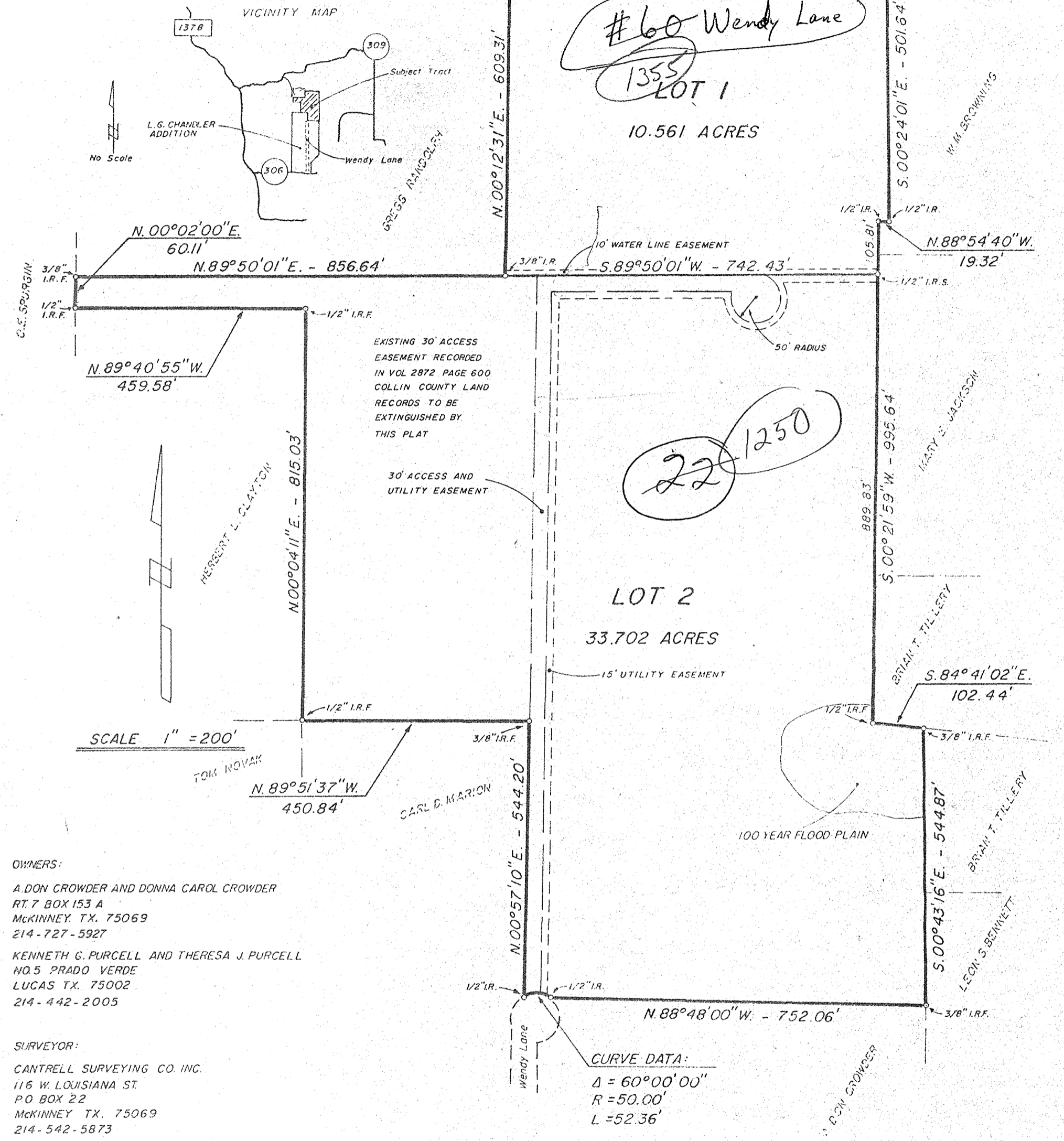


FINAL PLAT  
**CROWDER PURCELL ADDITION**  
 AND THE  
**REPLAT OF LOT 8 OF THE**  
**L.G. CHANDLER ADDITION**

P.F. LUCAS SURVEY A-537  
 CITY OF LUCAS  
 COLLIN COUNTY, TEXAS

1989 SEP 18 PM 3:59  
 COLLIN COUNTY, TEXAS



STATE OF TEXAS )  
 COUNTY OF COLLIN )

WHEREAS We A. Don Crowder, Donna Carol Crowder, Kenneth G. Purcell and Theresa J. Purcell being the owners of two tracts of land in the City of Lucas, Collin County, Texas and being more fully described as follows:

Situated in Collin County, Texas in the P.F. Lucas Survey, Abstract No. 537 and being all of a 10.561 acre tract as described in a deed from L. W. Hay to Kenneth G. Purcell and wife, Theresa J. Purcell and recorded in Volume 2891, Page 153 of the Collin County Land Records; and being all of a 33.702 acre tract as described in a deed from L. W. Hay to A. Don Crowder and wife Donna Carol Crowder and recorded in Volume 2872, Page 698 of the Collin County Land Records and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod at the Northeast corner of the 10.561 acre tract.

THENCE South 00 deg. 24 min. 01 sec. East with the East line of the said 10.561 acre tract a distance 501.64 feet to a 1/2 inch iron rod.

THENCE North 88 deg. 54 min. 40 sec. West a distance of 19.32 feet to a 1/2 inch iron rod.

THENCE South 00 deg. 21 min. 59 sec. West passing a 1/2 inch iron rod at a distance of 105.81 feet and continuing in all a distance of 995.64 feet to a 1/2 inch iron rod found.

THENCE South 84 deg. 41 min. 02 sec. East a distance of 102.44 feet to a 1/2 inch iron rod.

THENCE South 00 deg. 43 min. 16 sec. East a distance of 544.87 feet to a 3/8 inch iron rod.

THENCE North 88 deg. 48 min. 00 sec. West a distance of 752.06 feet to a 1/2 inch iron rod at the end of Wendy Lane.

THENCE in a Westerly direction following a curve to the left with a radius of 50 feet and a central angle of 60 deg. 00 min. 00 sec. and an arc distance of 52.36 feet to a 1/2 inch iron rod.

THENCE North 00 deg. 57 min. 10 sec. East a distance of 544.20 feet to a 3/8 inch iron rod found.

THENCE North 89 deg. 51 min. 37 sec. West a distance of 450.84 feet to a 1/2 inch iron rod found.

THENCE North 00 deg. 04 min. 11 sec. East a distance of 815.03 feet to a 1/2 inch iron rod found.

THENCE North 89 deg. 40 min. 55 sec. West a distance of 459.58 feet to a 1/2 inch iron rod found.

THENCE North 00 deg. 02 min. 00 sec. East a distance of 60.11 feet to a 1/2 inch iron rod found.

THENCE North 89 deg. 50 min. 01 sec. East a distance of 856.64 feet to a 3/8 inch iron rod found.

THENCE North 00 deg. 04 min. 11 sec. East a distance of 815.03 feet to a 1/2 inch iron rod found.

THENCE North 89 deg. 40 min. 55 sec. West a distance of 459.58 feet to a 1/2 inch iron rod found.

THENCE North 00 deg. 02 min. 00 sec. East a distance of 60.11 feet to a 1/2 inch iron rod found.

THENCE North 89 deg. 50 min. 01 sec. East a distance of 856.64 feet to a 3/8 inch iron rod found.

THENCE North 00 deg. 12 min. 31 sec. East a distance of 609.31 feet to a 3/8 inch iron rod found.

THENCE North 89 deg. 59 min. 37 sec. East a distance of 756.70 feet to the place of beginning and containing 44.263 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That we A. Don Crowder, Donna Carol Crowder, Kenneth G. Purcell and Theresa J. Purcell do hereby adopt this plat hereon designating the hereinabove described property as the Crowder Purcell Addition and the Replat of Lot 8 of the L.G. Chandler Addition, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the streets, alley and easements shown hereon.

EXECUTED THIS 6th day of September, 1989

A. Don Crowder  
 STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 This instrument was acknowledged before me on the 6th day of September, 1989

Deborah Blackshear  
 My Commission Expires 7-3-93  
 Notary Public in and for the State of Texas.

EXECUTED THIS 6th day of September, 1989

Donna Carol Crowder  
 STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 This instrument was acknowledged before me on the 6th day of September, 1989

Deborah Blackshear  
 My Commission Expires 7-3-93  
 Notary Public in and for the State of Texas.

EXECUTED THIS 11th day of August, 1989

Theresa J. Purcell  
 STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 This instrument was acknowledged before me on the 11th day of August, 1989

Mary Elaine Baker  
 My Commission Expires 7-3-93  
 Notary Public in and for the State of Texas.

EXECUTED THIS 14th day of August, 1989

Theresa J. Purcell  
 STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 This instrument was acknowledged before me on the 14th day of August, 1989

Mary Elaine Baker  
 My Commission Expires 7-3-93  
 Notary Public in and for the State of Texas.

SURVEYOR 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 on the ground survey of the land and the corner monuments shown hereon under my supervision and in accordance with the platting rules and regulations of the State of Texas, Collin County, Texas.

