

2042

1983 DEC - 8 PM 1: 27
RELEASED TO THE PUBLIC
BY: *me* DEPUTY

SKY VIEW ESTATES

JAMES GRAYUM SURVEY ABST. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS
32.1634 Acres
November 10, 1983
CUMMINGS SURVEYING ENTP.
1201 EAST 15th STREET PLANO, TX. 75074
424-2157

OWNER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF COLLIN I
CITY OF LUCAS I

That we, Colco Real Estate, Inc., being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as Skyview Estates, an Addition to the City of Lucas, 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 easements shall be open to all public and private utilities for each particular use. The maintenance of paving on the utility 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 full 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 the City of Lucas, Texas.

Larry Sullivan
Larry Sullivan, President

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BEGINNING at a fence corner post at the Southeast corner of the called 34 1/2 Acre First Tract in said deed;
THENCE N89°39'50"W, 1198.14 feet along an established fence to a fence corner post at the Southwest corner of the called 0.84 Acre Third Tract in said deed;
THENCE N00°02'32"W, 371.09 feet and N00°01'42"W, 1108.83 feet along an established fence on the West line of the said called 0.84 Acre Third Tract in said deed to a fence corner post at the Northwest corner thereof, same being the Southwest corner of the called 0.10 Acre Fourth Tract in said deed;
THENCE N45°23'42"W, 510.69 feet along an established fence on the West line of the said called 0.10 Acre Fourth Tract to an iron rod found at the Northwest corner thereof, same being the Northwest corner of the called 1 1/2 Acre Second Tract in said deed, and being in the center of a rock road;
THENCE S89°26'09"E, 177.26 feet along the North line of the said called 1 1/2 Acre Second Tract and along the projected center of said rock road to an iron rod set at the intersection of the Southwest line of F.M. Highway No. 1378;
THENCE S59°25'05"E, 574.75 feet along the West line of said F.M. Highway No. 1378 to a wood R.O.W. marker at the beginning of a curve to the right having a central angle of 27°00'58" and a radius of 897.13 feet;
THENCE along said curve to the right on the West line of said F.M. Highway No. 1378, a distance of 423.01 feet to a concrete R.O.W. marker at the end of said curve;
THENCE S32°24'08"E, 522.14 feet along the West line of said F.M. Highway No. 1378 to an iron rod set at the beginning of a curve to the right having a central angle of 16°26'52" and a radius of 888.51 feet;
THENCE along said curve to the right on the West line of said F.M. Highway No. 1378, a distance of 255.06 feet to a concrete R.O.W. marker at the end of said curve;
THENCE S15°57'16"E, 154.48 feet along the West line of said F.M. Highway No. 1378 to a wood R.O.W. marker at the beginning of a curve to the left having a central angle of 24°09'25" and a radius of 523.34 feet;
THENCE along said curve to the left on the West R.O.W. line of said F.M. Highway No. 1378, a distance of 220.65 feet to a wood R.O.W. marker in the East line of the said called 34 1/2 Acre First Tract in said deed;
THENCE S13°47'41"E, 252.50 feet along the East line of the said called 34 1/2 Acre First Tract to the place of beginning and containing 32.1634 Acres of land.

STATE OF TEXAS I
COUNTY OF COLLIN I

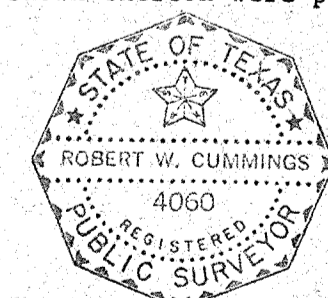
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Sullivan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th day of Nov., 1983.

Madelene C. Dyer
Notary Public in and for Collin County, Texas

STATE OF TEXAS I
COUNTY OF COLLIN I

SURVEYOR'S CERTIFICATE

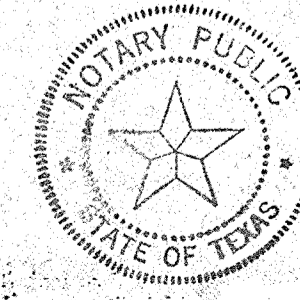
KNOW ALL MEN BY THESE PRESENTS: That I, Robert W. Cummings, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.



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

STATE OF TEXAS I
COUNTY OF COLLIN I

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 14th day of November, 1983.



