



# AGENDA

City of Lucas  
**City Council Special Meeting**  
**October 25, 2017**  
**7:00 PM**  
City Hall – Council Chambers  
665 Country Club Road – Lucas, Texas

Notice is hereby given that a City of Lucas special meeting of the City Council will be held on Wednesday, October 25, 2017 at 7:00 pm at 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 City Council 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 Hearings

1. First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas. (**Development Services Director Joe Hilbourn**)
2. First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas. (**Development Services Director Joe Hilbourn**)
3. First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection

of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots. **(Development Services Director Joe Hilbourn)**

4. Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas. **(Development Services Director Joe Hilbourn)**
5. Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas. **(Development Services Director Joe Hilbourn)**
6. Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots. **(Development Services Director Joe Hilbourn)**
7. Consider proposed alternatives to the Collin County Strategic Roadway Plan proposed by the Town of St. Paul that utilizes alternate paths west of Lake Lavon. **(Mayor Jim Olk)**

<b>Executive Session</b>
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8. Executive Session: An Executive Session is not scheduled for this meeting.
9. Adjournment.

<b>Certification</b>
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*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 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on October 20, 2017.*

\_\_\_\_\_  
*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](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas City Council Request October 25, 2017

Item No. 01

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas.

## **Background Information:**

This is the first public hearing of the two-required public hearings for annexation consideration for Cimarron Estates. This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

1. Depiction
2. Legal Description
3. Public hearing notice
4. Service Plan
5. Listing of addresses being considered for annexation within Cimarron Estates

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

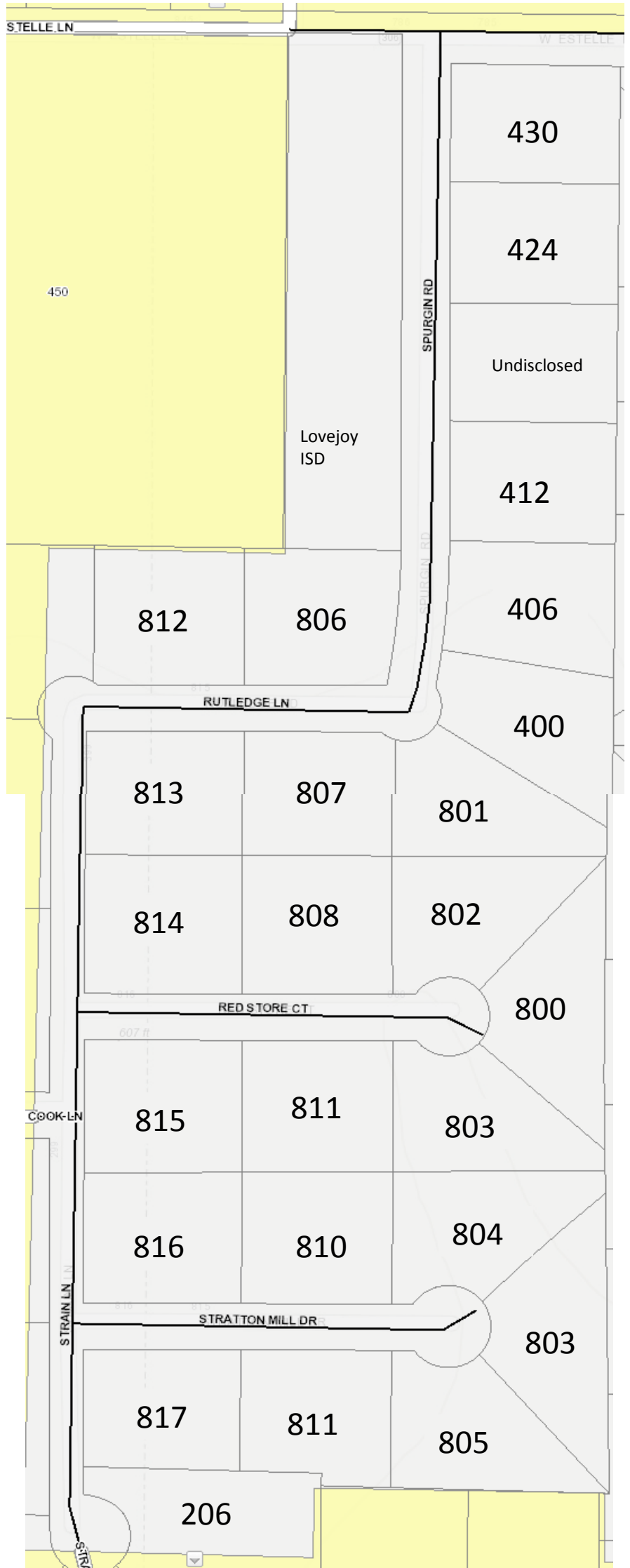
City Staff recommends annexing the above-mentioned subdivision.

## **Motion:**

No motion needed, this item is for discussion purposes only.

# Cimarron

(Properties highlighted in white are being considered for annexation)



# Exhibit A

## Legal Description

### Cimarron Estates

BEING, a tract of land situated in the Benjamin Sparks Survey, Abstract NO. 813, in Collin County, Texas, being out of a 70.00 acre tract, as described in Volume 3928, Page 145, in the Deed Records of Collin County, Texas, and being more particularly described as follows: BEGINNING, at a 5/8 inch iron rod found the northwest corner of Lucas UMC, and addition to the City of Lucas, as described in Volume 948, Page 145, in said deed records;

THENCE, North 89° 43'48" West, for a distance of 420.19 feet, to a ½ inch iron rod found at the northwest corner of Lucas UMC;

THENCE, North 00° 19'07" East, for a distance of 19.00 feet, to a ½ iron rod set;

THENCE, North 89° 43'48" West, for a distance of 333.41 feet, to a ½ iron set on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 01°18'37", and a tangent of 7.60 feet;

THENCE, along said curve to the left for an arc distance of 15.21 feet (Chord Bearing South 02° 05'44" East 15.21 feet), to a ½ inch iron rod set a curve to the right, having a radius of 65.00 feet, a central angle of 97°11'21";

THENCE, along said curve to the right for arc distance of 15.21 feet (Chord Bearing South 40° 16'44" East 15.21 feet), to a ½ inch iron rod set at the point of compound curvature of a curve to the right, having a radius of 735.00 feet, a central angle of 08°31'36", and a tangent of 54.79 feet;

THENCE, along said curve to the right for an arc distance of 109.38 feet (Chord Bearing North 04° 03'08" West 109.28 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 00° 12'40" East, for a distance of 180.90 feet, to a ½ inch iron rod set;

THENCE, North 89° 43'48" West, for a distance of 300.00 feet, to a ½ inch iron rod set, in the east line of F.M. 1378 (90 R.O.W.);

THENCE, North 00° 12'40" East, along the east line of said F.M. 1378, for a distance of 70.00 feet, to ½ inch iron rod set;

THENCE, South 89° 43'48" East, departing said east line, for a distance of 300.00 feet, to a ½ inch iron rod set;

THENCE, North, 00° 12'40" East, for a distance of 856.23 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 179° 59'07";

THENCE, along said curve to the right for an arc distance of 188.513 feet (Chord Bearing North 35° 54'14" East 120.00 feet), to a ½ inch iron rod set;

THENCE, North 00° 11'59" East, for a distance of 188.93 feet, to a ½ inch iron rod set in the south line of Lovejoy Elementary school No. 2, and addition to the city of Lucas, as described in Clerks File NO. 97-0045267, in said Deed Records;

THENCE, South 89°11' 30" East, along the eat line of said Lovejoy Elementary, for a distance of 780.50 feet, to a p/k nail found being in the north line of said 70.00 acre tract;

THENCE, South 89° 27'06" East, along said north line, for a distance of 315.11 feet. To ½ inch iron rod set at northeast corner of said 70.00 acre tract;

THENCE, South 00° 30'35" West, along the east line of said 70.00 acre tract, for a distance of 1247.36 feet, to a ½ inch iron rod set;

THENCE, South 00° 03'59" West, along said east line, for a distance of 959.16 feet, to the point of BEGINNING and containing 32.978 acres of land.



## **NOTICE OF PUBLIC HEARINGS TO CONSIDER ANNEXATION OF LAND**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two public hearings regarding the unilateral annexation of the property hereinafter described. The first public hearing will begin at 7:00 PM on the 25th day of October, 2017 and a second public hearing will held on the 25<sup>th</sup> day of October 2017 immediately following the first public hearing. Both public hearings will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING, a tract of land situated in the Benjamin Sparks Survey, Abstract NO. 813, in Collin County, Texas, being out of a 70.00 acre tract, as described in Volume 3928, Page 145, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found the northwest corner of Lucas UMC, and addition to the City of Lucas, as described in Volume 948, Page 145, in said deed records;

THENCE, North 89° 43'48" West, for a distance of 420.19 feet, to a ½ inch iron rod found at the northwest corner of Lucas UMC;

THENCE, North 00° 19'07" East, for a distance of 19.00 feet, to a ½ iron rod set;

THENCE, North 89° 43'48" West, for a distance of 333.41 feet, to a ½ iron set on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 01°18'37", and a tangent of 7.60 feet;

THENCE, along said curve to the left for an arc distance of 15.21 feet (Chord Bearing South 02° 05'44" East 15.21 feet), to a ½ inch iron rod set a curve to the right, having a radius of 65.00 feet, a central angle of 97°11'21";

THENCE, along said curve to the right for arc distance of 15.21 feet (Chord Bearing South 40° 16'44" East 15.21 feet), to a ½ inch iron rod set at the point of compound curvature of a curve to the right, having a radius of 735.00 feet, a central angle of 08°31'36", and a tangent of 54.79 feet;

