



AGENDA

City of Lucas

Planning and Zoning Commission

March 8, 2018

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, March 8, 2018 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Public Hearing

1. Public hearing to consider the zoning of a recently annexed tract of land from AO to R-1 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**)
 - A. Presentation by Development Services Building Inspector Scott DeJong
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendment
2. Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 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)**

- A. Presentation by Development Services Building Inspector Scott DeJong
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendment
3. Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 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)**
- A. Presentation by Development Services Building Inspector Scott DeJong
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendment

Regular Agenda

- 4. Consider approval of the minutes of the February 8, 2018 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
- 5. Discuss the request by Grace Church to amend the City's Code of Ordinances, Section 3.16.008 Prohibited Signs, to allow an electronic sign for the property located at 2005 Estates Parkway. **(Development Services Director Joe Hilbourn)**
- 6. Consider the request by Barrett Owens on behalf of Daniel and Lana Afseth for a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, Abstract Number 354 otherwise known as 1890 Estates Parkway. **(Development Services Director Joe Hilbourn)**
- 7. Consider the request by James Roberts on behalf of Goose Real Estate for approval of a final minor plat for Logan Ford Ranch Phase 5, a tract of land being 6.207 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28. **(Development Services Director Joe Hilbourn)**
- 8. Consider the request by James Roberts on behalf of Goose Real Estates for approval of a final minor plat for Logan Ford Ranch Phase 6, a tract of land being 2.293 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28. **(Development Services Director Joe Hilbourn)**
- 9. Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for approval of a landscape plan and irrigation plan for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway. **(Development Services Director Joe Hilbourn)**

10. Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway. **(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.

11. Executive Session: An Executive Session is not scheduled for this meeting.

12. 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, March 2, 2018.

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 Request

March 8, 2018

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider the zoning of a recently annexed tract of land from AO to R-1 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.

- A. Presentation by Development Services Building Inspector Scott DeJong
- B. Conduct public hearing
- C. Take action regarding proposed zoning amendment

Background Information:

This is the first public hearing of the two-required public hearings for zoning consideration for Edgewood Estates. These parcels were annexed on October 25, 2017 and are currently zoned Agricultural. These parcels are being rezoned to match the existing use of residential, 1-acre lots.

Attachments/Supporting Documentation:

- 1. Depiction
- 2. Legal Description
- 3. Public hearing notice

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to recommend approval/denial to rezone the annexed tract of land from AO to R-1 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.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday , March 8, 2018 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, March 15, 2018 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-1 of a recently annexed parcel of land hereinafter described. 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 Zoning 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 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.

Otherwise known as Edgewood Estates.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at jhilbourn@lucastexas.us.

Stacy Henderson,
City Secretary, LUCAS, Texas

Exhibit A
Legal description
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.



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 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.

- A. Presentation by Development Services Building Inspector Scott DeJong
- B. Conduct public hearing
- C. Take action regarding proposed zoning amendment

Background Information:

This is the first public hearing of the two-required public hearings for zoning consideration for Claremont Springs, Phase 1. These parcels were annexed on October 25, 2017 and are currently zoned Agricultural. These parcels are being rezoned to match the existing use of residential, 1-acre lots.

Attachments/Supporting Documentation:

- 1. Depiction
- 2. Legal Description
- 3. Public hearing notice

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to recommend approval/denial to rezone the annexed parcel of land from AO to R-1 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.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday , March 8, 2018 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, March 15, 2018 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-1 of a recently annexed parcel of land hereinafter described. 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 Zoning 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.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at jhilbourn@lucastexas.us.

Stacy Henderson,
City Secretary, LUCAS, Texas

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;

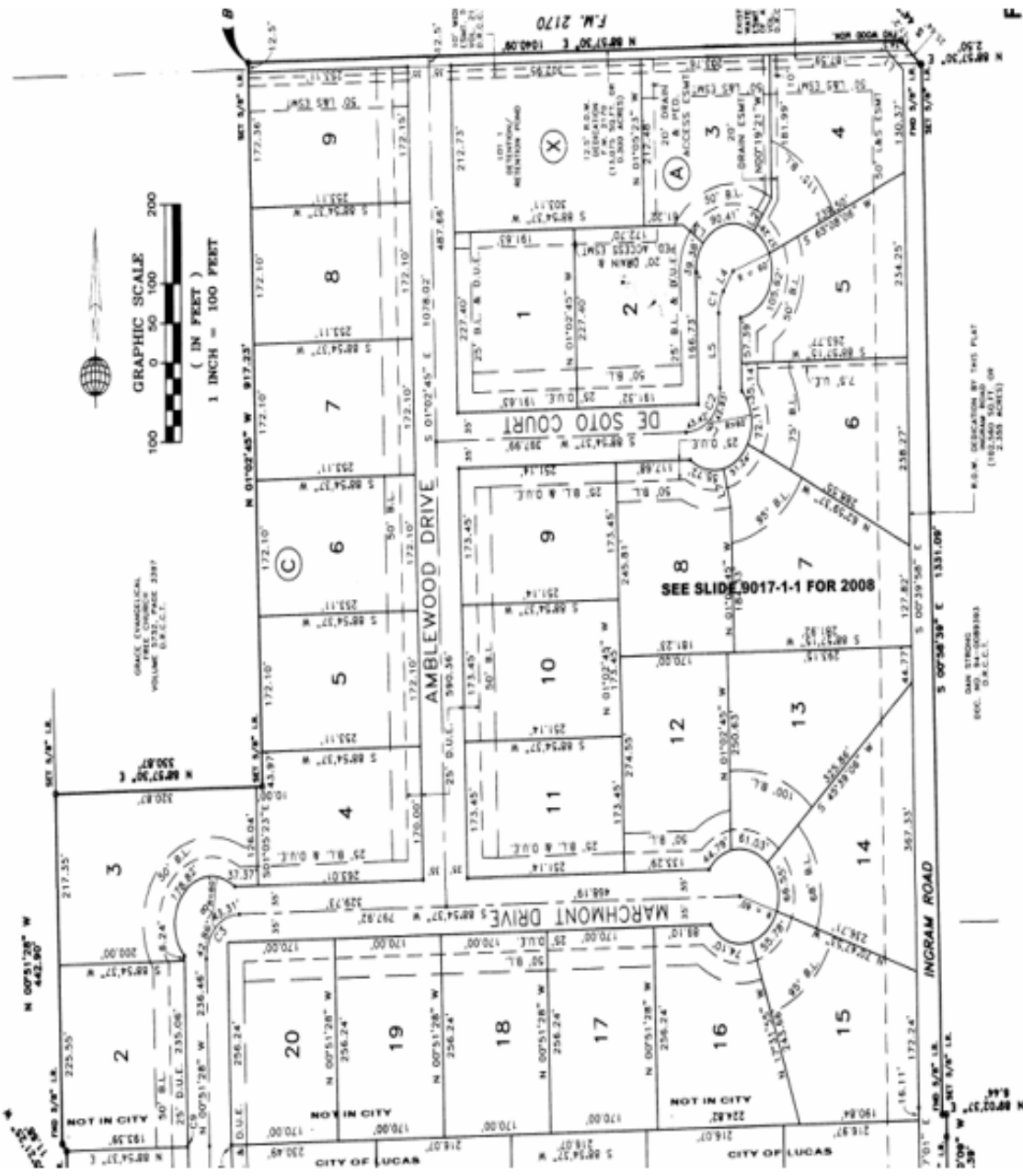
THENCE North 00 degrees 11 minutes 02 seconds East, along the East property line of said Juliette Fowler Homes, a distance of 442.90 feet to a 5/8 inch iron rod set with yellow plastic cap. stamped (DC&A INC) for corner;

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.

