



AGENDA

**City of Lucas
Planning and Zoning Commission
November 10, 2016
7:00 PM**

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

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, November 10, 2016 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Public Hearing

1. Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action regarding proposed zoning change

Regular Agenda

2. Consider approval of the minutes of the October 13, 2016 Planning and Zoning Commission meeting.
3. Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of the development Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596.

Executive Session

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

An Executive Session is not scheduled for this meeting.

4. Adjournment.

Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at www.lucastexas.us on or before November 4, 2016.

Stacy Henderson
City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

November 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action regarding proposed zoning change

Background Information:

This parcel of land is 58.6 +/- acres of land. This property will be brought back as a planned development at the December Planning and Zoning Commission meeting. The developer is proposing 17 lots with an average density of over 3 acres per lot. This request complies with the City's approved Comprehensive Plan.

Citizen Summary:

This first step in the development process is for a parcel of land to be zoned. The requested zoning should match the City's approved Comprehensive Plan. If the zoning does not match the Comprehensive Plan, a zoning change request goes before the Planning and Zoning Commission for consideration. Should the request in zoning be approved, the Comprehensive Plan is updated. The next step for this particular request is to create a planned development. A planned development is required to have an underlying zoning, in this case R-2, then the district requirements must be drawn up and adopted in the form of an ordinance. This type of development gives the City and Developer more flexibility in creating a development. Once the planned development has been created, a preliminary plat will be filed, then construction of the site, and then final plat when all improvements are complete.

Attachments/Supporting Documentation:

- 1. Legal Description
- 2. Survey
- 3. Public Notice
- 4. Location Map
- 5. Proposed Lot Detail



City of Lucas
Planning and Zoning Agenda Request
November 10, 2016

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve/deny Public the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.

Metes & Bounds Description

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South 88°48'42" East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

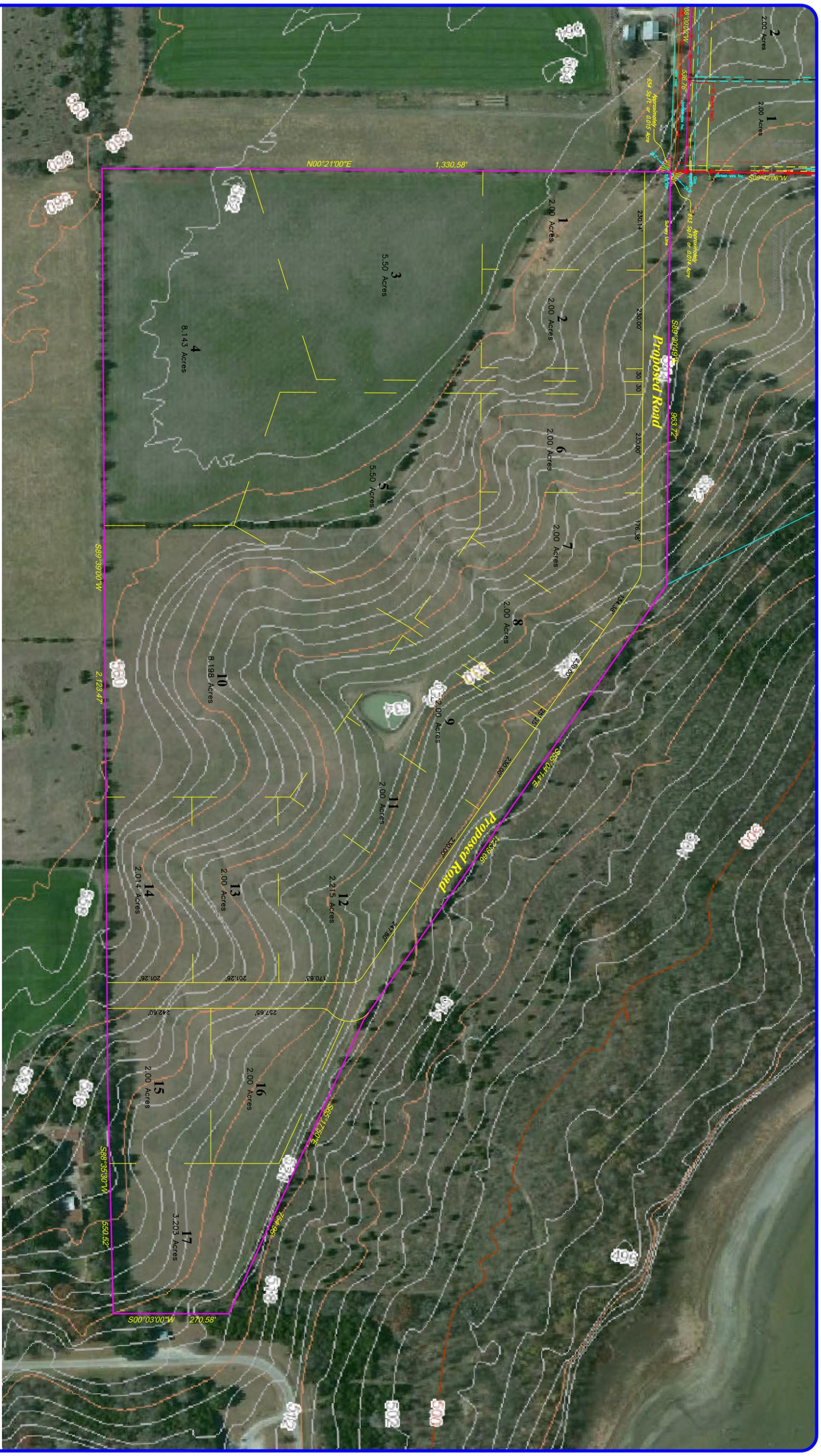
THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South 54°25'44" East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South 64°35'43" East, 754.95 feet to a point for corner marking the most easterly northeast corner of said 58.644 acre tract, the most easterly northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

