



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
January 10, 2013, 7:00 PM
City Hall – 665 Country Club Road

NOTICE is hereby given that the Regular Meeting of the Planning & Zoning Commission of the City of Lucas will be held on Thursday, January 10, 2013, at 7:00 PM at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, at which time the following Agenda will be discussed.

Agenda

Call to Order

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

Regular Agenda

- 1) Discuss and Consider the appointment of a Chairman for a period of one year, term ending October 31, 2013.
- 2) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, term ending October 31, 2013.

Public Hearings

The Public Hearing agenda is provided for the purpose of allowing citizens to ask specific questions regarding only the subject posted for the Public Hearing. Generally the Public Hearing is required by State Law and a record of those attending the Public Hearing is maintained as part of the official record of the proceedings.

- 3) Public Hearing/Discuss and Consider a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres.

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the November 8, 2012 Planning & Zoning Commission meeting.
- 5) Discuss and Consider the approval of the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY,

TRACT 36 for applicant Allen Scharon on behalf of Lucas Real Estate, LLC. This parcel is West of Stonegate on Forest Grove Road.

- 6) Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.
- 7) Adjournment.

As authorized by Section 551.071 (2) of the 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 regarding any item on the agenda at any time during the meeting.

Certification

I hereby certify that the above notice of meeting was posted on the bulletin board at Lucas City Hall by 5:00 p.m. on or before Friday, January 4, 2013, as required in accordance with the Government Code §551.041.

Kathy Wingo, TRMC, MMC, City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services or other special requests for assistance of the hearing impaired must be made 48 hours in advance of the meeting. To make such arrangements, please call 972-727-8999 or email secretary@lucastexas.us.

LUCAS P&Z COMMISSION

Regular Meeting Date: January 10, 2013

AGENDA ITEM:

Call to Order

Roll Call

	Present	Absent
Commissioner Karen Hurtt	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Sean McCaffity	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Brian Blythe	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner David Keer	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Peggy Rusterholtz	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Andre Guillemaud	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Joe Williams	<input type="checkbox"/>	<input type="checkbox"/>

Determination of Quorum

Reminder to silence cell phones

Other Staff/Council Attendees – For Informational Purposes Only

Mayor Rebecca Mark	<input type="checkbox"/>	<input type="checkbox"/>
City Manager Jeff Jenkins	<input type="checkbox"/>	<input type="checkbox"/>
City Secretary Kathy Wingo	<input type="checkbox"/>	<input type="checkbox"/>
Development Services Director Joe Hilbourn	<input type="checkbox"/>	<input type="checkbox"/>
Fire Chief Jim Kitchens	<input type="checkbox"/>	<input type="checkbox"/>
City Attorney Joe Gorfida	<input type="checkbox"/>	<input type="checkbox"/>



City of Lucas P&Z Agenda Request

P & Z Meeting: January 10, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the appointment of a Chairman for a period of one year, term ending October 31, 2013.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to appoint _____ to serve as Chairman of the Planning & Zoning Commission for a period of one year, term ending October 31, 2013.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: January 10, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the appointment of a Vice-Chairman for a period of one year, term ending October 31, 2013.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to appoint _____ to serve as Vice-Chairman of the Planning & Zoning Commission for a period of one year, term ending October 31, 2013.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City of Lucas P&Z Agenda Request

P & Z Meeting: January 10, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres.

RECOMMENDED ACTION:

Zoning of said parcels complies with the Comprehensive Zoning Map.

SUMMARY:

Recommend zoning of said parcels to Commercial Business (CB) and residential R-1 is in compliance with the Comprehensive Zoning map. See attached Depictions and Metes and Bounds. These properties were zoned in 2009; the City needs to correct the zoning ordinance to match the approved development agreement

MOTION:

I make a Motion to recommend approval of the request for zoning as recommended: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres. The tract of land is situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land

described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____

EXHIBIT "A"

238.714 ACRES

JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
I.&G.N. RY. CO. SURVEY, ABSTRACT No. 1060
COLLIN COUNTY, TEXAS

BEING a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract Number 596, and the I.&G.N. RY. CO. Survey, Abstract Number 1060, Collin County, Texas, and being part of a called 427.600 acre tract of land described in a deed to HHEC SpinCo, LLC, as recorded in Clerk's File Number 20080902001058900, of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the northerly right-of-way line of Parker Road (FM No. 2514, a 100-foot wide public right-of-way) for the southerly common corner of the beforementioned 427.600 acre tract and Lot 29 of KIRKLAND ESTATES, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Cabinet A, Slide 46 of the Plat Records of Collin County, Texas;

THENCE leaving the northerly right-of-way line of Parker Road with the westerly line of the 427.600 acre tract, the following courses and distances to wit:

North 01°03'35" West, a distance of 1295.53 feet to a 1/2-inch iron rod found for the southeasterly corner of a called 15.00 acre tract of land described in deed to Young Dean Homestead, Inc., recorded in Volume 5167, Page 3443 of the Land Records of Collin County, Texas;

North 00°46'37" West, continuing with the westerly line of the 427.600 acre tract and partially with the easterly line of the 15.00 acre tract, a distance of 1615.78 feet to a 5/8-inch iron rod with "KHA" cap set for the easterly common corner of the 427.600 acre tract and a called 29.185 acre tract of land described in deed to Young Dean Homestead, Inc., recorded in Volume 5167, Page 3443 of the Land Records of Collin County, Texas;

South 89°15'01" West, with the common line of the 427.600 acre tract and the 29.185 acre tract, a distance of 482.00 feet to a 1/2-inch iron rod found for the southerly common corner of the 427.600 acre tract and a called 15.961 acre tract of land described in deed to Norris Ranch, Ltd., recorded in Volume 5878, Page 2019 of the Land Records of Collin County, Texas;


North 01°07'25" West, leaving the northerly line of the 29.185 acre tract, passing at a distance of 594.95 feet a 5/8-inch iron rod found for the easterly common corner of the 15.961 acre tract and a called 10.00 acre tract of land described in deed to Cortesano Brothers, LP (a.k.a. Outback Custom Homes), recorded under Instrument Number 20060823001212270 of the Official Public Records of Collin County, Texas, passing at a distance of 2000.06 feet a 1/2-inch iron rod found for the easterly common corner of a called 18.463 acre tract of land described in deed to Stinson 1415, LLC, recorded under Instrument Number 20050008569 of the Official Public Records of Collin County, Texas, and a called 10.185 acre tract of land described in deed to Richard G. Phillips et ux, recorded in County Clerk's File Number 96-0077102 of the Deed Records of Collin County, Texas, passing at a distance of 2370.06 feet a PK Nail found for the easterly common corner of the 10.185 acre tract and a called 9.973 acre tract of land described in deed to Roger A. Stevens et ux, recorded in Volume 5476, Page 4793 of the Deed Records of Collin County, Texas, continuing in all a distance of 2730.35 feet to a 1/2-inch iron rod found in the southerly line of a called 12.0 acre tract of land described as Tract 1 in deed to Venita Ellis, recorded in County Clerk's File Number 96-0025352 of the Deed Records of Collin County, Texas, for the northerly common corner of the 9.973 acre tract and the 427.600 acre tract;

THENCE with the northerly line of the 427.600 acre tract, the following courses and distances to wit:

South 89°17'35" East, passing at a distance of 156.96 feet a 1/2-inch iron rod found for the southerly common corner of the 12.0 acre tract and Lot 11 of BROOKHAVEN RANCH ESTATES, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume 6, Page 71 of the Deed Records of Collin County, Texas, continuing in all a distance of 1065.97 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 84°12'23" East, a distance of 435.32 feet to a 5/8-inch iron rod found in the westerly line of a called 14.5 acre tract of land described as Tract 1 in deed to Guardian Mortgage Company, Inc., recorded in County Clerk's File Number 93-0046259 of the Deed Records of Collin County, Texas, for the easterly common corner of the 427.600 acre tract and Lot 15 of BROOKHAVEN RANCH ESTATES;

MAXX, MICHAEL 6/22/2009 10:00 AM
KIDAL SURVEY 05/31/2008 TRACT 3XD WGBIRDY FINAL EXHIBIT - WEST.DWG
5/26/2009 3:22 PM
LAST SAVED



**Kimley-Horn
and Associates, Inc.**

12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RVG	TWM	05/26/2009	063012038	1 OF 5

EXHIBIT "A"
238.714 ACRES
JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
I.&G.N. RY. CO. SURVEY, ABSTRACT No. 1060
COLLIN COUNTY, TEXAS

THENCE South 00°38'53" East, with the common line of the 14.5 acre tract and the 427.600 acre tract, a distance of 352.45 feet to a 5/8-inch iron rod with "KHA" cap set for the westerly common corner of the 14.5 acre tract and the beforementioned 93.442 acre tract;

THENCE North 88°48'32" East, along the southerly line of the 14.5 acre tract, a distance of 273.45 feet to a 5/8-inch iron rod with "KHA" cap set;

THENCE through the 427.600 acre tract, the following courses and distances to wit:

South 01°11'29" East, a distance of 850.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 15°26'35" East, a distance of 543.34 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 55°39'13" East, a distance of 89.85 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 27°45'23" East, a distance of 520.19 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 14°50'56" East, a distance of 814.04 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 00°21'11" East, a distance of 947.53 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 15°18'07" West, a distance of 867.16 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 10°48'07" West, a distance of 970.07 feet to a 5/8-inch iron rod with "KHA" cap set for corner on the northerly right-of-way line of said Parker Road (FM No. 2514);

THENCE along the northerly right-of-way line of said Parker Road (FM No. 2514), the following courses and distances to wit:

North 79°12'12" West, a distance of 356.46 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a curve to the left, through a central angle of 11°41'57", a radius of 1960.00 feet and a chord bearing and distance of North 85°03'12" West, 399.51 feet;

Along said curve to the left, an arc length of 400.21 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 89°05'48" West, a distance of 729.50 feet to the POINT OF BEGINNING and containing 238.714 acres or 10,398,398 sq. ft. of land, more or less.

