

FILED

1986 APR 15 AM 8 42

HELEN STARNES, CLERK, COUNTY COURT
COLLIN COUNTY, TEXAS

BY _____ DEPUTY

F 631

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Byron McCollum, does hereby adopt this plat designating the herein described property as McCollum Estates, an addition to the City of Lucas, and does 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, Texas.

WITNESS MY HAND AT Lucas, TEXAS, this 18th day of March, 1986.

Byron McCollum
Byron McCollum, 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 Byron McCollum 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 18th day of MARCH, 1986.

Kim H. Bowen
Notary Public in and for the State of Texas
KIM H. BOWEN
MY COMMISSION EXPIRES 2-10-90

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS Byron McCollum is the owner of a certain tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the Francis W. Capps Survey, Abstract No. 231, being part of a 13.50 acre tract of land as described and recorded in Volume 972, Page 146 of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod for corner in the north right-of-way line of Brockdale Park Road, said corner being the southwest corner of the aforementioned 13.50 acre tract, and the northwest corner of a 5.30 acre tract as described and recorded in Volume 818, Page 10 of the Collin County Deed Records;

THENCE with the west line of said 13.50 acre tract, North 04°50'06" East, a distance of 180.46 feet to U. S. Marker No. 4420-3;

THENCE with the northwest line of said 13.50 acre tract, North 77°33'34" East, a distance of 763.57 feet to an iron rod for corner;

THENCE South 01°32'00" West, a distance of 314.55 feet to an iron rod for corner in the south line of said 13.50 acre tract, the north line of said 5.30 acre tract and the north right-of-way line of Brockdale Park Road;

THENCE with the south line of said 13.50 acre tract, the north line of said 5.30 acre tract and the north right-of-way line of Brockdale Park Road as follows:

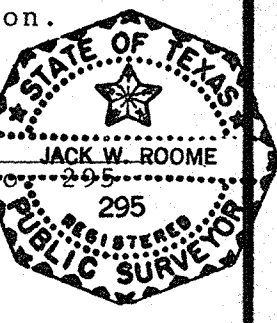
North 88°28'00" West, 134.43 feet to an iron rod for corner;
South 01°32'00" West, 50.00 feet to an iron rod for corner;
North 88°28'00" West, 616.94 feet to the point of beginning and containing 196,020 square feet or 4.50 acres of land.

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 Public Surveyor,

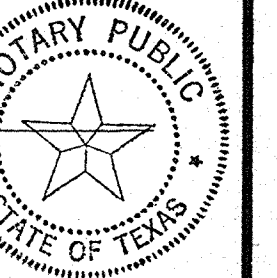


STATE OF TEXAS
COUNTY OF COLLIN

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 18th day of March, 1986.

Susan Russell
Notary Public in and for the State of Texas

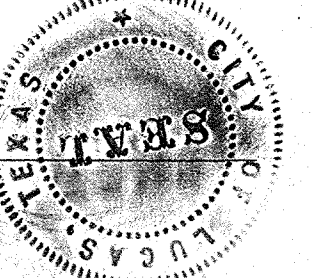


CERTIFICATE OF APPROVAL

APPROVED this 7 day of April, 1986, by the City Planning and Zoning Commission, City of Lucas, Texas.

