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1973 JUN 11 AM 11:14

1973 JUL -2 PM 11:14

A.H.

OWNERS CERTIFICATE

STATE OF TEXAS,  
COUNTY OF COLLIN:

WHEREAS, Andrew G. Fenny, Douglas Robertson, and N. C. Jeffries are the owners of a certain lot, tract, or parcel of land situated in the City of Lucas, Collin County, Texas, out of the Leroy Farmer Survey, Abstract No. 334 and being 39.192 acres of land out of the said survey as conveyed to said Andrew G. Fenny, Douglas Robertson, and N. C. Jeffries, recorded under County Clerk File No. 3702, dated February 26, 1973, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the centerline intersection of Farm Road No. 1378 with a 40 foot County Road, said intersection being the southwest corner of said Leroy Farmer Survey, Abstract No. 334 and being in the east line of the James Anderson Survey, Abstract No. 17;  
THENCE N1°14'W along the centerline of said Farm Road No. 1378, 365.46 feet to a point for corner, said corner bears S89°05'W 45.00 feet from a wooden monument marking the east R.O.W. of said Farm Road No. 1378;  
THENCE N0°50'W, at 219.30 feet leaving said Farm Road No. 1378, continuing in all a distance of 555.60 feet to a 4" iron pipe for corner post for corner;  
THENCE N89°47'E along an established fence line 1847.00 feet to an iron stake for corner;  
THENCE S0°51'43"E along the general line of an old fence 928.01 feet to an iron stake for corner in the centerline of said 40 foot County Road;  
THENCE West along the centerline of said 40 foot County Road a distance of 1845.00 feet to the place of beginning and containing 39.192 gross acres of land, of which 1.352 acres are in said roads, leaving 37.840 net acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, Andrew G. Fenny, Douglas Robertson, and N. C. Jeffries, do hereby adopt this plat designating the hereinabove described property as THE MEADOWS, and do hereby dedicate to the public use forever the streets shown hereon. The easements shown are hereby reserved for the purposes as indicated. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use 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 OUR HANDS at Plano, Texas, this 29th day of May, 1973.

*Andrew G. Fenny*  
Andrew G. Fenny  
*Douglas Robertson*  
Douglas Robertson  
*N. C. Jeffries*  
N. C. Jeffries

STATE OF TEXAS,  
COUNTY OF COLLIN:

Before me, the undersigned, Notary Public in and for said County and State, on this day personally appeared Andrew G. Fenny, Douglas Robertson, and N. C. Jeffries, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of May, 1973.

*Sharon Early*  
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.

