



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
August 8, 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, August 8, 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

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.

- 1) Public Hearing/Discuss and Consider an application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

Regular Agenda

- 2) Discuss and Consider the approval of the minutes from the June 13, 2013 Planning & Zoning Commission meeting.
- 3) Discuss and Consider the approve the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition,

located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

- 4) Discuss and Consider the approval of the preliminary plat of a portion of the first phase for Inspiration Development, formerly known as the Hanover Property and Huffine Development. The parcels are part of the Leroy Farmer Survey ABS 334, Mark Morris Survey ABS 561, and Orpha Shelby Survey ABS 799.
- 5) Discuss and Consider the approval of the preliminary plat for Ella Brooke Estates, Lots 1-3, Block A, being 8.823 acres situated in the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas.
- 6) 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, August 2, 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: August 08, 2013

AGENDA ITEM:

Call to Order

Roll Call

	Present	Absent
Chairman Karen Hurtt	<input type="checkbox"/>	<input type="checkbox"/>
Vice-Chairman Peggy Rusterholtz	<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"/>
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"/>
Admin Assistant Jennifer Faircloth	<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 Engineer Stanton Foerster	<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: August 11, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: July 29, 2013

Budgeted Amount: \$ _____

Exhibits: ☒ Yes ☐ No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

See attached.

Kelly Gomez on behalf of Bank of America in compliance with the City's Zoning Use Chart, and the City's Code of Ordinances, has filed an application for site plan approval for a parcel located in Lot 2 block A of the Wal-Mart Lucas Addition.

MOTION:

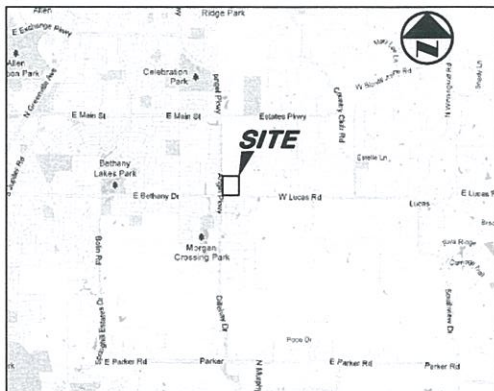
I make a Motion to recommend approval of an application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

APPROVED BY: _____

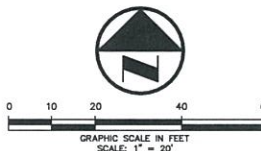
Initial/Date

Department Director: /

City Manager: /



VICINITY MAP
N.T.S.



BASIS OF BEARINGS
NORTH 00 DEGREES, 46 MINUTES, 08
SECONDS WEST FOR THE WEST LINE
OF THE WAL-MART LUCAS ADDITION.

LEGEND

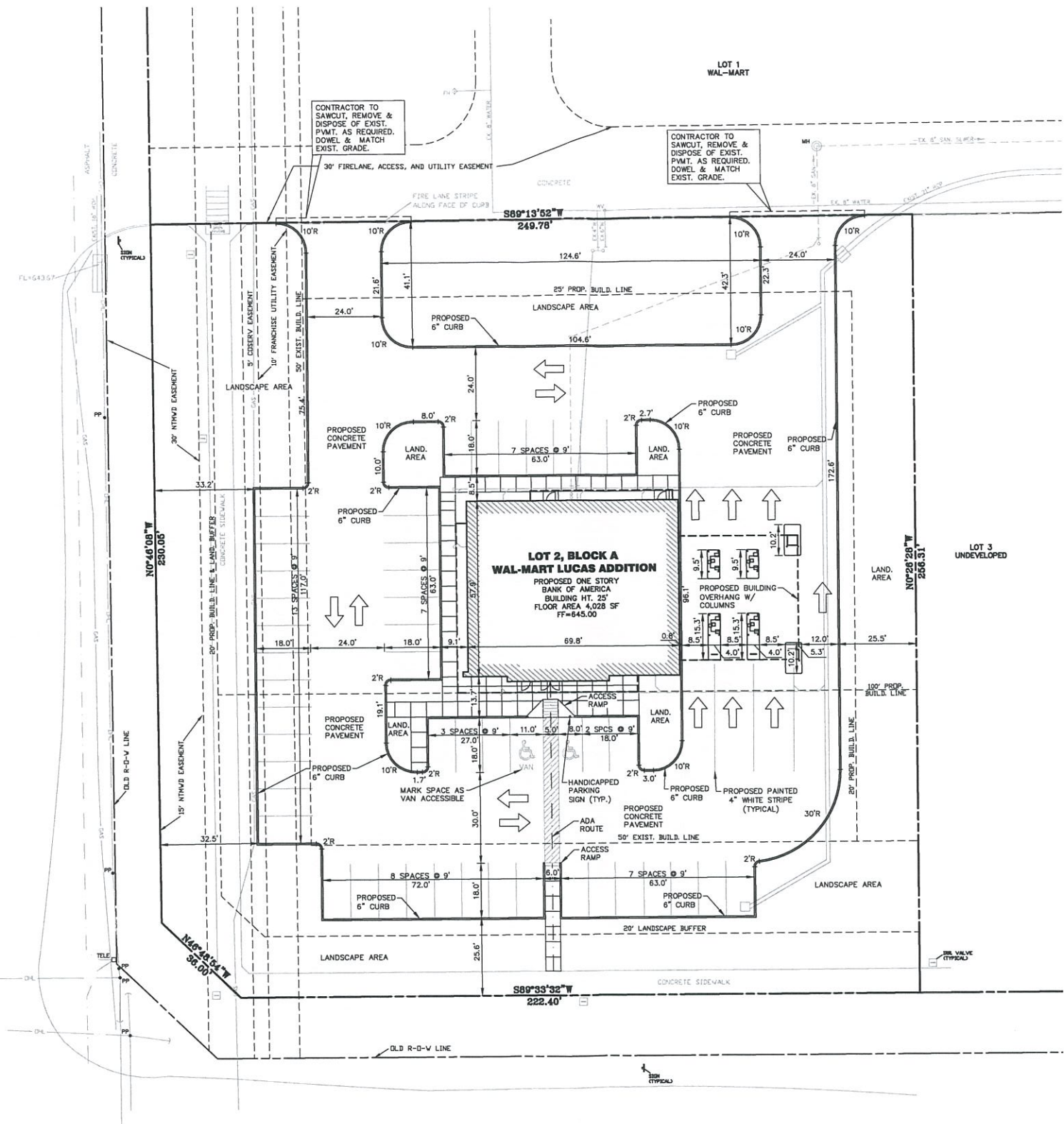
- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TP TRAFFIC SIGNAL POLE
- TB TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- VG VALLEY GUTTER
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES

PARKING TABULATION:

PARKING RATIOS:
BANK: 1 SPACE / 300 SF
PROPOSED BUILDING:
BANK: 4,028 SF
REQUIRED PARKING:
4,028 SF / 300 SF = 13.4
TOTAL REQUIRED PARKING = 14
PARKING PROVIDED:
47 REGULAR PARKING SPACES
2 HANDICAPPED PARKING SPACES
49 TOTAL PARKING SPACES PROVIDED

NOTE:
ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE
OF CURB, UNLESS OTHERWISE NOTED.

F.M. 2551
VARIABLE WIDTH R-O-W
(ASPHALT PAVEMENT)




WEST LUCAS ROAD
VARIABLE WIDTH R-O-W
(ASPHALT PAVEMENT)

FRANCHISE UTILITY NOTES:
1. GCEC - MICHAEL LAUER (903) 482-7183
2. ATMOS ENERGY (GAS) - JOE CABEZUELA (972) 485-6234
3. AT&T - JOHN MARSHALL (972) 569-4761

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN
THIS AREA. 48 HOURS PRIOR TO ANY
CONSTRUCTION ACTIVITIES, CONTACT LINE
LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
**BEFORE
YOU DIG...**

BENCHMARK LIST:
BENCHMARK #1
FOUND RAILROAD SPIKE IN THE WEST SIDE OF A TRAFFIC SIGNAL / POWER
POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST
LUCAS ROAD AND F.M. 2551.
ELEVATION=644.00

PROJECT INFORMATION						ARCHITECT		THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 05160 ON 06/10/09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.		<div>KRG Civil Engineers, Inc.</div> <div>1700 REDBUD BLVD., SUITE 325 MCKINNEY, TEXAS 75069</div> <div>(972) 529-7005 PHONE (972) 529-7002 FAX KELLY@KRGCVL.COM</div> <div>FIRM REGISTRATION F-9131</div>	DIMENSIONAL CONTROL PLAN		SHEET NO.
1.454 ACRE TRACT LOT 2, BLOCK A, WAL-MART LUCAS ADDITION LUCAS, TEXAS COLLIN COUNTY WILLIAM SNIDER SURVEY, ABSTRACT No. 821						THE SAMUEL GROUP ARCHITECTS 8828 N. STEMMONS FREEWAY, SUITE 500 DALLAS, TEXAS 75247 MRS. NISHA ACKERMANN (214) 922-8012 PHONE (214) 922-9689 FAX					BANK OF AMERICA LUCAS BANKING CENTER LOT 2, BLOCK A, WAL-MART LUCAS ADDITION COLLIN COUNTY, TEXAS		
NO.	DATE	REVISION / DESCRIPTION				DESIGN	DRAWN	DATE	SCALE	NOTES			
KRG		KRG	2-15-13	AS SHOWN	-								



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, **August 08, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, September 5, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request by Bank of America for a site plan approval. The property to be considered is located in Collin County, Texas, and described as follows:

Lot 2 Block A of the Wal-Mart Lucas Addition. More commonly known as the North East corner of the intersection of West Lucas Road and Angel Parkway.

