



# AGENDA

**City of Lucas  
Planning and Zoning Commission  
December 10, 2015  
7:00 PM**

**City Hall - 665 Country Club Road – Lucas, Texas – 75002**

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, December 10, 2015 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

## **Call to Order**

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

## **Regular Agenda**

1. Consider approval of the minutes of the November 12, 2015 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land, otherwise known as the Kenneth R Lewis Tract adjacent to the Kenneth R. Lewis Park located on FM 1378. (Development Services Director Joe Hilbourn)

## **Executive Session**

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

3. Adjournment.

|                      |
|----------------------|
| <b>Certification</b> |
|----------------------|

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before December 4, 2015.

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Stacy Henderson  
City Secretary

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall.*

*Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-727-8999 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### December 10, 2015

**Requester:** City Secretary Stacy Henderson

**Agenda Item:**

Consider approval of the minutes of the November 12, 2015 Planning and Zoning Commission meeting.

**Background Information:**

N/A

**Attachments/Supporting Documentation:**

1. Minutes of the November 12, 2015 Planning and Zoning Commission meeting.

**Budget/Financial Impact:**

N/A

**Recommendation:**

Approve as presented.

**Motion:**

I make a motion to approve/modify the minutes of November 12, 2015.



City of Lucas  
Planning & Zoning Commission  
Regular Meeting  
November 12, 2015  
7:00 PM  
City Hall – 665 Country Club Road

Minutes

Call to Order

Vice Chairman Keer called the meeting to order at 7:00p.m., and announced that he would be leading the meeting as Chairman Rusterholtz had strained her voice.

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman David Keer  
Commissioner Andre Guillemaud  
Commissioner Brian Blythe  
Alternate Commissioner Scott Sperling  
Alternate Commissioner Kevin Wier  
(arrived at 7:05pm)

**Staff:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
City Secretary Stacy Henderson

**Commissioners Absent:**

Commissioner Joe Williams

**City Council Liaison Present:**

Mayor Jim Olk

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Commission recited the Pledge of Allegiance.

Regular Agenda

**1. Consider approval of the minutes of the October 8, 2015 Planning and Zoning Commission meeting.**

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Chairman Rusterholtz to approve the minutes of the October 8, 2015 Planning and Zoning Commission meeting. The motion passed unanimously by a 5-0 vote.*

**2. Consider the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre of land, otherwise known as the Kenneth R. Lewis Tract adjacent to the Kenneth R. Lewis Park located on FM 1378.**

Vice Chairman Keer announced that this item would be tabled to the December 10, 2015 Planning and Zoning Commission meeting at the request of Staff.

- 3. Consider the request by Dahlia Arr, LLC for site plan approval of a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas plat, Lot 1, Block A, being a 4.104 acre parcel of land.**

A presentation was given by Development Services Director Joe Hilbourn stating the property had an approved specific use permit and the only change to the site plan was related to the air conditioned space that was reduced from two stories to one story.

**MOTION:** *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to recommend approval of the site plan for the self-storage facility located at 731 Angel Parkway. The motion passed unanimously by a 5 to 0 vote.*

- 4. Consider the request by Dahlia Arr, LLC for landscape plan approval for a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas Plat, Lot 1, Block A, being a 4.104 acre parcel of land.**

Vice Chairman Keer announced that this item would be tabled to the December 10, 2015 Planning and Zoning Commission meeting at the request of Staff.

- 5. Discuss and consider if the day and time of the Planning and Zoning Commission meetings should be changed.**

The Commission agreed that the existing day and time of the second Thursday of each month at 7:00pm was a good time and for all members in attendance.

- 6. Adjournment.**

**MOTION:** *A motion was made by Commissioner Blythe, seconded by Vice Chairman Keer to adjourn the meeting at 7:08pm. The motion passed unanimously with a 5 to 0 vote.*

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David Keer  
Vice Chairman

ATTEST:

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Stacy Henderson  
City Secretary



# City of Lucas

## Planning and Zoning Agenda Request

### December 10, 2015

**Requester:** Development Services Director Joe Hilbourn

#### **Agenda Item:**

Consider the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land, otherwise known as the Kenneth R Lewis Tract adjacent to the Kenneth R. Lewis Park located on FM 1378.

#### **Background Information:**

This item was continued from the November 12, 2015 Planning and Zoning Commission meeting.

