

SCALE: 1" = 100'

**FINAL PLAT
SHANNON ESTATES
LUCAS TEX.**
 COUNTY OF COLLIN
 DEVELOPERS: R.D.McGARITY
 R.W. PAYNE
 ENG: R.W. PAYNE

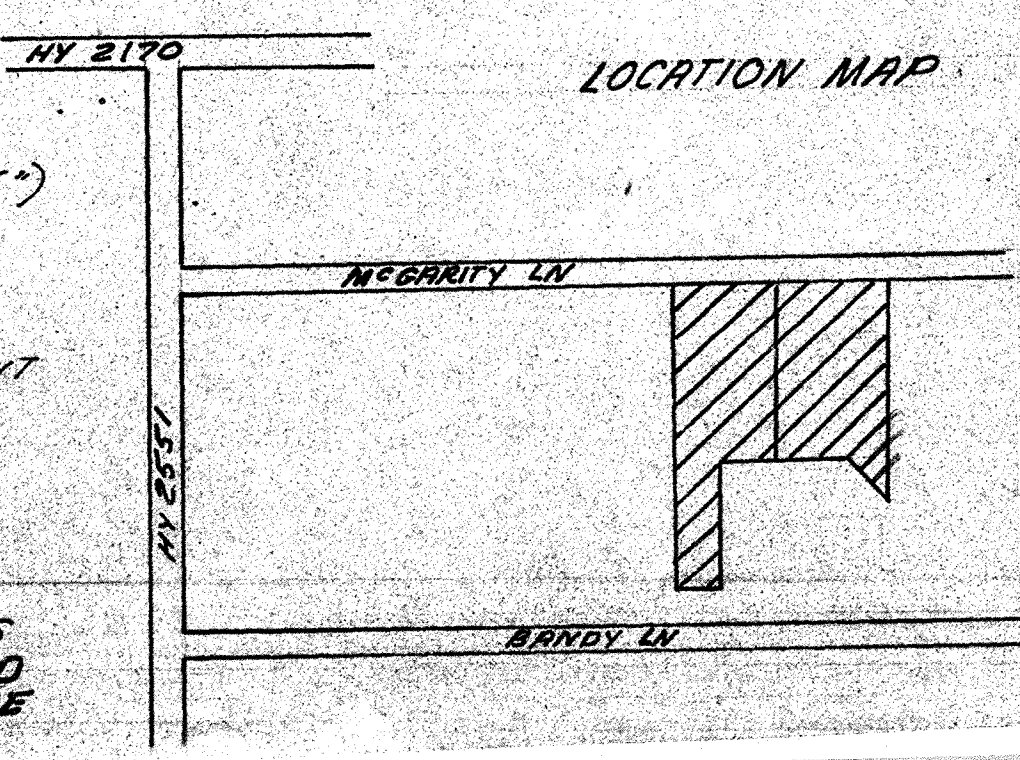
SIGNATURE _____ DATE _____
 P.N.Z. _____
 OWNER: R.D.McGARITY 9/12/83
 MAYOR _____

*Prepared
by
Plat
date
10/1/84*

LEGEND

- SUBDIVISION WATERLINE (6")
- OTHER WATER LINE (4")
- (2) ● - CITY FIRE HYDRANT
- (4) ■ - SUBDIVISION FIRE HYDRANT
- R2 - CURRENT ZONING
- ⊗ STREET SIGN LOCATION NAMES - TBA

NOTE: INDIVIDUAL WATER MTRS LOCAL TO BE ANNOUNCED W/ EA NEW OWNER, SAME AS EA TIN HORN



LUCAS 1 mi

FIELD NOTE DESCRIPTION

SITUATED in Collin County, Texas, in the William Snider Survey, Abstract No. 821, and being a part of Lot 3 of the SHANNON ESTATES, RE-PLAT, an addition to the City of Lucas, recorded in Cabinet E, Page 177 and 178 of the Plat Records of Collin County, Texas and being more fully described by metes and bounds as follows:

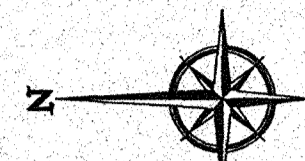
BEGINNING: at a 1/2 inch iron rod found for the most southerly southwest corner of said Lot 3 and the southeast corner of a called 11.753 acre tract as described in a deed recorded in Volume 1920, Page 891, Land Records of Collin County, Texas;

THENCE N 0° 00' 59" W along the west line of said Lot 3, a distance of 809.30 feet to a 1/2 inch iron rod set for corner;

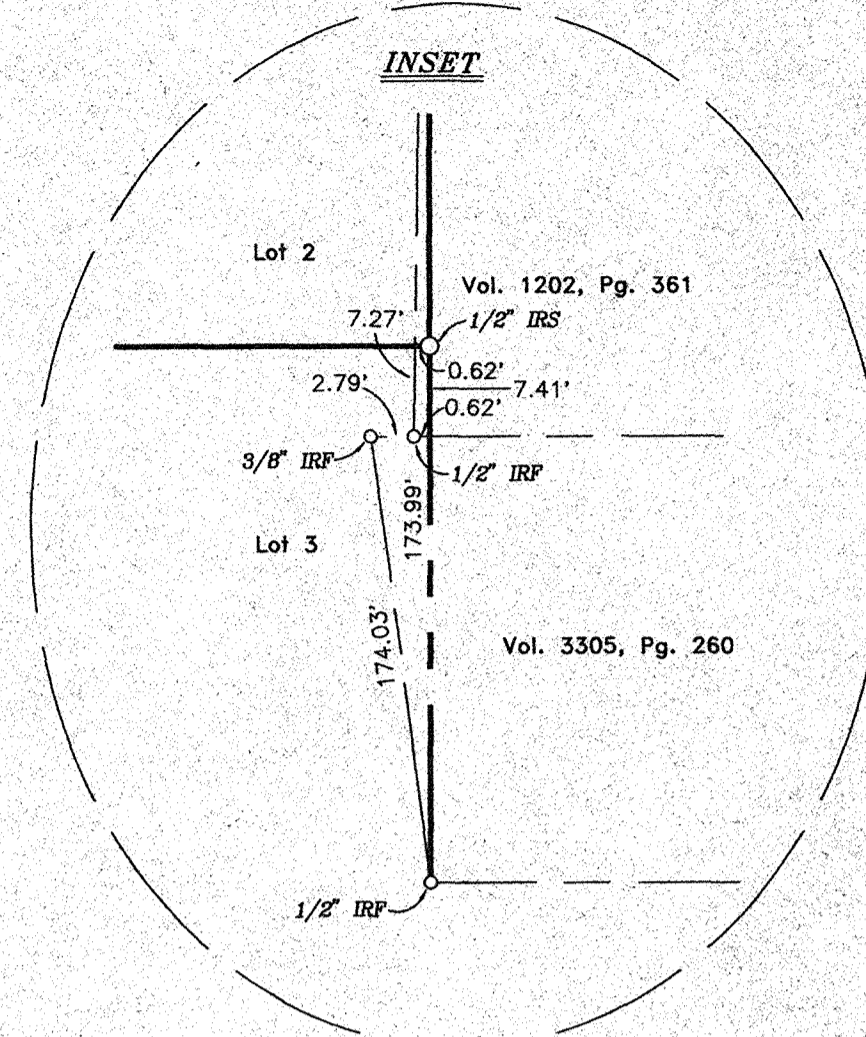
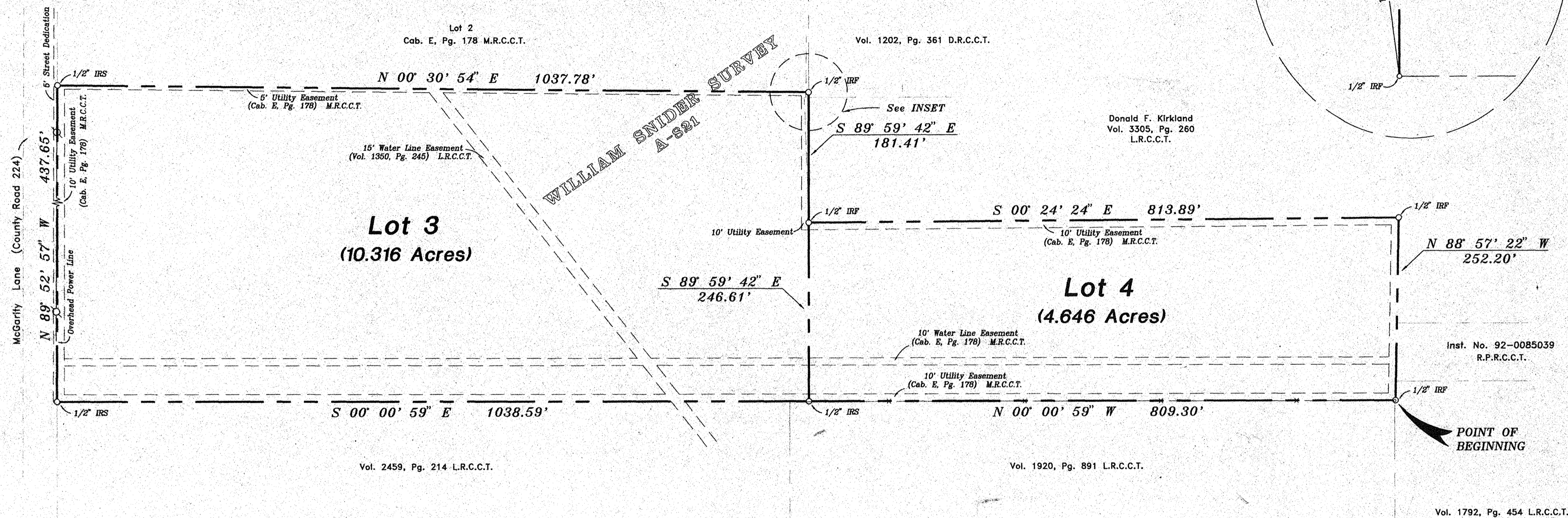
THENCE S 89° 59' 42" E a distance of 246.61 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 3 and same being the northwest corner of a called 8.8067 acre tract of land described in a deed to Donald F. Kirkland and recorded in Volume 3305, Page 260, Land Records of Collin County, Texas;

THENCE S 0° 24' 24" E along the southeast line of said Lot 3 and the northwest line of said 8.8067 acre tract, a distance of 813.89 feet to a 1/2 inch iron rod found for corner;

THENCE N 88° 57' 22" W along the most southern line of said Lot 3, a distance of 252.20 feet to the POINT OF BEGINNING and containing 4.646 acres of land more or less.



SCALE: 1" = 100'



REPLAT OF
LOT 3
OF
SHANNON ESTATES, REPLAT
CITY OF LUCAS
WILLIAM SNIDER SURVEY
Abstract No. 821
COLLIN COUNTY, TEXAS
Cabinet E, Page 178

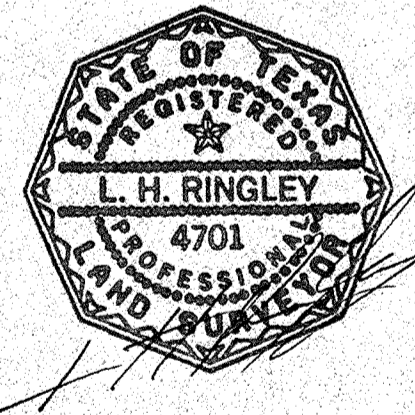
OWNER'S CERTIFICATE

I, Ramon Helton certify that I am the current owner of the above described tract of land and do approve of the subdivision thereof, as shown.
Ramon Helton Date: 9-20-95

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, except as shown.
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701 Date: 9-20-95

APPROVED on this 22 day of September, 1995 by the Planning and Zoning Commission.
Annette Alexander, Chairperson
APPROVED on this 22 day of September, 1995 by the City Council of Lucas, Texas.
Mayor



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

RINGLEY & ASSOCIATES, INC.					
SURVEYING • MAPPING • PLANNING COMPUTER AIDED DRAFTING & DESIGN					
112 W. Virginia Street - McKinney, Texas 75069					
DRAWN	DATE	SCALE	JOB	TITLE	SHEET
Law Ringley	09/20/95	1" = 100'	89155	89155.DWG	1 of 1

