

1282

1977 JUN 20 PM 2:47

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, TAM - TRAC INC. is the owner of a tract of 53.942 acres of land in the Godman Duess Survey Abt. No. 270 Dallas County, Texas; and being part of a 153.179 acre tract as described in deed from C. E. Stewart to Evans and Stewart Investment Company dated May 3, 1971 and recorded in Vol. 789 Pg. 705 Deed Records of Collin County, Texas; and said 53.942 acre tract being more particularly described as follows:

COMMENCING at the point of intersection of the East line of said Duess Survey (same being the West line of the Francis W. Cappe Survey Abt. No. 231), with the North line of F. M. Road, No. 3286 (150 ft ROW); Thence N 87° 02' 35" W along the North line of said Road, 358.26 ft to the POINT OF BEGINNING OF THE 53.942 ACRES TRACT DESCRIBED HEREIN

THENCE WESTERLY, along the North line of said F.M. Road 3286, as follows: 25' 35" W - 500.01 ft; to the beginning of a curve to the left that has a Central Angle of 15° 58' 08", a Radius of 1492.4 ft and a Tangent of 306.0 ft; Thence WESTERLY, around said curve to the left, 413.34 ft; Thence N 62° 08' 35" W - 33.34 ft to a point in the East line of WINNINGKOFF ROAD

THENCE S 89° 14' 25" W - 43.97 ft to a point in the West line of said Duess Survey, in Winningkoff Road, 8993.71 ft

THENCE N 00° 36' 31" W, along said West line of the Duess Survey, in Winningkoff Road, 8993.71 ft

THENCE S 88° 16' 49" E - 566.19 ft; THENCE S 00° 38' 35" E - 195.0 ft; THENCE S 88° 16' 49" E - 190.0 ft; THENCE S 00° 38' 35" E - 75.0 ft; THENCE S 88° 16' 49" E - 693.26 ft to a point in the North line of said Duess Survey, 153.179 acre tract, said East line also being the East line of said Duess Survey

THENCE S 01° 35' 16" W, along a fence on said Survey Line, 490.39 ft to a iron rod at a fence corner

THENCE N 88° 55' 39" W - 14.23 ft; THENCE S 02° 08' 19" W - 297.63 ft; THENCE N 87° 02' 35" W - 258.0 ft; THENCE S 02° 57' 25" W - 340.0 ft; THENCE N 87° 02' 35" W - 160.0 ft; THENCE S 02° 19' 17" E - 680.37 ft to the point of beginning and containing 53.942 Acres of land Gross.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That, TAM - TRAC INC. does hereby adopt this plat designating the hereinabove described property as

ROLLINGWOOD

in addition to the City of Lucas, Texas, and we do hereby dedicate to the Public Use forever the right of ways shown in F. M. Road 3286 and Winningkoff Road; and all easements for the installation and maintenance of streets, alleys, utilities, and drainage facilities are reserved as shown on said plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement and that full right of ingress and egress shall be had at all time over any dedicated easement for the installation, operation, maintenance, repair or removal of any street, alley, drainage facility and utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such street, alley, drainage facility or utility.

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

WITNESS MY HAND AT DALLAS, TEXAS, This the 9th day of May, 1977.

C. E. STEWART, President
TAM - TRAC INC.

State of Texas
County of Dallas

Before me, the undersigned authority, in and for Dallas County, Texas, on the day personally appeared C. E. STEWART known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration expressed therein and in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 19 day of May, 1977