John V. Cantrell  
 Registered Public Surveyor  
 My Commission Expires 7-3-93

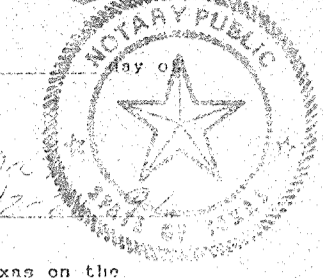
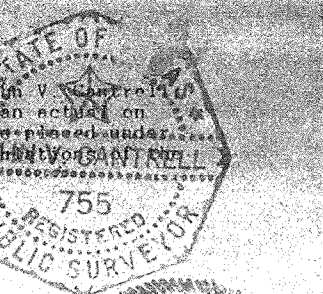
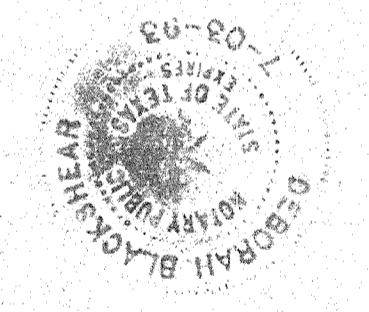
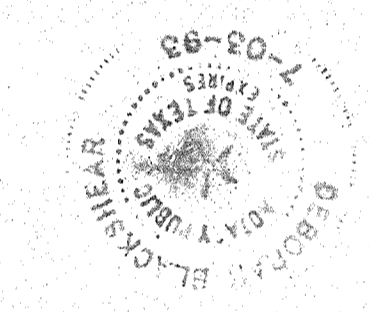
STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 This instrument was acknowledged before me on the 14th day of August, 1989

John V. Cantrell  
 My Commission Expires 7-3-93  
 Notary Public in and for the State of Texas.

Tentative plat approved by City of Lucas F & Z, Collin County, Texas on the 24th day of July, 1989

Final plat approved by the City of Lucas, Collin County, Texas on the 1st day of August, 1989

Mary Elaine Baker  
 City Secretary  
 Gary A. Gray  
 Mayor



FLOOD PLAIN INFORMATION: According to the National Flood Insurance Rate Map Community Panel Number 480130 0405 B effective date March 16, 1981 the platted property does lie within the 100 year flood boundary.

CANTRELL SURVEYING COMPANY  
 116 W. LOUISIANA ST. MCKINNEY, TX. 75069 214-542-5873

REVISED 8-1-89 JOB NO. 4417-C537-7-89 FLAT FILE "C"

Crowder-Purcell

FILED

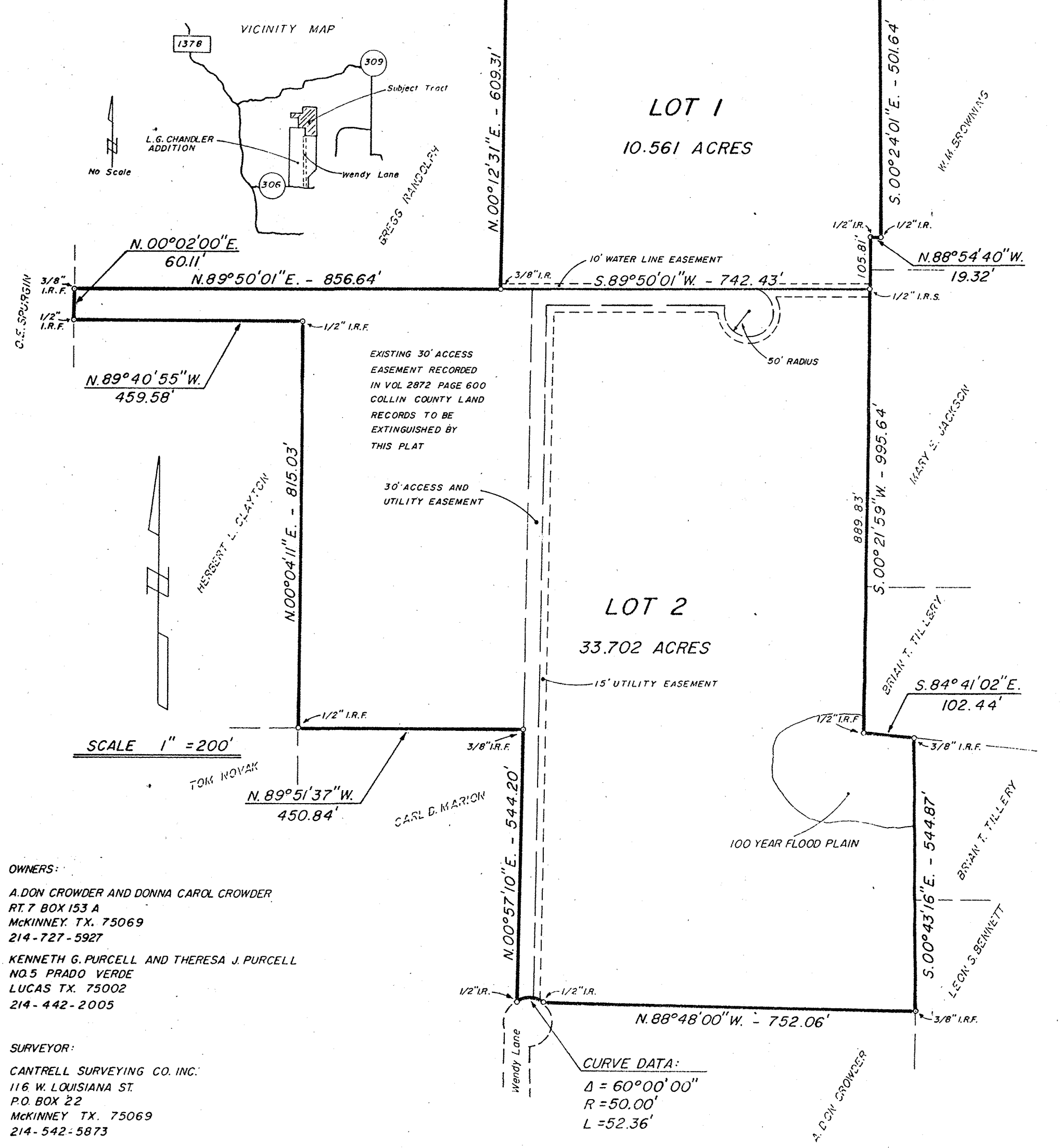
1989 SEP 13 PM 3:59

CLERK COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY em DEPUTY

y-602

FINAL PLAT  
**CROWDER PURCELL ADDITION**  
AND THE  
**REPLAT OF LOT 8 OF THE**  
**L.G. CHANDLER ADDITION**

P.F. LUCAS SURVEY A-537  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS



OWNERS:  
ALDON CROWDER AND DONNA CAROL CROWDER  
RT 7 BOX 153 A  
MCKINNEY, TX. 75069  
214-727-5927  
KENNETH G. PURCELL AND THERESA J. PURCELL  
NO. 5 PRADO VERDE  
LUCAS TX. 75002  
214-442-2005

SURVEYOR:  
CANTRELL SURVEYING CO. INC.  
116 W. LOUISIANA ST.  
P.O. BOX 22  
MCKINNEY, TX. 75069  
214-542-5873

NOTE: ALL OF THE PROPERTY HEREON PLATED IS WHOLLY WITHIN THE EXISTING CITY LIMITS.

FLOOD PLAIN INFORMATION: According to the National Flood Insurance Rate Map Community Panel Number 480130 0405 B effective date March 16, 1981 the platted property does lie within the 100 year flood boundary.

STATE OF TEXAS )  
COUNTY OF COLLIN )  
WHEREAS We A. Don Crowder, Donna Carol Crowder, Kenneth G. Purcell and Theresa J. Purcell being the owners of two tracts of land in the City of Lucas, Collin County, Texas and being more fully described as follows:  
Sited in Collin County, Texas in the P.F. Lucas Survey, Abstract No. 537 and being all of a 10.561 acre tract as described in a deed from L. W. Ray to Kenneth G. Purcell and wife, Theresa J. Purcell and recorded in Volume 2891, Page 153 of the Collin County Land Records; and being all of a 33.702 acre tract as described in a deed from L. W. Ray to A. Don Crowder and wife, Donna Carol Crowder and recorded in Volume 2872, Page 608 of the Collin County Land Records and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod at the Northeast corner of the 10.561 acre tract.  
THENCE South 00 deg. 24 min. 01 sec. East with the East line of the said 10.561 acre tract a distance 501.64 feet to a 1/2 inch iron rod.  
THENCE North 88 deg. 54 min. 40 sec. West a distance of 19.32 feet to a 1/2 inch iron rod.  
THENCE South 00 deg. 21 min. 59 sec. West passing a 1/2 inch iron rod at a distance of 105.81 feet and continuing in all a distance of 895.84 feet to a 1/2 inch iron rod found.  
THENCE South 04 deg. 41 min. 02 sec. East a distance of 102.44 feet to a 1/2 inch iron rod.  
THENCE South 00 deg. 43 min. 16 sec. East a distance of 544.87 feet to a 3/8 inch iron rod.  
THENCE North 88 deg. 48 min. 00 sec. West a distance of 752.06 feet to a 1/2 inch iron rod at the end of Wendy Lane.  
THENCE in a westerly direction following a curve to the left with a radius of 50 feet and a central angle of 60 deg. 00 min. 00 sec. and an arc distance of 52.36 feet to a 1/2 inch iron rod.  
THENCE North 00 deg. 57 min. 10 sec. East a distance of 544.20 feet to a 3/8 inch iron rod found.  
THENCE North 89 deg. 51 min. 37 sec. West a distance of 450.84 feet to a 1/2 inch iron rod found.  
THENCE North 00 deg. 04 min. 11 sec. East a distance of 815.03 feet to a 1/2 inch iron rod found.  
THENCE North 89 deg. 40 min. 55 sec. West a distance of 458.58 feet to a 1/2 inch iron rod found.  
THENCE North 00 deg. 02 min. 00 sec. East a distance of 60.11 feet to a 3/8 inch iron rod found.  
THENCE North 89 deg. 50 min. 01 sec. East a distance of 856.64 feet to a 1/2 inch iron rod found.  
THENCE North 00 deg. 57 min. 10 sec. East a distance of 610.31 feet to a 3/8 inch iron rod.  
THENCE North 00 deg. 12 min. 31 sec. East a distance of 610.31 feet to a 3/8 inch iron rod.  
THENCE South 89 deg. 59 min. 37 sec. East a distance of 756.70 feet to the place of beginning and containing 44.263 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That we A. Don Crowder, Donna Carol Crowder, Kenneth G. Purcell and Theresa J. Purcell, do hereby adopt this plat herein describing the heretofore described property as the Crowder Purcell Addition and the replat of lot 8 of the L.G. Chandler Addition, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the streets, alley and easements shown hereon.