THENCE, along said curve to the right for an arc distance of 109.38 feet (Chord Bearing North 04° 03'08" West 109.28 feet), to a ½ inch iron rod set at the point of tangency;  
THENCE, North 00° 12'40" East, for a distance of 180.90 feet, to a ½ inch iron rod set;  
THENCE, North 89° 43'48" West, for a distance of 300.00 feet, to a ½ inch iron rod set, in the east line of F.M. 1378 (90 R.O.W.);  
THENCE, North 00° 12'40" East, along the east line of said F.M. 1378, for a distance of 70.00 feet, to ½ inch iron rod set;  
THENCE, South 89° 43'48" East, departing said east line, for a distance of 300.00 feet, to a ½ inch iron rod set;  
THENCE, North, 00° 12'40" East, for a distance of 856.23 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 179° 59'07";  
THENCE, along said curve to the right for an arc distance of 188.513 feet (Chord Bearing North 35° 54'14" East 120.00 feet), to a ½ inch iron rod set;  
THENCE, North 00° 11'59" East, for a distance of 188.93 feet, to a ½ inch iron rod set in the south line of Lovejoy Elementary school No. 2, and addition to the city of Lucas, as described in Clerks File NO. 97-0045267, in said Deed Records;  
THENCE, South 89°11' 30" East, along the east line of said Lovejoy Elementary, for a distance of 780.50 feet, to a p/k nail found being in the north line of said 70.00 acre tract;  
THENCE, South 89° 27'06" East, along said north line, for a distance of 315.11 feet. To ½ inch iron rod set at northeast corner of said 70.00 acre tract;  
THENCE, South 00° 30'35" West, along the east line of said 70.00 acre tract, for a distance of 1247.36 feet, to a ½ inch iron rod set;  
THENCE, South 00° 03'59" West, along said east line, for a distance of 959.16 feet, to the point of BEGGINNING and containing 32.978 acres of land.

Otherwise known as Cimarron Estates

I, Stacy Henderson, City Secretary of the City of LUCAS, Texas, do hereby publish this notice in accordance with law and have on file in my office the service plan for such annexation. If you have any questions about this notice please contact Joseph Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



**SERVICE PLAN**  
**Cimarron Estates – 32.978-Acre Annexed Tract**

**ANNEXATION SERVICE PLAN FOR THE CITY OF LUCAS, TEXAS**

For the territory consisting of a ±32.978-acre tract of land, and which is more particularly described and identified in Exhibit “A” and Exhibit “B” attached hereto.

**FOR SERVICES EFFECTIVE IMMEDIATELY AFTER DATE OF ANNEXATION**

1. POLICE PROTECTION

The City of Lucas, Texas will provide police protection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Lucas, Texas with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Lucas, Texas will provide fire protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Lucas, Texas, with similar topography, land use and population with the City. Ambulance service will be provided to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Lucas, Texas, with similar topography, land use and population with the City.

3. SOLID WASTE COLLECTION

The City of Lucas, Texas will provide residential solid waste collection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Lucas, Texas with similar topography, land use and population within the newly annexed area.

4. WATER FACILITIES

Maintenance of any public water facilities in the area to be annexed that are not in the service area of another water utility will begin upon the effective date of the annexation using existing personnel and equipment.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the City of Lucas, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density.

**SERVICE PLAN**  
**Cimarron Estates – 32.978-Acre Annexed Tract**

**6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS**

The City Council of the City of Lucas, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. Any existing private parks, playgrounds, swimming pools and other recreational and community facilities within the annexation area will be unaffected by the annexation.

**7. MAINTENANCE OF PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE**

The City Council of the City of Lucas, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Lucas, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Lucas, Texas.

**CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS**

**1. POLICE PROTECTION, FIRE PROTECTION AND SOLID WASTE COLLECTION**

The Council of the City of Lucas, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Lucas, Texas, with the same or similar topography, land use and population density.

**2. WATER AND WASTE WATER FACILITIES**

The City Council of the City of Lucas, Texas, finds and determines it to be unnecessary to construct any additional capital improvements for the purpose of providing water and waste water services. The City Council finds and determines that it has, at the present time, adequate facilities to provide the same type, kind and level of service which is presently being administered to other parts of Lucas, Texas, with the same topography, land use and population density.

**3. ROADS AND STREETS**

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and sub-development of the annexed property, the developers will be required pursuant to the ordinances of the City of Lucas, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Lucas, Texas, for the properly dedicated street.

**SERVICE PLAN**  
**Cimarron Estates – 32.978-Acre Annexed Tract**

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

**SPECIFIC FINDINGS**

The City Council of the City of Lucas, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Lucas, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Lucas, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Lucas, Texas who reside in areas of similar topography, land utilization and population.

**EXHIBIT “A”**  
**Cimarron Estates – 32.978-Acre Annexed Tract**  
**Metes & Bounds**

BEING, a tract of land situated in the Benjamin Sparks Survey, Abstract NO. 813, in Collin County, Texas, being out of a 70.00 acre tract, as described in Volume 3928, Page 145, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

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THENCE, North 00° 12'40” East, for a distance of 180.90 feet, to a ½ inch iron rod set;

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THENCE, North 00 ° 12'40” East, along the east line of said F.M. 1378, for a distance of 70.00 feet, to ½ inch iron rod set;

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THENCE, North, 00° 12'40” East, for a distance of 856.23 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 179° 59'07”;

THENCE, along said curve to the right for an arc distance of 188.513 feet (Chord Bearing North 35° 54'14" East 120.00 feet), to a ½ inch iron rod set;

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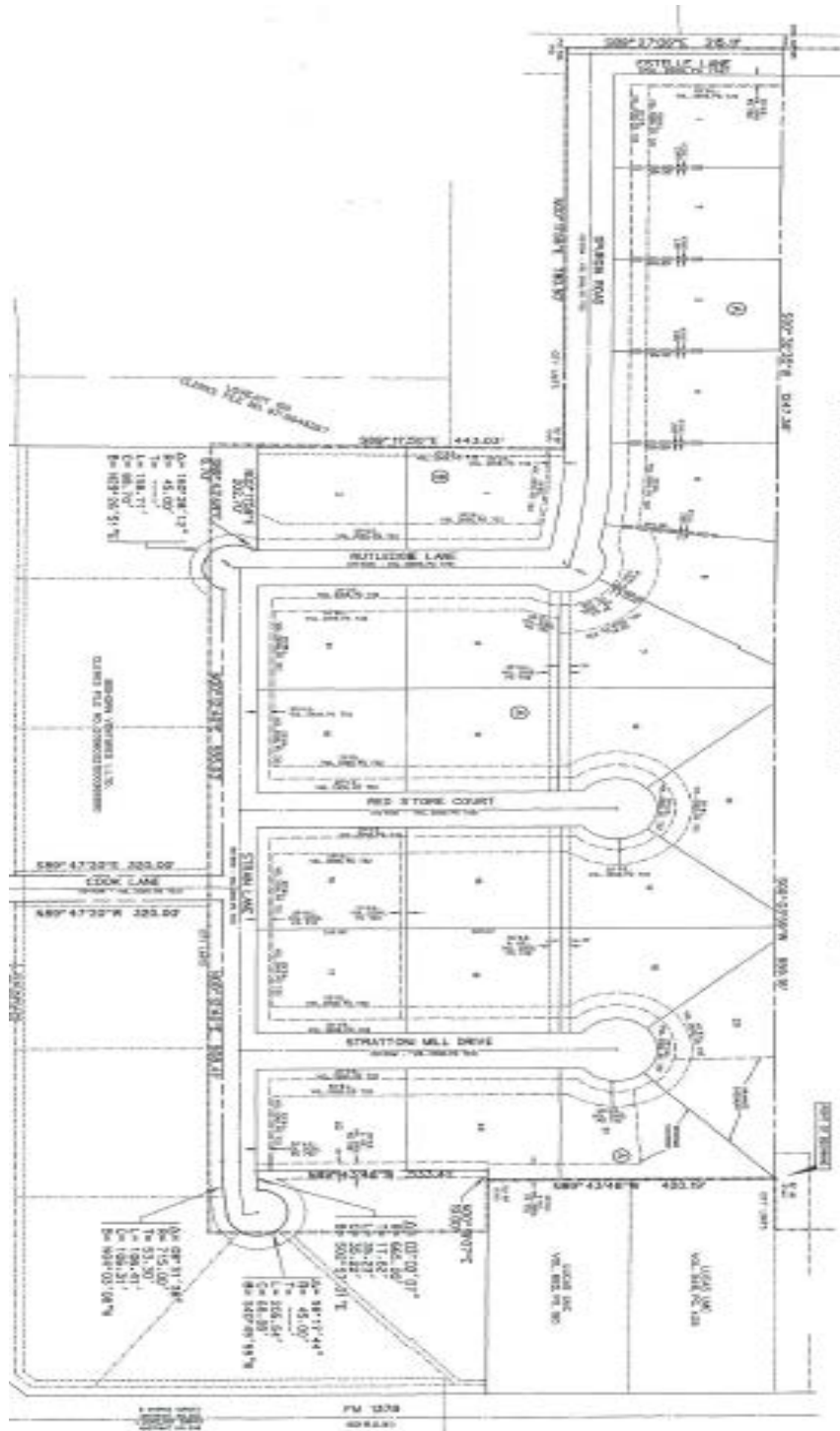
THENCE, South 89°11' 30" East, along the east line of said Lovejoy Elementary, for a distance of 780.50 feet, to a p/k nail found being in the north line of said 70.00 acre tract;

THENCE, South 89° 27'06" East, along said north line, for a distance of 315.11 feet. To ½ inch iron rod set at northeast corner of said 70.00 acre tract;

THENCE, South 00° 30'35" West, along the east line of said 70.00 acre tract, for a distance of 1247.36 feet, to a ½ inch iron rod set;

THENCE, South 00° 03'59" West, along said east line, for a distance of 959.16 feet, to the point of BEGINNING and containing 32.978 acres of land.