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, email kwingo@lucastexas.us, or Fax 972-727-0091 and they will be presented at the Hearing.

Kathy Wingo, TRMC, MMC
City Secretary



City of Lucas P&Z Agenda Request

P & Z Meeting: August 11, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: July 29, 2013

Budgeted Amount: \$ _____

Exhibits: ☒ Yes ☐ No

AGENDA SUBJECT:

Discuss and Consider the approval of the minutes from the June 13, 2013 Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the approval of the minutes from the June 13, 2013 Planning & Zoning Commission meeting as presented.

APPROVED BY: _____ Initial/Date

Department Director: /

City Manager: /



Planning & Zoning Commission
Regular Meeting
June 13, 2013, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

The meeting was called to order at 7:00 p.m. by Chairman Karen Hurtt.

Present:

Chairman Karen Hurtt

Commissioner Sean McCaffity

Commissioner Brian Blythe

Alt Commissioner Joe Williams

Mayor Rebecca Mark (absent)

City Manager Jeff Jenkins

City Engineer/Public Works Director Stanton Foerster

Vice-Chairman Peggy Rusterholtz

Commissioner David Keer (absent)

Alt Commissioner Andre Guillemaud

City Attorney Joe Gorfida

Development Services Director Joe Hilbourn

Administrative Assistant Jennifer Faircloth

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner Joe Williams led everyone in saying the Pledge of Allegiance.

In the absence of Commissioner David Keer, Alternate Commissioner Andre Guillemaud will be a voting member for this meeting.

Public Hearings

- 1) Public Hearing/Discuss and Consider an application request by Murphy Oil for a site plan for the operation of a Refueling Station and convenience store. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 acres, more commonly known as the Sterling property adjacent to Angel Parkway, just north of the existing Wal-Mart.

City Attorney Joe Gorfida noted that last week the City Council approved the Specific Use Permit (SUP) for this property. City Council made two stipulations to the site plan shown on map tonight, one being landscaping on the back of the property and the addition of carbon filters to control runoff. Both of the stipulations were included in the SUP.

Development Services Director Joe Hilbourn came forward to review the site plan with the commission.

Yezenia Ortiz, has submitted an application on behalf of Murphy Oil, for a Site Plan for a refueling station in the Commercial Business District adjacent to Angel Parkway and just to the North of the Existing Wal-Mart.

The Public Hearing was closed at 7:06 p.m.

MOTION: Commissioner Brian Blythe made a Motion to approve the site plan for the operation of a Refueling Station and convenience store. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 acres, more commonly known as the Sterling property adjacent to Angel Parkway, just north of the existing Wal-Mart. Commission Sean McCaffity seconded the Motion. Motion Carried. Vote: 6-0

- 2) Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up.

Development Services Director Joe Hilbourn came forward to review the changes to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up with the commission.

Proposed Definition:

A drive-through, drive-thru, drive in, or drive up is a service provided by a business that allows customers to purchase a product without leaving their car. For the purposes of this definition any service that is provided to a customer without the need for the customer to leave their vehicle is a drive through, drive-thrus, drive in or drive up.

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

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

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

Commissioner Sean McCaffity asked what is the difference between a drive-through and a drive-thru? The City Attorney Joe Gorfida stated that the spelling has been inconsistency throughout the code so both spellings are being included.

Vice-Chairman Peggy Rusterholtz noticed that there is a discrepancy in the use of drive-thrus and drive-thru. If drive-thrus needs to be plural then we need to make sure it is written that way in the code. City attorney Joe Gorfida stated that it will be singular and will make sure this change is made.

MOTION: Commissioner Sean McCaffity made a Motion to approve the amendment to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up with the stipulations as noted by the City Attorney Joe Gorfida. Vice-Chairman Peggy Rusterholtz seconded the motion. Motion carried. Vote: 6-0

- 3) Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinances Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB).

Development Services Director Joe Hilbourn came forward to review an amendment to the City of Lucas' Code of Ordinance Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB).

Staff has brought forward a recommendation for a change to the impervious cover requirements

Proposed Code Change

Sec. 14.03.353 Development regulations

- (9) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space.

The Public Hearing was opened at 7:13 p.m.

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

The Public Hearing was closed at 7:13 p.m.

Chairman Karen Hurtt has spoken with several of the Councilmembers and they are in favor of this reduction of impervious coverage from sixty-five percent rather than seventy-five percent coverage. Decorative concrete is no longer allowed to come up to the building, this change would require use of landscaping.

City Attorney Joe Gorfida stated that this was a recommendation by the City Council to be sent back to Planning and Zoning for consideration. City Council will vote on this at the July 18, 2013 meeting.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to approve the amendment to the City of Lucas' Code of Ordinances Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB). Commissioner Karen Hurtt seconded the Motion. Motion carried. Vote: 6-0.

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the May 9, 2013 Planning & Zoning Commission meeting.

Chairman Karen Hurtt asked the board if anyone had any corrections. Vice-Chairman Peggy Rusterholtz stated that she has two corrections and will forward to the City Secretary.

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from May 9, 2013 Planning & Zoning meeting with the correction presented to the City Secretary . Commissioner Sean McCaffity seconded the Motion. Motion Carried. Vote: 6-0.

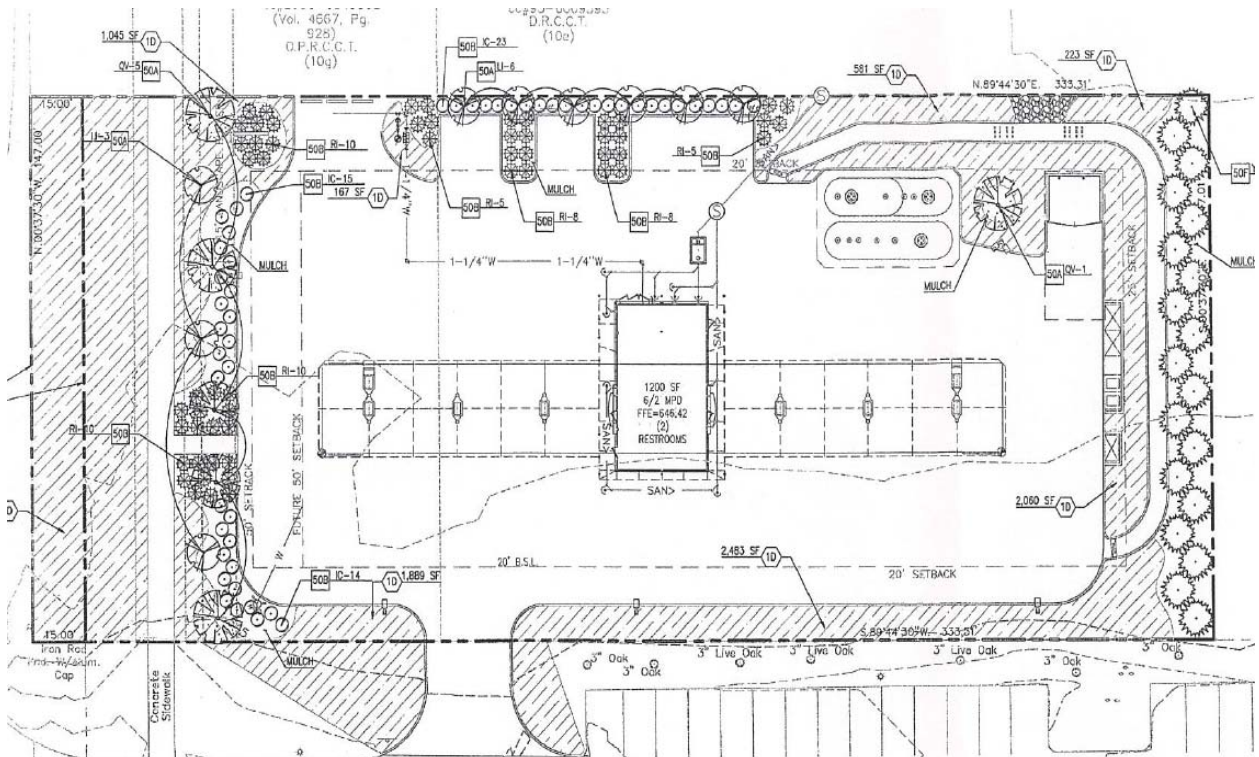
- 5) Discuss and Consider the approval of a landscape plan for Murphy Oil to operate a Refueling Station and convenience store. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 acres, more commonly known as the Sterling property adjacent to Angel Parkway, just north of the existing Wal-Mart.

