlene Kirksey, do hereby adopt this plat designating the herein described property as LYNN ACRES, an addition to the City of Lucas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts 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 said easements, and the City of Lucas and all public utilities shall, at all times have the full right of ingress and egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas.

WITNESS MY HAND AT Plano, TEXAS, this 12th day of November, 1986.

Robert Kirksey
 Robert Kirksey, Owner

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 Robert Kirksey 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 12th day of November, 1986.

Susan McManus
 Notary Public in and for the State of Texas

WITNESS MY HAND AT Plano, TEXAS, this 12th day of November, 1986.

Darlene Kirksey
 Darlene Kirksey, Owner

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 Darlene Kirksey 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 12th day of November, 1986.

Susan McManus
 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

WHEREAS Robert and Darlene Kirksey are the owners of a certain tract of land situated in the State of Texas, County of Collin, City of Lucas, being in the James Grayum Survey, Abstract No. 354, being part of a 61,542 acre tract of land as described and recorded in Volume 819, Page 62 of the Collin County Deed Records, being the same called 4,439 acre tract of land as described and recorded in Volume 1725, Page 76 of the Collin County Deed Records, said premises being more particularly described as follows:
 BEGINNING at an iron pipe found for corner at the base of a Bois D'Arc fence corner post, said beginning corner being the southwest corner of the said 61,542 acre tract and the southwest corner of the said called 4,439 acre tract;
 THENCE with a west line of said 61,542 acre tract and a west line of said called 4,439 acre tract, North 00°41'20" East, a distance of 298.33 feet to an iron rod set for corner therein;
 THENCE continuing with a west line of said 61,542 acre tract and a west line of said called 4,439 acre tract, North 00°51'00" West, a distance of 300.23 feet to an iron pipe found for corner;
 THENCE with the north line of said called 4,439 acre tract and south line of Glenbrook Estates, an addition to the City of Lucas, Texas as recorded in Volume E, Page 87 of the Map Records of Collin County, Texas, South 89°32'00" East, a distance of 325.00 feet to an iron pipe found for corner in the west line of Lynn Lane (a 60' R.O.W.);
 THENCE with the east line of said called 4,439 acre tract and west line of said Lynn Lane, South 00°05'00" East, a distance of 598.50 feet to an iron pipe found marking the southeast corner of said called 4,439 acre tract;
 THENCE with the south line of said called 4,439 acre tract and a north line of said Glenbrook Estates, North 89°32'00" West, a distance of 325.00 feet to the place of beginning and containing 193,300 square feet or 4.438 acres of land.

Note: The percolation Test Report prepared by Thomas D. Bailey, R. S. No. 2160 gives an average percolation rate of 56.5 minutes per inch.
 A four bedroom house would require the use of 660 lineal feet of 24 inch wide absorption field lines.
 It is feasible to build a four (4) bedroom house on the area cross hatched for house construction and absorption field lines as shown.
 The area for house construction could be increased by use of earth moving equipment to fill in an area shown shaded.
 It is also feasible to build a house with absorption field lines in the southeast corner of this lot by creating a fill area to build the house upon and by re-routing the branch. This alternate would require an additional percolation test.

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

Jack W. Roome, Registered Public Surveyor, No. 295

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 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 12th day of November, 1986.

Susan McManus
 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this 12th day of November, 1986, by the City Planning and Zoning Commission, City of Lucas, Texas.

CITY SECRETARY
 City of Lucas, Texas

MAYOR
 City of Lucas, Texas

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

I hereby certify that this instrument was filed on the 12th day of November, 1986, at 11:40 AM.

