

4254

FIELD NOTE DESCRIPTION



SCALE: 1" = 100'

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 8.6067 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 8.6067 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.

Filed for Record in: COLLIN COUNTY, TX HONORABLE HELEN STARNES

On 1995/10/02

At 9:52A

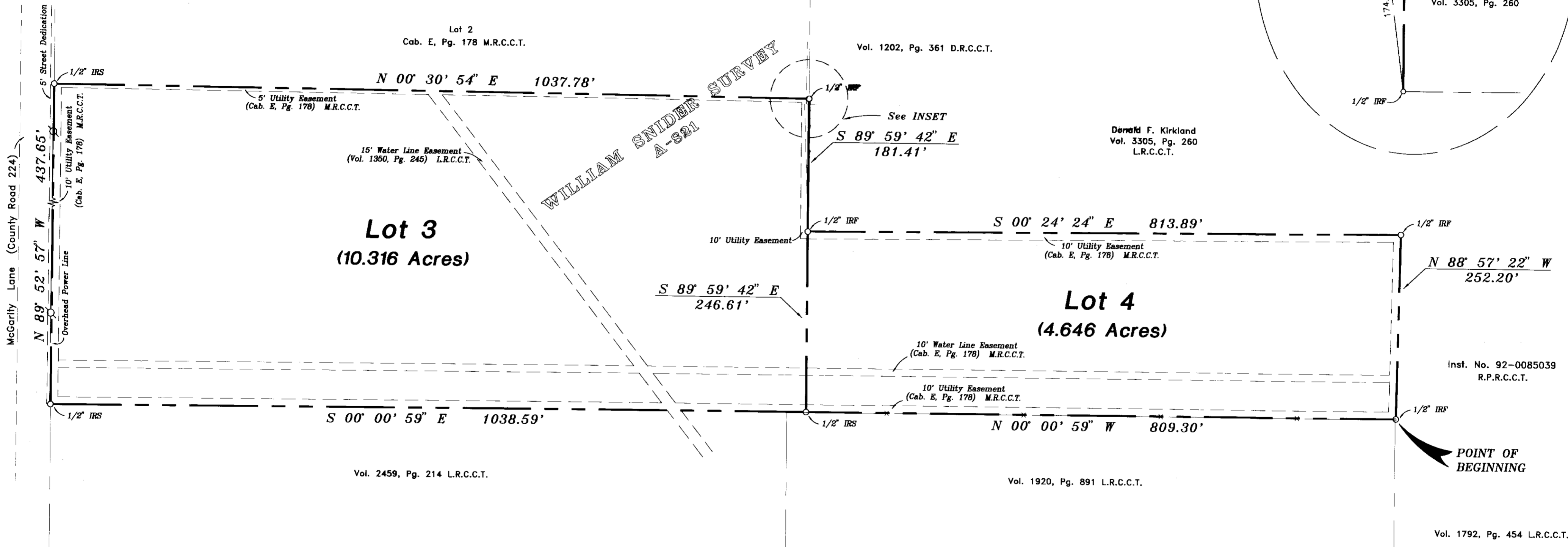
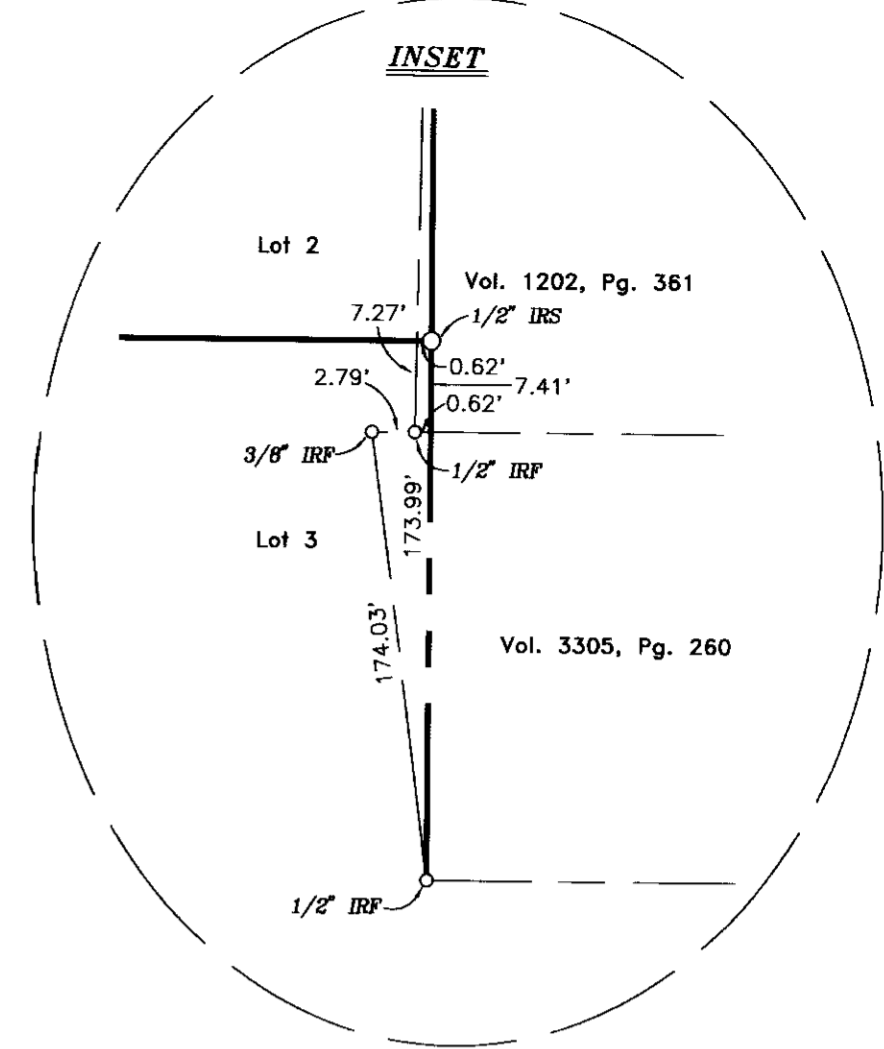
Number: 95-0073052 Type: PL 16.00

I-742



Helen Starnes

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



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

ACCT #1565 for 96.

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. APPROVED on this 26th day of September, 1995 by the City Council of Texas.

Chairperson

ANNETTE ALEXANDER Notary Public, State of Texas My Commission Expires 09-29-1998

Mayor

CITY OF LUCAS 151 COUNTRY CLUB RD, LUCAS, TX 75602

RINGLEY & ASSOCIATES, INC. SURVEYING - MAPPING - PLANNING COMPUTER AIDED DRAFTING & DESIGN 112 W. Virginia Street - McKinney, Texas 75069

DRAWN	DATE	SCALE	JOB	TITLE	SHEET
Mark Wilson	09/20/95	1" = 100'	95155	95155.DWG	1 of 1