Yezenia Ortiz, has submitted an application on behalf of Murphy Oil, for a Landscape plan for a refueling station in the Commercial Business district adjacent to Angel Parkway and just to the North of the existing Wal-Mart. The property is more formally known as ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

Facts:

- Minimum landscape required is 15 % with 5% interior landscape, and 25% green space.
- Shown is 34% green space, 20% landscape, and 5% interior parking.
- Parking is required to be buffered with trees and bushes, 1 tree for every 20 lineal feet and 8 bushes for every 20 lineal feet, shown is 6 trees and 32 bushes for 70 lineal feet.
- The landscape plan also incorporates design features to match the requirements placed on the SUP, enclosed storage, tree buffer at the rear of the property, and species of trees.

Landscape Plan:



Staff recommends approval as presented.

MOTION: Alternate Commissioner Andre Guillemaud made a Motion to approve the landscape plan for Murphy Oil to operate a Refueling Station and convenience store. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 acres, more commonly known as the Sterling property adjacent to Angel Parkway, just north of the existing Wal-Mart. Vice-Chairman Peggy Rusterholtz seconded. Motion carried. Vote: 6-0.

6) Adjournment.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to adjourn the meeting at 7:23 p.m. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 6-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission on July xx, 2013.

Karen Hurtt
Chairman

ATTEST:

Jennifer Faircloth
Administrative Assistant



City of Lucas P&Z Agenda Request

P & Z Meeting: August 11, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: July 29, 2013

Budgeted Amount: \$ _____

Exhibits: ☒ Yes ☐ No

AGENDA SUBJECT:

Discuss and Consider the approve the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

See attached.

Kelly Gomez on behalf of Bank of America in compliance with the City's Zoning Use Chart, and the City's Code of Ordinances, has filed a landscape plan for approval for a parcel located in Lot 2 block A of the Wal-Mart Lucas Addition.

MOTION:

I make a Motion to recommend approval of the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City of Lucas P&Z Agenda Request

P & Z Meeting: August 11, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: July 29, 2013

Budgeted Amount: \$ _____

Exhibits: ☒ Yes ☐ No

AGENDA SUBJECT:

Discuss and Consider the approval of the preliminary plat of a portion of the first phase for Inspiration Development, formerly known as the Hanover Property and Huffine Development. The parcels are part of the Leroy Farmer Survey ABS 334, Mark Morris Survey ABS 561, and Orpha Shelby Survey ABS 799.

RECOMMENDED ACTION:

SUMMARY:

See attached.

MOTION:

I make a Motion to

APPROVED BY: _____

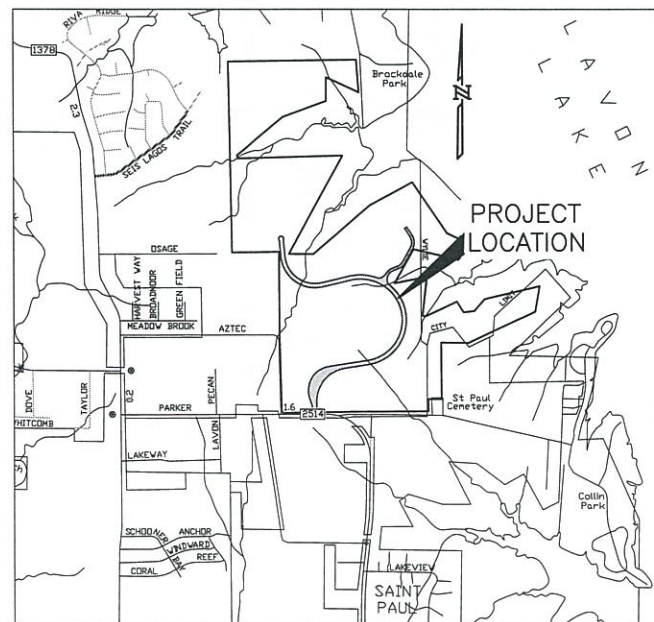
Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____

PRELIMINARY PLAT
FOR
INSPIRATION
MASTER INFRASTRUCTURE
CITY OF WYLIE ETJ, CITY OF LUCAS ETJ
& TOWN OF ST PAUL ETJ
COLLIN COUNTY, TEXAS
JUNE 2013

IN:



VICINITY MAP
1" = 2000'

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT
3. LEGAL DESCRIPTION
4. PRELIMINARY PAVING & DRAINAGE LAYOUT
5. PRELIMINARY OFFSITE DRAINAGE LAYOUT
6. PRELIMINARY WATER PLAN
7. PRELIMINARY SANITARY SEWER PLAN

OWNER/DEVELOPER

PARKER LAKESIDE, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214.750.1800

PLANNER

MESA DESIGN GROUP
1807 ROSS AVENUE
DALLAS, TEXAS 75201
214.871.0568

ENGINEER:

JACOBS

7950 ELMBROOK DRIVE, DALLAS, TX
75247-4961
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration #2966

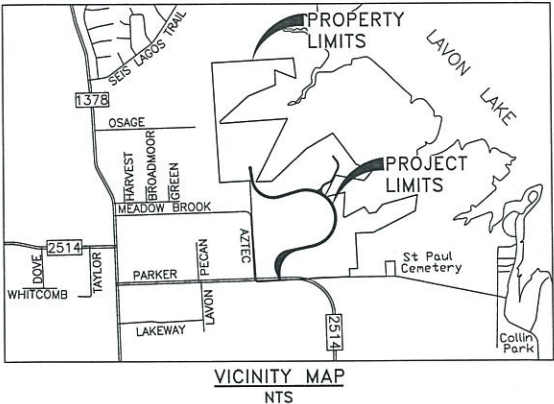
JUNE 2013 SCALE: N/A SHEET 1 OF 7

PROJECT NO WVXX0310

I:\SLO\WVXX0310\WVXX0310_700 CAD\0702 Civil\Preliminary Plat\WVXX0310Prel01.dwg, 5/19/2013 11:17 AM, Turner, Nathan



CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	158.06	450.00	20.12
C2	1005.85	570.00	101.11
C3	3059.00	950.00	184.49
C4	1368.57	800.00	98.02
C5	7.68	14.00	31.42
C6	258.55	61.00	242.85
C7	7.68	14.00	31.42
C8	1197.50	700.00	98.02
C9	640.04	1050.00	34.93
C10	178.39	220.00	46.46
C11	189.66	280.00	38.81
C12	161.15	235.00	39.29
C13	296.46	270.00	62.91
C14	362.35	330.00	62.91
C15	202.30	295.00	39.29
C16	327.40	220.00	85.27
C17	2434.31	1050.00	132.83
C18	1092.56	773.00	80.98



PRELIMINARY PLAT FOR REVIEW
PURPOSES ONLY

PRELIMINARY PLAT
FOR
INSPIRATION
MASTER INFRASTRUCTURE

22.875 ACRES
OUT OF THE
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799

IN THE
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)
& TOWN OF ST PAUL ETJ (10.084 AC)
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

PARKER LAKESIDE, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214.750.1800

PLANNER

MESA DESIGN GROUP
1807 ROSS AVENUE
DALLAS, TEXAS 75201
214.871.0568

ENGINEER:

JACOBS

7950 ELMBROOK DRIVE DALLAS, TX
75247-4961
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration #2966

JUNE 2013 SCALE: 1"=300' SHEET 2 OF 7

PROJECT NO WVXX0310

BM# 1 RAILROAD SPIKE SET ON THE WEST SIDE OF A WOODEN POWER POLE. BEING THE SIXTH POWER POLE FROM ST. PAUL ROAD AND BEING APPROXIMATELY 370 FEET NORTHWEST OF AN ELECTRIC TRANSMISSION TOWER.

ELEV. = 549.01

BM# 2 RAILROAD SPIKE SET ON THE EAST SIDE OF A WOODEN POWER POLE. BEING THE FOURTEENTH POWER POLE FROM ST. PAUL ROAD AND BEING APPROXIMATELY 200 FEET NORTHWEST OF AN ELECTRIC TRANSMISSION TOWER.