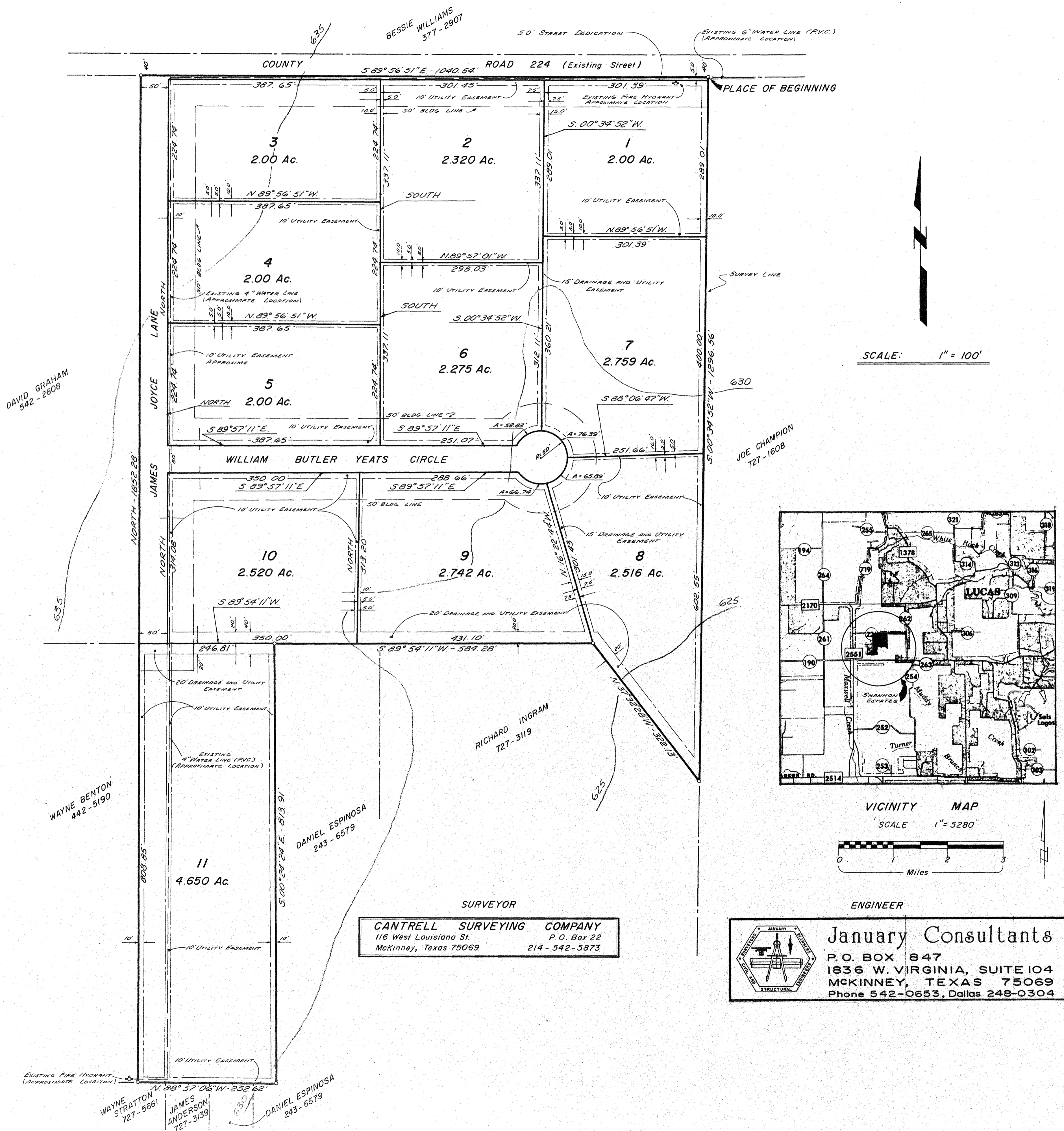
2107

1984 MAR 30 AM 8:57
HILLEN STAMPS & CO. INC.
COLLIN COUNTY, TEXAS

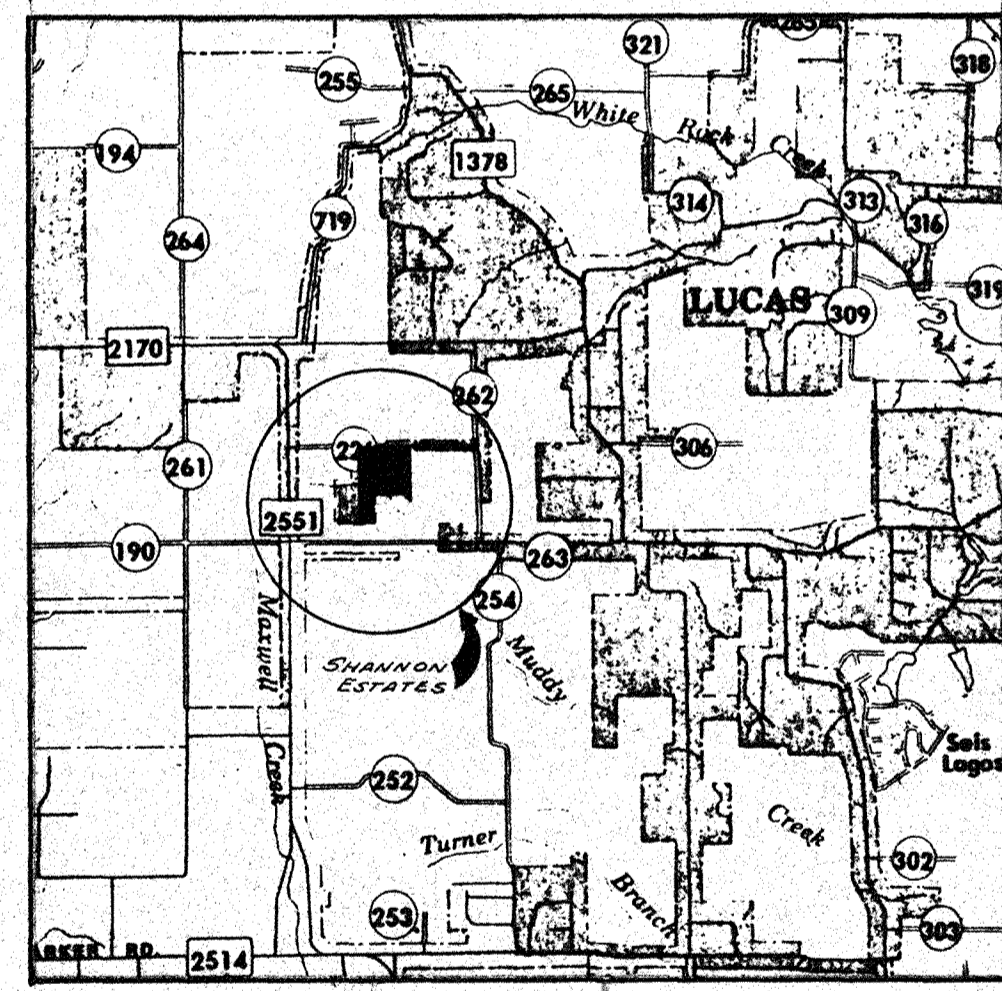
FINAL PLAT

SHANNON ESTATES

WILLIAM SNIDER SURVEY ABST. 821
CITY OF LUCAS COLLIN COUNTY, TEXAS



SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 5280'

SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr. being the owners of a tract of land situated Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 15 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Spurgin, et vir, to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.

THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.
 THENCE South 89 deg 54 min 11 sec West, a distance of 584.28 ft. to an iron stake.
 THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.
 THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.
 THENCE North following the West line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.
 THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1040.54 ft. to the place of beginning and containing 30.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr. do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the 22 day of MARCH, 1984.

Reed Wilson Payne
Reed Wilson Payne

WITNESS my hand in Collin County, Texas this the 22 day of MARCH, 1984.

Martha Payne
Martha Payne

WITNESS my hand in Collin County, Texas this the 22nd day of MARCH, 1984.

R.D. McGarity, Jr.
R.D. McGarity, Jr.

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 22nd day of MARCH, 1984, by

My commission expires:

12-27-87

John V. Cantrell, Jr.
Notary Public, State of Texas
Notary's Printed Name: John V. Cantrell, Jr.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.

John V. Cantrell
John V. Cantrell, Registered Public Surveyor

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 21st day of MARCH, 1984, by

My commission expires:

12-27-87

John V. Cantrell, Jr.
Notary Public, State of Texas
Notary's Printed Name: John V. Cantrell, Jr.

APPROVED: *Frank P. Yates III*
Vice Chairman, City Planning & Zoning

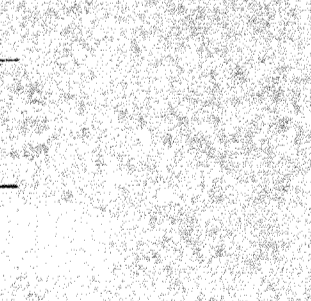
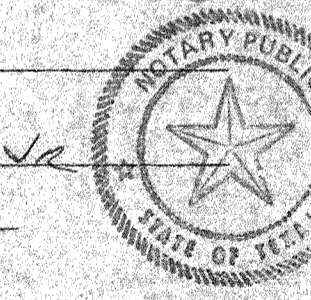
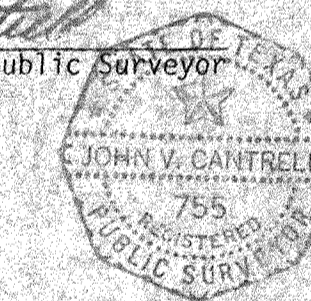
Date 3/5/84

APPROVED: _____
City Secretary

Date 3/30/84

APPROVED: *[Signature]*
Mayor, City of Lucas

Date 9 March 84

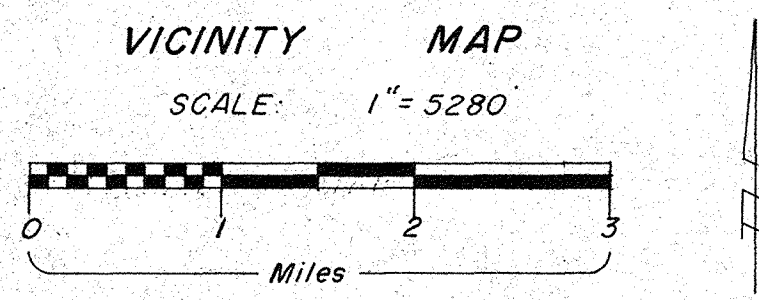
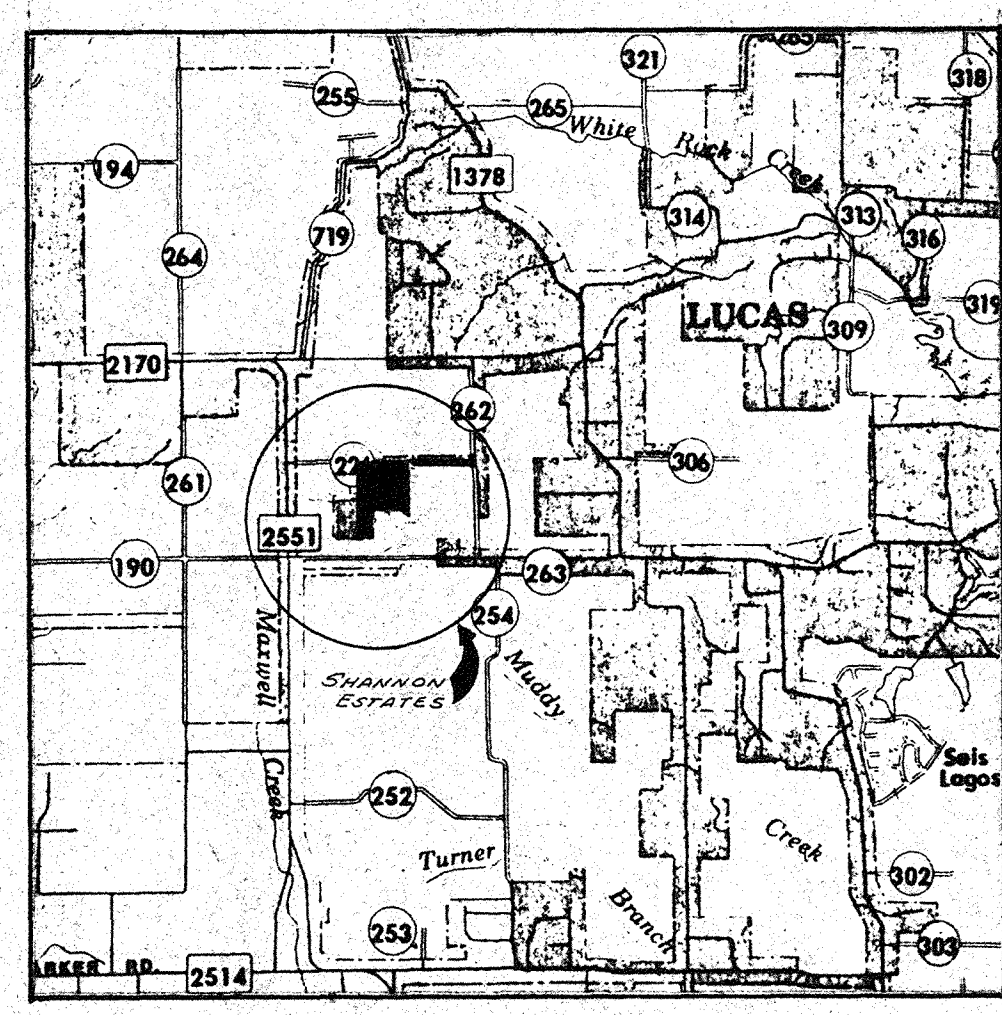
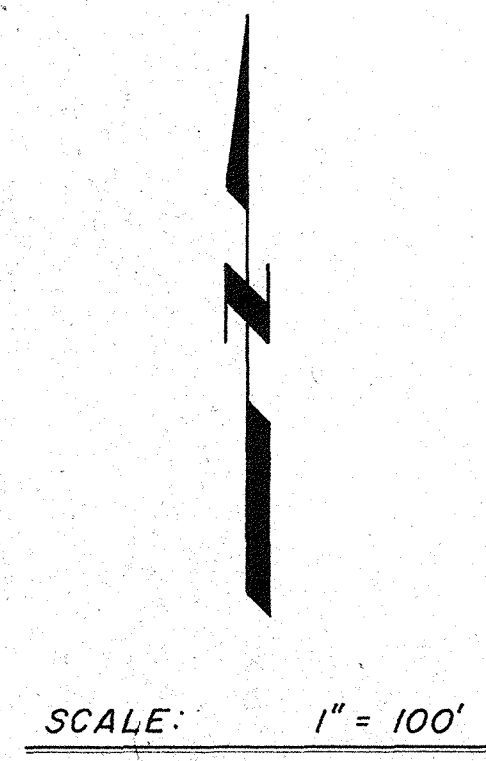
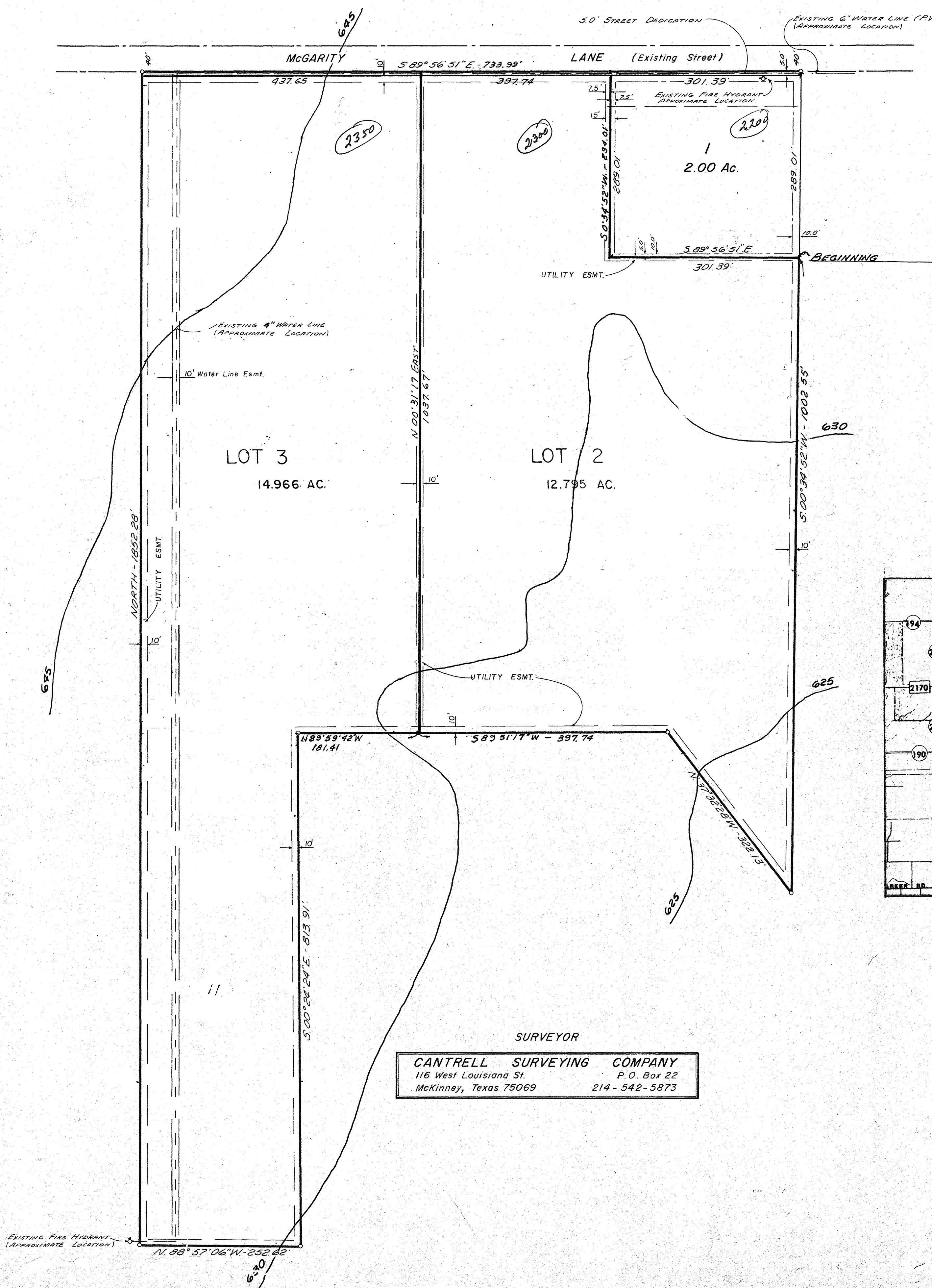