The final plat contains 35 lots zoned R-1.5 with the smallest lot exceeding the minimum lot size requirement. Lot frontage for R-1.5 zoning is a minimum 160 feet excluding cul-de-sacs, where cul-de-sacs are 40 feet, all lots meet or exceed this requirement. There will be two points of access, one on the North side of the subdivision and the other on the southeast side of the subdivision. The water main will be looped from South View Drive with a 12" water main to the 8" loop feeding Brookhaven Ranch Estates and the subdivision will have retention ponds for excess run-off.

This plat complies with the City's regulations and the approved preliminary plat.

#### **Attachments/Supporting Documentation:**

1. Final Plat

#### **Budget/Financial Impact:**

N/A

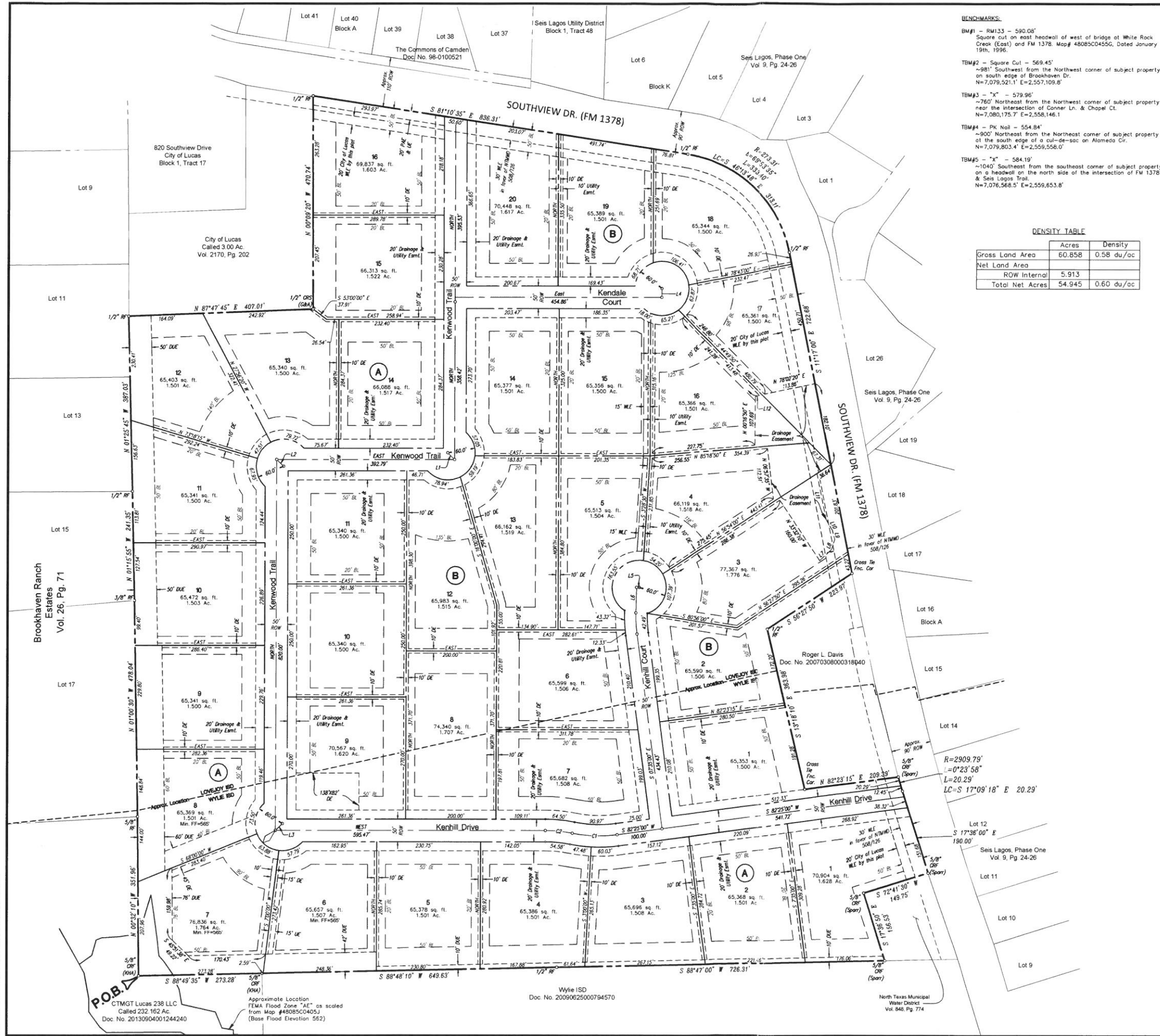
#### **Recommendation:**

Approve as presented.

