

$\Delta = 210^{\circ}00'00''$   
 $R = 50.00'$   
 $T = 183.26'$   
 $C = 96.59'$   
 $B = N15^{\circ}18'46''W$

FINAL PLAT  
 OF  
**WENDY LANE ESTATES**

BEING A REPLAT OF  
 LOT 8 AND LOT 9 OF THE  
**L.G. CHANDLER ADDITION**  
 AND  
 PART OF LOT 2 OF THE  
**CROWDER PURCELL ADDITION**  
 OUT OF THE  
 P.F. LUCAS SURVEY, ABSTRACT NO. 537  
 BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

IN THE  
 CITY OF THE LUCAS  
 COLLIN COUNTY, TEXAS  
 OWNER

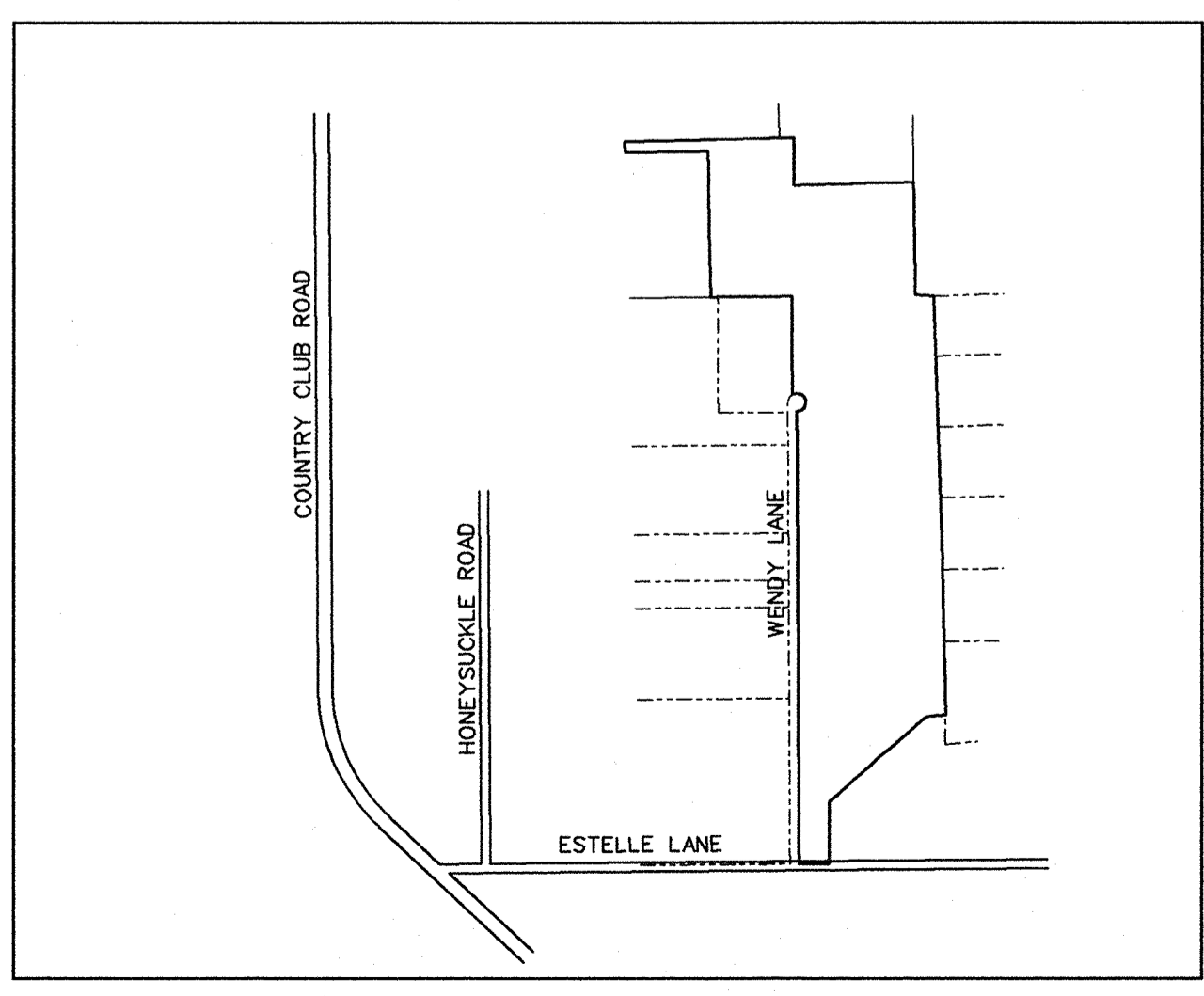
**DONNA CROWDER**  
 402 W. McDERMOTT DRIVE  
 ALLEN, TEXAS 75013  
 (972) 396-6600