Robt. H. West
COUNTY CLERK
DALLAS COUNTY, TEXAS

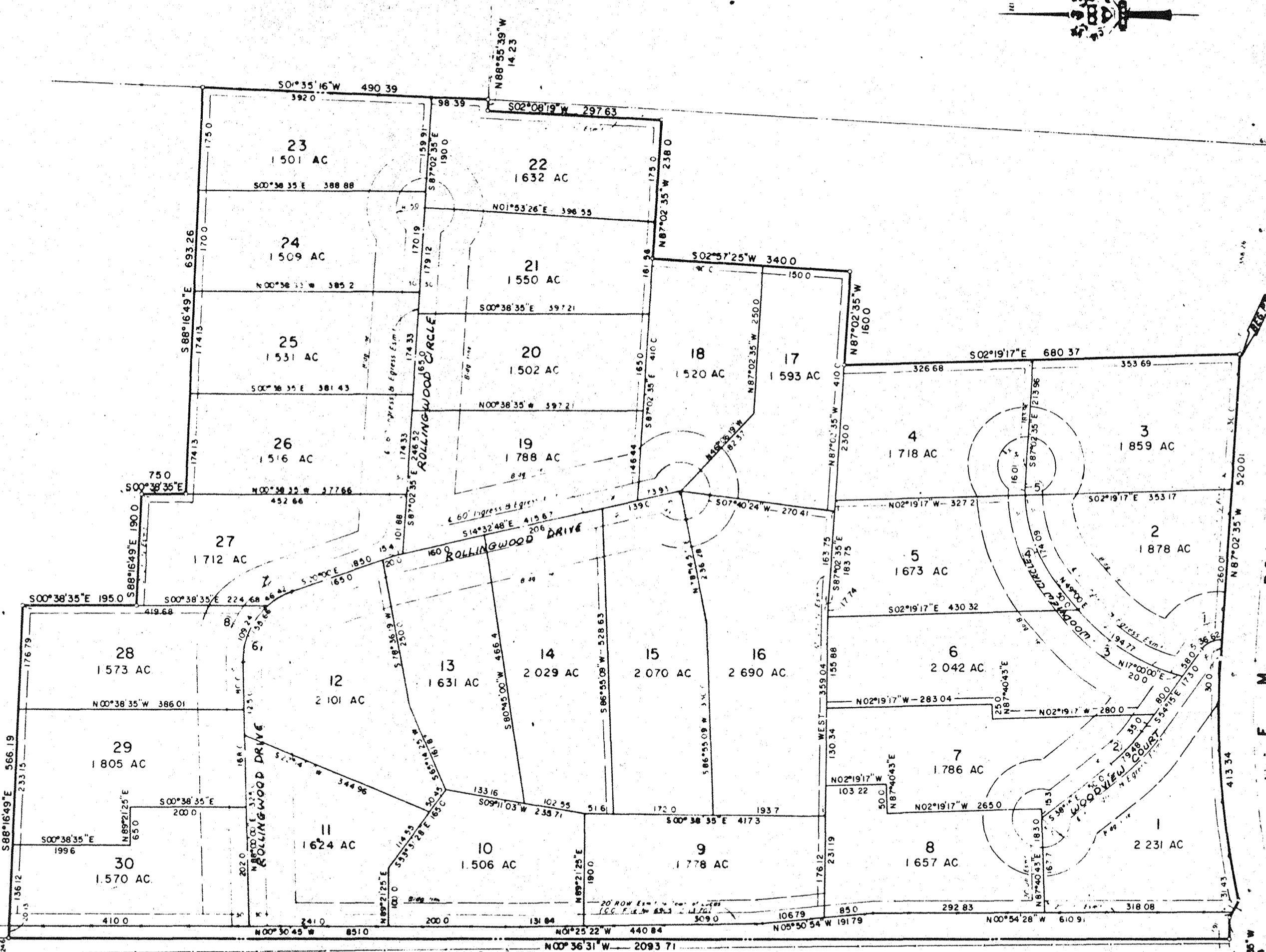
THAT I, ROBT. H. WEST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the true price of each acre, as properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robt. H. West 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 19 day of May, 1977

Robt. H. West
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS



CURVE SCHEDULE

CURVE NO.	CA	R	L
1	57°12'75"	14.68	36.62
2	16°00'00"	284.61	79.48
3	72°00'00"	348.74	194.77
4	40°15'21"	247.78	174.09
5	03°47'04"	247.78	16.01
6	72°00'00"	123.87	155.66
7	21°29'11"	123.87	46.42
8	50°31'47"	123.87	104.74