#### **Motion:**

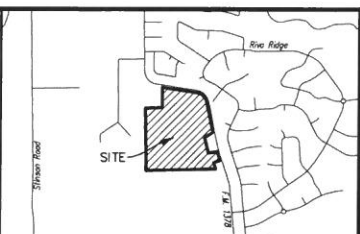
I make a motion to recommend approval/denial of the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land.

The L-1304(1) (2007) Surveying & Civil Plans (1/2) 10/27/2015 4:42 PM, by jmm



**LEGEND**

P.O.B. = POINT OF BEGINNING  
R.F. = REBAR FOUND  
CRS = CAPPED REBAR SET  
BL = BUILDING LINE  
CRF = CAPPED REBAR FOUND  
G&A = G&A CONSULTANTS, LLC  
PRCCT = PLAT RECORDS, COLLIN COUNTY, TEXAS  
RPRCCT = REAL PROPERTY RECORDS COLLIN COUNTY, TEXAS  
SSE = SANITARY SEWER EASEMENT  
WLE = WATER LINE EASEMENT  
PAE = PEDESTRIAN ACCESS EASEMENT  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT  
DUE = DRAINAGE & UTILITY EASEMENT  
NTMWD = NORTH TEXAS MUNICIPAL WATER DISTRICT  
◇ = OVERHEAD POWER  
◇ = DENOTES STREET NAME CHANGE



**BENCHMARKS:**

BM#1 - RM133 - 590.08'  
Square cut on east headwall of west of bridge at White Rock Creek (East) and FM 1378. Map# 48085C04556, Dated January 19th, 1996.

BM#2 - Square Cut - 569.45'  
~981' Southwest from the Northwest corner of subject property on south edge of Brookhaven Dr.  
N=7,079,521.1' E=2,557,109.8'

BM#3 - "X" - 579.96'  
~760' Northeast from the Northwest corner of subject property near the intersection of Conner Ln. & Chapel Ct.  
N=7,080,175.7' E=2,558,146.1'

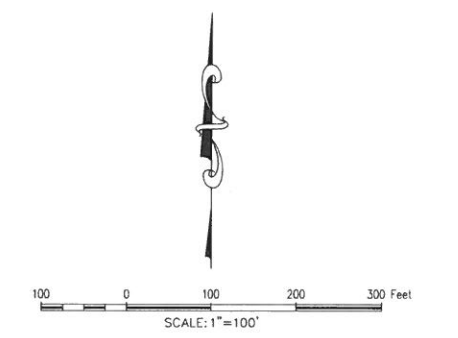
BM#4 - PK Nail - 554.84'  
~900' Northeast from the Northeast corner of subject property at the south edge of a cul-de-sac on Alameda Cir.  
N=7,079,803.4' E=2,559,558.0'

BM#5 - "X" - 584.19'  
~1040' Southeast from the southeast corner of subject property on a headwall on the north side of the intersection of FM 1378 & Seis Lagos Trail.  
N=7,076,568.5' E=2,559,653.8'

**DENSITY TABLE**

|                 | Acres  | Density    |
|-----------------|--------|------------|
| Gross Land Area | 60.858 | 0.58 du/ac |
| Net Land Area   |        |            |
| ROW Internal    | 5.913  |            |
| Total Net Acres | 54.945 | 0.60 du/ac |

- NOTES:**
- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property by G&A Consultants.
  - According to Community Panel No. 48085C0405J, effective May 6, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (area within the 1% annual chance flood plain, with base flood elevations established). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
  - This flood statement shall not create liability on the part of the surveyor.
  - Lots or portions of lots within the floodplain or area of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.
  - No access to F.M. 1378 from any part of a lot shall be allowed.
  - Easement in favor of North Texas Municipal Water District, recorded in Volume 508, Page 126 is not for public use.
  - Drainage easements shall be maintained by the HOA.



**THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW ONLY AND PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR RECORD.**

**LEWIS PARK ESTATES**  
Lots 1-26, Block A  
Lots 1-26, Block B  
60.858 Acres  
Zone R-15

In the  
JAMES ANDERSON SURVEY, ABSTRACT NO. 17  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS

**G&A SITE PLANNING CIVIL ENGINEERING PLATTING CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
610 Byron Nelson Blvd. Ste 114 • Plano, TX 75092 • P: 972.531.9712 • F: 972.531.9715

DRAWN BY: DATE: 09/03/14 SCALE: 1"=100' JOB. No. **14026**

**OWNER**  
CADG Lewis Park LLC  
c/o Lanier Development Company, LLC  
520 Central Parkway E.  
Suite 104  
Plano, TX 75074  
Contact: Steve Lanier  
(972) 422-9880



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS : WHEREAS WE, CADG LEWIS PARK LLC, are the owners of property situated in the City of Lucas described as follows:

COUNTY OF COLLIN : BEING all that certain lot, tract or parcel of land situated in the J. Anderson Survey, Abstract Number 17, in the City of Lucas, Collin County, Texas and part of those certain tracts of land described as Tracts I and II, in deed to Guardian Mortgage Company, Inc., as recorded in Document Number 20140131000092420 of the Deed Records of Collin County, Texas, and being all of that certain called 24.45 acre tract of land described in deed to Lewis-McWhirter, Ltd, recorded in Document Number 2005-160899 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar found (Kimley Horn and Associates) at the southwest corner of said Tract I, and being an inner eile corner of that certain called 232.162 acre tract of land described in deed to CTMGT Lucas 238, LLC, recorded in Document Number 20130904001244240 of the Deed Records of Collin County, Texas;

THENCE N 00°32'10" W, 351.96 feet with the west line of said Tract I, and the east line of said 232.162 acre tract, to a 5/8" rebar found at the northeast corner thereof, and being the southeast corner of Brookhaven Ranch Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Volume 26, Page 71 of the Plat Records of Collin County, Texas;

THENCE N 01°00'30" W, 478.04 feet with the west line of said Tract I, and the east line of said Brookhaven Ranch Estates to a 3/8" rebar found at the northwest corner of said Tract I, and being the southwest corner of said Tract 2;

THENCE N 01°15'55" W, 241.35 feet with the west line of said Tract 2, and the east line of said Brookhaven Ranch Estates, to a 1/2" rebar found, THENCE N 01°25'45" W, 387.03 feet with the west line of said Tract 2, and the east line of said Brookhaven Ranch Estates, to a 1/2" rebar found at the westerly northwest corner of said Tract 2, and being the southwest corner of that certain called 3.00 acre tract of land described in deed to the City of Lucas, recorded in Volume 2170, Page 202 of the Deed Records of Collin County, Texas;

THENCE N 87°47'45" E, 407.01 feet, with the north line of said Tract 2, and the south line of said 3.00 acre tract, to the southeast corner thereof;

THENCE N 00°09'20" W, 470.74 feet, with the north line of said Tract 2, and the east line of said 3.00 acre tract, to a 1/2" rebar found at the most northerly northwest corner of said Tract 2, the northeast corner of said 3.00 acre tract, and being on the south line of F.M. Highway 1378;

THENCE S 81°10'35" E, with the north line of said Tract 2, and the south line of said F.M. Highway 1378, passing at 581.11 feet a 1/2" rebar found at the northeast corner of said Tract 2, and being the northeast corner of said 24.45 acre tract, continuing with the north line thereof, 836.31 feet to a 1/2" rebar found;

THENCE Southeasterly with east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, with the arc of a curve to the right, having a radius of 273.31 feet, a central angle of 69°53'35", an arc length of 333.40 feet, and whose chord bears S 46°13'48" E, 313.11 feet;

THENCE S 11°17'10" E, 722.68 feet, with the east line of said 24.45 acre tract, and the west line of F.M. Highway 1378, to the northeast corner of that certain tract of land described in deed to Roger L. Davis, recorded in Document Number 20070308000318040 of the Deed Records of Collin County, Texas;

THENCE S 56°27'50" W, 223.97 feet with the east line of said 24.45 acre tract, and the north line of said Davis tract, to the northwest corner thereof;

THENCE S 13°18'10" E, 363.98 feet with the east line of said 24.45 acre tract, and the west line of said Davis tract, to the southwest corner thereof;

THENCE N 82°23'15" E, 209.39 feet with the east line of said 24.45 acre tract, and the south line of said Davis tract, to the southeast corner thereof, being on the west line of F.M. Highway 1378;

THENCE Southeasterly with the east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, with the arc of a non-tangent curve to the left, having a radius of 2909.79 feet, a central angle of 00°38'41", an arc length of 32.74 feet, and whose chord bears S 17°17'56" E, 32.74 feet;

THENCE S 17°36'00" E, 190.00 feet with the east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, to the northeast corner of that certain tract of land described in deed to North Texas Municipal Water District, recorded in Volume 848, Page 774 of the Deed Records of Collin County, Texas;