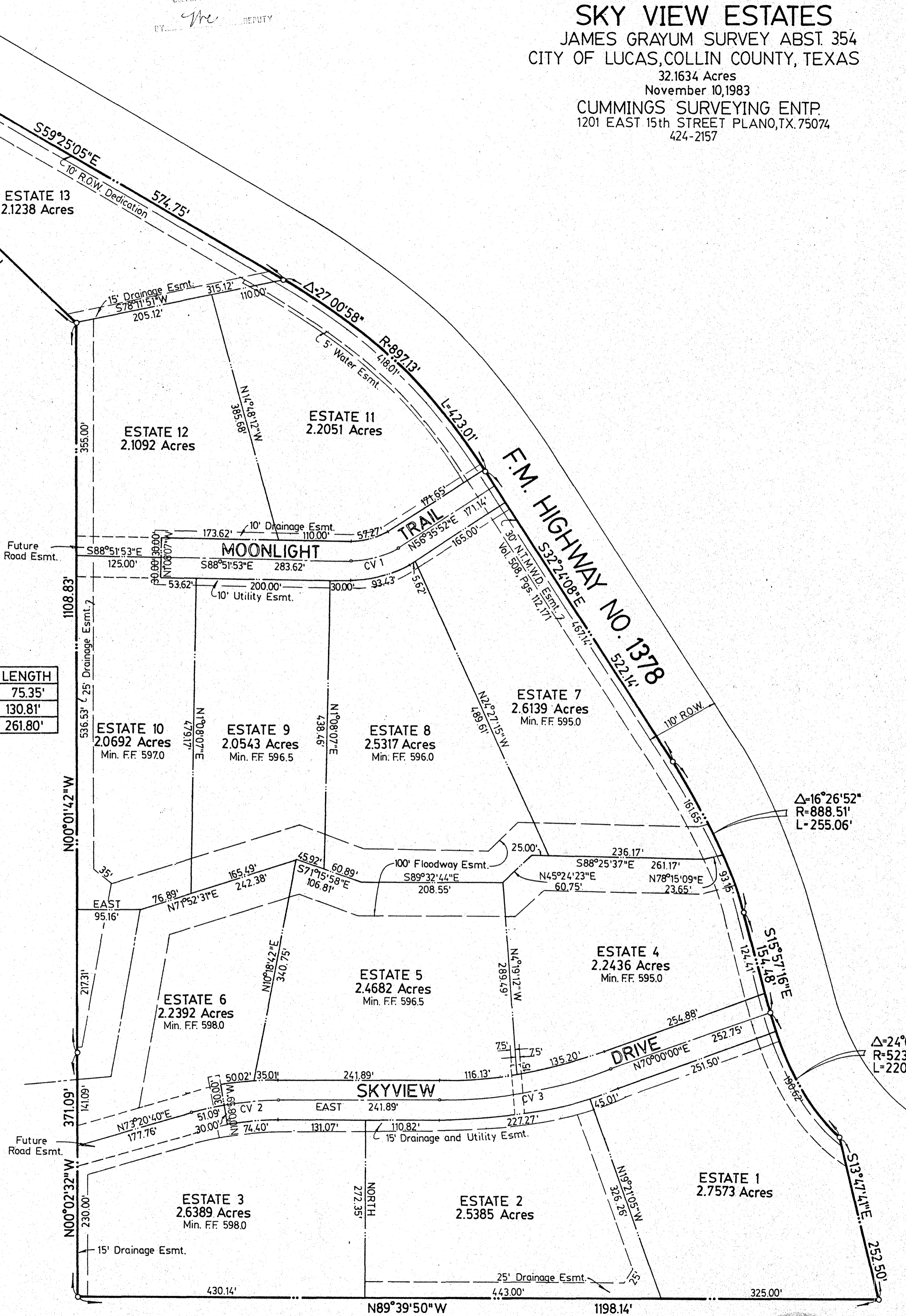
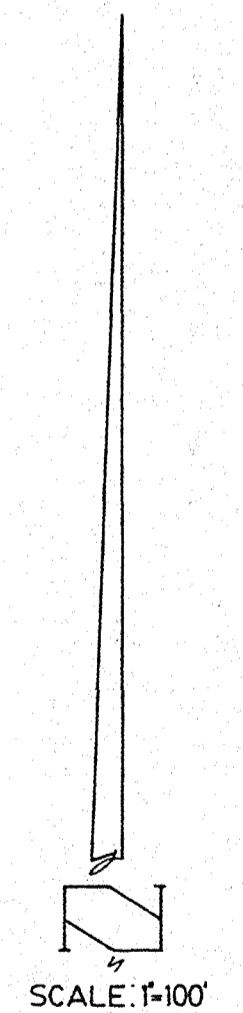
Ruth Allene Cummings
Notary Public in and for Collin County, Texas

