



AGENDA
City of Lucas
Planning and Zoning Commission
January 10, 2019
7:00 PM
City Hall - 665 Country Club Road – Lucas, Texas – 75002

Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, January 10, 2019 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed.

Call to Order

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

Regular Agenda

1. Consider approval of the minutes of the September 13, 2018 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
2. Consider the request by Hillwood Communities on behalf of Brockdale Community LLC for approval of a final plat of Phase 3 and Phase 4 of the Brockdale Park subdivision containing a total of 85 lots for Phase 3 and Phase 3 located on Brockdale Park Road, in Lucas, Texas. **(Development Services Director Joe Hilbourn)**

Executive Session Agenda

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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

3. Executive Session: An Executive Session is not scheduled for this meeting.
4. Adjournment.

Certification

I do 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, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on January 4, 2019.

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

January 10, 2019

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the September 13, 2018 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. Minutes of the September 13, 2018 Planning and Zoning Commission meeting.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the September 13, 2018 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting
September 13, 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.

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.

Commissioners Present:

Chairman Peggy Rusterholtz
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

Development Services Director Joe Hilbourn
City Engineer Stanton Foerster
Special Projects Coordinator Cathey Bonczar

Commissioners Absent:

Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Scott Sperling

City Council Liaison Present:

Mayor Jim Olk

Due to the absence of several regular members, Alternate member Tommy Tolson and Alternate member Tim Johnson served as voting members.

Regular Agenda

1. **Consider approval of the minutes of the August 9, 2018 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Williams to approve the minutes with the noted corrections to the attendance list. The motion passed unanimously by a 4 to 0 vote.

2. **Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, tract 16, Collin County Texas, in the City of Lucas.**

Development Services Director Joe Hilbourn explained that this is the second phase of a two-building project. He presented the details and noted that the two deficiencies that were in the packet sent to the Commission had been corrected.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Tolson to approve the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, tract 16, Collin County Texas, in the City of Lucas. The motion passed unanimously by a 4 to 0 vote.

- 3. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.**

Development Services Director Joe Hilbourn explained that this is the second phase and is an exact duplicate of phase one.

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Tolson to approve the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. The motion passed unanimously by a 4 to 0 vote.

- 4. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.**

Development Services Director Joe Hilbourn explained that this is the second phase of the proposed project. Mr. Hilbourn described the landscaping, shade trees and shrubs, parking lot screening, and irrigation. Staff asked that some of the proposed trees be moved from the front of the lot to the rear to create a visual buffer between residential and commercial districts.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Tolson to approve the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. The motion passed unanimously by a 4 to 0 vote.

- 5. Consider the request by Jacobs Engineering on behalf of Saint Paul Inspiration LLC for approval of a final plat for Inspiration Phase 7, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 62.205 acres in the City of Lucas ETJ creating 159 lots.**

Development Services Director Joe Hilbourn explained that this project is located within the City of Lucas ETJ, has water and sewer services supplied by a Municipal Utility District, and has both an approved development agreement and concept plan. The City's only responsibility is plat approval. The final plat is for Inspiration Phase 7 and consists of 159 lots, 152 of which are residential lots. The lots vary in size from 8,000 square feet on the southern end to 10,000 square feet on the northern end of the subdivision. These lots conform to both the approved development agreement and the approved concept plan, and the plat conforms to the City of Lucas Code of Ordinances. The seven lots that are not residential are common areas intended for retention and open areas for pocket parks.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the request by Jacobs Engineering on behalf of Saint Paul Inspiration LLC for approval of a final plat for Inspiration Phase 7, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 62.205 acres in the City of Lucas ETJ creating 159 lots. The motion passed unanimously by a 4 to 0 vote.

6. Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned Village Center to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey.

Development Services Director Joe Hilbourn gave a presentation explaining that this property consists of in approximately 7.23 +/- acres of land. The property is currently zoned Village Center and the applicant is requesting that a Planned Development district be created. Several deviations are being requested from the current Village Center requirements related to height and area regulations. They are requesting the following changes:

- Building height be changed from the maximum height of twenty-five (25) feet to a maximum of thirty-five (35) feet
- Area regulation be changed from the minimum of three (3) acres to one point two (1.2) acres
- Streets and drainage private drive requirements be changed from requiring a private drive be dedicated to a homeowners association, to dedicating it as an access easement and fire lane

Mr. Hilbourn explained that the Developer moved the buildings further away from Wolf Creek as requested, reduced the building density and the parking, removed the southern entrance, and added landscaping on most of the property.