EXECUTED THIS 10th day of September, 1989

A. Don Crowder  
STATE OF TEXAS )  
COUNTY OF COLLIN )  
This instrument was acknowledged before me on the 10th day of September, 1989  
Deborah Blackshear  
Notary Public in and for the State of Texas.

EXECUTED THIS 10th day of September, 1989  
Donna Carol Crowder  
Donna Carol Crowder

STATE OF TEXAS )  
COUNTY OF COLLIN )  
This instrument was acknowledged before me on the 10th day of September, 1989  
Deborah Blackshear  
Notary Public in and for the State of Texas.

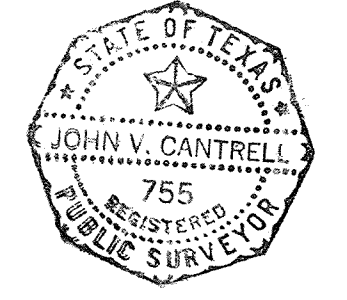
EXECUTED THIS 11th day of August, 1989  
Kenneth G. Purcell  
Kenneth G. Purcell

STATE OF TEXAS )  
COUNTY OF COLLIN )  
This instrument was acknowledged before me on the 11th day of August, 1989  
Mary Elaine Baker  
Notary Public in and for the State of Texas.

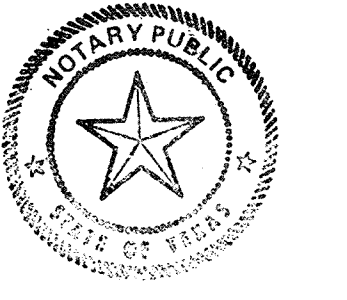
EXECUTED THIS 14th day of August, 1989  
Theresa J. Purcell  
Theresa J. Purcell

STATE OF TEXAS )  
COUNTY OF COLLIN )  
This instrument was acknowledged before me on the 14th day of August, 1989  
Mary Elaine Baker  
Notary Public in and for the State of Texas.

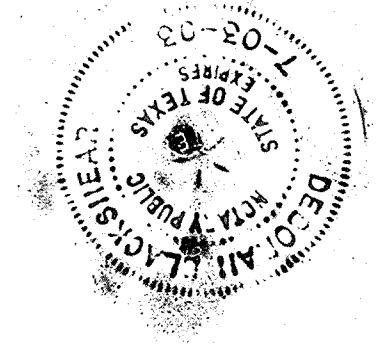
SURVEYOR CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS: That I John V. Cantrell, do hereby certify that I have prepared this plat of survey from an actual on the ground survey of the land and the corner monuments shown were placed under my supervision and in accordance with the platting rules and regulations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



John V. Cantrell  
John V. Cantrell, Jr.  
Notary Public in and for the State of Texas.  
My Commission Expires 12-27-91



Final plat approved by City of Lucas P & Z, Collin County, Texas on the 24th day of July, 1989  
Final plat approved by the City of Lucas, Collin County, Texas on the 7th day of August, 1989



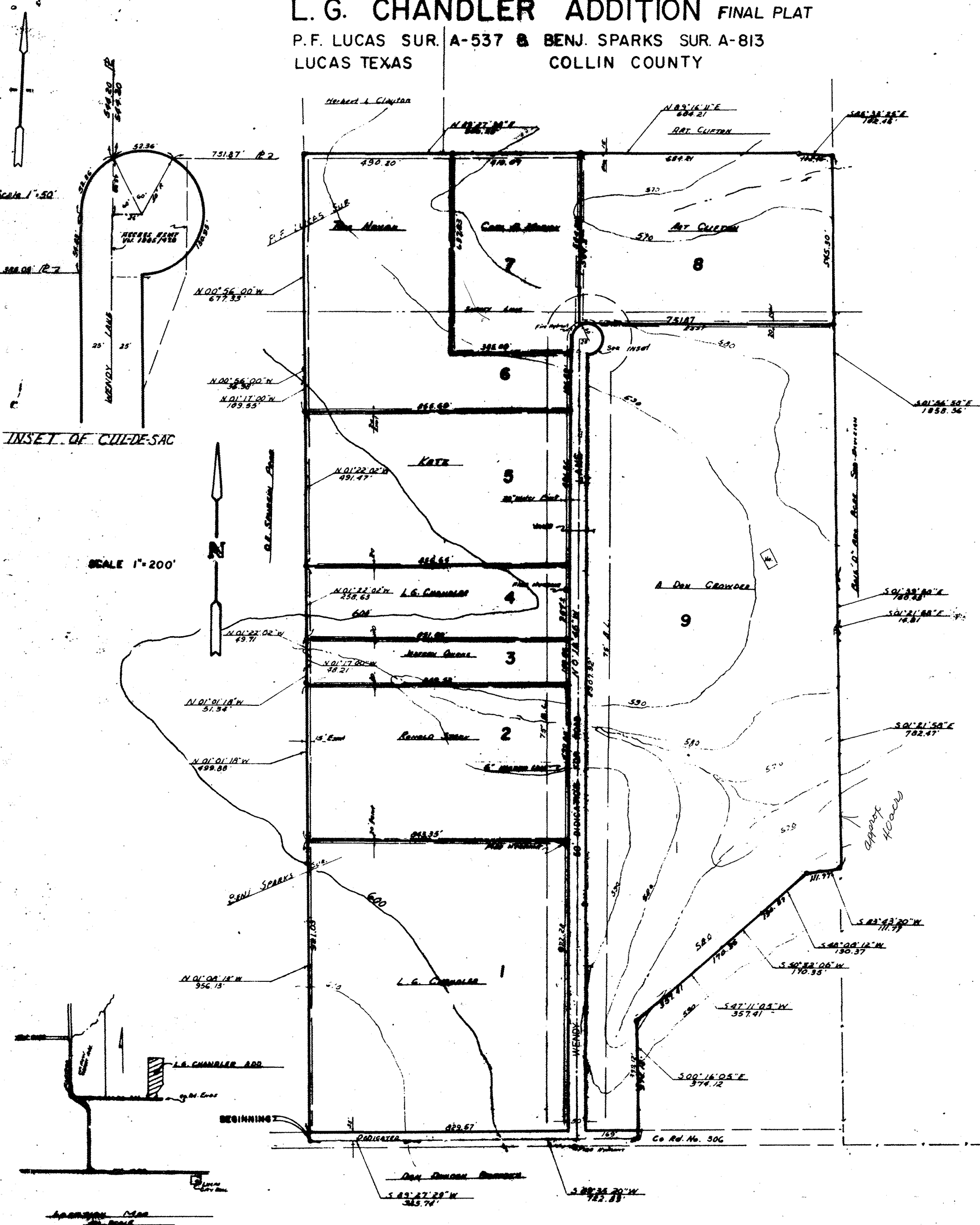
CANTRELL SURVEYING COMPANY  
116 W. LOUISIANA ST. MCKINNEY, TX. 75069 214-542-5873

REVISED 8-1-89 JOB NO. 4417 - C537-7-89 FLAT FILE "C"

Filed

# L. G. CHANDLER ADDITION FINAL PLAT

P.F. LUCAS SUR. A-537 & BENJ. SPARKS SUR. A-813  
LUCAS TEXAS COLLIN COUNTY



STATE OF TEXAS  
COUNTY OF COLLIN  
WHEREAS WE, Gardell Chandler, et al, 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 Benjamin Sparks Survey Abstract No. 813 and being part of a 102 acre tract and all of a 20 acre tract in the Peter F. Lucas Abstract No. 537 and being described in a deed from W.C. Davis to L.G. Chandler recorded in Volume 340 page 477 of the Collin County Deed Records and being more fully described by metes and bounds as follows:

BEGINNING at an iron stake in the Southwest corner of the said 102 acre tract in the center line of County Road No. 306.

THENCE in a Northerly direction following an established fence along the West line of the said 102 and 20 acre tracts as follows:

NORTH 01 deg 08 min 13 sec West, 956.13 ft. to a post.  
NORTH 01 deg 01 min 18 sec West, 499.88 ft. to an iron stake.  
NORTH 01 deg 01 min 18 sec West, 51.34 ft. to an iron stake.  
NORTH 01 deg 17 min 00 sec West, 48.21 ft. to an iron stake.  
NORTH 01 deg 22 min 02 sec West, 49.71 ft. to an iron stake.  
NORTH 01 deg 22 min 02 sec West, 258.63 ft. to an iron stake.  
NORTH 01 deg 22 min 02 sec West, 491.47 ft. to an iron stake.  
NORTH 01 deg 17 min 00 sec West, 109.55 ft. to an iron stake.  
NORTH 00 deg 56 min 00 sec West, 36.98 ft. to an iron stake.  
NORTH 00 deg 56 min 00 sec West, 677.33 ft. to an iron stake at the Northwest corner of the said 20 acre tract.