MARX, MICHAEL 6/22/2009 10:00 AM
 KIDALL SURVEY 03120181 TRACT 3XD WGBNDY FINAL EXHIBIT WEST DWG
 5/6/2009 3:22 PM
 LAST SAVED


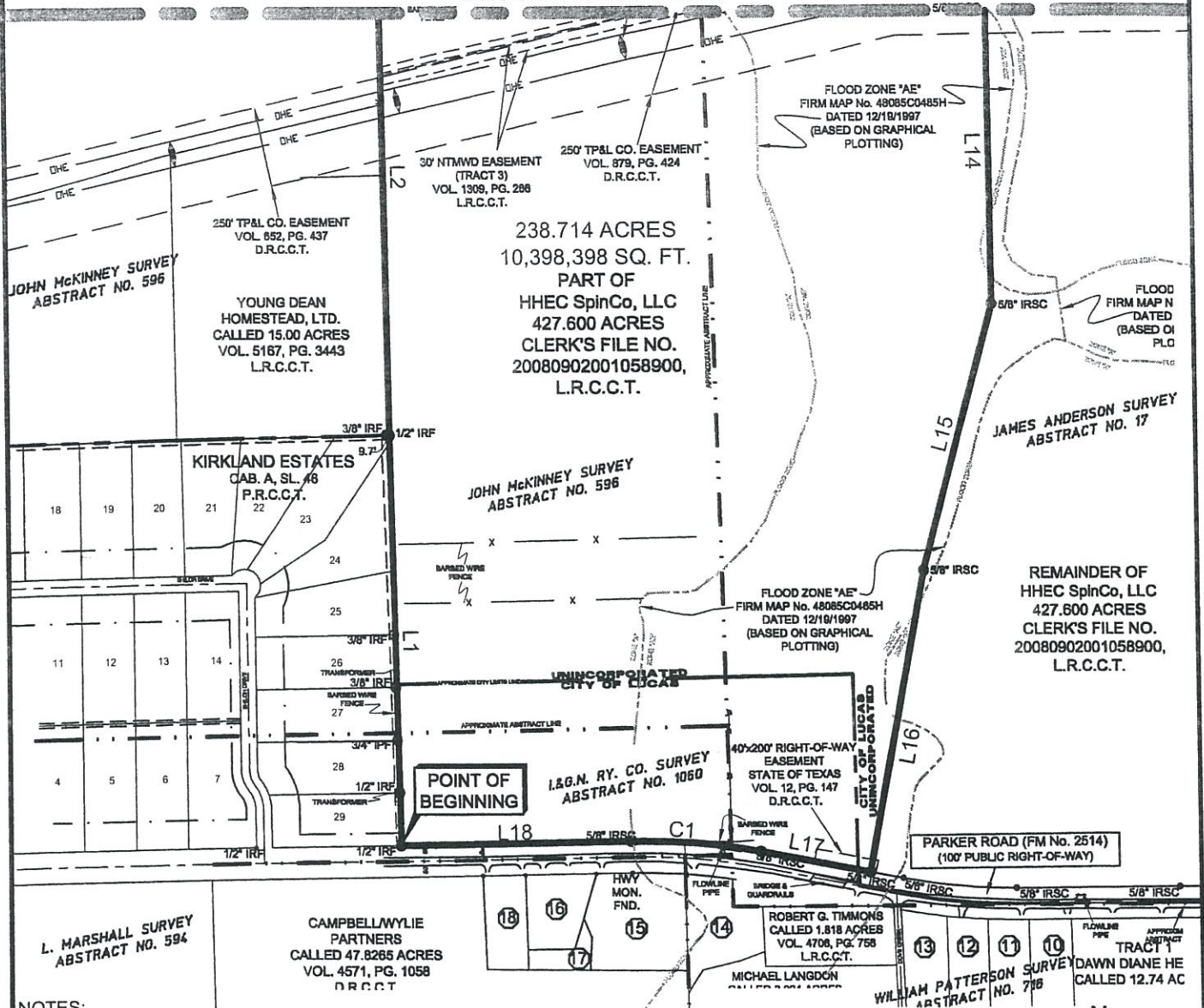
			Kimley-Horn and Associates, Inc.		
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251			Tel. No. (972) 770-1300 Fax No. (972) 239-3820		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	RVG	TWM	05/26/2009	063012038	2 OF 5

EXHIBIT "B"

238.714 ACRES

JAMES ANDERSON SURVEY, No. 17
JOHN McKINNEY SURVEY, ABSTRACT No. 596
I.&G.N. RY. CO. SURVEY, ABSTRACT No. 1060
COLLIN COUNTY, TEXAS

MATCHLINE SHEET 4 OF 5

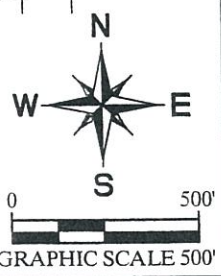


NOTES:

1. Basis of bearing is the north right-of-way line of Parker Road (FM No. 2514), having as one north right-of-way line a bearing of "North 89°56'33" West".
2. The location of the Abstract lines shown on this survey are based on graphical plotting only and may not represent its actual location.
3. The location of the City Limits lines shown on this survey are based on graphical plotting only and may not represent its actual location.

LEGEND:

IRSC = "KHA" CAPPED IRON ROD SET
 ESMT. = EASEMENT
 D.R.T.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS



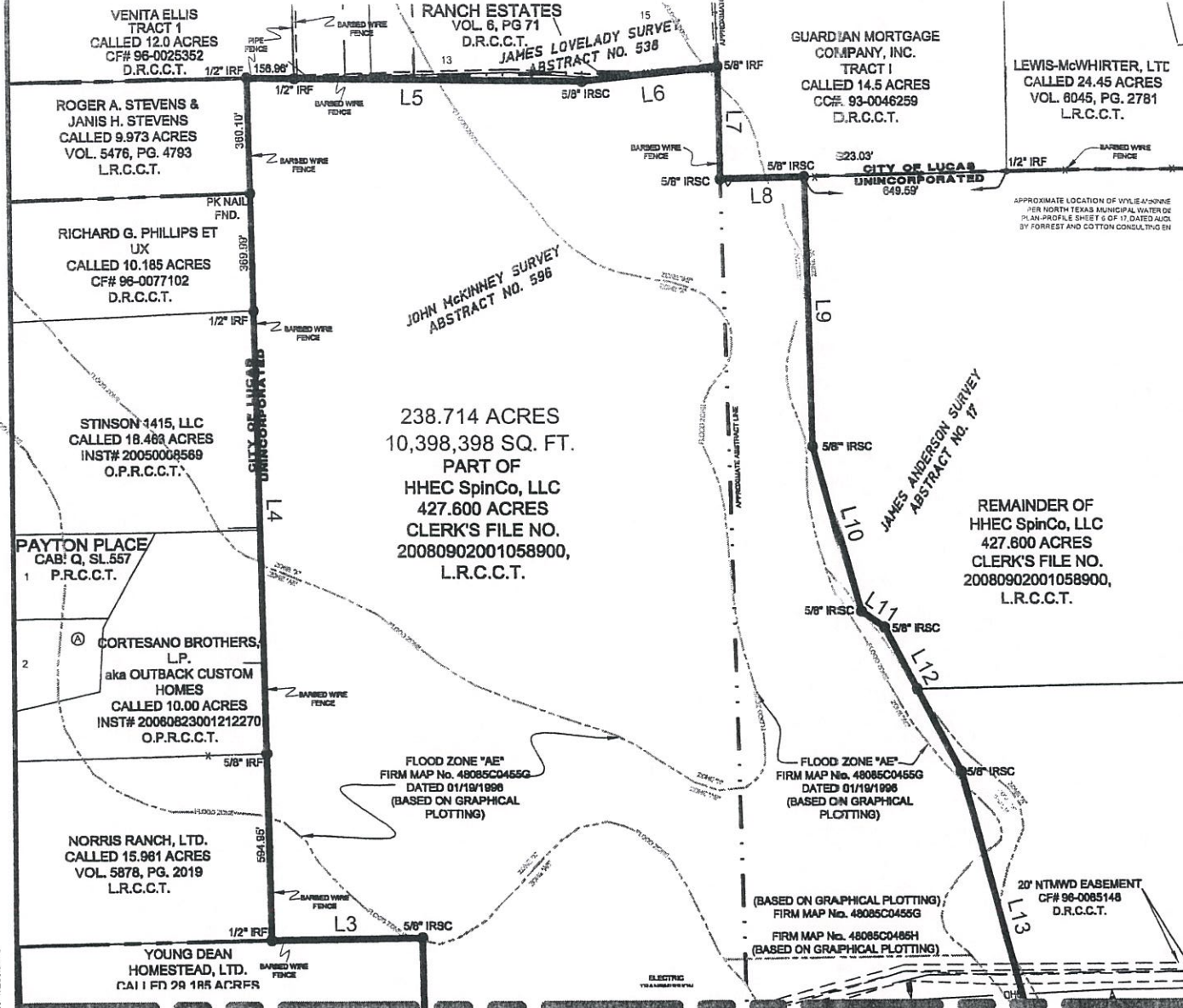
		Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 Tel. No. (972) 770-1300 Fax No. (972) 239-3820			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	RVG	TWM	05/26/2009	063012038	3 OF 5

PLOTTED BY: MARY, MICHAEL, 6/22/2009 10:01 AM
 Dwg Name: KIDAL_SURVEY_00010818TRACT_3ANDWINDY_FINAL_EXHIBIT_WEST.DWG
 LAST SAVED: 5/26/09 5:22 PM

EXHIBIT "B"

238.714 ACRES

JAMES ANDERSON SURVEY, No. 17
 JOHN MCKINNEY SURVEY, ABSTRACT No. 596
 I.&G.N. RY. CO. SURVEY, ABSTRACT No. 1060
 COLLIN COUNTY, TEXAS



238.714 ACRES
 10,398,398 SQ. FT.
 PART OF
 HHEC SpinCo, LLC
 427.600 ACRES
 CLERK'S FILE NO.
 20080902001058900,
 L.R.C.C.T.

FLOOD ZONE "AE"
 FIRM MAP No. 48085C0455G
 DATED 01/19/1998
 (BASED ON GRAPHICAL
 PLOTTING)

FLOOD ZONE "AE"
 FIRM MAP No. 48085C0455G
 DATED 01/19/1998
 (BASED ON GRAPHICAL
 PLOTTING)

(BASED ON GRAPHICAL PLOTTING),
 FIRM MAP No. 48085C0455G
 FIRM MAP No. 48085C0465H
 (BASED ON GRAPHICAL PLOTTING)

REMAINDER OF
 HHEC SpinCo, LLC
 427.600 ACRES
 CLERK'S FILE NO.
 20080902001058900,
 L.R.C.C.T.

APPROXIMATE LOCATION OF WYLE 42-DONNE
 PER NORTH TEXAS MUNICIPAL WATER DE
 PLAN-PROFILE SHEET 6 OF 17, DATED AUG
 BY FORREST AND COTTON CONSULTING EN

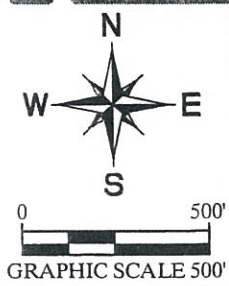
NOTES:

1. Basis of bearing is the north right-of-way line of Parker Road (FM No. 2514), having as one north right-of-way line a bearing of "North 89°56'33" West".
2. The location of the Abstract lines shown on this survey are based on graphical plotting only and may not represent its actual location.
3. The location of the City Limits lines shown on this survey are based on graphical plotting only and may not represent its actual location.