EXHIBIT "B" **Claremont Springs Phase I – 36.8418-Acre Annexed Tract** **Depiction**





City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 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.

- A. Presentation by Development Services Building Inspector Scott DeJong
- B. Conduct public hearing
- C. Take action regarding proposed zoning amendment

Background Information:

This is the First public hearing of the two-required public hearings for zoning consideration for Cimarron Estates. These parcels were annexed on October 25, 2017 and are currently zoned Agricultural. These parcels are being rezoned to match the existing use of residential, 1-acre lots.

Attachments/Supporting Documentation:

- 1. Depiction
- 2. Legal Description
- 3. Public hearing notice

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented

Motion:

I make a motion to recommend approval/denial to rezone the annexed parcel of land from AO to R-1 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.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, March 8, 2018 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, March 15, 2018 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-1 of a recently annexed parcel of land hereinafter described. 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 Zoning 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 inch iron rod set;

THENCE, North 89° 43'48" West, for a distance of 333.41 feet, to a ½ inch iron rod 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 a 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 BEGINNING and containing 32.978 acres of land.

Otherwise known as Cimarron Estates.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at jhilbourn@lucastexas.us.

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.



City of Lucas

Planning and Zoning Agenda Request

March 8, 2018

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the February 8, 2018 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the February 8, 2018 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the February 8, 2018 Planning and Zoning Commission meeting.



**City of Lucas
Planning and Zoning Commission
Regular Meeting
February 8, 2018
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 Attorney Julie Doshier
Special Projects Coordinator Cathey Bonczar

City Council Liaison Absent:

Mayor Jim Olk

Commissioner Absent:

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.

Following the Pledge of Allegiance, Alternate Commissioner Tim Johnson requested a moment of silence for the fallen Richardson Police Officer.

Public Hearing

- 1. Public hearing to consider amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Boarding, Pet, Livestock and adding Pet Boarding to the Schedule Use Chart and establishing District requirements to the Code of Ordinances, Section 14.03.354 - Special District Requirements.**

Development Services Director Joe Hilbourn explained the revised proposed definitions and special district requirements. After the Board discussed and clarified the term domesticated, they requested the definition for Pet be changed to "A domesticated animal kept for companionship or pleasure that includes any dogs, cats, birds, rodents, of any and all kinds regardless of sex, and those similar in nature and function". They also requested to remove "bulls" from the definition of Livestock.

Chairman Rusterholtz opened the public hearing at 7:22 pm, and there being no one wishing to speak, closed the hearing at 7:22 pm.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Sperling to approve amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Boarding, Pet, Livestock and adding Pet Boarding to the Schedule Use Chart and establishing District requirements to the Code of Ordinances, Section 14.03.354 - Special District Requirements with the stated changes to add companionship to the definition of pet, and remove bulls from livestock. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

2. Consider approving the minutes of the November 9, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)

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

3. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2018.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Williams to appoint Peggy Rusterholtz as Chairman and David Keer as Vice Chairman. 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.

4. Executive Session.

An Executive Session was not held at this meeting.

5. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:26 pm. The motion passed unanimously by a 5 to 0 vote.*



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss the request by Grace Church to amend the City's Code of Ordinances, Section 3.16.008 Prohibited Signs, to allow an electronic sign for the property located at 2005 Estates Parkway.

Background Information:

Grace Church is requesting an electronic sign similar in nature and function to the City's electronic sign. The Code of Ordinances, Section 3.16.008 does not permit the use of electronic signs within the City; however, the City of Lucas is exempt from this sign regulation.

Code of Ordinances, Section 3.16.008(c) - Prohibited Signs states:

Animated signs, including but not limited to those signs or sign parts which flash, reflect, blink, or effect changes in hue or intensity or illumination, are prohibited. Signs or sign parts illuminated to such intensity or in such a manner as to cause glare or brightness to a degree that they constitute hazards or nuisances are prohibited, including searchlights and beacons. Signs which employ the use of luminescent inert gases, including but not limited to neon, argon and krypton, and which are visible from the exterior of structures, are specifically prohibited.

Attachments/Supporting Documentation:

1. N/A

Budget/Financial Impact:

N/A

Recommendation:

Provide direction to staff regarding allowing electronic signage in a Residential zoning district for non-residential uses such as churches, public schools, private schools or other related uses.

Motion:

N/A



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 06

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Barrett Owens on behalf of Daniel and Lana Afseth for a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, abstract number 354 otherwise known as 1890 Estates Parkway.

Background Information:

The proposed subdivision is currently zoned R-2 and has five proposed lots all over 2-acres. The plat conforms to the City's requirements; however, because there is a creek running through every lot in the development, drainage is going to be a challenge in this small subdivision. The development will be required to meet all drainage standards.

Attachments/Supporting Documentation:

1. Preliminary Plat

Budget/Financial Impact:

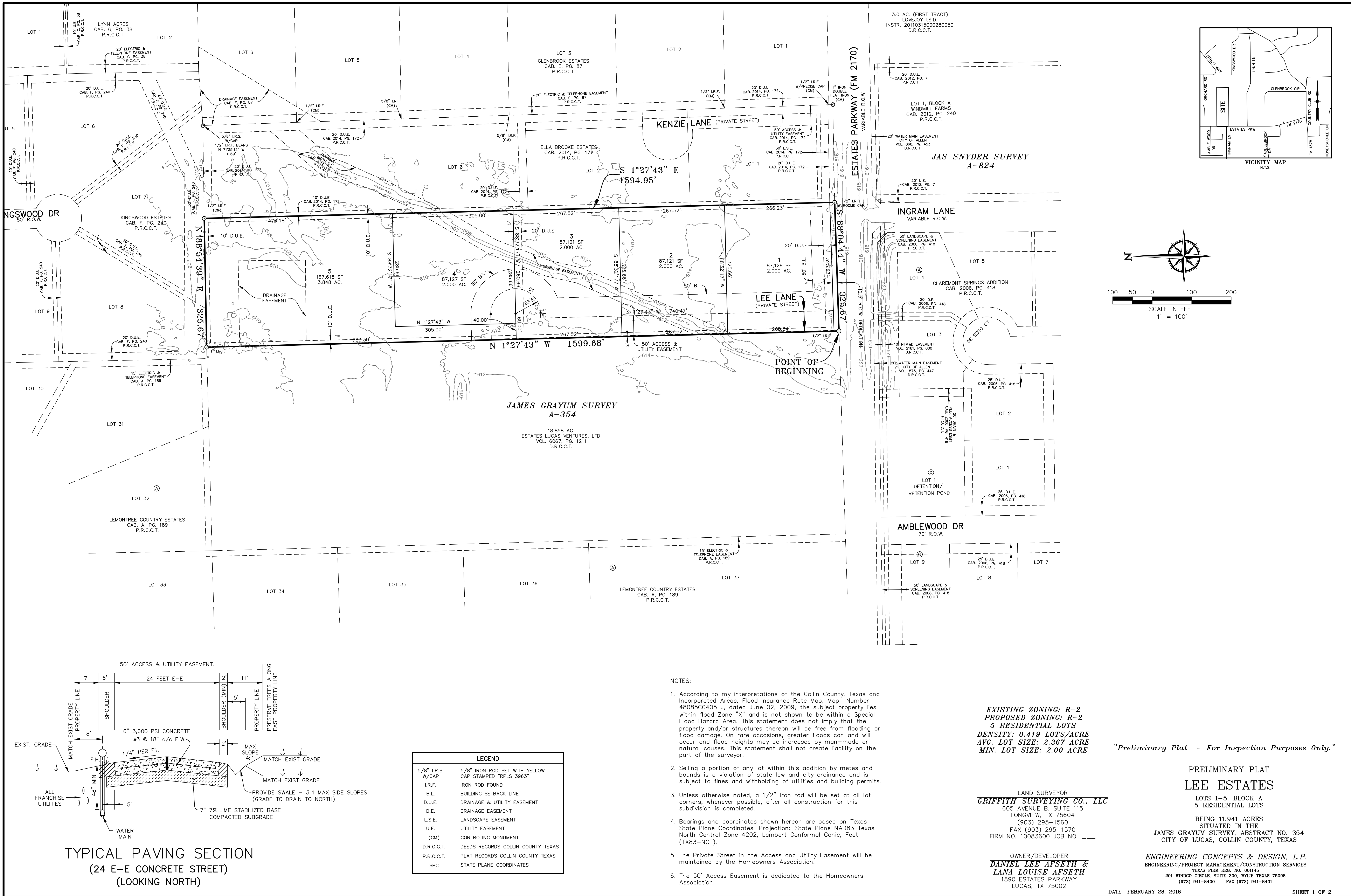
N/A

Recommendation:

Staff recommends approving as presented.

Motion:

I make a motion to approve/deny the request by Barrett Owens on behalf of Daniel and Lana Afseth for a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, abstract number 354 otherwise known as 1890 Estates Parkway.



OWNER’S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, DANIEL LEE AFSETH AND LANA LOUISE AFSETH BEING the owners of a 11.941 acre tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 11.941 acre tract of land described in deed to Daniel Lee Afseth and Lana Louise Afseth, as recorded in Instrument 20140828000931730, Deed Records, Collin County, Texas, said 11.941 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found for the southwest corner of said 11.941 acre tract and the southeast corner of a called 18.858 acre tract of land described in deed to Estates Lucas Ventures, Ltd, as recorded in Volume 6067, Page 1211 of said Deed Records, said corner being in the north right–of–way line of Farm to Market Road 2170 (Estates Parkway), a variable width right–of–way;

THENCE North 01 degrees 27 minutes 43 seconds West, with the common boundary line of said 11.941 acre tract and said 18.858 acre tract, a distance of 1599.68 feet to a 1–inch iron rod found for the common north corner of said 11.941 acre tract and said 18.858 acre tract, said corner being in the southerly boundary line of Lot 8, Kingswood Estates, an addition to the City of Lucas, as recorded in Cabinet F, Page 240, Plat Records, Collin County, Texas;

North 88 degrees 54 minutes 39 seconds East, with the common boundary line of said 11.941 acre tract and said Kingswood Estates, a distance of 325.67 feet to a 1/2–inch iron rod found for the common north corner of said 11.941 acre tract and Lot 3, Ella Brooke Estates, an addition to the City of Lucas, as recorded in Cabinet 2014, Page 172, of said Plat Records;

THENCE South 01 degrees 27 minutes 43 seconds East, with the common boundary line of said 11.941acre tract and said Ella Brooke Estates, a distance of 1594.95 feet to a 1/2–inch iron rod with cap stamped “ROOME”found for the common south corner of said 11.941 acre tract and said Ella Brooke Estates, said corner being in the north right–of–way line of said Estates Parkway;

THENCE South 88 degrees 04 minutes 44 seconds West, with the south boundary line of said 11.941 acre tract and the north right–of–way line of said Estates Parkway, a distance of 325.67 feet to the POINT OF BEGINNING AND CONTAINING 520,187 square feet or 11.941 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Daniel Lee Afseth and Lana Louise Afseth, do hereby adopt this plat designating the herein described property as LEE ESTATES, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone. The Access Easement shown hereon is dedicated to the Homeowners Association for the use and accommodation of fire, police and emergency services, trash collection services, homeowner access and utility services. The Access Easement and Private Road will be maintained by the Homeowners Association.

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

BY: Daniel Lee Afseth Lana Louise Afseth

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Lee Afseth and Lana Louise Afseth, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires: _____

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name Date

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

Director of Public Works Date

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development Date

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, hereby certify, that I prepared this plat was made from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary plat is released on February 2, 2018 for review by the City of Lucas and other parties for comments and progression to an approved preliminary plat.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4836

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires: 02/14/2019

On–Site Sewage Facilities (OSSF) Notes:

- All lots must utilize alternative type On–Site Sewage Facilities.
- There is an existing Conventional OSSF on Lot 2. The existing OSSF may NOT be used for a new structure and the entire system must be replaced with an approved alternative system (after review and permitting through CCDS). The existing system must be legally abandoned per Texas Administrative Code Chapter 30, Section §285.36 (Abandoned Tanks, Boreholes, Cesspools, and Seepage Pits) prior to any new construction on Lot 2.
- All lots must maintain state–mandated setback of all On–Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
 - Lots 2–4: Due to the presence of a large, bisecting drainage easement, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on Lots 2–4 without pre–construction planning meeting with Collin County Development Services.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on–site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on–site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295–1560
FAX (903) 295–1570
FIRM NO. 10083600 JOB NO. ____

OWNER/DEVELOPER
DANIEL LEE AFSETH &
LANA LOUISE AFSETH
1890 ESTATES PARKWAY
LUCAS, TX 75002

PRELIMINARY PLAT
LEE ESTATES

LOTS 1–5, BLOCK A
5 RESIDENTIAL LOTS
BEING 11.941 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

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

DATE: FEBRUARY 28, 2018

SHEET 2 OF 2



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 07

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by James Roberts on behalf of Goose Real Estate for approval of a final minor plat for Logan Ford Ranch Phase 5, a tract of land being 6.207 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28.

Background Information:

The proposed plat is for three lots consisting of 6.207 acres of land with a remainder of 103.9 acres. This plat requires Planning and Zoning and City Council approval due to the right-of-way dedication. The road will be improved as part of a development agreement for Phase 2 of Logan Ford Ranch. The only improvements for the site are water line laterals and transformers.

Attachments/Supporting Documentation:

1. Final plat

Budget/Financial Impact:

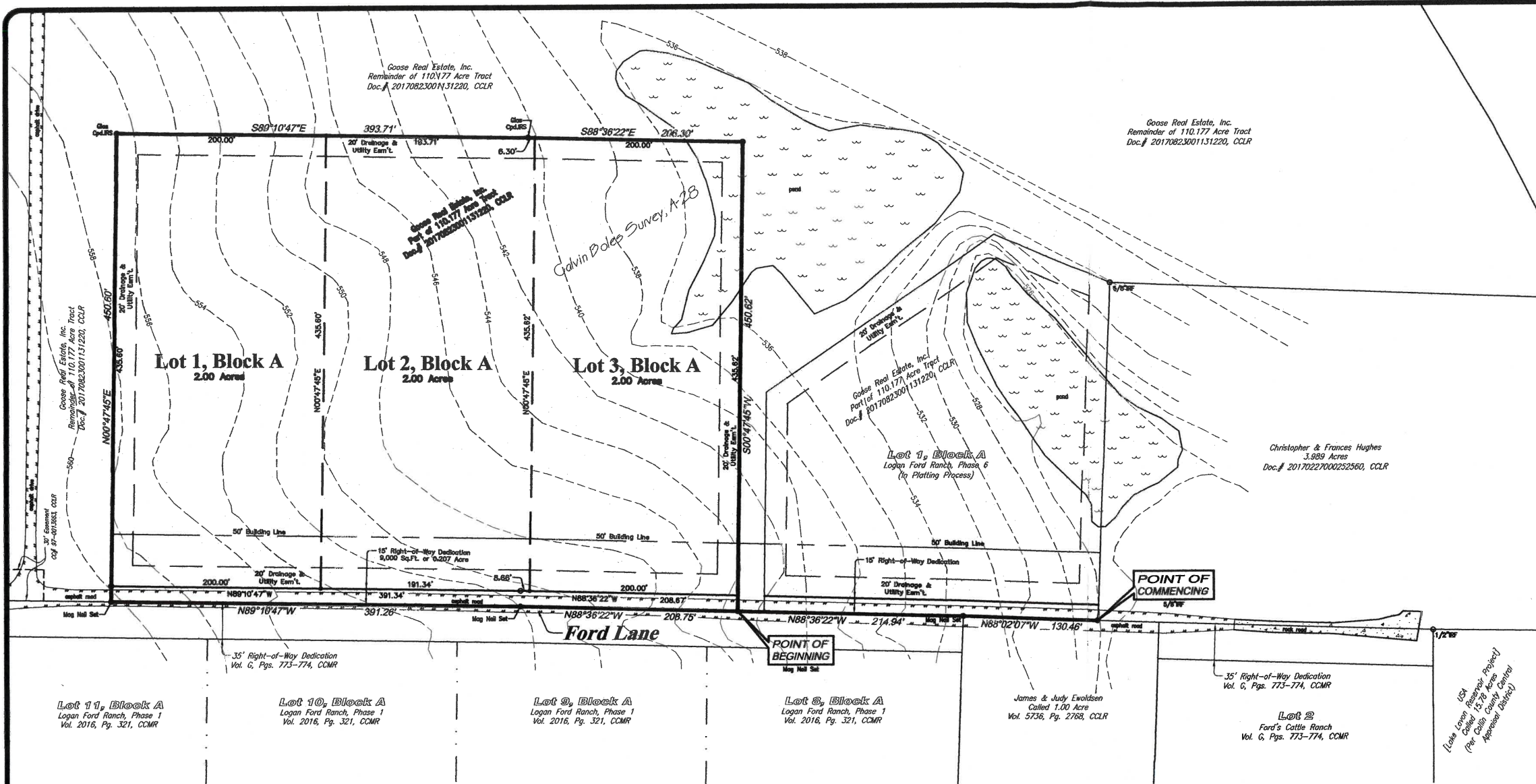
N/A

Recommendation:

Staff recommends approving as presented.

Motion:

I make a motion to recommend approval/denial of the final minor plat for Logan Ford Ranch Phase 5, a tract of land being 6.207 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28.



SURVEYOR'S CERTIFICATE

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 Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

John Glas
R.P.L.S. No. 6081

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

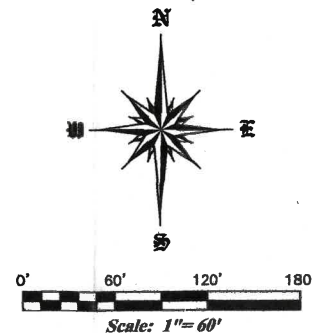
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John Glas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____, 2018.

Notary Public in and for
The State of Texas

NOTES

- This survey has been performed with the benefit of Title Commitment GF No. CTH55-800551700059 issued by Chicago Title Insurance Company on May 30, 2017.
- Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
- Source bearing is based on the north line of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records.
- No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0410 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater 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 representation as to the accuracy of said FIRM.
- 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set at all lot corners, unless otherwise noted.
- Contours shown hereon are scaled from DFWmaps.com as accessed on February 19, 2018.



Legend

GLAS RPLS	1/2" Iron Rod w/ Yellow Cap
GLAS RPLS	Stamped "GLAS RPLS 6081" Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IR	Iron Rod Found
CM	Controlling Monument
	Edge of Asphalt

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

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 _____

The Director of Planning and Community Development hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development _____ Date _____

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

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 being part of the Calvin Boles Survey, Abstract No. 28, and being part of a 110.177 acre tract as recorded under Document No. 20170823001131220 of the Collin County Land Records with said premises being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found in the approximate center of Ford Lane marking the most southerly south 110.177 acre tract, the southeast corner of Logan Ford Ranch, Phase 6, an addition to the City of Lucas (in plotting process) southwest corner of a called 3.989 acre tract as recorded under Document No. 20170227000252560 of the Collin County being in the north line of a called 1.00 acre tract as recorded in Volume 5736, Page 2768 of the Collin County Land Records

THENCE with the approximate center of Ford Lane, the south line of said 110.177 acre tract, partway with the south 110.177 acre tract, the southeast corner of Logan Ford Ranch, Phase 6, an addition to the City of Lucas (in plotting process) southwest corner of a called 3.989 acre tract as recorded under Document No. 20170227000252560 of the Collin County being in the north line of a called 1.00 acre tract as recorded in Volume 5736, Page 2768 of the Collin County Land Records

THENCE with the approximate center of Ford Lane, the south line of said 110.177 acre tract, and the south line of said 88°36'22" West, 208.75 feet to a mag nail set and North 89°10'47" West, 391.26 feet to a mag nail set marking the southeast corner of said premises;

THENCE with the west line of said premises, North 00°47'45" East, 450.62 feet to a 1/2-inch iron rod with yellow cap RPLS 6081" set marking the northwest corner of said premises;

THENCE with the north line of said premises, South 89°10'47" East, 393.71 feet to a 1/2-inch iron rod with yellow cap RPLS 6081" set and South 88°36'22" East, 206.30 feet to a point for corner in pond marking the northeast corner of said premises;

THENCE with the east line of said premises, South 00°47'45" West, 450.62 feet to the point of beginning and containing said premises.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, Goose Real Estate, Inc., the Owner, do hereby bind ourselves and their heirs, assigns and successors of title designating the hereinabove described property as Final Plat of Lots 1-3, Block A of Logan Ford Ranch, Phase 6, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies, utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of its fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, main efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right to enter to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, or maintaining the same. Additionally, we certify that we are the sole owners of the land and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certificate included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas.

Witness our hands at LUCAS, Texas, this ____ day of ____, 2018.

James Roberts, President of
Goose Real Estate, Inc.

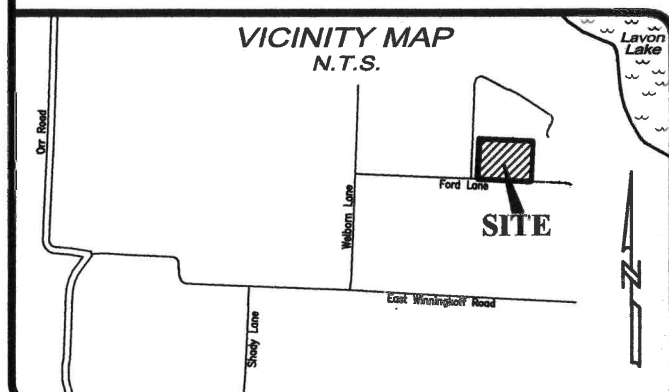
ACKNOWLEDGEMENT

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 person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2018.

Notary Public in and for
the State of Texas



**Final Plat of
Lots 1-3, Block A
Logan Ford Ranch, Phase 6,
being part of a 110.177 acre tract as recorded under Document No. 20170823001131220,
Zoned: AO
6.207 Gross Acres
Less 0.207 Acre Right-of-Way Dedication
Calvin Boles Survey, Abstract No. 28
City of Lucas, Collin County, Texas
February 26, 2018**

Owner:
Goose Real Estate, Inc.
2114 FM 1563, Suite 100
Wills City, TX 75486
(903) 406-4246
Attn: John Glas
john.glas@gooselandsurveying.com

Surveyor:
Glas Land Surveying
2114 FM 1563
Wills City, TX 75486
(903) 406-4246
Attn: John Glas
john.glas@glaslandsurveying.com

Revised: 2/26/2018
Drawing: 1201AC0005
Glas Land Surveying
2114 FM 1563, Suite 100
Wills City, TX 75486
Office: (903) 406-4246 Fax: (903) 406-4247
www.glaslandsurveying.com
TSPS Firm No. 1014



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 08

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by James Roberts on behalf of Goose Real Estates for approval of a final minor plat for Logan Ford Ranch Phase 6, a tract of land being 2.293 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28.