1569

REPLAT OF LOTS 2,3,4,5,6,7,8,9,10,&11 OF
SHANNON ESTATES
 WILLIAM SNIDER ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS

2337

W
 T



SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarrity, Jr. being the owners of a tract of land situated in Collin County, Texas and being more fully described as follows:
 Situated in Collin County, Texas in the William Snider Survey Abstract No. 821 and being all of lots 2 through 11 of the Shannon Estates, an addition to the Town of Lucas, according to the filed plat recorded in Cabinet E, Page 50, Shannon Estates Revised, of the Collin County Map and Plat Records and being more fully described as follows:
 BEGINNING at an iron stake in the Northeast corner of lot 7 of the said Shannon Estates.
 THENCE South 0 deg 34 min 52 sec West, a distance of 1002.55 ft. to an iron stake.
 THENCE North 37 deg 32 min 28 sec West, 322.13 ft. to a stake.
 THENCE South 89 deg 51 min 17 sec West, 397.74 ft. to an iron stake.
 THENCE North 89 deg 59 min 42 sec West, 181.41 ft. to an iron stake.
 THENCE South 0 deg 24 min 24 sec East, 813.91 ft. to an iron stake.
 THENCE North 88 deg 57 min 06 sec West, 252.62 ft. to an iron stake.
 THENCE North a distance of 1852.28 ft. to an iron stake.
 THENCE South 89 deg 56 min 51 sec East, 733.99 ft. to an iron stake.
 THENCE South 0 deg 34 min 52 sec West, 294.01 ft. to an iron stake.
 THENCE South 89 deg 56 min 51 sec East, 301.39 ft. to the place of beginning containing 27.851 acres of land.

NON THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That We, Reed Wilson Payne, Martha Payne and R.D. McGarrity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, ~~RE-PLAT~~ to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.
 WITNESS my hand in Collin County, Texas this the 14 day of January, 1985.
 Reed Wilson Payne
 Martha Payne
 R.D. McGarrity, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14 day of January, 1985,
 by
 My commission expires: 11-14-87
 Notary Public, State of Texas
 Notary's Printed Name: Larry W. Kirkwood

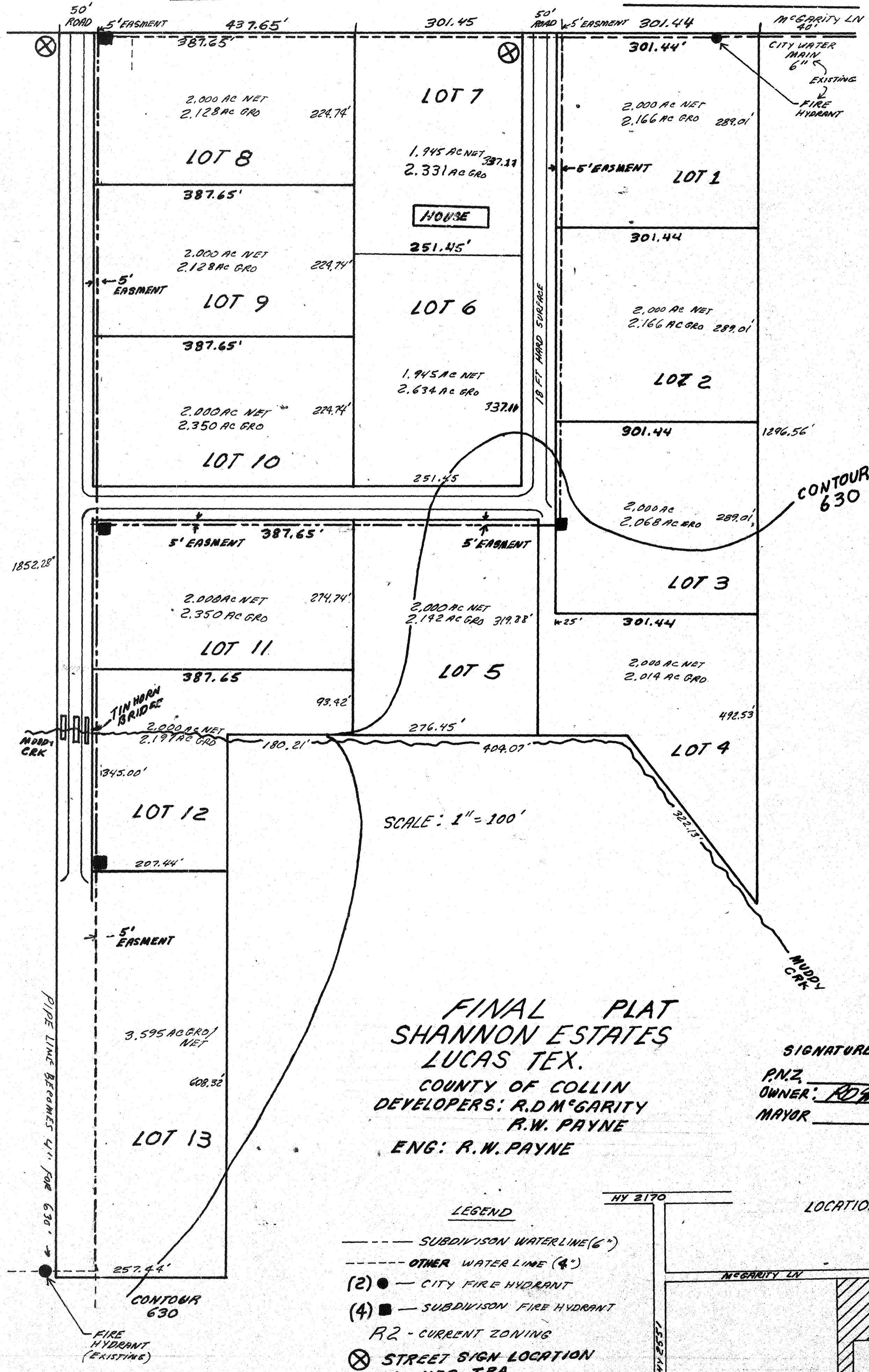
SURVEYOR'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.
 John V. Cantrell
 John V. Cantrell, Registered Public Surveyor

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 14 day of January, 1985,
 by
 My commission expires: 11-14-87
 Notary Public, State of Texas
 Notary's Printed Name: Larry W. Kirkwood
 APPROVED: [Signature]
 Mayor
 ATTESTED: [Signature]
 City Secretary
 Date: 2/1/85
 Date: 2-11-85

NEW ACCT. NO. 1565
 FROM 1565-000-0046-610
 TAX YEAR 85

RECEIVED
 CITY OF LUCAS
 JAN 25
 BY

PHASE 2



**FINAL PLAT
SHANNON ESTATES
LUCAS TEX.**

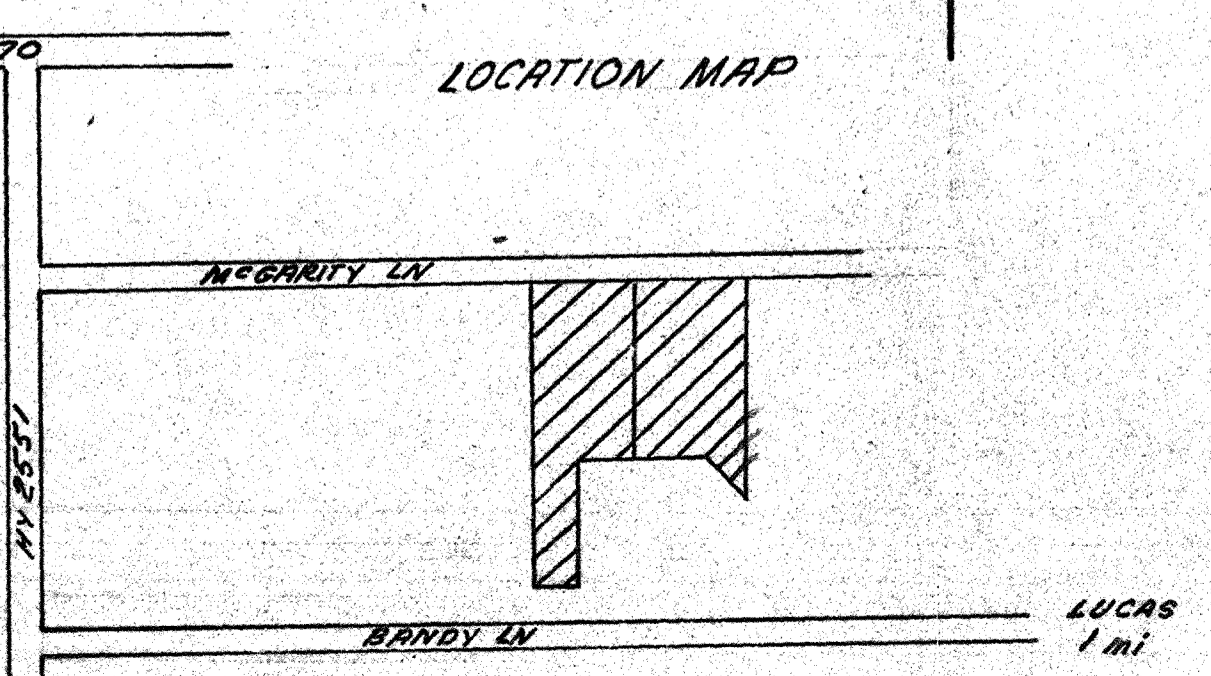
COUNTY OF COLLIN
DEVELOPERS: R.D.McGARITY
R.W. PAYNE
ENG: R.W. PAYNE