LEGEND:

IRSC = "KHA" CAPPED IRON ROD SET
 ESMT. = EASEMENT
 D.R.T.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS

MATCHLINE SHEET 3 OF 5



DRAWN BY: MARY K. HORN
 CHECKED BY: TERRY L. WATSON
 DATE: 05/26/2009
 LAST SAVED: 5/26/2009 3:23 PM

		12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	RVG	TWM	05/26/2009	063012038	4 OF 5

EXHIBIT "B"

238.714 ACRES

JAMES ANDERSON SURVEY, No. 17
 JOHN MCKINNEY SURVEY, ABSTRACT No. 596
 I.&G.N. RY. CO. SURVEY, ABSTRACT No. 1060
 COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	1295.53	N01°03'35"W
L2	1615.78	N00°46'37"W
L3	482.00	S89°15'01"W
L4	2730.35	N01°07'25"W
L5	1065.97	S89°17'35"E
L6	435.32	N84°12'23"E
L7	352.45	S00°38'53"E
L8	273.45	N88°48'32"E
L9	850.00	S01°11'29"E
L10	543.34	S15°26'35"E
L11	89.85	S55°39'13"E
L12	520.19	S27°45'23"E
L13	814.04	S14°50'56"E
L14	947.53	S00°21'11"E
L15	867.16	S15°18'07"W
L16	970.07	S10°48'07"W
L17	356.46	N79°12'12"W
L18	729.50	S89°05'48"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°41'57"	1960.00	400.21	N85°03'12"W	399.51

- | | | | | | |
|---|---|----|--|----|---|
| 1 | BILLY C. SIMPSON ET UX
2.269 ACRES
CF# 92-0032231
D.R.C.C.T. | 7 | CITY OF PARKER
TRACT 1
CALLED 1.00 ACRES
CF# 93-0060093
D.R.C.C.T. | 13 | WALTER H. SMITH
CALLED 1.315 ACRES
VOL. 4296, PG. 1204
D.R.C.C.T. |
| 2 | DENNIS P. SCHWARTZ ET UX
CALLED 83.289 ACRES
VOL. 4908, PG. 141
L.R.C.C.T. | 8 | DALE DETARVILLE ET UX
CALLED 1.00 ACRES
VOL. 924, PG. 630
D.R.C.C.T. | 14 | TERRIE SUSAN MONROE
CALLED 1.333 ACRES
VOL. 2313, PG. 652
D.R.C.C.T. |
| 3 | WILLIAM MARK ROBINSON ET UX
TRACT 2
CALLED 0.6911 ACRES
VOL. 5603, PG. 534
L.R.C.C.T. | 9 | PAUL EDWARDS COATES
VOL. 2640, PG 832
L.R.C.C.T. | 15 | MICHAEL BENNER ET UX
CALLED 2.0759 ACRES
VOL. 5304, PG. 3835
L.R.C.C.T. |
| 4 | PARKER COUNTRY CLUB, LP
CALLED 1.137 ACRES
INST# 20080314000334590
O.P.R.C.C.T. | 10 | THOMAS L. SESSUMS
VOL. 1269, PG. 332
D.R.C.C.T. | 16 | GARY TIPTON
CALLED 1.00 ACRES
VOL. 5888, PG. 3344
D.R.C.C.T. |
| 5 | PARKER COUNTRY CLUB, LP
CALLED 1.002 ACRES
INST# 20080314000334600
O.P.R.C.C.T. | 11 | EDDY F. BLANKENSHIP ET UX
CALLED 1.0014 ACRES
VOL. 3253, PG. 362
D.R.C.C.T. | 17 | STONE STREET PROPERTIES
CALLED 0.38 ACRES
INST# 20070213000201550
O.P.R.C.C.T. |
| 6 | THOMAS SESSUMS ET UX
CALLED 3.100 ACRES
VOL. 4607, PG 342
L.R.C.C.T. | 12 | MATTHEW A. JAMES ET UX
CALLED 1,018 ACRES
VOL. 4713, PG. 2365
D.R.C.C.T. | 18 | KURT ALLEN STRANGE
CALLED 0.808 ACRES
VOL. 5093, PG. 2104
D.R.C.C.T. |

XREF: SURV.BY
 MARK, MICHAEL 6/22/2009 10:02 AM
 KIDAL SURVEY 6/22/2009 TRACT 3 AND W/BOUNDY FINAL EXHIBIT WEST.DWG
 5/26/2009 3:22 PM
 PLOTTED BY
 DWG NAME
 LAST SAVED


		Kimley-Horn and Associates, Inc.	
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date
N/A	RVG	TWM	05/26/2009
Project No.		Sheet No.	
063012038		5 OF 5	

EXHIBIT "A"
128.633 ACRES
JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
COLLIN COUNTY, TEXAS

BEING a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being part of a called 427.600 acre tract of land described in a deed to HHEC SpinCo, LLC, as recorded in Clerk's File Number 20080902001058900, of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found in the northerly right-of-way line of Parker Road (FM No. 2514, a 100-foot wide public right-of-way) for the southerly common corner of the said 427.600 acre tract and Lot 29 of KIRKLAND ESTATES, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Cabinet A, Slide 46 of the Plat Records of Collin County, Texas;

THENCE along the northerly right-of-way line of said Parker Road and the southerly line of said 427.600 acre tract the following courses and distances to wit:

- North 89°05'48" East, a distance of 729.50 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a curve to the right, through a central angle of 11°41'57", a radius of 1960.00 feet and a chord bearing and distance of South 85°03'12" East, 399.51 feet;
- Southeasterly, along said curve to the right, an arc length of 400.21 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- South 79°12'12" East, a distance of 356.46 feet to a 5/8-inch iron rod with "KHA" cap set for corner, same being the POINT OF BEGINNING;

THENCE leaving the northerly right-of-way line of said Parker Road and the southerly line of said 427.600 acre tract, through said 427.600 acre tract the following courses and distances to wit:

- North 10°48'07" East, a distance of 970.07 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- North 15°18'07" East, a distance of 867.16 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- North 00°21'11" West, a distance of 947.53 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- North 14°50'56" West, a distance of 814.04 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- North 27°45'23" West, a distance of 297.96 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- North 88°48'31" East, a distance of 1426.02 feet to a 5/8-inch iron rod with "KHA" cap set in the southwesterly right-of-way line of Southview Drive for the northeastern corner of subject tract;

THENCE along the southwesterly right-of-way line of said Southview Drive (FM No. 1378, a 90-foot wide public right-of-way) and the easterly line of subject tract the following courses and distances to wit:

- South 05°13'22" East, a distance of 332.01 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a curve to the right, through a central angle of 3°32'00", a radius of 2820.33 feet and a chord bearing and distance of South 03°27'22" East, 173.90 feet;
- Southeasterly, along said curve to the right, an arc length of 173.92 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- South 01°41'22" East, a distance of 1108.80 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a curve to the left, through a central angle of 28°33'00", a radius of 617.96 feet and a chord bearing and distance of South 15°57'53" East, 304.75 feet
- Southeasterly, along said curve to the left, an arc length of 307.92 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
- South 30°14'22" East, a distance of 290.04 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

IMAGES: XREF\SURV\BNDY
 XREF\SURV\BNDY
 PLOTTED BY: MSK, MICHAEL, GORDON 6/27 AM
 KLOAL, SURVEY\KHA\ABSTRACT 3\XD\WB\BNDY\FINAL\EXHIBIT-SOUTILDWG
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			Kimley-Horn and Associates, Inc.		
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251			Tel. No. (972) 770-1300 Fax No. (972) 239-3820		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	RVG	TWM	05/26/2009	063012038	1 OF 4

EXHIBIT "A"
128.633 ACRES
JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
COLLIN COUNTY, TEXAS

THENCE leaving the southwesterly right-of-way line of said Southview Drive , along the common line of the subject tract and a 2.00 acre tract of land described in a deed to Merle D. Harter, et ux, as recorded in Volume 4645, Page 491 of the Deed Records of Collin County, Texas the following courses and distances to wit:

South 87°16'23" West, a distance of 168.90 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 01°37'05" East, a distance of 603.16 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 89°01'09" East, a distance of 410.29 feet to a 5/8-inch iron rod with "KHA" cap set in the southwesterly right-of-way line of said Southview Drive for corner;

THENCE along the southwesterly right-of-way line of said Southview Drive and the easterly line of subject tract the following courses and distances to wit:

South 01°59'22" East, a distance of 618.69 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 00°36'16" East, a distance of 443.18 feet to a 5/8-inch iron rod with "KHA" cap set for the northern corner of a corner clip at the intersection of said Southview Drive and Parker Road;

THENCE South 44°41'48" West, along said corner clip, a distance of 66.46 feet to a 5/8-inch iron rod with "KHA" cap set for the south corner of said corner clip;

THENCE leaving said corner clip, along the northerly right-of-way line of said Parker Road and the southerly line of said 427.600 acre tract the following courses and distances to wit:

North 89°53'12" West, a distance of 1047.65 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 89°38'48" West, a distance of 512.30 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a curve to the right, through a central angle of 11°09'00", a radius of 1860.03 feet and a chord bearing and distance of North 84°46'42" West, 361.40 feet;

Northwesterly, along said curve to the right, an arc length of 361.97 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 79°12'12" West, a distance of 106.44 feet to the POINT OF BEGINNING and containing 128.633 acres or 5,603,244 square feet of land, more or less.

IMAGES
 SHEET NUMBER
 PLOTTED BY
 DWG NAME
 LAST SAVED
 MARX, MICHAEL 6/22/2009 9:48 AM
 KIDAL SURVEY 061208TR.ACT 3XDWCIBNDY FINAL EXHIBIT-SOUTLIDWG
 5/6/2009 2:57 PM


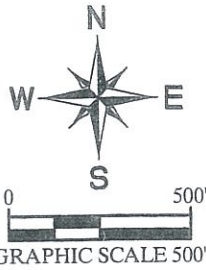
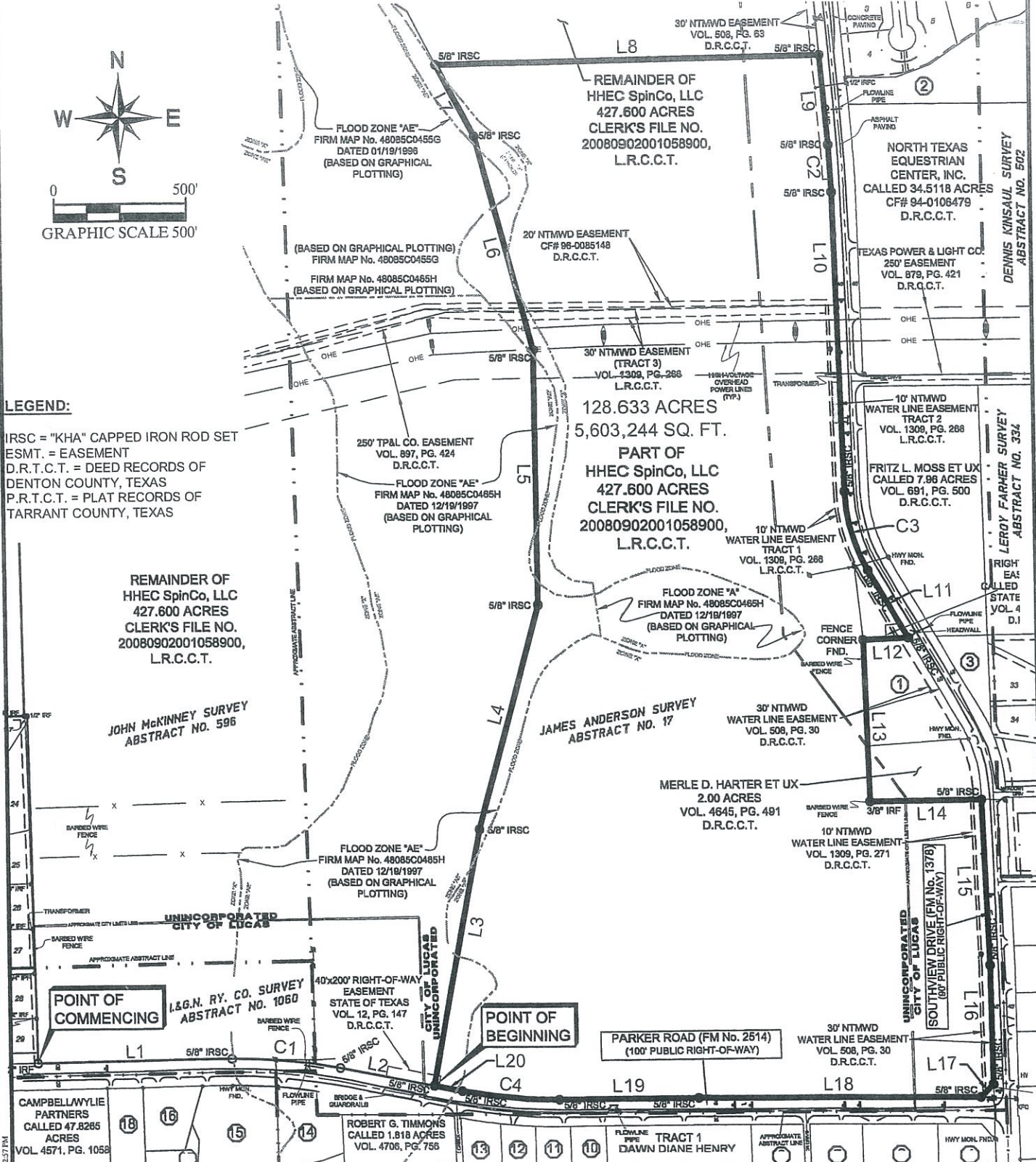
			Kimley-Horn and Associates, Inc.		
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251			Tel. No. (972) 770-1300 Fax No. (972) 239-3820		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	RVG	TWM	05/26/2009	063012038	2 OF 4

