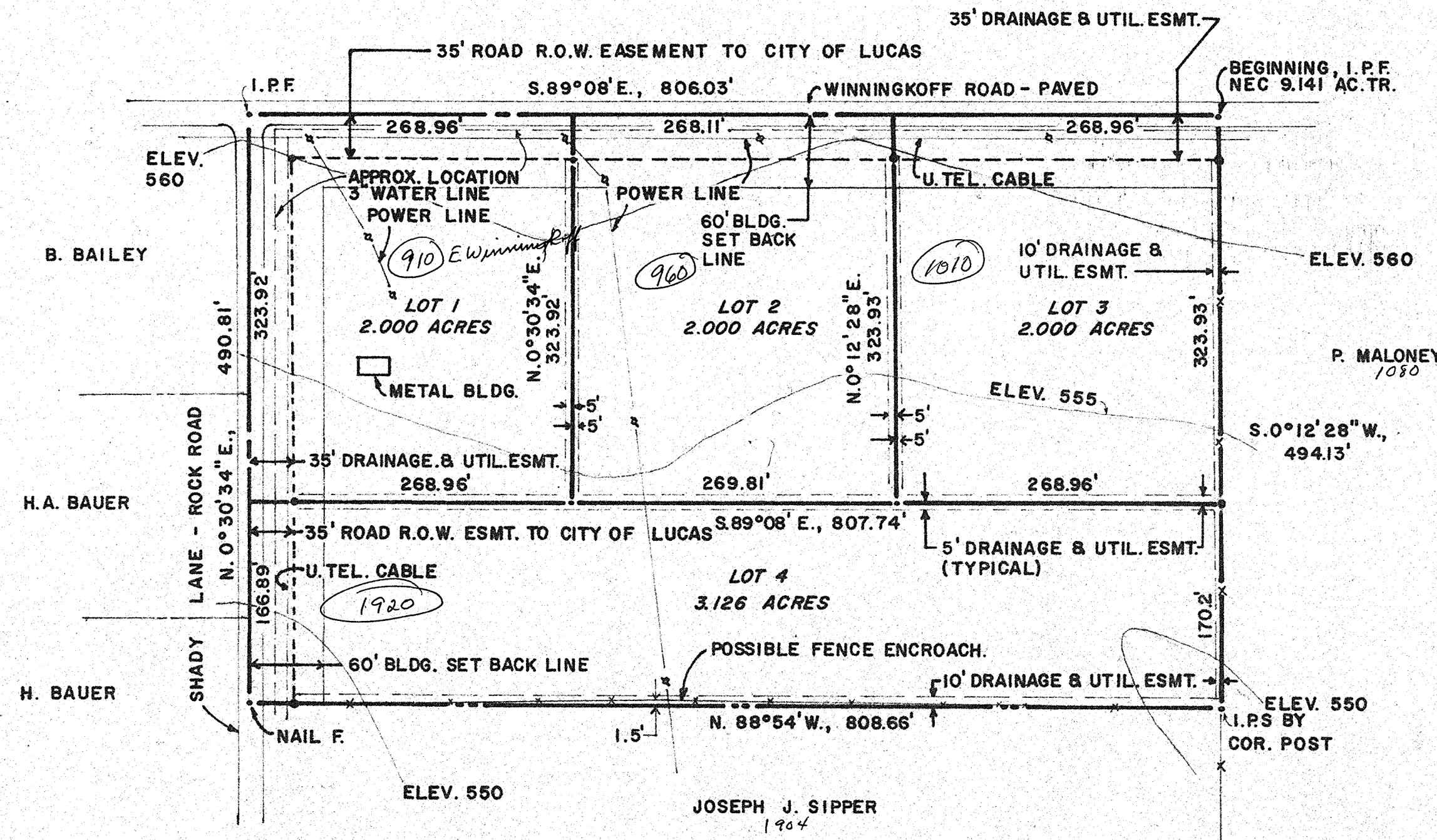


3883

NORTH TEXAS MUNICIPAL WATER DISTRICT



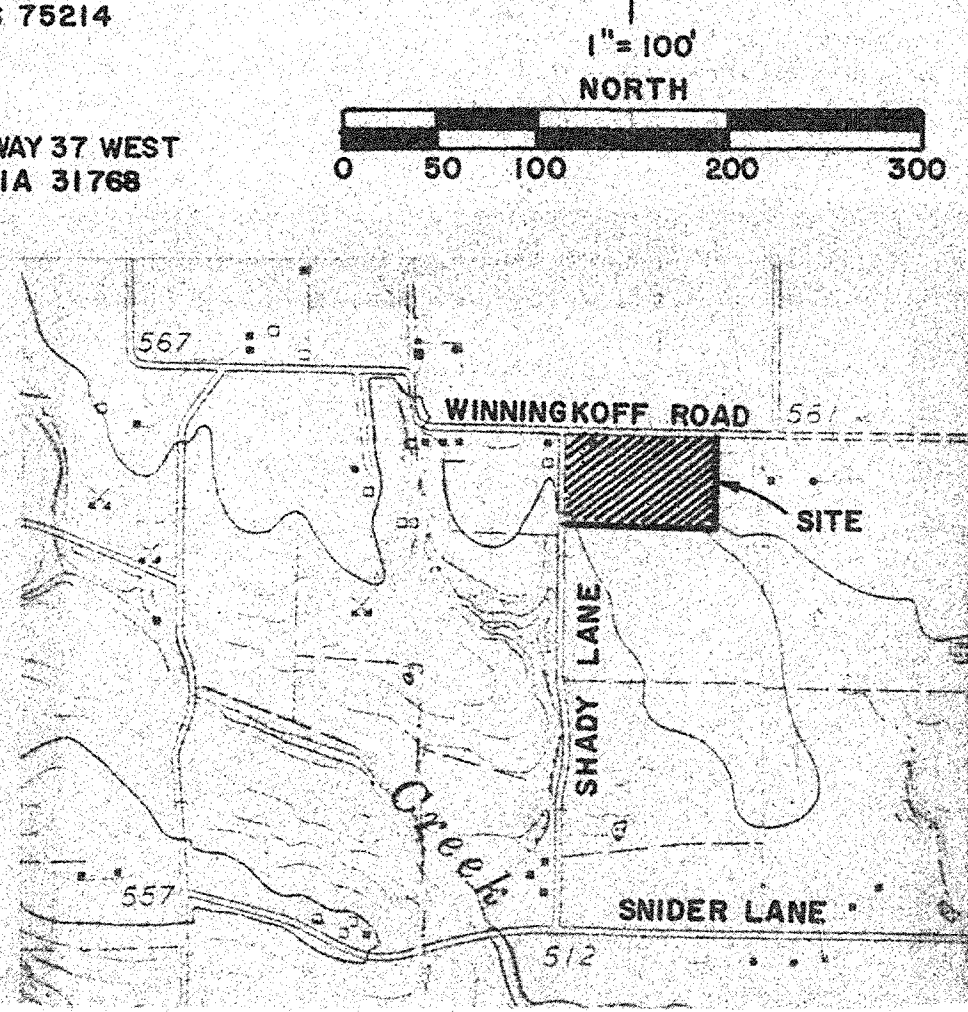
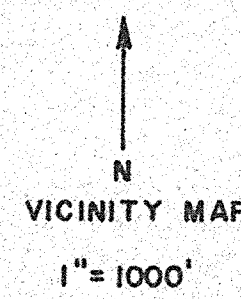
NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0405 E & MAP NO. 48085C0410 E, THE LAND PLATTED HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.  
 NOTE: LOT AREAS ARE CALCULATED TO THE CENTER OF WINNINGKOFF ROAD & SHADY LANE  
 NOTE: ELEVATIONS WERE SCALED FROM A U.S.G.S MAP & ARE APPROXIMATE