86 2 38
 G. May

FINAL PLAT
 LYNN ACRES

JAMES GRAYUM SURVEY, ABSTRACT NO. 354
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS

OWNERS:
 ROBERT AND DARLENE KIRKSEY
 RT. 9, BX. 187
 MCKINNEY, TEXAS 75069

MAY 27, 1986

JACK W. ROOME SURVEYING, INC.
 2828 Avenue C, Suite 204, Plano, Texas 75074

NAGLER, PITT & MERRITT
 CONSULTING ENGINEERS, INC.
 2301 N. ANARD, DALLAS, TEXAS
 214-748-6049

STATE OF TEXAS
 COUNTY OF COLLIN
 CITY OF LUCAS

12/12/86
 Jack W. Roome
 FLOOD PLAIN

FILE 24 136 No. 652

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Robert and Darlene Kirksey, do hereby adopt this plat designating the herein described property as LYNN ACRES an addition to the City of Lucas, and do hereby dedicate to the public, use forever, the streets, alleys and public use areas shown thereon. The Easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts 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 said Easements, and the City of Lucas and all public utilities shall, at all times have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its' respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas,

WITNESS MY HAND AT Plano, TEXAS, this 7th day of April, 1986.

Robert Kirksey
Robert Kirksey, Owner

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 Robert Kirksey 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 7th day of April, 1986.

Melba Roome
Notary Public in and for the State of Texas

WITNESS MY HAND AT Plano, TEXAS, this 7th DAY OF April, 1986.

Darlene Kirksey
Darlene Kirksey, Owner

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 Darlene Kirksey 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 7th day of April, 1986.

Melba Roome
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS Robert and Darlene Kirksey are the owners of a certain tract of land situated in the State of Texas, County of Collin, being part of the James Grayum Survey, Abstract No. 354, being part of a 61.542 acre tract of land as described and recorded in Volume 819, Page 62 of the Collin County Deed Records, being the south portion of a 4.439 acre tract of land as described and recorded in Volume 1725, Page 76 of the Collin County Deed Records, said premises being more particularly described as follows:

BEGINNING at an iron pipe found for corner at the base of a Bois D' Arc fence corner post, said beginning corner being the southwest corner of the aforementioned 61.542 acre tract, and the southwest corner of the aforementioned 4.439 acre tract;
THENCE along the general line of an established fence, with a west line of said 61.542 acre tract, and a west line of said 4.439 acre tract, North 00°41'20" East, a distance of 298.33 feet to an iron rod set for corner;
THENCE continuing with the general line of said fence, with a west line of said 61.542 acre tract, and a west line of said 4.439 acre tract, North 00°51'00" West, a distance of 6.30 feet to an iron rod set marking the northwest corner of the premises herein described;
THENCE with the north line of said premises, South 89°32'00" East, a distance of 321.06 feet to an iron rod set marking the northeast corner of said premises, and being in the east line of said 4.439 acre tract;
THENCE with the general line of a fence, and with the east line of said 4.439 acre tract, South 00°05'00" East, a distance of 304.64 feet to an iron pipe found marking the southeast corner of said 4.439 acre tract;
THENCE with the general line of a fence, and with the south line of said 4.439 acre tract, North 89°32'00" West, a distance of 325.00 feet to the place of beginning and containing 98,378 sq. ft. or 2.258 acres of land.

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

Jack W. Roome
Jack W. Roome, Registered Professional Surveyor, No. 295

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 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 7th day of April, 1986.

Melba Roome
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 1986, by the City Planning and Zoning Commission, City of Lucas, Texas.