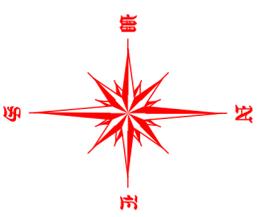
THENCE with the south line of said 58.644 acre tract, the south line of said premises, partway with the north line of said 2.125 acre tract, partway with the north line of a called 17.485 acre tract as recorded in Volume 3931, Page 807 of the Collin County Land Records, partway with the north line of a called 5.793 acre tract as recorded under Document No. 20140527000523060 of the Collin County Land Records, partway with the north line of a called 15.412 acre tract as recorded in Volume 1618, Page 918 of the Collin County Land Records, and partway with the north line of a called 10.00 acre tract as recorded in Volume 1383, Page 718 of the Collin County Land Records as follows:

South 89°14'56" West, 469.58 feet to a RPLS 5587 capped iron rod found marking the northwest corner of said 2.125 acre tract and the northeast corner of said 17.485 acre tract;
North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract;
North 89°33'29" West, 200.83 feet;
North 89°17'03" West, 208.69 feet;
South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract;
North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 acres of land.



Subdivision Exhibit
Logan Ford Ranch Phase 3
 T.D. James Survey, Abstract No. 477
 City of Lucas, Collin County, Texas
 August 30, 2016



Glas Land Surveying
 2114 FM 1563, Wolfe City, Texas 75496
 Office: (903) 496-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
 IPR-S Firm No. 10193970

Drawings 2016\LOT DESIGN 05. ROBERTS, NEW DEAL.DWG



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, November 10, 2016 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, December 01, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-2 on a parcel of land described as follows:

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South $88^{\circ}48'42''$ East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South $54^{\circ}25'44''$ East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South $64^{\circ}35'43''$ East, 754.95 feet to a point for corner marking the most easterly northeast corner of said 58.644 acre tract, the most easterly

northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

THENCE with the south line of said 58.644 acre tract, the south line of said premises, partway with the north line of said 2.125 acre tract, partway with the north line of a called 17.485 acre tract as recorded in Volume 3931, Page 807 of the Collin County Land Records, partway with the north line of a called 5.793 acre tract as recorded under Document No. 20140527000523060 of the Collin County Land Records, partway with the north line of a called 15.412 acre tract as recorded in Volume 1618, Page 918 of the Collin County Land Records, and partway with the north line of a called 10.00 acre tract as recorded in Volume 1383, Page 718 of the Collin County Land Records as follows:

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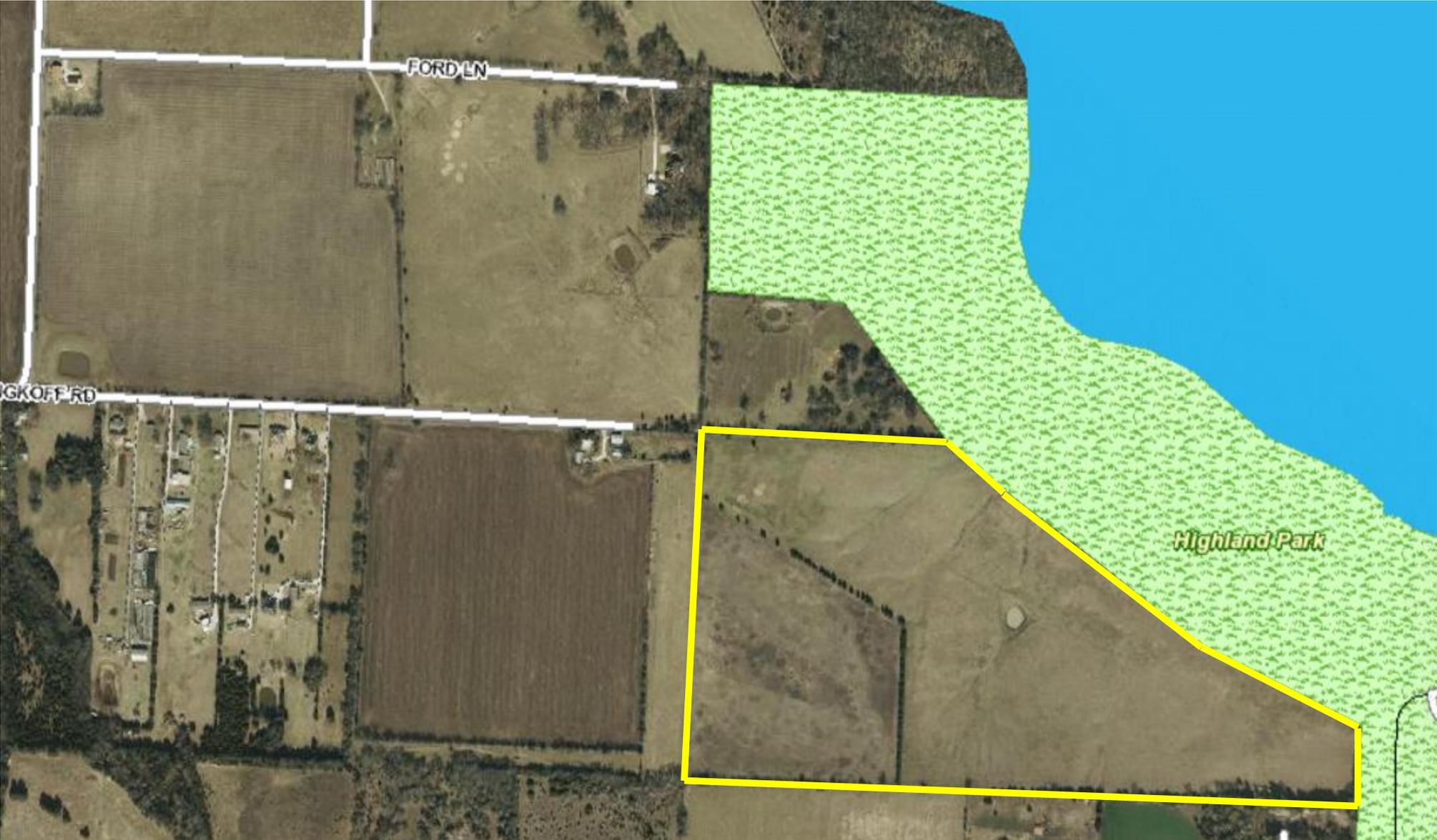
South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract;

North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 acres of land.

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 shenderson@lucastexas.us, or fax 972-727-0091 and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at jhilbourn@lucastexas.us.

Logan Ford Ranch III ~ Location Map





City of Lucas

Planning and Zoning Agenda Request

November 10, 2016

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the October 13, 2016 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the October 13, 2016 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the October 13, 2016 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
October 13, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 pm.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Brian Blythe
Alternate Commissioner Scott Sperling

Commissioner Absent:

Commissioner Joe Williams

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

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

Chairman Rusterholtz noted that Alternate Member Scott Sperling would be seated as a voting member due to the absence of Commissioner Williams.

Regular Agenda

1. Consider approval of the minutes of the September 8, 2016 Planning and Zoning Commission meeting.

Chairman Rusterholtz noted the following changes to the minutes:

On Page 2, paragraph 3, last sentence, the word “to” was added, and the sentence should read “a property owner should be allowed to choose...”