ROLLINGWOOD ADDITION
LUCAS, TEXAS

APPROVED BY CITY OF LUCAS MAY 9, 1977
Chas. R. Rutledge Mayor of Lucas 5/9/77
Dwain Chandler City Clerk

SURVEY FOR TAM-TRAC INC. by C. E. Stewart
2655 Villa Creek Suite 110 Dallas, TX 75234
DATE 5-9-77 SCALE 1" = 100'
OWNER Tam-Trac Inc.
ADDRESS F.M. Road No. 3286 @ Winningkoff Road
IMPROVEMENTS AREA 52.577 Acres Net
DESCRIPTION Godman Duess Sur. Abt. 270, Collin County, Texas; Lucas, Texas.

ROBT. H. WEST
County Surveyor
Licensed State Land Surveyor & Registered Public Surveyor
REPRESENTING WEST SURVEYORS IN DALLAS COUNTY SINCE 1960

This is to certify that, under my personal supervision this date, a careful and accurate survey was made on the ground and that the Plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of land property being as indicated by the plat, the name, location and type of building and improvements if shown, and that the distance from the nearest intersecting street, or road, is as shown on said plat. This survey is subject to any easements not visible on the ground.

LEGEND
Iron Rod or Iron Pin
Concrete Monument
Power Pole and Wire
Survey Boundary
City Limit Line
County Line
Center Line
Fence
Conflict or Easement (as noted)
Deed Cont.
Utility Lines (unless otherwise noted)

1282

1977 JUN 20 PM 2:47

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS, TAM - TRAC INC., is the owner of a tract of 53.942 Acres of land in the Godman Ducaze Survey Abet. No. 270 Dallas County, Texas; and being part of a 153.179 Acre tract as described in deed from C. E. Stewart to Evans and Stewart Investment Company dated May 3, 1971 and recorded in Vol. 789 Pg. 709 Deed Records of Collin County, Texas; and said 53.942 Acre tract being more particularly described as follows:

COMMENCING at the point of intersection of the East line of said Ducaze Survey (same being the West line of the Francois W. Cappe Survey Abet. No. 231), with the North line of F. M. Road, No. 3286 (190 FT ROW); Thence N 87° 02' 35" W, along the North line of said Road, 358.26 ft to the POINT OF BEGINNING OF THE 53.942 ACRE TRACT DESCRIBED HEREIN

THENCE WESTERLY, along the North line of said FM Road 3286, as follows: 1st. N 87° 02' 35" W - 520.01 ft to the beginning of a curve to the left that has a Central Angle of 15° 52' 08" and a Radius of 1892.4 ft and a Tangent of 305.0 ft; 2nd. Westward around said curve to the left, 413.34 ft; 3rd. N 62° 08' 35" W - 33.34 ft to a point in the East line of WINNINGKOFF ROAD

THENCE S 89° 14' 25" W - 43.97 ft to a point in the West line of said Ducaze Survey, in Winningkoff Road
THENCE N 00° 35' 31" W, along said West line of the Ducaze Survey, in Winningkoff Road, 893.71 ft

THENCE S 88° 16' 49" E - 966.19 ft; THENCE S 00° 38' 35" E - 195.0 ft; THENCE S 88° 16' 49" E - 190.0 ft; THENCE S 00° 38' 35" E - 75.0 ft; THENCE S 88° 16' 49" E - 693.26 ft to a point in the most Northerly East line of said 153.179 Acre tract, said East line also being the East line of said Ducaze Survey

THENCE S 01° 35' 16" W, along a fence on said Survey Line, 490.39 ft to a iron rod at a fence corner

THENCE N 88° 45' 39" W - 14.23 ft; THENCE S 02° 08' 19" W - 297.63 ft; THENCE N 87° 02' 35" W - 238.0 ft; THENCE S 02° 57' 25" W - 340.0 ft; THENCE N 87° 02' 35" W - 160.0 ft; THENCE S 02° 19' 17" E - 680.37 ft to the point of beginning and containing 53.942 Acres of land Gross.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That, TAM - TRAC INC. does hereby adopt this plat designating the hereinabove described property as

ROLLINGWOOD
an addition to the City of Lucas, Texas, and we do hereby dedicate to the Public Use forever the right of way shown in F. M. Road 3286 and Winningkoff Road; and all easements for the installation and maintenance of streets, alleys, utilities, and drainage facilities are reserved as shown on said plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement; and that full right of ingress and egress shall be had at all time over any dedicated easement for the installation, operation, maintenance, repair or removal of any street, alley, drainage facility and utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such street, alley, drainage facility or utility.