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 (972)-396-1200

Filed for Record in:  
 COLLIN COUNTY, TX  
 HONORABLE HELEN STARNES  
 On 1999/10/14  
 At 4:06P  
 Number: 99-0128320  
 Type: PL 26.00

THE EXISTING DAMS AND PONDS LOCATED  
 ON LOT 2 AND LOT 6 SHALL NOT BE REMOVED  
 AND WILL REMAIN IN THEIR EXISTING OR  
 UPGRADED CONDITION IN ACCORDANCE  
 TO ENGINEERING PLANS PREPARED BY  
 CORWIN ENGINEERING INC. ON SEPTEMBER 17, 1999

NOTE:  
 LOT 7, BLOCK A IS SUBJECT TO THE  
 DEVELOPMENT AGREEMENT BETWEEN THE  
 CITY OF LUCAS AND A DON CROWDER &  
 DONNA L. CAROL CROWDER FILED OF RECORD  
 IN VOL. 3128, PG 583 OF THE DEED RECORDS  
 OF COLLIN COUNTY, TEXAS.

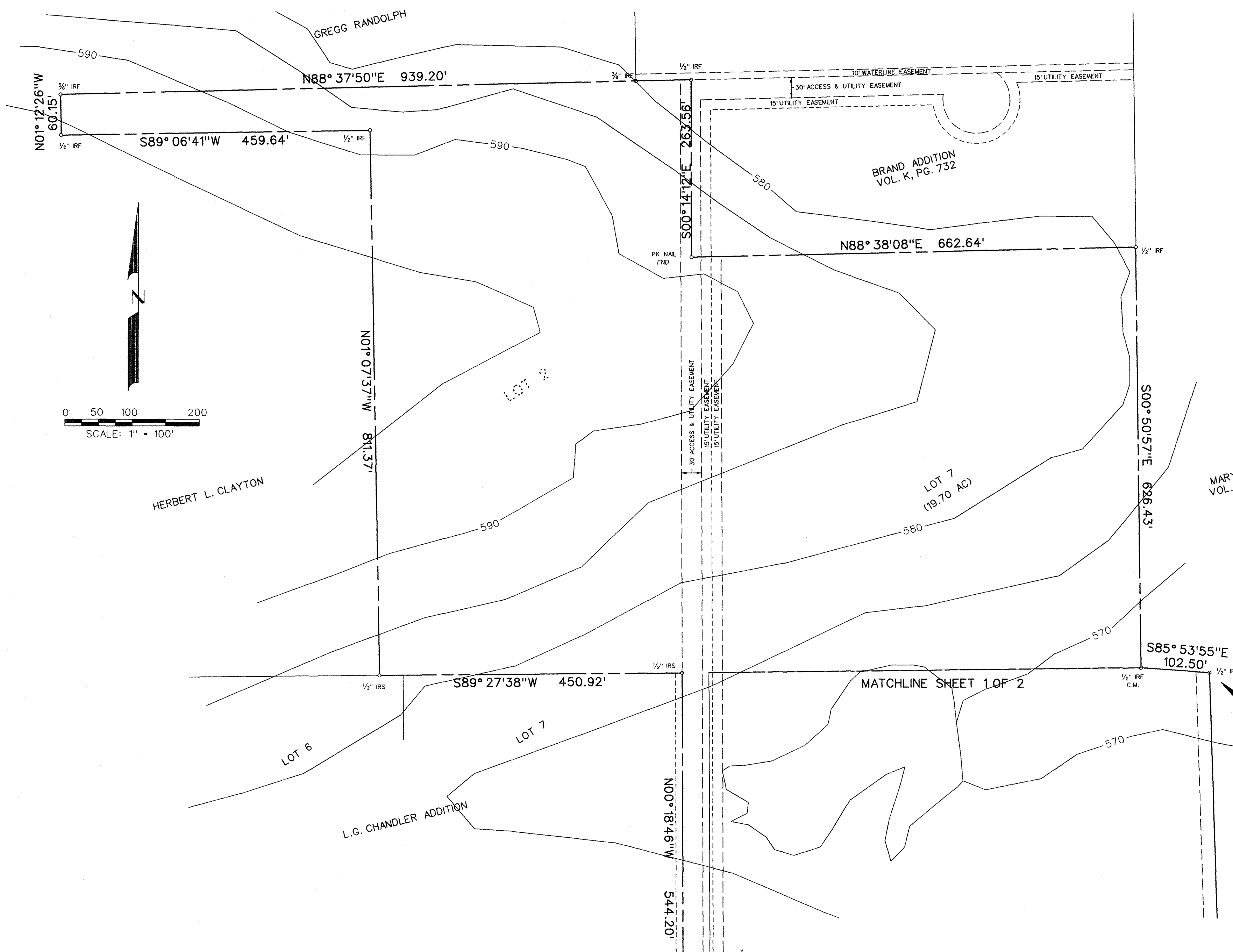


LOCATION MAP  
 1" = 1000'

- NOTES
- Bearings are referenced to L.G. Chandler Addition.
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - ☐ Indicates 10'x10' Electric Easement.
  - B.L. - Building Line.  
 U.E. - Utility Easements.  
 E.E. - Electric Easements.  
 C.M. - Controlling Monument.

TOTAL ACRES 67.935  
 TOTAL LOTS 7

FILE: 9929PLAT.DGN  
 REF FILE: 9929AL.DGN  
 VIEW: PLAT  
 DATE: 28 SEPTEMBER 1999



LEGAL DESCRIPTION

WHEREAS, DONNA CROWDER is the owner of two tracts of land situated in the P.F. Lucas Survey, Abstract No. 537 and the Benjamin Sparks Survey, Abstract No. 813, being all of Lot 9 out of the L.G. Chandler Addition, an addition to the City of Lucas, as described in Volume F, Page 641, and part of Lot 2, out of the Crowder Purcell Addition, as described in Volume G, Page 602, as described in Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said Lot 8 and said point being the northeast corner of said L.G. Chandler Addition.

THENCE, South 01° 57' 12" East, along the east line of said L.G. Chandler Addition, passing a 3/8 inch iron rod found at Lot corner of Lot 8 and 9 and continuing for a total distance of 1357.52 feet, to a 1/2 inch iron rod found;

THENCE, South 01° 38' 24" East, continuing along said east line, for a distance of 161.73 feet, to a 1/2 inch iron rod found;