**EXHIBIT "B"**  
**Cimarron Estates – 32.978-Acre Annexed Tract**  
**Depiction**



### Cimarron Estates ETJ Lot Listing

1	EDSTROM KRISTI & MICHAEL	430 Spurgin Rd Lucas, TX 75002	Cimarron, Blk A, Lot 1
2	HARRIS TOBY S & PATRICIA N	424 Spurgin Rd	Cimarron, Blk A, Lot 2
3	BRANCHE DAPHNE OLABISI & DONALD	412 Spurgin Rd	Cimarron, Blk A, Lot 4
4	HAYWARD JEFFERY JON & KELLY	406 Spurgin Rd	Cimarron, Blk A, Lot 5
5	LAMBERT TAM ABE & CRYSTAL GAYLE	400 Spurgin Rd	Cimarron, Blk A, Lot 6
6	CAMPBELL SCOTT & AMY	801 Rutledge Ln	Cimarron, Blk A, Lot 7
7	SZYMANSKI ANTHONY & ERICA	807 Rutledge Ln	Cimarron, Blk A, Lot 8
8	CHHINA JESSIE H & KIRANDEEP K	813 Rutledge Ln	Cimarron, Blk A, Lot 9
9	ROLAND QUENTIN E III & ELIZABETH ANN	814 Red Store Ct	Cimarron, Blk A, Lot 10
10	HIBBERT PAUL &	808 Red Store Ct	Cimarron, Blk A, Lot 11
11	SPARKS THOMAS & JENNIFER	802 Red Store Ct	Cimarron, Blk A, Lot 12
12	AMADO DANIEL PERIS-LE & JEAN-ANNE BOBINSKI AMADO-LE	800 Red Store Ct	Cimarron, Blk A, Lot 13
13	FORSYTH ROBERT & JOAN	803 Red Store Ct	Cimarron, Blk A, Lot 14
14	WOOD JEFFREY F	811 Red Store Ct	Cimarron, Blk A, Lot 15
15	PATEL PRANAY R &	815 Red Store Ct	Cimarron, Blk A, Lot 16
16	LOCKE MARY JANE & MARSHALL	816 Stratton Mill Dr	Cimarron, Blk A, Lot 17
17	SMITH DAVID L	810 Stratton Mill Dr	Cimarron, Blk A, Lot 18
18	NATARAJAN RAVI	804 Stratton Mill Dr	Cimarron, Blk A, Lot 19
19	SHOONER GLENN M & ASHLEY H- LE	803 Stratton Mill Dr	Cimarron, Blk A, Lot 20r; Replat
20	OLSON DIANE LYNN &	805 Stratton Mill Dr	Cimarron, Blk A, Lot 21r; Replat
21	KUANG TANG Y &	811 Stratton Mill Dr	Cimarron, Blk A, Lot 22
22	WALKER DENNIS A & CHRISTIANE S	817 Stratton Mill Dr	Cimarron, Blk A, Lot 23
23	ROMERO ERIC &	806 Rutledge Ln	Cimarron, Blk B, Lot 1
24	ELBAUM YAKI JACK & LISA D	812 Rutledge Ln	Cimarron, Blk B, Lot 2
25	CITY OF LUCAS	FM 1378 Right-of-Way	Cimarron Phase II, Lot R001



# City of Lucas City Council Request October 25, 2017

Item No. 02

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas.

## **Background Information:**

This is the first public hearing of the two-required public hearings for annexation consideration for Claremont Springs, Phase 1. This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

1. Depiction
2. Legal Description
3. Public hearing notice
4. Service Plan
5. Listing of addresses being considered for annexation

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

City Staff recommends annexing the above-mentioned subdivision.

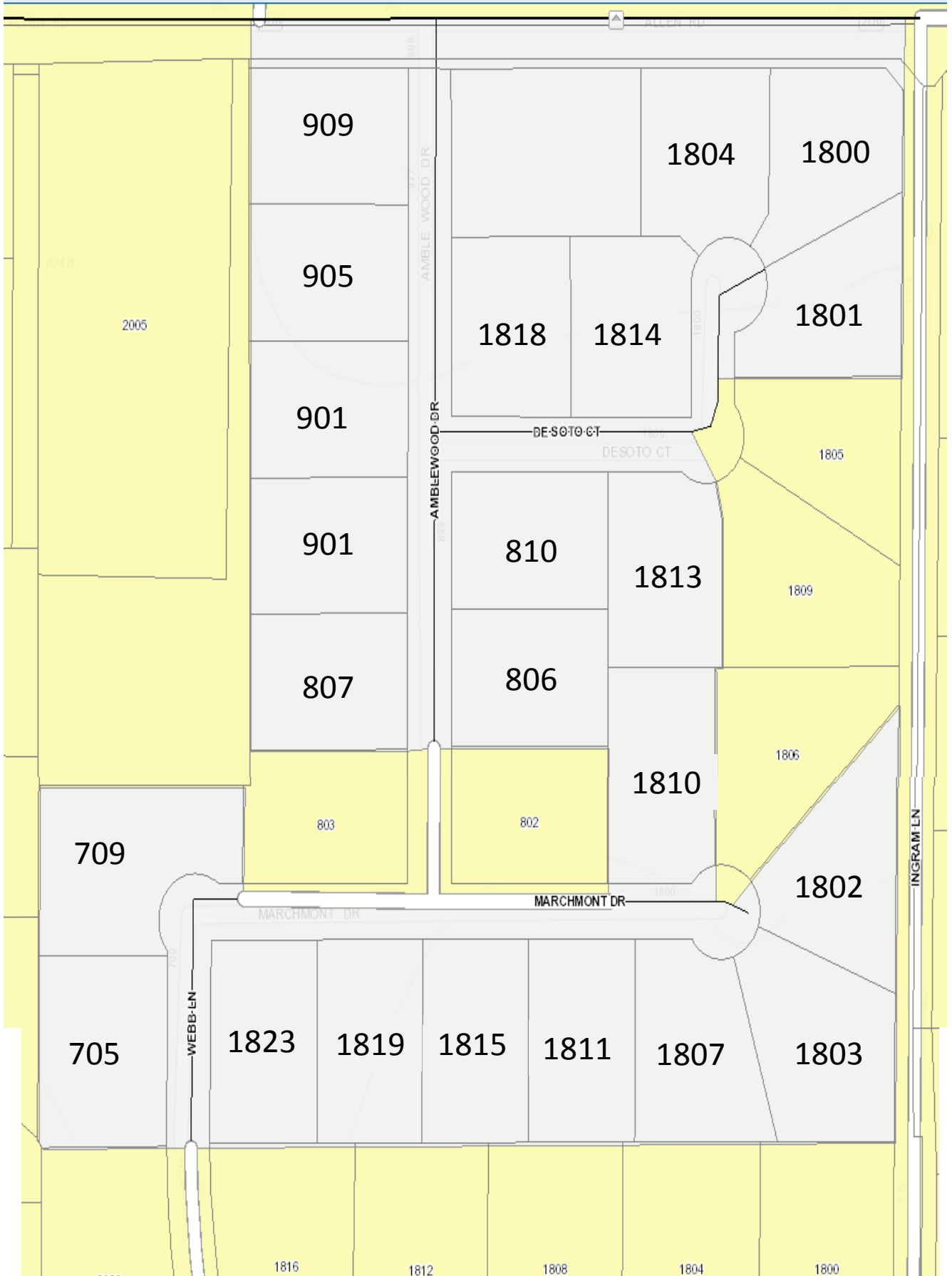
## **Motion:**

No motion needed, this item is for discussion purposes only.



# Claremont Springs

(Properties highlighted in white are being considered for annexation)



**Exhibit A**  
**Legal Description**  
**Claremont Springs Phase 1**

BEING a tract of land situated in the James M. Snider Survey, Abstract No. 824, Collin County, Texas and being part of a tract of land conveyed to Richard L. Cunningham, Trustee by deed recorded in Volume 924, Page 443, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) being 990.00 feet East, 36.00 feet South and 1,367.95 feet East of the Northwest corner of said James M. Snider Survey, said point also being at the West corner of a corner clip at the intersection of the South right—of—way line of F.M. 2170 (100 foot right—of—way) and the West right—of—way line of C.R. 262 (variable width gravel road);

THENCE South 43 degrees 24 minutes 11 seconds East, along the Southwest line of said corner clip, a distance of 42.84 feet to a 5/8 inch iron rod found for corner;

THENCE East, a distance of 2.50 feet to a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) in the West right-of—way line of said C.R. 262;

THENCE South 00 degrees 03 minutes 51 seconds West, along the West right—of—way line of said C.R. 262, a distance of 1331.09 feet to a 5/8 inch iron rod found at the Northeast corner of a tract of land conveyed to Donald Ray Burden, Jr. by deed recorded in Volume 4598, Page 2724, Deed Records, Collin County, Texas;

THENCE North 89 degrees 54 minutes 53 seconds West, along the North property line of said Donald Ray Burden, Jr. tract, a distance of 1402.76 feet to a 5/8 inch iron rod found in the East property line of a tract of land conveyed to Juliette Fowler Homes by deed recorded in Volume 816, Page 165, Deed Records, Collin County, Texas;

THENCE North 00 degrees 11 minutes 02 seconds East, along the East property line of said Juliette Fowler Homes, a distance of 442.90 feet to a 5/8 inch iron rod set with yellow plastic cap. stamped (DC&A INC) for corner;

THENCE East, a distance of 330.87 feet to a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) for corner;

THENCE North 00. degrees 00 minutes 1.5 seconds West, a distance of 917.23 feet to a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) in the South right-of—way line of said F.M. 2170;

THENCE East, along the South right—of —way line of said F.M. 2170, a distance of 1040.09 feet to the POINT OF BEGINNING and containing 1,604,829.11 square feet or 36.8418 acres of land.



