



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:

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.

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