On Page 2, paragraph 7, last sentence, a comma was inserted, and the sentence should read “under State law, rental restrictions were allowed...”

On Page 2, paragraph 10, an “s” was added to the word building, with the sentence reading “regarding large accessory buildings blocking views...”

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Sperling to approve the minutes of the September 8, 2016 Planning and Zoning Commission meeting as amended. The motion passed unanimously by a 5 to 0 vote.*

2. Consider approval of a landscape plan for the Angel Parkway Pet Hospital located at 571 South Angel Parkway, part of the Angel Addition, Lot 1, Block A.

Development Services Director Joe Hilbourn gave a brief presentation noting that the landscape plan met all City requirements and staff recommended approval.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to recommend approval of the landscape plan for the Angel Parkway Pet Hospital located at 571 South Angel Parkway. The motion passed by a 5 to 0 vote.*

3. Discuss and give staff direction regarding updates to the Comprehensive Plan, Chapter 8 – Water and Sewer, including the Sewer Master Plan Map.

Development Services Director Joe Hilbourn discussed with the Commission identifying specific portions related to design criteria for ground storage and plumbing capacity, which would be included as part of the Capital Improvement Projects.

The Commission also discussed the number of pump stations and projected population numbers for Lucas.

The Commission submitted to Mr. Hilbourn their proposed written changes to Chapter 8 of the Comprehensive Plan for inclusion into the updated document.

No formal action was taken on this item, it was for discussion purposes only.

4. Adjournment.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Blythe to adjourn the meeting at 7:12 pm. The motion passed by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



Item No. 03

City of Lucas
Planning & Zoning Agenda Request
November 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of the development Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596.

Background Information:

This property is currently zoned R-1 and has an approved development agreement and concept plan. This plat proposes 66 lots on 135.743 acres, with an average lot size of 2.05 acres. The smallest lot is greater in size than the required one acre. There are no dead end water lines proposed with this development, all water lines are looped.

Citizen Summary:

The zoning for this property was first approved in 2011 with the first phase beginning in 2014.

Attachments/Supporting Documentation:

1. Preliminary Plat
2. Approved Concept Plan

Budget/Financial Impact:

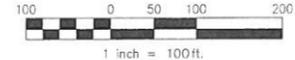
NA

Recommendation:

City Staff recommends approval as presented.

Motion:

I make a motion to recommend approval/denial of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of the development Enchanted Creek Estates located on the north side of Parker Road between Stinson Road and FM 1378.

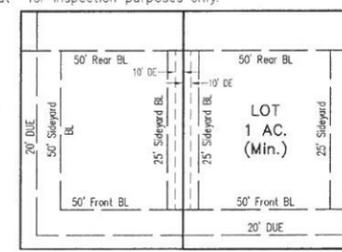


LOCATION MAP
1" = 200'

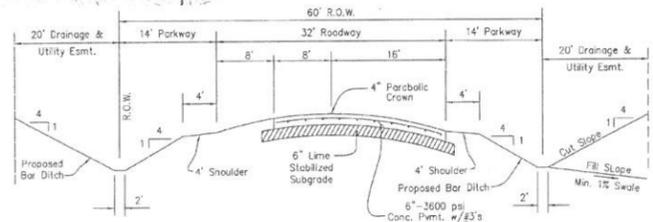
LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IR	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
CL	CENTERLINE
⊙	BLOCK DESIGNATION
▲	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRW	FLOOD INSURANCE RATE MAP
N/S	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDC)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDC)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPDC)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRD)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRD)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRD)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

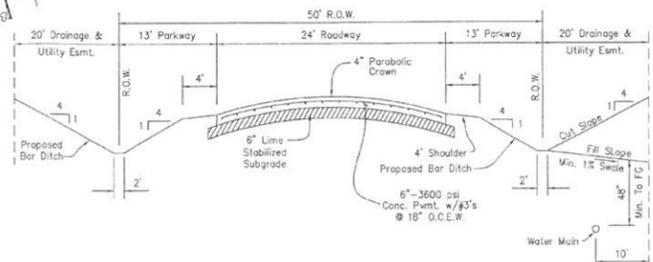
1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
3. 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.
4. Preliminary Plat- for inspection purposes only.