Background Information:

The proposed plat is for three lots consisting of 2.293-acres of land with a remainder of 101.6 acres. This plat requires Planning and Zoning and City Council approval due to right-of-way dedication. The road will be improved as part of a development agreement for phase 2 of Logan Ford Ranch. The only improvements for the site are water line laterals and transformers.

Attachments/Supporting Documentation:

1. Final plat

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approval as presented.

Motion:

I make a motion to recommend approval/denial of the final minor plat for Logan Ford Ranch Phase 6, a tract of land being 2.293 acres of a 110.117 tract situated in the Calvin Boles Survey Abstract Number 28.



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 09

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for approval of a landscape plan and irrigation plan for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.

Background Information:

This site has an approved site plan, specific use permit and preliminary plat. The site is 1.26 acres zoned Commercial Business.

Three sides of this project are abutting a commercial district limiting the required amount of landscaping and screening required. Parking lot screening requires one (1) shade tree and eight (8) shrubs for each twenty (20) linear feet of perimeter. The applicant has proposed 88 bushes provided and 56 required. During the site plan and specific use permit process, the developer was asked to move the shade trees to the rear of the building to create a buffer with the properties to the east. Interior landscaping required is 5 percent based on the parking lot size, and 8 percent is being provided.

Landscape irrigation is required for all bushes, trees, and required greenspace. The proposed plan covers irrigation for all landscaping, trees, bushes, and greenspace areas.

Attachments/Supporting Documentation:

1. Landscape Plan
2. Irrigation Plan

Budget/Financial Impact:

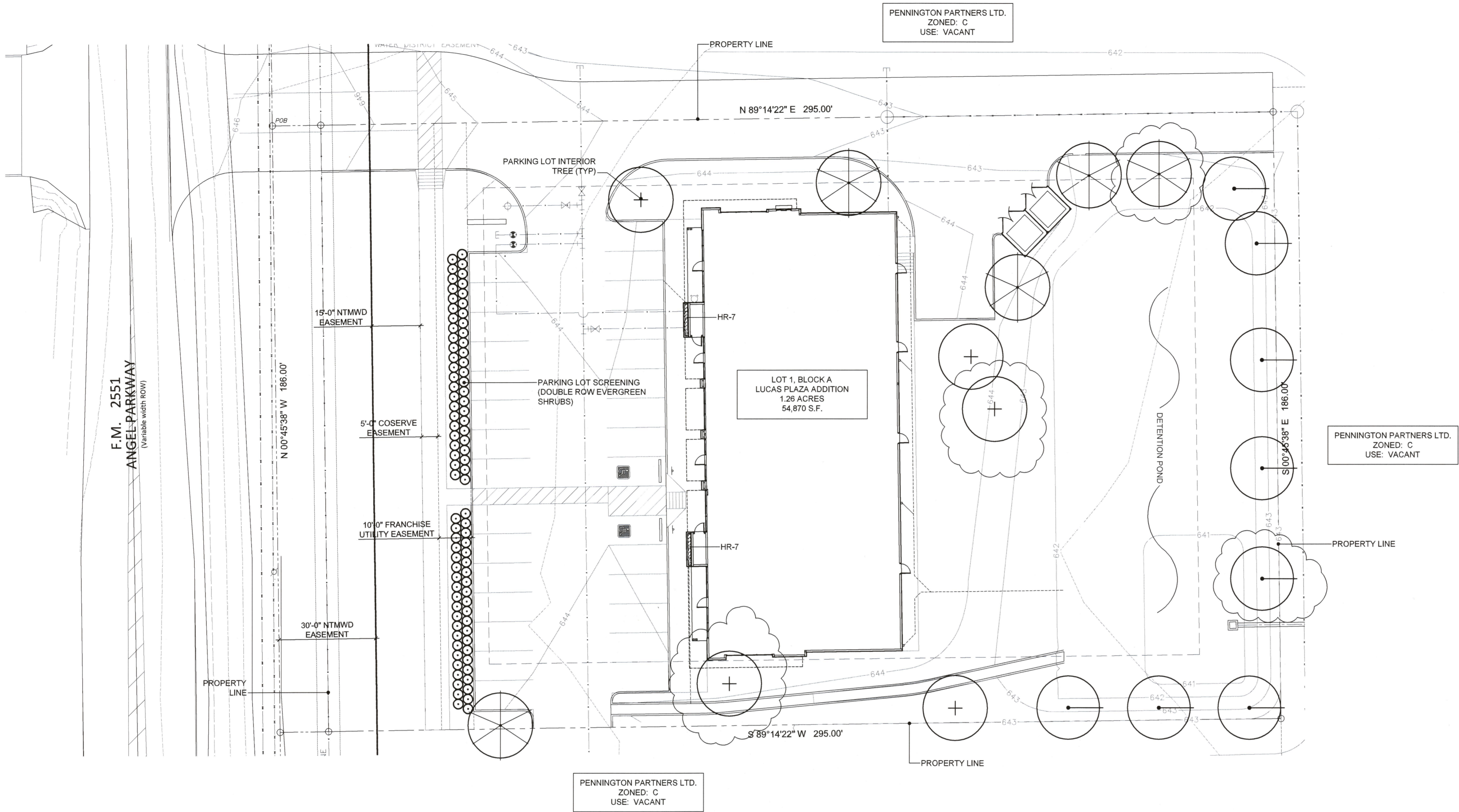
N/A

Recommendation:

Staff recommends approval as presented.

Motion:

I make a motion to recommend approval/denial of the landscape plan and irrigation plan for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.



LANDSCAPE REQUIREMENTS	
LANDSCAPE EDGE:	
REQUIRED: MIN. 20' WIDE LANDSCAPE EDGE ADJACENT TO STREET	
(1) SHADE TREE + (8) SHRUBS PER 20 L.F. OF STREET FRONTAGE	
172 L.F. / 20 = 8.6 (9 TREES)	
8.6 X 8 = 69 SHRUBS	
PROVIDED: NO TREES DUE TO EASEMENTS (PROVIDED FOUR EXTRA TREES IN REAR)	
(88) SHRUBS	
LANDSCAPE AREA:	
REQUIRED: 15% OF GROSS LOT SHALL BE MAINTAINED AS LANDSCAPED AREA	
54,870 S.F. X 15% = 8,230.5 S.F.	
PROVIDED: 26,418 S.F. LANDSCAPE AREA	
PARKING LOT SCREENING:	
REQUIRED: SCREENING FOR ALL SURFACE PARKING LOTS FROM ADJACENT STREETS	
WITH A 3' HT. DOUBLE ROW OF EVERGREEN SHRUBS	
PROVIDED: 3' HT. DOUBLE ROW EVERGREEN SHRUBS	
PARKING LOT INTERIOR:	
REQUIRED: 1 TREE FOR EACH 10 REQUIRED PARKING SPACES	
37 PARKING SPACES / 10 = 3.7 (4 TREES)	
PROVIDED: (4) TREES	

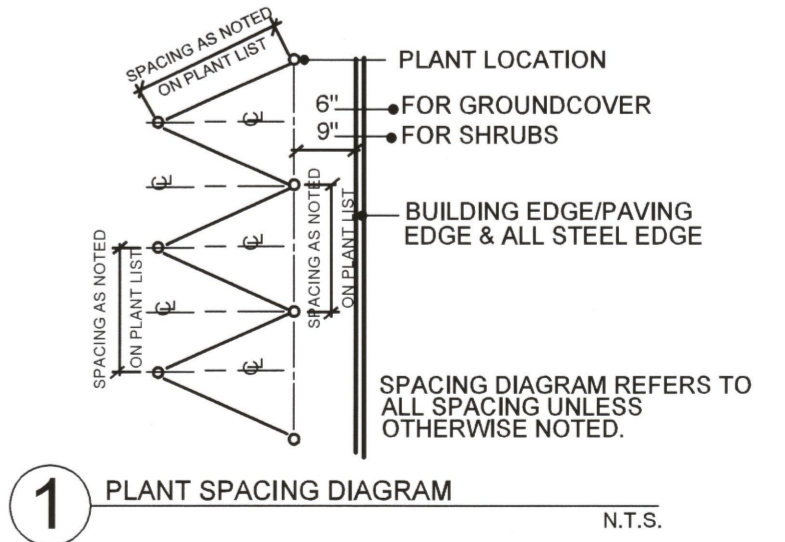
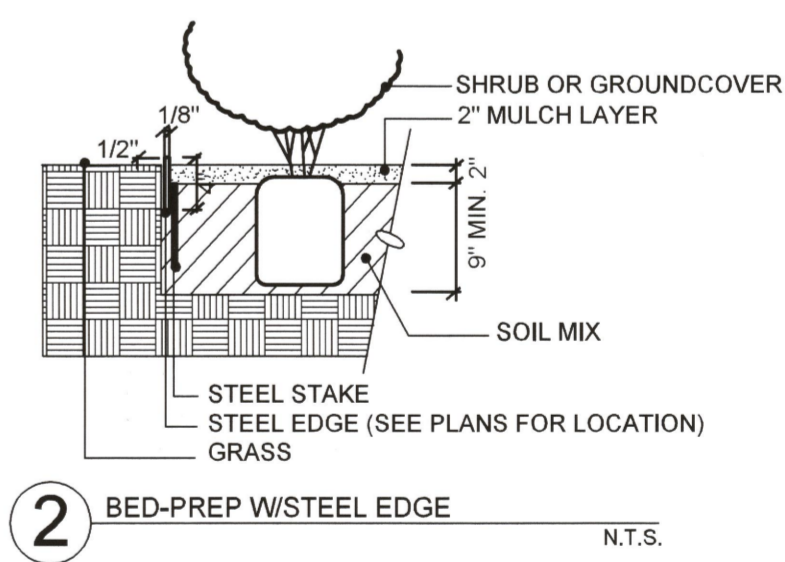
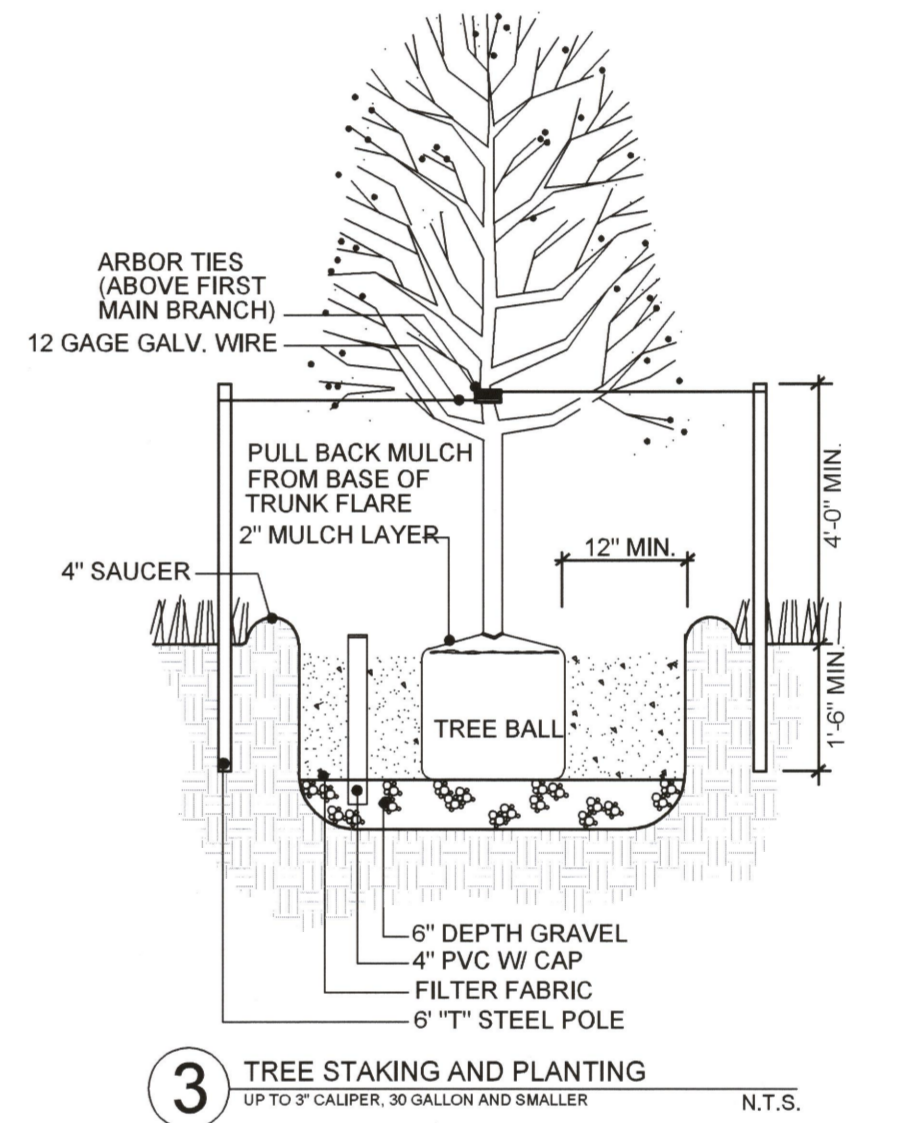
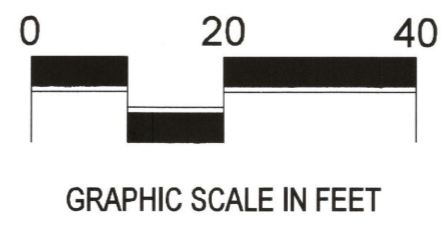
PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
LO	Quercus virginiana	Live Oak	5	4" Cal. min.	16'-18' HT
CE	Ulmus crassifolia	Cedar Elm	5	4" Cal. min.	16'-18' HT
BC	Taxodium distichum	Bald Cypress	8	4" Cal. min.	16'-18' HT
EVERGREEN SHRUBS					
PD	Lorapetalum chinensis 'Plum Delight'	Lorapetalum 'Plum Delight'	88	3 Gal.	24" min. ht, 18" min. spread; Plant 36" O.C.
GROUND COVER					
HR	Equisetum hyemale	Horsetail Reed	14	1 Gal.	18" min. ht.