Chairman Rusterholtz questioned the building setback lines noting the 20 feet shown between the buildings should be 50 feet minimum by ordinance.

Mr. Hilbourn stated that Jessica Lane would remain a public street used for ingress and egress, and he recommends adding a gated entrance keeping commercial traffic out of the neighborhood. The gate would have a Knox lock giving access to emergency vehicles.

The Commissioners asked about the roof, building height, adequate parking, and emergency response concerns. Mr. Hilbourn explained that the buildings are planned to be two story with the peak of the roof included in the total height of the building, fire suppression would be required, and there should be adequate parking for each building.

The following residents spoke in opposition to the request:

Sean McCaffity of 2801 Jessica Lane stated his opposition to the property being turned into a Planned Development and voiced his concerns about increased traffic on Country Club Road and Jessica Lane with this being a commercial development. He asked that the Commissioners reconsider changing this to a Planned Development and stay with the Village Center look and feel.

Ken Schafenberg of 2808 Robert Sender Court also spoke in opposition to the request, and voiced concerns about increased traffic, noise issues, and the potential for this to become a parking hangout for kids. He felt that blocking off Jessica Lane could potentially cause damage to his property with drivers attempting to turn around in that area coming on to his property and was concerned that the dumpsters would generate odors and attract rodents.

Lindsey Young of 2806 Jessica Lane spoke in opposition to the request. Ms. Young seconded Mr. McCaffity's concerns about gate access, increased traffic, and talked about her concerns for her children's safety. Ms. Young also spoke about the building height creating a lack of privacy in her backyard, and the potential of the trash/garbage attracting animals to the area.

Chairman Rusterholtz read emails received prior to the meeting from citizens all speaking in opposition to the request.

- Maureen Miller, 317 McMillen Road
- Leon Lucky, 1065 Wendy Lane
- Steve and Magda Grunin
- Bill and Cathy Phillips
- Mike Matteucci
- Agnes Sztajnert
- Jennie Tissing
- Francois Tenhoppen, 340 Holly Lane
- Victoria Howard, 2145 Lucas Creek Drive
- Cathy Gleason, 1 Manor Lane
- Michelle Reed, resident of Wolf Creek subdivision
- Gina Ellis, 2810 Ginny Court
- Darrell and Joy Koepke, 1425 Susan Circle
- April Schreurs, 447 Long Cove, Fairview
- Jason Potts, resident of Wolf Creek subdivision
- David Finn and Gina Ferrall, 980 Wendy Lane
- Kim and Maurice Berbel, 1518 Silver Creek Circle

Commissioner Johnson asked for clarification about the gate, the height of the buildings just north of the property, and dumpster locations. Mr. Hilbourn explained that the gate is highly recommended by City staff, but not a requirement. The intent would be to restrict vehicle traffic, not pedestrian traffic. He clarified that the height of the buildings just north of the property are 34.5 feet, and there has been an ordinance change since that time. Mr. Hilbourn explained that the Planning and Zoning Commission can apply reasonable restrictions including the location of the dumpsters.

Chairman Rusterholtz spoke of the number of residents that voiced their displeasure with the height of the building, which drove a change in the ordinance. Ms. Rusterholtz stated her opposition to changing the ordinance and believes it should remain a Village Center.

Questions were asked regarding the best area to access the property. City Engineer Stanton Foerster explained that anything on 1378 requires TxDOT approval and explained that there was no other permitted access to this property and Jessica Lane is the best option.

Niam Khan, Civil Engineer for AD & Associates spoke on behalf of Dr. Amin Ashfour. He felt that the traffic concerns were explained very well, and they will do a traffic study if this moves forward. He explained changes that were implemented based on comments at the previous meeting and removed the shared parking. Mr. Khan stated that they would address traffic concerns in a manner that will not have an adverse impact on citizens in the area and felt that the noise concerns can be addressed by controlling the allowed tenants.

Commissioners discussed their concerns with Mr. Khan about dividing the property into four lots and creating a need for more parking, and with two story buildings privacy issues for the neighboring community was a concern. They spoke about the work already done by the Planning and Zoning Commission and the City Council regarding Village Centers and believe that a Village Center was the best use for this area.