Front Property Line/Street
TYPICAL LOT DETAIL



TYPICAL PAVEMENT SECTION 60' R.O.W. (w/BAR DITCHES)



TYPICAL PAVEMENT SECTION 50' R.O.W. (w/BAR DITCHES)

MATCHLINE SEE SHEET 2

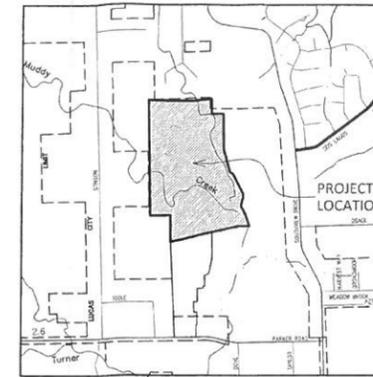
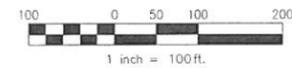
PRELIMINARY PLAT
ENCHANTED CREEK PHASE 2

- LOTS 1-34, BLOCK A
- LOT 10, BLOCK B
- LOTS 16-19, BLOCK C
- LOTS 1-9, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 13-19, BLOCK F

135.743 ACRES OUT OF THE
JAMES ANDERSON SURVEY - ABSTRACT NO. 17
JOHN MCKINNEY SURVEY - ABSTRACT NO. 596
CITY OF LUCAS, COLLIN COUNTY, TEXAS
ZONING DISTRICT R-1

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TEPE No. P-2121
Contact: Matt Dorsett

OWNER / APPLICANT
CTMGI Lucas 238, LLC
520 Central Parkway East, Suite 104
Carrollton, Texas 75006
Telephone (972) 422-9880
Contact: Steve Lenart

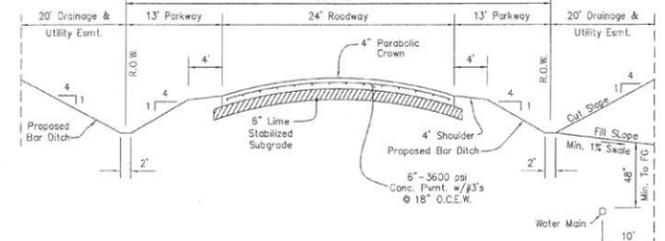


LOCATION MAP
1" = 200'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSIS" SET, UNLESS OTHERWISE NOTED
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	IRON PIPE FOUND
○	ALUMINUM FITTING FOUND
○	CONTROL MONUMENT
○	EASEMENT
○	UTILITY
○	DRAINAGE EASEMENT
○	DRAINAGE AND UTILITY EASEMENT
○	UTILITY EASEMENT
○	WATER EASEMENT
○	SANITARY SEWER EASEMENT
○	SIDEWALK EASEMENT
○	STREET EASEMENT
○	FIRELANE, ACCESS, & UTILITY EASEMENT
○	WASTE WATER EASEMENT
○	WALL MAINTENANCE EASEMENT
○	HIKE & BIKE TRAIL EASEMENT
○	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
○	BY THIS PLAT
○	RIGHT-OF-WAY
○	MINIMUM FINISH FLOOR ELEVATION
○	BUILDING LINE
○	STREET NAME CHANGE
○	CENTERLINE
○	BLOCK DESIGNATION
○	STREET FRONTAGE
○	CABINET
○	VOLUME
○	PAGE
○	NUMBER
○	FEDERAL EMERGENCY MANAGEMENT AGENCY
○	FLOOD INSURANCE RATE MAP
○	NOT TO SCALE
○	ORDINANCE NUMBER
○	INSTRUMENT OR DOCUMENT
○	DEED RECORDS, COLLIN COUNTY, TEXAS
○	PLAT RECORDS, COLLIN COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
○	DEED RECORDS, DENTON COUNTY, TEXAS
○	PLAT RECORDS, DENTON COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
○	DEED RECORDS, DALLAS COUNTY, TEXAS
○	MAP RECORDS, DALLAS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
3. 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.
4. Preliminary Plat- for inspection purposes only.

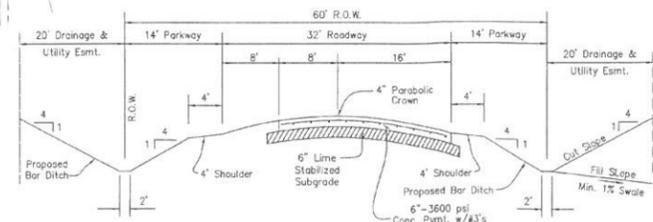
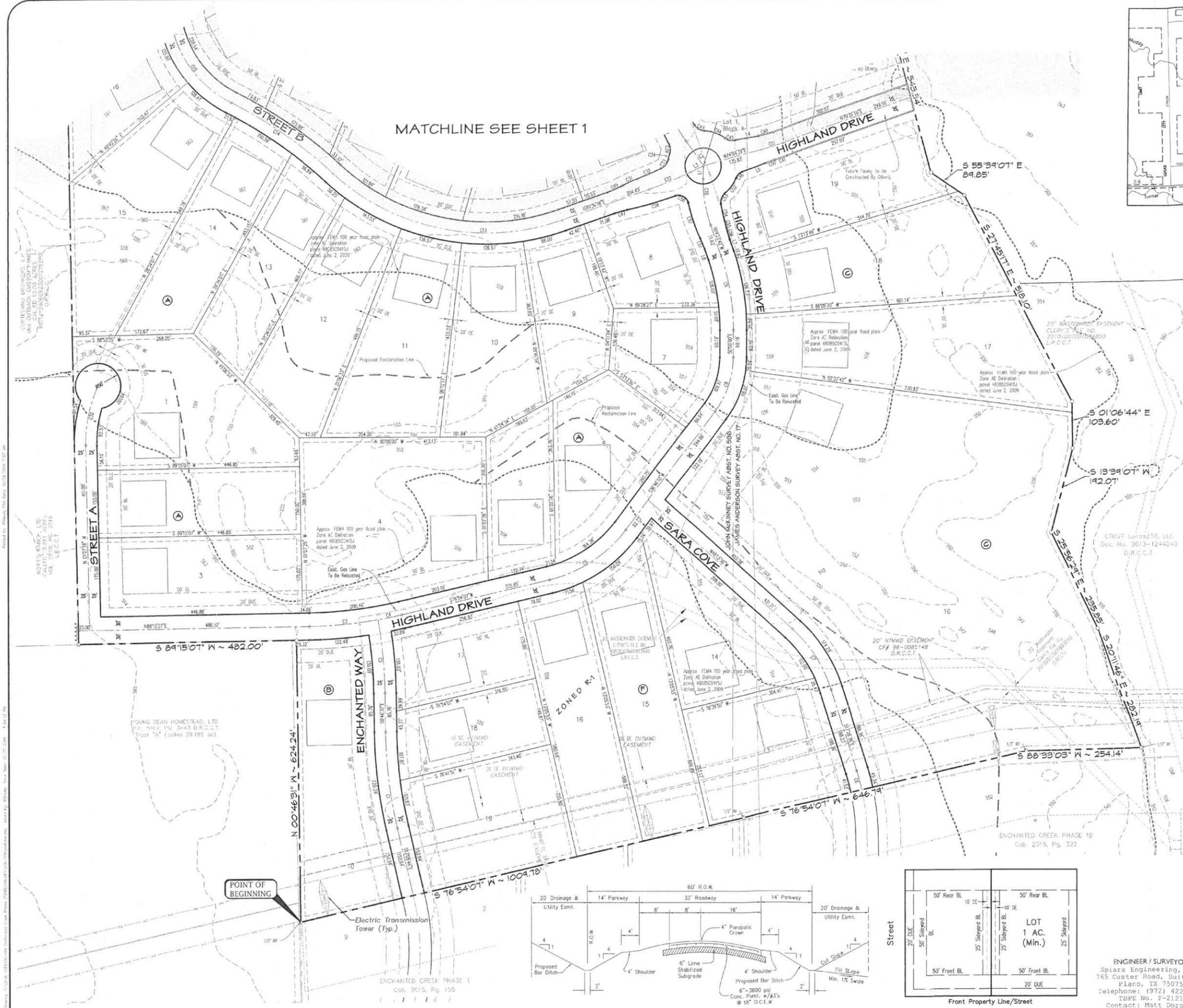