THENCE, South 01° 21' 58" East, along said east line, for a distance of 14.81 feet, to a 1/2 inch iron rod set with a yellow "Corwin Engr. Inc." cap;

THENCE, South 01° 21' 26" East, along said east line, for a distance of 782.25 feet, to a 3/8 inch iron rod found being the southeast corner of said Lot 9 and being the most easterly southeast corner of said L.G. Chandler Addition;

THENCE, South 83° 27' 56" West, departing said east line and along the south line of said L.G. Chandler Addition and Lot 9, for a distance of 111.72 feet, to a 3/8 inch iron rod found;

THENCE, South 48° 08' 12" West, along said south line, for a distance of 190.21 feet, to a 1/2 inch iron rod set with a yellow "Corwin Engr. Inc." cap;

THENCE, South 50° 44' 28" West, along said south line, for a distance of 169.57 feet, to a 1/2 inch iron rod set with a yellow "Corwin Engr. Inc." cap;

THENCE, South 47° 04' 28" West, along said south line, for a distance of 358.13 feet, to a 3/8 inch iron rod found at the interior ell corner of the L.G. Chandler Addition;

THENCE, South 00° 13' 08" East, along said south line, for a distance of 338.86 feet, to a 1/2 inch iron rod set in the north line of County Road #306 (Estelle Lane) and being the most southerly southeast corner of said L.G. Chandler Addition and said Lot 9;

THENCE, South 89° 33' 51" West, along said line, for a distance of 169.02 feet, to a 1/2 inch iron rod set in the northeast corner of Wendy Lane (50' R.O.W.) and said County Road #306;

THENCE, North 00° 18' 46" West, departing said lines and along said east line of said Wendy Lane, for a distance of 2507.96 feet to a 1/2 inch iron rod set with a yellow "Corwin Engr. Inc." cap to a non-tangent curve to the left, having a radius of 50.00 feet, and a central angle of 210° 00' 00";

THENCE, continuing along said east line and along said curve to the left for an arc distance of 183.26 feet (Chord Bearing North 15° 18' 46" East - 96.59 feet), to a 1/2 inch iron rod set with a yellow "Corwin Engr. Inc." cap;