Chairman Rusterholtz reminded everyone that this item was for discussion only and asked what direction they would like to give the applicant on this item. Commissioners Williams, Tolson, Johnson, and Rusterholtz were in favor of keeping the development of the property as Village Center. Mr. Khan asked if it could be divided into two lots, and Chairman Rusterholtz stated that would be acceptable. Mr. Khan asked about the 35-foot height noting that the buildings just north of the property were almost 35 feet. Chairman Rusterholtz explained that the ordinance was changed after that structure was built based on citizens inputs in opposition to that height, and that the citizens remain in opposition to raising the height near residential neighborhoods.

Commissioner Williams left the meeting at 8:10 pm.

Chairman Rusterholtz reminded everyone that this item could possibly come back in the form of discussion or as a public hearing.

7. Consider amending the City's Code of Ordinances Chapter 10, Subdivisions, Section 10.03.123 Streets and Drainage by decreasing right of way requirements for residential streets from 50 feet to 30 feet, and amending Chapter 13, Utilities, Section 13.02.098 Easements, by increasing required easements adjacent to the right of way from 20 feet to 30 feet on each side of the roadway.

Development Services Director Joe Hilbourn gave a presentation explaining that Staff is recommending a change in the Code of Ordinances to reduce right of way (ROW) from 50 feet to 30 feet on residential and private streets and increasing the size of required drainage easements to 30 feet adjacent to roadways.

Chairman Rusterholtz stated her opposition to the proposal, believing that reducing the ROW and increasing easements was not a solution to the drainage problem. She feels that the bar ditches along

the road are for the good of everyone and the City should have some responsibility of maintaining them.

Mr. Hilbourn explained that staff is recommending this for residential streets only, and the City can still maintain drainage easements. With very few exceptions, the City isn't currently maintaining bar ditches and to make this happen would involve a significant change in property taxes.

Commissioners discussed homeowner's responsibility for mowing and maintaining the bar ditch to the street, the overall impact when they are not maintained, and the impact on the tax rolls.

The Commission requested Mr. Hilbourn bring it back next month for further discussion.

8. Consider amendments to the City's land use assumptions, capital improvements plan and impact fees and provide comments in the capacity as the Advisory Committee pursuant to Section 395.058 of the Texas Local Government Code.

Mr. Hilbourn gave a presentation explaining that the City began the process of updating the Comprehensive Plan, Capital Improvement Plan, and land use assumptions in 2014. The Comprehensive Plan was approved by the Planning and Zoning Commission in February 2017. The Planning and Zoning Commission was also given the Capital Improvement Plan for review in 2017, and all changes recommended by the Commission were incorporated into the document. The only changes to the Capital Improvement Plan since that date are progress on projects and updated timeframes for projects.

Chairman Rusterholtz stated that she would give her notes to City Engineer Stanton Foerster reflecting corrections needed, including typos, date changes, and referrals to completed jobs. Mr. Foerster explained how the plan was developed originally and agreed with the changes needed.

MOTION: A motion was made by Chairman Rusterholtz, seconded by Commissioner Tolson to send the amendments of the City land use assumptions, capital improvements plan and impact fees to City Council along with the corrections as submitted to Mr. Hilbourn. The motion passed unanimously by a 3 to 0 vote.

9. Adjournment.

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Tolson to adjourn the meeting at 8:33 pm. The motion passed unanimously by a 3 to 0 vote.

Peggy Rusterholtz, Chairman

Cathey Bonczar, Special Projects Coordinator



City of Lucas

Planning and Zoning Agenda Request

January 10, 2019

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Hillwood Communities on behalf of Brockdale Community LLC for approval of a final plat of Phase 3 and Phase 4 of the Brockdale Park subdivision with Phase 3 located on a tract of land in the S. Barrow Survey, Abstract 49 and the S. Millirons Survey Abstract 564 containing 53 residential lots on 35.363 acres of land, and Phase 4 located in the S. Millirons Survey, Abstract 564 with 32 residential lots on 22.357 acres of land.

Background Information

This is Phase 3 and Phase 4 of the Brockdale Park community. The preliminary plat was approved by the Planning and Zoning Commission on January 12, 2012, and an amended preliminary plat was approved in April of 2013. The final plat including all four phases contains 206 lots located on 136 acres. All homes are required to be fully fire protected, permitted and inspected by the City.

