

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As-Built". All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

John W. Kirby
Winkelmann & Associates, Inc.

REVISION	DATE	BY	APPROVED
REVISE PAVEMENT GRADE	6/19/97		

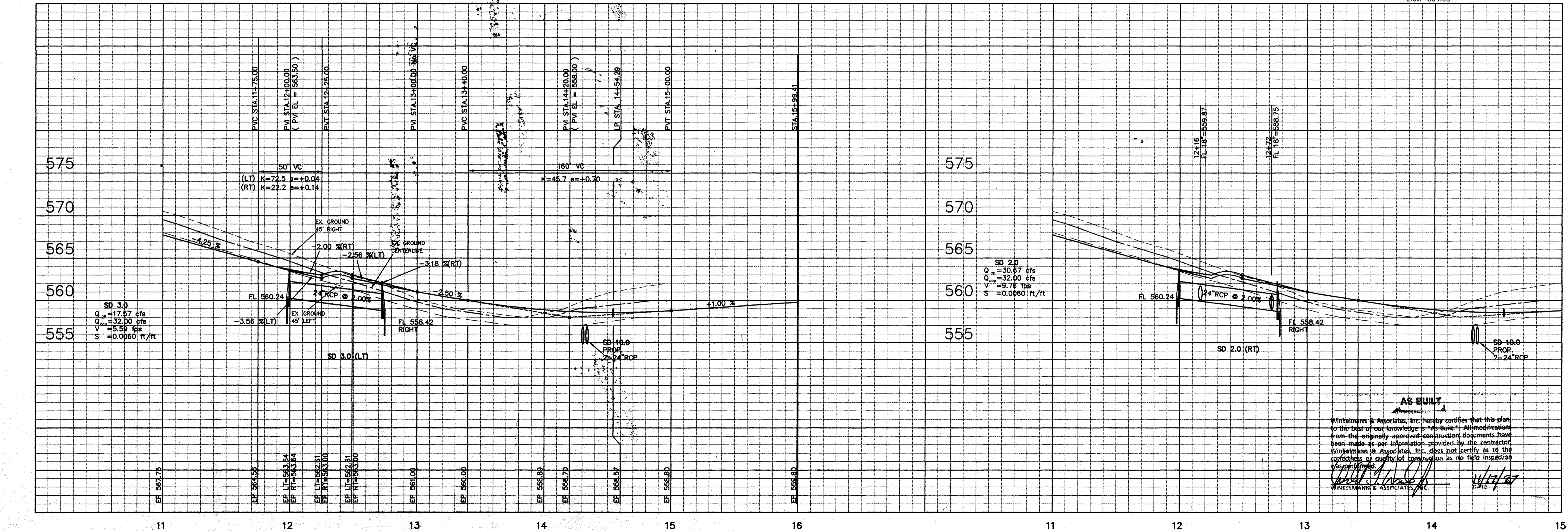
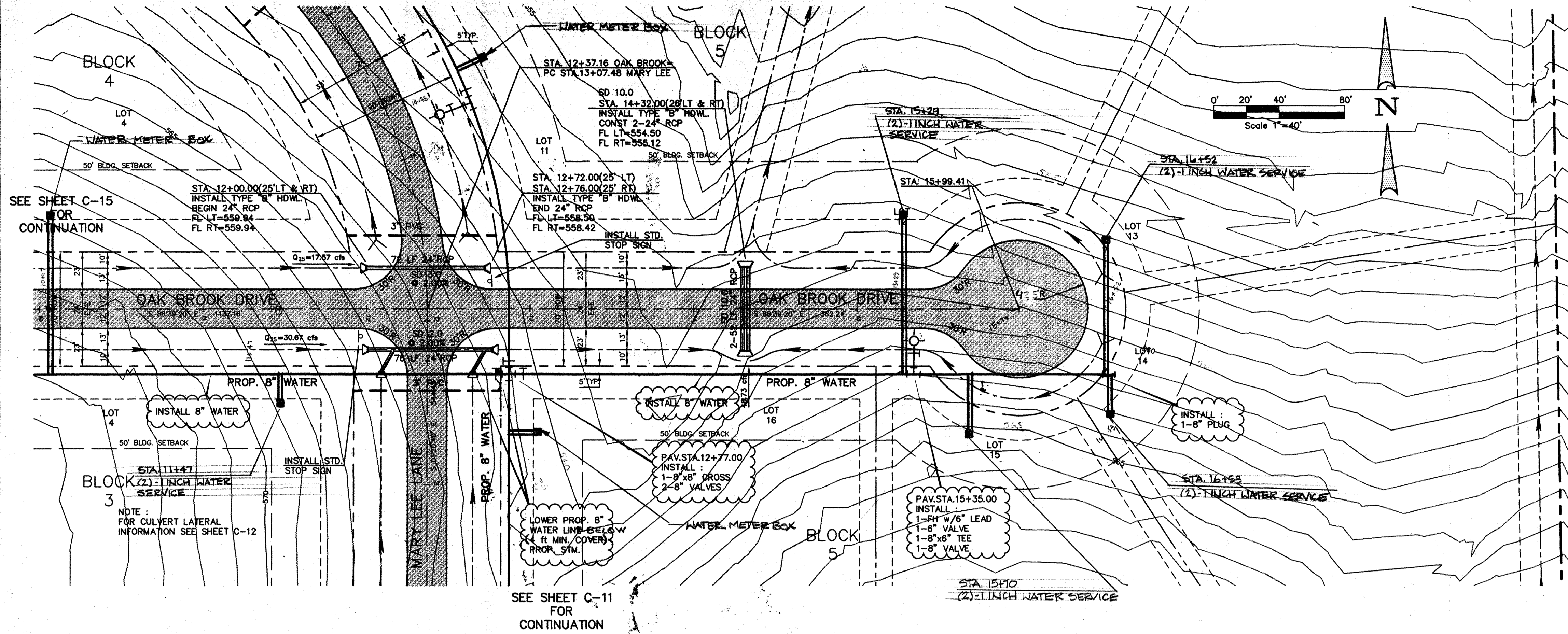
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS
COLLIN COUNTY, TEXAS
UNITED STANDARD REALTY MORTGAGE CORPORATION
718 WEST ARAPAHO, STE. 100
RICHARDSON, TEXAS 75080
(972) 783-8888