ELEV. = 566.92

I:\SLD\WVXX0300\WVXX0310\700 CAD\702 Civil\Preliminary Plat\WORK\301\p01.dwg, 8/19/2013 11:17 AM, Turner, Nathan

BEING A 22.875 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE MARK MORRIS SURVEY, ABSTRACT NO. 561, AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND, DESCRIBED IN DEED TO PARKER LAKESIDE, LLC. AS RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, PART OF A 101.195 ACRE TRACT OF LAND CONVEYED AS TRACTS 3 AND A 43.849 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 22.875 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 5, AND A COMMON EXTERIOR EL CORNER OF SAID 321.159 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2514, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND AT THE BEGINNING OF A CORNER-CLIP BETWEEN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, AND THE EAST RIGHT-OF-WAY LINE OF AZTEC TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY BEARS SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 640.75 FEET, FROM WHICH A WOODEN MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID AZTEC TRAIL BEARS NORTH 44 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF 41.22 FEET;

THENCE, NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 46.86 FEET TO THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 64.91 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEGREES 07 MINUTES 29 SECONDS, A RADIUS OF 450.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 157.25 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 158.06 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 07 MINUTES 29 SECONDS WEST, PASSING AT A DISTANCE OF 64.07 FEET THE WEST LINE OF SAID TRACT 5, AND THE COMMON EAST LINE OF SAID 321.159 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 91.52 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101 DEGREES 06 MINUTES 25 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 44 SECONDS EAST A DISTANCE OF 880.33 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1005.85 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 897.80 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 184 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 950.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 15 MINUTES 51 SECONDS WEST A DISTANCE OF 1898.54 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 3059.00 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 665.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98 DEGREES 01 MINUTES 00 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 08 SECONDS WEST A DISTANCE OF 1207.69 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1368.57 FEET TO A POINT FOR CORNER;

NORTH 05 DEGREES 29 MINUTES 38 SECONDS WEST, PASSING AT A DISTANCE OF 107.44 FEET, THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTH LINE OF AFORESAID TRACT 3, AND CONTINUING FOR A TOTAL DISTANCE OF 373.96 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 26 SECONDS, A RADIUS OF 14.00 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 12 MINUTES 21 SECONDS WEST A DISTANCE OF 7.58 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.68 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 242 DEGREES 50 MINUTES 52 SECONDS, A RADIUS OF 61.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 30 MINUTES 22 SECONDS EAST A DISTANCE OF 104.11 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 258.55 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 26 SECONDS, A RADIUS OF 14.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 13 MINUTES 05 SECONDS WEST A DISTANCE OF 7.58 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 7.68 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 29 MINUTES 38 SECONDS EAST, PASSING AT A DISTANCE OF 269.14 FEET, THE SOUTH LINE OF SAID TRACT 3, AND THE COMMON NORTH LINE OF SAID 321.159 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 373.96 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 98 DEGREES 01 MINUTES 00 SECONDS, A RADIUS OF 700.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 1056.73 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 1197.50 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 665.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 55 MINUTES 31 SECONDS, A RADIUS OF 1050.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 02 MINUTES 52 SECONDS EAST A DISTANCE OF 630.18 FEET

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 640.04 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 10 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 10 MINUTES 22 SECONDS EAST A DISTANCE OF 60.43 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 61.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 220.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 00 MINUTES 37 SECONDS EAST A DISTANCE OF 173.54 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 178.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 48 MINUTES 35 SECONDS, A RADIUS OF 280.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 186.05 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 189.66 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 35 MINUTES 28 SECONDS EAST, A DISTANCE OF 131.13 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 27 SECONDS, A RADIUS OF 235.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 158.01 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 161.15 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 363.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 54 MINUTES 42 SECONDS, A RADIUS OF 270.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST A DISTANCE OF 281.79 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 296.46 FEET TO A POINT FOR CORNER; NORTH 33 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 211.68 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 211.68 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 54 MINUTES 42 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 09 MINUTES 20 SECONDS EAST A DISTANCE OF 344.42 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 362.35 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 363.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 27 SECONDS, A RADIUS OF 295.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 56 MINUTES 45 SECONDS WEST A DISTANCE OF 198.36 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 202.30 FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 35 MINUTES 28 SECONDS WEST, A DISTANCE OF 131.13 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 85 DEGREES 16 MINUTES 03 SECONDS, A RADIUS OF 220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 57 MINUTES 27 SECONDS WEST A DISTANCE OF 298.02 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 327.40 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 10 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 15 MINUTES 51 SECONDS EAST A DISTANCE OF 60.43 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 61.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 132 DEGREES 50 MINUTES 03 SECONDS, A RADIUS OF 1050.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 33 MINUTES 55 SECONDS WEST A DISTANCE OF 1924.61 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 2434.31 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 544.16 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 80 DEGREES 58 MINUTES 56 SECONDS, A RADIUS OF 773.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 29 MINUTES 28 SECONDS WEST A DISTANCE OF 1003.86 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 41.58 FEET THE SOUTH LINE OF SAID 321.159 ACRE TRACT AND THE COMMON NORTH LINE OF AFORESAID TRACT 5, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 1092.56 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING OVER AND ACROSS SAID TRACT 5, A DISTANCE OF 258.46 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. 2514, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 783.68 FEET, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 00 DEGREES 51 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.00 FEET;

THENCE, SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.875 ACRES OF LAND, MORE OR LESS.

CITY OF WYLIE

"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."

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie

Date

"Approved for Construction"

Mayor, City of Wylie, Texas

Date

"Accepted"

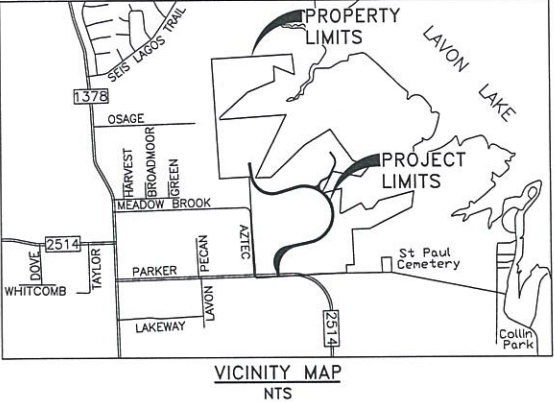
Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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 by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary
City of Wylie, Texas



PRELIMINARY PLAT FOR REVIEW
PURPOSES ONLY

LEGAL DESCRIPTION
FOR
INSPIRATION
MASTER INFRASTRUCTURE

22.875 ACRES
OUT OF THE
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799

IN THE
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)
& TOWN OF ST PAUL ETJ (10.084 AC)
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

PLANNER

PARKER LAKESIDE, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214.750.1800

MESA DESIGN GROUP
1807 ROSS AVENUE
DALLAS, TEXAS 75201
214.871.0568

ENGINEER:

JACOBS

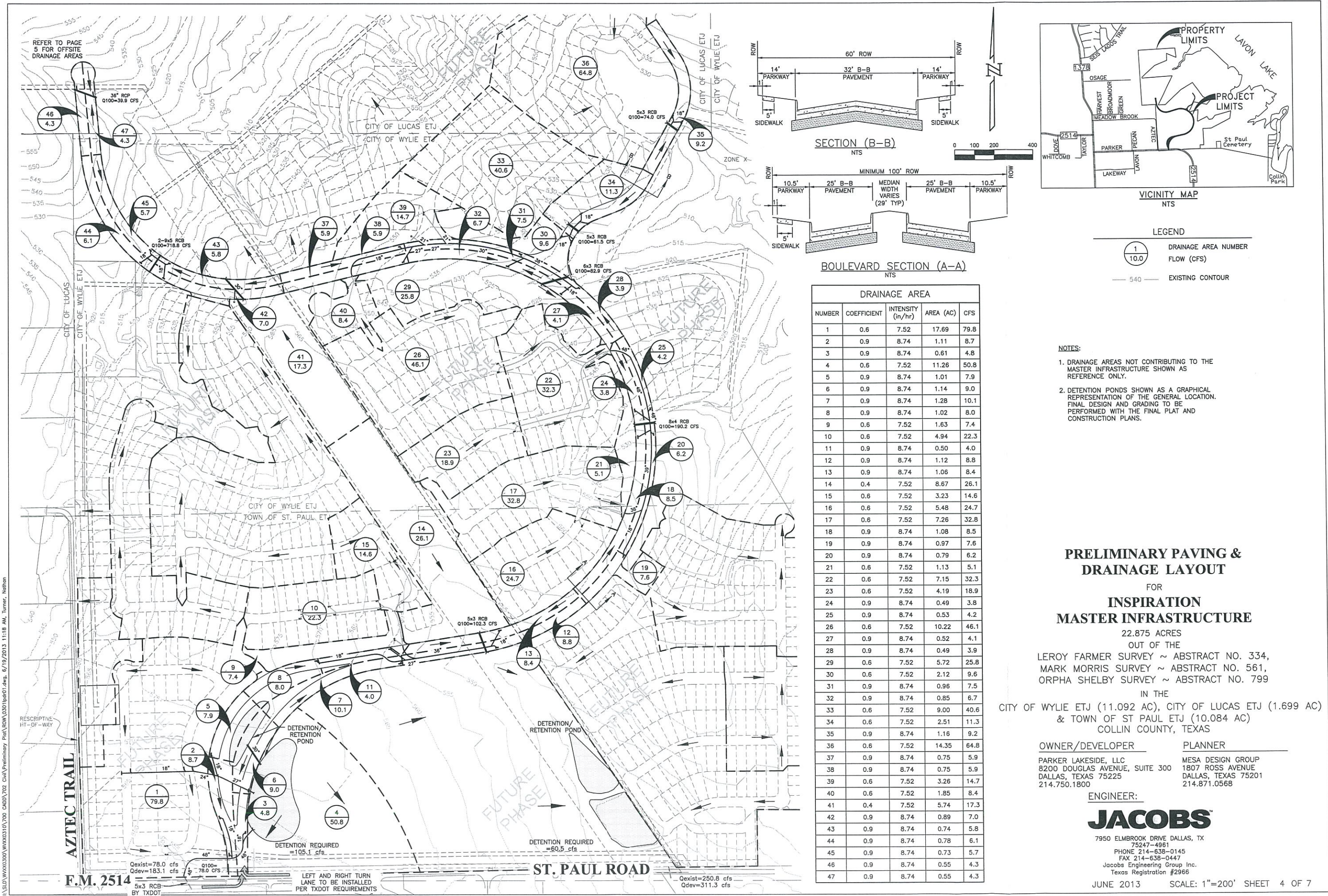
7950 ELMBROOK DRIVE DALLAS, TX
75247-4961
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration #2966