TYPICAL PAVEMENT SECTION 50' R.O.W. (w/BAR DITCHES)
PRELIMINARY PLAT

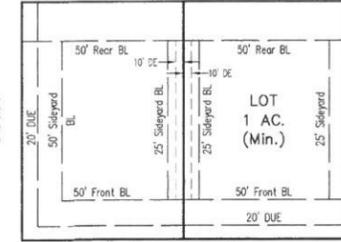
ENCHANTED CREEK PHASE 2

LOTS 1-14, BLOCK A
LOT 10, BLOCK B
LOTS 16-19, BLOCK C
LOTS 1-9, BLOCK D
LOTS 1-11, BLOCK E
LOTS 13-19, BLOCK F

135.743 ACRES OUT OF THE
JAMES ANDERSON SURVEY ~ ABSTRACT NO. 17
JOHN MCKINNEY SURVEY ~ ABSTRACT NO. 596
CITY OF LUCAS, COLLIN COUNTY, TEXAS
ZONING DISTRICT R-1



TYPICAL PAVEMENT SECTION 60' R.O.W. (w/BAR DITCHES)



TYPICAL LOT DETAIL

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Ft. Worth, TX 76107
Telephone: (972) 422-0077
TYPE No. F-2121
Contact: Matt Dorsett

OWNER / APPLICANT
CTMGT Lucas 238, LLC
520 Central Parkway East, Suite 104
Carrollton, Texas 75006
Telephone (972) 422-9880
Contact: Steve Lenart

OWNER'S CERTIFICATE

Legal Description

BEING part of a 232.162 acre tract of land, situated in the John Anderson Survey, Abstract No. 17, and the John McKinney Survey, Abstract No. 596, City of Lucas, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to CTMGT Lucas 238, LLC according to the deed recorded in 2013-1244240 of the deed records of Collin County, Texas (D.R.C.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 9 Block B, Enchanted Estates Phase 1, on addition to the City of Lucas, Collin County Texas, according to the plat thereof recorded in Cabinet 2015, Pg 155 & 156, Plat Records, Collin County, Texas (P.R.C.C.T.)

Thence, N 0°46'31" W, a distance of 624.24', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 89°15'07" W, a distance of 482.00' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 1°07'19" W, a distance of 2730.35' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 89°17'29" E, a distance of 1065.97' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 84°12'29" E, a distance of 435.32', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 0°38'47" E, a distance of 352.45', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 88°48'37" E, a distance of 273.45', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 1°11'22" E, a distance of 850.00', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 15°26'29" E, a distance of 543.34', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 55°39'07" E, a distance of 89.85', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 27°45'17" E, a distance of 518.10', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 1°06'44" E, a distance of 103.60', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 13°39'07" W, a distance of 192.07', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 25°56'29" E, a distance of 235.85', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 20°11'46" E, a distance of 282.19', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 88°33'03" W, a distance of 254.14', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 76°54'07" W, a distance of 646.79', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 76°54'07" W, a distance of 1009.78', to the POINT OF BEGINNING with the subject tract containing 5,912,976.21 square feet or 135.743 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CTMGT Lucas 238, LLC is the Owner of the above described project and does hereby adopt this plat designating the herein described property as Enchanted Creek Phase 2 Lots 1-34 Block A, Lot 10 Block B, Lots 16-19 Block C, Lots 1-9 Block D and Lots 1-11 Block E and Lots 13-19 Block F an addition to City of Lucas, Texas and does hereby dedicate to the City of Lucas the right-of-way, streets, and easements platted herein.

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

Executed this the ____ day of _____, 2016.

CTMGT Lucas 238, LLC

By: Mehrdad Moayedi

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mehرداد Moayedi, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify, that I prepared this plat 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.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Darren K. Brown, 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 the ____ day of _____, 2016.

Notary Public in and for the State of Texas

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 and Title Date

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge and belief, this subdivision plat conforms to all the 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

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 Date

Lot Line Table with columns: Line #, Length, Direction. Rows L1 through L8.

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1 through C20.

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C21 through C30.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 13 through 19.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 1 through 20.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 21 through 34.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Row 10.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 1 through 9.

Open Space Area Table with columns: Lot #, Block #, Square Feet. Row 1.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C31 through C50.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C51 through C59.

PRELIMINARY PLAT
ENCHANTED CREEK PHASE 2
LOTS 1-34, BLOCK A
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ENGINEER / SURVEYOR: Spiars Engineering, Inc. 765 Custer Road, Suite 100, Plano, TX 75075. Telephone: (972) 422-0077. CBPE No. F-2121. Contact: Matt Dorsett.
OWNER / APPLICANT: CTMGT Lucas 238, LLC 520 Central Parkway East, Suite 104, Carrollton, Texas 75006. Telephone (972) 422-9880. Contact: Steve Lenart.
October, 2016 SEI Job No. 16-119