THENCE S 72°41'30" W, 149.75 feet with the east line of said 24.45 acre tract, and the north line of said North Texas Municipal Water District tract, to the northwest corner thereof;

THENCE S 17°36'50" E, 156.53 feet with the east line of said 24.45 acre tract, and the west line of said North Texas Municipal Water District tract, to a 5/8" capped rebar found (Spar Surveys) at the southwest corner thereof, and being the southeast corner of said 24.45 acre tract, and being on the north line of that certain called 60.000 acre tract of land described in deed to Wylie Independent School District, recorded in Document Number 20090625000794570 of the Deed Records of Collin County, Texas;

THENCE S 88°47'00" W, 726.31 feet with the south line of said 24.45 acre tract, and the north line of said 60.000 acre tract, to a 1/2" rebar found at the southwest corner of said 24.45 acre tract, and being the southeast corner of said Tract I;

THENCE S 88°48'10" W, 649.63 feet, with the south line of said Tract I, and the north line of said 60.00 acre tract, to a 5/8" capped rebar found (Kimley Horn and Associates) at the northwest corner thereof, and being the easterly northeast corner of said 232.162 acre tract;

THENCE S 88°49'35" W, 273.28 feet with the south line of said Tract I, and a north line of said 232.162 acre tract, to the POINT OF BEGINNING and containing approximately 60.858 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG LEWIS PARK LLC, acting herein by and through its duly authorized representatives, do hereby adopt this preliminary plat designating the hereinabove described tract as LEWIS PARK ESTATES, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-ways as shown hereon, and does hereby dedicate the utility easements shown on the plat to the City of Lucas.

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CADG Lewis park, LLC,  
a Texas limited liability company

By: CADG Holdings, LLC,  
a Texas limited liability company  
It's Sole Member

By: MMM Ventures, LLC,  
a Texas limited liability company  
It's Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
It's Manager

By: \_\_\_\_\_  
Name: Mehrdad Moayedi  
Its: Manager

STATE OF TEXAS :  
COUNTY OF \_\_\_\_\_: This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Lewis Park, LLC, a Texas limited liability company on behalf of said company.

Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

MORTGAGE HOLDER CERTIFICATION

THAT I, \_\_\_\_\_, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as LEWIS PARK ESTATES, an addition to the City of Lucas, Texas, do hereby dedicate to the public use forever the streets, alleys, and right-of-ways as shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Authorized Representative

Title

ON-SITE SEWAGE FACILITY (OSSF) Notes:

- All lots must utilize alternative type on-site sewage facilities.
- Must maintain state-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc (per state regulations).
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Health Department Certification

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative  
Collin County Development Services

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

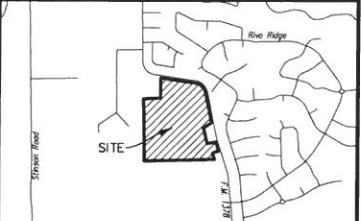
The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works Date

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modifies, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development Date

| LEGEND |  |
|--------|--|
| P.O.B. | = POINT OF BEGINNING                         |
| RF     | = REBAR FOUND                                |
| CRS    | = CAPPED REBAR SET                           |
| BL     | = BUILDING LINE                              |
| CRF    | = CAPPED REBAR FOUND                         |
| G&A    | = G&A CONSULTANTS, LLC                       |
| PRCCT  | = PLAT RECORDS, COLLIN COUNTY, TEXAS         |
| RPRCCT | = REAL PROPERTY RECORDS COLLIN COUNTY, TEXAS |
| SSE    | = SANITARY SEWER EASEMENT                    |
| WLE    | = WATER LINE EASEMENT                        |
| PAE    | = PEDESTRIAN ACCESS EASEMENT                 |
| UE     | = UTILITY EASEMENT                           |
| DE     | = DRAINAGE EASEMENT                          |
| DUE    | = DRAINAGE & UTILITY EASEMENT                |
| NTMWD  | = NORTH TEXAS MUNICIPAL WATER DISTRICT       |
|        | = OVERHEAD POWER                             |
|        | = DENOTES STREET NAME CHANGE                 |