Final Plat approved by the City of Lucas, Texas on

11/23/83
Michael... City Secretary
... Mayor

Engineering Work Done on Separate Sheets By: *James D. Whitehead*
James D. Whitehead, R.P.E. No. 52991

CURVE	DELTA	RADIUS	LENGTH
1	34°32'15"	125.00'	75.35'
2	16°39'19"	450.00'	130.81'
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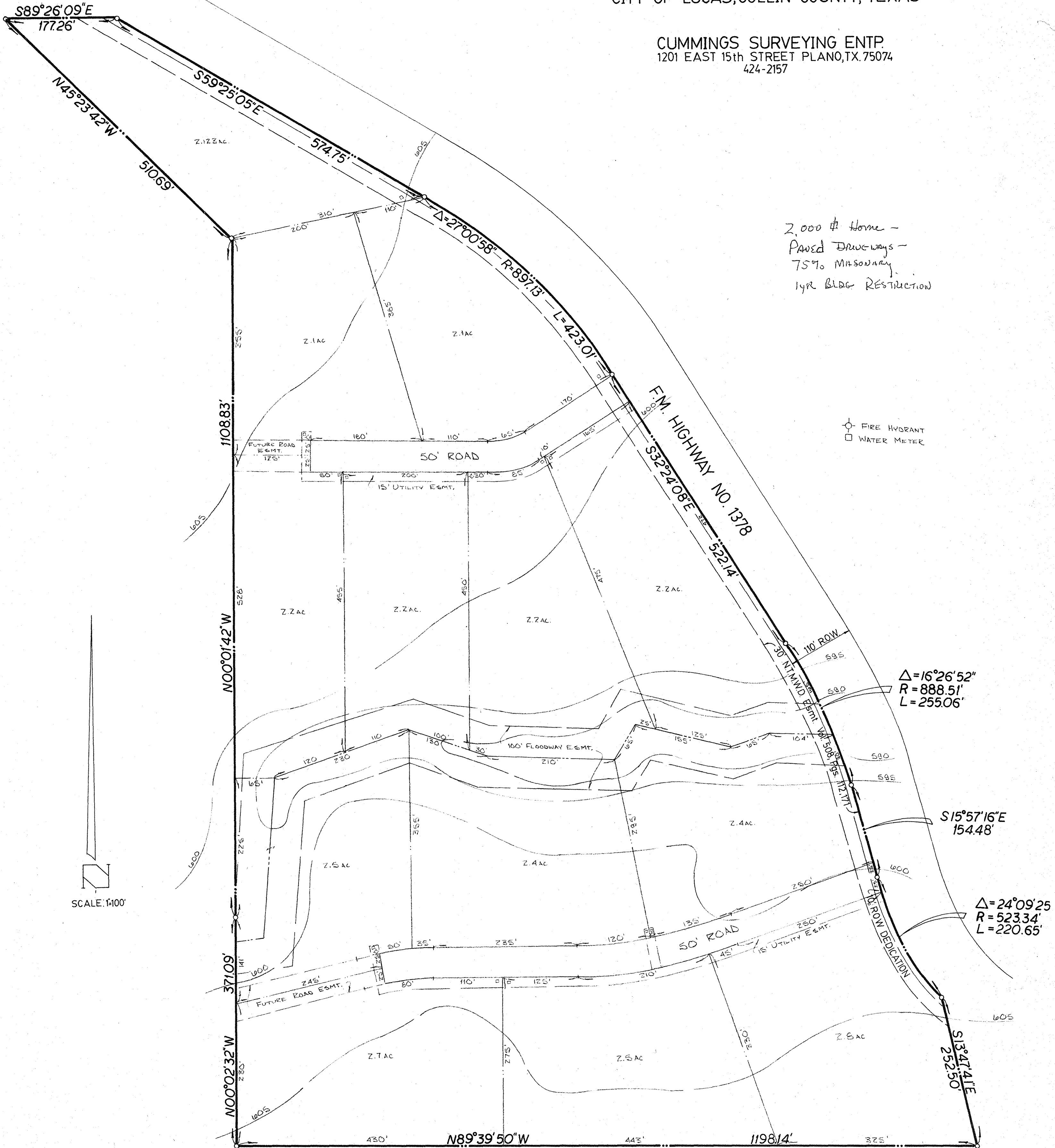