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

Shirley Kunkel
CITY SECRETARY,
City of Lucas, Texas



Mayor
MAYOR
City of Lucas, Texas

RECEIVED
CITY OF LUCAS

MAR 19 1986

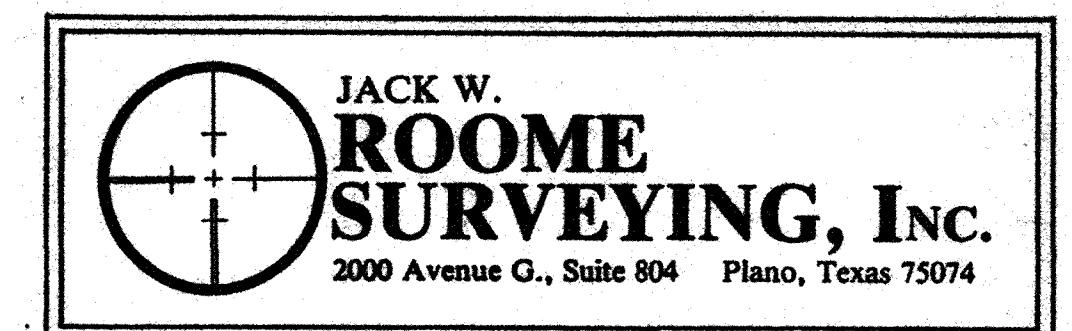
BY _____

FINAL PLAT
McCOLLUM ESTATES ADDITION

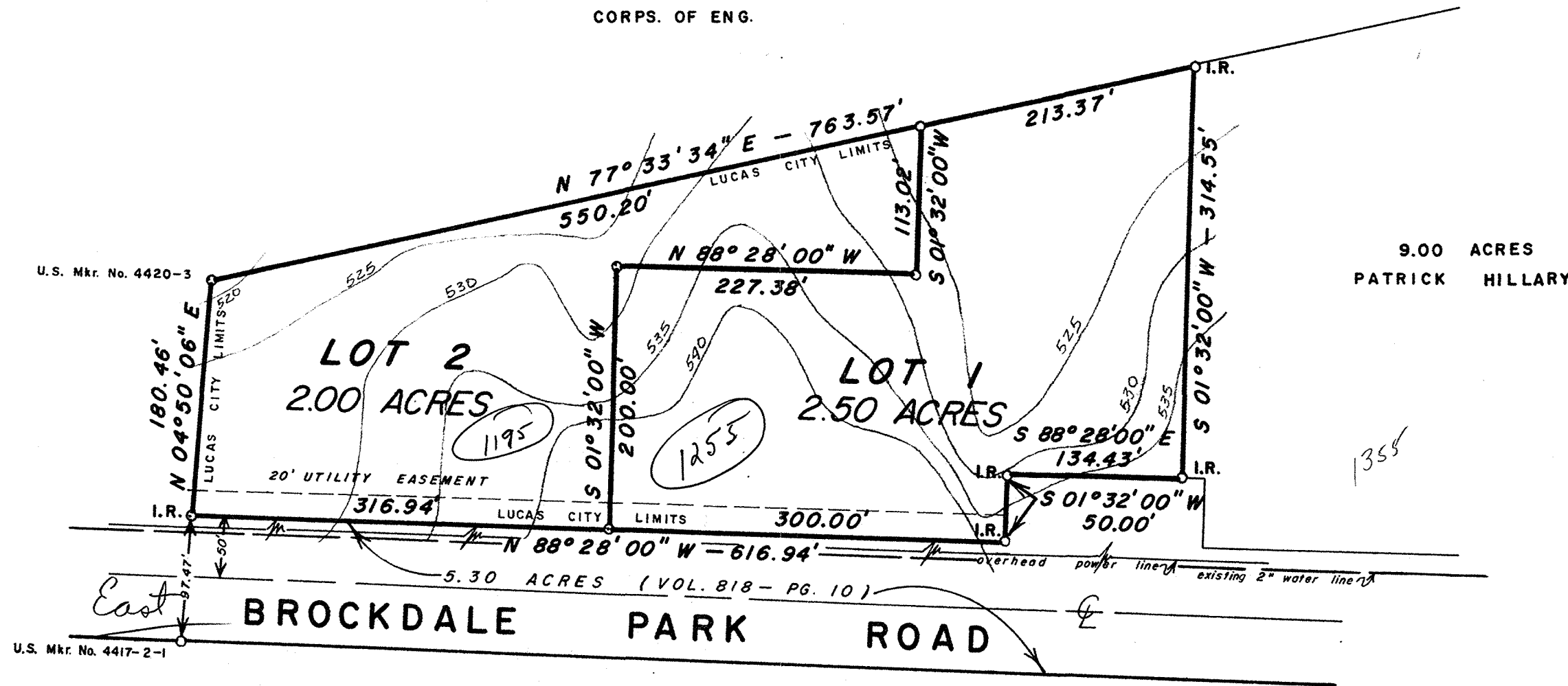
Francis W. Capps Survey, Abstract No. 231
CITY OF LUCAS
COLLIN COUNTY TEXAS