SIGNATURE _____ DATE _____
P.N.Z.
OWNER: R.D. McGarity 9/12/83
MAYOR _____

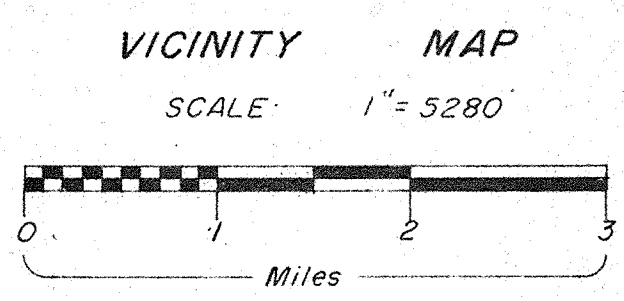
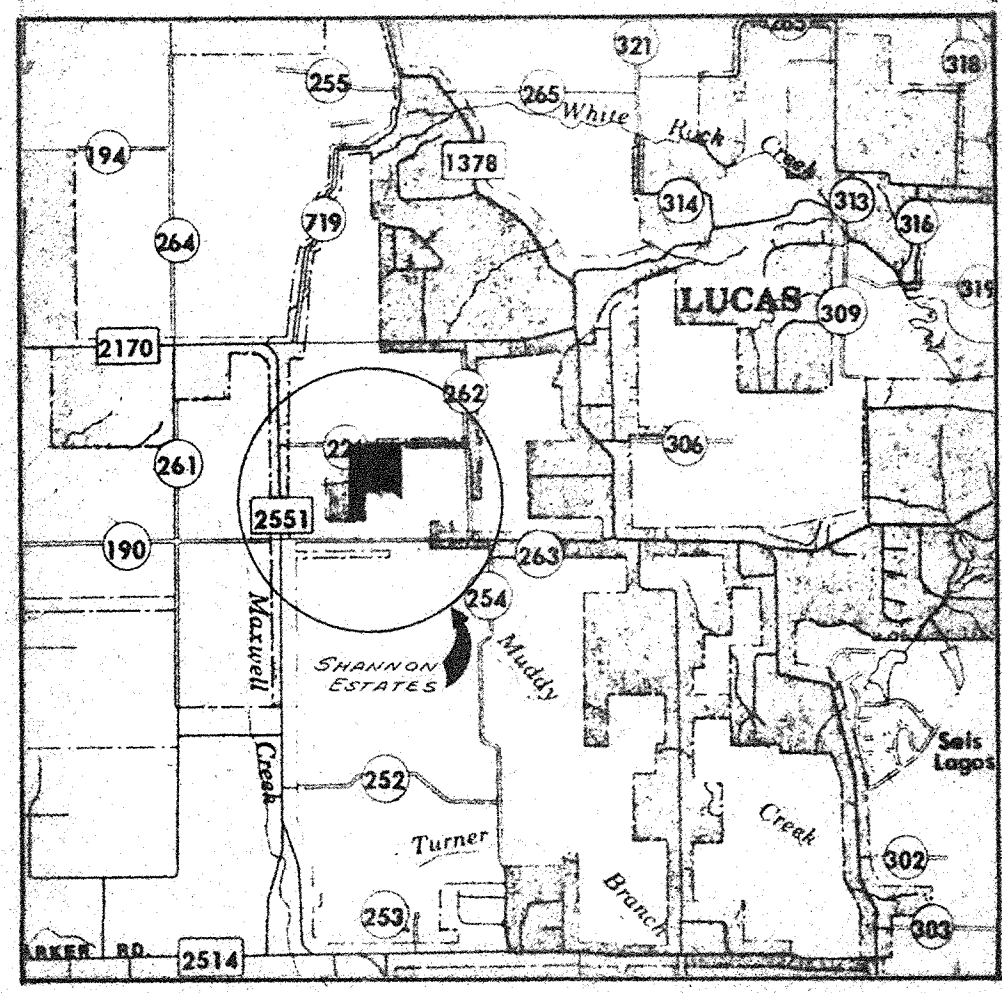
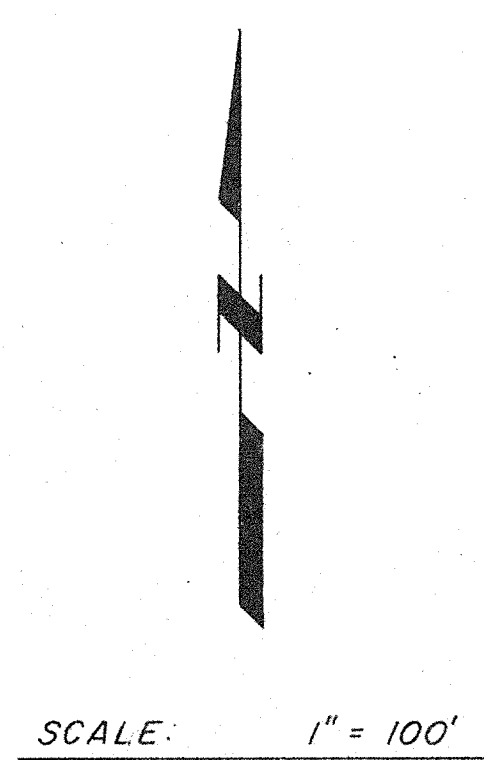
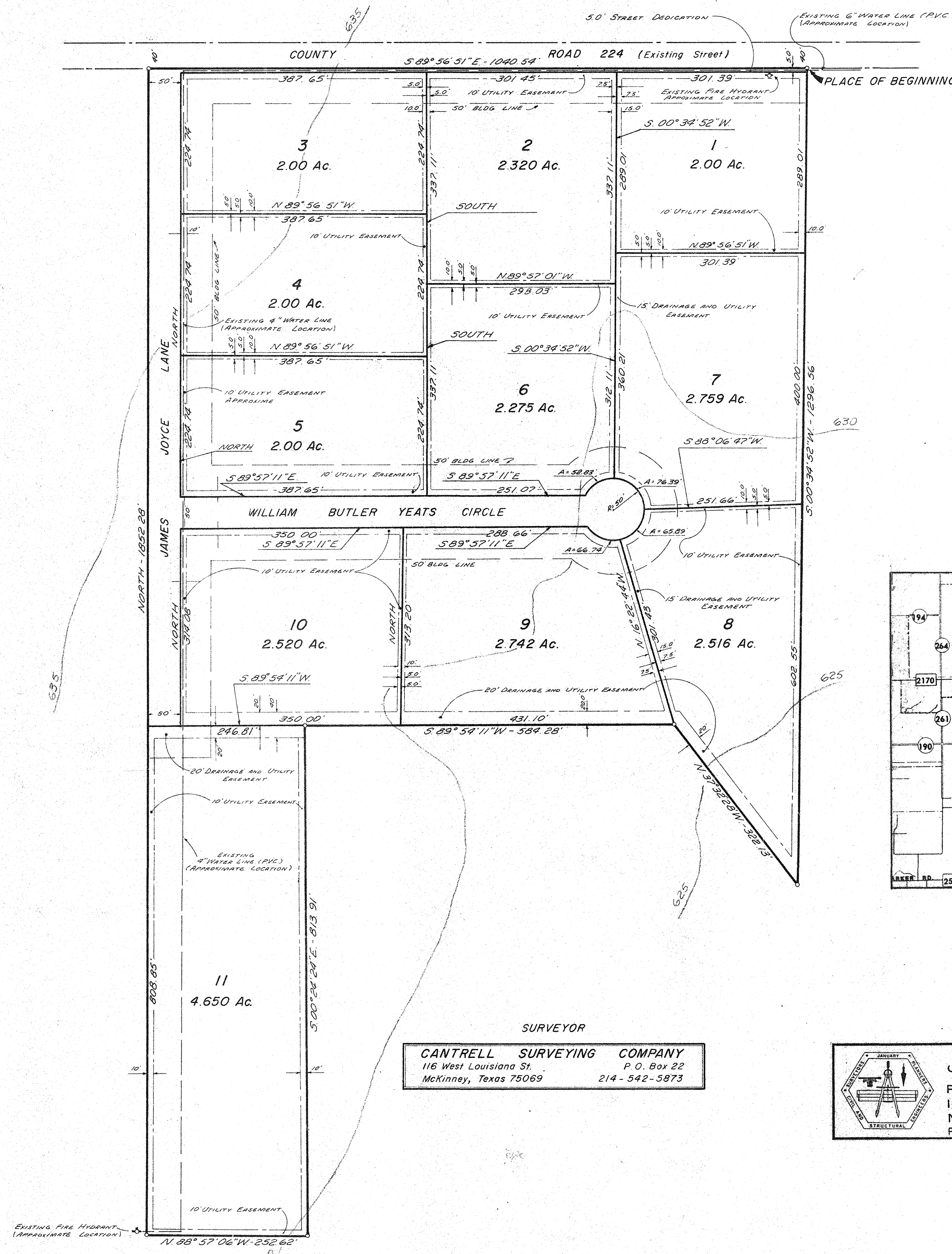
*Separated
by final
plat
dated
10/1/84*

- LEGEND**
- SUBDIVISION WATERLINE (6")
 - OTHER WATER LINE (4")
 - (2) ● CITY FIRE HYDRANT
 - (4) ■ SUBDIVISION FIRE HYDRANT
 - R2 - CURRENT ZONING
 - ⊗ STREET SIGN LOCATION
NAMES - TBA

NOTE: INDIVIDUAL WATER MTRS LOCAL TO BE ANNOUNCED W/ EA NEW OWNER. SAME AS FOR TIN HORN



FINAL PLAT
SHANNON ESTATES
 WILLIAM SNIDER SURVEY ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS



SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr. being the owners of a tract of land situated in Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 15 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Spurgin, et vir, to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.

THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.

THENCE South 89 deg 54 min 11 sec West, a distance of 584.28 ft. to an iron stake.

THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.

THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.

THENCE North following the West line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.

THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1040.54 ft. to the place of beginning and containing 30.009 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That We, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

Reed Wilson Payne

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

Martha Payne

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

R.D. McGarity, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the _____ day of _____, 1984,
 by _____

My commission expires: _____
 Notary Public, State of Texas
 Notary's Printed Name: _____

SURVEYOR'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.

John V. Cantrell, Registered Public Surveyor

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the _____ day of _____, 1984,
 by _____

My commission expires: _____
 Notary Public, State of Texas
 Notary's Printed Name: _____

APPROVED: _____
 Chairman, City Planning & Zoning Date _____

APPROVED: _____
 City Secretary Date _____

ENVIRONMENTAL SERVICES CERTIFICATE:
 I hereby certify that the water and sewer facilities described on the plat conform to applicable health laws of the State of Texas, the percolation tests have been submitted representing the area in which septic tank disposal systems may be used.

Environmental Services Department of
 Public Works, Collin County, Texas

PRELIMINARY PLAT
SHANNON ESTATES
 WILLIAM SNIDER ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS

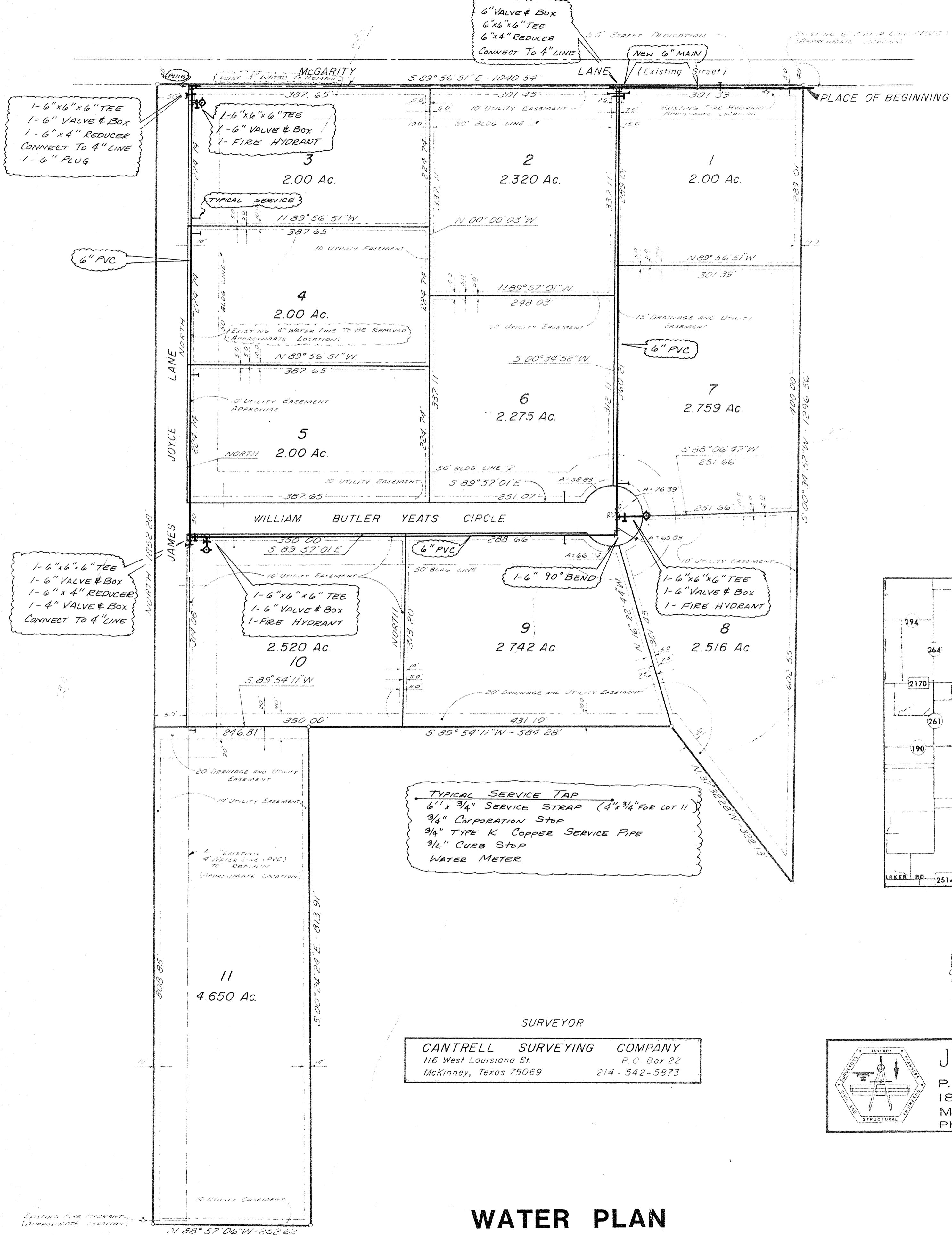
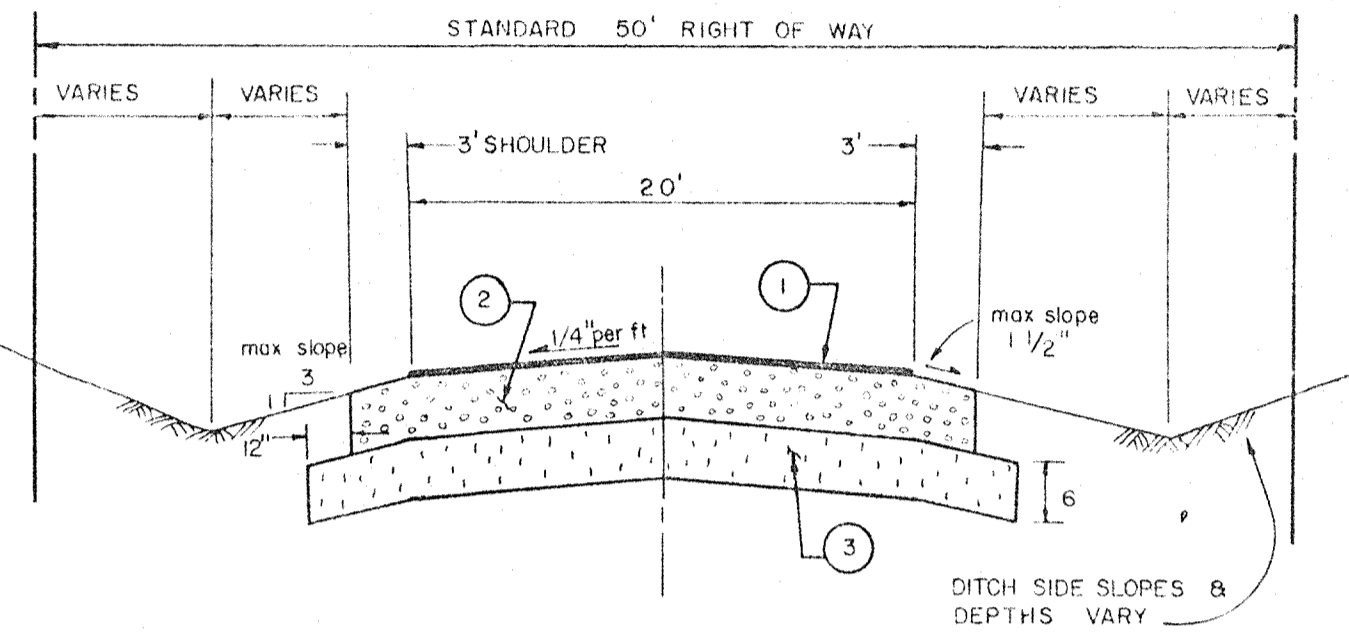
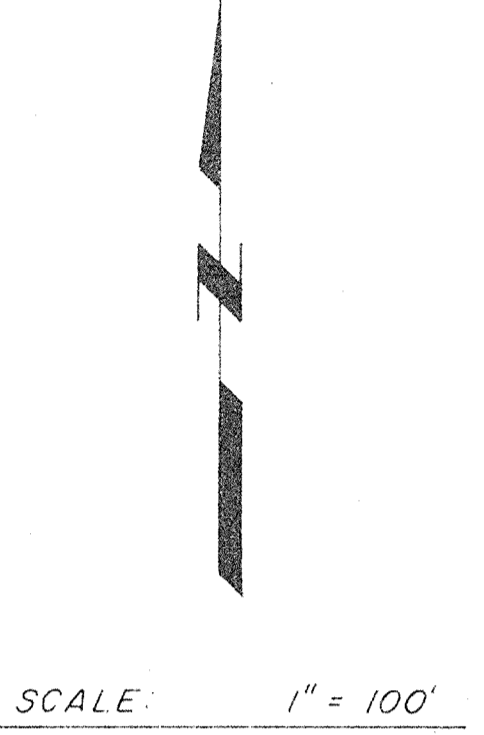