THENCE in an Easterly direction with the North line of the said 20 acre tract as follows:

NORTH 89 deg 27 min 38 sec East, 900.29 ft. to an iron stake.  
NORTH 89 deg 16 min 11 sec East, 684.21 ft. to an iron stake.  
SOUTH 85 deg 33 min 25 sec East, 102.45 ft. to an iron stake at the Northeast corner of the said 20 acre tract.

THENCE in a Southerly direction with the East line of the 20 acre tract and 102 acre tract as follows:

SOUTH 01 deg 56 min 58 sec East, 1368.56 ft. to an iron stake.  
SOUTH 01 deg 39 min 50 sec East, 160.45 ft. to an iron stake.  
SOUTH 01 deg 21 min 58 sec East, 14.81 ft. to an iron stake.  
SOUTH 01 deg 21 min 58 sec East, 782.47 ft. to an iron stake.

THENCE South 83 deg 43 min 20 sec West, 111.77 ft. to an iron stake.

THENCE South 48 deg 08 min 12 sec West, 190.37 ft. to an iron stake.

THENCE South 50 deg 32 min 06 sec West, 170.35 ft. to an iron stake.

THENCE South 47 deg 11 min 05 sec West, 357.41 ft. to an iron stake.

THENCE South 00 deg 16 min 05 sec East, 374.12 ft. to an iron stake in the South line of the said 102 acre tract. Said stake being in the center line of County Road No. 306.

THENCE South 89 deg 35 min 20 sec West, 722.83 ft. to a stake.

THENCE South 89 deg 27 min 29 sec West, 325.74 ft. to the place of beginning containing 114.543 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That We, the Undersigned, do hereby adopt the plat hereon designating the hereinabove described property as the L.G. Chandler Addition, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Gardell Chandler*  
Gardell Chandler, Owner - Lot 1

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Ronald Stark*  
Ronald Stark, Owner - Lots 2

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Jeffery Owens*  
Jeffery Owens, Owner - Lot 3

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Gardell Chandler*  
Gardell Chandler, Owner - Lot 4

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Howard Katz*  
Howard Katz, Owner - Lot 5

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Tom Novak*  
Tom Novak, Owner - Lot 6

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS My hand in Collin County, Texas this the 12 day of March, 1986

*Carl D. Marion*  
Carl D. Marion, Owner - Lot 7

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Art Clifton*  
Art Clifton, Owner - Lot 8

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Dan Crowder*  
Dan Crowder, Owner - Lot 9

STATE OF TEXAS  
COUNTY OF COLLIN  
This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
*D. Carol Crowder*  
Notary Public, State of Texas  
Notary's Printed Name: D. CAROL CROWDER

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 on the ground 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 this the 3<sup>rd</sup> day of February, 1986 by

My Commission Expires:

11-14-87

*James M. Kirkwood*  
Notary Public, State of Texas  
Notary's Printed Name: *Larry M. Kirkwood*



APPROVED BY THE PLANNING & ZONING COMMISSION, CITY OF LUCAS, TEXAS ON

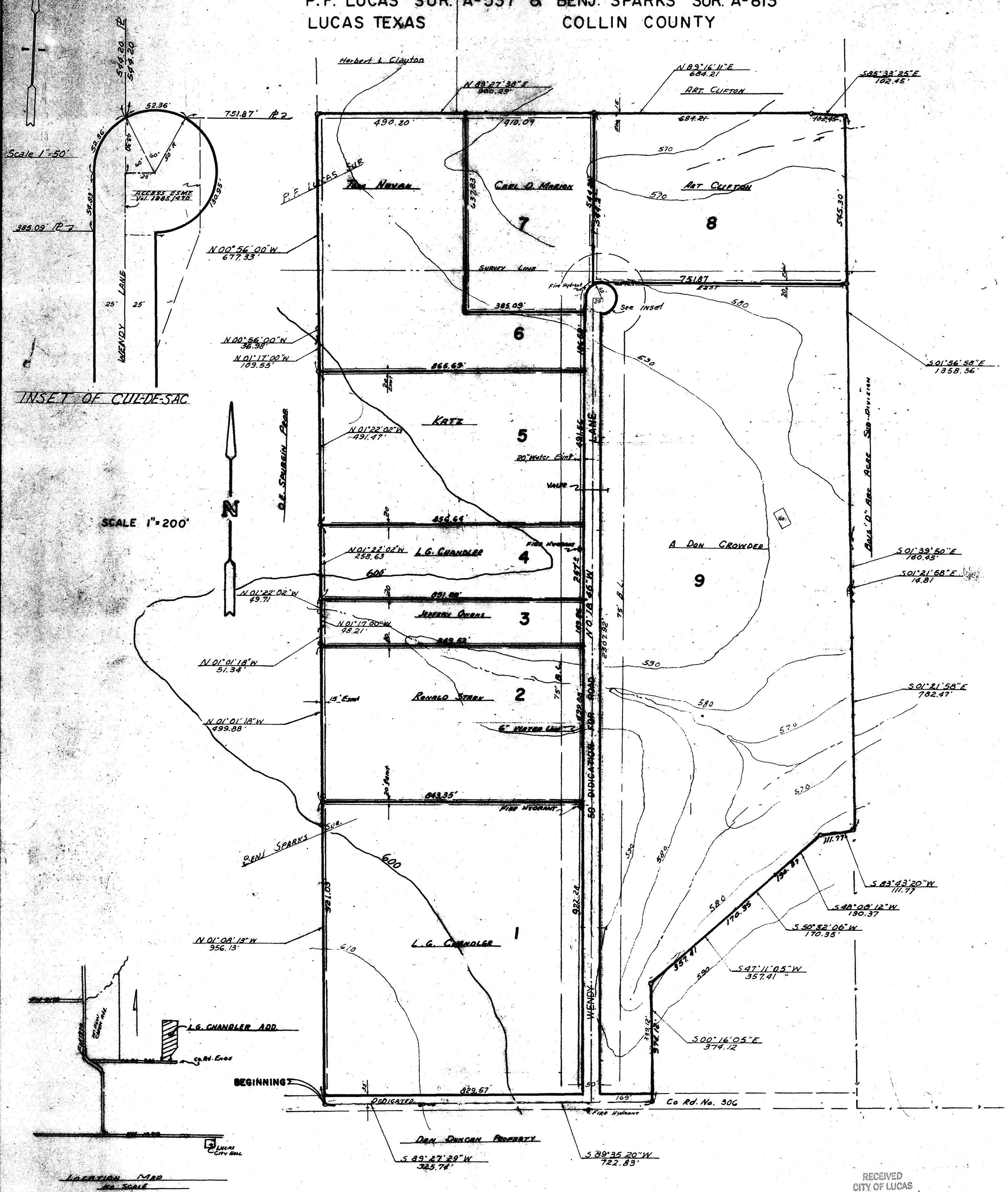
April 7, 1985

Chairman, Planning & Zoning Commission

Mayor, City of Lucas

*Stanley Bunkle*  
*City Secretary*

**L. G. CHANDLER ADDITION FINAL PLAT**  
**P.F. LUCAS SUR. A-537 & BENJ. SPARKS SUR. A-813**  
**LUCAS TEXAS COLLIN COUNTY**



RECEIVED  
 CITY OF LUCAS  
 MAR 19 1986

STATE OF TEXAS  
 COUNTY OF COLLIN  
 WHEREAS WE, Gardell Chandler, et al, 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 Benjamin Sparks Survey Abstract No. 813 and being part of a 102 acre tract and all of a 20 acre tract in the Peter F. Lucas Abstract No. 537 and being described in a deed from W.C. Davis to L.G. Chandler recorded in Volume 340 Page 477 of the Collin County Deed Records and being more fully described by metes and bounds as follows:

BEGINNING at an iron stake in the Southwest corner of the said 102 acre tract in the center line of County Road No. 306.  
 THENCE in a Northerly direction following an established fence along the West line of the said 102 and 20 acre tracts as follows:

NORTH 01 deg 08 13 min West, 956.13 ft. to a post.  
 NORTH 01 deg 01 min 18 sec West, 499.88 ft. to an iron stake.  
 NORTH 01 deg 01 min 18 sec West, 51.34 ft. to an iron stake.  
 NORTH 01 deg 17 min 00 sec West, 48.21 ft. to an iron stake.  
 NORTH 01 deg 22 min 02 sec West, 49.71 ft. to an iron stake.  
 NORTH 01 deg 22 min 02 sec West, 258.63 ft. to an iron stake.  
 NORTH 01 deg 22 min 02 sec West, 491.47 ft. to an iron stake.  
 NORTH 01 deg 17 min 00 sec West, 109.55 ft. to an iron stake.  
 NORTH 00 deg 56 min 00 sec West, 36.98 ft. to an iron stake.  
 NORTH 00 deg 56 min 00 sec West, 677.33 ft. to an iron stake at the Northwest corner of the said 20 acre tract.

THENCE in an Easterly direction with the North line of the said 20 acre tract as follows:

NORTH 89 deg 27 min 38 sec East, 900.29 ft. to an iron stake.  
 NORTH 89 deg 16 min 11 sec East, 684.21 ft. to an iron stake.  
 SOUTH 85 deg 33 min 25 sec East, 102.45 ft. to an iron stake at the Northeast corner of the said 20 acre tract.