OWNER:
BYRON McCOLLUM
707 THOMPSON DRIVE
RICHARDSON, TEXAS 75080

DATE: MARCH 17, 1986



40.2 ACRES
UNITED STATES OF AMERICA
CORPS. OF ENG.



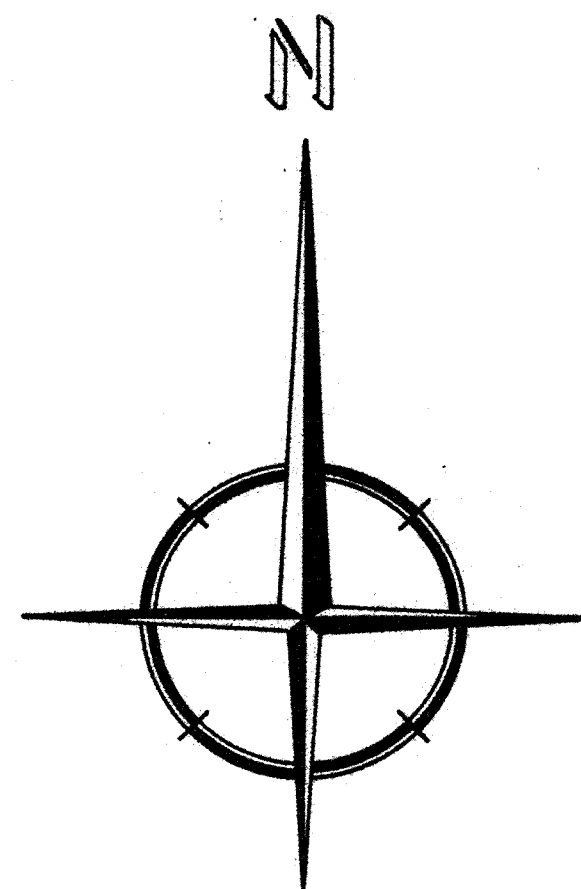
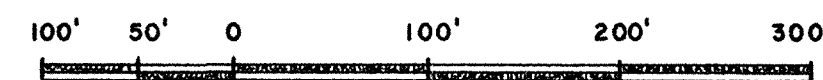
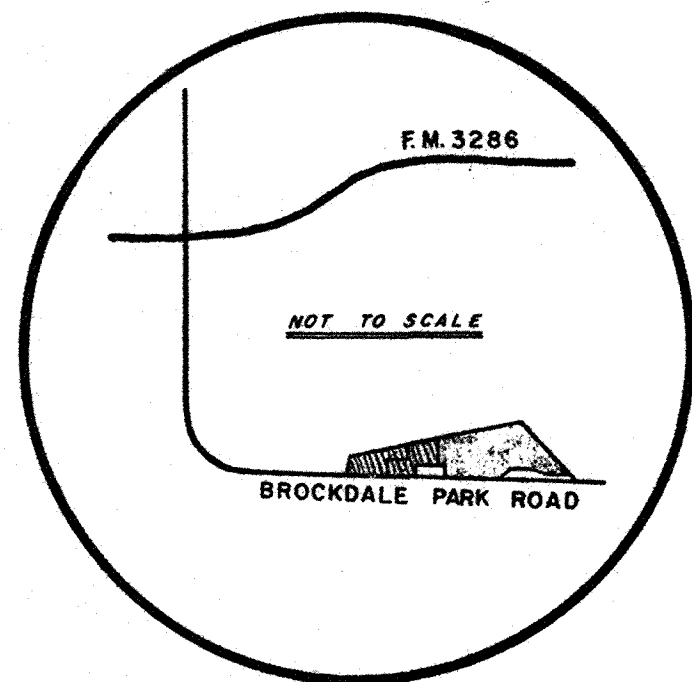
9.00 ACRES
PATRICK HILLARY