Acct # 1492

PRELIMINARY SUBDIVISION PLAT
SKY VIEW ESTATES
 JAMES GRAYUM SURVEY ABST. 354
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

CUMMINGS SURVEYING ENTP.
 1201 EAST 15th STREET PLANO, TX. 75074
 424-2157

2,000 sq ft Home -
 Paved Driveways -
 75% Masonry
 1yr Bldg RESTRICTION



SCALE: 1"=100'

⊕ FIRE HYDRANT
 □ WATER METER

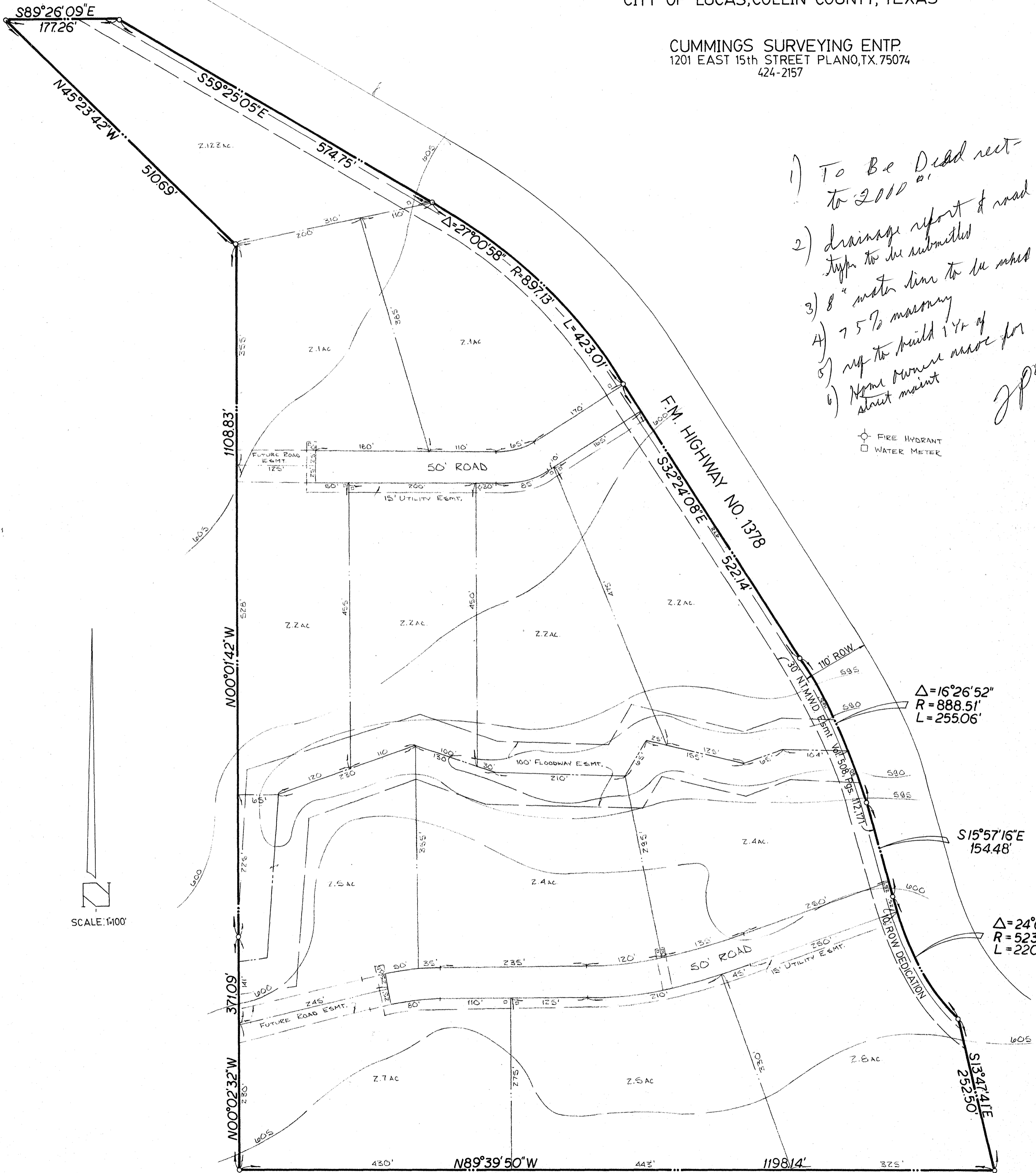
$\Delta = 16^\circ 26' 52''$
 $R = 888.51'$
 $L = 255.06'$