CHAIRMAN, CITY PLANNING AND ZONING COMMISSION,
City of Lucas, Texas

CITY SECRETARY
City of Lucas, Texas

MAYOR
City of Lucas, Texas

PRELIMINARY PLAT
LYNN ACRES

JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS
COLLIN COUNTY, TEXAS

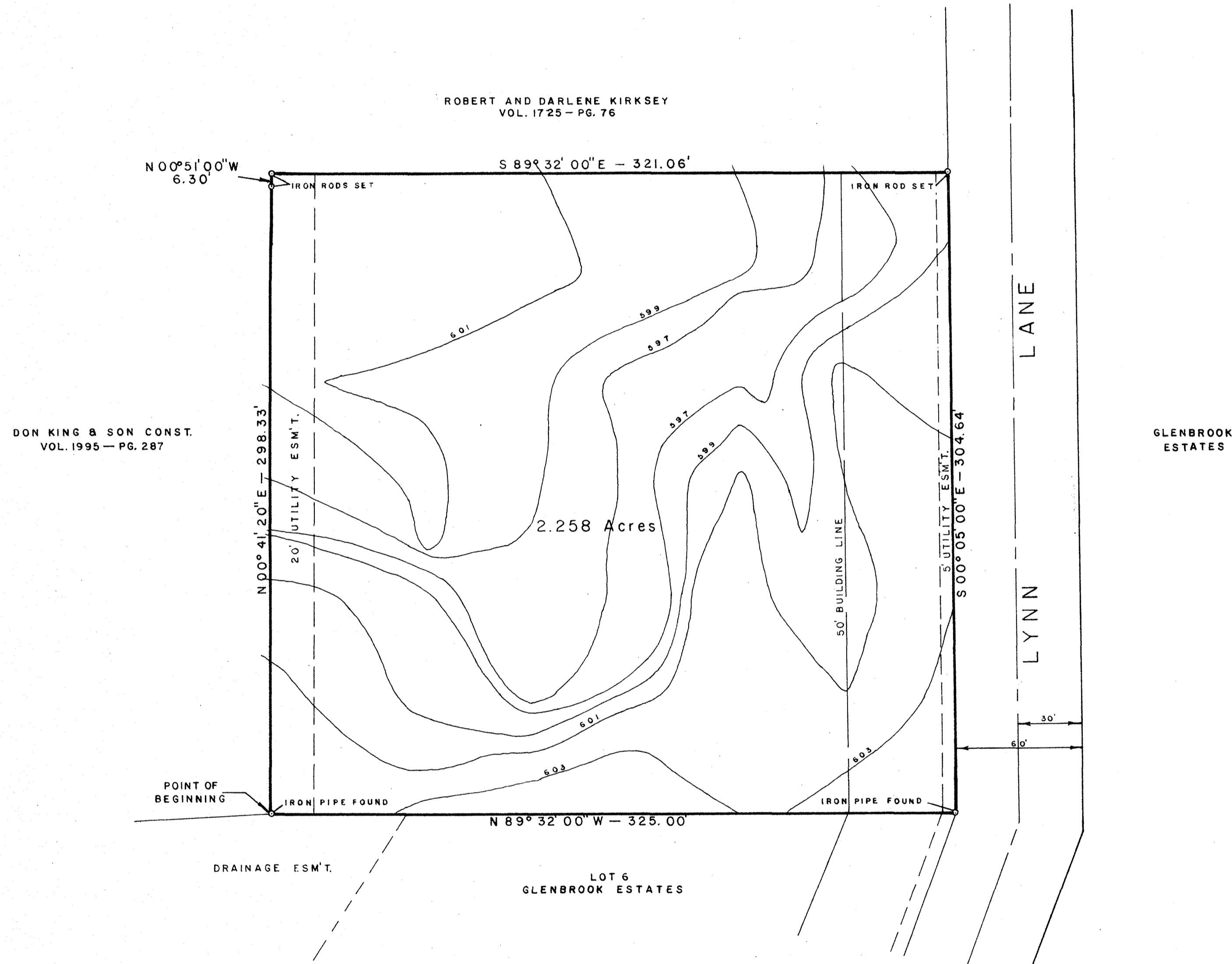
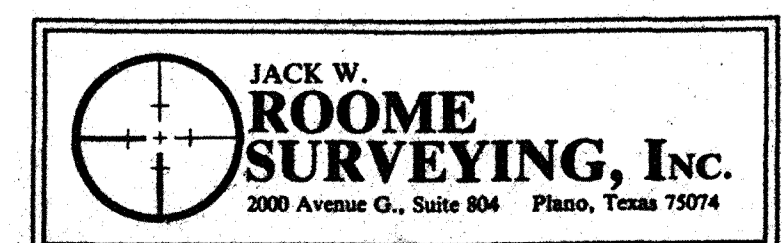
OWNERS:

ROBERT AND DARLENE KIRKSEY
RT. 9, BX. 197
McKINNEY, TEXAS 75069

APRIL 7, 1986

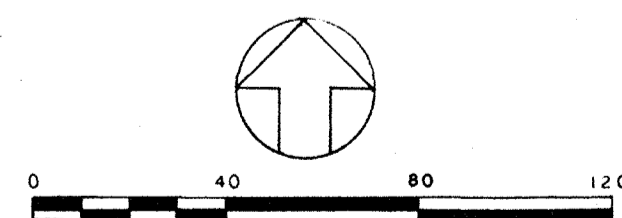
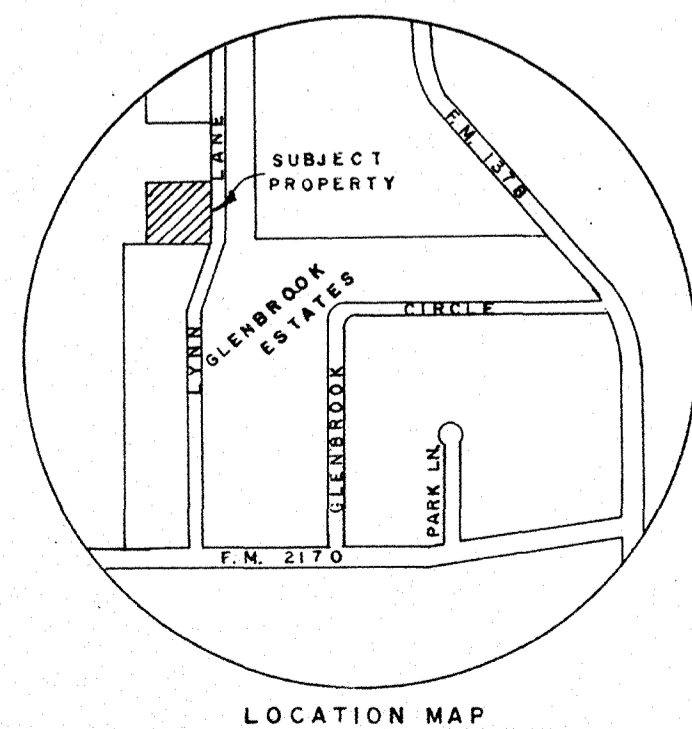
RECEIVED
CITY OF LUCAS
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BY _____