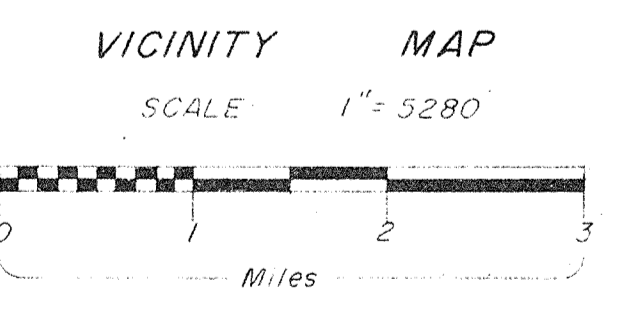
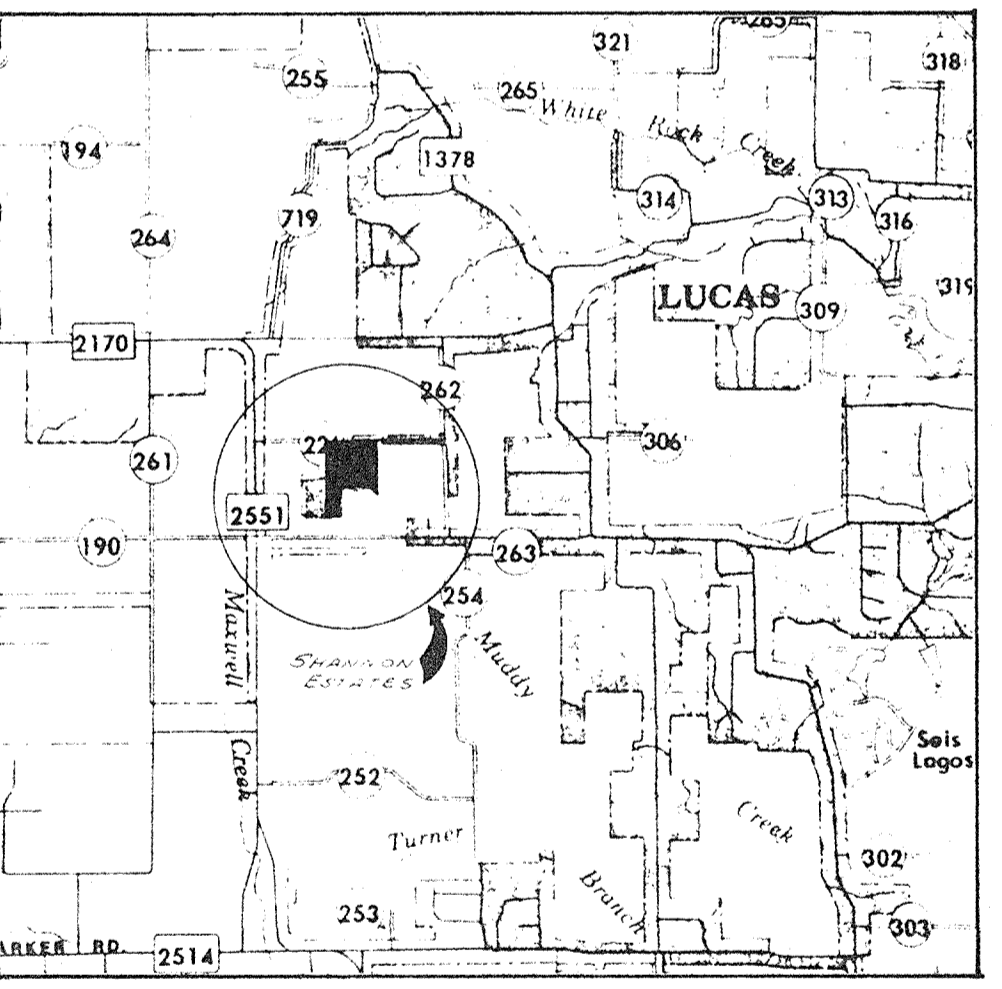
EXHIBIT C



- 1 The surface course shall be constructed of either of the following options:
 (a) Two course asphalt treatment, the first course being 26 ft. wide, the second course 20 ft. wide.
 (b) Two (2) inches of hot mix asphaltic concrete 20 ft. wide.
- 2 The base shall be constructed from either of the following options:
 (a) Ten (10) inches native Collin County white rock compacted to 95% modified proctor.
 (b) Eight (8) inches native Collin County white rock with 2% hydrated lime compacted to 95% modified proctor.
- 3 7% lime stabilized subgrade compacted 95% modified proctor

SUBDIVISIONS WITH LOTS 1.00 ACRE OR GREATER BUT LESS THAN 10.0 ACRES

ROADWAY SECTION

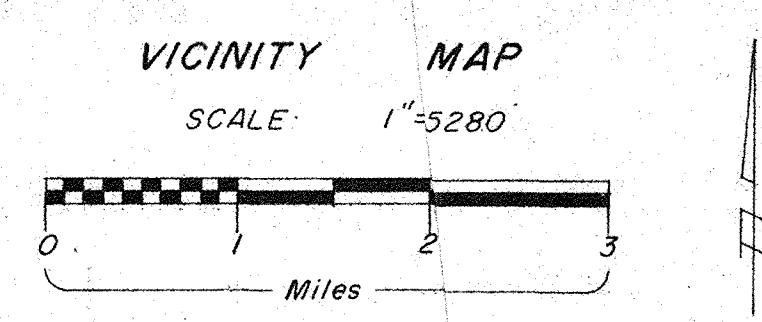
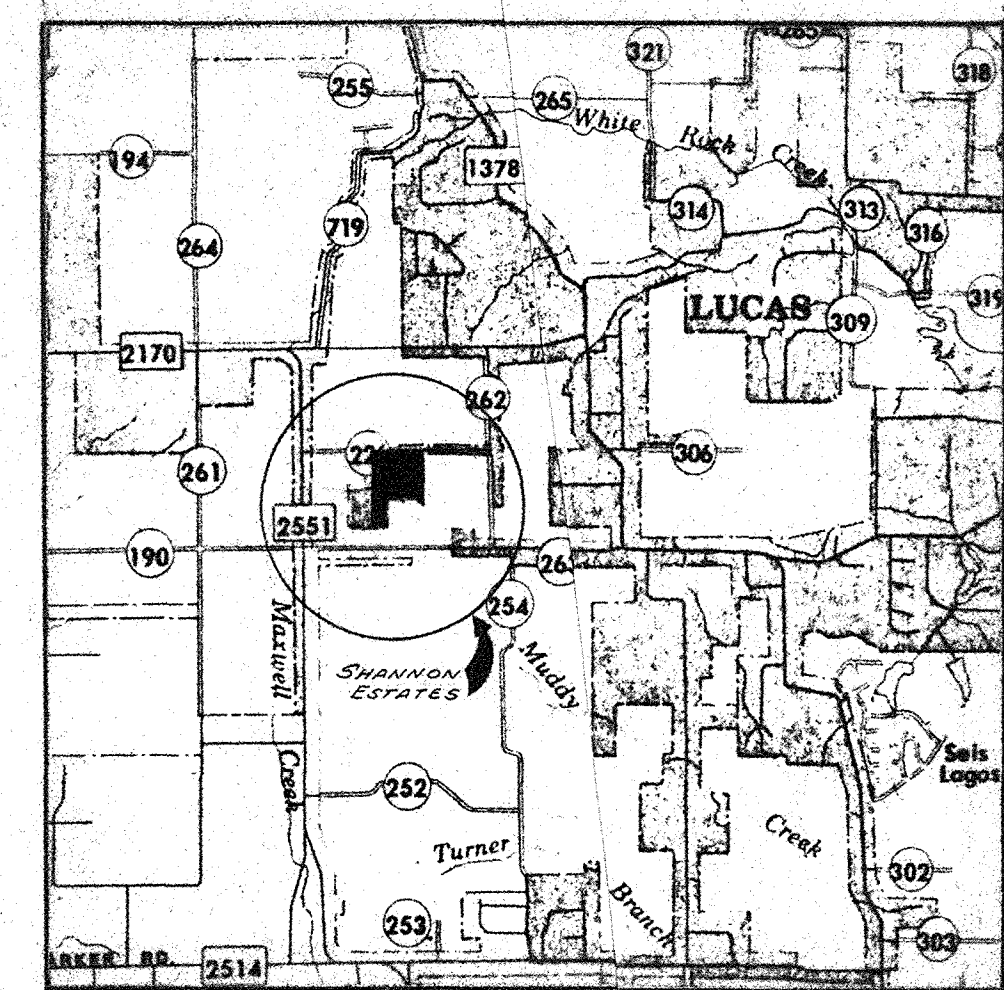
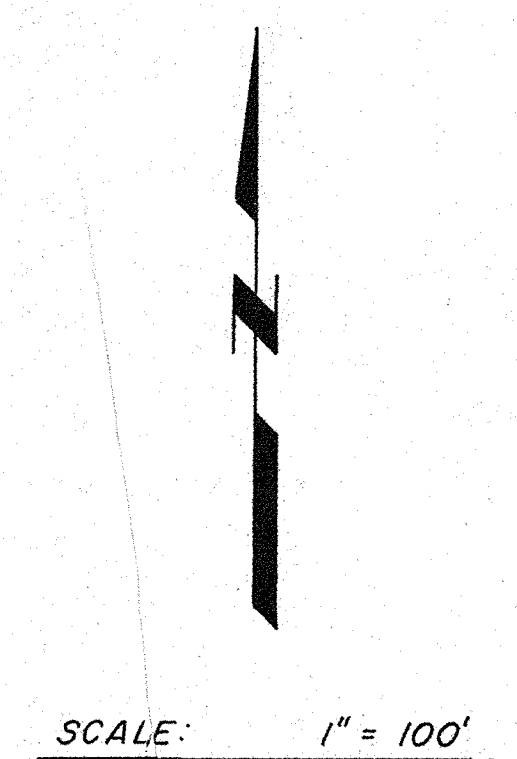
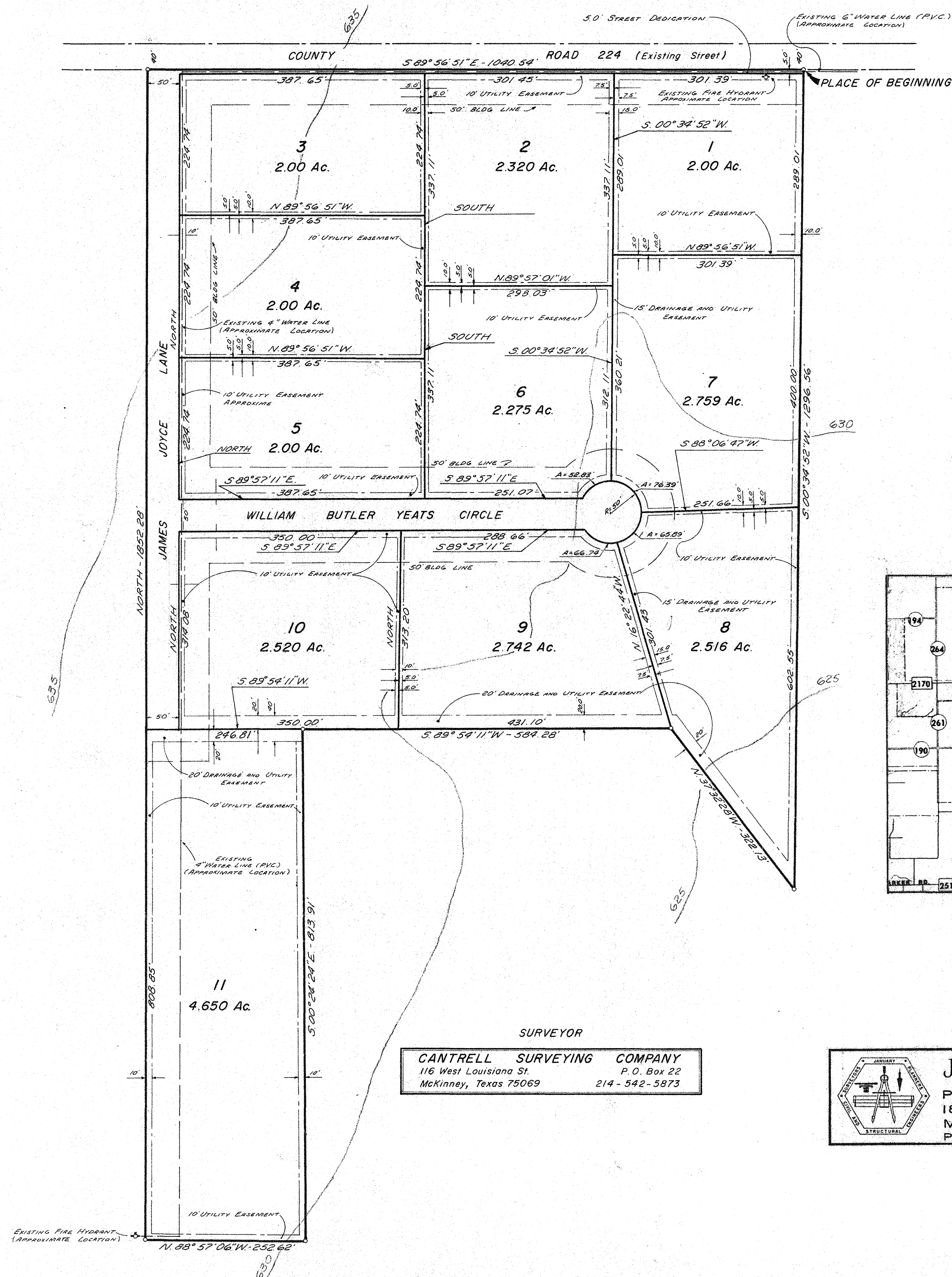


SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

WATER PLAN

FINAL PLAT
SHANNON ESTATES
 WILLIAM SNIDER SURVEY ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS



SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dats 248-0304

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., being the owners of a tract of land situated Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 15 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velva S. (Stinson) Spurgin, et vir, to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Spurgin, et vir, to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.

THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.
 THENCE South 89 deg 54 min 11 sec West, a distance of 584.28 ft. to an iron stake.
 THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.
 THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.
 THENCE North following the West line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.
 THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1040.54 ft. to the place of beginning and containing 30.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

Reed Wilson Payne

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

Martha Payne

WITNESS my hand in Collin County, Texas this the _____ day of _____, 1984.

R.D. McGarity, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the _____ day of _____, 1984,
 by _____

My commission expires: _____

Notary Public, State of Texas

Notary's Printed Name: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.

John V. Cantrell, Registered Public Surveyor

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the _____ day of _____, 1984,
 by _____

My commission expires: _____

Notary Public, State of Texas

Notary's Printed Name: _____

APPROVED: _____
 Chairman, City Planning & Zoning

Date _____

APPROVED: _____
 City Secretary

Date _____

ENVIRONMENTAL SERVICES CERTIFICATE:

I hereby certify that the water and sewer facilities described on the plat conform to applicable health laws of the State of Texas, the percolation tests have been submitted representing the area in which septic tank disposal systems may be used.

Environmental Services Department of
 Public Works, Collin County, Texas

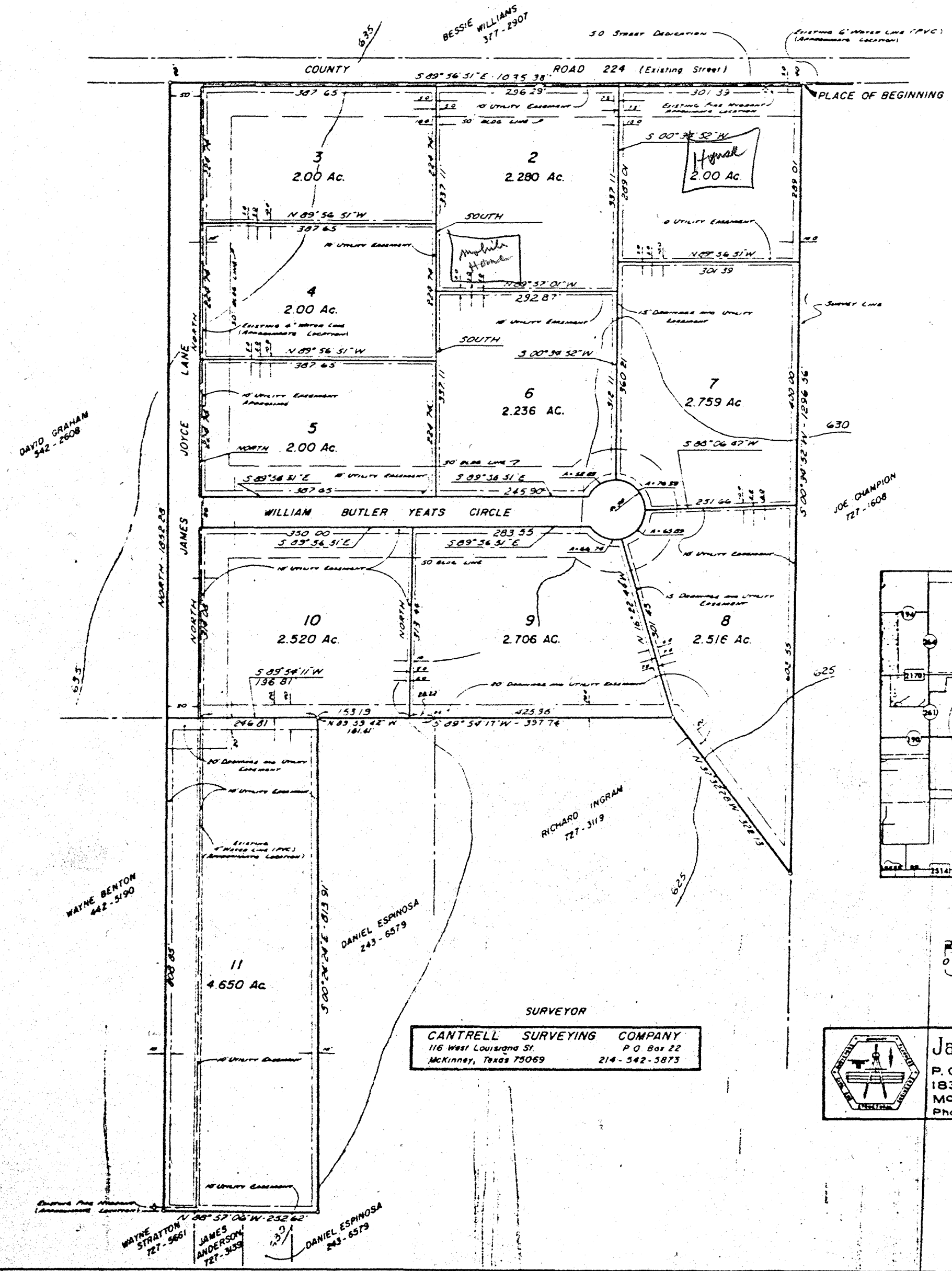
E/SO

FILED

1984 Oct 11 AM 10:49

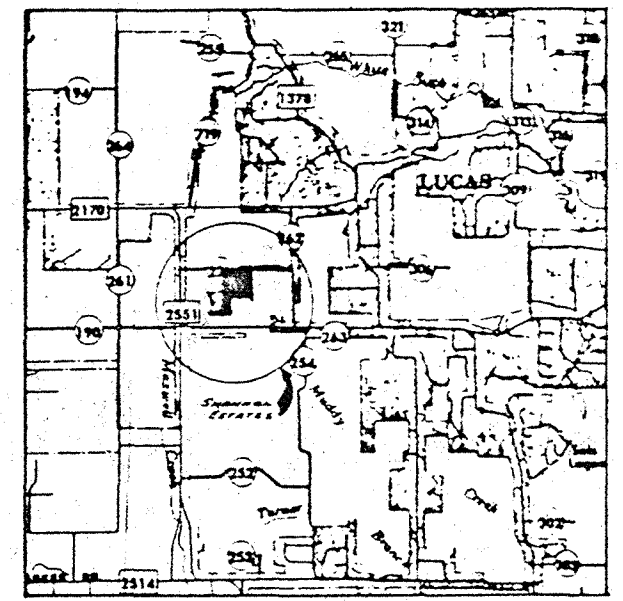
COUNTY COURT
COLLIN COUNTY, TEXAS
BY me DEPUTY

FINAL PLAT
SHANNON ESTATES (REVISED)
WILLIAM SNIDER SURVEY ABST. 821
CITY OF LUCAS COLLIN COUNTY, TEXAS



SURVEYOR
CANTRELL SURVEYING COMPANY
116 West Louisiana St. P.O. Box 22
McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
P.O. BOX 847
1836 W. VIRGINIA, SUITE 104
MCKINNEY, TEXAS 75069
Phone 542-0653, Dallas 248-0304



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., being the owners of a tract of land situated Collin County, Texas and being more fully described as follows:
SITUATED in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 10 acre tract as described in a deed from Velma S. (Stinson) Sourgin, et vir. to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velma S. (Stinson) Sourgin, et vir. to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Sourgin, et vir. to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.
THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.
THENCE South 49 deg 54 min 17 sec West, 397.74 ft. to an iron stake.
THENCE North 89 deg 59 min 42 sec West, 181.41 ft. to an iron stake.
THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.
THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.
THENCE North following the west line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.
THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1035.38 ft. to the place of beginning and containing 29,880 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That we, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.
WITNESS my hand in Collin County, Texas this the 28 day of August, 1984.
WITNESS my hand in Collin County, Texas this the 28 day of August, 1984.
WITNESS my hand in Collin County, Texas this the 28 day of August, 1984.

STATE OF TEXAS
COUNTY OF COLLIN
This instrument was acknowledged before me on the 28 day of August, 1984,
by
My commission expires: 11-14-87
Notary Public, State of Texas
Notary's Printed Name: Larry W. Kirkwood

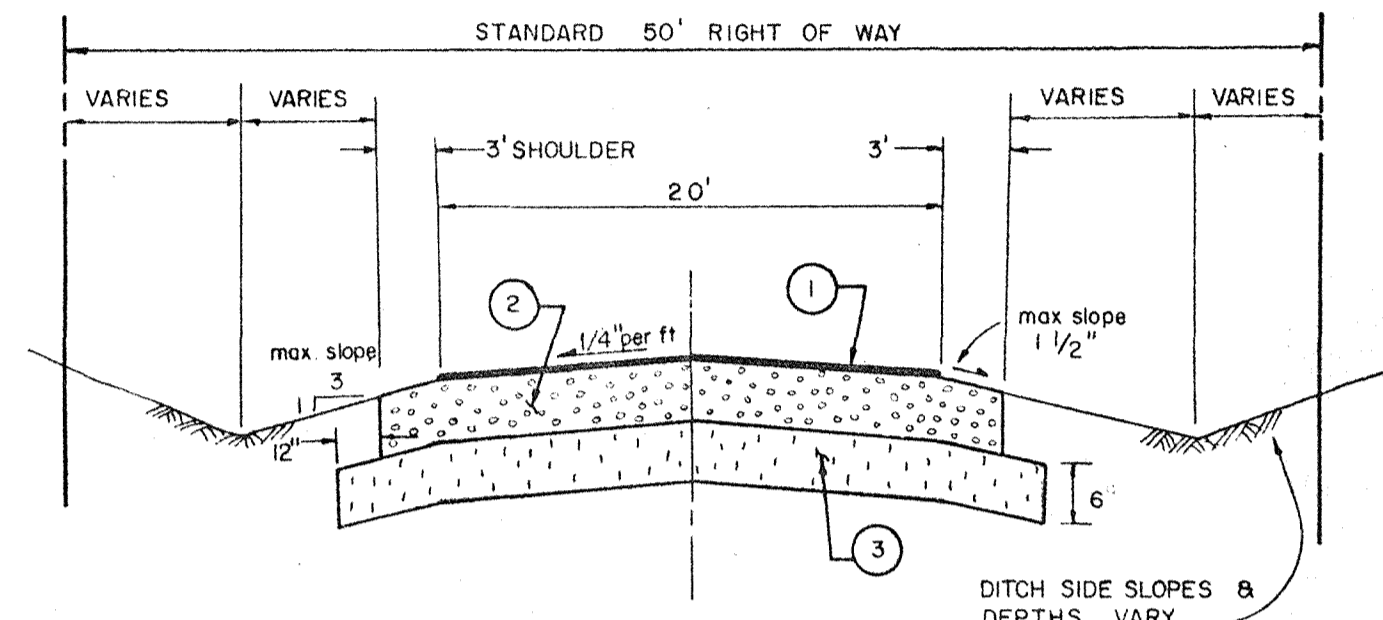
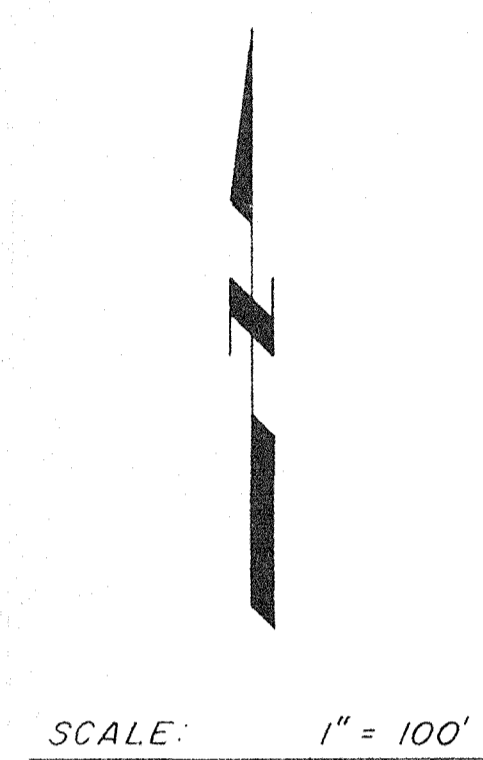
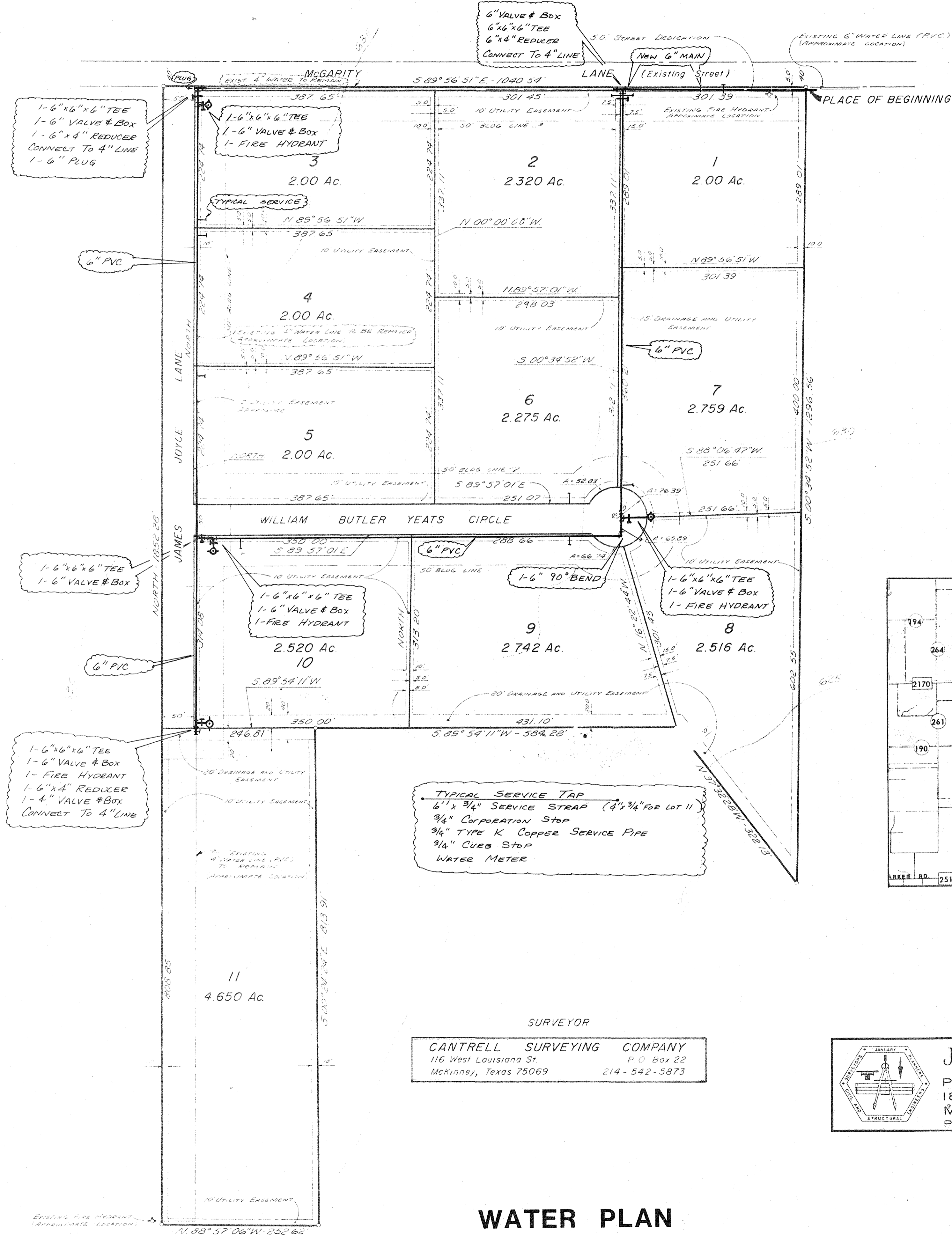
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey and that the corner monuments shown were placed under my supervision, and in accordance with the platting laws and regulations of the City of Lucas, Texas.
STATE OF TEXAS
COUNTY OF COLLIN
This instrument was acknowledged before me on the 28 day of August, 1984,
by
My commission expires: 11-14-87
Notary Public, State of Texas
Notary's Printed Name: Larry W. Kirkwood
APPROVED: John V. Cantrell Date: 8 Sept. 1984
APPROVED: Sherilyn Kunkel Date: Sept. 8, 1984
City Secretary