$S15^\circ 57' 16'' E$
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$\Delta = 24^\circ 09' 25''$
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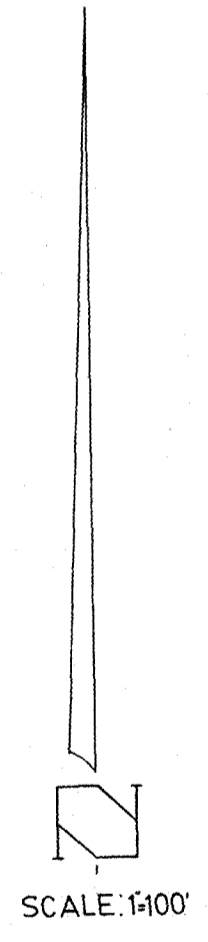
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- 1) To Be Dead rect- to 2010
- 2) drainage report of road type to be submitted
- 3) 8" water line to be installed
- 4) 75% masonry
- 5) req to build 1/4 of street
- 6) Home owners assoc for street maint

[Handwritten signature]

○ FIRE HYDRANT
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204a

C/289
1983 DEC -9 PM 1:27
RECORDED IN PUBLIC RECORDS
BY THE COUNTY CLERK
CITY OF LUCAS, TEXAS

SKY VIEW ESTATES

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CITY OF LUCAS, COLLIN COUNTY, TEXAS
32.1634 Acres
November 10, 1983
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Larry Sullivan, President

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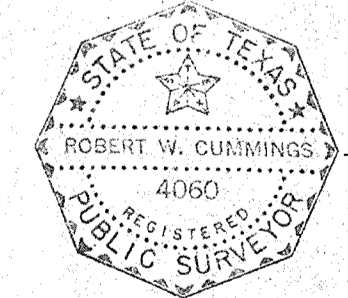
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Madelmi C. Dora
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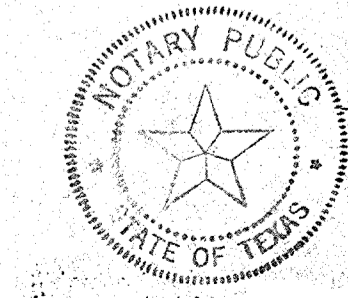
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Notary Public in and for Collin County, Texas