## **NOTICE OF PUBLIC HEARINGS TO CONSIDER ANNEXATION OF LAND**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two public hearings regarding the unilateral annexation of the property hereinafter described. The first public hearing will begin at 7:00 PM on the 25th day of October, 2017 and a second public hearing will held on the 25<sup>th</sup> day of October 2017 immediately following the first public hearing. Both public hearings will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING a tract of land situated in the James M. Snider Survey, Abstract No. 824, Collin County, Texas and being part of a tract of land conveyed to Richard L. Cunningham, Trustee by deed recorded in Volume 924, Page 443, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) being 990.00 feet East, 36.00 feet South and 1,367.95 feet East of the Northwest corner of said James M. Snider Survey, said point also being at the West corner of a corner clip at the intersection of the South right—of—way line of F.M. 2170 (100 foot right—of—way) and the West right—of—way line of C.R. 262 (variable width gravel road);

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THENCE North 89 degrees 54 minutes 53 seconds West, along the North property line of said Donald Ray Burden, Jr. tract, a distance of 1402.76 feet to a 5/8 inch iron rod found in the East property line of a tract of land conveyed to Juliette Fowler

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THENCE East, along the South right—of —way line of said F.M. 2170, a distance of 1040.09 feet to the POINT OF BEGINNING and containing 1,604,829.11 square feet or 36.8418 acres of land.

Otherwise known as Claremont Springs Phase 1

I, Stacy Henderson, City Secretary of the City of LUCAS, Texas, do hereby publish this notice in accordance with law and have on file in my office the service plan for such annexation. If you have any questions about this notice please contact Joseph Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)

**SERVICE PLAN**  
**Claremont Springs Phase I – 36.8418-Acre Annexed Tract**

**ANNEXATION SERVICE PLAN FOR THE CITY OF LUCAS, TEXAS**

For the territory consisting of a ±36.8418-acre tract of land, and which is more particularly described and identified in Exhibit “A” and Exhibit “B” attached hereto.

**FOR SERVICES EFFECTIVE IMMEDIATELY AFTER DATE OF ANNEXATION**

1. POLICE PROTECTION

The City of Lucas, Texas will provide police protection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Lucas, Texas with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Lucas, Texas will provide fire protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Lucas, Texas, with similar topography, land use and population with the City. Ambulance service will be provided to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Lucas, Texas, with similar topography, land use and population with the City.

3. SOLID WASTE COLLECTION

The City of Lucas, Texas will provide residential solid waste collection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Lucas, Texas with similar topography, land use and population within the newly annexed area.

4. WATER FACILITIES

Maintenance of any public water facilities in the area to be annexed that are not in the service area of another water utility will begin upon the effective date of the annexation using existing personnel and equipment.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the City of Lucas, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density.

**SERVICE PLAN**  
**Claremont Springs Phase I – 36.8418-Acre Annexed Tract**

**6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS**

The City Council of the City of Lucas, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. Any existing private parks, playgrounds, swimming pools and other recreational and community facilities within the annexation area will be unaffected by the annexation.

**7. MAINTENANCE OF PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE**

The City Council of the City of Lucas, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Lucas, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Lucas, Texas.

**CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS**

**1. POLICE PROTECTION, FIRE PROTECTION AND SOLID WASTE COLLECTION**

The Council of the City of Lucas, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Lucas, Texas, with the same or similar topography, land use and population density.

**2. WATER AND WASTE WATER FACILITIES**

The City Council of the City of Lucas, Texas, finds and determines it to be unnecessary to construct any additional capital improvements for the purpose of providing water and waste water services. The City Council finds and determines that it has, at the present time, adequate facilities to provide the same type, kind and level of service which is presently being administered to other parts of Lucas, Texas, with the same topography, land use and population density.

**3. ROADS AND STREETS**

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and sub-development of the annexed property, the developers will be required pursuant to the ordinances of the City of Lucas, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Lucas, Texas, for the properly dedicated street.

**SERVICE PLAN**  
**Claremont Springs Phase I – 36.8418-Acre Annexed Tract**

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

**SPECIFIC FINDINGS**

The City Council of the City of Lucas, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Lucas, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Lucas, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Lucas, Texas who reside in areas of similar topography, land utilization and population.

**EXHIBIT "A"**  
**Claremont Springs Phase I – 36.8418-Acre Annexed Tract**  
**Metes and Bounds**

BEING a tract of land situated in the James M. Snider Survey, Abstract No. 824, Collin County, Texas and being part of a tract of land conveyed to Richard L. Cunningham, Trustee by deed recorded in Volume 924, Page 443, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

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THENCE East, a distance of 2.50 feet to a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) in the West right-of-way line of said C.R. 262;

THENCE South 00 degrees 03 minutes 51 seconds West, along the West right-of-way line of said C.R. 262, a distance of 1331.09 feet to a 5/8 inch iron rod found at the Northeast corner of a tract of land conveyed to Donald Ray. Burden, Jr. by deed recorded in Volume 4598, Page 2724, Deed Records, Collin County, Texas;

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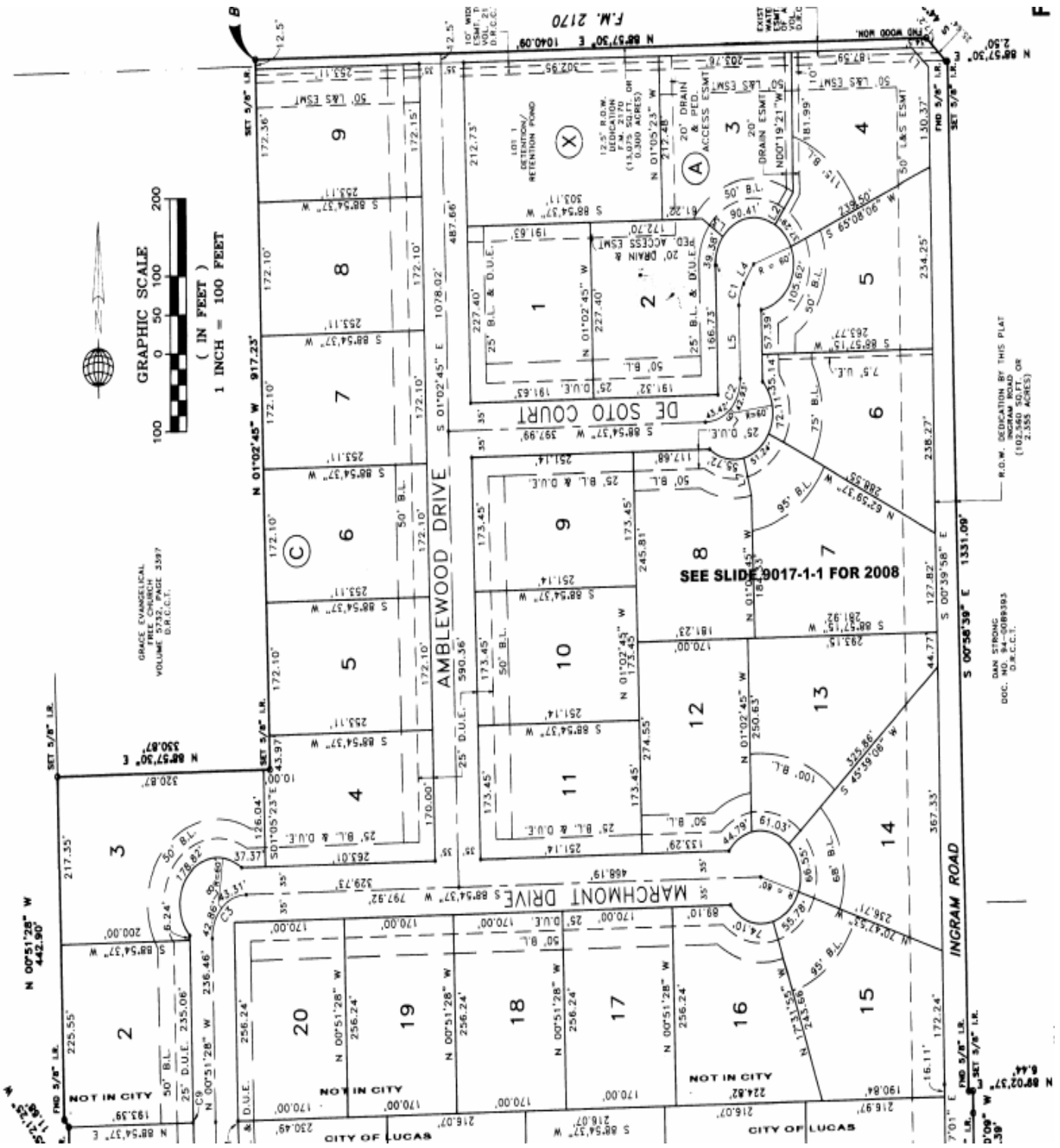
THENCE North 00. degrees 00 minutes 1.5 seconds West, a distance of 917.23 feet to a 5/8 inch iron rod set with yellow plastic cap stamped (DC&A INC) in the South right-of-way line of said F.M. 2170;

THENCE East, along the South right-of-way line of said F.M. 2170, a distance of 1040.09 feet to the POINT OF BEGINNING and containing 1,604,829.11 square feet or 36.8418 acres of land.