PAVING, WATER & DRAINAGE PLAN
OAK BROOK DRIVE
STA. 1+00 TO STA. 11+00

Scale: 1" = 40'
Date: 4/24/97
Designed By: DJW
Drawn By: JJC
Checked By: DJW
File: 25401PPE.DWG
Project No.: 23401.01

SHEET
C-15

SEE SHEET C-12
FOR
CONTINUATION



BM :
 [] Cut Found C Top culvert S. Side White Rock Trail at FM 1378 Elev.=596.42
 TBM :
 [] Cut Set on edge of Pmnt. N. side Orchard Gap Laque approx. 4.0' from end of Pmnt. Elev.=594.68

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 1800 BALGERS AVE. SUITE 200
 DALLAS, TEXAS 75236
 (972) 492-7998 FAX

STATE OF TEXAS
 DONALD F. WARREN
 6687
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 EXPIRES 12/31/2008

JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS
 UNITED STANDARD REALTY MORTGAGE CORPORATION
 718 WEST ARAPAHO, STE. 100
 RICHARDSON, TEXAS 75080
 (972) 783-8888

PAVING, WATER & DRAINAGE PLAN
 OAK BROOK DRIVE
 STA. 11+00 TO STA. 15+99.41

Scale: 1"=40' Date: 4/24/97
 Designed By: DFW
 Drawn By: TIC
 Checked By: DFW
 File: 23401PP8.DWG
 Project No.: 23401.01

AS BUILT
 Winkelmann & Associates, Inc. hereby certifies that this plan to the best of our knowledge is a true and correct reproduction from the originally approved construction documents. Any modifications have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

John Winkelmann 4/24/97
 WINKELMANN & ASSOCIATES, INC.