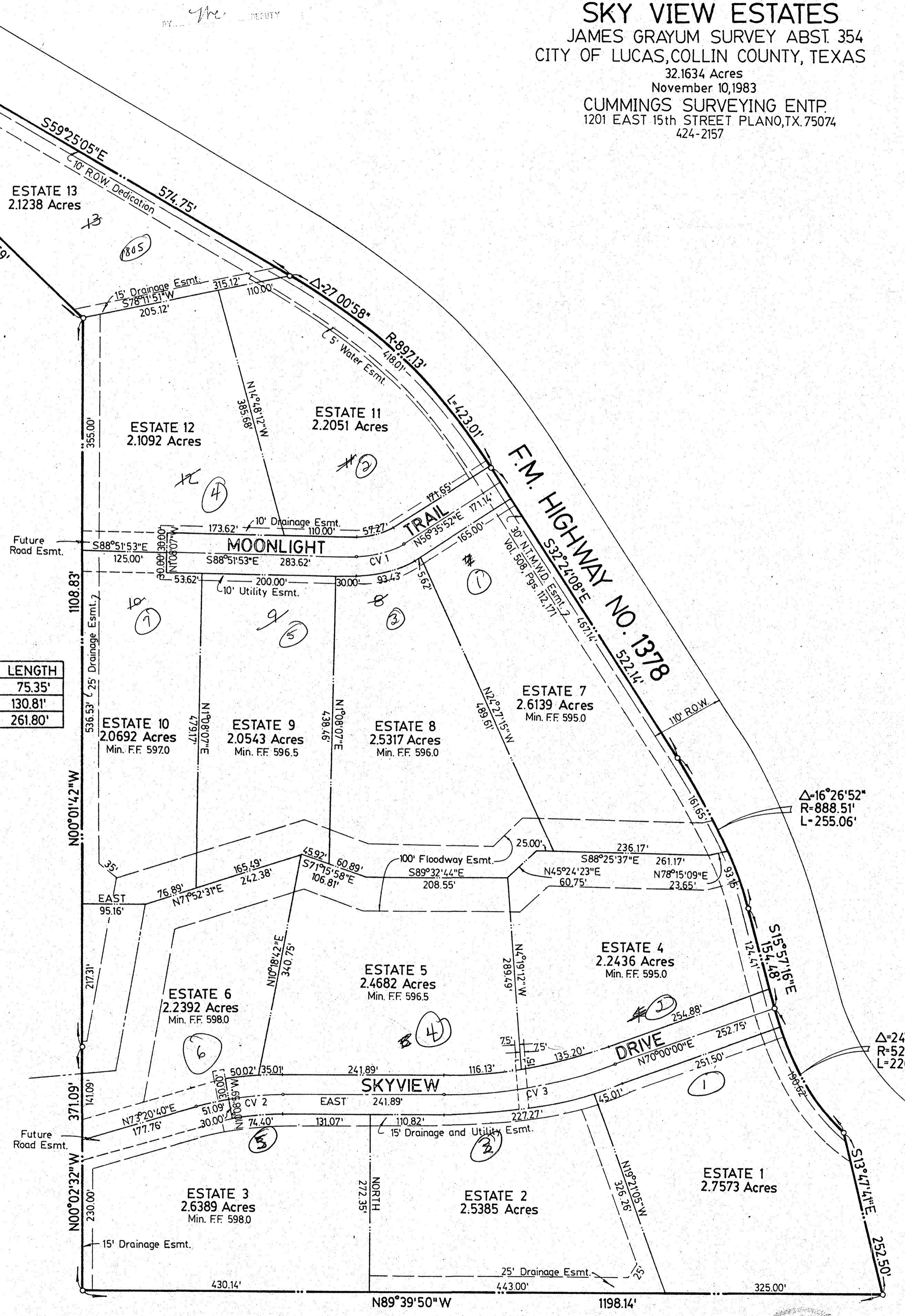
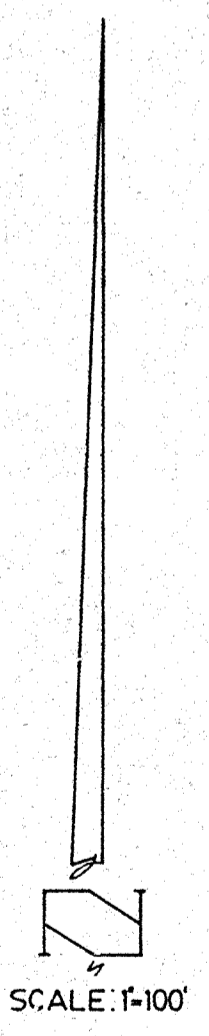
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City Secretary
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Mayor
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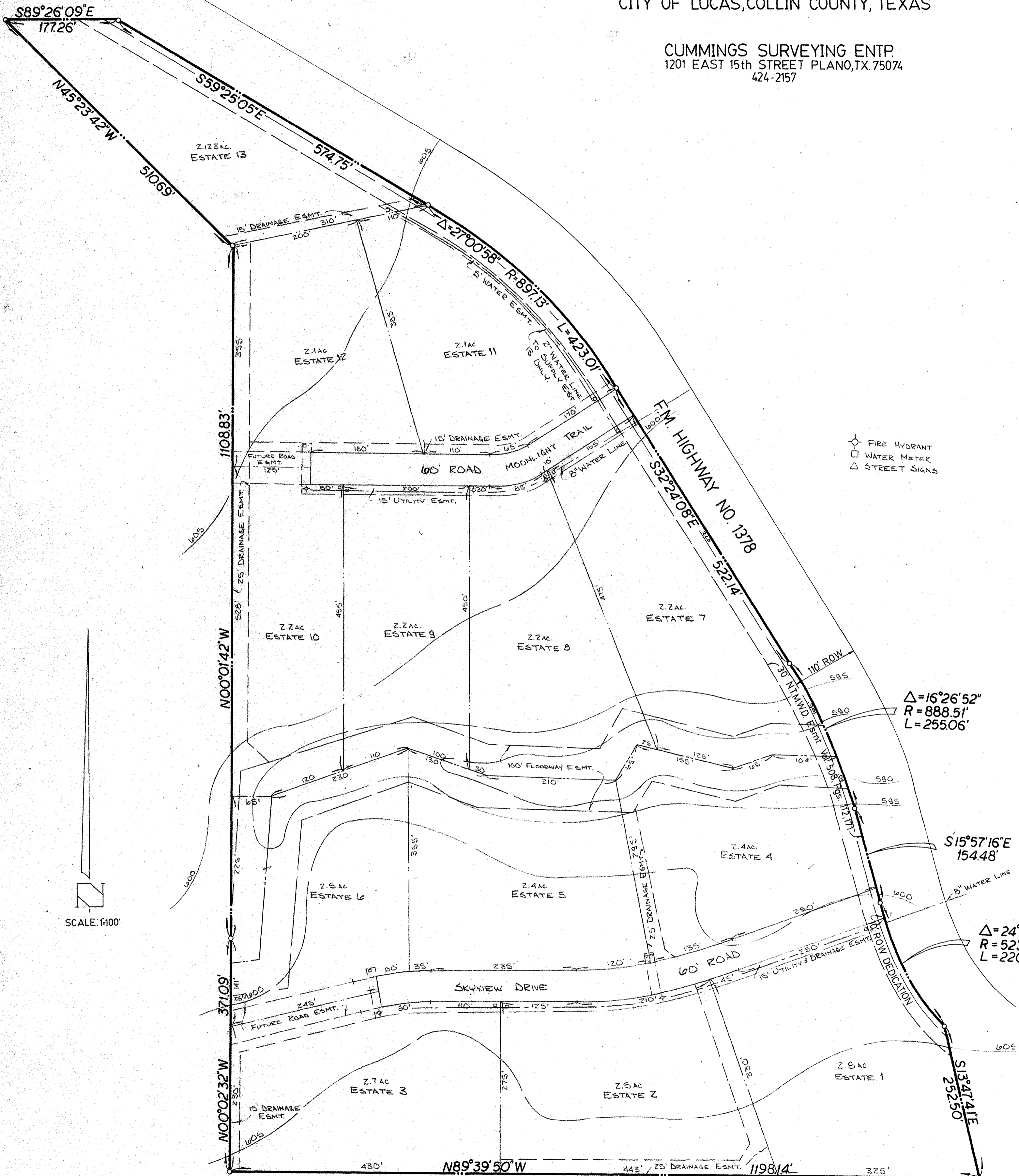