EXHIBIT "B"
128.633 ACRES
JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
COLLIN COUNTY, TEXAS



LEGEND:

IRSC = "KHA" CAPPED IRON ROD SET
 ESMT. = EASEMENT
 D.R.T.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS



REMAINDER OF HHEC SpinCo, LLC
 427.600 ACRES
 CLERK'S FILE NO. 20080902001058900,
 L.R.C.C.T.

128.633 ACRES
 5,603,244 SQ. FT.
 PART OF HHEC SpinCo, LLC
 427.600 ACRES
 CLERK'S FILE NO. 20080902001058900,
 L.R.C.C.T.

POINT OF COMMENCING

POINT OF BEGINNING

NOTES:

1. Basis of bearing is the north right-of-way line of Parker Road (FM No. 2514), having as one north right-of-way line a bearing of "North 89°56'33" West".
2. The location of the Abstract lines shown on this survey are based on graphical plotting only and may not represent its actual location.
3. The location of the City Limits lines shown on this survey are based on graphical plotting only and may not represent its actual location.

12700 Park Central Drive, Suite 1800
 Dallas, Texas 75251

**Kimley-Horn
and Associates, Inc.**

Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	RVG	TWM	05/26/2009	063012038	3 OF 4

DATED: 05/26/2009 9:48 AM
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 DWG NAME: K:\DAL_SURVEY\063012038\TRACT 3\DWG\BONDI_FINAL\EXHIBIT-SOUTH.DWG
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EXHIBIT "B"
128.633 ACRES
JAMES ANDERSON SURVEY, No. 17
JOHN MCKINNEY SURVEY, ABSTRACT No. 596
COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	729.50	N89°05'48"E
L2	356.46	S79°12'12"E
L3	970.07	N10°48'07"E
L4	867.16	N15°18'07"E
L5	947.53	N00°21'11"W
L6	814.04	N14°50'56"W
L7	297.96	N27°45'23"W
L8	1426.02	N88°48'31"E
L9	332.01	S05°13'22"E
L10	1108.80	S01°41'22"E
L11	290.04	S30°14'22"E
L12	168.90	S87°16'23"W
L13	603.16	S01°37'05"E
L14	410.29	N89°01'09"E
L15	618.69	S01°59'22"E
L16	443.18	S00°36'16"E
L17	66.46	S44°41'48"W
L18	1047.65	N89°53'12"W
L19	512.30	S89°38'48"W
L20	106.44	N79°12'12"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°41'57"	1960.00	400.21	S85°03'12"E	399.51
C2	3°32'00"	2820.33	173.92	S03°27'22"E	173.90
C3	28°33'00"	617.96	307.92	S15°57'53"E	304.75
C4	11°00'00"	1860.03	361.97	N84°46'42"W	361.40

- | | | |
|--|---|--|
| <p>1 BILLY C. SIMPSON ET UX
2.269 ACRES
CF# 92-0032231
D.R.C.C.T.</p> | <p>7 CITY OF PARKER
TRACT 1
CALLED 1.00 ACRES
CF# 93-0060093
D.R.C.C.T.</p> | <p>13 WALTER H. SMITH
CALLED 1.315 ACRES
VOL. 4286, PG. 1204
D.R.C.C.T.</p> |
| <p>2 DENNIS P. SCHWARTZ ET UX
CALLED 83.289 ACRES
VOL. 4906, PG. 141
L.R.C.C.T.</p> | <p>8 DALE DETARVILLE ET UX
CALLED 1.00 ACRES
VOL. 924, PG. 630
D.R.C.C.T.</p> | <p>14 TERRIE SUSAN MONROE
CALLED 1.333 ACRES
VOL. 2313, PG. 652
D.R.C.C.T.</p> |
| <p>3 WILLIAM MARK ROBINSON ET UX
TRACT 2
CALLED 0.6911 ACRES
VOL. 5603, PG. 534
L.R.C.C.T.</p> | <p>9 PAUL EDWARDS COATES
VOL. 2640, PG 932
L.R.C.C.T.</p> | <p>15 MICHAEL BENNER ET UX
CALLED 2.0758 ACRES
VOL. 5304, PG. 3835
L.R.C.C.T.</p> |
| <p>4 PARKER COUNTRY CLUB, LP
CALLED 1.137 ACRES
INST# 20060314000334590
O.P.R.C.C.T.</p> | <p>10 THOMAS L. SESSUMS
VOL. 1269, PG. 332
D.R.C.C.T.</p> | <p>16 GARY TIPTON
CALLED 1.00 ACRES
VOL. 5888, PG. 3344
D.R.C.C.T.</p> |
| <p>5 PARKER COUNTRY CLUB, LP
CALLED 1.002 ACRES
INST# 20060314000334600
O.P.R.C.C.T.</p> | <p>11 EDDY F. BLANKENSHIP ET UX
CALLED 1.0014 ACRES
VOL. 3253, PG. 362
D.R.C.C.T.</p> | <p>17 STONE STREET PROPERTIES
CALLED 0.38 ACRES
INST# 20070213000201550
O.P.R.C.C.T.</p> |
| <p>6 THOMAS SESSUMS ET UX
CALLED 3.100 ACRES
VOL. 4807, PG 342
L.R.C.C.T.</p> | <p>12 MATTHEW A. JAMES ET UX
CALLED 1.018 ACRES
VOL. 4713, PG. 2385
D.R.C.C.T.</p> | <p>18 KURT ALLEN STRANGE
CALLED 0.808 ACRES
VOL. 5093, PG. 2104
D.R.C.C.T.</p> |

IMAGES: XREF SURV-8NDY
 PLOTTED BY: MARK, MICHAEL 02/22/09 9:59 AM
 DWG NAME: KADAL SURVEY/081208/TRACT 3/DXDWG/8NDY FINAL/EXHIBIT-SOUTILDWG
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		Kimley-Horn and Associates, Inc.			
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RVG	TWM	05/26/2009	063012038	4 OF 4



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on **Thursday, January 10, 2013, at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday February 7, 2013, at 7:00 p.m.** at City Hall, 665 Country Club, Lucas, Texas to consider:

A recommendation for the re zoning of 67.5 + or - acres from CB to R-1 this 67.5 acres is part of a 427.6 acre tract of land currently zoned R-1 and CB situated in the City of Lucas (commonly known as the Northwest corner of Southview Drive and Parker Road) and described as follows:

BEING a tract of land situated in the John McKinney Survey, Abstract Number 596, James Anderson Survey, Abstract Number 17, and the Peter Lawless (I & G R R) Survey, Abstract Number 1060, Collin County, Texas, being all of a tract of land described in a deed to Hassie Hunt Trustee, as recorded in Volume 907, Page 117, of the Deed Records of Collin County, Texas, and being all of a tract of land described in a deed to Hassie Hunt Trustee, as recorded in Volume 925, Page 364, of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner on the northerly end of a corner clip on the westerly right of way line of Farm to Market Road Number 1378 (Southview Drive) and the northerly right of way line of Farm to Market Road Number 2514 (Parker Road);

THENCE South 44°03'00" West, a distance of 69.60 feet to a point for corner;

THENCE North 89°21'00" West, a distance of 1048.60 feet to a point for corner;

THENCE North 89°50'00" West, a distance of 512.60 feet to a point for corner;

at the beginning of a curve to the right, through a central angle of $11^{\circ}09'15''$, a radius of 1,859.86 feet and a chord bearing and distance of North $84^{\circ}15'22''$ West, 361.50 feet;

THENCE along said curve to the right, an arc length of 362.07 feet to a point for corner;

THENCE North $78^{\circ}54'50''$ West, a distance of 460.35 feet to a point for corner at the beginning of a curve to the left, through a central angle of $10^{\circ}28'14''$, a radius of 2189.47 feet and a chord bearing and distance of North $84^{\circ}08'57''$ West, 399.56 feet;

THENCE along said curve to the left, an arc length of 400.12 feet to a point for corner;

THENCE South $89^{\circ}38'00''$ West, a distance of 728.98 feet to a point for corner;

THENCE North $00^{\circ}32'00''$ West, a distance of 2905.68 feet to a point for corner;

THENCE North $89^{\circ}41'53''$ West, a distance of 482.05 feet to a point for corner;

THENCE North $00^{\circ}32'00''$ West, a distance of 2728.23 feet to a point for corner;

THENCE South $89^{\circ}49'00''$ East, a distance of 983.50 feet to a point for corner;

THENCE North $87^{\circ}07'00''$ East, a distance of 509.89 feet to a point for corner;

THENCE South $01^{\circ}50'13''$ East, a distance of 346.62 feet to a point for corner;

THENCE North $90^{\circ}00'00''$ East, a distance of 1804.65 feet to a point for corner;

THENCE South $16^{\circ}55'00''$ East, a distance of 339.97 feet to a point for corner at the beginning of a curve to the right, through a central angle of $12^{\circ}58'00''$, a radius of 909.72 feet and a chord bearing and distance of South $10^{\circ}26'00''$ East, 205.44 feet;

THENCE along said curve to the right, an arc length of 205.88 feet to a point for corner;

THENCE South $03^{\circ}57'00''$ East, a distance of 1429.87 feet to a point for corner at the beginning of a curve to the right, through a central angle of $2^{\circ}48'40''$, a radius of 2820.34 feet and a chord bearing and distance of South $02^{\circ}32'40''$ East, 138.36 feet;

THENCE along said curve to the right, an arc length of 138.37 feet to a point for corner;

THENCE North 45°57'23" East, a distance of 12.35 feet to a point for corner;

THENCE South 01°19'00" East, a distance of 1135.80 feet to a point for corner at the beginning of a curve to the left, through a central angle of 28°32'59", a radius of 618.00 feet and a chord bearing and distance of South 15°35'31" East, 304.76 feet;

THENCE along said curve to the left, an arc length of 307.94 feet to a point for corner;

THENCE South 29°52'00" East, a distance of 294.07 feet to a point for corner;

THENCE South 89°18'00" West, a distance of 178.32 feet to a point for corner;

THENCE South 01°45'40" East, a distance of 606.95 feet to a point for corner;

THENCE North 89°17'00" East, a distance of 410.60 feet to a point for corner;

THENCE South 00°59'18" East, a distance of 1065.36 feet to the POINT OF BEGINNING and containing 427.600 acres or 18,626,248 sq. ft. of land, more or less.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002, 972-727-8999, email kwingo@lucastexas.us, or Fax 972-727-0091 and they will be presented at the Hearing.