- LANDSCAPE MAINTENANCE**
EVERY PROPERTY OWNER AND ANY TENANTS SHALL KEEP THEIR LANDSCAPING IN A WELL-MAINTAINED, SAFE, CLEAN, AND ATTRACTIVE CONDITION AT ALL TIMES. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE (SIZE NOT TO BE SMALLER THAN THE MINIMUM REQUIRED BY THIS ARTICLE AT THE TIME OF REPLACEMENT) IF DISEASED, DAMAGED, DESTROYED, OR REMOVED.
 - LAWN MOWING ON A REGULAR BASIS AS DETERMINED BY THE PLANNING DIRECTOR.
 - TREE AND SHRUB PRUNING.
 - WATERING OF LANDSCAPED AREAS ON A REGULAR BASIS. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING.
 - KEEPING LANDSCAPE LIGHTING IN WORKING ORDER.
 - KEEPING LAWN AND GARDEN AREAS ALIVE, FREE OF WEEDS, AND ATTRACTIVE.
 - CLEANING OF ADJUTING WATERWAYS AND LANDSCAPED AREAS LYING BETWEEN PUBLIC RIGHT-OF-WAY LINES AND THE PROPERTY UNLESS SUCH STREETS, WATERWAYS OR LANDSCAPED AREAS ARE EXPRESSLY DESIGNATED TO BE MAINTAINED BY APPLICABLE GOVERNMENTAL AUTHORITY.

LANDSCAPE PLAN SHALL
BE APPROVED BY P&Z AND
CITY COUNCIL

1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



OWNER
PENNINGTON PARTNERS, LTD.
3445 SHENANDOAH ST.
DALLAS, TEXAS 75205

LANDSCAPE ARCHITECT
MECKS DESIGN GROUP
1755 N. COLLINS BLVD.,
SUITE 300
RICHARDSON, TEXAS 75080
(972) 690-7474
BRANDON BOOHER
BBOOHER@MDGLAND.COM

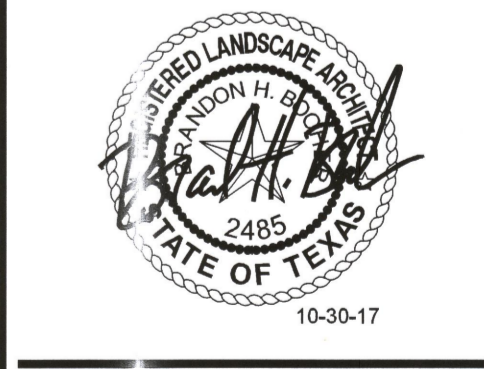
ISSUES:	
①	09-08-17 ISSUE FOR PERMIT
○	
○	
○	
REVISIONS:	
△	09-29-1 SITE PLAN REVISION
△	10-30-1 PER CITY COMMENTS
△	
△	
△	

CLIENT:

LUCUS PLAZA RETAIL

LUCUS, TEXAS

mdg
landscape
architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR PERMIT

LUCUS PLAZA RETAIL

LUCUS, TEXAS

JOB NUMBER: JGA-1701

CITY SUBMITTAL -
LANDSCAPE PLAN

LP0.01



City of Lucas

Planning and Zoning Request

March 8, 2018

Item No. 10

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.

Background Information:

This site has approved site plan, specific use permit and preliminary plat. The site is 1.26 acres zoned Commercial Business. The plat is not ready for approval as public improvements are incomplete. Should the applicant complete the public improvements before the March 8 Planning and Zoning Commission meeting, staff would be in favor of the final plat as presented.

Attachments/Supporting Documentation:

1. Final Plat

Budget/Financial Impact:

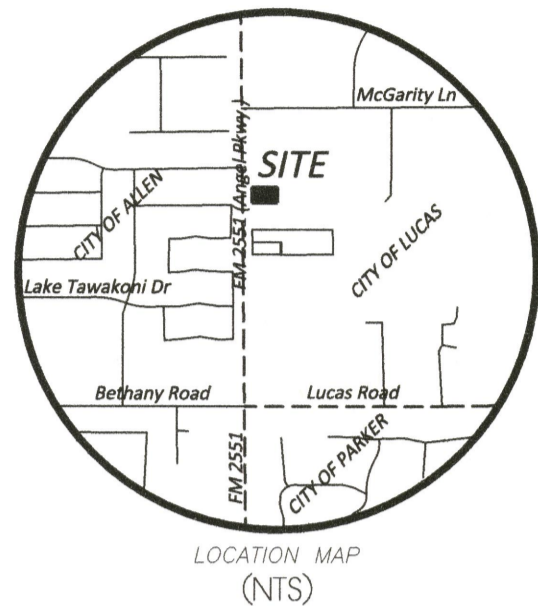
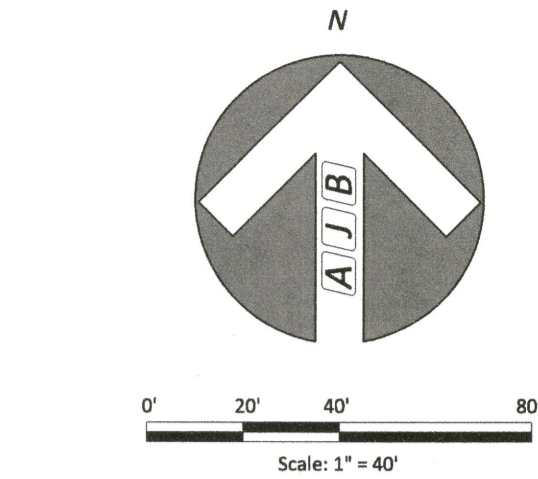
N/A

Recommendation:

Staff recommends approval of the final plat as presented provided public improvements are completed prior to the meeting.

Motion:

I make a motion to approve/deny the final plat for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.



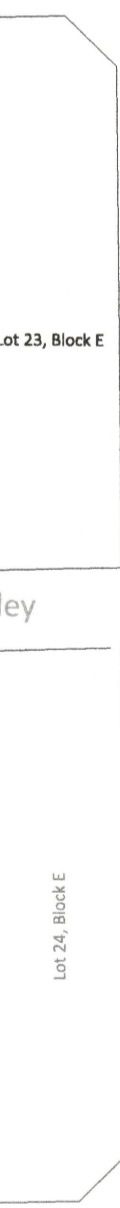
LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRCCT	Deed Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RPRCCT	Real Property Records Collin County, Texas
OPRCCT	Official Public Records Collin County, Texas

FLOOD STATEMENT: According to Community Panel No. 4808SC04051, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

Notes:

Basis of Bearings: Bearings are based on the Plat of Wal-Mart Lucas Addition, Recorded in Volume 2012, Page 457, Deed Records, Dallas County, Texas.

The 15-foot wide (2,790 SF) right-of-way dedication by this plat, adjacent to F.M. 2551, shall be used only for the road construction purposes and NTMWD use. Roadway and utilities, both public and private are restricted to crossing of 45-degrees or greater. No parallel layout of public utilities is permitted within the 15-foot wide (2,790 SF) right-of-way dedication by this plat.