Final plat approved by the City of Lucas on
OCTOBER 1, 1984.

W. Milton Gosney Mayor
Sherilyn Kunkel City Secretary

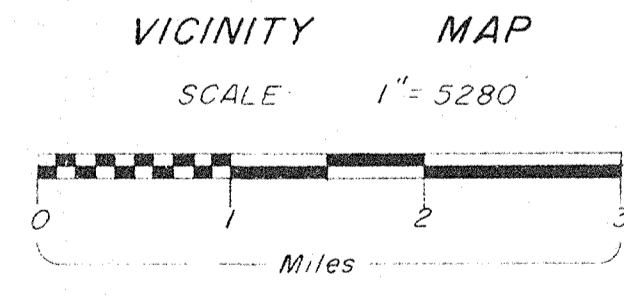
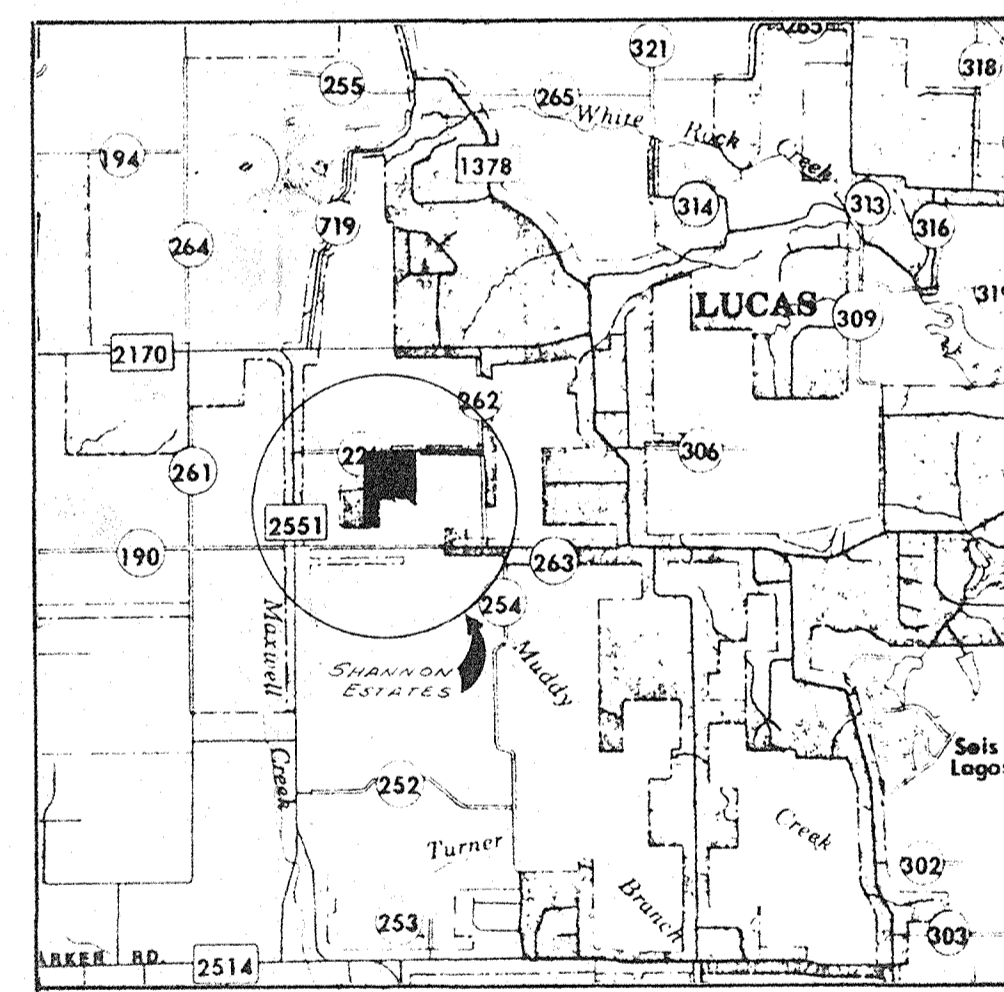
PRELIMINARY PLAT
SHANNON ESTATES
 WILLIAM SNIDER ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS

EXHIBIT C



- 1 The surface course shall be constructed of either of the following options:
 (a) Two course asphalt treatment, the first course being 26 ft. wide, the second course 20 ft. wide.
 (b) Two (2) inches of hot mix asphaltic concrete 20 ft. wide.
- 2 The base shall be constructed from either of the following options:
 (a) Ten (10) inches native Collin County white rock compacted to 95% modified proctor.
 (b) Eight (8) inches native Collin County white rock with 2% hydrated lime compacted to 95% modified proctor.
- 3 7% lime stabilized subgrade compacted 95% modified proctor

SUBDIVISIONS WITH LOTS 1.00 ACRE OR GREATER BUT LESS THAN 10.0 ACRES



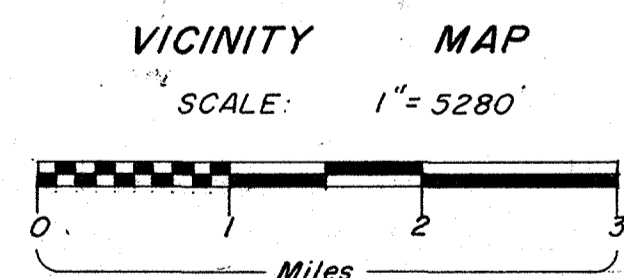
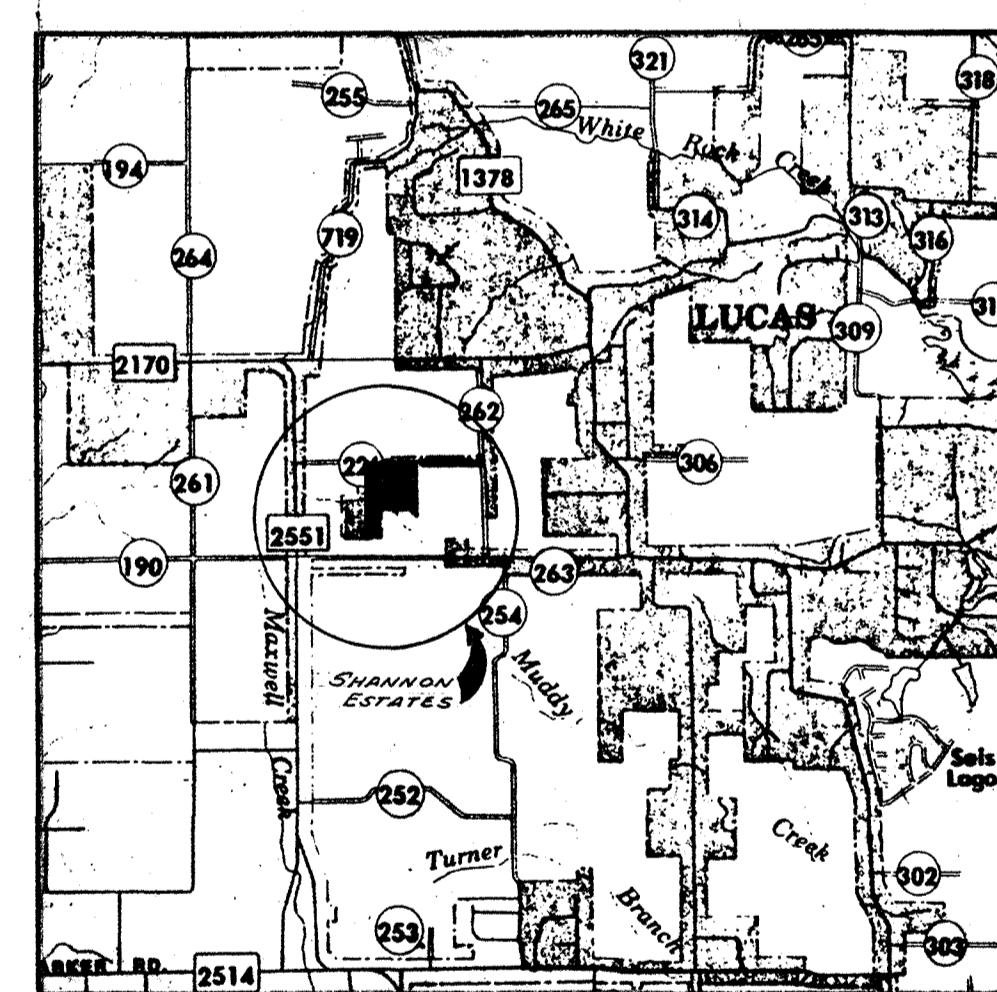
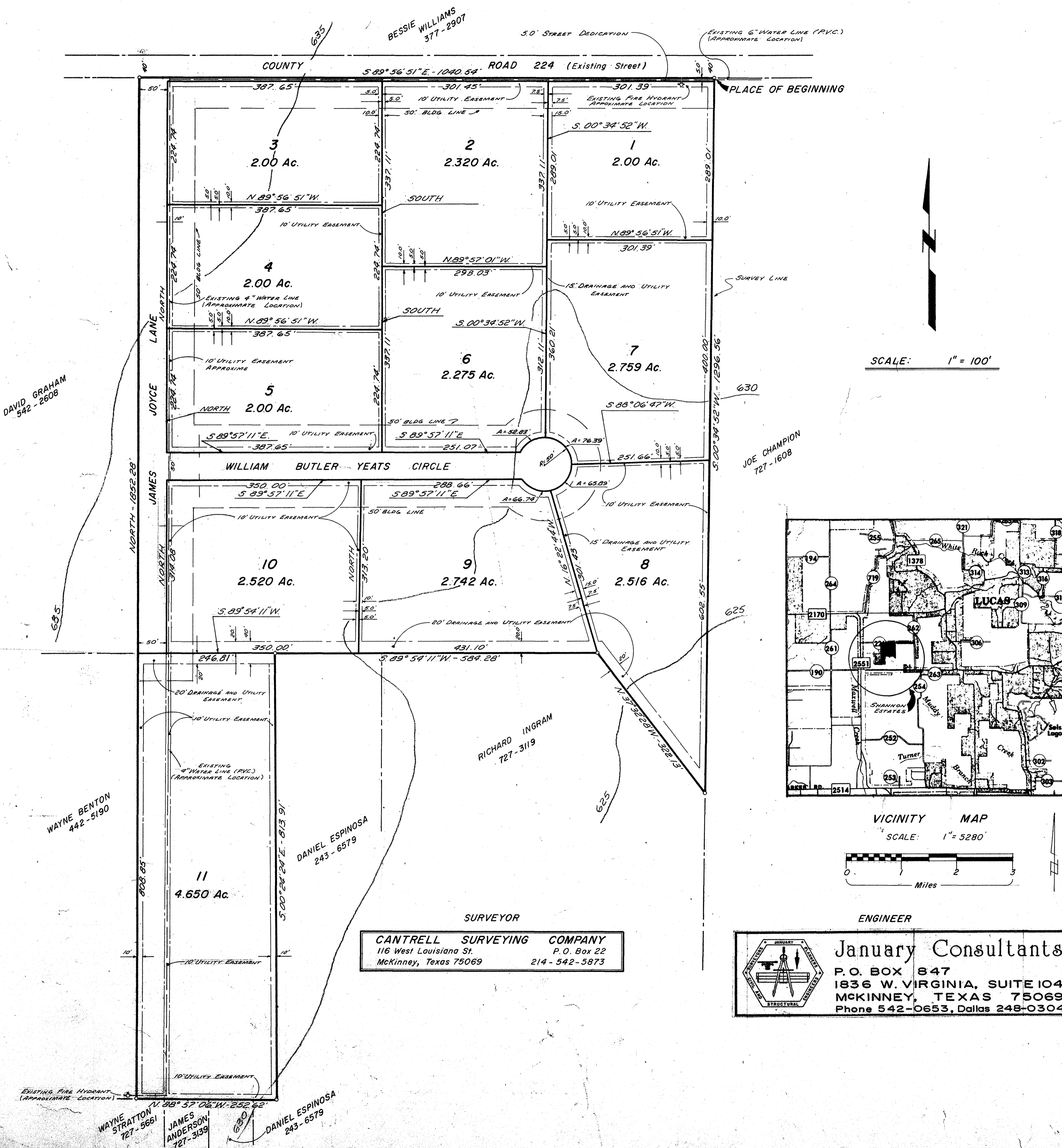
SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

WATER PLAN

ROADWAY SECTION

FINAL PLAT
SHANNON ESTATES
 WILLIAM SNIDER SURVEY ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS



SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P. O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P. O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., being the owners of a tract of land situated in Collin County, Texas and being more fully described as follows:
 Situated in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 15 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Spurgin, et vir, to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.
 THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.
 THENCE South 89 deg 54 min 11 sec West, a distance of 584.28 ft. to an iron stake.
 THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.
 THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.
 THENCE North following the West line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.
 THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1040.54 ft. to the place of beginning and containing 30.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the 22nd day of March, 1984.