Kathy Wingo, TRMC, MMC
City Secretary, Lucas, Texas



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: January 10, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the minutes from the November 8, 2012, Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the minutes from the November 8, 2012, Planning & Zoning Commission meeting as presented.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



Planning & Zoning Commission
Regular Meeting
November 8, 2012 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

Vice-Chairman Sean McCaffity called the meeting to order at 7:00 p.m.

Present:

Chairman Karen Hurtt (absent)
Commissioner David Keer
Commissioner Brian Blythe
Alt Commissioner Joe Williams
City Attorney Joe Gorfida

Vice-Chairman Sean McCaffity
Commissioner Peggy Rusterholtz
Alt Commissioner Andre Guillemaud
City Secretary Kathy Wingo
Development Services Director Joe Hilbourn

With the absence of Chairman Karen Hurtt, Alternate Commissioner Andre Guillemaud will be a voting member of the commission for tonight's meeting.

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner Peggy Rusterholtz led everyone in saying the Pledge of Allegiance.

Regular Agenda

- 1) City Secretary will administer Oaths of Office to newly appointed commissioners.

City Secretary Kathy Wingo administered the Oaths of Office to Brian Blythe, Andre Guillemaud and Joe Williams.

- 2) Discuss and Consider the appointment of a Chairman for a period of one year, ending October 31, 2013.

This item was removed from the agenda and will be brought back at the next meeting.

- 3) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, ending October 31, 2013.

This item was removed from the agenda and will be brought back at the next meeting.

Public Hearings

- 4) Public Hearing/Discuss and Consider a request for the rezoning from AO to one and a half acre (R-1.5) for land situated in ABS A0349 John Gray Survey, Tract 1, 46.14 acres or more commonly known as Stinson Estates, Lucas, Collin County, Texas.

The Public Hearing was opened at 7:04 p.m.

Joe Hilbourn stated that the City had received a request from Steve DiNapoli, on behalf of Cowtown Meadows, regarding a zoning change from AO to R-1.5 for a 46.14 acre parcel of land. This request does comply with the City's Comprehensive Plan.

Mr. Steve Denapoli came forward to speak FOR this item.

There was no one who wished to speak AGAINST this item.

The Public Hearing was closed at 7:09 p.m.

MOTION: Commissioner Peggy Rusterholtz made a Motion to recommend approval of the rezoning from AO to one and a half acre (R-1.5) for land situated in ABS A0349 John Gray Survey, Tract 1, 46.14 acres or more commonly known as Stinson Estates, Lucas, Collin County, Texas. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

Regular Agenda

- 5) Discuss and Consider the approval of the minutes from the September 13, 2012 Planning & Zoning Commission meeting.

Commissioner Peggy Rusterholtz requested that one correction be made to page 1, Item 1, second paragraph, second sentence, should read, "The applicant is asking that 21 lots be zoned R-1 and 11 lots R-1.5."

MOTION: Commissioner Peggy Rusterholtz made a Motion to approve the minutes with the correction as stated. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 6) Discuss and Consider the approval of the final plat for the Wal-Mart parcel located at 2662 W. Lucas Road.

Joe Hilbourn stated that the site substantially conforms to the original preliminary plat. On the approved preliminary plat there were 5 out lots encompassing 5.5 acres ±. On the final plat there are 3 out lots encompassing 4.36 acres ±. The site has changed the name from Lucas Crossing to Wal-Mart Lucas Addition. The public improvements are complete including improvements to West Lucas Road, Angel Parkway, and looping the city's water system from Cornerstone Baptist Church to the McGarity water tower.

MOTION: Commissioner Brian Blythe made a Motion to approve the final plat for the Wal-Mart parcel located at 2662 W. Lucas Road. Commissioner Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

Vice-Chairman Sean McCaffity stated that he must be recused from the next item as he has a past attorney/client relationship with the developer. Vice-Chairman Sean McCaffity stated that Commissioner David Keer would not take over the meeting and

Alternate Commissioner Joe Williams would become a voting member for the remainder of the meeting.

Vice-Chairman Sean McCaffity completed an Affidavit of Conflict of Interest which becomes a part of these minutes and he left the meeting at 7:17 p.m.

- 7) Discuss and Consider the approval of an amendment to the Village Center site plan for Phase II and Phase III and architectural plan approval for Phase II only. The property is located in Collin County, Texas, and described as Lot 2, Forest Grove Addition, or more commonly known as 2730 Country Club, Lucas, Texas.

Joe Hilbourn stated that the original site plan and architectural plans for the village center was approved in 2011. Phase I of the development is nearing completion. The changes to the existing site plan are based on size; Phase II is moving from a 12,000 square foot building to 15,640 square feet. Phase III is reducing in size from a 12,000 square foot building to 8,700 square feet.

MOTION: Commissioner Brian Blythe made a Motion to approve the amendment to the Village Center site plan for Phase II and Phase III and architectural plan approval for Phase II only. The property is located in Collin County, Texas, and described as Lot 2, Forest Grove Addition, or more commonly known as 2730 Country Club, Lucas, Texas. Alternate Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

- 8) Adjournment.

MOTION: Commissioner Peggy Rusterholtz made a Motion to adjourn the meeting at 7:26 p.m. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on January 10, 2013.

Karen Hurtt, Chairman

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary

MEETING DATE: 11/8/12
ITEM # 7

AFFIDAVIT OF CONFLICT OF INTEREST

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

P+2 Commission

I SEAN McCLAFFITY as a member of the ~~City Council~~ of the City of Lucas, Texas, make this affidavit and hereby state on oath that I, or a person related to me, has a substantial interest in a business entity or tract of real property that would be peculiarly affected by a vote or decision of the City Council as those terms are defined in Chapter 171, TEX. LOC. GOV'T CODE.

The business entity or property is VILLAGE CENTER

I have a substantial interest in this business entity or property for the following reasons: (check all which are applicable)

- Ownership of 10% or more of the voting stock or shares of the business entity.
- Ownership of 10% or more or \$15,000 or more.
- Funds received from the business entity exceed 10% of my income for the previous year.
- Real property is involved and I have an equitable or legal ownership interest in the real property, with a fair market value of at least \$2,500.
- A person related to me in the first degree by consanguinity or affinity as determined by Chapter 573, TEX. GOV'T CODE has a substantial interest in the business entity or property.
- Other Former Attorney - Client Relationship AND A RESIDENT OF WOLF CREEK SUBDIVISION

Upon the filing of this affidavit, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation in this subject matter whatsoever.

Sign this 8th day of November, 2012.

[Signature]
Signature of Official

This instrument was acknowledged before me on the 4 day of November 2012, by Sean McClaffity, the public official indicated above.

[Signature]
Notary Public, State of Texas

My Commission expires: 11-13-16





City of Lucas P&Z Agenda Request

P & Z Meeting: January 10, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY, TRACT 36 for applicant Allen Scharton on behalf of Lucas Real Estate, LLC. This parcel is West of Stonegate on Forest Grove Road.

RECOMMENDED ACTION:

Approve the final plat as presented.

SUMMARY:

Allen Scharton on behalf of Lucas Real Estate LLC, has requested the approval of a final plat for a property known as ABS A0506 JOHN W KERBY SURVEY, TRACT 36 a 49.5 acre tract of land. The project conforms to the approved preliminary plat. The subdivision covers 49.5 acres; there are 10 lots with an average size of 5 +/- acres.

MOTION:

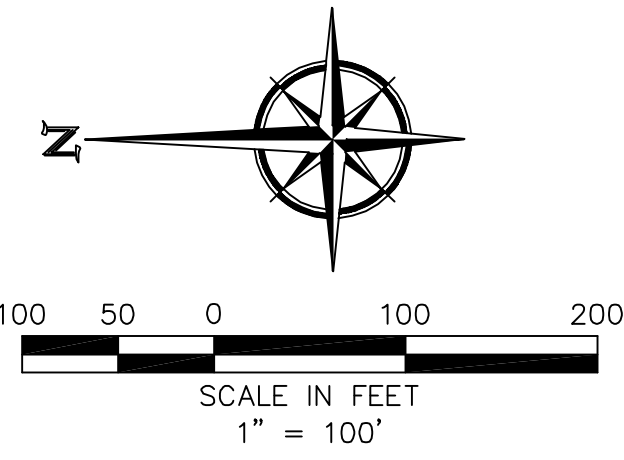
I make a Motion to recommend approval of the final plat for property known as Estates of Forest Grove.