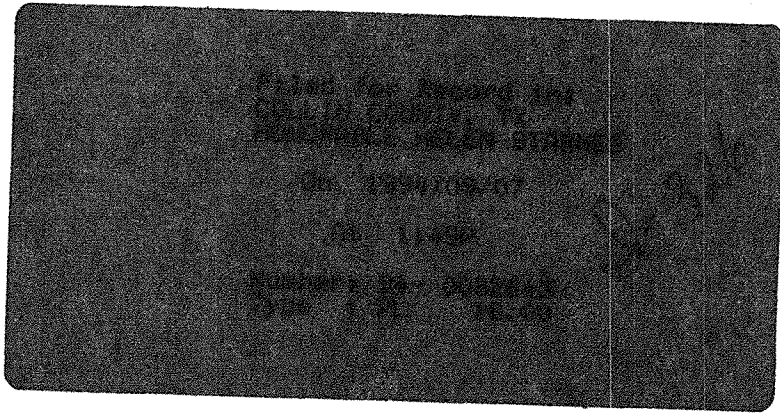
37.50 ACRES
UNITED STATES OF AMERICA
CORPS. OF ENG.

65.07 ACRES
CONSOLIDATED INDUSTRIES, INC.

NOTE: NO PART OF SUBJECT PROPERTY LIES IN 100-YEAR FLOOD PLAIN

LOCATION MAP





STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BYRON McCOLLUM and CHARLES KIESLER, being the owners of a 4.50 acre tract in the Francis W. Capps Survey Abstract No. 231, City of Lucas, Collin County, Texas do hereby adopt this plat designating the herein described property as REPLAT OF McCOLLUM ESTATES, an addition to the City of Lucas, Texas. The Easements 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, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Lucas. 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.

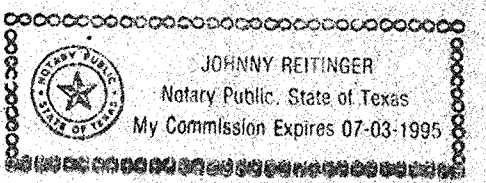
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

WITNESS MY HAND, this the 7th day of September, 1994.
Byron McCollum
Byron McCollum, 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 Byron McCollum, 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 September, 1994.

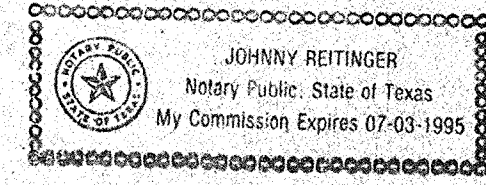


Johnny Reiting
Notary Public for the State of Texas
WITNESS MY HAND, this the 7th day of September, 1994.
Charles P. Kiesler
Charles Kiesler

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 Charles Kiesler, 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 September, 1994.



Johnny Reiting
Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN
CITY OF LUCAS