SHEET
C-16

c:\WINDOWS\DESKTOP\23401\23401pp8 Mon May 05 14:58:18 1997

OWNERS CERTIFICATE

STATE OF TEXAS]
COUNTY OF COLLIN]

That we, Oak Park Land Company, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as Oak Park Addition, an addition to Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility 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 system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of said Collin County, Texas.

WHEREAS, Oak Park Land Company is the owner of a certain lot, tract, or parcel of land situated in Collin County, Texas, in the W. G. McKinney Survey, Abstract No. 583, and being a part of a called 60 Acre tract of land described in a deed to John N. Deal as recorded in Volume 188, Page 574 of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod set at the Southwest corner of the said called 60 Acre tract at the intersection of the center of Bandy Lane with the East edge of Ingram Lane;

THENCE N00°27'03"E, 1265.20 feet along the West line of the said called 60 Acre tract and along the East edge of said road to an iron rod found at the Southwest corner of a called 17.5 Acre tract, said point being S00°27'03"W, 514.12 feet from the Northwest corner of the said 60 Acre tract;

THENCE S88°53'16"E, 1480.40 feet along the South line of the said called 17.5 Acre tract to an iron rod set in an established fence on the East line of the said called 60 Acre tract;

THENCE S00°56'56"W, 499.14 feet and S00°32'01"W, 699.31 feet along the East line of the said called 60 Acre tract to a 60d nail found at the Southeast corner thereof in the center of Bandy Lane;

THENCE N89°33'00"W, 1474.96 feet along the South line of the said called 60 Acre tract and along the center of Bandy Lane to the place of beginning and containing 42.607 Acres of land.

William Heckel, Owner

STATE OF TEXAS]
COUNTY OF COLLIN]

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William Heckel, 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 ___ day of _____, 1984.

Notary Public in and for Collin County, Texas

STATE OF TEXAS]
COUNTY OF COLLIN]

KNOW ALL MEN BY THESE PRESENTS: That I, Robert W. Cummings, 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.

Robert W. Cummings, Registered Public Surveyor, No. 4060

STATE OF TEXAS]
COUNTY OF COLLIN]