THENCE, North 00° 18' 46" West, departing said Wendy Lane, for a distance of 544.20 feet to a 1/2 inch iron rod set in the north line of said Lot 8 and being in the north line of said L.G. Chandler Addition and being in the south line of the Crowder Purcell Addition, an addition to the City of Lucas, as described in Cabinet G, Page 602, as described in said Plat Records;

THENCE, South 89° 27' 38" West, along said common line, for a distance of 450.92 feet, to 1/2 inch iron rod set;

THENCE, North 01° 07' 37" West, departing said common line and along the west line of said Crowder Purcell Addition, for a distance of 811.37 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 06' 41" West, along said west line, for a distance of 459.64 feet, to a 1/2 inch iron rod found;

THENCE, North 01° 12' 26" West, along said west line, for a distance of 60.15 feet, to a 3/8 inch iron rod found;

THENCE, North 88° 37' 50" East, departing said west line and along the north line of said Crowder Purcell Addition, for a distance of 939.20 feet, to a 1/2 inch iron rod found in the west line of Brand Addition, an addition to the City of Lucas, as described in Volume K, Page 732, as described in said Plat Records;

THENCE, South 00° 14' 12" East, departing said north line and along said west line for a distance of 263.56 feet, to a P.K. Nail found;

THENCE, North 88° 38' 08" East, departing said west line and along the south line of said Brand Addition, for a distance of 662.64 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 50' 57" East, departing said south line and along the east line of said Crowder Purcell Addition, for a distance of 626.43 feet to a 1/2 inch iron rod found in said north line of the L.G. Chandler Addition;

THENCE, South 85° 53' 55" East, along said north line, for a distance of 102.50 to the POINT OF BEGINNING and containing 67.935 acres of land.

DEDICATION  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, DONNA CROWDER, is the owner of the above-described project and does hereby adopt this replat designating the herein described property as WENDY LANE ESTATES, Being a Replat of Lot 8 and Lot 9 of the L.G. CHANDLER ADDITION and part of Lot 2 of the CROWDER PURCELL ADDITION, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

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

EXECUTED this the 12 day of October, 1999.

Donna Crowder

"Recommended For Approval"  
RB Marquis 10/11/99  
 Chairman  
 Planning and Zoning Commission  
 City of Lucas, Texas

"Approved For Construction"  
Ann H. C. 10-13-99  
 Mayor  
 City of Lucas, Texas

"The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing Wendy Lane Estates, Being a Replat of Lot 9 of the L.G. CHANDLER ADDITION and Part of Lot 2 of the CROWDER PURCELL ADDITION, an addition to the City of Lucas was submitted to the City Council, by formal action, on the 7<sup>th</sup> day of October, 1999; and that Council, by formal action, then and there accepted the dedication of right-of-ways, streets, easements, alleys, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 13<sup>th</sup> day of OCTOBER, A.D., 1999

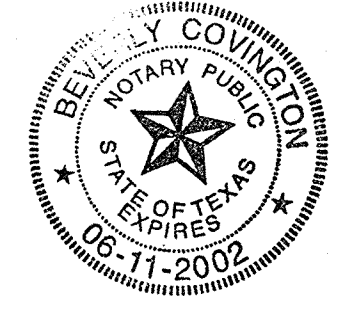
Beverly Covington  
 City Secretary  
 City of Lucas, Texas

THE STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared DONNA CROWDER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

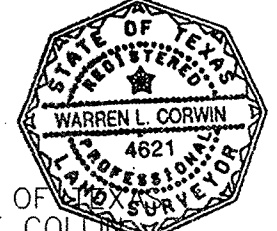
WITNESS MY HAND AND SEAL OF OFFICE, this the 12<sup>th</sup> day of October, 1999.

Beverly Covington  
 NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lucas, Texas.

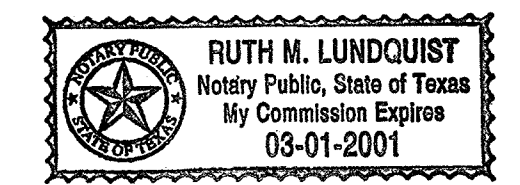


Warren L. Corwin  
 WARREN L. CORWIN  
 R.P.L.S. No. 4621

THE STATE OF TEXAS  
 COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 11<sup>th</sup> day of October, 1999.



Ruth M. Lundquist  
 NOTARY PUBLIC, STATE OF TEXAS

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 OF  
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BEING A REPLAT OF  
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OWNER  
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 Type : PL 26.00

FILE: 9929PLAT.DGN  
 REF. FILE: 9929AL.DGN  
 VIEW:  
 DATE: 28 SEPTEMBER 1999 PF: