



AGENDA

City of Lucas Planning and Zoning Commission November 9, 2017

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 9, 2017 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

Regular Agenda

1. Consider approving the minutes of the October 12, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road. (Development Services Director Joe Hilbourn)
3. Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane. (Development Services Director Joe Hilbourn)

Executive Session

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

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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 5:00 pm, November 3, 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 at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

November 9, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approving the minutes of the October 12, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the October 12, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the October 12, 2017 Planning and Zoning Commission meeting.



**City of Lucas
Planning and Zoning Commission
Regular Meeting
October 12, 2017
7:00 PM**

City Hall – 665 Country Club Road – Lucas, Texas

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 Scott Sperling
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

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.

Regular Agenda

1. **Consider approval of the minutes of the September 14, 2017 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Sperling to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Huitt Zollars on behalf of Pennington Partners for approval of a preliminary plat for O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16 being 1.140 acres of a 20.79-acre tract of land.**

Development Services Director Joe Hilbourn gave a brief overview of the project noting that the property was zoned Commercial Business and had access to public improvements that included water, sewer, gas, electric and existing roadways. Mr. Hilbourn stated that this request will also require site plan and specific use permit approvals.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to approve the preliminary plat on behalf of Pennington Partners for an O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16 being 1.140 acres of a 20.79-acre tract of land. The motion passed unanimously by a 5 to 0 vote.

Executive Session

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

The Planning and Zoning Commission did not go into Executive Session at this meeting.

3. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:07 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

November 9, 2017

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.

Background Information:

The Brockdale Estates Subdivision is located in the City's extraterritorial jurisdiction, and the preliminary plat was approved by the Planning and Zoning Commission on January 12, 2012. An amended preliminary plat was approved in April of 2013 with a minimum of 18,000 square foot lots. The second phase consists of 23 of the total of 206 lots. Homes are fully fire protected. A minimum of 4 trees were added per lot to accommodate the removal of trees during development. There is an approved development agreement with a concept plan, and the request conforms to the approved preliminary plat and approved development agreement.

Attachments/Supporting Documentation:

1. Preliminary Plat
2. Final Plat

Budget/Financial Impact:

NA

Recommendation:

This item is administrative in nature and conforms to the City's requirements. Staff recommends approval of the request as presented.

Motion:

I make a motion to recommend approval/denial of the final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.

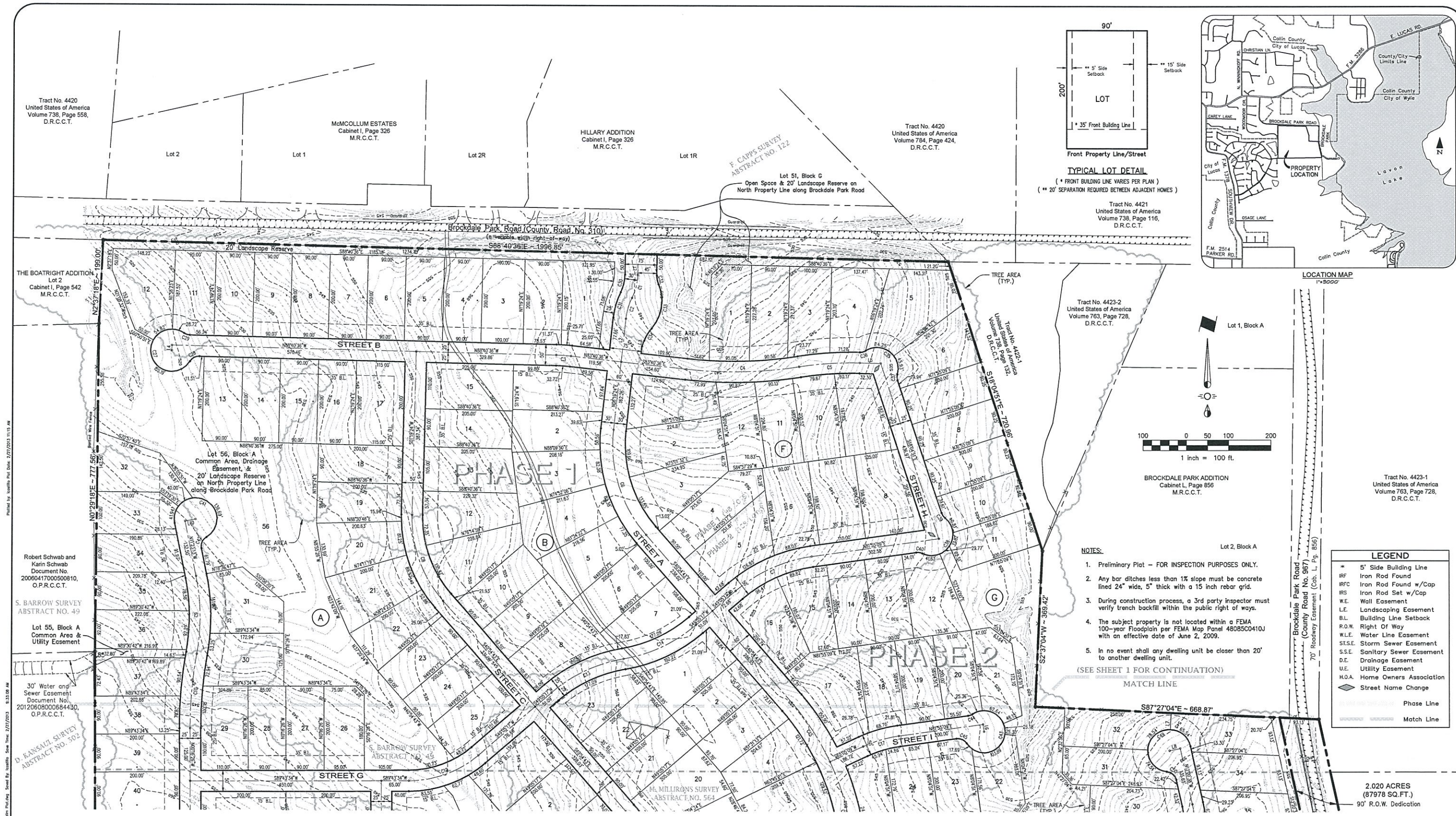


Item No. 02

City of Lucas
Planning and Zoning Agenda Request
November 9, 2017

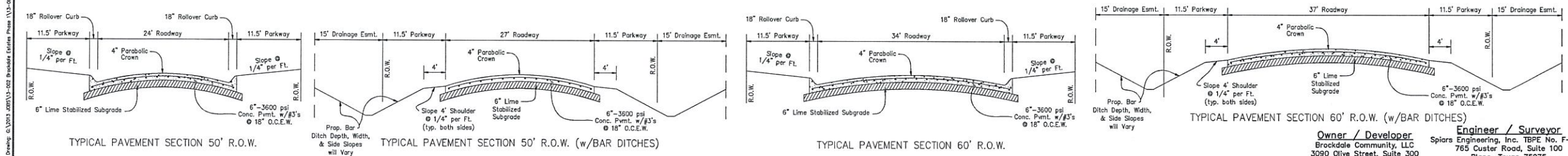
Requester: Development Services Director Joe Hilbourn

Printed by: Lucille Hill Date: 2/27/2013 11:15 AM
Drawing: C:\DATA\2013\13-052 Brockdale Estates Phase 1\13-052 Prelim Plat.dwg
Scale: 1"=100' Date: 2/27/2013 11:15 AM



- NOTES:**
1. Preliminary Plat - FOR INSPECTION PURPOSES ONLY.
 2. Any bar ditches less than 1% slope must be concrete lined 24" wide, 5" thick with a 15 inch rebar grid.
 3. During construction process, a 3rd party inspector must verify trench backfill within the public right of ways.
 4. The subject property is not located within a FEMA 100-year Floodplain per FEMA Map Panel 48085C0410J with an effective date of June 2, 2009.
 5. In no event shall any dwelling unit be closer than 20' to another dwelling unit.
- (SEE SHEET 1 FOR CONTINUATION)

LEGEND	
5' Side Building Line	
IRF Iron Rod Found	
IRFC Iron Rod Found w/Cap	
IRS Iron Rod Set w/Cap	
W.E. Wall Easement	
L.E. Landscaping Easement	
B.L. Building Line Setback	
R.O.W. Right Of Way	
W.L.E. Water Line Easement	
S.T.S.E. Storm Sewer Easement	
S.S.E. Sanitary Sewer Easement	
D.E. Drainage Easement	
U.E. Utility Easement	
H.O.A. Home Owners Association	
Street Name Change	
Phase Line	
Match Line	



PRELIMINARY PLAT OF BROCKDALE ESTATES

LOTS 206, BLOCKS 8

±136 ACRES OUT OF THE S. BARROW SURVEY ~ ABSTRACT NO. 49
M. MILLURONS SURVEY ~ ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

Scale 1"=100' February 26, 2013

Owner / Developer:
Brockdale Community, LLC
3090 Olive Street, Suite 300
Dallas, Texas 75219
Contact: Kyle Kruppa

Engineer / Surveyor:
Sparks Engineering, Inc. TPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

S. BARROW SURVEY
ABSTRACT NO. 49

Lot 55, Block A
Common Area &
Utility Easement

30' Water and
Sewer Easement
Document No.
2012060800684430,
O.P.R.C.C.T.

D. BARROW SURVEY
ABSTRACT NO. 502

Seis Lagos Community
Services Association, Inc.
Volume 5886, Page 416
D.R.C.C.T.

Lot 57, Block A
Common Area &
Drainage Easement

SEIS LAGOS, PHASE III,
Cabinet M, Page 403
M.R.C.C.T.

Remainder of
Seis Lagos Utility District
C.C.F.# 93-0062398, D.R.C.C.T.

15' Water Line Easement
Document No. 20120918001172060, O.P.R.C.C.T.

Drainage and
Grading Easement
Document No.
20120918001172070,
O.P.R.C.C.T.

Lot 21, Block H
Common Space &
Drainage Easement

Lavon 593 Land
Investment Partners, L.P.
Document No.
20070307000314040,
O.P.R.C.C.T.

Lot 52, Block G
Common Space &
Drainage Easement

Lot 53, Block G
20' Landscape Reserve

Tract No. 41232
United States of America
Volume 5886, Page 432,
D.R.C.C.T.

Tract No. 41232
United States of America
Volume 5886, Page 433,
D.R.C.C.T.

Tract No. 41232
United States of America
Volume 5886, Page 433,
D.R.C.C.T.

Tract No. 41232
United States of America
Volume 5886, Page 433,
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Tract No. 41232
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Tract No. 41232
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Volume 5886, Page 433,
D.R.C.C.T.

Tract No. 41232
United States of America
Volume 5886, Page 433,
D.R.C.C.T.

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	56.42'	130.00'	28.66'	55.98'	N13°45'26"E	24°52'03"
C2	52.01'	150.00'	26.27'	51.75'	N16°15'26"E	19°52'03"
C3	34.91'	400.00'	17.46'	34.90'	N86°10'36"W	5°00'00"
C4	267.71'	1000.00'	134.66'	266.91'	N88°39'15"E	15°20'19"
C5	144.35'	800.00'	72.37'	144.16'	S86°09'15"W	10°20'19"
C6	267.93'	325.00'	142.11'	260.41'	S17°17'39"E	47°14'08"
C7	200.55'	350.00'	103.11'	197.82'	S65°30'13"W	32°49'52"
C8	221.14'	300.00'	115.87'	216.17'	S19°47'39"E	42°14'07"
C9	185.76'	500.00'	93.96'	184.69'	N00°44'38"W	21°17'10"
C10	177.55'	1000.00'	89.01'	177.32'	S04°48'45"W	10°10'23"
C11	157.95'	100.00'	100.87'	142.03'	S45°31'20"E	90°29'47"
C12	177.32'	250.00'	92.57'	173.62'	N69°24'25"E	40°38'17"
C13	190.71'	350.00'	97.79'	188.36'	S64°41'52"W	31°13'09"

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C14	190.71'	350.00'	97.79'	188.36'	N64°41'52"E	31°13'09"
C15	167.53'	600.00'	84.31'	166.98'	N32°54'47"W	15°59'52"
C16	252.83'	600.00'	128.32'	250.97'	N12°50'32"W	24°08'38"
C17	88.14'	300.00'	44.39'	87.82'	S73°30'09"W	16°50'01"
C18	172.27'	300.00'	88.58'	169.91'	S16°43'28"E	32°54'05"
C19	169.67'	300.00'	87.17'	167.42'	N16°58'22"W	32°24'18"
C20	210.18'	300.00'	109.61'	205.91'	N20°50'28"W	40°08'30"
C21	305.16'	300.00'	167.26'	292.18'	N61°37'46"W	58°16'55"
C22	404.76'	300.00'	239.93'	374.75'	S71°08'25"E	77°18'14"
C23	172.10'	450.00'	87.11'	171.05'	S81°09'50"W	21°54'45"
C24	124.97'	350.00'	63.16'	124.31'	N47°16'58"E	20°27'28"
C25	301.75'	350.00'	160.97'	292.49'	N12°21'18"E	49°23'51"
C26	229.18'	300.00'	120.51'	223.65'	S74°49'54"E	43°46'15"

Lot Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C27	238.72'	50.00'	46.99'	68.48'	S11°53'52"E	27°33'26"
C28	26.18'	25.00'	14.43'	25.00'	S61°19'24"W	60°00'00"
C29	14.64'	25.00'	7.54'	14.43'	S71°53'52"E	33°33'26"
C30	43.40'	100.00'	22.05'	43.06'	N13°45'26"E	24°52'
C31	62.42'	180.00'	31.52'	62.10'	S16°15'26"W	19°52'03"
C32	21.50'	50.00'	10.92'	21.34'	S10°59'49"E	24°38'27"
C33	111.88'	100.00'	62.61'	106.14'	N08°44'02"E	64°06'08"
C34	33.97'	100.00'	17.15'	33.80'	S31°03'15"W	19°27'41"
C35	120.18'	50.00'	129.28'	93.27'	N53°22'43"W	137°42'38"
C36	14.63'	25.00'	7.53'	14.43'	N74°32'04"E	33°32'12"
C37	14.64'	25.00'	7.54'	14.43'	S01°18'07"E	33°33'26"
C38	145.84'	50.00'	442.78'	99.37'	N31°55'09"E	167°06'53"
C39	14.64'	25.00'	7.54'	14.43'	S34°51'34"E	33°33'26"

Lot Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C40	14.64'	25.00'	7.54'	14.43'	N81°18'07"W	33°33'26"
C41	218.63'	50.00'	70.71'	81.65'	N66°07'21"W	250°31'44"
C42	30.77'	25.00'	17.68'	28.87'	S23°52'39"W	70°31'44"
C43	235.76'	50.00'	49.86'	70.61'	N11°09'31"E	270°09'46"
C44	11.28'	25.00'	5.74'	11.18'	N68°59'54"E	25°50'31"
C45	28.07'	25.00'	15.72'	26.61'	N65°55'13"W	64°19'15"
C46	137.11'	50.00'	247.02'	98.01'	N44°13'47"E	157°06'53"
C47	14.64'	25.00'	7.54'	14.43'	S17°32'56"E	33°33'26"
C48	14.64'	25.00'	7.54'	14.43'	N73°59'30"W	33°33'26"
C49	218.63'	50.00'	70.71'	81.65'	S42°23'31"W	250°31'44"
	30.77'	25.00'	17.68'	28.87'	N47°36'29"W	70°31'44"
	212.03'	50.00'	81.65'	85.28'	N38°11'57"W	242°57'52"
C52	34.24'	25.00'	20.41'	31.62'	N59°33'01"E	78°27'47"

Centerline Line Table		
Line #	Length	Direction
L1	50.00'	N01°19'24"E
L2	102.66'	N08°19'24"E
L3	12.50'	N01°19'24"E
L4	50.00'	S88°40'36"E
L5	17.50'	N08°04'51"W
L6	25.00'	N77°39'22"E
L7	25.00'	S06°43'01"E

Lot Line Table		
Line #	Length	Direction
L3	14.47'	N21° 19' 24"E
L7	40.00'	N02° 32' 56"E

PRELIMINARY PLAT
OF

BROCKDALE ESTATES

LOTS 206, BLOCKS 8

±136 ACRES OUT OF THE
S. BARROW SURVEY ~ ABSTRACT NO. 49
M. MILLURONS SURVEY ~ ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

Owner / Developer
Brockdale Community, LLC
3090 Olive Street, Suite 300
Dallas, Texas 75219
Contact: Kyle Kruppa

Engineer / Surveyor
Sparks Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

Scale 1"=100' February 26, 2013

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	A	21400.98	0.49
2	A	18000.58	0.41
3	A	20000.00	0.46
4	A	18000.00	0.41
5	A	18000.00	0.41
6	A	18000.00	0.41
7	A	18000.00	0.41
8	A	18000.00	0.41
9	A	18000.00	0.41
10	A	18000.00	0.41
11	A	18943.03	0.43
12	A	24871.46	0.57
13	A	18000.00	0.41
14	A	18000.00	0.41
15	A	18000.00	0.41
16	A	18000.00	0.41
17	A	23000.00	0.53
18	A	18000.00	0.41
19	A	18643.18	0.43
20	A	20933.30	0.48
21	A	22935.16	0.53
22	A	18847.72	0.43
23	A	18000.00	0.41
24	A	18000.00	0.41
25	A	19915.72	0.46
26	A	18800.00	0.43
27	A	18000.00	0.41
28	A	18000.00	0.41
29	A	21828.79	0.50
30	A	22658.23	0.52
31	A	22791.53	0.52

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
32	A	22006.25	0.51
33	A	18189.43	0.42
34	A	18028.77	0.41
35	A	19559.13	0.45
36	A	20335.16	0.47
37	A	18514.46	0.43
38	A	18073.57	0.41
39	A	18000.00	0.41
40	A	18000.00	0.41
41	A	18000.00	0.41
42	A	20000.00	0.46
43	A	18000.00	0.41
44	A	18000.00	0.41
45	A	18000.00	0.41
46	A	18000.00	0.41
47	A	18000.00	0.41
48	A	21961.26	0.50
49	A	18208.00	0.42
50	A	18000.00	0.41
51	A	18000.00	0.41
52	A	20000.00	0.46
53	A	18000.00	0.41
54	A	21000.00	0.48

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	B	22714.76	0.52
2	B	20097.55	0.46
3	B	22071.07	0.51
4	B	23955.06	0.55
5	B	22016.36	0.51
6	B	20500.00	0.47
7	B	18781.65	0.43
8	B	23474.86	0.54
9	B	18962.50	0.44
10	B	18450.00	0.42
11	B	22000.69	0.51
12	B	22542.58	0.52
13	B	22329.13	0.51
14	B	18450.00	0.42
15	B	22550.00	0.52

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	C	20000.00	0.46
2	C	18000.00	0.41
3	C	18286.38	0.42
4	C	19051.28	0.44
5	C	20857.61	0.48
6	C	24601.98	0.56
7	C	21855.17	0.50
8	C	18465.29	0.42
9	C	18535.47	0.43
10	C	19403.84	0.45
11	C	21515.38	0.49
12	C	18033.40	0.41
13	C	25060.15	0.58
14	C	22505.41	0.52
15	C	21726.21	0.50
16	C	18000.00	0.41
17	C	18000.00	0.41
18	C	20000.00	0.46

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	D	23568.80	0.54
2	D	22500.00	0.52
3	D	22383.56	0.51
4	D	21473.95	0.49
5	D	18000.00	0.41
6	D	18000.00	0.41
7	D	18000.00	0.41
8	D	18000.00	0.41
9	D	21000.00	0.48
10	D	20167.01	0.46
11	D	18550.37	0.43
12	D	21199.42	0.49
13	D	23808.12	0.55
14	D	24241.55	0.56
15	D	21056.74	0.48
16	D	19893.02	0.46

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	E	23340.44	0.54
2	E	18450.00	0.42
3	E	18850.05	0.43
4	E	20736.70	0.48
5	E	21736.38	0.50
6	E	19270.01	0.44
7	E	18449.92	0.42
8	E	18450.00	0.42
9	E	18450.00	0.42
10	E	18450.00	0.42
11	E	18450.00	0.42
12	E	21525.00	0.49
13	E	21525.00	0.49
14	E	18450.00	0.42
15	E	18450.00	0.42
16	E	18450.00	0.42
17	E	18450.00	0.42
18	E	21811.09	0.50
19	E	24807.32	0.57
20	E	24195.31	0.56
21	E	18450.00	0.42
22	E	18450.00	0.42
23	E	19711.02	0.45

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	F	22032.04	0.51
2	F	23159.11	0.53
3	F	21628.77	0.50
4	F	23105.66	0.53
5	F	24812.75	0.57
6	F	22130.69	0.51
7	F	21835.00	0.50
8	F	24316.34	0.56
9	F	20607.23	0.47
10	F	20005.72	0.46
11	F	18179.76	0.42
12	F	18802.18	0.43

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	G	21417.48	0.49
2	G	20072.89	0.46
3	G	20946.60	0.48
4	G	22193.41	0.51
5	G	29176.94	0.67
6	G	21325.37	0.49
7	G	18049.98	0.41
8	G	18049.98	0.41
9	G	18049.98	0.41
10	G	18072.16	0.41
11	G	18076.62	0.41
12	G	21607.33	0.50
13	G	18000.00	0.41
14	G	18000.00	0.41
15	G	18821.68	0.43
16	G	21873.20	0.50
17	G	28726.50	0.66
18	G	18163.71	0.42
19	G	18000.00	0.41
20	G	18042.23	0.41
21	G	18597.32	0.43
22	G	18063.05	0.41
23	G	19681.05	0.45
24	G	19661.98	0.45
25	G	19720.77	0.45
26	G	18000.00	0.41
27	G	19098.09	0.44
28	G	22905.89	0.53
29	G	20444.22	0.47
30	G	19437.98	0.45

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
31	G	20901.75	0.48
32	G	20536.50	0.47
33	G	20233.88	0.46
34	G	18625.56	0.43
35	G	18738.24	0.43
36	G	20141.24	0.46
37	G	26014.29	0.60
38	G	25489.84	0.59
39	G	21618.52	0.50
40	G	20635.58	0.47
41	G	25102.84	0.58
42	G	24564.38	0.56
43	G	21000.00	0.48
44	G	18000.00	0.41
45	G	21182.76	0.49
46	G	25661.11	0.59
47	G	22010.69	0.51
48	G	19240.90	0.44
49	G	18344.56	0.42
50	G	18593.75	0.43

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	H	18000.00	0.41
2	H	18000.00	0.41
3	H	18000.00	0.41
4	H	20000.00	0.46
5	H	18000.00	0.41
6	H	18000.00	0.41
7	H	19952.07	0.46
8	H	36923.87	0.85
9	H	28504.66	0.65
10	H	18998.25	0.44
11	H	18569.27	0.43
12	H	23873.72	0.55
13	H	20900.16	0.48
14	H	18299.95	0.42
15	H	19789.76	0.45
16	H	18900.00	0.43
17	H	18900.08	0.43
18	H	22216.08	0.51

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564, in Collin County, Texas and being all of the called 135.586 acre tract of land described by deed to Brockdale Community, LLC, as recorded under Document No. 20121228001643720, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a Corps of Engineer concrete monument found for the northwest corner of said 136.060 tract, same being in the southerly monumented line of Brockdale Park Road (County Road No. 310), and also being the northeast corner of Lot 2 of THE BOATRIGHT ADDITION, as recorded in Cabinet I, Page 542, of the Map Records of Collin County, Texas (M.R.C.C.T.);

THENCE South 88°40'36" East, along the southerly monumented line of said Brockdale Park Road, a distance of 1996.85' to a Corps of Engineers concrete monument found for the northwest corner of a called 1.80 acre tract of land described by deed to the United States of America, as recorded in volume 763, Page 132, D.R.C.C.T.;

THENCE South 18°04'51" East, along the westerly line of said 1.80 acre tract, a distance of 720.96' to a point for corner in a small branch, said corner being in the westerly line of Lot 2, Block A of BROCKDALE PARK ADDITION, as recorded in Cabinet L, Page 856, M.R.C.C.T.;

THENCE South 02°37'04" West, along the westerly line of said Lot 2, Block A, a distance of 369.42' to a fence corner post found for the southwest corner of said Lot 2, Block A and also being an ell corner of said 136.060 acre tract;

THENCE South 87°27'04" East, along the southerly line of said Lot 2, Block A, passing a 1/2" iron rod found for reference at a distance of 608.04' and continuing in all, a total distance of 668.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for corner in the east line of Brockdale Park Road (County Road No. 967);

THENCE South 12°20'38" East, along the east line of said Brockdale Park Road, a distance of 974.79' to a capped iron rod set for corner in said Brockdale Park Road, said corner being the northeast corner of a called 0.474 acre tract of land described by deed to Lavon 593 Land Investment Partners, L.P., as recorded under Document No. 20120918001172050, (O.P.R.C.C.T.);

THENCE over and across said 136.060 acre tract, the following courses and distances:

South 89°14'29" West, a distance of 104.60' to a capped iron rod set for corner;

South 12°20'38" East, a distance of 63.42' to a capped iron rod set for corner;

South 03°40'54" East, a distance of 138.37' to a capped iron rod set in the northerly line of a called 592.744 acre tract of land described by deed to Lavon 593 Land Investment Partners, L.P., as recorded under Document No. 20070307000314040, O.P.R.C.C.T.;

THENCE South 89°13'47" West, along the northerly line of said 592.744 acre tract, same being the southerly line of said 136.060 acre tract, a distance of 2946.48' to a called 3/4" iron rod found for the northwest corner of said Lavon 593 tract;

THENCE South 88°26'21" West, continuing along the southerly line of said 136.060 acre tract, a distance of 33.31' to a capped iron rod set for the most easterly northeast corner of SEIS LAGOS, PHASE III, as recorded in Cabinet M, Page 403, M.R.C.C.T.;

THENCE South 89°26'43" West, continuing along the southerly line of said 136.060 acre tract, a distance of 26.70' to a 3/4" iron rod found for the southwest corner of said 136.060 acre tract;

THENCE North 00°35'21" West, along the westerly line of said 136.060 acre tract, same being the easterly line of said SEIS LAGOS, PHASE III, a distance of 132.71' to a 1/2" iron rod found for the northeast corner of said SEIS LAGOS, PHASE III, same being the southeast corner of a tract of land described by deed to Seis Lagos Community Services Association, Inc., as recorded in Volume 586, Page 416, D.R.C.C.T.;

THENCE North 00°16'26" West, along the easterly line of said Seis Lagos Community Services Association, Inc. tract, same being the westerly line of said 136.060 acre tract, a distance of 1215.76' to a 1/2" iron rod found for the northeast corner of said Seis Lagos Community Services Association, Inc. tract and also being the southeast corner of a tract of land described by deed to Robert Schwab and Karin Schwab, as recorded under Document No. 20060417000500810, O.P.R.C.C.T.;

THENCE North 00°29'18" East, along the easterly line of said Schwab tract, same being the westerly line of said 136.060 acre tract, a distance of 777.56' to a Corps of Engineers concrete monument found for the northeast corner of said Schwab tract, same being the southeast corner of the aforementioned Lot 2 of THE BOATRIGHT ADDITION;

THENCE North 02°37'18" East, continuing along the westerly line of said 136.060 acre tract, same being the easterly line of said Lot 2, a distance of 199.00' to the POINT OF BEGINNING and containing 135.586 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Brockdale Community, LLC is the Owner of the above described project and does hereby adopt this plat designating the herein described property as BROCKDALE ESTATES, an addition to the City of Lucas, Texas and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

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

Authorized Representative
Brockdale Community, LLC

Executed this the ____ day of _____, 2013.

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 _____, Owner(s), 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 _____, 2013.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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, Texas.

Registered Professional Surveyor

STATE OF TEXAS §
COUNTY OF COLLIN §

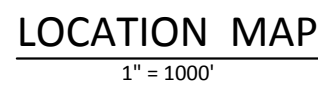
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2013.

Notary Public in and for
the State of Texas

*The Preliminary Plat for BROCKDALE ESTATES as approved by the City Council for the City of Lucas on _____

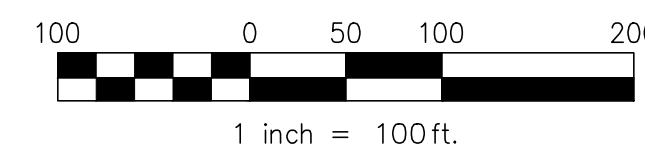
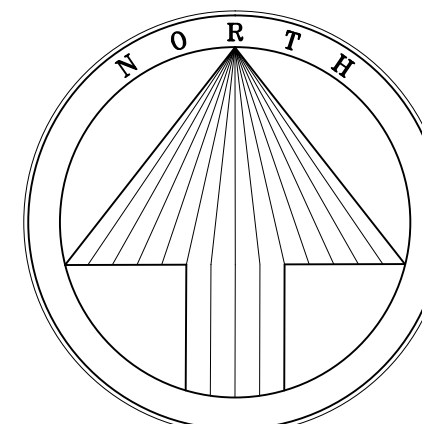
_____, 20



City of Lucas ETJ

Union Valley Ranch LP
Doc. No. 20130402000433810
OPRCCT

Note:
All PDWME's Are For The Benefit Of
The Adjacent Property Owner.



LEGEND

(Not all items may be applicable)

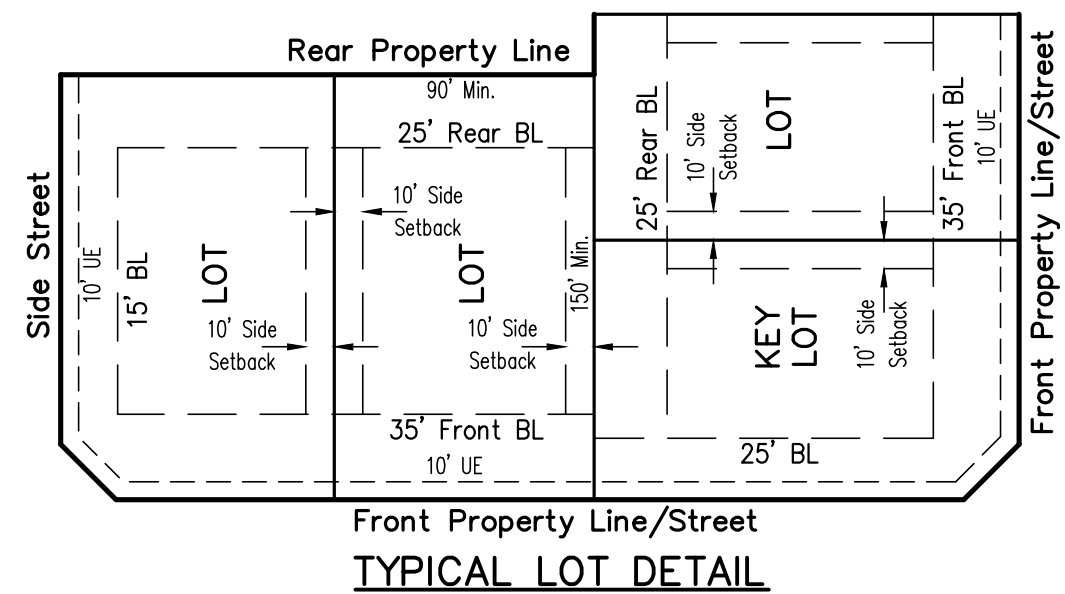
○	1/2" IRON ROD WITH PLASTIC CAP FOUND, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
HC	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
PE	PRIVATE DRAINAGE EASEMENT
PWME	PRIVATE DRAINAGE & WALL MAINTENANCE ESMT.
WME	WALL MAINTENANCE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWALD EASEMENT
VM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Mn. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
▲	BLOCK DESIGNATION
ST	STREET FRONTAGE
PROCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCH	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Boundary Line Table

Line #	Direction	Length
BL1	S 28°46'47" E	161.79'
BL2	N 89°13'47" E	20.00'
BL3	S 00°46'13" E	50.00'
BL4	N 07°19'04" W	58.99'
BL5	N 09°45'26" W	94.71'

Boundary Curve Table

Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	325.00'	31°13'09"	177.09'	N 64°41'52" E	174.90'
BC2	375.00'	1°51'02"	12.11'	N 79°22'55" E	12.11'



FINAL PLAT

BROCKDALE ESTATES
PHASE 2

23 RESIDENTIAL LOTS, IN 3 BLOCKS
12.462 ACRES IN THE
S. BARROW SURVEY, ABSTRACT NO. 49 & THE
M. MILLIRONS SURVEY, ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Brockdale Community, LLC
3000 Turtle Creek Boulevard
Dallas, Texas 75219
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

Sheet 1 of 2

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS Brockdale Community, LLC are the owners of a tract of land situated in the S. Barrow Survey, Abstract No. 49, and the M. Millirons Survey, Abstract No. 564, Collin County, Texas, the subject tract being a portion of a tract conveyed to Brockdale Community, LLC according to the deed recorded in Document No. 20121228001643720 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south line of Samantha Trail, a 50 foot width public right-of-way for the northwest corner of Lot 17. Block BD, Brockdale Estates Phase 1, an addition recorded in Cabinet 2014, Page 132 PRCCT;

THENCE N 49°05'17" E, 227.20 feet along the common line thereof to a 1/2" iron rod found;

Around a tangent curve to the right having a central angle of 31°13'09", a radius of 325.00 feet a chord of N 64°41'52" E – 174.90 feet an arc length of 177.09 feet along the common line thereof to a 1/2" iron rod found;

Around a reverse curve having a central angle of 1°51'02", a radius of 375.00 feet a chord of N 79°22'55" E – 12.11 feet an arc length of 12.11 feet along the common line to a 1/2" iron rod found;

THENCE S 40°54'439" E, 325.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 28°46'47" E, 161.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°46'13" E, 654.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 89°13'47" E, 20.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°46'13" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°13'47" W, 205.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°46'13" E, 200.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of another tract conveyed to Union Valley Ranch LP, recorded in Document No. 20130402000433810 OPRCCT;

THENCE S 89°13'47" W, 270.00 feet along the common line thereof to a 1/2" iron rod found for the southeast corner of Brockdale Estates, Phase 1, an addition recorded in Cabinet 2014, Page 132 PRCCT;

THENCE along the common line thereof, the following, at all points a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for corner;

N 00°46'13" W, 740.00 feet;

N 07°19'04" W, 58.99 feet;

N 40°56'18" W, 238.95 feet;

N 09°45'26" W, 94.71 feet to the POINT OF BEGINNING with the subject tract containing 542,840 square feet or 12.462 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Brockdale Community, LLC, do hereby adopt this plat designating the hereinabove described property as **BROCKDALE ESTATES, PHASE 2**, an Addition to the Collin County, Texas, and do hereby dedicate in fee simple to Seis Lagos Utility District the streets shown hereon and do hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using the same, said dedications being free and clear of all liens and encumbrances, except as shown herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2016.

Brockdale Community, LLC

By: _____
Fred Balda

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Fred Balda, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lucas, Texas.

Dated this the _____ day of _____, 2016.



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 The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Lucas, Texas

Date

APPROVED FOR CONSTRUCTION

Public Works Director
City of Lucas, Texas

Date

Development Services Director
City of Lucas, Texas

Date

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing plat of **BROCKDALE ESTATES, PHASE 2** was submitted to the Planning and Zoning Commission on the _____ day of _____, 2014, and the Planning and Zoning Commission, by formal action, then and there acknowledged the dedication of streets, easements, public open spaces, and water and sewer lines to the Seis Lagos Utility District, as shown and set forth in and upon said plat, and said Planning and Zoning Commission further authorized the Commission Chairman to note the acknowledgment thereof for construction by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this _____ day of _____, 2015.

City Secretary
City of Lucas, Texas

Centerline Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	300.00'	40°08'30"	210.18'	N 20°50'28" W	205.91'

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C2	275.00'	40°08'30"	192.67'	N 20°50'28" W	188.75'
C3	325.00'	15°13'20"	86.35'	N 19°18'46" W	86.09'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	BD	21,527	0.494
2	BD	22,508	0.517
3	BD	22,385	0.514
4	BD	21,474	0.493
5	BD	18,000	0.413
6	BD	18,000	0.413
7	BD	18,000	0.413
8	BD	18,000	0.413
9	BD	21,000	0.482

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
13	BE	21,525	0.494
14	BE	18,450	0.424
15	BE	18,450	0.424
16	BE	18,450	0.424
17	BE	21,013	0.482
18	BE	24,374	0.560
19	BE	24,807	0.569
20	BE	24,195	0.555
21	BE	18,450	0.424
22	BE	18,450	0.424
23	BE	19,711	0.453

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	BH	18,000	0.413
2	BH	18,000	0.413
3	BH	18,000	0.413

FINAL PLAT

BROCKDALE ESTATES
PHASE 2

23 RESIDENTIAL LOTS, IN 3 BLOCKS
12.462 ACRES IN THE
S. BARROW SURVEY, ABSTRACT NO. 49 & THE
M. MILLIRONS SURVEY, ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Brockdale Community, LLC
3000 Turtle Creek Boulevard
Dallas, Texas 75219
Contact: Patrick Cowden

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

Sheet 2 of 2



City of Lucas

Planning and Zoning Agenda Request

November 9, 2017

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

Background Information:

This parcel of land is located within the City limits and includes 8.661 acres of a 110.117-acre tract of land. The plat is creating four two-acre lots and leaving a remainder of 101 +/- acres. The four lots are located on Ford Lane. There is a development agreement in place with Logan Ford Ranch Phases 1 and 2 to improve Ford Lane. This minor plat would be staff approval if not for right-of-way dedications.

Attachments/Supporting Documentation:

1. Final Plat

Budget/Financial Impact:

NA

Recommendation:

This item is administrative in nature and conforms to the City's requirements. Staff recommends approving the minor plat as presented.