JUNE 2013 SCALE: 1"=300' SHEET 3 OF 7

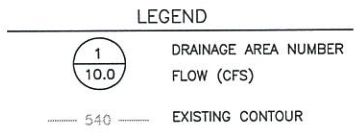
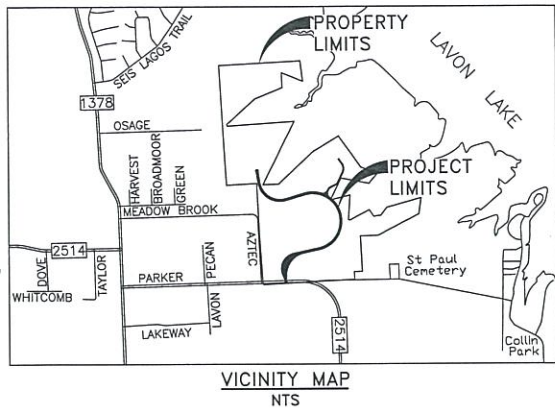
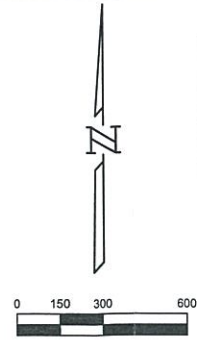
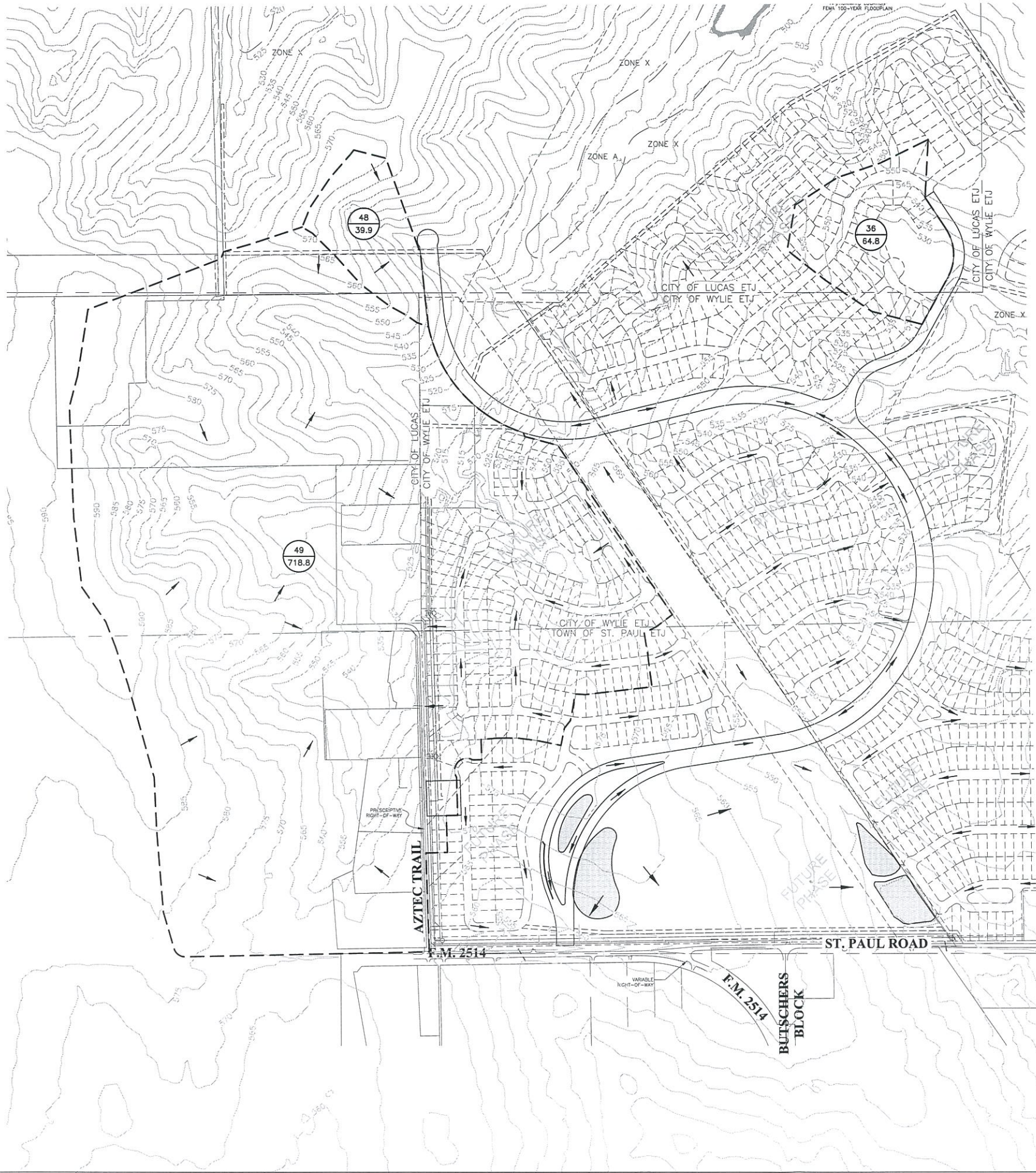
PROJECT NO WVXX0310

PRELIMINARY PLAT

INSPIRATION MASTER INFRASTRUCTURE



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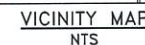


DRAINAGE AREA				
NUMBER	COEFFICIENT	INTENSITY (in/hr)	AREA (AC)	CFS
36	0.6	7.52	14.35	64.8
48	0.6	7.52	8.84	39.9
49	0.6	5.75	208.34	718.8






**PRELIMINARY
OFFSITE DRAINAGE**
FOR
**INSPIRATION
MASTER INFRASTRUCTURE**
22.875 ACRES
OUT OF THE
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)
& TOWN OF ST PAUL ETJ (10.084 AC)
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER	PLANNER
PARKER LAKESIDE, LLC 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 214.750.1800	MESA DESIGN GROUP 1807 ROSS AVENUE DALLAS, TEXAS 75201 214.871.0568

ENGINEER:
JACOBS
7950 ELMBROOK DRIVE DALLAS, TX
75247-4961
PHONE 214-638-0145
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Texas Registration #2966



LEGEND

	MASTER INFRASTRUCTURE WATER LINE
	FUTURE NEIGHBORHOOD INFRASTRUCTURE WATER LINE
	EXISTING WATER LINE
	MASTER INFRASTRUCTURE FIRE HYDRANT
	FUTURE NEIGHBORHOOD INFRASTRUCTURE FIRE HYDRANT

PRELIMINARY WATER LAYOUT

FOR

INSPIRATION

MASTER INFRASTRUCTURE

22.875 ACRES
OUT OF THE
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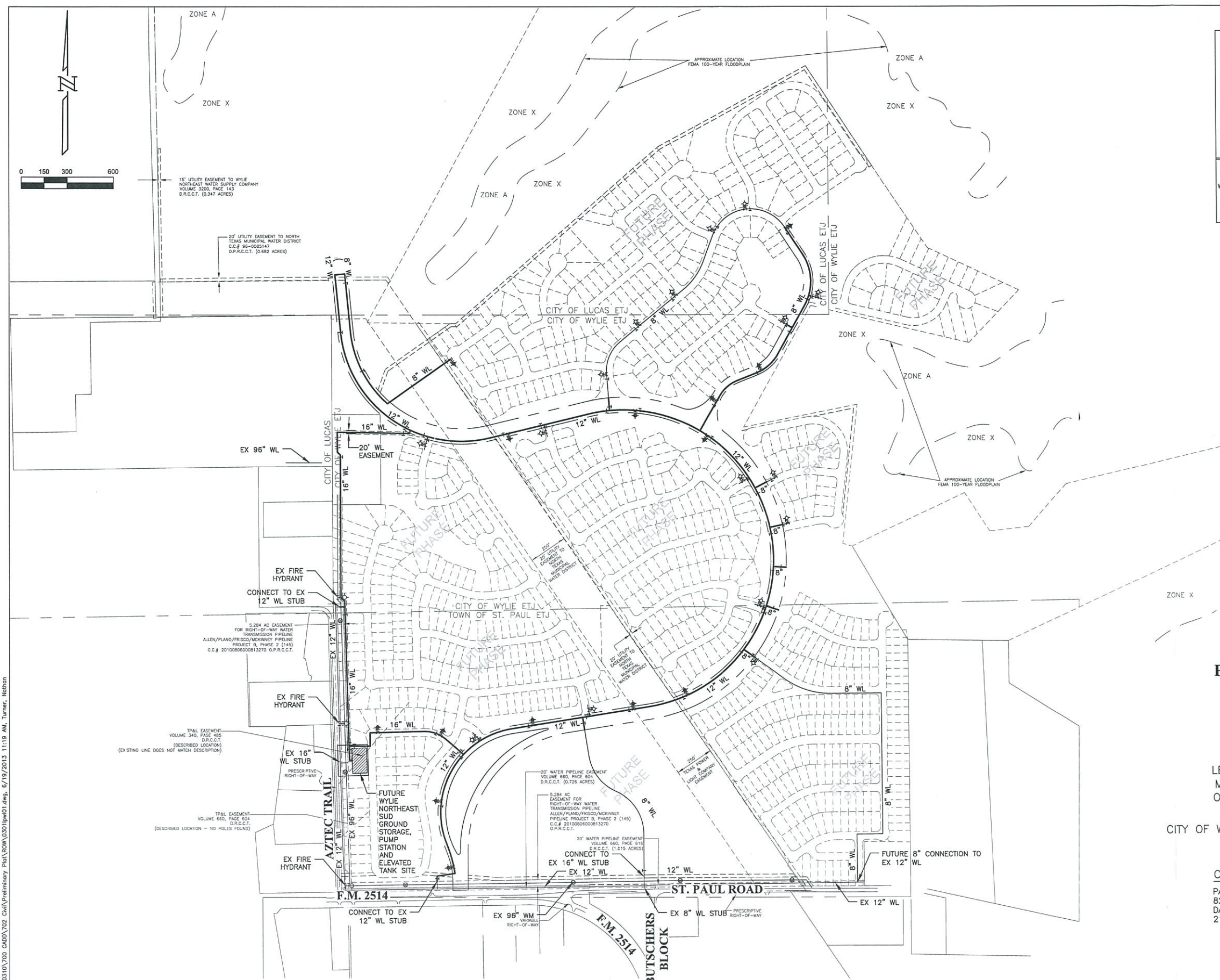
ENGINEER:

JACOBS™

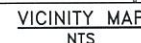
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JUNE 2013 SCALE: 1"=300' SHEET 6 OF 7

PROJECT NO WVXX0310



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95 GALLON/DAY * 4 UNITS/ACRE * 3.5 PERSON/UNIT= 1330 GALLON/ACRE/DAY
500 GALLON/ACRE FOR INFLOW AND INFILTRATION

$$(1330 \text{ GALLON/ACRE/DAY} * 223.3 \text{ ACRE}) * 4.20 \text{ PEAKING FACTOR} + 500 \text{ GALLON/ACRE} * 223.3 \text{ ACRE} = 1.36 \text{ MGD}$$
$$(1330 \text{ GALLON/ACRE/DAY} * 109.4 \text{ ACRE}) * 4.62 \text{ PEAKING FACTOR} + 500 \text{ GALLON/ACRE} * 109.4 \text{ ACRE} = 0.73 \text{ MGD}$$

—————	MASTER INFRASTRUCTURE SEWER LINE
—————	FUTURE NEIGHBORHOOD INFRASTRUCTURE SEWER LINE
- - - - -	MASTER INFRASTRUCTURE FORCE MAIN
●	MASTER INFRASTRUCTURE MANHOLE
⊙	FUTURE NEIGHBORHOOD INFRASTRUCTURE MANHOLE

22.875 ACRES

OUT OF THE
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,
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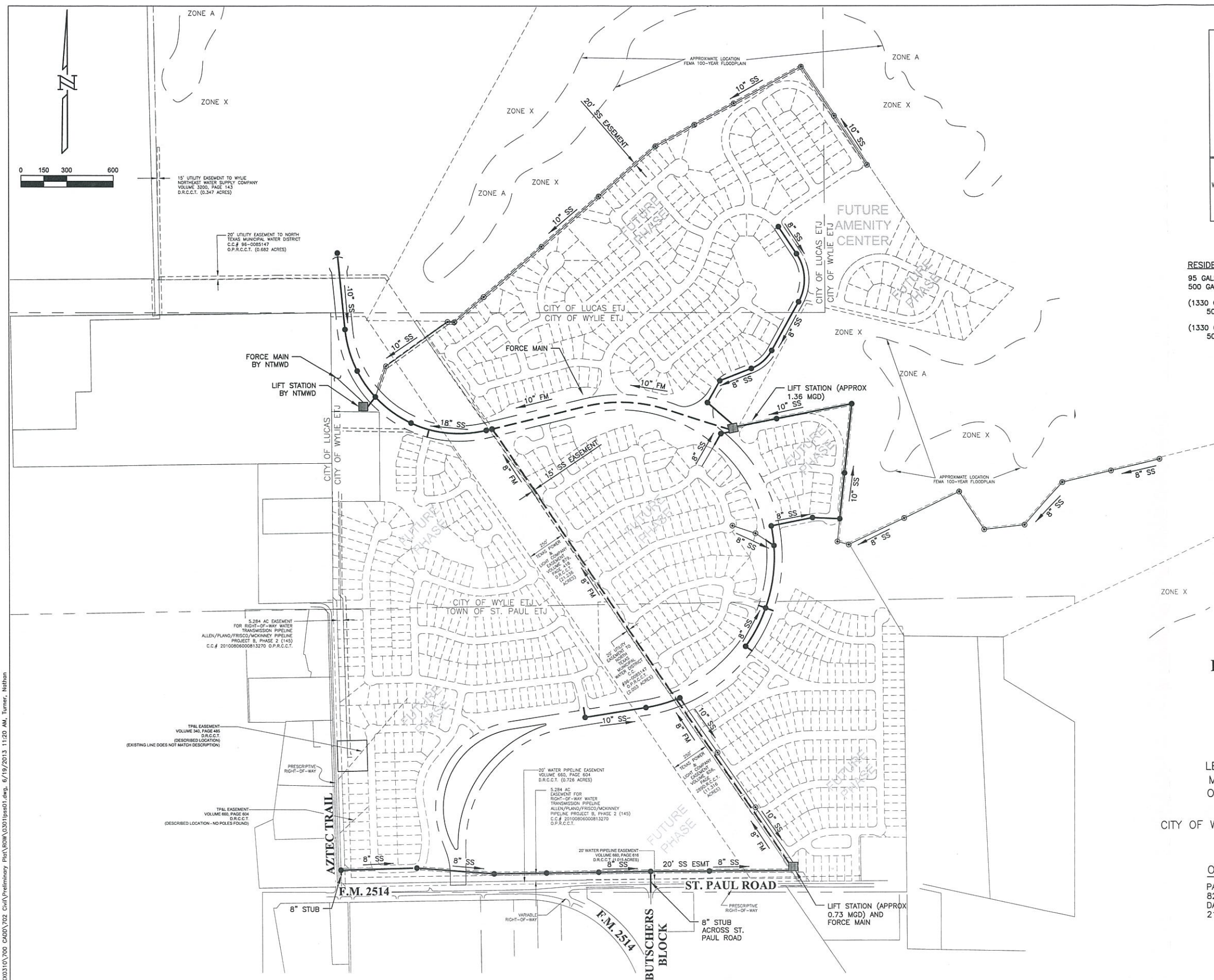
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JUNE 2013 SCALE: 1"=300' SHEET 7 OF 7

PROJECT NO WVXX0310



\\SJD\WXXX0300\WXXX0310\700 CAD\702 Civil\Preliminary Plat\ROW\0301ps01.dwg, 6/19/2013 11:20 AM, Turner, Nathan



City of Lucas P&Z Agenda Request

P & Z Meeting: August 11, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: July 29, 2013

Budgeted Amount: \$ _____

Exhibits: ☒ Yes ☐ No

AGENDA SUBJECT:

Discuss and Consider the approval of the preliminary plat for Ella Brooke Estates, Lots 1-3, Block A, being 8.823 acres situated in the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas.

RECOMMENDED ACTION:

Comments forthcoming.