THENCE in a Southerly direction with the East line of the 20 acre tract and 102 acre tract as follows:

SOUTH 01 deg 56 min 58 sec East, 1358.56 ft. to an iron stake.  
 SOUTH 01 deg 39 min 50 sec East, 160.45 ft. to an iron stake.  
 SOUTH 01 deg 21 min 58 sec East, 14.81 ft. to an iron stake.  
 SOUTH 01 deg 21 min 58 sec East, 782.47 ft. to an iron stake.

THENCE South 83 deg 43 min 20 sec West, 111.77 ft. to an iron stake.

THENCE South 48 deg 08 min 12 sec West, 190.37 ft. to an iron stake.

THENCE South 50 deg 32 min 06 sec West, 170.35 ft. to an iron stake.

THENCE South 47 deg 11 min 05 sec West, 357.41 ft. to an iron stake.

THENCE South 00 deg 16 min 05 sec East, 374.12 ft. to an iron stake in the South line of the said 102 acre tract. Said stake being in the center line of County Road No. 306.

THENCE South 89 deg 35 min 20 sec West, 722.83 ft. to a stake.  
 THENCE South 89 deg 27 min 29 sec West, 325.74 ft. to the place of beginning containing 114.543 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That We, the Undersigned, do hereby adopt the plat hereon designating the hereinabove described property as the L.G. Chandler Addition, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets and alleys and easements as shown.

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Gardell Chandler*  
 Gardell Chandler, Owner - Lot 1

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Ronald Stark*  
 Ronald Stark, Owner - Lots 2

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Jeffrey Owens*  
 Jeffrey Owens, Owner - Lot 3

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Gardell Chandler*  
 Gardell Chandler, Owner - Lot 4

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Howard Katz by Gardell Chandler*  
 Howard Katz, Owner - Lot 5

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Tom Novak*  
 Tom Novak, Owner - Lot 6

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS My hand in Collin County, Texas this the 12 day of March, 1986

*Carl D. Marion*  
 Carl D. Marion, Owner - Lot 7

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*Art Clayton*  
 Art Clayton, Owner - Lot 8

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

WITNESS my hand in Collin County, Texas this the 12 day of March, 1986

*A. Don Crowder*  
 A. Don Crowder, Owner - Lot 9

STATE OF TEXAS  
 COUNTY OF COLLIN  
 This instrument was acknowledged before me on this the 12 day of March, 1986 by

My Commission Expires: 7/1/88  
 Notary Public, State of Texas  
 Notary's Printed Name: D. Carol Crowder

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 on the ground 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

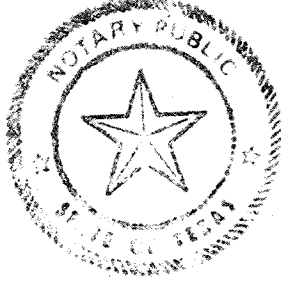
This instrument was acknowledged before me on this the 3<sup>d</sup> day of February,  
1986 by

My Commission Expires:

11-14-87

Larry W. Kirkwood  
Notary Public, State of Texas  
Notary's Printed Name: Larry W. Kirkwood

APPROVED BY THE City Council SC  
~~PLANNING & ZONING COMMISSION~~, CITY OF LUCAS, TEXAS ON  
April 7, 1985



Chairman, Planning & Zoning Commission

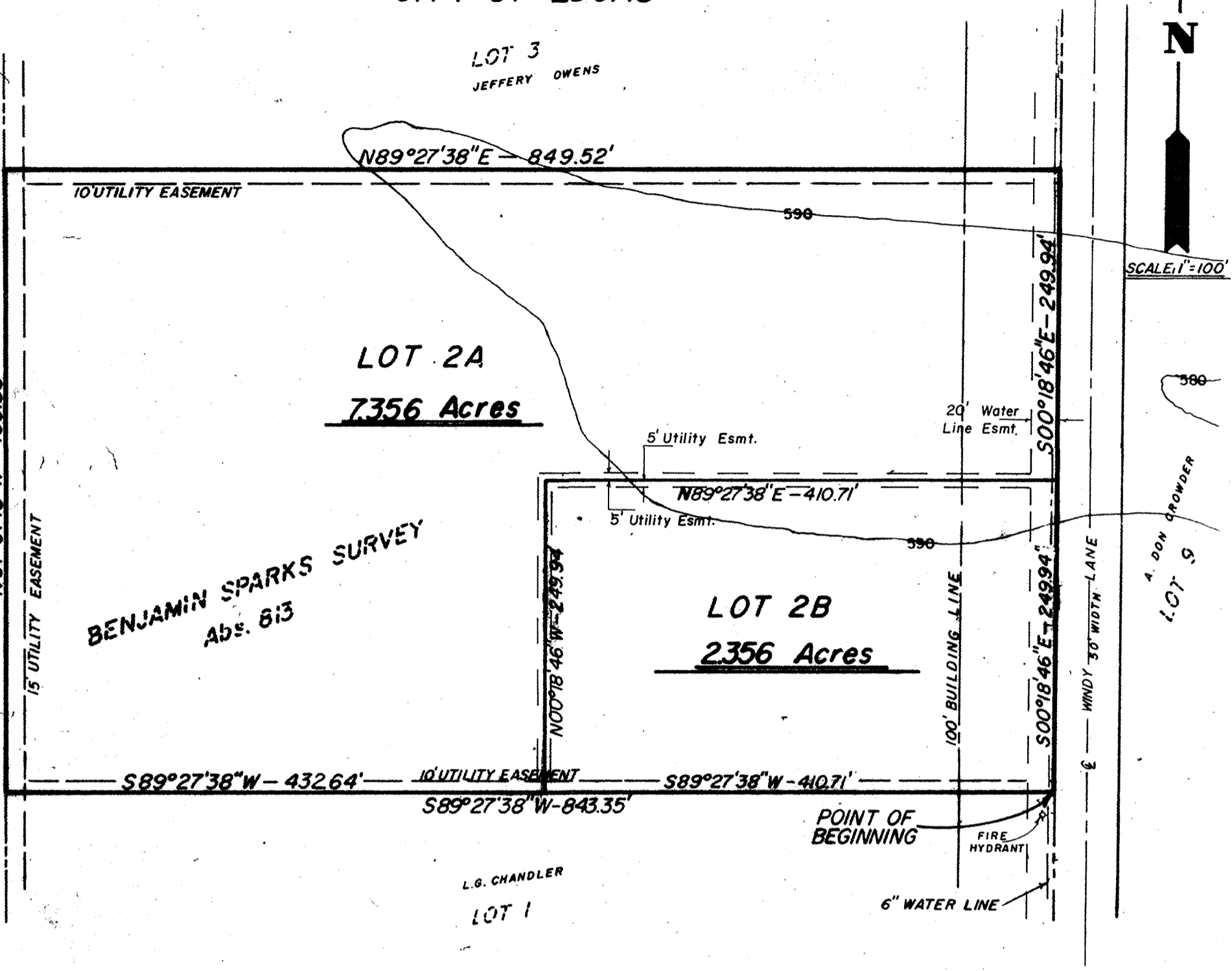
Mayor, City of Lucas

Shirley Hunkel  
City Secretary

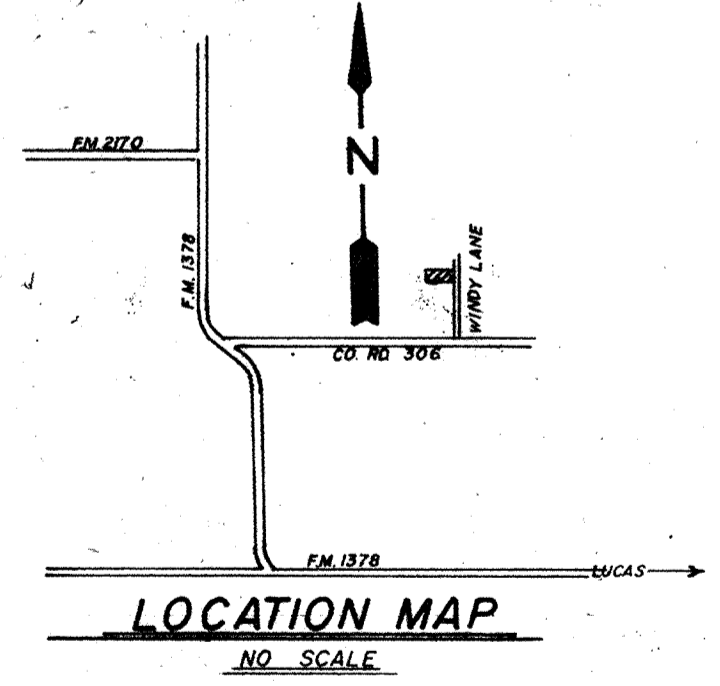
PRELIMINARY

# REPLAT OF LOT 2, L.G. CHANDLER ADDITION

BENJAMIN SPARKS SURVEY ABST. 813  
COLLIN COUNTY, TEXAS  
CITY OF LUCAS



O. E. SPURGIN



**OWNER**  
RON STARK  
ROUTE 9  
ALLEN, TEXAS 75002

**SURVEYOR**  
JOHN V. CANTRELL  
P.O. BOX 22  
116 W. LOUISIANA ST.  
MCKINNEY, TEXAS 75069

STATE OF TEXAS  
COUNTY OF COLLIN

Whereas I, Ronald Stark, being the Owner of a tract of land in the City of Lucas, Collin County, Texas and being more fully described as follows:

Situated in the City of Lucas, Collin County, Texas in the Benjamin Sparks Survey Abstract No. 813 and being all of Lot 2 of the L.G. Chandler Addition according to the filed plat recorded in Cabinet F Page 641 of the Collin County Map and Plat Records and being more fully described as follows:

BEGINNING at an iron pin in the Southeast corner of Lot 2. Said pin being in the West line of Windy Lane.  
THENCE South 89 deg 27 min 38 sec West, along South line of Lot 2 a distance of 843.35 ft. to an iron pin at the Southwest corner thereof.  
THENCE North 01 deg 01 min 18 sec West, along West line of Lot 2 a distance of 499.88 ft. to an iron pin at the Northwest corner thereof.  
THENCE North 89 deg 27 min 38 sec East, along the North line of Lot 2 a distance of 849.52 ft. to an iron pin at the Northeast corner thereof and in the West line of Windy Lane.