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

WITNESS MY HAND AT DALLAS, TEXAS, This the 9th day of May, 1977.
TAM - TRAC INC. by
C. E. STEWART, President

State of Texas
County of Dallas

Before me, the undersigned authority, in and for Dallas County, Texas, on the day personally appeared C. E. STEWART known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration expressed therein and in the capacity stated above.

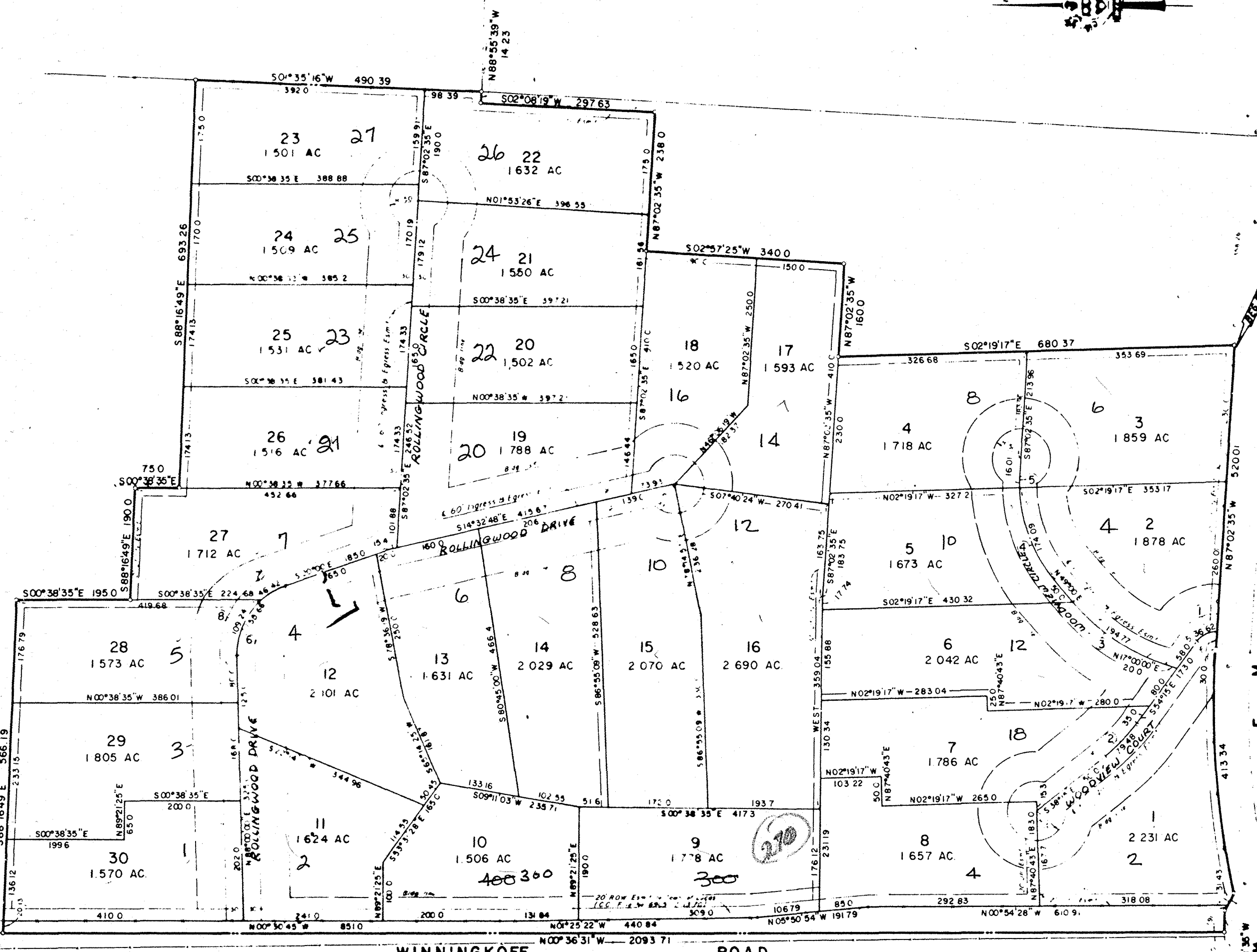
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 10 day of May, 1977.
Robt. H. West
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:
That, I, ROBT. H. WEST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the iron pins of said plat were properly placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Dallas, Texas.