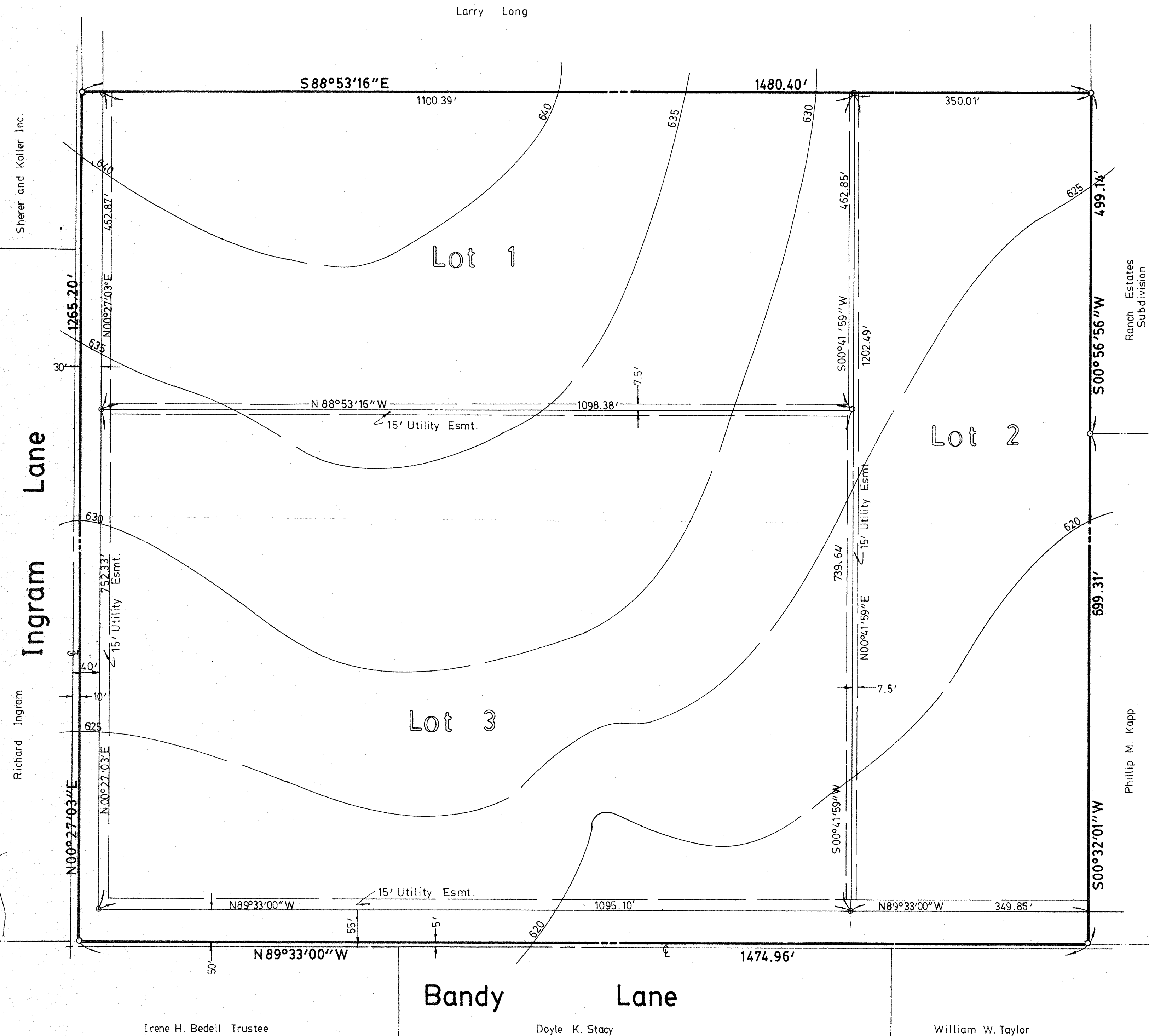
Before me, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared Robert W. Cummings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 1984.

Notary Public in and for Collin County, Texas

Final plat approved by the City of Lucas, this the ___ day of _____, 1984

Mayor, City of Lucas

City Secretary, City of Lucas



Scale: 1"=100'