WHEREAS Byron McCollum and George Kiesler are the owners of a certain tract of land situated in the State of Texas, County of Collin and City of Lucas, being part of the Francis W. Capps Survey Abstract No. 231, being part of a 13.50 acre tract of land as recorded in Volume 972, Page 146 of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for corner at the southwest corner of said premises, said 13.5 acres, and being in the north right-of-way line of Brockdale Park Road;
THENCE departing the north right-of-way line of Brockdale Park Road and with the west line of said 13.5 acres and said premises, North 04°50'06" East, 180.46 feet to a found government monument numbered 4420-3 marking the northwest corner of said premises;
THENCE with the north line of said 13.5 acres and said premises, North 77°33'34" East, 763.57 feet to a 1/2-inch iron rod found marking the northeast corner of said premises;
THENCE departing the north line of said 13.5 acres and with the east line of said premises, South 01°32'00" West, 314.55 feet to a 1/2-inch iron rod set marking the most easterly southeast corner of said premises;
THENCE with a south line of said premises, North 88°28'00" West, 134.43 feet to a 1/2-inch iron rod found for corner;
THENCE with an east line of said premises, South 01°32'00" West, 50.0 feet to a 1/2-inch iron rod found for corner marking a point in the north right-of-way line of said Brockdale Park Road;
THENCE with the north right-of-way line of said Brockdale Park Road, North 88°28'00" West, 616.94 feet to the place of beginning and containing 4.5 acres of land.

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. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

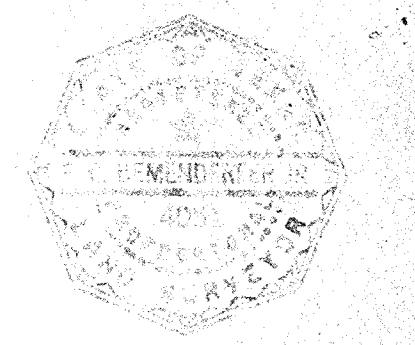
F. E. Bemenderfer, Jr.
F. E. Bemenderfer, Jr.
Registered Professional
Land Surveyor, No. 4051

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 17th day of August, 1994.

Susan McManus
Susan McManus
Notary Public for the State of Texas



NOTES: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) THE PURPOSE OF THIS REPLAT IS TO REDEFINE THE BOUNDARIES OF LOTS 1 AND 2.

Recommended for Approval

Patricia R. Burtch
Patricia R. Burtch
Chairman, Planning and Zoning Commission
City of Lucas, Texas