THE STATE OF TEXAS,
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared [Name] 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.

RECEIVED
CITY OF DALLAS
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 10 day of May, 1977.
Robt. H. West
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



CURVE SCHEDULE

Curve #	CA	R	L
1	57°12'25"	34.68	36.62
2	16°00'00"	294.41	79.48
3	32°00'00"	348.74	194.77
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6	72°00'00"	123.47	155.64
7	21°24'11"	123.47	46.42
8	50°31'47"	123.47	194.74

For 1978
Abs. 270 TR 2C-2D-3D-5394

ROLLINGWOOD ADDITION
LUCAS, TEXAS

Approved By City of Lucas May 4, 1977
Chas. R. Rutledge Mayor of Lucas 5/9/77
Shirley Clonch City Sec

RECEIVED
CITY OF DALLAS
JAN 25 1983

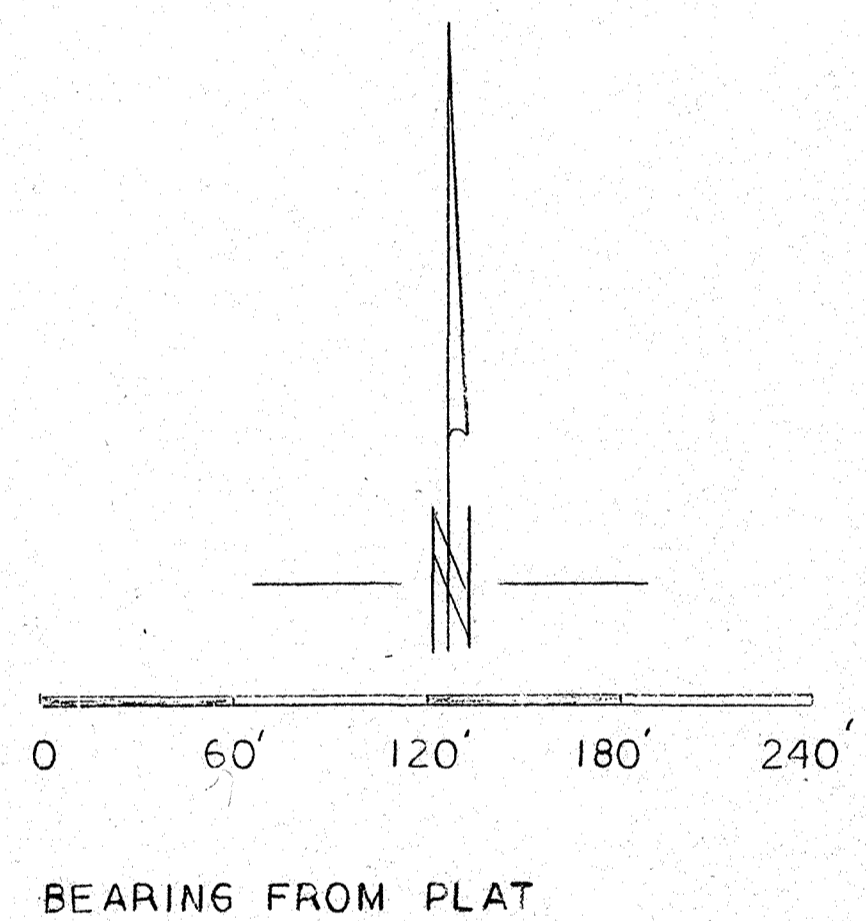
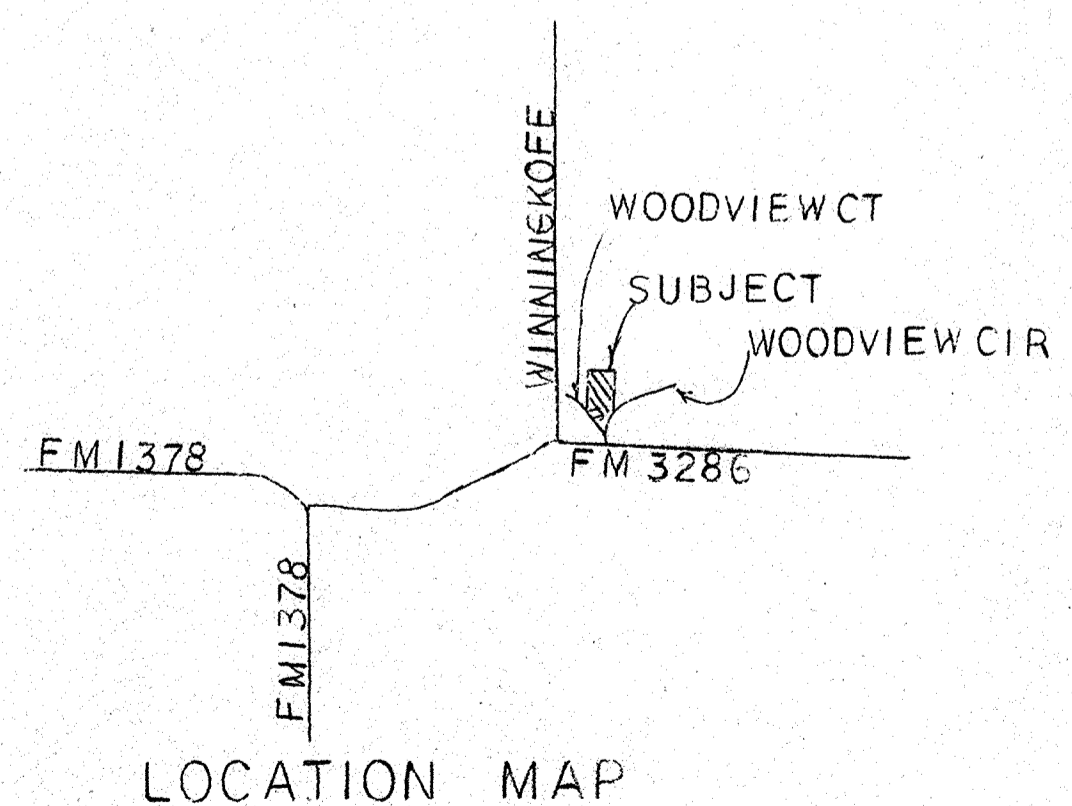
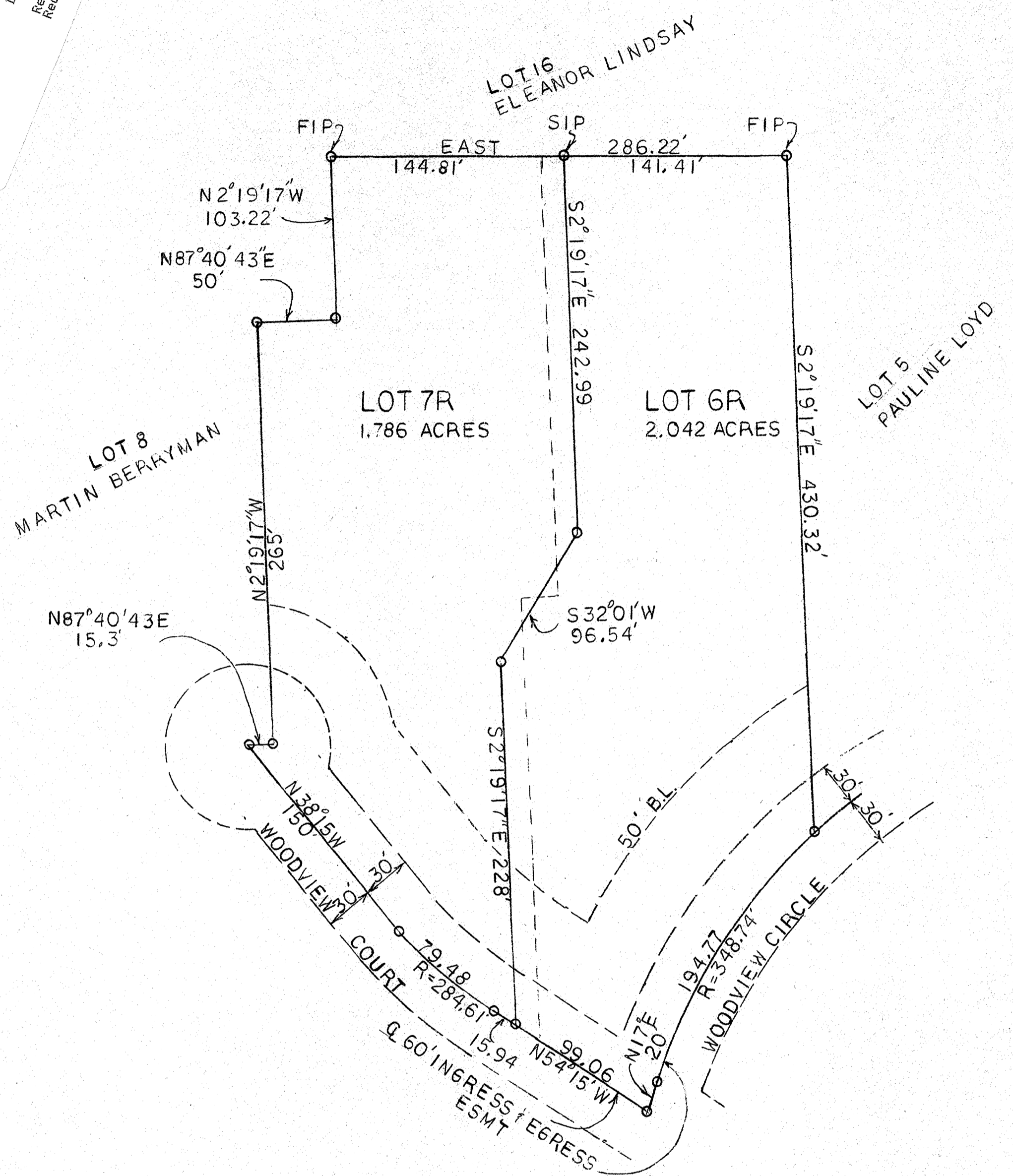
BY _____ #1565