# EXHIBIT "B"

## Claremont Springs Phase I – 36.8418-Acre Annexed Tract Depiction



### Claremont Springs ETJ Lot Listing

1	HALPER RANDY E &	1818 Desoto Ct	Claremont Springs Addition, Blk A, Lot 1
2	ROTH FAMILY LIVING TRUST THE	1814 Desoto Ct	Claremont Springs Addition, Blk A, Lot 2
3	BELTER THOMAS H & THERESA M	1804 Desoto Ct	Claremont Springs Addition, Blk A, Lot 3
4	NGUYEN KHANH &	1800 Desoto Ct	Claremont Springs Addition, Blk A, Lot 4
5	HATCHER JOSEPH B & JANET K	1801 Desoto Ct	Claremont Springs Addition, Blk A, Lot 5
6	BAUMGARTNER THEODORE J & PATRICIA A	1813 Desoto Ct	Claremont Springs Addition, Blk A, Lot 8; Amending
7	PANDIAN CHELLIAH &	810 Amblewood Dr	Claremont Springs Addition, Blk A, Lot 9
8	WILLIAMS CHARLES & ADA LIVING TRUST THE	806 Amblewood Dr	Claremont Springs Addition, Blk A, Lot 10
9	FLETCHER MICHAEL P	1810 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 12
10	WILSON EDWARD L	1802 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 14
11	MEAGHER MICHAEL T & CATHERINE C	1803 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 15
12	SMITH PAUL J & KAREN B	1807 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 16
13	SPENCER KIM L & STEPHEN	1811 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 17
14	SHEEHAN PATRICK & REBECCA	1815 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 18
15	COPELAND DEBRA A & MARK F	1819 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 19
16	HIATT BRIAN & LINDA	1823 Marchmont Dr	Claremont Springs Addition, Blk A, Lot 20
17	ELLINGER SHAWN & CARTHY R	705 Webb Ln	Claremont Springs Addition, Blk C, Lot 2
18	ORSMOND BRUCE FRANK & JACQUELINE	709 Webb Ln	Claremont Springs Addition, Blk C, Lot 3
19	LETCHMAN CHARLES H II &	807 Amblewood Dr	Claremont Springs Addition, Blk C, Lot 5
20	RICH KENNETH S	811 Amblewood Dr	Claremont Springs Addition, Blk C, Lot 6
21	CHERRY RICKEY CARL & JULIA E	901 Amblewood Dr	Claremont Springs Addition, Blk C, Lot 7
22	GERMANN DELLIS W & JANE L GERMANN REV AGREEMENT OF TR	905 Amblewood Dr	Claremont Springs Addition, Blk C, Lot 8
23	HEDRICK JEREMY &	909 Amblewood Dr	Claremont Springs Addition, Blk C, Lot 9
24	CLAREMONT SPRINGS HOMEOWNERS ASSOC INC	Amblewood Dr	Claremont Springs Addition, Blk X, Lot 1; Detention/retention Pond



# City of Lucas City Council Request October 25, 2017

Item No. 03

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

First public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots.

## **Background Information:**

This is the first public hearing of the two-required public hearings for annexation consideration for Edgewood Estates. This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

1. Depiction
2. Legal Description
3. Public hearing notice
4. Service Plan
5. Listing of addresses being considered for annexation

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

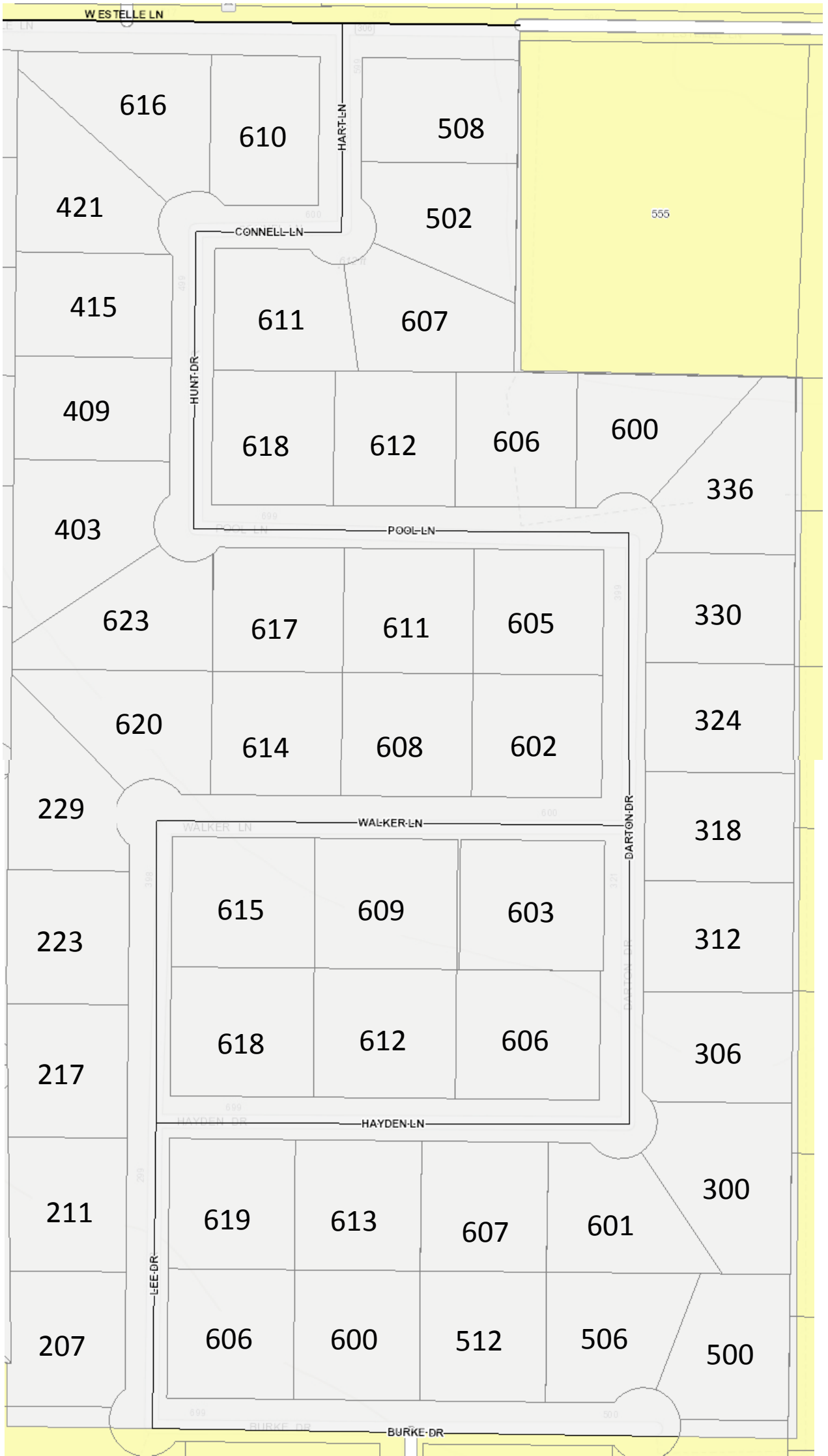
City Staff recommends annexing the above-mentioned subdivision.

## **Motion:**

No motion needed, this item is for discussion purposes only.

# Edgewood Estates

(Properties highlighted in white are being considered for annexation)



**Exhibit A**  
**Depiction**  
**Edgewood Estates**

BEING, a tract of land situated in the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, being a part of a 71.19 acre tract, as described in Volume 549, Page 333, in the Deed Records of Collin County, Texas, and more particular described as follows:

Beginning, at ½ inch iron rod set at the northeast corner of Cimarron Phase 1, an addition to the City of Lucas, as described in Volume, Page in the Plat Records of Collin County, Texas:

Thence, South 89° 43'22" East, along the north line of said 71.19 acre tract, for a distance of 825.00 feet, to a ½ inch rod set;

Thence, South 00° 35'59" West, along the east lines of the 71.19 acre tract, for a distance of 570.020 feet, to a ½ inch iron rod set;

Thence, South 89°15'50" East, continuing along said the east line, for a distance of 464.13 feet, to a to a ½ inch iron rod set;

Thence, South 00°03'46" West, continuing along said east line, for a distance of 485.39 feet, to a to a ½ inch iron rod set;

Thence, South 00°14'24" West, continuing along said east line, for a distance of 527.89 feet, to a to a ½ inch iron rod set;

Thence, South 00°09'04" West, continuing along said east line, for a distance of 711.34 feet, to a to a ½ inch iron rod set;

Thence, North 89°50'56" West, departing said east line, for a distance of 178.84 feet, to a to a ½ inch iron rod set on a non-tangent curve to the right, for an arc distance of 60.00 feet, a central angle of 134° 50'48" and a tangent of 144.31 feet;

Thence, along said curve to the right for an arc distance of 141.21 feet (Chord Bearing South 77°10'07" West – 110.81 feet), to a to a ½ inch iron rod set;

Thence, North 89°43'22" West, for a distance of 313.80 feet, to a to a ½ inch iron rod set;

Thence, South 00°16'38" West, for a distance of 289.81 feet, to a to a ½ inch iron rod set in the south line of said 71.19 acre tract also being in the north line of F.M. 1378 (90' R.O. W.);

Thence, North 89°43'22" West, along said north and south lines , for a distance of 70.00 feet, to a to a ½ inch iron rod set;

Thence, North 00°16'38" East, departing said north and south lines, for a distance of 289.81 feet, to a to a ½ inch iron rod set;

Thence, North 89°43'22" West, for a distance of 335.35 feet, to a to a ½ inch iron rod set; on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 164° 03'21";

Thence, along said curve to the right for an arc distance of 171.80 feet (Chord Bearing North 62°00'34" West – 118.84 feet), to a to a ½ inch iron rod set;

Thence, North 89°43'21" West, for a distance of 179.82 feet, a to a ½ inch iron rod set in the west line of said 71.19 acre tract being in the east line of 2.00 acre tract, as described in Volume 948, Page 428, in the Deed Records of Collin County, Texas;

Thence, North 00°03'59" East, along the west line of said 71.19 acre tract and the east line of said 2.0 acre tract, at 62.28 feet passing a 5/8 inch rod found at the northeast corner of said 2.00 acre also being the southeast corner of said Cimarron Phase I, for a total distance of 1021.44 feet, a to a ½ inch iron rod set;

Thence, North 00°30'35" East, along said west line and with the east line of said Cimarron Phase I, for a distance of 1247.36 feet, to the POINT OF BEGINNING and containing 62.976 acres of land.