Attachments/Supporting Documentation

1. Phase 3 final plat
2. Phase 4 final plat
3. Location map

Budget/Financial Impact

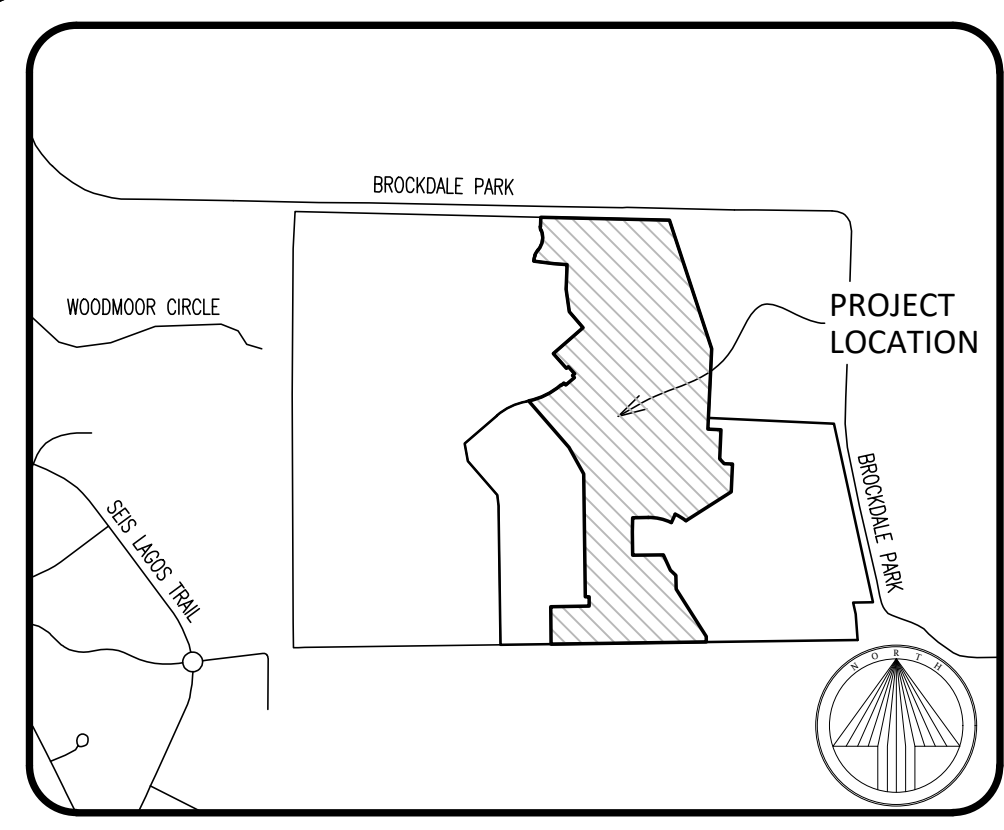
NA

Recommendation

Staff recommends approval of the final plat as presented.

Motion

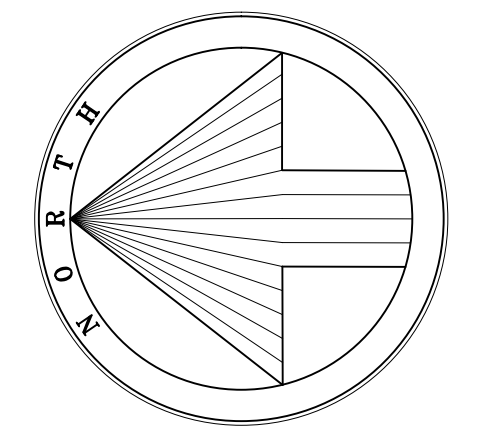
I make a motion to approve/deny the request by Hillwood Communities on behalf of Brockdale Community LLC for approval of a final plat of Phase 3 and Phase 4 of the Brockdale Park subdivision with Phase 3 located on a tract of land in the S. Barrow Survey, Abstract 49 and the S. Millirons Survey Abstract 564 containing 53 residential lots on 35.363 acres of land, and Phase 4 located in the S. Millirons Survey, Abstract 564 with 32 residential lots on 22.357 acres of land.