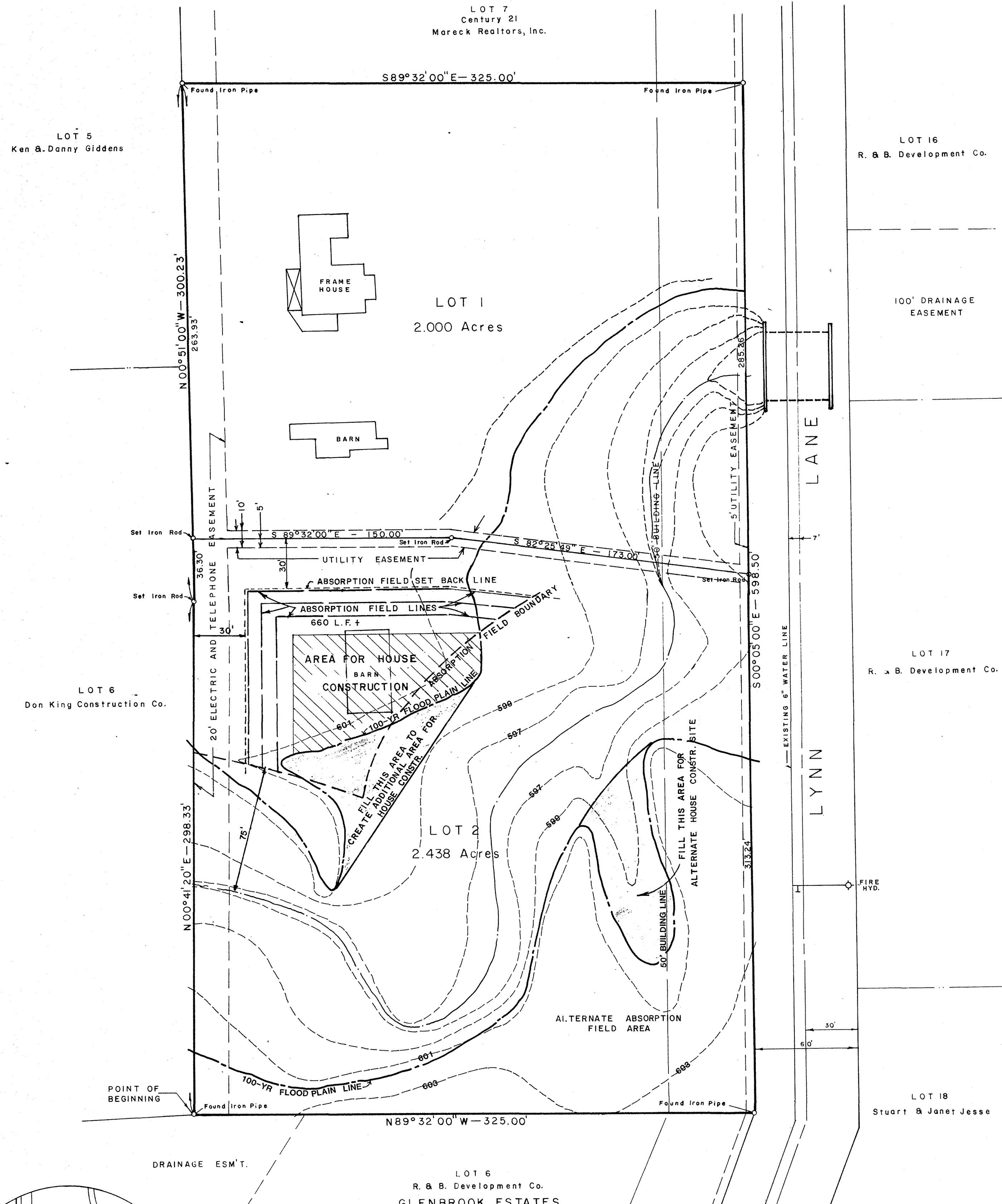


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VOL. 1995 - PG. 287

GLENBROOK
ESTATES



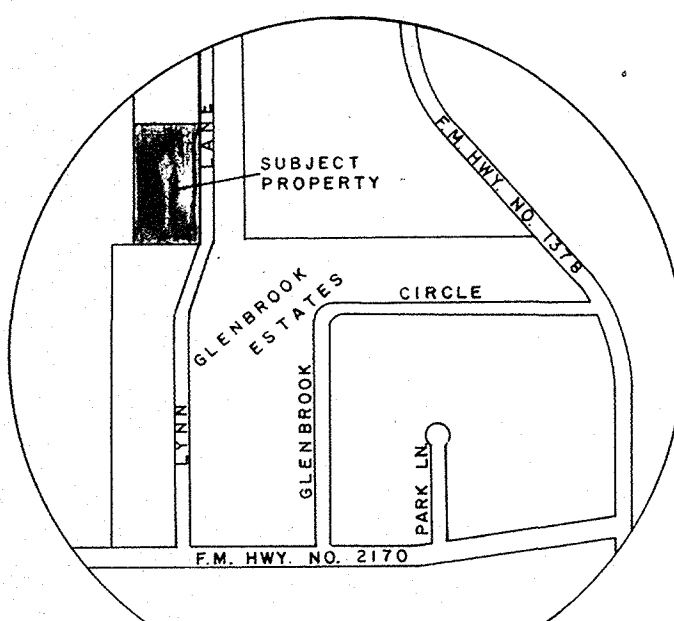
GLENBROOK ESTATES



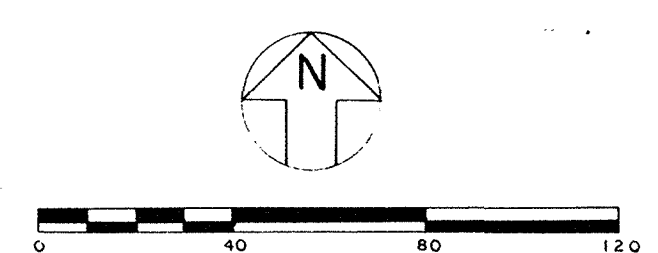
KINGSWOOD ESTATES

GLENBROOK ESTATES

LYNN LANE



NOTE: INFORMATION ON AREAS FOR HOUSE CONSTRUCTION AND SEPTIC SYSTEM TAKEN FROM PLAT PREPARED BY G. M. GEER, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653. NOTE: PROPERTY IS COMPLETELY SURROUNDED BY OTHER PROPERTIES AND ALL ARE IN THE CITY OF LUCAS. NOTE: ANY LOW WATER CROSSING WITHIN FLOOD PLAIN SHALL NOT PROJECT INTO CHANNEL MORE THAN ONE FOOT. NOTE: TOPOGRAPHIC INFORMATION TAKEN FROM SURVEYS BY JACK W. ROOME SURVEYING, INC.



638

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Robert and Darlene Kirksey, do hereby adopt this plat designating the herein described property as LYNN ACRES, an addition to the City of Lucas, and do hereby dedicate to the public, use forever, the streets, alleys and public use areas shown thereon. The Easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts 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 said Easements, and the City of Lucas and all public utilities shall, at all times have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its' respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas,

WITNESS MY HAND AT Plano, TEXAS, this 12th day of November, 1986.

Robert Kirksey
Robert Kirksey, Owner

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 Robert Kirksey 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 12th day of November, 1986.

Susan McManus
Notary Public in and for the State of Texas

WITNESS MY HAND AT Plano, TEXAS, this 12th day of November, 1986.

Darlene Kirksey
Darlene Kirksey, Owner

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 Darlene Kirksey 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 12th day of November, 1986.

Susan McManus