SUMMARY:

See attached.

- Property currently zoned R-2, conforms to the approved Comprehensive Zoning Plan.
- The plan consists of three lots.
- The plan consists of a private road with no public street dedications.

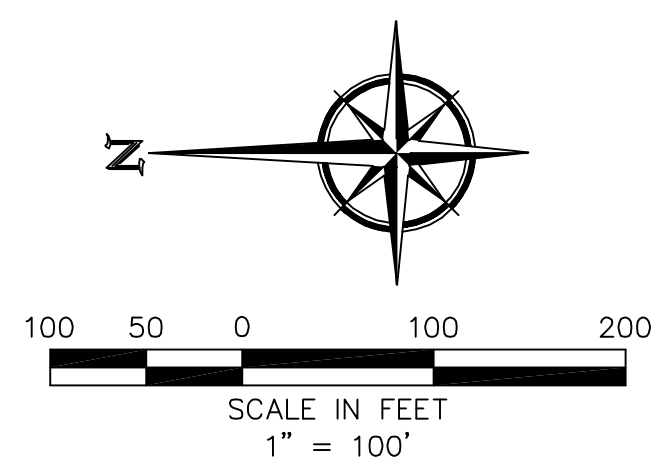
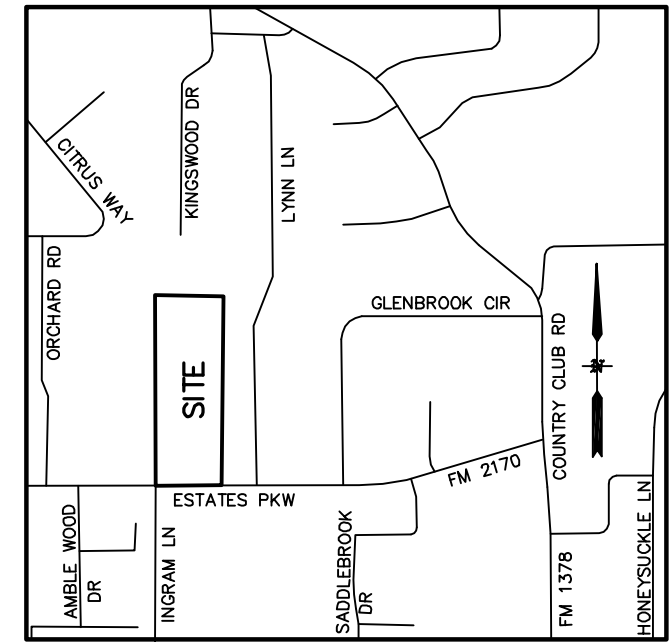
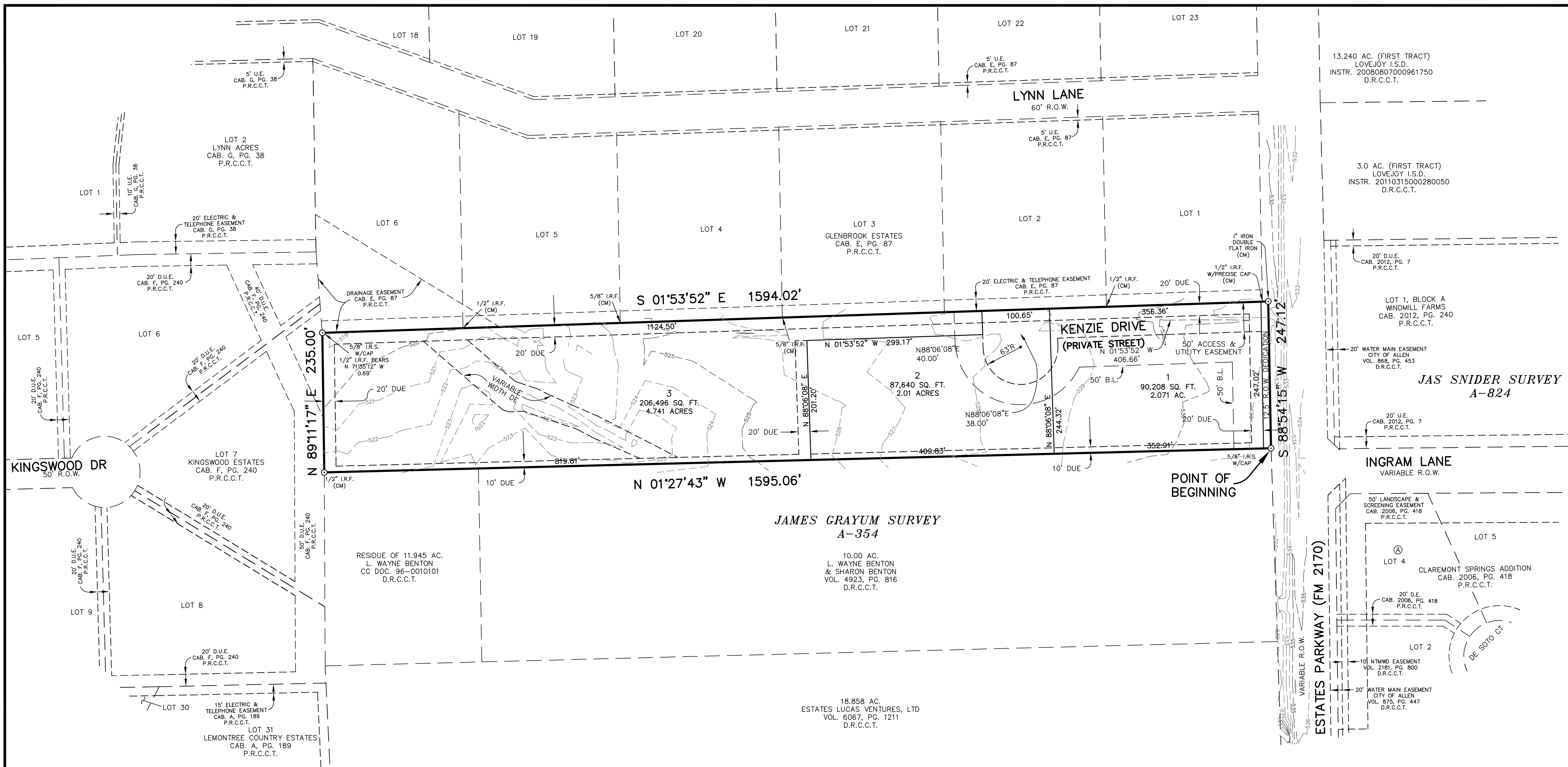
MOTION:

I make a Motion to

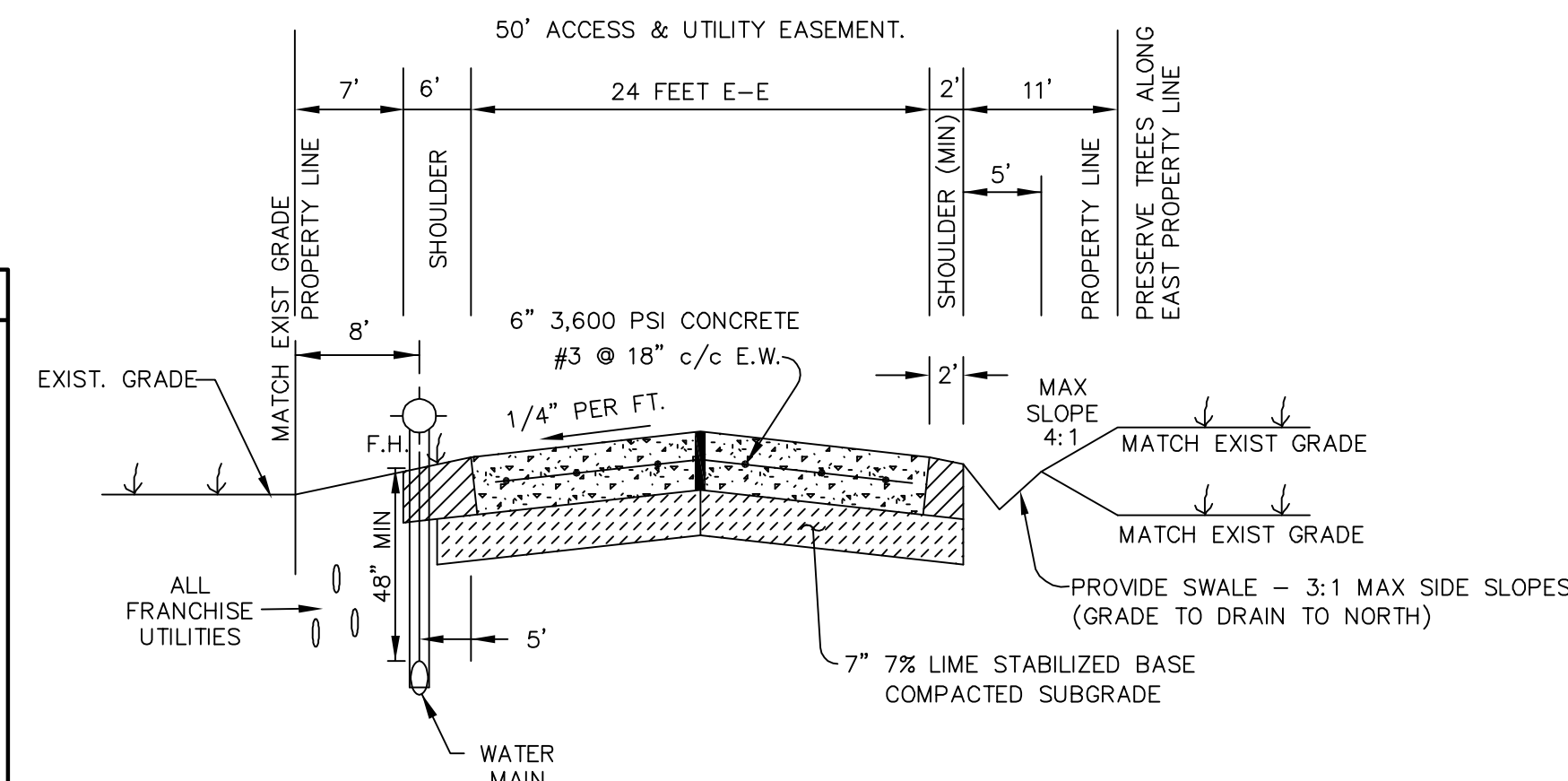
APPROVED BY: _____

Initial/Date

Department Director: /
City Manager: /



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
W/CAP	IRON ROD FOUND
I.R.F.	FIBER OPTIC MARKER
F.O.M.K.	DRAINAGE & UTILITY EASEMENT
D.U.E.	WATER VALVE
W.V.	WATER METER
W.M.	UTILITY EASEMENT
U.E.	DRAINAGE EASEMENT
D.E.	OVERHEAD ELECTRIC
E	POWER POLE
P.P.	GUY WIRE
G.W.	TRANSFORMER PAD ELECTRIC DELIVERY
T.P.E.D.	B.L. BUILDING SETBACK LINE
B.L.	(CM) CONTROLLING MONUMENT
(CM)	D.R.C.C.T. DEEDS RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	P.L.A.T. RECORDS COLLIN COUNTY TEXAS
P.L.A.T.	



TYPICAL PAVING SECTION
(24 E-E CONCRETE STREET)
(LOOKING NORTH)

NOTES:

- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, 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.
- Bearings are based on deed recorded in Instrument 20111014001101190, D.R.C.C.T.
- 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.
- A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be 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.
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).

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

EXISTING ZONING: R-2
PROPOSED ZONING: R-2
3 RESIDENTIAL LOTS
DENSITY: 0.340 LOTS/ACRE
AVG. LOT SIZE: 2.917 ACRE
MIN. LOT SIZE: 2.00 ACRE

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
Job No. 226

OWNER/DEVELOPER
SCOTT ALLEN ROGERS & MARIFRANCES KELLY ROGERS
1800 MONACO DR
ALLEN, TX 75002-2691

"Preliminary Plat - For Inspection Purposes Only."

PRELIMINARY PLAT ELLA BROOKE ESTATES

LOTS 1-3, BLOCK A
3 RESIDENTIAL LOTS
BEING 8.823 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
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, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 24, 2013

SHEET 1 OF 2

08360\DWG\8360 Preliminary Plat.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Scott Allen Rogers and Marifrances Kelly Rogers BEING the owners of a 8.823 acre tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument 20130325000392770, Deed Records, Collin County, Texas, said 8.823 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with cap stamped “RPLS 3963” set for the southwest corner of said 8.834 acre tract and the southeast corner of a 10.00 acre tract of land described in deed to L. Wayne Benton and Sharon Benton, as recorded in Volume 4923, Page 816 of said Deed Records;

THENCE North 01 degrees 27 minutes 43 seconds West, with the common boundary line of said 8.834 acre tract, said 10.00 acre tract and an 11.945 acre tract of land described in deed to L. Wayne Benton, as recorded in County Clerks Document No. 96–0010101 of said Deed Records, a distance of 1595.06 feet to a 1/2–inch iron rod found for the northwest corner of said 8.834 acre tract and the northeast corner of said 11.945 acre tract, said corner being in the southerly boundary line of Lot 7, Kingswood Estates, an addition to the City of Lucas, as recorded in Cabinet F, Page 240, Plat Records, Collin County, Texas;

North 89 degrees 11 minutes 17 seconds East, with the common boundary line of said 8.834 acre tract and said Lot 7, a distance of 235.00 feet to a 5/8–inch iron rod with cap stamped “RPLS 3963” set for the northeast corner of said 8.834 acre tract and the northwest corner of Lot 6, Glenbrook Estates, an addition to the City of Lucas, as recorded in Cabinet E, Page 87 of said Plat Records from which a 1/2–inch iron rod bears North 71 degrees 35 minutes 12 seconds West, a distance of 0.69 feet;

THENCE South 01 degrees 53 minutes 52 East, with the common boundary line of said 8.834 acre tract and Lots 1–6 of said Glenbrook Estates, a distance of 1594.02 feet to a 1–inch double flat iron found for the southeast corner of said 8.834 acre tract, said corner being in the north right-of–way line of Farm to Market Road 2170 (Estates Parkway);

THENCE South 88 degrees 54 minutes 15 West, with the common boundary line of said 8.834 acre tract and said Estates Parkway, a distance of 247.12 feet to the POINT OF BEGINNING AND CONTAINING 384,434 square feet or 8.823 acres of land.

OW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Scott Allen Rogers and Marifrances Kelly Rogers, do hereby adopt this plat designating the herein described property as ELLA BROOKE ESTATES, an addition to the City of Lucas, Texas, and do 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.

BY: _____
Scott Allen Rogers Marifrances Kelly Rogers

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 Scott Allen Rogers and Marifrances Kelly Rogers, known to me to be the persons whose names are 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 _____, 2013.

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

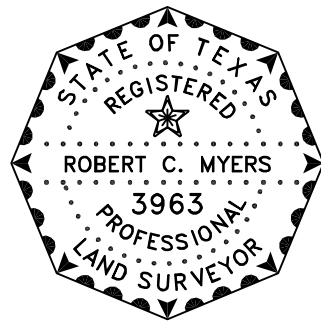
SURVEYOR'S CERTIFICATION

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

Preliminary, this document shall not be recorded for any purpose.

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 _____, 2013.

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

“Preliminary Plat – For Inspection Purposes Only.”

PRELIMINARY PLAT
ELLA BROOKE ESTATES

LOTS 1–3, BLOCK A
3 RESIDENTIAL LOTS

BEING 8.823 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
Job No. 226

OWNER/DEVELOPER
**SCOTT ALLEN ROGERS &
MARIFRANCES KELLY ROGERS**
1800 MONACO DR
ALLEN, TX 75002–2691

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

DATE: JULY 24, 2013

SHEET 2 OF 2

ELLA BROOKE ESTATES
8.823 ACRES

FIELD NOTES

BEING an 8.823 acre tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument 20130325000392770, Deed Records, Collin County, Texas, said 8.823 acre tract being more particularly described by metes and bounds as follows:

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**Collin County**

2300 Bloomdale Road Ste. 2324

P.O. Box 8046

McKinney, TX 75071

972-547-5020

2012 Tax Statement

Property Account Number:

R635400006001

Statement Date: 07/17/2013
Owner: ROGERS SCOTT ALLEN & MARIFRA
Mailing Address: 1800 MONACO DR
ALLEN TX 75002-2691

Property Location: 0001690 ESTATES PKWY
Acres: 8.834
Legal: ABS A0354 JAS GRAYUM SURVEY, T
RACT 60, 8.834 ACRES

Exemptions: General Homestead, Over 65

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE
66,880	353,360	0	313,360	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
COLLIN COUNTY	35.344	384.896	0.240000	0.00
LUCAS CITY	58.550	361.690	0.374177	0.00
COLLIN COLLEGE	30.000	390.240	0.086299	0.00
LOVEJOY ISD	29.000	391.240	1.535000	0.00

TOTAL BASE TAX 0.00

PRIOR YEARS 0.00

Total Amount Due \$0.00

*ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY \$1358.65.

↓ Detach ↓
Return With Payment

Property Account Number
R635400006001

Total Amount Due \$0.00

IF PAID IN	AMOUNT DUE
AUG	\$0.00
SEP	\$0.00
OCT	\$0.00
NOV	\$0.00
DEC	\$0.00
JAN	\$0.00

ROGERS SCOTT ALLEN & MARIFRANCES KELLY
1800 MONACO DR
ALLEN TX 75002-2691

Please Make Checks Payable To:**Kenneth L. Maun**



City of Lucas P&Z Agenda Request

P & Z Meeting: August 11, 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: _____ /