VICINITY MAP T-2000

| LOT / BLOCK ANALYSIS |         |             |       |
|----------------------|---------|-------------|-------|
| LOT                  | BLOCK   | SQUARE FEET | ACRES |
| 1                    | BLOCK A | 70,904      | 1.628 |
| 2                    | BLOCK A | 65,368      | 1.501 |
| 3                    | BLOCK A | 65,696      | 1.508 |
| 4                    | BLOCK A | 65,386      | 1.501 |
| 5                    | BLOCK A | 65,378      | 1.501 |
| 6                    | BLOCK A | 65,657      | 1.507 |
| 7                    | BLOCK A | 76,836      | 1.764 |
| 8                    | BLOCK A | 65,369      | 1.501 |
| 9                    | BLOCK A | 65,341      | 1.500 |
| 10                   | BLOCK A | 65,472      | 1.503 |
| 11                   | BLOCK A | 65,341      | 1.500 |
| 12                   | BLOCK A | 65,403      | 1.501 |
| 13                   | BLOCK A | 65,340      | 1.500 |
| 14                   | BLOCK A | 66,088      | 1.517 |
| 15                   | BLOCK A | 66,313      | 1.522 |
| 16                   | BLOCK A | 69,837      | 1.603 |

| LOT / BLOCK ANALYSIS |         |             |       |
|----------------------|---------|-------------|-------|
| LOT                  | BLOCK   | SQUARE FEET | ACRES |
| 1                    | BLOCK B | 65,353      | 1.500 |
| 2                    | BLOCK B | 65,590      | 1.506 |
| 3                    | BLOCK B | 77,367      | 1.776 |
| 4                    | BLOCK B | 66,119      | 1.518 |
| 5                    | BLOCK B | 65,513      | 1.504 |
| 6                    | BLOCK B | 65,599      | 1.506 |
| 7                    | BLOCK B | 65,682      | 1.508 |
| 8                    | BLOCK B | 74,340      | 1.707 |
| 9                    | BLOCK B | 70,567      | 1.620 |
| 10                   | BLOCK B | 65,340      | 1.500 |
| 11                   | BLOCK B | 65,340      | 1.500 |
| 12                   | BLOCK B | 65,983      | 1.515 |
| 13                   | BLOCK B | 66,162      | 1.519 |
| 14                   | BLOCK B | 65,377      | 1.501 |
| 15                   | BLOCK B | 65,356      | 1.500 |
| 16                   | BLOCK B | 65,366      | 1.501 |
| 17                   | BLOCK B | 65,361      | 1.500 |
| 18                   | BLOCK B | 65,344      | 1.500 |
| 19                   | BLOCK B | 65,389      | 1.501 |
| 20                   | BLOCK B | 70,448      | 1.617 |

| CURVE TABLE |         |             |            |                      |
|-------------|---------|-------------|------------|----------------------|
| CURVE       | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD           |
| C1          | 300.00' | 18°57'16"   | 99.24'     | S 88°06'22" E 98.79' |
| C2          | 300.00' | 112°21'6"   | 58.54'     | N 84°18'52" W 58.44' |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 45°00'00" W | 21.21'   |
| L2         | S 45°00'00" E | 21.21'   |
| L3         | N 45°00'00" E | 21.21'   |
| L4         | N 00°00'00" E | 19.69'   |
| L5         | N 88°37'30" W | 5.81'    |
| L6         | N 01°22'30" E | 56.34'   |
| L7         | N 46°14'55" E | 35.73'   |
| L8         | N 18°03'20" E | 23.69'   |
| L9         | N 15°06'30" W | 20.82'   |
| L10        | N 30°12'35" W | 27.28'   |
| L11        | N 11°31'30" W | 103.64'  |
| L12        | N 78°02'20" E | 8.68'    |

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey of the ground, and I hereby certify that survey made by me or under my supervision.

Mark Paine, Surveyor  
Texas Registered Professional Land Surveyor No. 11111

STATE OF TEXAS :  
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mark Paine, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public  
State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

LEWIS PARK ESTATES

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR PRELIMINARY PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

Lots 1-16 Block A  
Lots 1-20 Block B  
60.858 Acres  
Zoned R15

in the  
JAMES ANDERSON SURVEY, ABSTRACT NO. 17  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillbush Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
610 Byron Nelson Blvd. Ste 114 • Plano, TX 75262 • P: 862.831.9712 • F: 817.890.4043

2/2

TBPE Firm

No. 1798

TBPLS Firm

No. 1004700

DRAWN BY: DATE: 8/16/14 SCALE: 1"=100' JOB. No. **14026**

OWNER  
CADG Lewis Park LLC  
c/o Lanart Development Company, LLC  
520 Central Parkway E  
Suite 104  
Plano, TX 75074  
Contact: Steve Lanart  
(972) 422-9880