## **NOTICE OF PUBLIC HEARINGS TO CONSIDER ANNEXATION OF LAND**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two public hearings regarding the unilateral annexation of the property hereinafter described. The first public hearing will begin at 7:00 PM on the 25th day of October, 2017 and a second public hearing will held on the 25th day of October 2017 immediately following the first public hearing. Both public hearings will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

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Otherwise known as Edgewood Estates

I, Stacy Henderson, City Secretary of the City of LUCAS, Texas, do hereby publish this notice in accordance with law and have on file in my office the service plan for such annexation. If you have any questions regarding this annexations please contact Joseph Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



**SERVICE PLAN**  
**Edgewood Estates - 62.976-Acre Annexed Tract**

**ANNEXATION SERVICE PLAN FOR THE CITY OF LUCAS, TEXAS**

For the territory consisting of a ±62.976-acre tract of land, and which is more particularly described and identified in Exhibit “A” and Exhibit “B” attached hereto.

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**SERVICE PLAN**  
**Edgewood Estates - 62.976-Acre Annexed Tract**

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7. MAINTENANCE OF PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Lucas, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Lucas, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Lucas, Texas.

**CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS**

1. POLICE PROTECTION, FIRE PROTECTION AND SOLID WASTE COLLECTION

The Council of the City of Lucas, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Lucas, Texas, with the same or similar topography, land use and population density.

2. WATER AND WASTE WATER FACILITIES

The City Council of the City of Lucas, Texas, finds and determines it to be unnecessary to construct any additional capital improvements for the purpose of providing water and waste water services. The City Council finds and determines that it has, at the present time, adequate facilities to provide the same type, kind and level of service which is presently being administered to other parts of Lucas, Texas, with the same topography, land use and population density.

3. ROADS AND STREETS

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and sub-development of the annexed property, the developers will be required pursuant to the ordinances of the City of Lucas, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Lucas, Texas, for the properly dedicated street.

**SERVICE PLAN**  
**Edgewood Estates - 62.976-Acre Annexed Tract**

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

**SPECIFIC FINDINGS**

The City Council of the City of Lucas, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Lucas, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Lucas, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Lucas, Texas who reside in areas of similar topography, land utilization and population.

**EXHIBIT "A"**  
**Edgewood Estates - 62.976-Acre Annexed Tract**  
**Metes and Bounds**

BEING, a tract of land situated in the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, being a part of a 71.19 acre tract, as described in Volume 549, Page 333, in the Deed Records of Collin County, Texas, and more particular described as follows:

Beginning, at ½ inch iron rod set at the northeast corner of Cimarron Phase 1, an addition to the City of Lucas, as described in Volume, Page in the Plat Records of Collin County, Texas:

Thence, South 89<sup>0</sup> 43'22" East, along the north line of said 71.19 acre tract, for a distance of 825.00 feet, to a ½ inch rod set;

Thence, South 00<sup>0</sup> 35'59" West, along the east lines of the 71.19 acre tract, for a distance of 570.020 feet, to a ½ inch iron rod set;

Thence, South 89<sup>0</sup>15'50" East, continuing along said the east line, for a distance of 464.13 feet, to a to a ½ inch iron rod set;

Thence, South 00<sup>0</sup>0346" West, continuing along said east line, for a distance of 485.39 feet, to a to a ½ inch iron rod set;

Thence, South 00<sup>0</sup>14'24" West, continuing along said east line, for a distance of 527.89 feet, to a to a ½ inch iron rod set;

Thence, South 00<sup>0</sup>09'04" West, continuing along said east line, for a distance of 711.34 feet, to a to a ½ inch iron rod set;

Thence, North 89<sup>0</sup>50'56" West, departing said east line, for a distance of 178.84 feet, to a to a ½ inch iron rod set on a non-tangent curve to the right, for an arc distance of 60.00 feet, a central angle of 134<sup>0</sup> 50'48" and a tangent of 144.31 feet;

Thence, along said curve to the right for an arc distance of 141.21 feet (Chord Bearing South 77<sup>0</sup>10'07" West – 110.81 feet), to a to a ½ inch iron rod set;

Thence, North 89<sup>0</sup>43'22" West, for a distance of 313.80 feet, to a to a ½ inch iron rod set;

Thence, South 00<sup>0</sup>16'38" West, for a distance of 289.81 feet, to a to a ½ inch iron rod set in the south line of said 71.19 acre tract also being in the north line of FM. 1378 (90' R.O.W.);

Thence, North 89<sup>0</sup>43'22" West, along said north and south lines, for a distance of 70.00 feet, to a to a ½ inch iron rod set;

**EXHIBIT "A"**  
**Edgewood Estates - 62.976-Acre Annexed Tract**  
**Metes and Bounds**

Thence, North 00°16'38" East, departing said north and south lines, for a distance of 289.81 feet, to a to a ½ inch iron rod set;

Thence, North 89°43'22" West, for a distance of 335.35 feet, to a to a ½ inch iron rod set; on a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 164° 03'21";

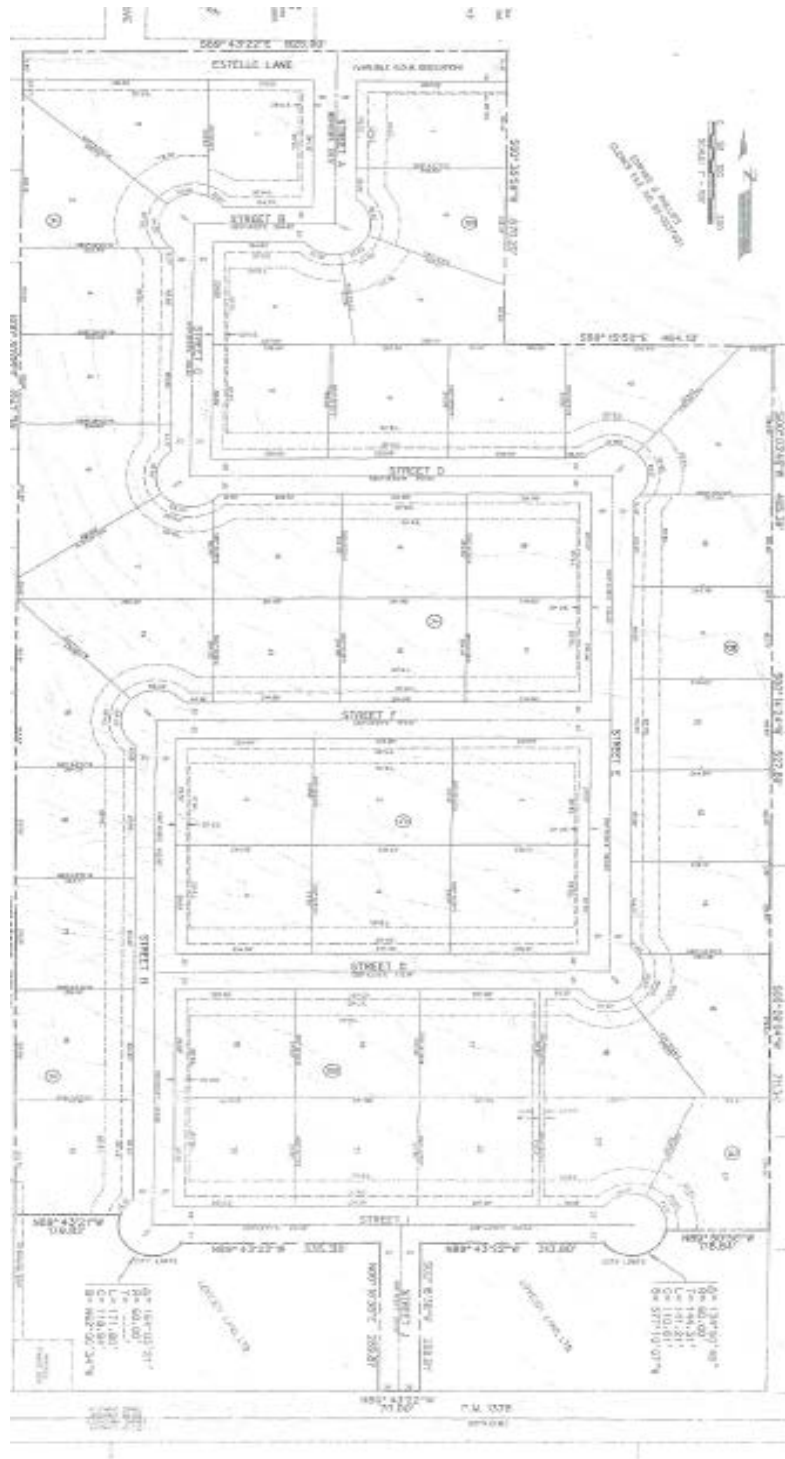
Thence, along said curve to the right for an arc distance of 171.80 feet (Chord Bearing North 62°00'34" West – 118.84 feet), to a to a ½ inch iron rod set;

Thence, North 89°43'21" West, for a distance of 179.82 feet, a to a ½ inch iron rod set in the west line of said 71.19 acre tract being in the east line of 2.00 acre tract, as described in Volume 948, Page 428, in the Deed Records of Collin County, Texas;

Thence, North 00°03'59" East, along the west line of said 71.19 acre tract and the east line of said 2.0 acre tract, at 62.28 feet passing a 5/8 inch rod found at the northeast corner of said 2.00 acre also being the southeast corner of said Cimarron Phase I, for a total distance of 1021.44 feet, a to a ½ inch iron rod set;

Thence, North 00°30'35" East, along said west line and with the east line of said Cimarron Phase I, for a distance of 1247.36 feet, to the POINT OF BEGINNING and containing 62.976 acres of land.

**EXHIBIT "B"**  
**Edgewood Estates - 62.976-Acre Annexed Tract**  
**Depiction**



### Edgewood Estates ETJ Lot Listing

	Owner	Physical Addrss	
1	BOARDMAN CRAIG & JULIE	610 Connell Ln	Edgewood Estates, Blk A, Lot 1
2	Lewis Robert Calvin & Jessica Ellen & Scott D Owens & Sherrie S Owens	616 Connell Ln	Edgewood Estates, Blk A, Lot 2
3	ZHANG JINSONG &	421 Hunt Dr	Edgewood Estates, Blk A, Lot 3
4	BARNEY JOHN C JR	415 Hunt Dr	Edgewood Estates, Blk A, Lot 4
5	EDGE JOSHUA T	409 Hunt Dr	Edgewood Estates, Blk A, Lot 5
6	WILCOX MICHAEL & SONJA	403 Hunt Dr	Edgewood Estates, Blk A, Lot 6
7	WENAAS SCOTT & SUSAN	623 Pool Ln	Edgewood Estates, Blk A, Lot 7
8	ZHANG LINGHONG & XIAOXIN XI	617 Pool Ln	Edgewood Estates, Blk A, Lot 8
9	TOPCHIK PHYLLIS	611 Pool Ln	Edgewood Estates, Blk A, Lot 9
10	BROOMHAM ROBERT J & KERRI	605 Pool Ln	Edgewood Estates, Blk A, Lot 10
11	ENNIS TIMOTHY & DANIELLE	602 Walker Ln	Edgewood Estates, Blk A, Lot 11
12	KAPUR TEJINDER	608 Walker Ln	Edgewood Estates, Blk A, Lot 12
13	BONNER BRIAN &	614 Walker Ln	Edgewood Estates, Blk A, Lot 13
14	FLETCHER JEFFREY & AMANDA L	620 Walker Ln	Edgewood Estates, Blk A, Lot 14
15	MERRIFIELD PAUL	229 Lee Dr	Edgewood Estates, Blk A, Lot 15
16	FALCO BRIAN & FRANCES C	223 Lee Dr	Edgewood Estates, Blk A, Lot 16
17	MANLEY KOREY LEE	217 Lee Dr	Edgewood Estates, Blk A, Lot 17
18	ANDERSON RUPERT B & ANJOHNETTE	211 Lee Dr	Edgewood Estates, Blk A, Lot 18
19	REINER TIFFANY S &	207 Lee Dr	Edgewood Estates, Blk A, Lot 19
20	SWEAT TOM M & REBECCA L	508 Hart Ln	Edgewood Estates, Blk B, Lot 1
21	BRUNSON JAMES &	502 Hart Ln	Edgewood Estates, Blk B, Lot 2
22	CHILDERS JOHN REESE	607 Connell Ln	Edgewood Estates, Blk B, Lot 3

23	CUNNINGHAM KRIL B & LAURA A	611 Connell Ln	Edgewood Estates, Blk B, Lot 4
24	LIU GUOJIANG	618 Pool Ln	Edgewood Estates, Blk B, Lot 5
25	Blankenship Greg & Amanda - Blankenship Joint Rev Living Trust	612 Pool Ln	Edgewood Estates, Blk B, Lot 6
26	JONES TAMARA S & SCOTT RICHARD	606 Pool Ln	Edgewood Estates, Blk B, Lot 7
27	BOBO MARVIN & ALYSIA G	600 Pool Ln	Edgewood Estates, Blk B, Lot 8
28	SKELTON DALE & TINA	336 Darton Dr	Edgewood Estates, Blk B, Lot 9
29	BRADSHAW TODD W & KRISTEN R	330 Darton Dr	Edgewood Estates, Blk B, Lot 10
30	STREETER TIMOTHY M & JAIME L	324 Darton Dr	Edgewood Estates, Blk B, Lot 11
31	KINNARD AMY ELIZABETH UNGER & GARRY DEAN	318 Darton Dr	Edgewood Estates, Blk B, Lot 12
32	GASSMAN FAMILY LIVING TRUST	312 Darton Dr	Edgewood Estates, Blk B, Lot 13
33	LEHMAN MARTIN J & LAURIE A	306 Darton Dr	Edgewood Estates, Blk B, Lot 14
34	HINRICHS MARILYN	300 Darton Dr	Edgewood Estates, Blk B, Lot 15
35	HALL NATHAN	601 Hayden Ln	Edgewood Estates, Blk B, Lot 16
36	PATTERSON TIMOTHY KYLE & SHIRLEY ANN	607 Hayden Ln	Edgewood Estates, Blk B, Lot 17
37	SUTTON GREGORY ALAN & LIAN XU	613 Hayden Ln	Edgewood Estates, Blk B, Lot 18
38	MCKINNEY THOMAS MICHAEL & SUSAN E	619 Hayden Ln	Edgewood Estates, Blk B, Lot 19
39	WRIGHT STEVEN LYN &	606 Burke Dr	Edgewood Estates, Blk B, Lot 20
40	ALAVI FARIBORZ & AURELIA RUIZ ESPONOSA	600 Burke Dr	Edgewood Estates, Blk B, Lot 21
41	COX BRADLEY A & CHERYL L	512 Burke Dr	Edgewood Estates, Blk B, Lot 22
42	LARSON DEMIAN SEBASTIAN & MICHELLE V	506 Burke Dr	Edgewood Estates, Blk B, Lot 23
43	GARCIA RACHEL N	500 Burke Dr	Edgewood Estates, Blk B, Lot 24
44	BECKER PAUL A & JULIE K	603 Walker Ln	Edgewood Estates, Blk C, Lot 1
45	JOHNSON ERIC & ELIZABETH J	609 Walker Ln	Edgewood Estates, Blk C, Lot 2
46	KAMALI AMIN & SHEEDA AKHTAR KHAVARI	615 Walker Ln	Edgewood Estates, Blk C, Lot 3



47	SUN FUCHENG & CONGLI YE	618 Hayden Ln	Edgewood Estates, Blk C, Lot 4
48	SMITH RICHARD A & CAROLYN A	612 Hayden Ln	Edgewood Estates, Blk C, Lot 5
49	FRIESLAND T CRAIG & MISTI L	606 Hayden Ln	Edgewood Estates, Blk C, Lot 6



# City of Lucas City Council Request October 25, 2017

Item No. 04

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas.

## **Background Information:**

This is the second public hearing of the two-required public hearings for annexation consideration for Cimarron Estates.

This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

NA

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

City Staff recommends annexing the above-mentioned subdivision.

## **Motion:**

No motion needed, this item is for discussion purposes only.



# City of Lucas City Council Request October 25, 2017

Item No. 05

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas.

## **Background Information:**

This is the second public hearing of the two-required public hearings for annexation consideration for Claremont Springs, Phase 1.

This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

NA

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

City Staff recommends annexing the above-mentioned subdivision.

## **Motion:**

No motion needed, this item is for discussion purposes only.



# City of Lucas City Council Request October 25, 2017

Item No. 06

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

Second public hearing to consider the annexation of territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots.

## **Background Information:**

This is the second public hearing of the two-required public hearings for annexation consideration for Edgewood Estates.

This parcel is located within the 1-mile extraterritorial jurisdiction of the City. All documentation supports annexation for this property:

- metes & bounds verified
- Parcel is contiguous to the City

These parcels have been brought to the City Council and recommended by Staff for annexation at the September 21, 2017 City Council meeting. The City Council voted by a 5 to 2 vote to move forward with public hearings for annexation consideration.

## **Attachments/Supporting Documentation:**

NA

## **Budget/Financial Impact:**

The net result will be an increase to the General Fund and a decrease to the Water Fund.

## **Recommendation:**

City Staff recommends annexing the above-mentioned subdivision.

## **Motion:**

No motion needed, this item is for discussion purposes only.



# City of Lucas City Council Request October 25, 2017

Item No. 07

Requester: Mayor Jim Olk/City Manager Joni Clarke

## **Agenda Item:**

Consider proposed alternatives to the Collin County Strategic Roadway Plan proposed by the Town of St. Paul that utilize alternate paths west of Lake Lavon.

## **Background Information:**

Staff has provided background information regarding the proposed path alternative for City Council consideration and discussion.