9-7-94
Date

Approved For Preparation of Final Plat

Clayton A. Cramer
Clayton A. Cramer
Mayor, City of Lucas, Texas

7 Sept 94
Date

Approved and Accepted

Clayton A. Cramer
Clayton A. Cramer
Mayor, City of Lucas, Texas

7 Sept 94
Date

George Kiesler
George Kiesler

9-7-94
Date

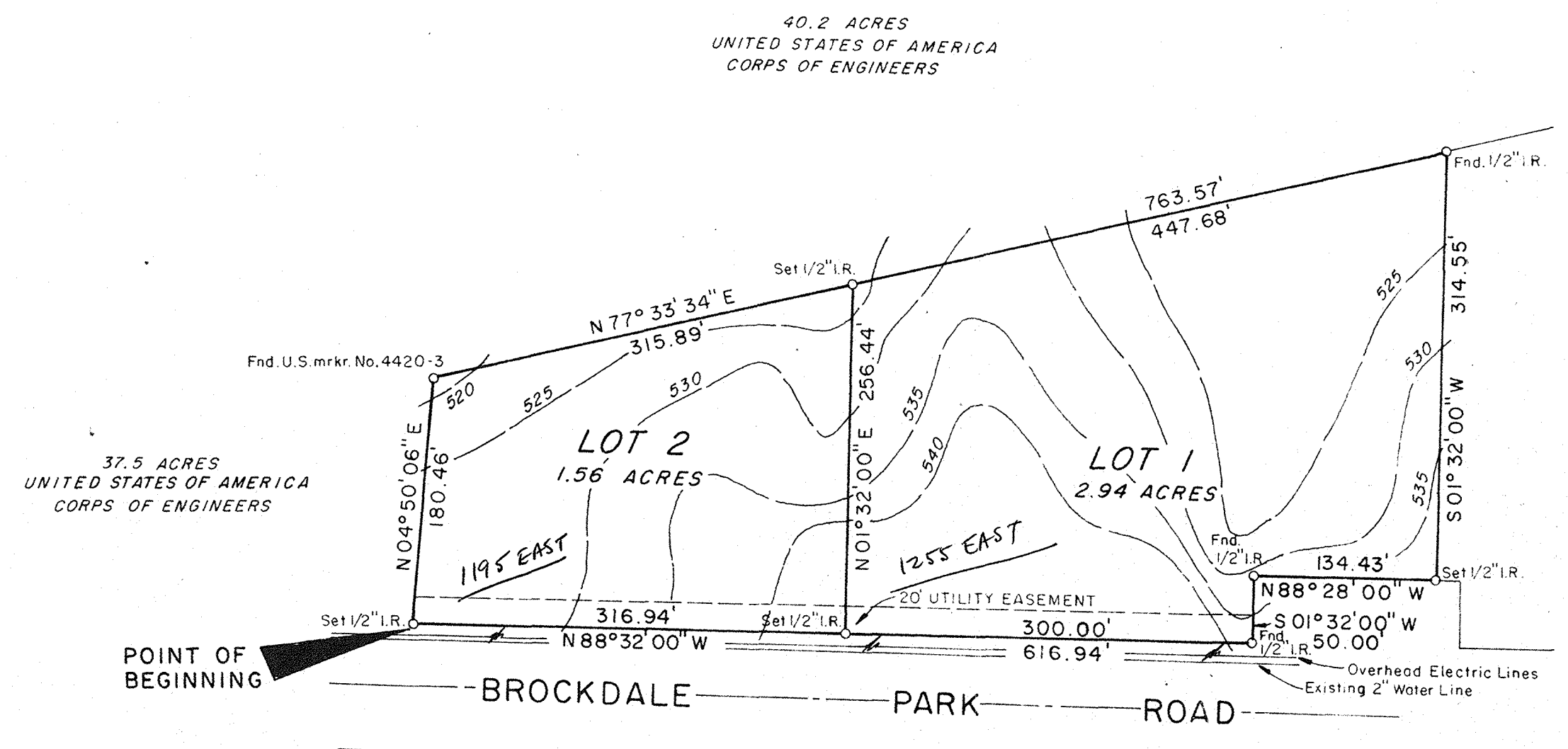
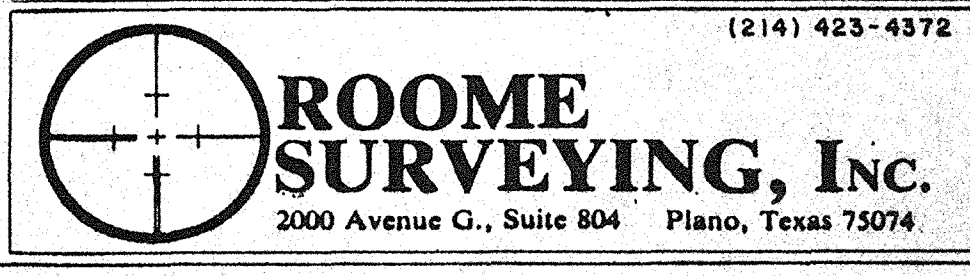