THENCE South 00 deg 18 min 46 sec East, along East line of Lot 2 and along the West line of Windy Lane a distance of 499.88 ft. to the place of beginning containing 9.712 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Ronald Stark, do hereby adopt this Replat of Lot 2 of the L.C. Chandler Addition, an addition to the City of Lucas, Collin County, Texas and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon.

EXECUTED THIS 2nd day of July, 1986

Ronald Stark, Owner

STATE OF TEXAS  
COUNTY OF COLLIN

This instrument was acknowledged before me on the 2nd day of July, 1986 by

My Commission Expires:

12-22-87

*John V. Cantrell*  
Notary Public, State of Texas

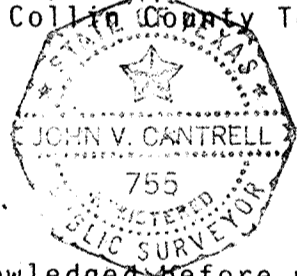
Notary's Printed Name: John V. Cantrell, Jr.



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, John V. Cantrell, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Collin County Texas.



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

STATE OF TEXAS  
COUNTY OF COLLIN

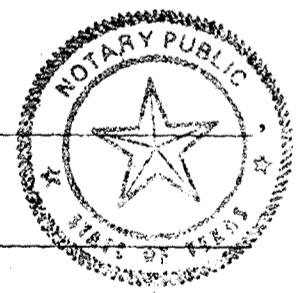
This instrument was acknowledged before me on the 2nd day of July, 1986 by

My Commission Expires:

11-14-87

*Larry W. Kiskwood*  
Notary Public, State of Texas

Notary's Printed Name: Larry W. Kiskwood



Tentative Plat approved by the Planning Commission of the City of Lucas, Texas on July 3, 1986

*Lorelei M. Flores*  
Chairman

*Shirley Kunkel*  
City Secretary

Final Plat approved by the City of Lucas, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 1986.

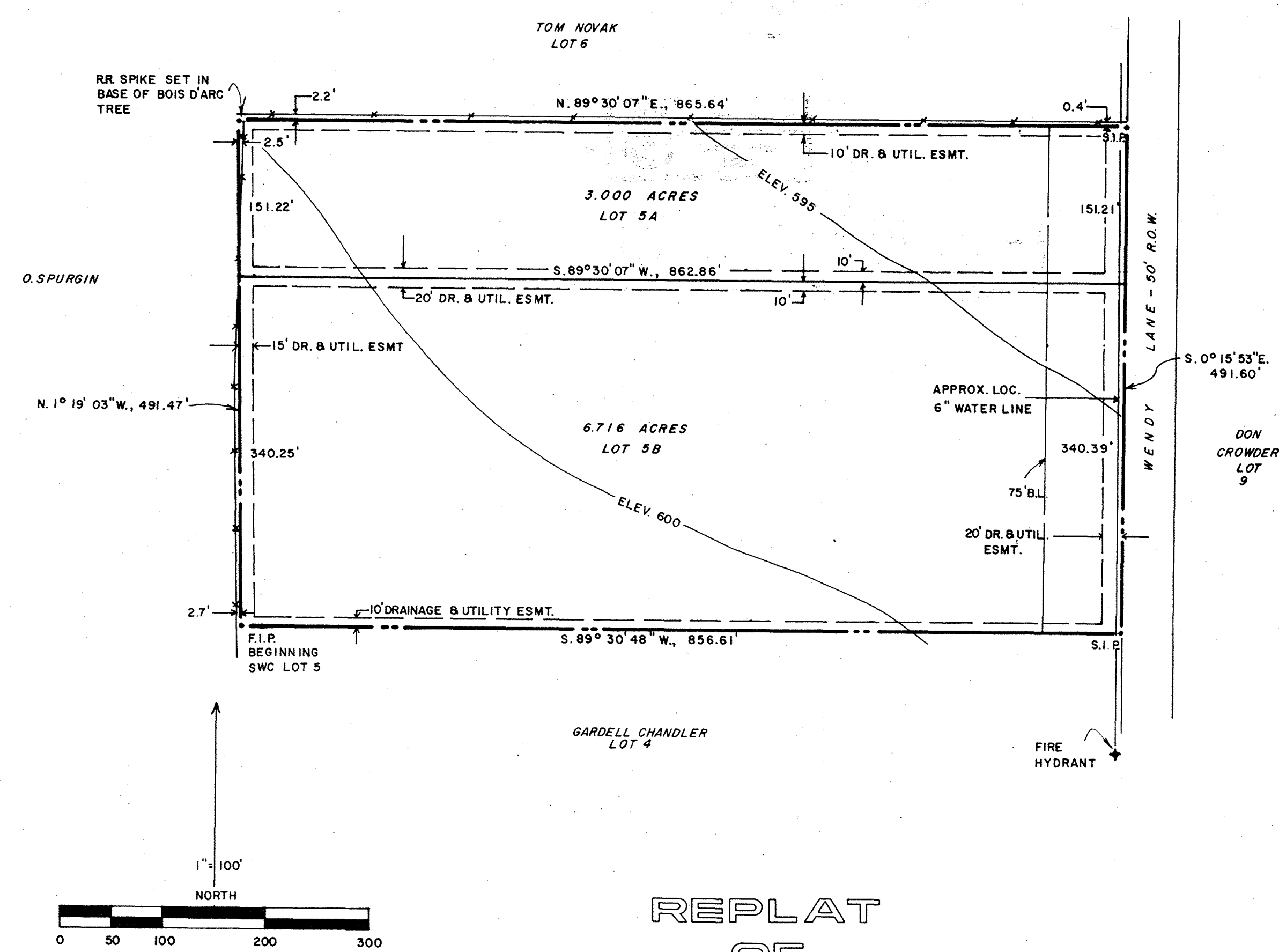
City Secretary

Mayor

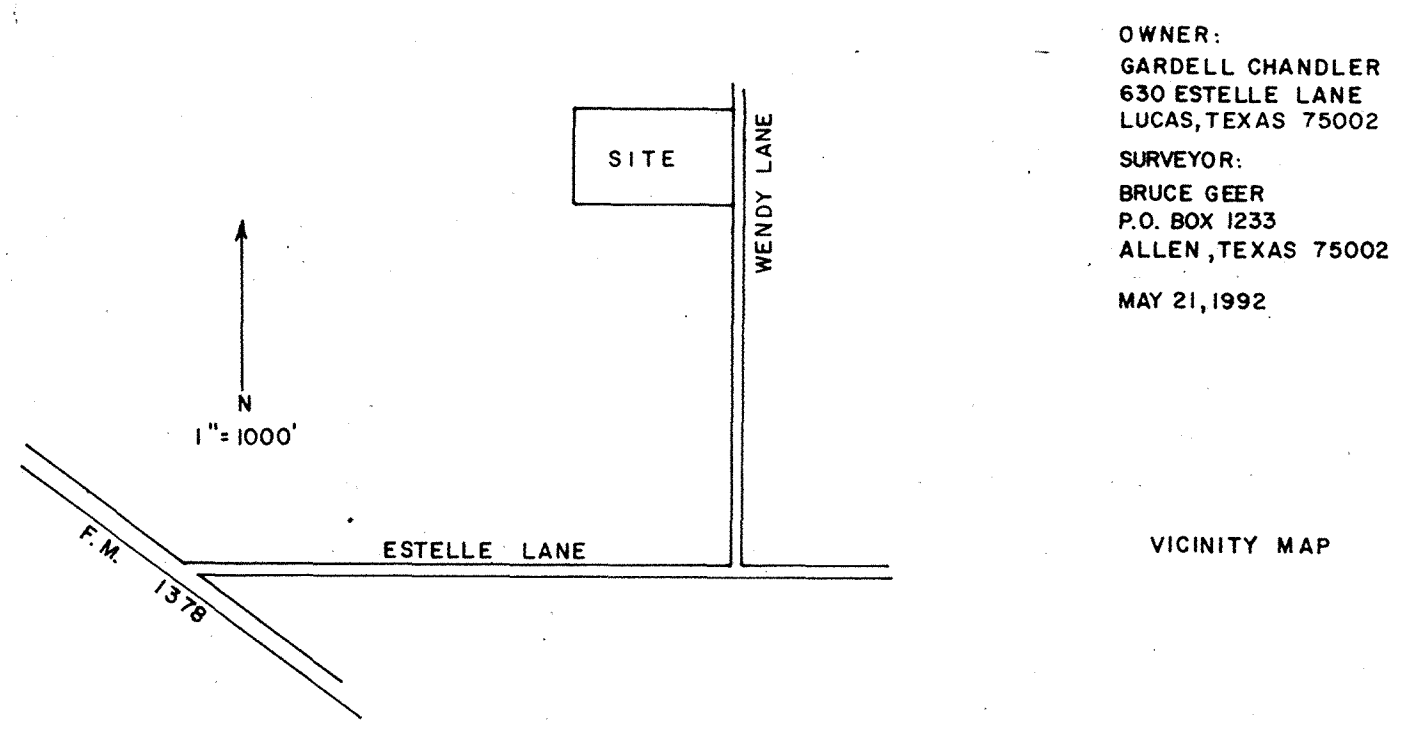
RECEIVED  
CITY OF LUCAS

JUL 2 1986

BY



REPLAT  
 OF  
 LOT 5,  
 L. G. CHANDLER ADDITION



OWNER:  
 GARDELL CHANDLER  
 630 ESTELLE LANE  
 LUCAS, TEXAS 75002  
 SURVEYOR:  
 BRUCE GEER  
 P.O. BOX 1233  
 ALLEN, TEXAS 75002  
 MAY 21, 1992