Reed Wilson Payne
 Reed Wilson Payne

WITNESS my hand in Collin County, Texas this the 22 day of MARCH, 1984.

Martha Payne
 Martha Payne

WITNESS my hand in Collin County, Texas this the 22nd day of MARCH, 1984.

R.D. McGarity, Jr.
 R.D. McGarity, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the 22nd day of MARCH, 1984,

by

12-22-87

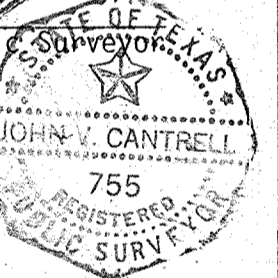
John V. Cantrell, Jr.
 Notary Public, State of Texas
 Notary's Printed Name: John V. Cantrell, Jr.



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.

John V. Cantrell
 John V. Cantrell, Registered Public Surveyor



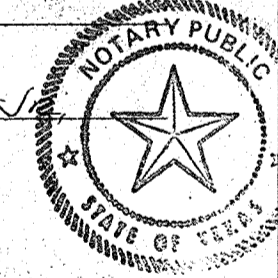
STATE OF TEXAS
 COUNTY OF COLLIN

This instrument was acknowledged before me on the 21st day of MARCH, 1984,

by

12-27-87

John V. Cantrell, Jr.
 Notary Public, State of Texas
 Notary's Printed Name: John V. Cantrell, Jr.



APPROVED: *Frank P. Vetter, Jr.*
 Vice Chairman, City Planning & Zoning

Date 3/5/84

APPROVED: *Madeline A. Sizer*
 City Secretary

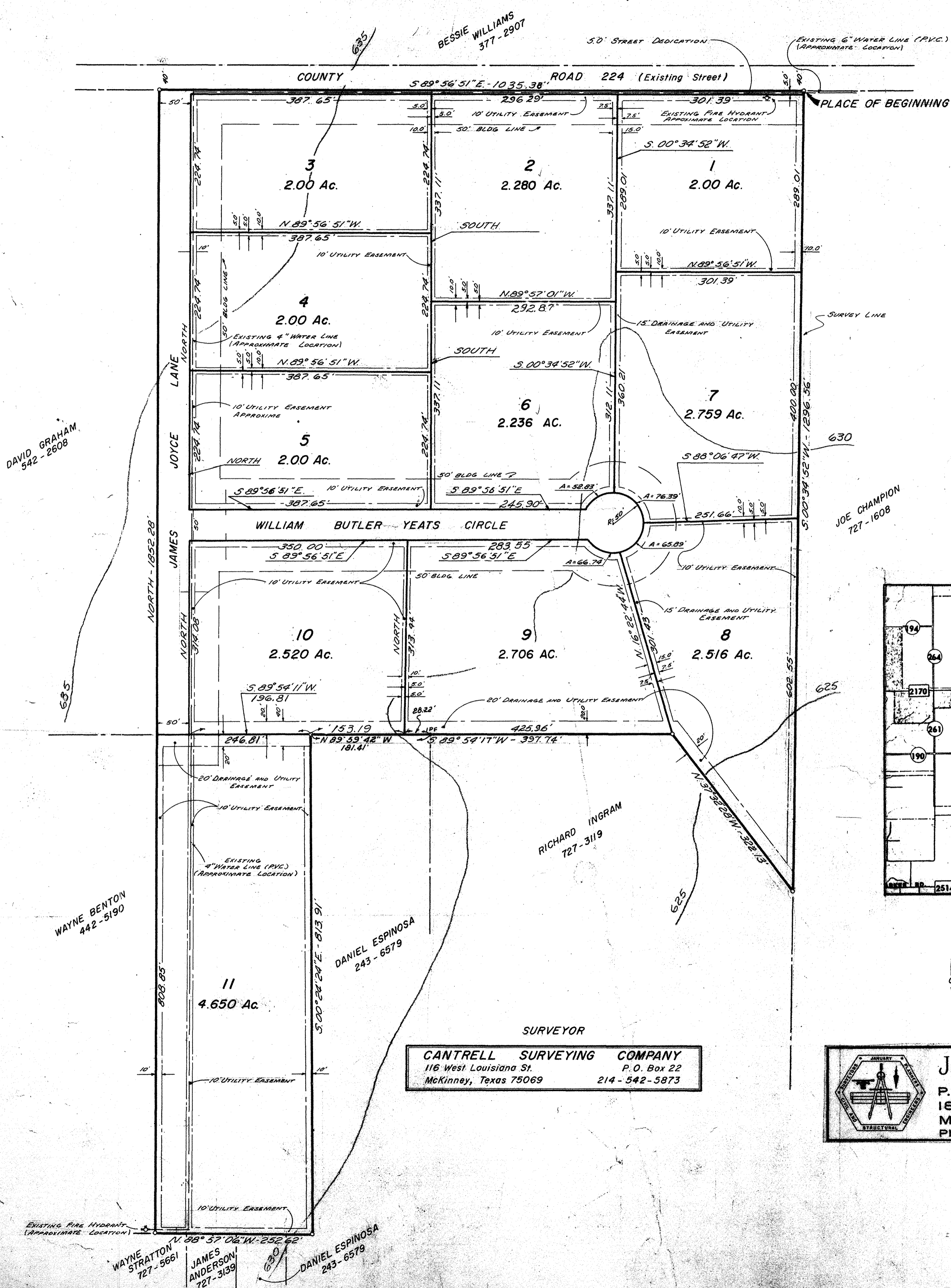
Date 3/3-84

APPROVED: *Will Damm*
 Mayor, City of Lucas

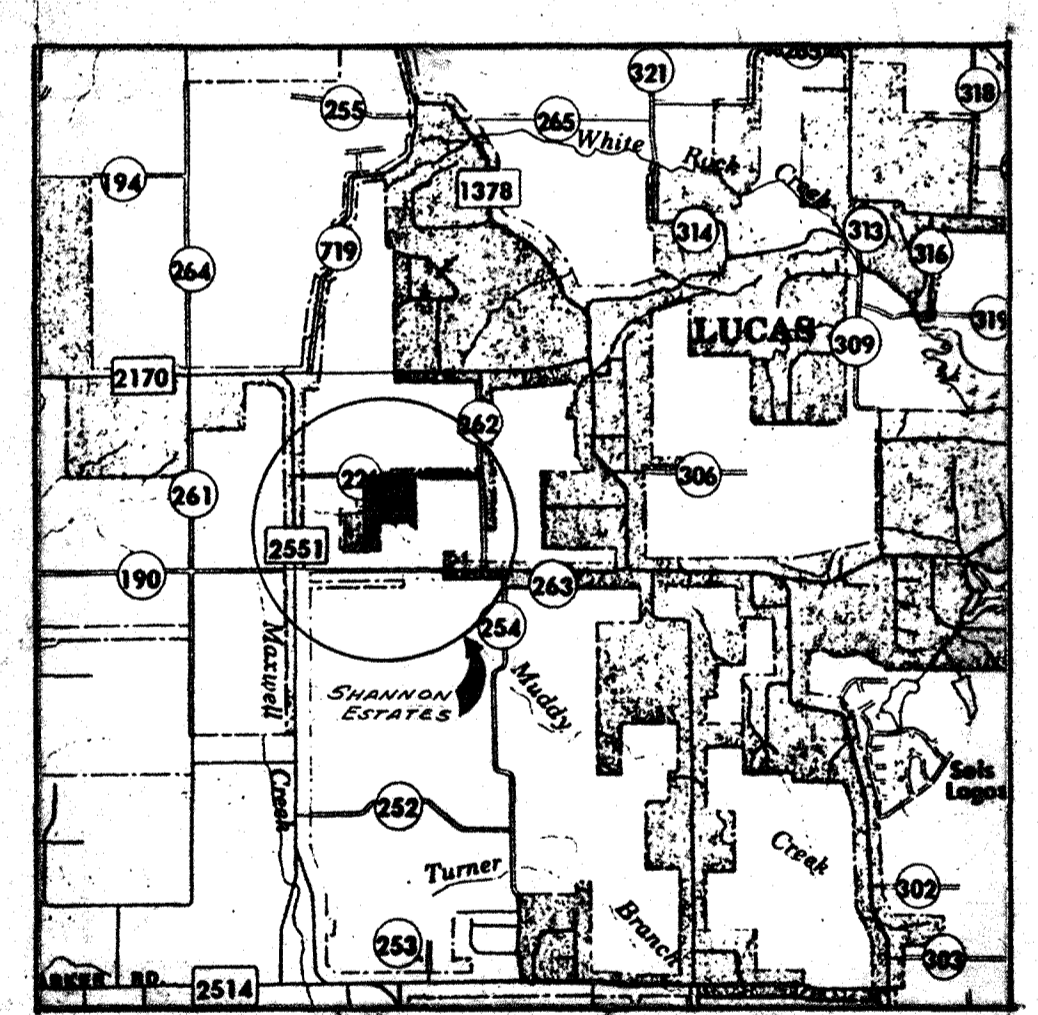
Date 5 March 84

E/50 FILED
 1984 Oct 12 AM 10:49
 COUNTY COURT
 COLLIN COUNTY, TEXAS
 DEPUTY

FINAL PLAT
SHANNON ESTATES (REVISED)
 WILLIAM SNIDER SURVEY ABST. 821
 CITY OF LUCAS COLLIN COUNTY, TEXAS



SCALE: 1" = 100'



VICINITY MAP
 SCALE: 1" = 5280'

SURVEYOR
CANTRELL SURVEYING COMPANY
 116 West Louisiana St. P.O. Box 22
 McKinney, Texas 75069 214-542-5873

ENGINEER
January Consultants
 P.O. BOX 847
 1836 W. VIRGINIA, SUITE 104
 MCKINNEY, TEXAS 75069
 Phone 542-0653, Dallas 248-0304

STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS WE, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., being the owners of a tract of land situated in Collin County, Texas and being more fully described as follows:
 Situated in Collin County, Texas and being a part of the William Snider Survey Abstract No. 821 and being all of a 15 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Reed Wilson Payne, et ux, and recorded in Volume 1216 Page 300 of the Collin County Deed Records and being all of a 5 acre tract as described in a deed from Velma S. (Stinson) Spurgin, et vir, to Martha Payne and recorded in 1214 Page 201 of the Collin County Deed Records and being all of a 10 acre tract described in a deed from Velma S. (Stinson) Spurgin, et vir, to R.D. McGarity, Jr. and recorded in Volume 1214 Page 198 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said 10 acre tract, South 00 deg 34 min 52 sec West, following the East line of the said 10 acre tract a distance of 1296.56 ft. to an iron stake for a corner. Said stake being in the center line of a ditch.
 THENCE North 37 deg 32 min 28 sec West, a distance of 322.13 ft. to an iron stake.
 THENCE South 89 deg 54 min 17 sec West, 397.74 ft. to an iron stake.
 THENCE North 89 deg 59 min 42 sec West, 181.41 ft. to an iron stake.
 THENCE South 00 deg 24 min 24 sec East, a distance of 813.91 ft. to an iron stake for a corner.
 THENCE North 88 deg 57 min 06 sec West, following the South line of the said 15 acre tract a distance of 252.62 ft. to an iron stake for a corner.
 THENCE North following the West line of the said tract a distance of 1852.28 ft. to an iron stake for a corner.
 THENCE South 89 deg 56 min 51 sec East, following the North lines of the said 15 acre tract, 5 acre tract, and 10 acre tracts a distance of 1035.38 ft. to the place of beginning and containing 29.880 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That We, Reed Wilson Payne, Martha Payne and R.D. McGarity, Jr., do hereby adopt the plat hereon designating the hereinabove described property as the Shannon Estates, an Addition to the City of Lucas and do hereby dedicate to the public use forever of the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the 28 day of August, 1984.
 Reed Wilson Payne
 Martha Payne
 R.D. McGarity, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 28 day of August, 1984 by
 My commission expires: 11-14-87
 Notary Public, State of Texas
 Notary's Printed Name: Larry W. Kirkwood

SURVEYOR'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS, that I, John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual survey of the land, and the corner monuments shown were placed under my supervision, and in accordance with the platting rules and regulations of the City of Lucas, Texas.

STATE OF TEXAS
 COUNTY OF COLLIN
 This instrument was acknowledged before me on the 28 day of August, 1984 by
 My commission expires: 11-14-87
 Notary Public, State of Texas
 Notary's Printed Name: Larry W. Kirkwood

APPROVED: John V. Cantrell
 Chairman, City Planning & Zoning
 APPROVED: Sherilyn Kunkel
 City Secretary
 Date: 8 Sept 1984
 Date: Sept. 8, 1984

Final plat approved by the City of Lucas on
OCTOBER 1, 1984.
 W. Milton Gosney, Mayor
 Sherilyn Kunkel, City Secretary

*Sherilyn Kunkel
 Me M. Gosney
 said this had been
 checked, sealed, etc*

SHANNON ESTATES