FINAL PLAT  
WINNINGKOFF  
ACRES

OWNER OF LOTS 1,2,4: LINDA D. HODGES  
 6956 KENWOOD  
 DALLAS, TEXAS 75214

OWNER OF LOT 3: JO ANN PECK DAVIS  
 2301 GEORGIE HIGHWAY 37 WEST  
 MOULTRIE, GEORGIA 31768

SURVEYOR: BRUCE GEER  
 P.O. BOX 1233  
 ALLEN, TEXAS 75002



OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF COLLIN  
 WHEREAS, Linda D. Hodges is the owner of part of the 9.141 acre tract of land described in a deed recorded in Volume 883, Page 296, which is also Lots 1, 2, and 4 as shown on the plat hereon; and Jo Ann Peck Davis is the owner of the 2 acres of land described in a deed recorded in Volume 1348, Page 624, which is also Lot 3 as shown on the plat hereon, both deeds of the Collin County Deed Records, being described by metes and bounds as follows:  
 BEGINNING at an iron pin found at the northeast corner of said 9.141 acre tract, in the center of Winningkoff Road (County Road No. 313);  
 THENCE South 0° 12' 28" West, with the east line of said 9.141 acre tract, and generally with a fence, 494.13 feet to an iron pin set by a corner post at the southeast corner of said 9.141 acre tract;  
 THENCE North 88° 54' West, with the south line of said 9.141 acre tract, and generally near a fence, 808.66 feet to a nail found in the center of Shady Lane (County Road No. 316) at the southwest corner of said 9.141 acre tract;  
 THENCE North 0° 30' 34" East, with the west line of said 9.141 acre tract, and with the center of said Shady Lane, 490.81 feet to an iron pin found at the northwest corner of said 9.141 acre tract, same being in the center of said Winningkoff Road;  
 THENCE South 89° 08' East, with the center of said Winningkoff Road, and with the north line of said 9.141 acre tract, 806.03 feet to the PLACE OF BEGINNING and containing 9.126 ACRES OF LAND.  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Linda D. Hodges and Jo Ann Peck Davis, do hereby adopt this plat designating the hereinabove described property as Winningkoff Acres, a subdivision in the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the road R.O.W. easements and the drainage and utility easements as shown thereon.  
 WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.  
 Linda D. Hodges, owner Lot 1, 2, and 4

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Linda D. Hodges 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 purposes and consideration therein expressed, and in the capacity therein stated.  
 Given under my hand and seal of office, this the 27th day of January, 1994.  
 Charles M. Jordan  
 Notary Public in and for Collin County, Texas

WITNESS my hand at Moultrie, Georgia, this the 24th day of January, 1994.  
 Jo Ann Peck Davis  
 Jo Ann Peck Davis, owner Lot 3  
 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jo Ann Peck Davis 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 purposes and consideration therein expressed, and in the capacity therein stated.  
 Given under my hand and seal of office, this the 24th day of January, 1994.  
 Charles L. Walters  
 Notary Public in and for the State of Georgia

SURVEYOR'S CERTIFICATE  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, Bruce Geer, 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 supervision.  
 Bruce Geer, Registered Professional Land Surveyor, no. 4117  
 Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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, and in the capacity therein stated.  
 Given under my hand and seal of office, this the 17th day of January, 1994.  
 Sharon Littlell  
 Notary Public in and for Collin County, Texas

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 1994 by the City Planning and Zoning Commission of the City of Lucas, Texas.  
 Chairman \_\_\_\_\_  
 APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 1994 by the City Council of Lucas, Texas.  
 Mayor \_\_\_\_\_