## **Attachments/Supporting Documentation:**

1. Letter from Town of St. Paul Mayor Pro Tem Simmons
2. Proposed Alternative Paths to Collin County Roadway Plan

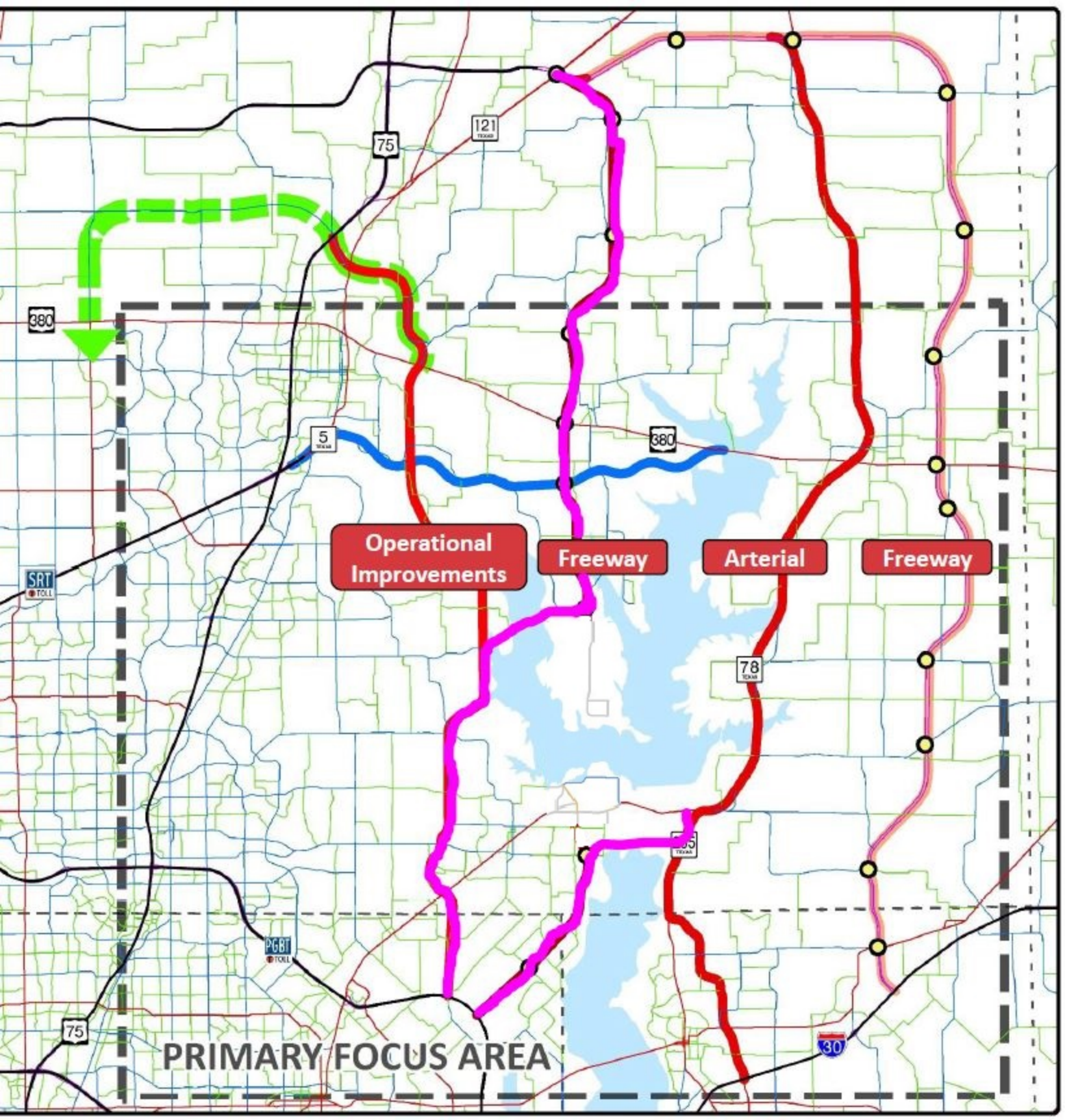
## **Budget/Financial Impact:**

NA

## **Recommendation:**

NA

## **Motion:**





Commissioner Williams;

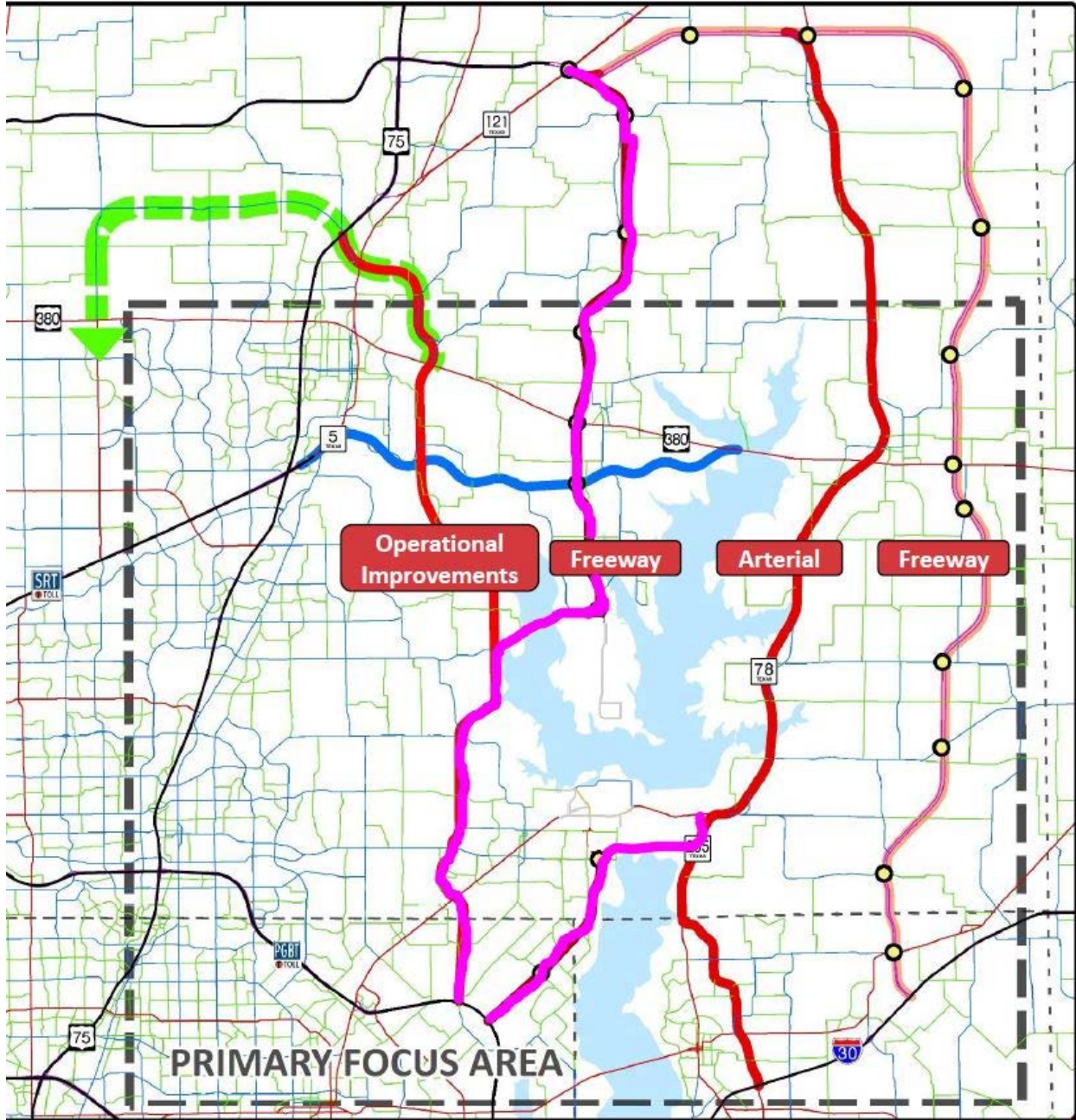
It was a pleasure meeting with you last week. As we discussed, I'd like your assistance in requesting the NCTCOG study the paths highlighted in **Fuchsia** in the attached diagram as an alternative to the recently proposed, costly path through the heart of Lavon Lake. There are many reasons this alternative is preferable in allowing for the protection of the many assets North Texas has in Lavon Lake: recreation, environment, culture. The reason against the bridge path were summed well in the Lavon Lake Bridge Opposition Resolution (17-4-10) adopted by the Town of St Paul in April of this year.

With those reasons in mind, one of the most important reasons for this alternative path is to directly address the need for safer, faster, high capacity roadways on the west side of the lake. As the NCTCOG has identified, the predicted population density on the west side of the Lavon Lake is far greater than that of the peninsula.

Therefore, the proposed alternative path (in **Fuchsia**) utilizes the existing bridge corridor over the northwest portion of Lavon Lake, known as Lucas Road, from Lucas to Branch. Using this existing bridge corridor, a hybrid of the paths previously suggested by NCTCOG is created on the west of Lavon Lake and north through Princeton. This keeps undue amounts of traffic out of the heart of Lucas and Fairview while allowing the north portion of the proposed freeway to continue though Princeton and points north.

Also as we discussed, south of Lavon Lake, a path connecting at Hwy 78 at Texas 205 skirting a northwest portion of Lake Ray Hubbard, would connect traffic from Hwy 78 to the PGBT Turnpike. This path also utilizes a healthy portion of paths previously identified by NCTCOG. Additionally, if Wylie and the Intermodal agree, connectors to this proposed path could be created.

These new ideas provide an alternative that would directly address the needs of the west side of Lavon Lake, relieve traffic on Hwy 78 in the Wylie area, and not require a bridge over the deepest, most utilized parts of Lavon Lake.



Thank you,

**Robert Simmons**  
Councilman, Mayor Pro Tem  
Town of St Paul, Texas