APPROVED BY: _____

Initial/Date

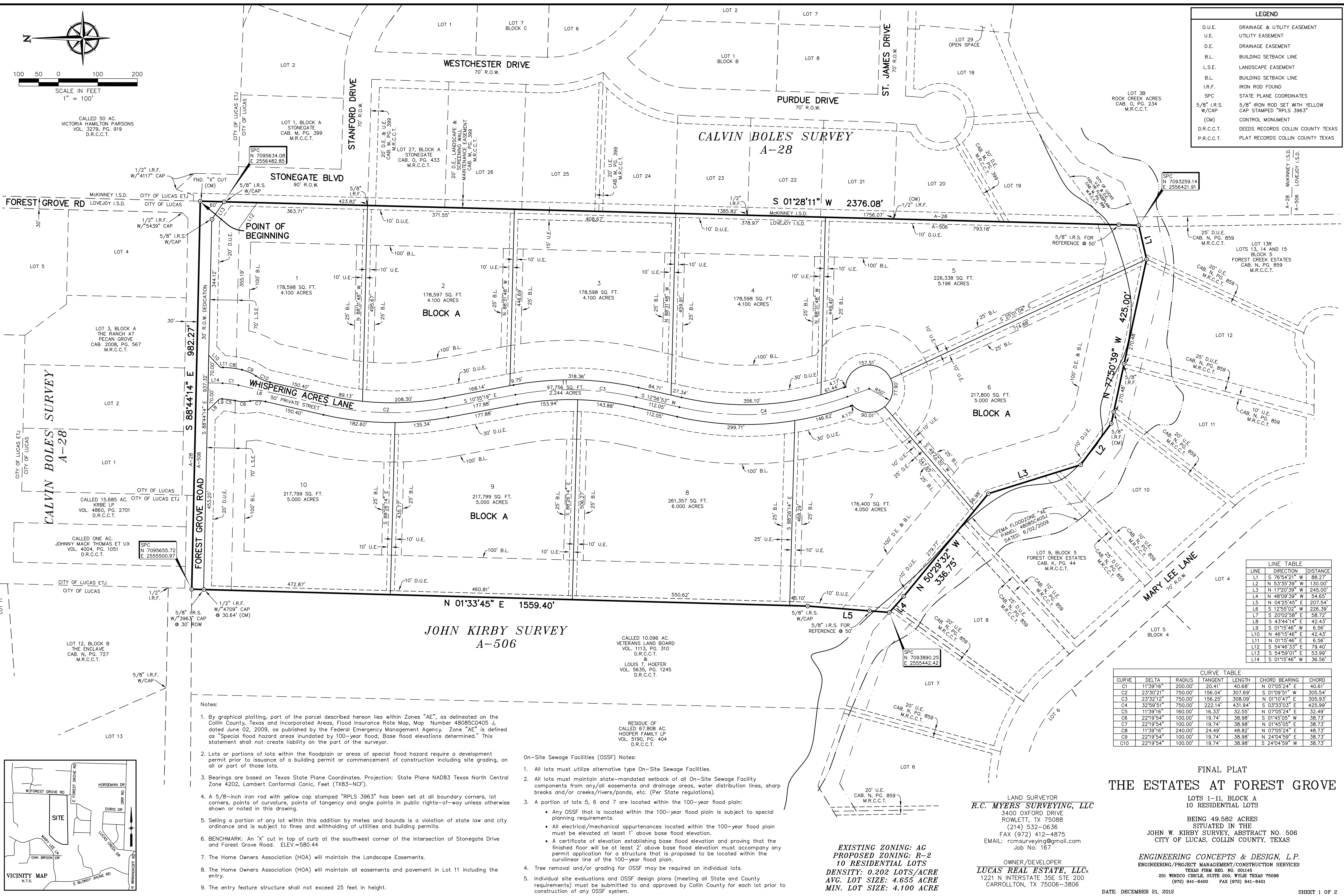
Department Director: _____ / _____

City Manager: _____ / _____



CALLER 50 AC.
VICTORIA HAMILTON PARSONS
VOL. 3279, PG. 919
D.R.C.C.T.

LEGEND	
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
L.S.E.	LANDSCAPE EASEMENT
B.L.	BUILDING SETBACK LINE
I.R.F.	IRON ROD FOUND
SPC	STATE PLANE COORDINATES
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
(CM)	CONTROL MONUMENT
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS



LINE	DIRECTION	DISTANCE
L1	S 76°42'11" W	88.27'
L2	N 53°35'39" W	130.00'
L3	N 17°20'39" W	245.00'
L4	N 48°09'39" W	54.65'
L5	N 04°25'45" E	207.54'
L6	S 12°55'02" W	226.39'
L7	S 20°02'58" E	58.72'
L8	S 43°44'14" E	42.43'
L9	S 01°15'46" W	6.56'
L10	N 46°15'46" E	42.43'
L11	N 01°15'46" E	6.56'
L12	S 54°46'33" E	79.40'
L13	S 54°59'01" E	53.99'
L14	S 01°15'46" W	36.56'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	11°39'16"	200.00'	20.41'	40.68'	N 07°05'24" E	40.61'
C2	23°30'21"	750.00'	156.04'	307.69'	S 01°09'51" W	305.54'
C3	23°32'12"	750.00'	156.25'	308.09'	N 01°10'47" E	305.93'
C4	32°59'51"	750.00'	222.14'	431.94'	S 03°33'03" E	425.99'
C5	11°39'16"	160.00'	16.33'	32.55'	N 07°05'24" E	32.49'
C6	22°19'54"	100.00'	19.74'	38.98'	S 01°45'05" W	38.73'
C7	22°19'54"	100.00'	19.74'	38.98'	N 01°45'05" E	38.73'
C8	11°39'16"	240.00'	24.49'	48.82'	N 07°05'24" E	48.73'
C9	22°19'54"	100.00'	19.74'	38.98'	N 24°04'59" E	38.73'
C10	22°19'54"	100.00'	19.74'	38.98'	S 24°04'59" W	38.73'

- Notes:
- By graphical plotting, part of the parcel described hereon lies within Zones "AE", as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. Zone "AE" is defined as "Special flood hazard areas inundated by 100-year flood; Base flood elevations determined." This statement shall not create liability on the part of the surveyor.
 - Lots or portions of lots within the floodplain or areas 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.
 - Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" has been set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - BENCHMARK: An "X" cut in top of curb at the southwest corner of the intersection of Stonegate Drive and Forest Grove Road. ELEV.=580.44
 - The Home Owners Association (HOA) will maintain the Landscape Easements.
 - The Home Owners Association (HOA) will maintain all easements and pavement in Lot 11 including the entry.
 - The entry feature structure shall not exceed 25 feet in height.

- On-Site Sewage Facilities (OSSF) Notes:
- All lots must utilize alternative type On-Site Sewage Facilities.
 - All lots 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).
 - A portion of lots 5, 6 and 7 are located within the 100-year flood plain:
 - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
 - All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
 - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
 - 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.

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmysersurveying@gmail.com
Job No. 167

OWNER/DEVELOPER
LUCAS REAL ESTATE, LLC
1221 N INTERSTATE 35E STE 200
CARROLLTON, TX 75006-3806

FINAL PLAT
THE ESTATES AT FOREST GROVE
LOTS 1-11, BLOCK A
10 RESIDENTIAL LOTS
BEING 49.582 ACRES
SITUATED IN THE
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLER TEXAS 75088
(972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LUCAS REAL ESTATE, LLC., BEING the owner of a 49.582 acre tract of land situated in the City of Lucas, Collin County, State of Texas, and being part of the John W. Kirby Survey, Abstract No. 506, and being all of that certain 49.58 acre tract of land (Tract 2) described in deed to Lucas Real Estate, LLC, as recorded in Instrument 2011101400110190, Deed Records, Collin County, Texas, said 49.582 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete found for the northeast corner of said 49.58 acre tract and the southeast corner of The Ranch at Pecan Grove, an addition to the City of Lucas, as recorded in Cabinet 2008, Page 567, Plat Records, Collin County, Texas, said corner being in the west boundary line of Stonegate, an addition to the City of Lucas, as recorded in Cabinet O, Page 433 of said Plat Records;

THENCE South 01 degrees 28 minutes 11 seconds West, with the common boundary line of said 49.58 acre tract and said Stonegate addition, passing a 5/8-inch iron rod found for the northwest corner of Lot 27, Block A of said Stonegate addition at a distance of 423.82 feet, passing a 1/2-inch iron rod found for the northwest corner of Lot 22 of said Block A and the southwest corner of Lot 23 of said Block A at a distance of 1385.82 feet, passing a 1/2-inch iron rod found for the northwest corner of Lot 20 of said Block A and the southwest corner of Lot 21 of said Block A at a distance of 1756.07 feet and continuing a total distance of 2376.08 feet to the southeast corner of said 49.58 acre tract and the southwest corner of said Stonegate addition, said corner being in the north boundary line of Forest Creek Estates, an addition to the City of Lucas, as recorded in Cabinet K, Page 44 of said Plat Records and also being within the banks of White Rock Creek from which a 5/8-inch iron rod with cap stamped "RPLS 3963" set for reference bears North 01 degrees 28 minutes 11 seconds East a distance of 50.00 feet;

THENCE Northwesterly, with the common boundary line of said 49.58 acre tract and said Forest Creek Estates and within the banks or north of the northerly high bank of said creek, the following courses:

South 76 degrees 54 minutes 21 seconds West, with the, a distance of 88.27 feet to a point for corner;

North 77 degrees 50 minutes 39 seconds West, passing a 5/8-inch iron rod found for the northwest corner of Lot 12 and the northeast corner of Lot 11 of said Forest Creek Estates at a distance of 270.48 feet, passing a 5/8-inch iron rod found for the northwest corner of Lot 11 and the northeast corner of Lot 10 of said Forest Creek Estates at a distance of 394.81 feet and continuing a total distance of 425.00 feet to a point for corner;

North 53 degrees 35 minutes 39 seconds West, a distance of 130.00 feet to a point for corner;

North 17 degrees 20 minutes 39 seconds West, a distance of 245.00 feet to a point for corner;

North 50 degrees 29 minutes 32 seconds West, a distance of 336.75 feet to a point for corner;

North 48 degrees 09 minutes 39 seconds West, a distance of 54.65 feet to the southwest corner of said 49.58 acre tract and the southeast corner of called 10.096 acre tract of land described in deed to the Veterans Land Board, as recorded in Volume 1113, Page 310 of said Deed Records from which a 5/8-inch iron rod with cap stamped "RPLS 3963" set for reference bears North 04 degrees 25 minutes 45 East a distance of 50.00 feet;

THENCE North 04 degrees 25 minutes 45 East, with the common boundary line of said 10.096 acre tract and said 49.58 acre tract, a distance of 207.54 feet to a 5/8-inch iron rod with cap stamped "RPLS 3963" set for corner;

THENCE North 01 degrees 33 minutes 45 East, continuing with the common boundary line of said 10.096 acre tract and said 49.58 acre tract, passing a 1/2-inch iron rod with cap stamped "RPLS 4709" for reference at a distance of 1528.76 and continuing a total distance of 1559.40 feet to the northwest corner of said 49.58 acre tract, said corner being in the center of Forest Grove Road, a variable width right-of-way;

THENCE South 88 degrees 44 minutes 14 seconds East, with the north boundary line of said 49.58 acre tract and the center of said road, a distance of 982.27 feet to the POINT OF BEGINNING AND CONTAINING 2,159,785 square feet or 49.582 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCAS REAL ESTATE, LLC., does hereby adopt this plat designating the herein described property as THE ESTATES AT FOREST GROVE, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

FOR: LUCAS REAL ESTATE, LLC.

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2012.

Notary Public in and for the State of Texas
My Commission Expires: _____

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 _____ Date _____

The 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 modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

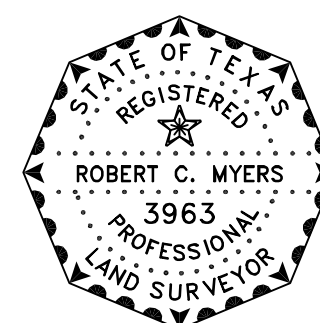
Director of Planning and Community Development _____ Date _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, hereby certify, that I prepared this plat was made from an actual on the ground survey of the land as described 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 Planning and Zoning Commission

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert C. Myers, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2012.

Notary Public in and for the State of Texas
My Commission Expires: 02/14/2015

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

FINAL PLAT

THE ESTATES AT FOREST GROVE

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcm.surveying@gmail.com
Job No. 167

LOTS 1-11, BLOCK A
10 RESIDENTIAL LOTS
BEING 49.582 ACRES
SITUATED IN THE
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
LUCAS REAL ESTATE, LLC.
1221 N INTERSTATE 35E STE 200
CARROLLTON, TX 75006-3806

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLER TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 21, 2012

SHEET 2 OF 2



City of Lucas P&Z Agenda Request

P & Z Meeting: January 10, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

RECOMMENDED ACTION:

Comments forthcoming.