Subdivision Plat
Oak Park Addition
W.G. McKinney Survey, Abst. 583

Owner:
Oak Park Land Co.
17227 Townsley Ct.
Dallas, Texas
75248

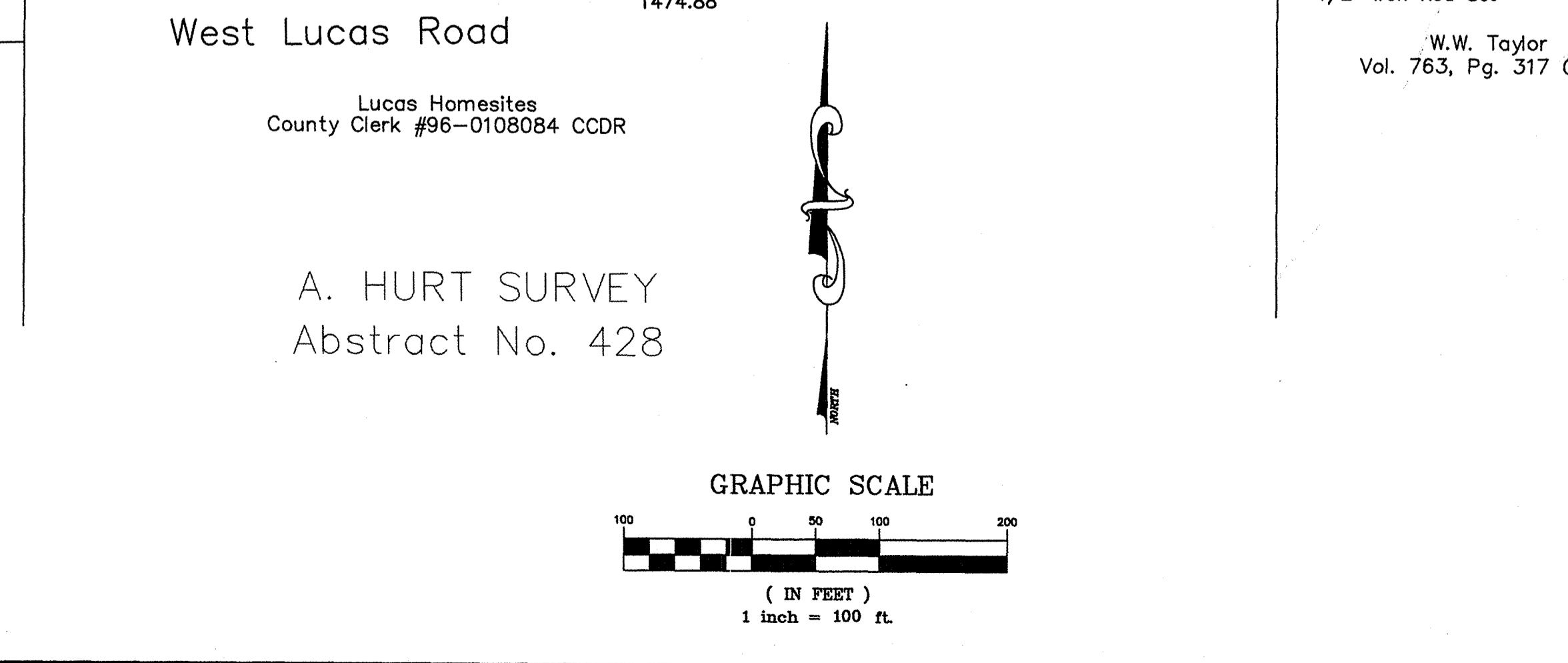
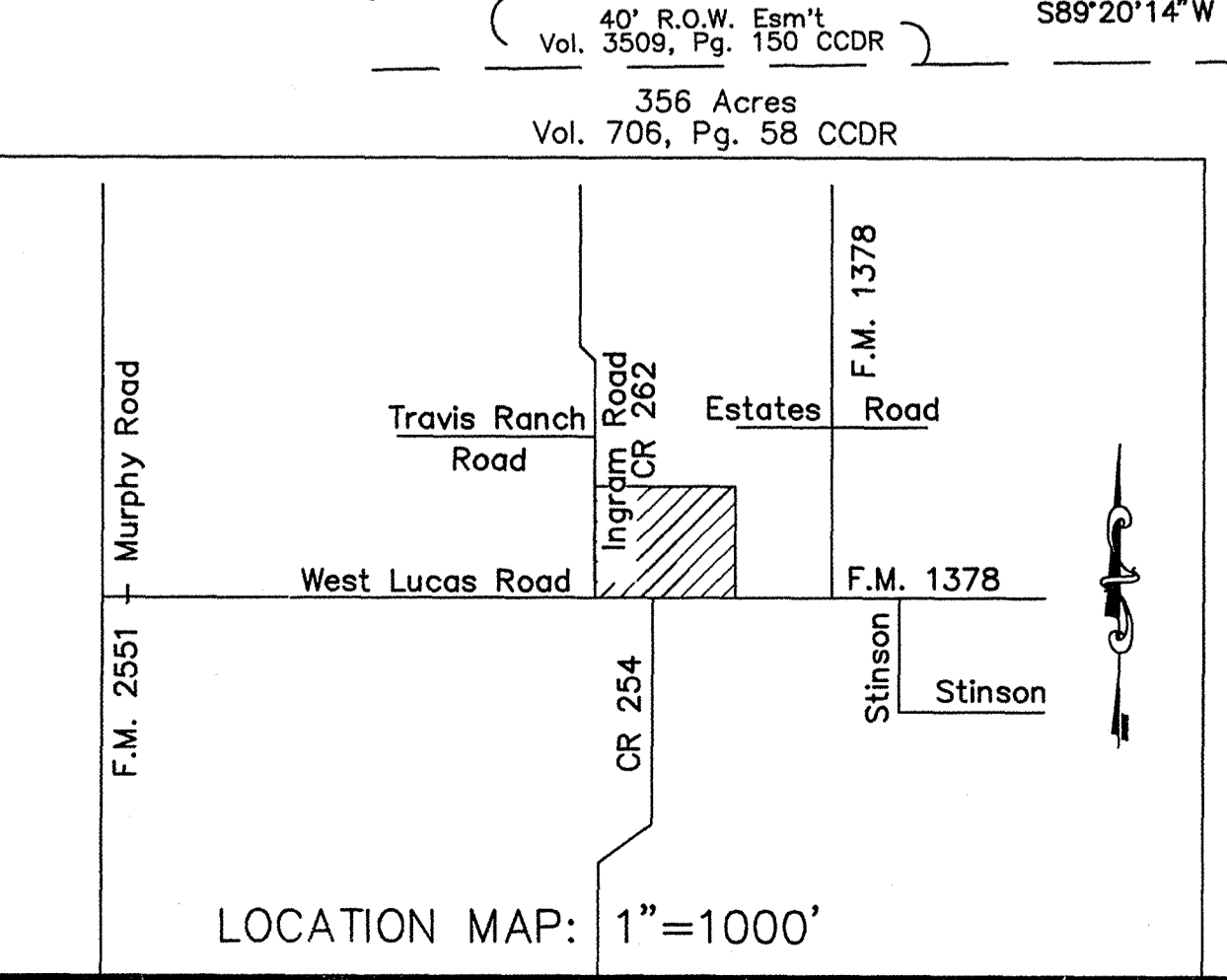
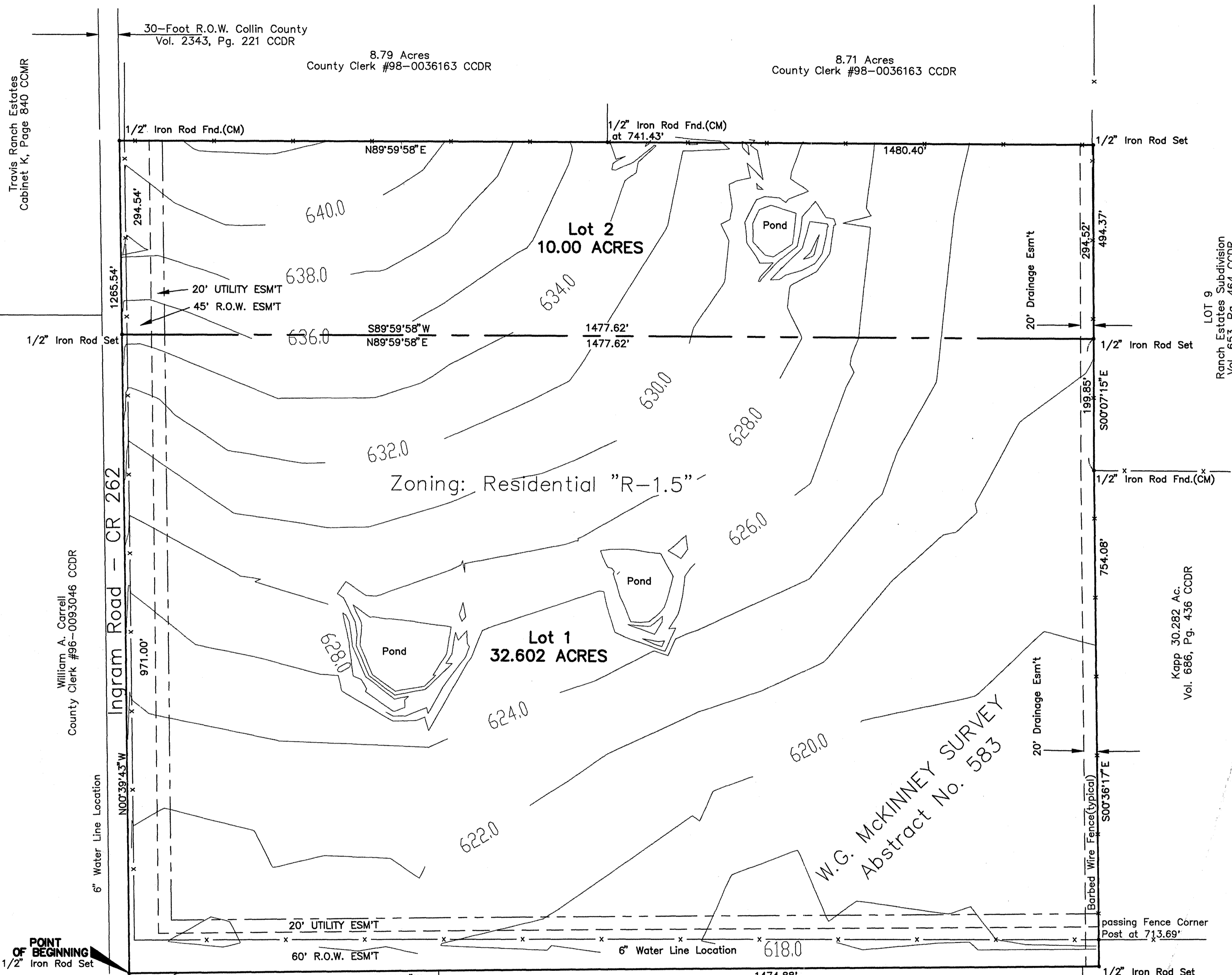
July 6, 1984

