

SCALE: 1" = 100'

BEARINGS BASED ON PLAT OF "CROWDER PURCELL ADDITION & THE REPLAT OF LOT 8 OF THE L. G. CHANDLER ADDITION" AS FILED IN CAB. G AT PG. 602, P. R. C. C. T.

JEFF M. and DJANIS K. BAILEY
CC#94-0014197
D. R. C. C. T.

LOT 1, BLOCK A
14.557 ACRES

SUSAN L. BROWNING
VOL. 1512, PG. 92,
D. R. C. C. T.

MARY E. JACKSON
VOL. 2545, PG. 789,
D. R. C. C. T.

A. DON and DONNA CAROL CROWDER
REMAINDER OF LOT 2,
CROWDER PURCELL ADDITION
AND THE
REPLAT OF LOT 8 OF THE
L. G. CHANDLER ADDITION
CAB. G, PG. 602,
P. R. C. C. T.

DESCRIPTION

A tract of land situated within the P. F. Lucas Survey, Abstract No. 537, City of Lucas, Collin County, Texas and being all of Lot 1 and a portion of Lot 2 of the "Crowder Purcell Addition and the Replat of Lot 8 of the L. G. Chandler Addition" as filed for record in Cabinet G at Page 602 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8" iron rod found for the Southwest corner of the aforementioned Lot 1, on the North boundary line of the aforementioned Lot 2;

Thence N 00°08'54" E, along the West boundary line of the aforementioned Lot 1, 608.31 feet to a 3/8" iron rod found for the Northwest corner of said Lot 1;

Thence N 89°55'50" E, along the North boundary line of the aforementioned Lot 1, 757.34 feet to a 1/2" iron rod with a cap marked "Cantrell Surveying" found for the Northeast corner of said Lot 1;

Thence S 00°24'01" E, along an Easterly boundary line of the aforementioned Lot 1, 501.64 feet to a 1/2" iron rod found for a corner of said Lot 1;

Thence N 88°54'40" W, 19.32 feet to a 1/2" iron rod found for a corner of the aforementioned Lot 1;

Thence S 00°21'59" W, along the Easterly boundary line of the above-mentioned Lots 1 and 2, passing at 1205.81 feet a 1/2" iron rod found for their common East corner, and continuing for a total distance of 369.28 feet to a 1/2" iron rod with a cap marked "RPLS #4967" set for the Southeast corner of the tract of land herein described;

Thence S 89°50'01" W, passing at 632.70 feet a 1/2" iron rod with a cap marked "Ref. Cor. RPLS #4967" set for a reference corner, and continuing for a total distance of 662.70 feet to a P. K. Nail set in an existing asphalt road for the most Southerly Southwest corner of the tract of land herein described, said point also lying on the centerline of an existing access and utility easement, 30 feet in width, as shown on the above-mentioned plat filed in Cabinet G at Page 602;

Thence N 00°57'10" E, along the aforementioned centerline, 263.51 feet to a 1/2" iron rod with a cap marked "RPLS #4967" set on the common boundary line of the above-mentioned Lots 1 and 2 for a corner of the tract of land herein described;

Thence S 89°50'01" W, along the common boundary line of the aforementioned Lots 1 and 2, 82.43 feet to the Point of Beginning.

Said tract of land containing 634,098 square feet or 14.557 acres, more or less.

DEVELOPER / OWNERS:

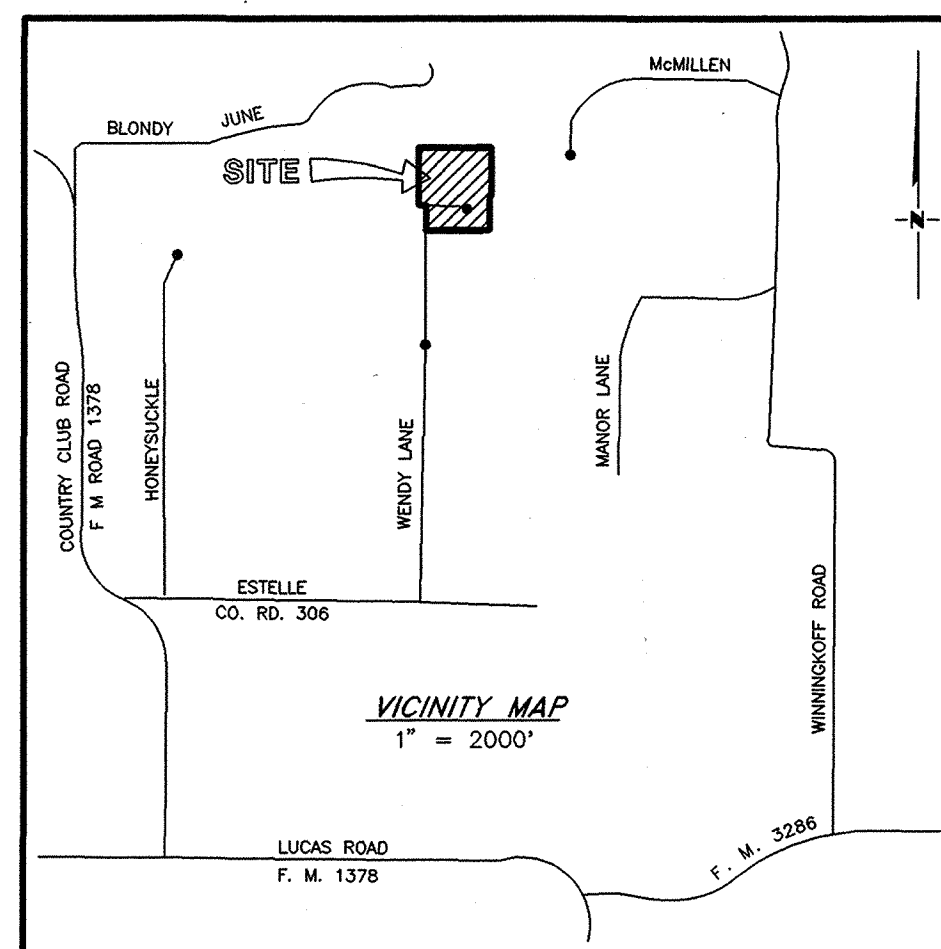
Patrick R. Brand 10608 Alexandria Drive Frisco, Texas 75034
Don A. Crowder 1355 Wendy Lane Frisco, Texas 75034

NOTE:

- Contours shown were scaled from U. S. Geological Survey Map "Wylie, Tex." dated 1959, Photorevised in 1968 and Photoinspected in 1973.
- The proposed Brand Addition lies entirely within the City of Lucas Corporate Limits.
- The entire proposed Brand Addition as shown hereon lies within Zone "X" as defined below.
- The proposed Brand Addition is subject to a Development Agreement as filed in Volume 3128 at Page 583 of the Deed Records of Collin County, Texas.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0450-0, Revised on 1/19/96, the subject property's scaled location lies within Flood Zone(s) X, which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1998/11/17
At 10:44A K737
Number: 98-0128450
Type: PL 16.00



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Patrick R. Brand, Kathleen K. Brand, A. Don Crowder and Donna Carol Crowder, owners of the hereon described property, hereby adopt this plat designating the herein above described property as the "Brand Addition", an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using the same.

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown, said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same, all or part of the buildings, fences, trees, shrubs, or other improvements or construction maintenance, or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

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

Witness my hand on this 4th day of November, 1998.

Patrick R. Brand

Kathleen K. Brand

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Patrick R. Brand and Kathleen K. Brand, known to me to be the persons whose names are subscribed to the foregoing instrument, an acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 4th day of November, 1998.

Nath J. Wilkinson

11/13/2001

Witness my hand on this 4th day of November, 1998.

Donna Carol Crowder

Donna Carol Crowder

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared A. Don Crowder and Donna Carol Crowder, known to me to be the persons whose names are subscribed to the foregoing instrument, an acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this 4th day of November, 1998.

Deborah Blackshear

7-3-2001

SURVEYOR'S CERTIFICATE

I, Larry W. Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land, made on the ground, and that the monuments shown herein were properly placed under my personal supervision.

Larry W. Busby
TX RPLS No. 4967

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Larry W. Busby, known to me to be the person whose name is subscribed to the foregoing instrument, an acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 9th day of November, 1998.

Beverly Covington

06-11-2002

"RECOMMENDED FOR APPROVAL"

R.B. MacRae

11/12/98

"APPROVED FOR CONSTRUCTION"

Mayor
City of Lucas, Texas

11/10/98

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of the "Brand Addition", a subdivision or addition to the City of Lucas, Collin County, Texas, was submitted to the City Council on the 12th day of November, 1998, and the Council, by formal action, then and there authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 12th day of November, 1998.

Beverly Covington

City Secretary
City of Lucas, Texas

FINAL PLAT
OF THE

BRAND ADDITION

BEING A REPLAT OF LOT 1 AND A PORTION
OF LOT 2 OF THE "CROWDER PURCELL ADDITION
AND THE REPLAT OF LOT 8 OF THE L. G.
CHANDLER ADDITION"
CITY OF LUCAS,
COLLIN COUNTY, TEXAS

NOVEMBER, 1998

CONSISTING OF ONE 14.557 ACRE LOT
(10.557 ACRES IN LOT 1 AND 4.000 ACRES
OUT OF LOT 2)

DELTA LAND SURVEYING
Rte. 5, Co. Rd. 444, #257
Princeton, Texas 75407
Tel.: (814) 634-5118 Fax: (972) 734-8421

80222P-1.DWG