SUMMARY:

Rudy Rivas, on behalf of M. Christopher Investments, has requested the approval of a final plat for a property known as ABS A0538 JAS LOVELADY SURVEY, TRACT 48, a 43.634 acre tract of land. The preliminary plat covers 43.634 acres; they are proposing 19 lots with an average lot size of just over 2 acres. The attached plat substantial conforms to the approved preliminary plat.

MOTION:

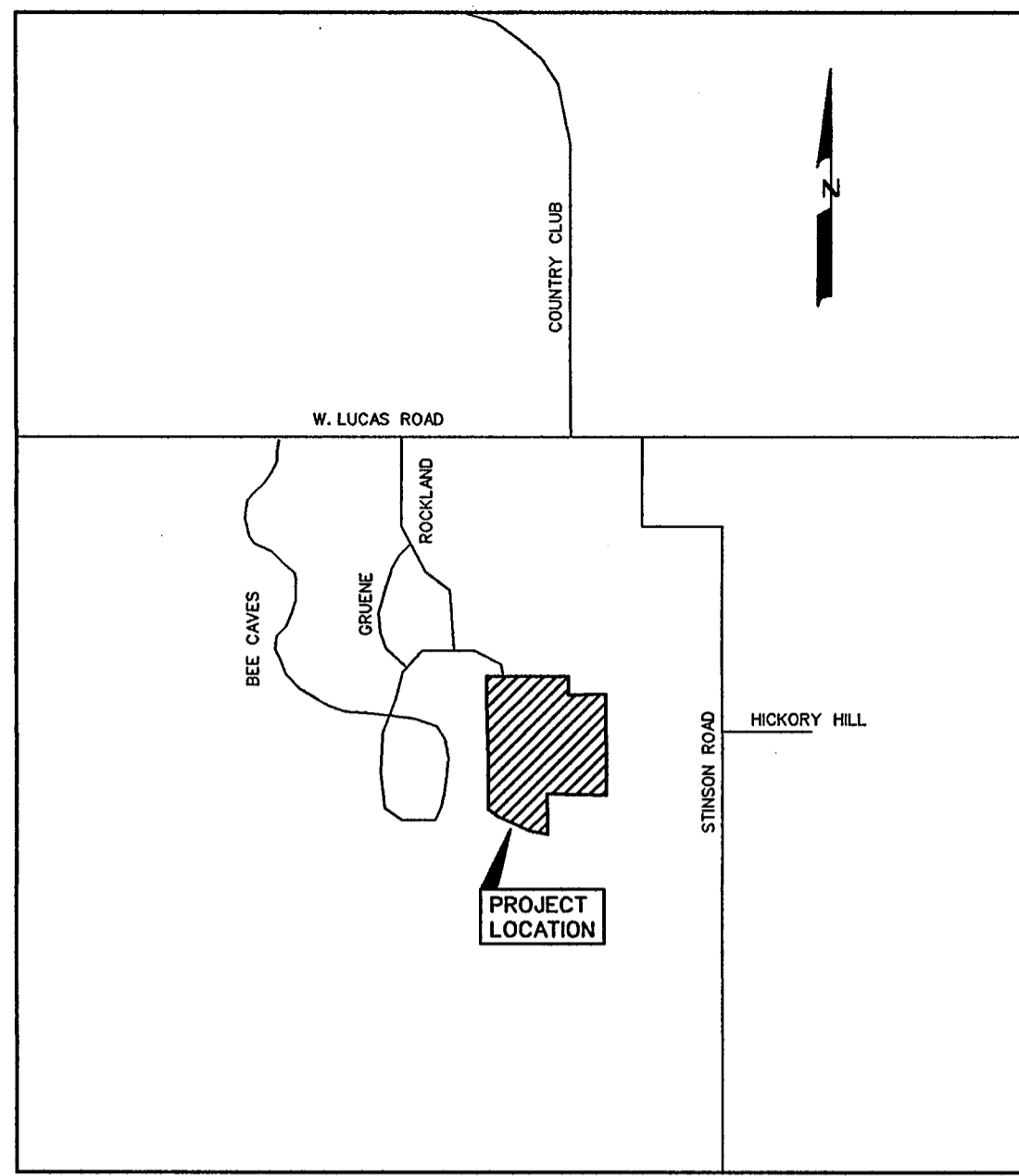
I make a Motion to recommend approval of the final plat for property known as Belmont Park.

APPROVED BY: _____

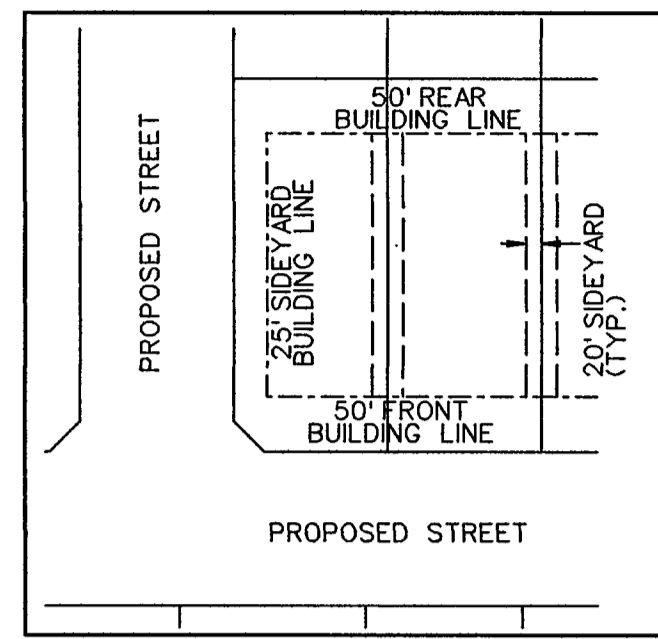
Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



LOCATION MAP
SCALE: 1"=1000'



TYPICAL LOT DETAIL

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12°12'54"	600.00'	127.92'	64.20'	127.67'	S24°50'51"E
2.	21°23'25"	400.00'	149.33'	75.55'	148.47'	S41°39'01"E
3.	23°14'23"	400.00'	162.24'	82.25'	161.13'	S63°57'55"E
4.	53°22'14"	60.00'	321.10'	---	53.89'	N07°29'25"W
5.	44°31'46"	200.00'	155.44'	81.88'	151.55'	S15°23'23"W
6.	07°40'48"	400.00'	53.62'	26.85'	53.58'	S03°02'06"E
7.	49°14'55"	60.00'	325.45'	---	50.00'	N00°47'14"E
8.	303°33'26"	60.00'	317.88'	---	56.75'	S60°58'25"E

LINE TABLE

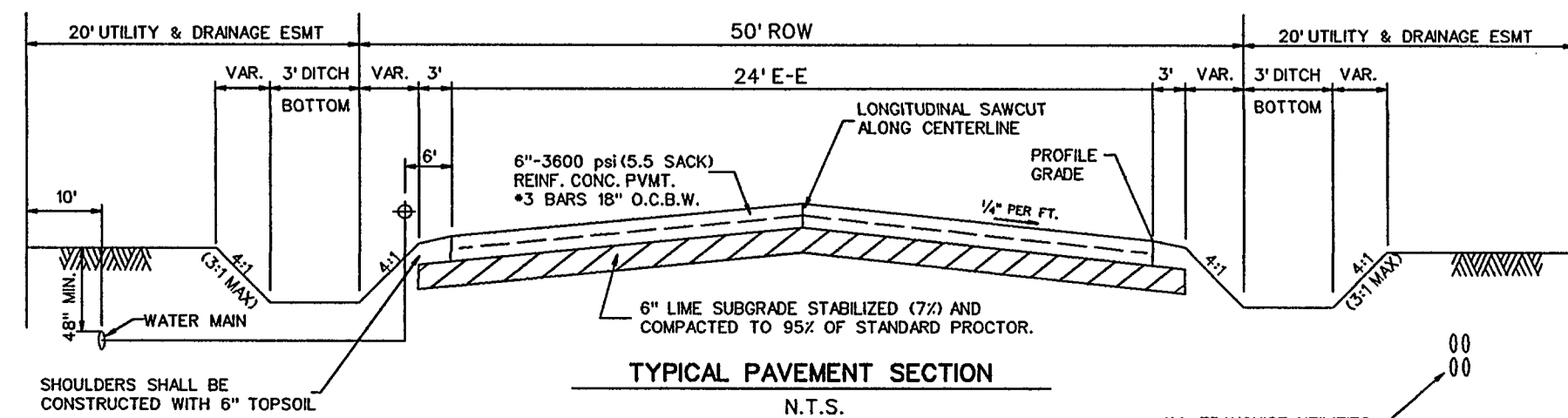
LINE NO.	BEARING	DISTANCE
1.	S 37°39'16" W	33.28'
2.	N 14°24'53" E	20.00'
3.	N 89°11'42" W	25.00'

Health Department Certification:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSF 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.