Cummings Surveying Entp. Inc. 1201 East 15th Street, Ste. 201, Plano, Texas 75074

OAK PARK ADDITION

Filed for Record in
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1999/07/13
At 4:12P
Number: 99-0087935
Type: PL 16.00

239



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

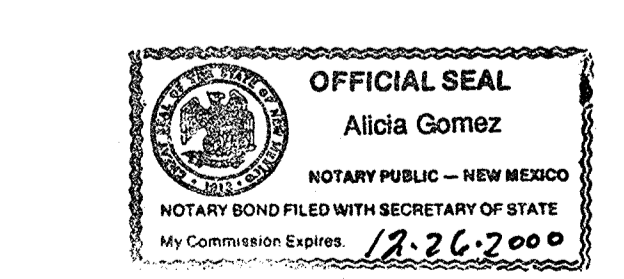
WHEREAS WE, Oak Park Land Company, is the owner of a tract of land in the W.G. McKinney Survey, Abstract No. 583 with the herein described premises being more particularly described by metes and bounds as follows:
SITUATED in the State of Texas, County of Collin and City of Lucas, being the resurvey of a called 42.607 acre tract of land recorded in Volume 3844, Page 281 of the Collin County Deed Records;
BEGINNING at a 1/2-inch iron rod set in the asphalt of West Lucas Road marking the southwest corner of said 42.607 acre tract and being in the north line of Bedell's 356 acre tract recorded in Volume 706, Page 58 of the Collin County Deed Records;
THENCE with the west line of said 42.607 acre tract and the east line of a 30-foot right-of-way strip to Collin County Deed Recorded in Volume 2343, Page 221 of the Collin County Deed Records, North 00°39'43" West, 1265.54 feet to a 1/2-inch iron rod found marking the northwest corner of said 42.607 acre tract and the southwest corner of a 8.79 acre tract of and recorded under County Clerk No. 98-0036163 of the Collin County Deed Records;
THENCE with the north line of said 42.607 acre tract and the south line of said 8.79 acre tract, North 89°59'58" East, passing at 741.43 feet a 1/2-inch iron rod found marking the southeast corner of said 8.79 acre tract and the southwest corner of a 8.71 acre tract recorded under County Clerk No. 98-0036163 and continuing with the north line of said 42.607 acre tract and the south line of said 8.71 acre tract a total distance of 1480.40 feet to a 1/2-inch iron rod set marking the northeast corner of said 42.607 acre tract and the southeast corner of said 8.71 acre tract, said corner being in the west line of Lot 9 of Ranch Estates Subdivision, an addition to the City of Lucas recorded in Volume 653, Page 464 of the Collin County Deed Records;
THENCE with an east line of said 42.607 acre tract and the west line of said Lot 9 of Ranch Estates, South 00°05'15" East, 494.37 feet to a 1/2-inch iron rod found at the base of a fence corner post marking the southwest corner of said Lot 9 and being the northwest corner of Kapp's 30.282 acre tract recorded in Volume 686, Page 436 of the Collin County Deed Records;
THENCE with an east of said 42.607 acre tract and the west line of said 30.282 acre tract, South 00°36'17" East, passing at 713.69 feet a fence corner post and continuing for a total distance of 754.08 feet to a 1/2-inch iron rod set in the asphalt of the aforementioned West Lucas Road marking the southeast corner of said 42.607 acre tract;
THENCE with the south line of said 42.607 acre tract and West Lucas Road, South 89°20'14" West, 1474.88 feet to the point of beginning and containing 42.602 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT WE, Oak Park Land Company, hereby adopt this plat designating the herein described property as PRELIMINARY/FINAL PLAT OF OAK PARK ADDITION, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, 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. 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 10th day of JUNE 1999
William P. Heckel, Jr.