Motion:

I make a motion to recommend approval/denial of a minor plat for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Goose Real Estate, Inc.** is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Collin Boles Survey, Abstract No. 28, and being part of a 110.177 acre tract as recorded under Document No. 017082500131220 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a metal found at the intersection of the approximate centerline of Webster Lane with the approximate centerline of For Lane marking the southwest corner of said 110.177 acre tract, the southwest corner of said premises, the northwest corner of a coiled 1.255 acre tract as recorded under Document No. 2013013001487460 of the Collin County Land Records, and being in the east line of a coiled 224.497 acre tract as recorded in Volume 1326, Page 253 of the Collin County Land Records;

THENCE with the west line of said 110.177 acre tract, the west line of said premises, portway with the east line of said 224.497 acre tract, and portway with the west margin of Welborn Lane as follows:

North 00°31'50" East, 134.05 feet to a 1/2-inch iron rod found marking a northeast corner of said 224.497 acre tract; North 00°28'34" East, 210.21 feet to a 1/2-inch rod with yellow cap stamped "GLAS R.R.S. 6001" set marking the northwest corner of said premises;

South 89°10'47" Ebs, passing a 1/2"-iron rod with yellow cap stamped "GLAS RPLS 6081" set at 25.00 feet and continuing for a total distance of 298.75 feet to a 1/2"-iron rod with yellow cap stamped "GLAS RPLS 6081" set marking the most northerly northeast corner of said premises;

solid premises;
South 89°10'47" East, 893.04 feet to a 1/2"-iron rod with yellow cap stamped "GLAS RPLS 6081" set marking the northeast corner of solid premises;

THE NCE, with the east line of said premises, South 00°47'45" West, passing a 1/2-iron rod with yellow cap stamped "GLAS RPLS 6081" set at 292.66 feet and continuing for a total distance of 307.66 feet to a mag nail set in the approximate center of Ford Lane, marking the southeast corner of said premises and being in the south line of said 110.177 acre tract;

THENCE with the approximate center of Ford Lane, the south line of said 110.177 acre tract, the south line of said premises, and partway with the north line of the aforementioned 1,255 acre tract, North 89°10'47" West, passing a 1/2-inch iron rod found at 956.07 feet marking the northeast corner of said 1,255 acre tract, and continuing for a total distance of 1,190.00 feet to the point of beginning and containing 8,661 acres of land.

STATE OF TEXAS
COUNTY OF COLLIN §
§

That WE, **Goose Real Estate, Inc.**, the Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat

The City of Lucas, and its officers dedicated to the public use, power, interests, joys, and right-of-way assessments shown thereon, and to the citizens desiring to see or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, structures, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress over and across the easement strips, and the easement strips shall remain open and unobstructed for the use of the City of Lucas, its officers, and its citizens.

Not less than one year of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property, unless otherwise indicated on the required Recipient Holder Certification that is included on this plat. This approved subject to all planning ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

We assent our hands at LUCAS, Texas, this _____ day of _____, 2017.

Witness our hands at LUCAS, Texas, this _____ day of _____, 2017.

James Roberts, President
Goose Real Estate, Inc.

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 **James Roberts**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for
the State of Texas

Lots 1-4, Block A

***Logan Ford Ranch, Phase 4
being part of a 110.177 acre tract as recorded
under Document No. 20170823001131220, CCLR***


8.661 Gross Acres

***Less 0.661 Acre Right-of-Way Dedication
Calvin Boles Survey, Abstract No. 28
City of Lucas, Collin County, Texas***

Drawings\2017\AC00888.dwg

Owner:
Goose Real Estate, Inc.
1200 Kempton Park Ln
Fairview, Tx 75069
(614) 306-4246
Attn: James Roberts
roberts.james21@gmail.com

Surveyor:
Glas Land Surveying
2114 FM 1563
Wolfe City, Tx 75496
(903) 496-2084
Attn: John Glas
john@glaslandsurveying.com

 ***Glas Land Surveying***
2114 FM 1553, Wolfe City, Texas 75496
Office: (903) 496-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
IBP&S Firm No. 10133970

[illegible]

STATE OF TEXAS §
COUNTY OF HUNT §
KNOW ALL MEN BY THESE PRESENTS

That I, *John Glas*, 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 Picting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

John Glas

R.P.L.S. No. 6081

The seal is an octagonal emblem with a decorative border. Inside the border, the words "STATE OF TEXAS" are written along the top curve, and "REGISTERED" is written along the right curve. A five-pointed star is positioned in the center. To the left of the star, the name "JOHN GLAS" is written vertically. To the right of the star, the number "6081" is written vertically. Along the bottom curve, the words "PROFESSIONAL" and "LAND SURVEYOR" are written, separated by a vertical line.

ACKNOWLEDGEMENT

The seal is an octagonal emblem with a decorative border. Inside the border, the words "STATE OF TEXAS" are written along the top arc and "REGISTERED" along the right arc. In the center, a five-pointed star is positioned above the name "JOHN GLAS". Below the name, the number "6081" is displayed. Along the left arc, the words "PROFESSIONAL" and "LAND SURVEYOR" are written, separated by a small dot.

A professional land surveyor seal for John Glas, State of Texas, No. 6081. The seal is circular with a decorative border. Inside the border, the text "STATE OF TEXAS" is at the top, "REGISTERED" is on the right, "JOHN GLAS" is in the center, "6081" is on the left, and "PROFESSIONAL LAND SURVEYOR" is at the bottom. A five-pointed star is positioned to the right of the name "JOHN GLAS".

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **John Glas**, 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 _____, 2017

Notary Public in and for
The State of Texas

1) This survey has been performed with the benefit of Title Commitment GF No. CTHSS5-8000551700059 issued by Chicago Title Insurance Company on May 30, 2017.

2) Subject property affected by any and all notices, delinquencies, assessments and other matters had are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

3) Source herein is based on the north line of the Calpin County Record, Phase 1, on an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Calpin County Map Records.

4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 46080SC0103 of the E&A Flood Insurance Rate Maps for Calpin County, Texas and incorporated herein, dated June 2, 2015. On occasion, ground floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no warranty as to the accuracy of said FEMA.

This plot is hereby approved by the Planning and Zoning Commission of the City of Lucas

Director of Planning and Community Development

ATTEST:


Signature

Print Name & Title

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Lucas Development Code and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his approval is required.

Director of Public Works

Date _____

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