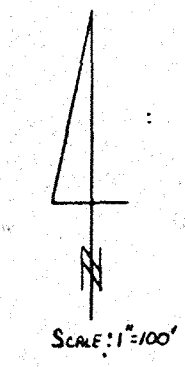
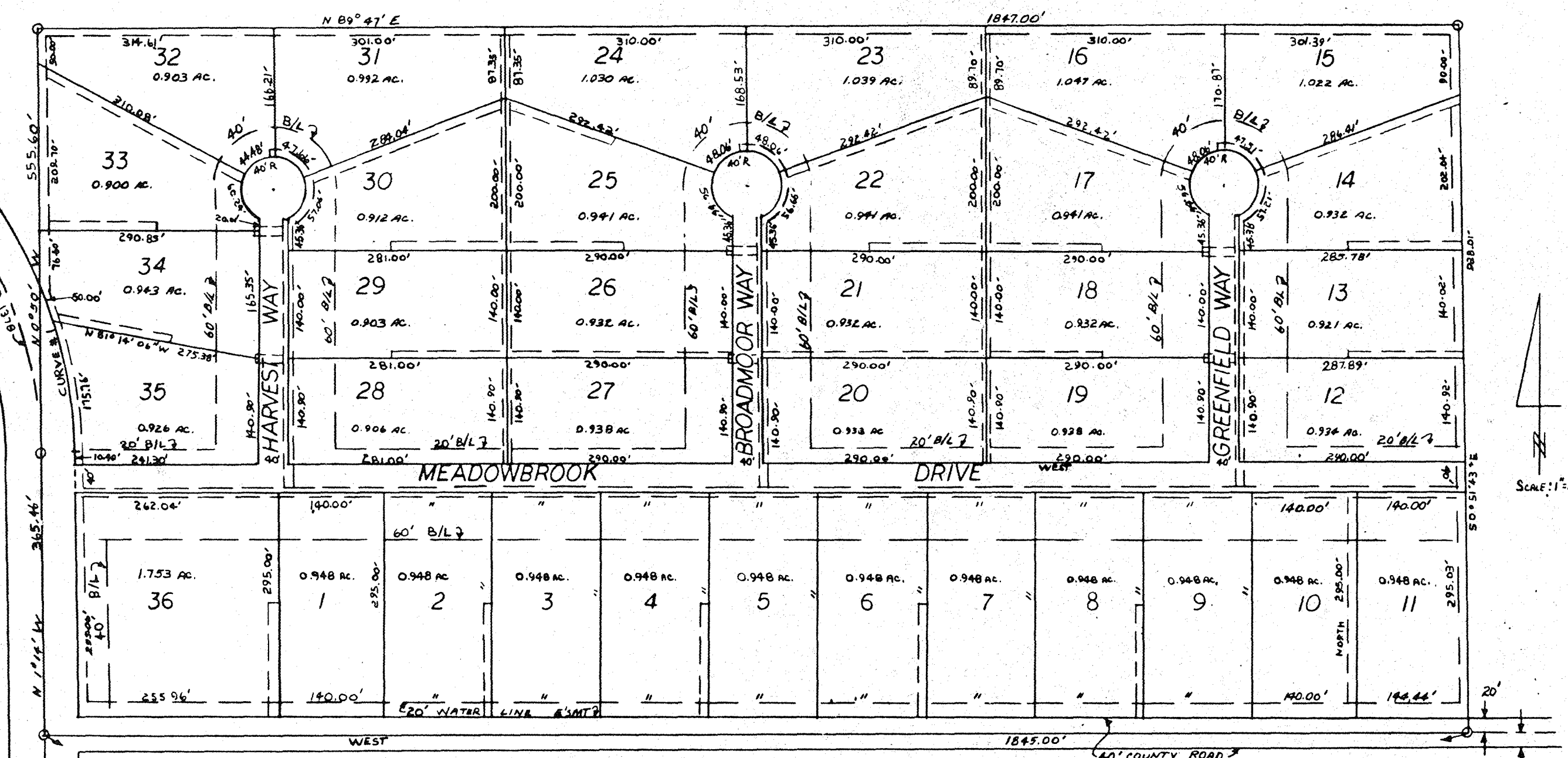
*Jack W. Roome*  
Jack W. Roome, Registered Public Surveyor

STATE OF TEXAS,  
COUNTY OF COLLIN:

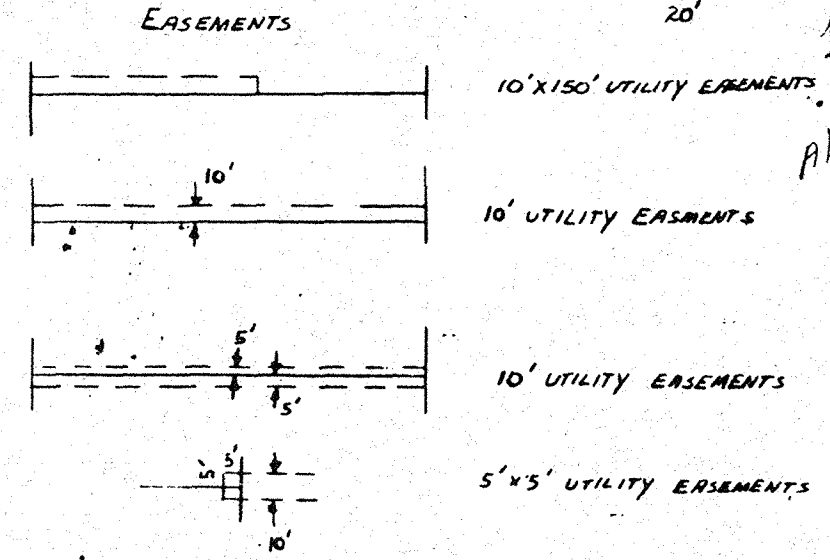
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jack W. Roome, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of May, 1973.

*David L. Park*  
DAVID L. PARK  
NOTARY PUBLIC  
COLLIN COUNTY, TEXAS  
Notary Public in and for Collin County, Texas

APPROVED BY:  
*James C. ...*  
MAYOR, CITY OF LUCAS, TEXAS



THE MEADOWS  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
OWNERS - N.C. JEFFRIES, DOUGLAS ROBERTSON, AND ANDREW G. FINNEY.  
SURVEYOR - JACK W. ROOME  
MAY 1973



for 1974  
Abst 334  
TR 5-35-A  
H. 5-61  
TR 15-4-19  
1972 + pv. pd.  
*W. J. ...*

CURVE #1  
Δ = 20°55'20"  
R = 618.00'  
ARC = 225.76'