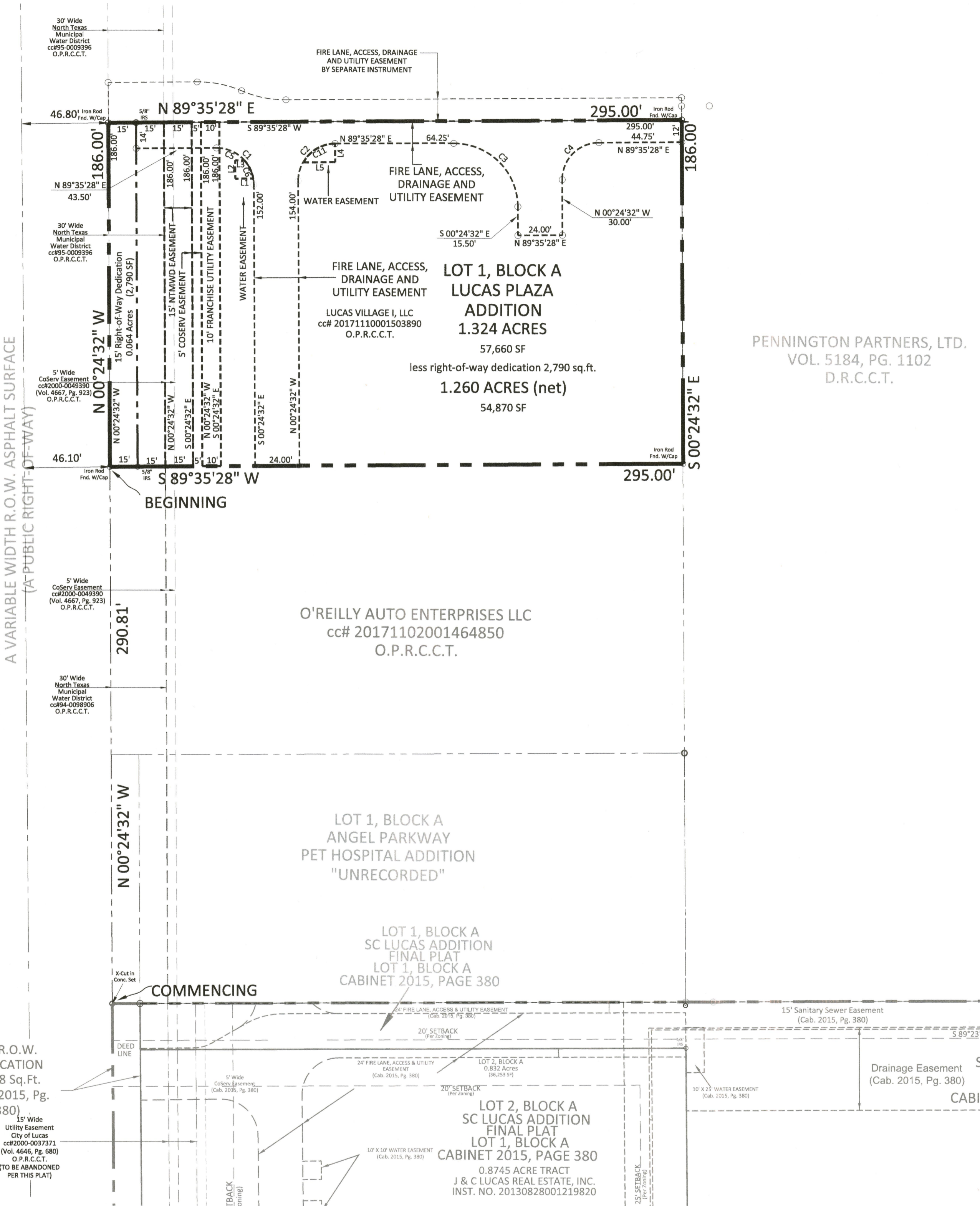


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N 45°24'32" W	28.28'
C2	31.42'	20.00'	90°00'00"	N 44°35'28" E	28.28'
C3	54.19'	34.50'	90°00'00"	N 45°24'32" W	48.79'
C4	31.42'	20.00'	90°00'00"	S 44°35'28" W	28.28'
C5	16.84'	20.00'	48°14'10"	S 66°17'27" E	16.34'
C6	11.24'	20.00'	32°12'33"	S 26°04'05" E	11.10'
C11	20.94'	20.00'	60°00'00"	N 59°14'22" E	20.00'

LINE	BEARING	DISTANCE
L1	S 89°36'33" W	19.72'
L2	N 00°24'32" W	10.00'
L3	N 89°36'33" E	14.51'
L4	S 00°45'38" E	10.00'
L5	N 89°14'22" E	17.32'

LAKE TRAVIS
DRIVE

F.M. HIGHWAY 2551
S. ANGEL PARKWAY
(A VARIABLE WIDTH R.O.W. ASPHALT SURFACE
(A PUBLIC RIGHT-OF-WAY))



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

Director of Public Works _____ Date _____

The Director of Planning and Community development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinance, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development _____ Date _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, **LUCAS VILLAGE I, LLC**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **LUCAS PLAZA ADDITION, LOT 1, BLOCK A**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time 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 Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at _____, Texas, this _____ day of _____, 2018

LUCAS VILLAGE I, LLC, Owners
By: Brad DeYoung, Manager

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 Brad DeYoung, **LUCAS VILLAGE I, LLC**, Owners, known to me to be the person whose name 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 _____, 2018.

Notary Public in and for
the State of Texas

MORTGAGE HOLDER CERTIFICATION

That I, **FIRST UNTIED BANK AND TRUST COMPANY** hold a mortgage or represent holders of a mortgage on a portion of the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as **LUCAS PLAZA ADDITION**, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. 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 easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, 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 _____, Texas, this _____ day of _____, 2018.

Signature _____
Title _____

FIRST UNTIED BANK AND TRUST COMPANY

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 name is 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 _____, 2018.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **LUCAS VILLAGE I, LLC** are the Owners of a 1.324 acre tract of land situated in the **W.M. Snider Survey, Abstract Number 821, Tract 32**, in the City of Lucas, Collin County, Texas and being a portion of a 21.751 acre tract of land according to the Warranty Deed with Vendor's Lien recorded in Volume 5184, Page 1102 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING at an iron rod with aluminum cap found for the southwest corner of said 6.476 acre tract of land and being the northwest corner of Lot 1, Block A of SC LUCAS ADDITION according to the plat recorded in Cabinet 2015, Page 380 of the Plat Records of Collin County Texas and being located in the east line of F.M. 2551 (variable width);

THENCE with the east line of said F.M. 2551, **NORTH 00°24'32" WEST** a distance of **290.81** feet to a 5/8 inch iron rod set for the **POINT OF BEGINNING** and being the southwest corner of a 0.8745 acre tract of land described in a deed to J & C Real Estate, Inc. recorded in Instrument No. 20130828001219820 (OPRCCT);

THENCE continuing along the east line of said F.M. 2551, **NORTH 00°24'32" WEST** a distance of **186.00** feet to an X cut in concrete set for corner and being the northwest corner of said 6.467 acre tract;

THENCE departing the east line of said F.M. 2551, **NORTH 89°35'28" EAST** a distance of **295.00** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°24'32" EAST a distance of **186.00** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE SOUTH 89°35'28" WEST a distance of a distance of **295.00** feet to a 5/8 inch iron rod set for corner

THENCE said 1.175 acre tract, **SOUTH 89°35'28" WEST** a distance of **295.00** feet to the **POINT OF BEGINNING**;

CONTAINING 1.324 acres or 57,660 square feet of land more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, **AUSTIN J. BEDFORD**, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **AUSTIN J. BEDFORD**, known to me to be the person whose name is 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 _____, 2018.

Notary Public in and for
the State of Texas

FINAL PLAT - FOR REVIEW PURPOSES ONLY

LUCAS PLAZA ADDITION FINAL PLAT LOT 1, BLOCK A

BEING 1.260 ACRES OUT OF THE
WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32
CITY OF LUCAS, COLLIN COUNTY, TEXAS

Owner: **LUCAS VILLAGE I, LLC**
4125 Centurion Way, Suite 100
Addison, Texas 75001

Scale: 1" = 40'

Date: November 15, 2017

Technician: L. Spradling

Drawn By: L. Spradling

Checked By: A.J. Bedford

P.C.: D. Cryer

File: LUCAS PLAZA 9-12-2017

Job No. 552-152

GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
1
Of: 1

Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG. # 10118200

Engineer:
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406
Bedford, Texas 76021
817-281-0572