RECEIVED  
CITY OF LUCAS  
MAR 28 1994



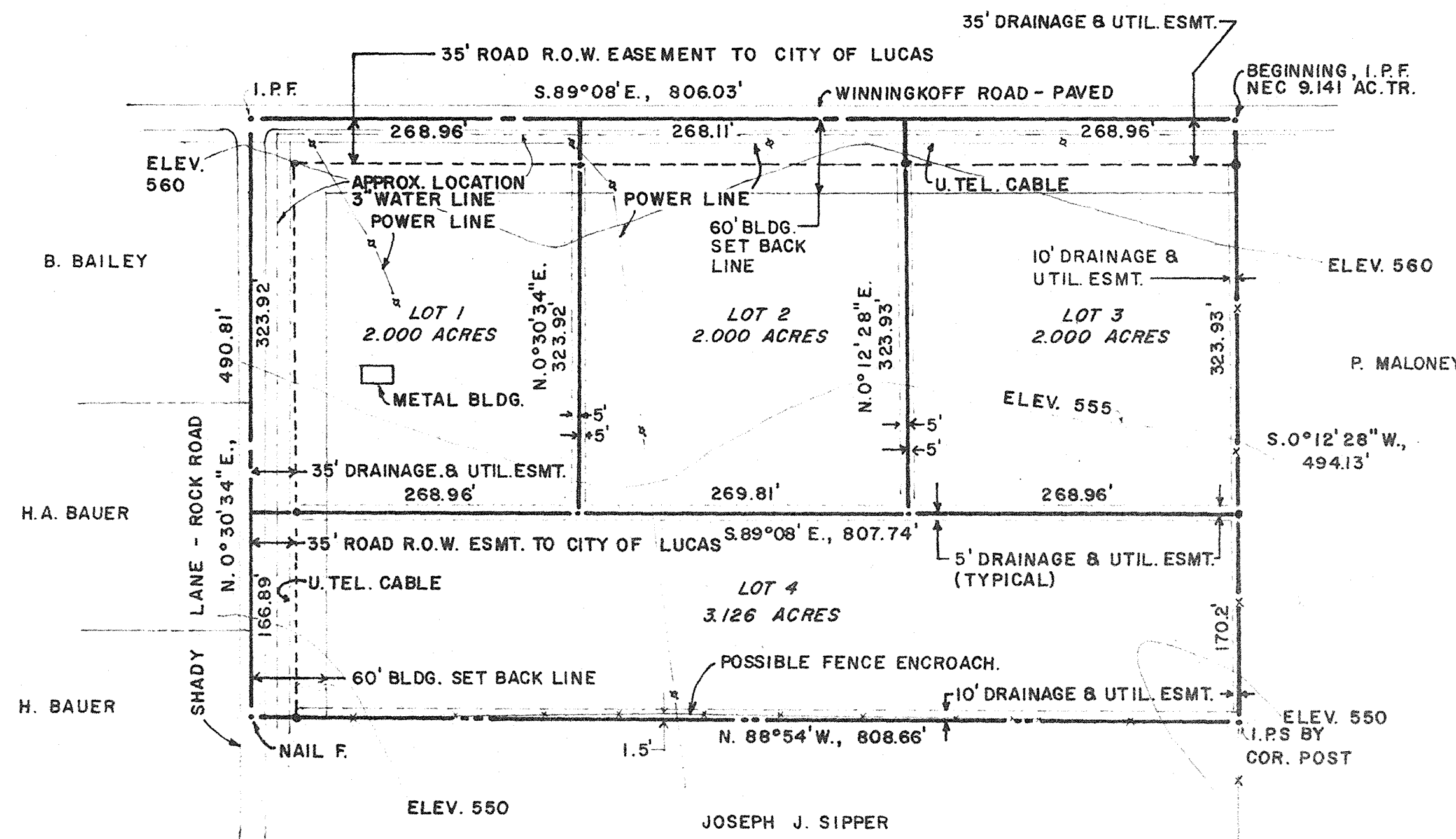
NEW ACCT. NO. 2991  
 FROM 6893-000-0040, 0070 & 0400.  
 TAX YEAR 1994

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

WINNINGKOFF  
ACRES



NORTH TEXAS MUNICIPAL WATER DISTRICT



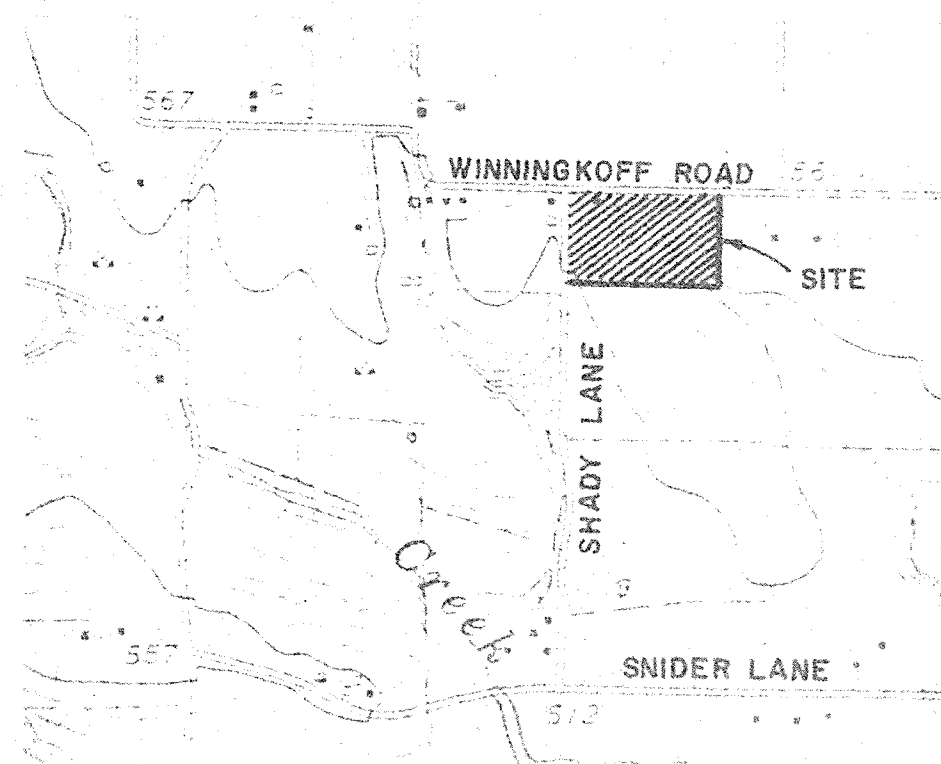
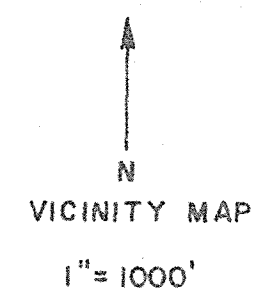
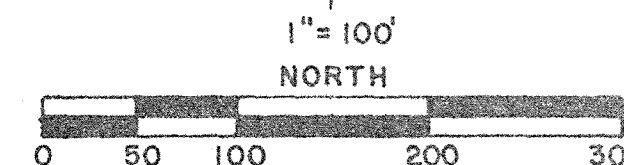
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FINAL PLAT  
**WINNINGKOFF  
 ACRES**