OWNER'S CERTIFICATE

STATE OF TEXAS :  
 COUNTY OF COLLIN :

WHEREAS, Gardell Chandler is the owner of Lot 5 of the L. G. Chandler Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in volume F, page 641 of the Collin County Map and Plat Records, being described by metes and bounds as follows:  
 BEGINNING at an iron pin found at the southwest corner of said Lot 5;  
 THENCE North 1° 19' 03" West with the west line of said lot 5 and generally near an established fence and hedge row, 491.47 feet to a railroad spike set in the base of a Bois d'arc tree at the northwest corner of said lot 5;  
 THENCE North 89° 30' 07" East, with the north line of said lot 5 and generally near a fence, 865.64 feet to an iron pin set at the northeast corner of said lot 5, same being in the west R.O.W. line of Wendy Lane (50 foot R.O.W.);  
 THENCE South 0° 15' 53" East, with the east line of said lot 5 and the west R.O.W. line of said Wendy Lane, 491.60 feet to an iron pin set at the southeast corner of said lot 5;  
 THENCE South 89° 30' 48" West, with the south line of said lot 5 and generally near a fence, 856.61 feet to the beginning point and containing 9.716 acres of land.  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Gardell Chandler, does hereby adopt this plat designating the hereinabove described property as Replat of Lot 5, L. G. Chandler Addition, a subdivision in the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown thereon.  
 WITNESS my hand at Lucas, Texas, this 21 day of June, 1992.  
 Gardell Chandler  
 Gardell Chandler, owner

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Gardell Chandler, 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 21 day of June, 1992.  
 Annette Alexander  
 Notary Public in and for Collin County, Texas

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  
 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 22 day of May, 1992.  
 Shawn L. Hestell  
 Notary Public in and for Collin County, Texas

APPROVED on this the 25th day of June, 1992 by the City Planning and Zoning Commission of the City of Lucas, Texas.  
 Cyril E. B. Bickett  
 Chairman

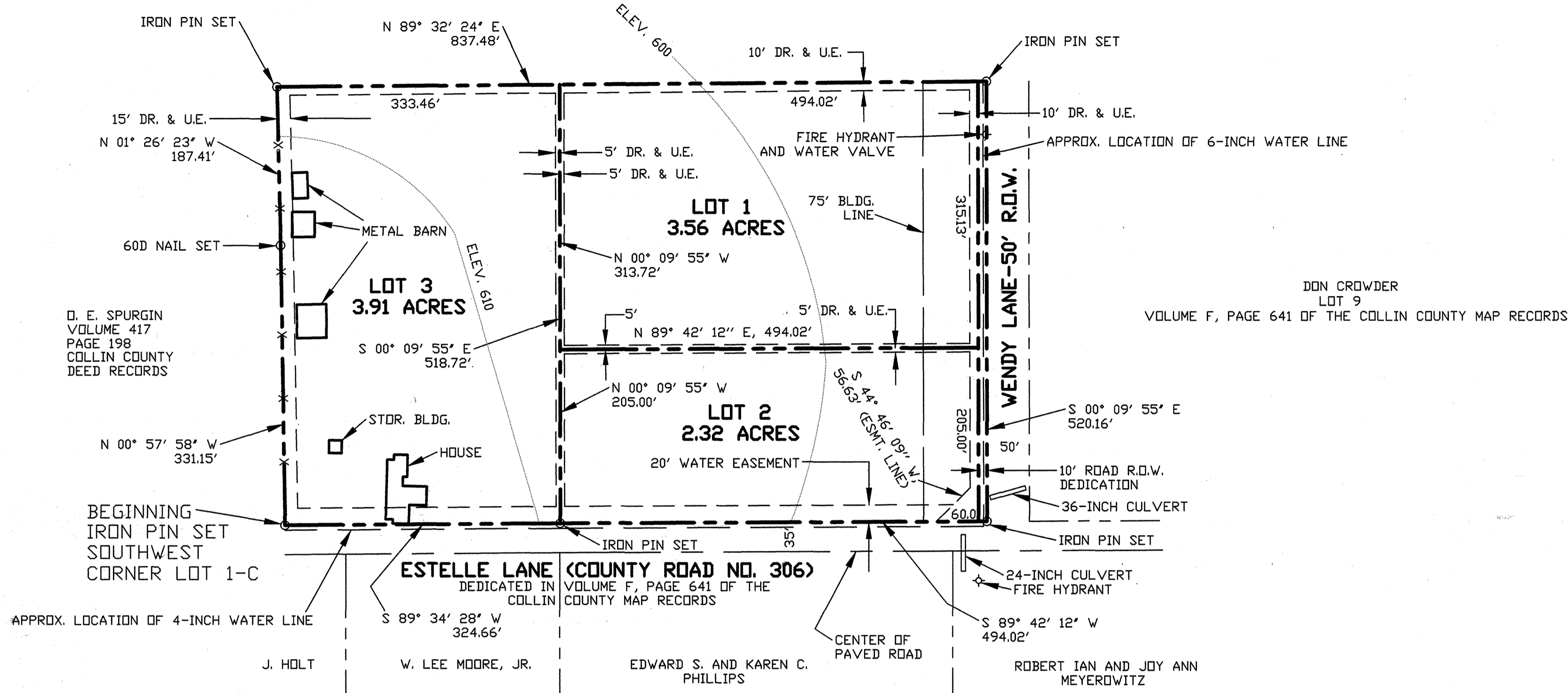
APPROVED on this the 28th day of June, 1992 by the City Council of Lucas, Texas.  
 Gary A. Guy  
 Mayor

Attest:  
 Annette Alexander  
 City Secretary





JAMES R. AND CYNTHIA A. VAUGHAN  
 LOT 1-B OF THE REPLAT OF LOT 1  
 L. G. CHANDLER ADDITION, RECORDED  
 IN VOLUME H, PAGE 655 OF THE  
 COLLIN COUNTY MAP RECORDS



NOTES: DR. & U.E. = DRAINAGE AND UTILITY EASEMENT

ACREAGE OF SUBDIVISION = 9.92 ACRES

PROPOSED ZONING = RESIDENTIAL

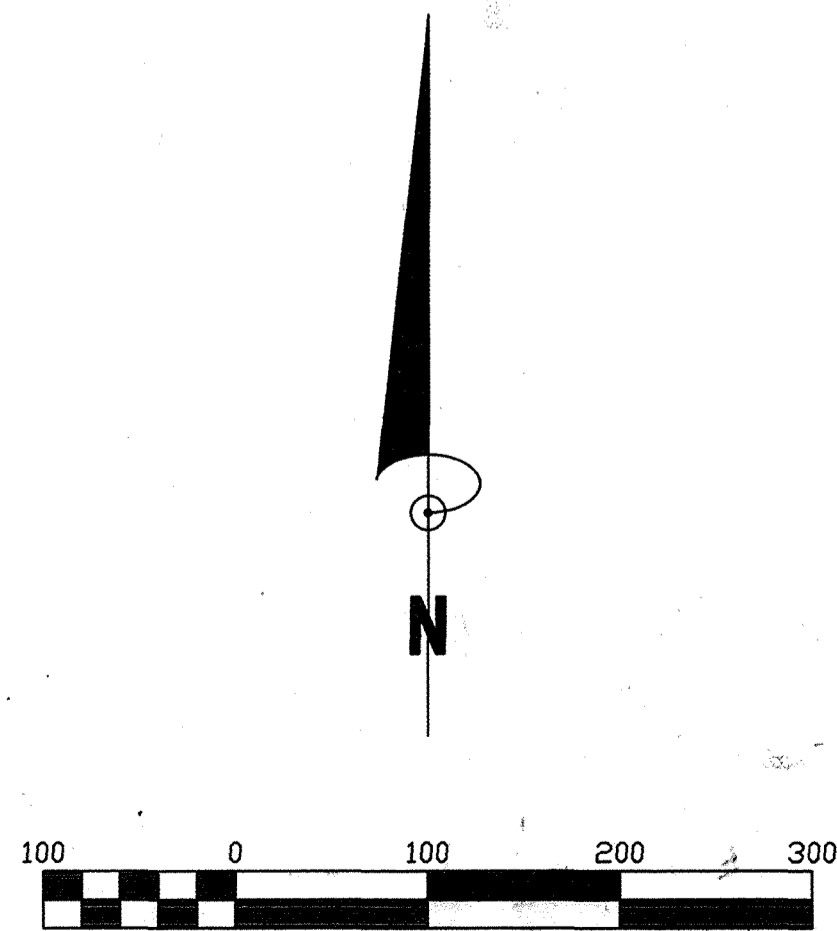
PARENT SUBDIVISION:  
 REPLAT OF LOT 1 OF THE L. G. CHANDLER ADDITION RECORDED  
 IN VOLUME H, PAGE 655 OF THE COLLIN COUNTY MAP RECORDS

DIRECTIONAL CONTROL LINE: South line of Lot  
 5B, according to the Replat of Lot 5, L. G.  
 Chandler Addition, recorded in Volume H, Page  
 375 of the Map Records of Collin County,  
 Texas.