This is to certify that, under my personal supervision this data, a careful and accurate survey was made on the ground and that the Plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the use, location and type of buildings and improvements if shown, and that the distance from the nearest intersecting street, or road, as shown on said plat. This survey is subject to any easements not visible on the ground.
Robt. H. West

LEGEND
Iron Rod or Iron Pipe
Concrete Monument
Power Pole and Wire
Survey Boundary
Survey Line
City Limit Line
County Line
Center Line
Fence
Conflict or Vacancy (see notes)
Dred Canal
Utility Easement (unless otherwise noted)

SURVEY FOR TAM-TRAC INC. by C. E. Stewart
2655 Villa Creek Suite 110 Dallas, TX 75234
DATE 5 9 77 SCALE 1"=100'
OWNER Tam-Trac Inc
ADDRESS F.M. Road No. 3286 @ Winningkoff Road
AREA 52.577 Acres Net
DESCRIPTION Godman Ducaze Surv. Abet. 270, Collin County, Texas; Lucas, Texas.
ROBT. H. WEST
County Surveyor
Notary Public in and for Dallas County, Texas
REPRESENTING WEST'S REGION IN DALLAS COUNTY, TEXAS

Filed for Record at
 Collin County, Texas
 On Nov 01 2001
 Doc Num : 2001-01404
 Record Type: PL
 38195 16.4



Owner's Certificate

Situated in Collin County, Texas and being all of Lots 6 and 7 of ROLLINGWOOD ADDITION, an addition to the City of Lucas, according to the Plat thereof recorded in Volume 12, Page 128 of the Map and Plat Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at an Iron Pin found, being the Northeast corner of Lot 6;
 THENCE South 2 deg. 19 min. 17 sec. East with the East line of Lot 6 a distance of 430.32 feet to a Point in the centerline of Woodview Circle;
 THENCE with said centerline on a curve to the left with a radius of 348.74 feet a distance of 194.77 feet to a Point;
 THENCE South 17 deg. 20 min. West 20 feet to a Point;
 THENCE North 54 deg. 15 min. West with the centerline of Woodview Court 115 feet to the P.C. of a curve to the right having a radius of 284.61 feet;
 THENCE with said curve 79.48 feet to the PT of said curve;
 THENCE North 38 deg. 15 min. West with said centerline 150 feet to a Point;
 THENCE North 87 deg. 40 min. 43 sec. East 15.3 feet to a Point;
 THENCE North 2 deg. 19 min. 17 sec. West with the West line of Lot 7 a distance of 265 feet to an Iron Pin;
 THENCE North 87 deg. 40 min. 43 sec. East 50 feet to an Iron Pin;
 THENCE North 2 deg. 19 min. 17 sec. West 103.22 feet to an Iron Pin found;
 THENCE East 286.22 feet to the place of beginning, containing 3.828 Acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Paul and Susan Knox and Michael J. and Grace Brenner hereby adopts this re-plat designating the hereinabove described property as REPLAT OF LOTS 6 AND 7 ROLLINGWOOD ADDITION, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.

This plat approved subject to all platting ordinances, rules and regulations of the City of Lucas, Texas.
 WITNESS my hand at _____, Texas this _____ day of _____, 2001.
 Paul Knox Susan Knox Michael J. Brenner Grace Brenner

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 Paul Knox, Susan Knox, Michael J. Brenner and Grace Brenner, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of August, 2001.
 Commission Expires 11/13/01
 Notary Public, Collin County
 NATHA J. WILKINSON
 NOTARY PUBLIC
 State of Texas
 Comm. Exp. 11-13-2001

KNOW ALL MEN BY THESE PRESENTS:
 That I, Billy M. Lair, 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 property places under my supervision in accordance with the subdivision regulations of the City of Lucas, Texas.
 Billy M. Lair, RPLS No. 1685
 Date 7-9-01

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 Billy M. Lair, 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 9th day of July, 2001.
 Commission Expires 4-15-2002
 Notary Public, Collin County
 Recommended for Approval
 Chairperson, Planning & Zoning Commission
 Recommended for Approval
 Fire Chief

Accepted
 Mayor, City of Lucas, Texas
 Date 8-28-01

The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing REPLAT of Lots 6 and 7 Rollingwood Addition, an addition to the City of Lucas was submitted to the City Council on the 4 day of June, 2001 and the Council by formal action recommended for approval for mayors signature.
 WITNESS my hand this 28 day of August, 2001.

City Secretary, City of Lucas
 REPLAT OF LOTS 6 AND 7 ROLLINGWOOD ADDITION

CITY OF LUCAS, TEXAS SEAL
 OWNERS
 PAUL AND SUSAN KNOX
 12 WOODVIEW CIRCLE
 LUCAS TEXAS 972-747-1434
 MICHAEL J. AND GRACE BRENNER
 18 WOODVIEW CT
 LUCAS, TEXAS 972-727-4098
 SURVEYOR
 BILLY M. LAIR
 2513 SHADOW LANE
 MCKINNEY, TEXAS
 972-562 2451