STATE OF NEW MEXICO
COUNTY OF
BEFORE ME, the undersigned authority, a Notary Public in and for the State of New Mexico, on this day personally appeared William P. Heckel, Jr., 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 10th day of June 1999.



OWNER
Oak Park Land Company
1012A Don Diego Avenue
Santa Fe, NM. 87501
(505) 983-4302

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the OAK PARK ADDITION Subdivision or Addition to the City of Lucas was submitted to the City Council on the 3rd day of May, 1999, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note acceptance thereof for construction by signing his/her name as hereinafore subscribed.
Witness my hand this 30th day of June A.D., 1999.

STATE OF TEXAS
COUNTY OF COLLIN
City Secretary
City of Lucas, Texas
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. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas
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 7th day of June 1999.

PENNIE B. KLAHR
MY COMMISSION EXPIRES
MAY 13, 2002
Pennie B. Klahr
Notary Public for the State
of Texas

"PRELIMINARY/FINAL PLAT FOR REVIEW PURPOSES ONLY"
Recommended for Approval
RB Mackey
Chairman, Planning and Zoning Commission
City of Lucas, Texas
Date 6/7/99
Approved for Preparation of Final Plat
Dudley C. Kapp
Mayor, City of Lucas, Texas
Date 6-23-99
Approved and Accepted
Dudley C. Kapp
Mayor, City of Lucas, Texas
Date 6-23-99

NOTES: 1) Source bearing is per Travis Ranch Estates recorded in Cabinet K, Page 840, C.C.M.R. 2) All the improvements are shown; 3) CM is a controlling monument; 4) This platting has been performed without a title commitment; 5) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Community Panel No. 48085C0455 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X); 6) Elevation Datum F.E.M.A. benchmark RM 136, Railroad Spike in power pole on west side FM 2551, +/- 2800 feet south of CR 262, Elevation 637.32 feet; 7) All drainage and grading plans must be approved by City Engineer before permits are issued.

PRELIMINARY/FINAL PLAT OF
OAK PARK ADDITION
W.G. MCKINNEY SURVEY, ABST. NO. 583
CITY OF LUCAS, COLLIN COUNTY, TEXAS

MARCH 19, 1999
OFFICIAL SEAL
Alicia Gomez
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 12-26-2000
OWNER
Oak Park Land Company
1012A Don Diego Avenue
Santa Fe, NM. 87501
(505) 983-4302
ROOME SURVEYING, INC.
2000 AVE. G, SUITE 804 PLANO, TEXAS 75074
F:\1999\OakPark.dwg