CITY OF LUCAS
181 COUNTRY CLUB RD.
LUCAS, TX 75002

REPLAT OF
McCOLLUM ESTATES
CITY OF LUCAS, COLLIN COUNTY, TEXAS
FRANCIS W. CAPPS SURVEY, ABSTRACT NO. 231

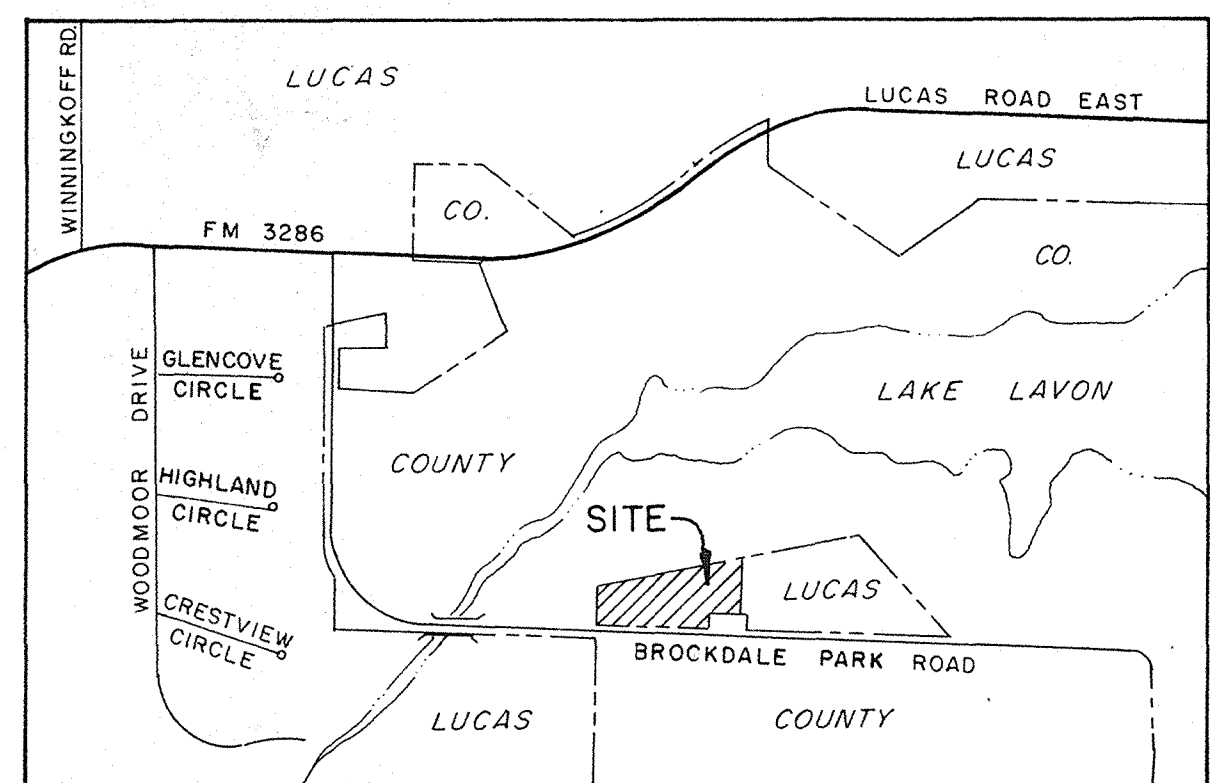
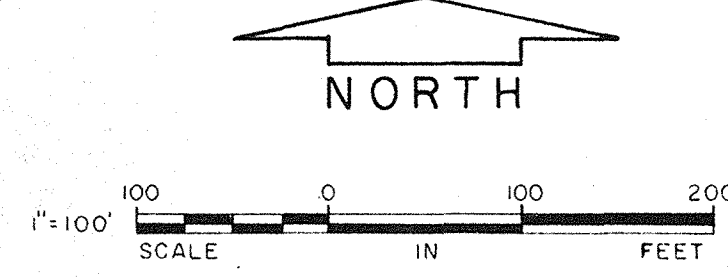
AUGUST 1, 1994

OWNER: BYRON McCOLLUM
2112 SPRING CREEK PARKWAY
PLANO, TEXAS 75023
(214) 612-2228
OWNER: CHARLES KIESLER
1255 BROCKDALE ROAD
LUCAS, TEXAS 75002
(214) 596-7137



37.5 ACRES
UNITED STATES OF AMERICA
CORPS OF ENGINEERS

40.2 ACRES
UNITED STATES OF AMERICA
CORPS OF ENGINEERS



LOCATION MAP
SCALE: 1"=100'