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS Robert and Darlene Kirksey are the owners of a certain tract of land situated in the State of Texas, County of Collin, City of Lucas, being in the James Grayum Survey, Abstract No. 354, being part of a 61.542 acre tract of land as described and recorded in Volume 819, Page 62 of the Collin County Deed Records, being the same called 4.439 acre tract of land as described and recorded in Volume 1725, Page 76 of the Collin County Deed Records, said premises being more particularly described as follows: BEGINNING at an iron pipe found for corner at the base of a Bois D'Arc fence corner post, said beginning corner being the southwest corner of the said 61.542 acre tract and the southwest corner of the said called 4.439 acre tract; THENCE with a west line of said 61.542 acre tract and a west line of said called 4.439 acre tract, North 00°41'20" East, a distance of 298.33 feet to an iron rod set for corner therein; THENCE continuing with a west line of said 61.542 acre tract and a west line of said called 4.439 acre tract, North 00°51'00" West, a distance of 300.23 feet to an iron pipe found for corner; THENCE with the north line of said called 4.439 acre tract and south line of Glenbrook Estates, an addition to the City of Lucas, Texas as recorded in Volume E, Page 87 of the Map Records of Collin County, Texas, South 89°32'00" East, a distance of 325.00 feet to an iron pipe found for corner in the west line of Lynn Lane (a 60' R.O.W.); THENCE with the east line of said called 4.439 acre tract and west line of said Lynn Lane, South 00°05'00" East, a distance of 598.50 feet to an iron pipe found marking the southeast corner of said called 4.439 acre tract; THENCE with the south line of said called 4.439 acre tract and a north line of said Glenbrook Estates, North 89°32'00" West, a distance of 325.00 feet to the place of beginning and containing 193,300 square feet or 4.438 acres of land.