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OWNER OF LOT 3: JO ANN PECK DAVIS  
 2301 GEORGIE HIGHWAY 37 WEST  
 MOULTRIE, GEORGIA 31768

SURVEYOR: BRUCE GEER  
 P.O. BOX 1233  
 ALLEN, TEXAS 75002



OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF COLLIN

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WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.  
*Linda D. Hodges*  
 Linda D. Hodges, owner Lot 1, 2, and 4

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Linda D. Hodges 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 purposes and consideration therein expressed, and in the capacity therein stated.  
 Given under my hand and seal of office, this the 27th day of January, 1994.

*Charles M. Jordan*  
 Charles M. Jordan  
 Notary Public in and for Collin County, Texas

WITNESS my hand at Moultrie, Georgia, this the 24 day of January, 1994.  
*Jo Ann Peck Davis*  
 Jo Ann Peck Davis, owner Lot 3

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Jo Ann Peck Davis 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 purposes and consideration therein expressed, and in the capacity therein stated.  
 Given under my hand and seal of office, this the 24th day of January, 1994.

*Michael E. Walters*  
 Michael E. Walters  
 Notary Public in and for the State of Georgia

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Bruce Geer, 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 supervision.

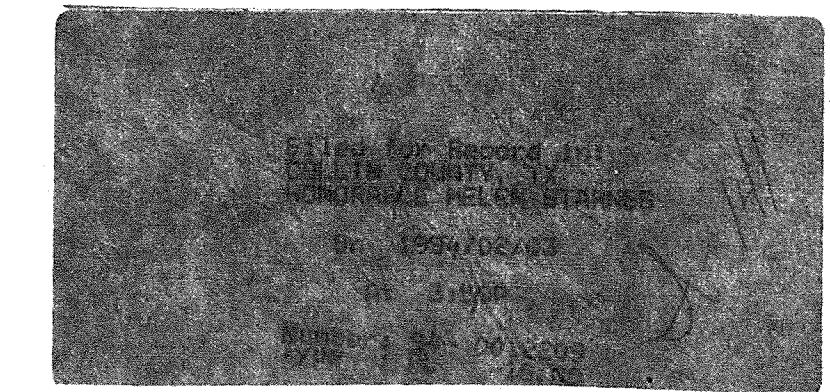
Bruce Geer, Registered Professional Land Surveyor, No. 4117  
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 Given under my hand and seal of office, this the 17th day of January, 1994.

*Sharon Littell*  
 Sharon Littell  
 Notary Public in and for Collin County, Texas

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 1994 by the City Planning and Zoning Commission of the City of Lucas, Texas.  
 Chairman

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 1994 by the City Council of Lucas, Texas.  
 Mayor

RECORDED IN  
 COLLIN COUNTY DEED RECORDS  
 PAGE 1000



CITY OF LUCAS  
 851 COUNTRY CLUB RD  
 LUCAS, TX 75860