Engineering Work Done on Separate Sheets By: *James D. Whitehead*
James D. Whitehead, R.P.E. No. 52991

RECEIVED
CITY OF LUCAS
JAN 25 1984

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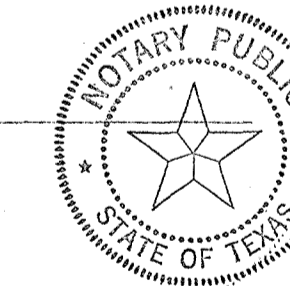
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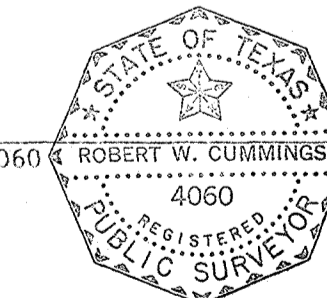


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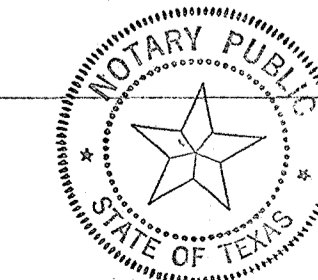


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CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 1983 by the City Council of the City of Lucas, Texas.

Mayor, City of Lucas, Texas

City Secretary, City of Lucas, Texas

Frank P. Yates III
 Chairman, City Planning & Zoning Commission
 City of Lucas, Texas

*By Ord 1002
 Joseph Siler
 6-6-60*