Note: The percolation Test Report prepared by Thomas D. Bailey, R. S. No. 2160 gives an average percolation rate of 56.5 minutes per inch. A four bedroom house would require the use of 660 lineal feet of 24 inch wide absorption field lines. It is feasible to build a four (4) bedroom house on the area cross hatched for house construction and absorption field lines as shown. The area for house construction could be increased by use of earth moving equipment to fill in an area shown shaded. It is also feasible to build a house with absorption field lines in the southeast corner of this lot by creating a fill area to build the house upon, and by re-routing the branch. This alternate would require an additional percolation test.

1986 DEC -2 AM 10: 5
HELEN STABLER, CLERK, COUNTY CLERK
CITY OF LUCAS, 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 land and that the corner monuments shown thereon were properly placed under my supervision.

Jack W. Roome, Registered Public Surveyor
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 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 12th day of November, 1986.

Susan McManus
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED this 3rd day of November, 1986, by the City Planning and Zoning Commission, City of Lucas, Texas.

Sherilyn Bunkel
CITY SECRETARY
City of Lucas, Texas

Mayor Rose
MAYOR
City of Lucas, Texas

FINAL PLAT
LYNN ACRES

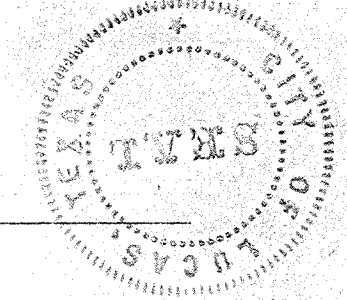
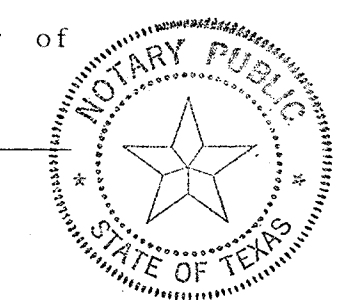
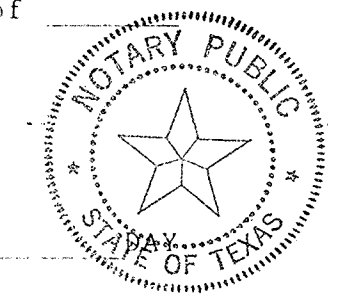
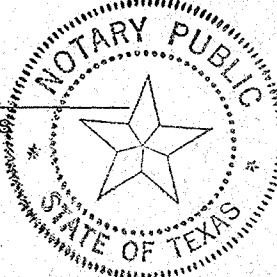
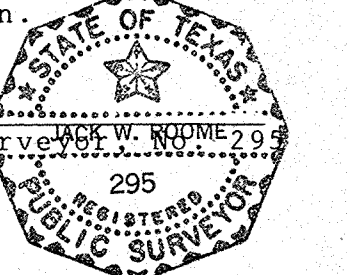
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS
COLLIN COUNTY, TEXAS

OWNERS:

ROBERT AND DARLENE KIRKSEY
RT. 9, BX. 197
MCKINNEY, TEXAS 75069

MAY 27, 1986

JACK W. ROOME SURVEYING, INC.
2000 AVENUE G, SUITE 804 PLANO, TEXAS 75074
NAGLER, PITT & MERRITT CONSULTING ENGINEERS, INC.
2301 N. AKARD DALLAS, TEXAS 75201



Flood Plain
6-5-86