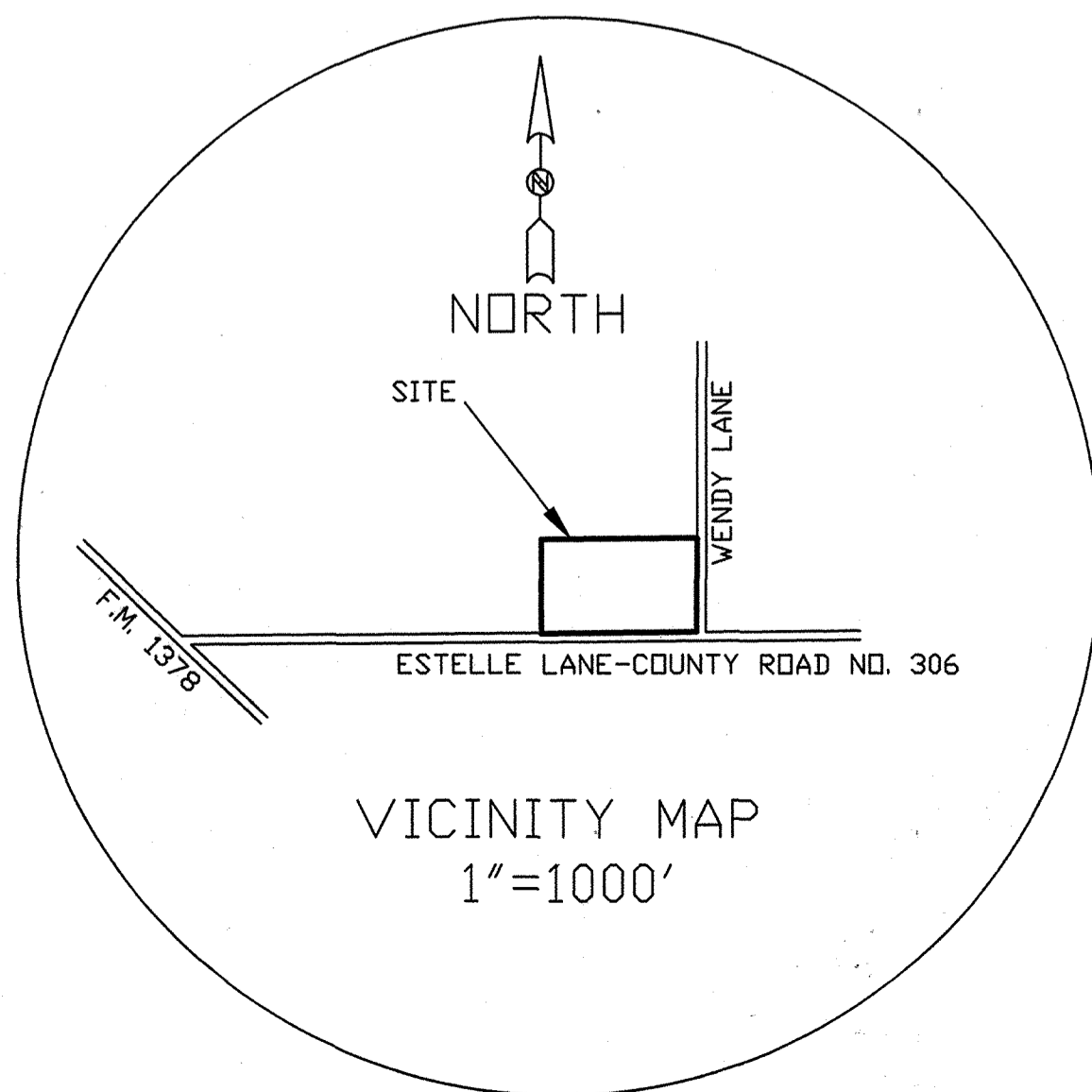
CONTROLLING MONUMENTS: Iron pins found at  
 each end of above described directional  
 control line.

FLOOD CERTIFICATION  
 According to Flood Insurance Rate Map No.  
 48085C0455 G, dated 1-19-1996, the property  
 platted hereon is not  
 within the 100 year flood plain.

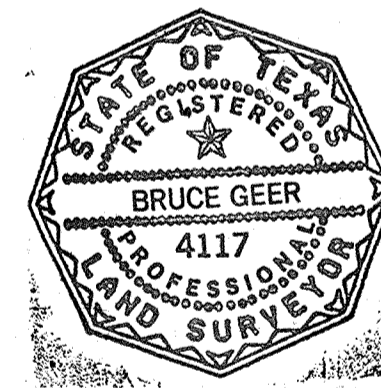
NOTE: CONTOUR LINES WERE SCALED FROM A USGS MAP  
 AND ARE IN APPROXIMATE LOCATION



Scale 1" = 100'  
 OCTOBER 28, 1997



Filed for Record in:  
 COLLIN COUNTY, TX  
 HONORABLE HELEN STARNES  
 On 1998/01/27  
 at 10:19A  
 Number: 98-0007619  
 Type: PL 16.00 K143



OWNER: EVELYN CHANDLER  
 630 ESTELLE LANE  
 LUCAS, TEXAS 75002

BOBBYE JACK MINSHEW  
 INDEPENDENT EXECUTRIX FOR THE  
 ESTATE OF GARDLELL CHANDLER  
 ROUTE 10, BOX 55  
 MCKINNEY, TEXAS 75069

SURVEYOR: BRUCE GEER  
 P.O. BOX 1233  
 ALLEN, TEXAS 75013

OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, Bobbye Jack Minshew is the Independent Executrix of the Estate  
 of Gardell Chandler and Evelyn Chandler is the owner of Lot 1-C of the Replat of  
 Lot 1, L. G. Chandler Addition to the City of Lucas, Collin County, Texas, according to the  
 plat thereof recorded in Volume H, Page 655 of the Collin County Map and Plat  
 Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set at the Southwest corner of said Lot 1-C, in the  
 North right-of-way line of Estelle Lane (County Road No. 306)  
 THENCE Northwesterly with the West line of said Lot 1-C and generally near a  
 fence as follows:  
 North 00° 57' 58" West, 331.15 feet to a 60d nail;  
 North 01° 26' 23" West, 187.41 feet to an iron pin set at the Northwest  
 corner of said Lot 1-C;  
 THENCE North 89° 32' 24" East, with the North line of said Lot 1-C, 837.48 feet  
 to an iron pin set at the Northeast corner of said Lot 1-C, in the West right-of-way line  
 of Wendy Lane (50 foot right-of-way);  
 THENCE South 00° 09' 55" East, with the West right-of-way line of said Wendy  
 Lane and the East line of said Lot 1-C, 520.16 feet to an iron pin set at the Southwest  
 corner of said Lot 1-C, in the North right-of-way line of said Estelle Lane;  
 THENCE Westerly with the North right-of-way line of said Estelle Lane and the  
 South line of said Lot 1-C as follows:  
 South 89° 42' 12" West, 504.02 feet to an iron pin set;  
 South 89° 34' 28" West, 324.66 feet to the PLACE OF BEGINNING,  
 and containing 9.92 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Evelyn Chandler and Bobbye Jack Minshew, do hereby adopt this plat  
 designating the herein above described property as Replat of Lot 1-C of the Replat of  
 Lot 1, L. G. Chandler Addition, a subdivision in the City of Lucas, Collin County,  
 Texas, and do hereby dedicate to the public use forever the streets/roads and  
 easements as shown thereon.  
 WITNESS my hand at LUCAS, Texas, this the 12 day of January  
 1998.

Evelyn Chandler  
 Evelyn Chandler, owner

Before me, the undersigned authority, a notary public in and for the state, on this day  
 personally appeared Evelyn Chandler, 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 12 day of January  
 1998.

Bruce Covington  
 Notary Public in and for Collin County, Texas



WITNESS my hand at LUCAS, Texas, this the 12 day of January  
 1998.

Bobbye Jack Minshew  
 Bobbye Jack Minshew, Independent Executrix for the Estate of Gardell Chandler

Before me, the undersigned authority, a notary public in and for the state, on this day  
 personally appeared Bobbye Jack Minshew, 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 12 day of January  
 1998.

Bruce Covington  
 Notary Public in and for Collin County, Texas



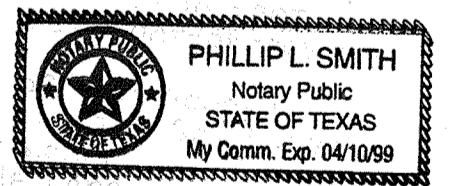
SURVEYOR'S CERTIFICATE

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  
 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 10th day of January  
 1998.

Phillip L. Smith  
 Notary Public in and for Collin County, Texas



APPROVED on this the 15 day of DECEMBER, 1997 by the City Planning and  
 Zoning Committee of the City of Lucas, Texas.

Phillip L. Smith  
 Chairman of Planning and Zoning Committee

APPROVED on this the 5 day of JANUARY, 1998 by the City Council of  
 Lucas, Texas.

Daniel Spivey  
John Hubbar  
 Mayor  
 City Secretary



FINAL PLAT  
**REPLAT**  
 OF  
**LOT 1-C**

OF THE  
**REPLAT OF LOT 1,  
 L. G. CHANDLER ADDITION  
 CITY OF LUCAS  
 COLLIN COUNTY, TEXAS**