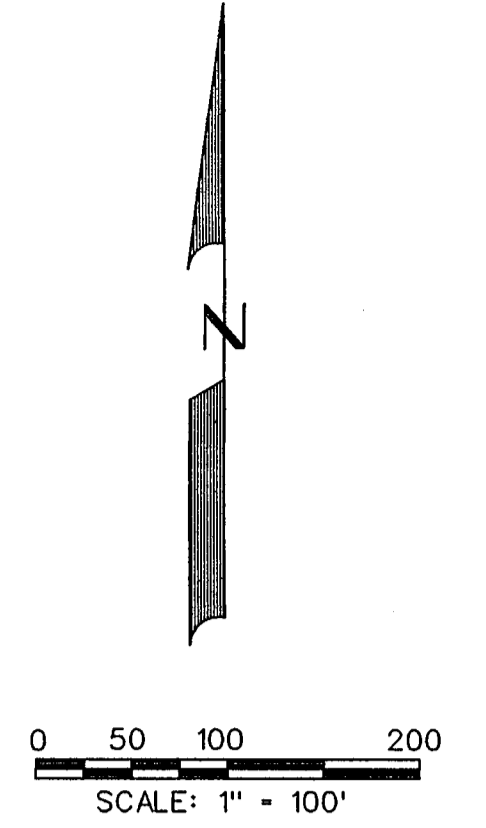
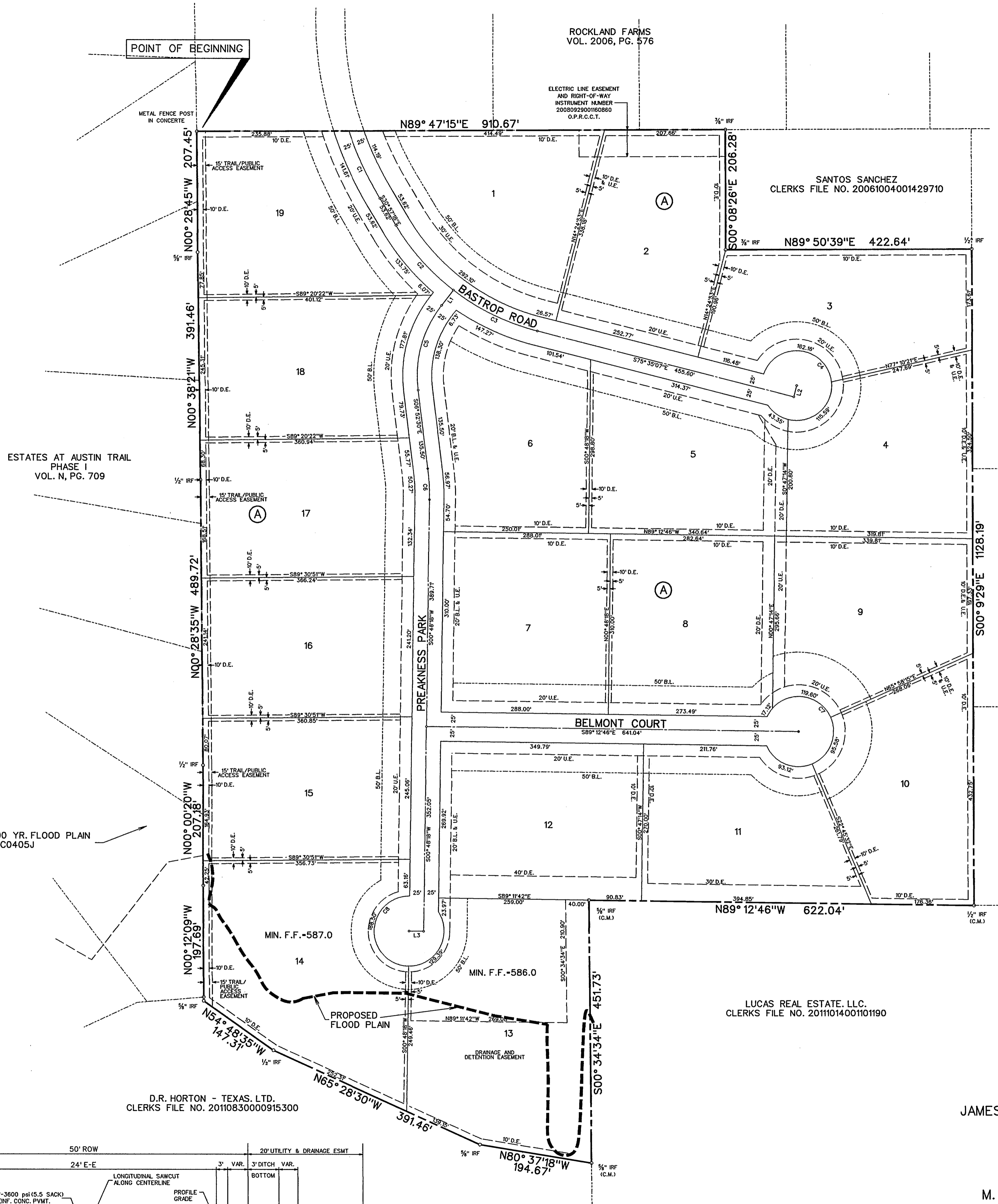
Registered Sanitarian/Designated Representative
Collin County Development Services

NOTES

- Bearing are referenced to a 43.704 acre tract, as recorded in Clerks File No. 20081010001209780, in the Deed Records of Collin County, Texas.
- 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.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- B.L. - Building Line
U.E. - Utility Easement
D.E. - Drainage Easement
W.E. - Water Easement
OSSF - On-Site Sewage Facilities
MIN.F.F. - Minimum finished floor
- 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).
- A portion of lots 13 and 14 is located within the 100-year flood plain:
-Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
-All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
- 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.
- Wrought iron fences are permitted in drainage easements.



TYPICAL PAVEMENT SECTION
N.T.S.



DRIVEWAY CULVERT CHART

Block	Lot	Pipe Size (in)	No. of Barrels
A	1	36	2
A	2	18	1
A	3	21	1
A	4	18	1
A	5	18	1
A	6 (Bastrop)	18	1
A	6 (Preakness)	36	2
A	7 (Belmont)	18	1
A	7 (Preakness)	30	3
A	8	24	2
A	9	18	1
A	10	18	1
A	11	30	2
A	12 (Belmont)	18	1
A	12 (Preakness)	30	3
A	13	18	1
A	14	24	3
A	15	24	3
A	16	24	2
A	17	21	2
A	18	21	2
A	19	21	1

TRAILS END ADDITION
VOL. P, PG. 53

LOT AREA SUMMARY TABLE			
BLOCK A	BLOCK A		
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	87314	11	88751
2	88292	12	94432
3	88172	13	126039
4	87390	14	116856
5	87328	15	87849
6	87334	16	87665
7	89280	17	87127
8	87559	18	88802
9	89627	19	87120
10	88057		

LOT AREAS ROUNDED TO THE NEAREST SQUARE FOOT

SITE DATA SUMMARY TABLE

GROSS ACRES:	43.704
R.O.W. DEDICATION:	3.578
NET ACRES:	40.126
TOTAL LOTS:	19
NET DENSITY:	0.47

FINAL PLAT
OF
BELMONT PARK
LOTS 1-19, BLOCK A
OUT OF THE
JAMES LOVELADY SURVEY, ABSTRACT NO. 538
IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
ZONING DISTRICT - R-2
OWNER/APPLICANT
M. CHRISTOPHER INVESTMENTS, LLC 2011
2730 COUNTRY CLUB
LUCAS, TEXAS 75002
972-974-2777
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

LEGAL DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE JAMES LOVELADY SURVEY, ABSTRACT NUMBER 538, COLLIN COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 59.030 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STINSON CROSSING, LTD. RECORDED AS INSTRUMENT NUMBER 20061017001488020 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO LUCAS REAL ESTATE, LLC, RECORDED AS INSTRUMENT NUMBER 2011014001101190 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF LOT 2 OF TRAILS END ADDITION, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME M, PAGE 107, PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE MOST EASTERN SOUTHEAST CORNER OF SAID STINSON CROSSING TRACT;

THENCE NORTH 89°12'46" WEST, ALONG THE NORTH LINE OF SAID LUCAS REAL ESTATE TRACT AND THE MOST EASTERN SOUTH LINE OF SAID STINSON CROSSING TRACT, A DISTANCE OF 662.04 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LUCAS REAL ESTATE TRACT, SAME BEING AN INTERIOR CORNER OF SAID STINSON CROSSING TRACT, SAID POINT ALSO BEING THE NORTH END OF A BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NUMBER 2006102000151010 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°34'34" EAST, ALONG SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 451.73 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO D.R. HORTON - TEXAS, LTD. RECORDED AS INSTRUMENT NUMBER 2010830000915300 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE MOST NORTHERN LINES OF SAID D.R. HORTON TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) NORTH 80°37'18" WEST, A DISTANCE OF 194.67 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5587" FOUND FOR CORNER;
2) NORTH 65°28'30" WEST, A DISTANCE OF 391.46 FEET TO A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;
3) NORTH 54°48'35" WEST, A DISTANCE OF 147.31 FEET TO 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5587" FOUND FOR CORNER IN THE WEST LINE OF SAID STINSON CROSSING TRACT;

THENCE NORTH 00°12'09" WEST, ALONG THE COMMON LINE OF SAID STINSON CROSSING TRACT AND SAID D.R. HORTON TRACT, PASSING AT A DISTANCE OF 6.41 FEET THE MOST NORTHERN CORNER OF SAID D.R. HORTON TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK D OF ESTATES AT AUSTIN TRAIL, PHASE I, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME M, PAGE 709, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING ALONG A COMMON LINE OF SAID STINSON CROSSING TRACT AND SAID ESTATES AT AUSTIN TRAIL, PHASE I, FOR A TOTAL DISTANCE OF 197.69 FEET TO A "60D" NAIL FOUND FOR CORNER AT AN ANGLE POINT;

THENCE IN A NORTHERLY DIRECTION CONTINUING ALONG THE COMMON LINES OF SAID STINSON CROSSING TRACT AND SAID ESTATES AT AUSTIN TRAIL, PHASE I, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1) NORTH 00°00'20" WEST, A DISTANCE OF 207.18 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
2) NORTH 00°28'35" WEST, A DISTANCE OF 489.72 FEET TO A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4701" FOUND FOR CORNER;
3) NORTH 00°38'21" WEST, A DISTANCE OF 391.46 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
4) NORTH 00°28'45" WEST, A DISTANCE OF 207.45 FEET TO A METAL FENCE POST IN CONCRETE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID STINSON CROSSING TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROCKLAND FARMS, LTD. RECORDED AS INSTRUMENT NUMBER 20070531000733320 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°47'15" EAST, ALONG THE NORTH LINE OF SAID STINSON CROSSING TRACT AND THE SOUTH LINE OF SAID ROCKLAND FARMS TRACT, A DISTANCE OF 910.67 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER OF SAID STINSON CROSSING TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO SANTOS SANCHEZ RECORDED AS INSTRUMENT NUMBER 20061004001429710 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD (DISTURBED) FOUND FOR REFERENCE BEARS SOUTH 74°00'00" WEST, A DISTANCE OF 0.40 FEET;

THENCE SOUTH 00°08'26" EAST, ALONG THE MOST NORTHERN EAST LINE OF SAID STINSON CROSSING TRACT AND THE WEST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 206.28 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID SANCHEZ TRACT, SAME BEING AN INTERIOR CORNER OF SAID STINSON CROSSING TRACT;

THENCE NORTH 89°50'39" EAST, ALONG THE MOST EASTERN NORTH LINE OF SAID STINSON CROSSING TRACT AND THE SOUTH LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 422.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON EAST CORNER THEREOF AND BEING IN THE WEST LINE OF LOT 1R OF TRAILS END ADDITION, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME P, PAGE 53, PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°09'29" EAST, ALONG THE EAST LINE OF SAID STINSON CROSSING TRACT AND THE WEST LINE OF SAID TRAILS END ADDITION (VOLUME P, PAGE 53) AND SAID TRAILS END ADDITION (VOLUME M, PAGE 107) RESPECTIVELY, A DISTANCE OF 1128.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.702 ACRES OF LAND.

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 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
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 _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M. CHRISTOPHER INVESTMENTS, LLC 2011 is the owner of the above-described project and does hereby adopt this plat designating the herein described property as BELMONT PARK, LOTS 1-19, BLOCK A, an addition to the City of Lucas, Collin County, 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 _____ day of _____, 2013.

Rudy Rivas
CEO

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared RUDY RIVAS, 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 _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

"Recommended For Approval

Chairman
Planning and Zoning Commission
City of Lucas, Texas

Date

"Approved For Construction:

Mayor
City of Lucas, Texas

Date

Public Works Director
City of Lucas, Texas

Date

Director of Community Development
City of Lucas, Texas

Date

"The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing Final Plat of BELMONT PARK, LOTS 1-19, BLOCK A, an addition to the City of Lucas was submitted to the City Council, by formal action, on the _____ day of _____, 2013; 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 _____ day of _____ A.D., 2013.

City Secretary
City of Lucas, Texas

FINAL PLAT
OF
BELMONT PARK
OUT OF THE
JAMES LOVELADY SURVEY, ABSTRACT NO. 538
IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
M. CHRISTOPHER INVESTMENTS, LLC 2011
2730 COUNTRY CLUB
LUCAS, TEXAS 75002
972-974-2777
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2012 SCALE: 1"=100'

SHEET 2 OF 2



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: January 10, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Adjournment.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to adjourn the meeting at _____ p.m.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____