Tract No. 4423-1
United States of America
Vol. 763, Pg. 728 DRCCT

Tract No. 4422-2
United States of America
Vol. 738, Pg. 132 DRCCT

Tract No. 4424
United States of America
Vol. 736, Pg. 835 DRCCT



NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The private drainage easement (P.D.E.) shown hereon is a private easement with the drainage facilities to be maintained by the Brockdale Community Association.
- All drainage easements (D.E.) are to be maintained by the Brockdale Community Association.
- All lots within this plat are in Collin County and the Seis Lagos Utility District (SLUD) and not within the City Of Lucas City Limits.
- All PDWME's Are For The Benefit Of The Adjacent Property Owner
- According to Flood Insurance Rate Map (FIRM) Map No. 48085C0420J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP FOUND, UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PDWME	PRIVATE DRAINAGE & WALL MAINTENANCE ESMT.
PWME	PRIVATE WALL MAINTENANCE EASEMENT
DEUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
VM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
M.F.F.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
Ⓢ	BLOCK DESIGNATION
STFR	STREET FRONTAGE
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LOCATION MAP
1" = 1000'

Lot 2, Block A

BROCKDALE PARK ADDITION
Cabinet L, Page 856 PRCCT
Zoned R-2

Lot 1, Block A
BROCKDALE PARK ADDITION NO. 3
Cabinet 2018, Page 316 PRCCT

FUTURE BROCKDALE ESTATES PHASE 4
BROCKDALE PHASE 3, LLC
Doc. No. 20180130000120550 OPRCCT

Tract No. 4421
United States of America
Vol. 738, Pg. 116 DRCCT

Tract No. 4423-2
United States of America
Vol. 763, Pg. 728 DRCCT

Tract No. 4422-1
United States of America
Vol. 738, Pg. 132 DRCCT

Lot 54, Block BG
To Be Owned And
Maintained By Seis
Lagos Utility District
(9,272 Sq. Ft.)

Lot 52, Block BG
Common Area &
Drainage Easement
(149,178 Sq. Ft.)

Lot 19, Block BH
Common Area &
Drainage Easement
(41,227 Sq. Ft.)

POINT OF BEGINNING

Boundary Line Table

Line #	Direction	Length
BL1	S 87°27'04" E	70.29'
BL2	S 02°32'56" W	155.00'
BL3	S 42°27'04" E	35.36'
BL4	S 87°27'04" E	43.64'
BL5	S 02°32'56" W	148.67'
BL6	S 25°37'10" W	50.00'
BL7	S 89°13'47" W	82.56'
BL8	S 02°05'44" W	75.59'
BL9	S 00°46'13" E	124.50'
BL10	S 89°13'47" E	165.00'
BL11	S 23°56'47" E	88.93'
BL12	S 47°15'27" E	41.37'

Boundary Line Table

Line #	Direction	Length
BL13	S 00°46'13" E	73.57'
BL14	S 00°46'13" E	30.00'
BL15	N 00°46'13" W	200.00'
BL16	N 89°13'47" E	205.00'
BL17	N 00°46'13" W	50.00'
BL18	N 89°13'47" E	20.00'
BL19	N 28°46'47" W	161.79'
BL20	N 49°05'17" E	21.09'
BL21	S 40°54'43" E	15.00'
BL22	N 49°05'17" E	60.00'
BL23	N 40°54'43" W	15.00'
BL24	N 49°05'17" E	15.00'

Boundary Line Table

Line #	Direction	Length
BL25	N 40°54'43" W	50.00'
BL26	S 49°05'17" W	15.00'
BL27	N 40°54'43" W	105.00'
BL28	N 40°54'43" W	113.67'
BL29	N 08°04'51" W	119.56'
BL30	N 02°15'45" E	82.83'
BL31	N 02°14'36" E	50.00'
BL32	N 83°40'36" W	109.60'
BL33	N 06°19'24" E	16.97'
BL34	N 21°19'24" E	14.47'
BL35	N 01°19'24" E	50.00'

Boundary Curve Table

Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	325.00'	11°51'30"	67.26'	N 58°27'05" W	67.14'
BC2	275.00'	26°23'23"	126.66'	N 77°34'32" W	125.54'
BC3	375.00'	29°22'07"	192.22'	N 63°46'21" E	190.12'
BC4	975.00'	4°04'48"	69.43'	N 85°43'00" W	69.42'
BC5	100.00'	19°27'41"	33.97'	N 31°03'15" E	33.80'
BC6	100.00'	64°06'08"	111.88'	N 08°44'02" E	106.14'
BC7	50.00'	24°38'27"	21.50'	N 10°59'49" W	21.34'

Union Valley Ranch LP
Doc. No. 20180402000485810
OPRCCT
City of Lucas ETJ

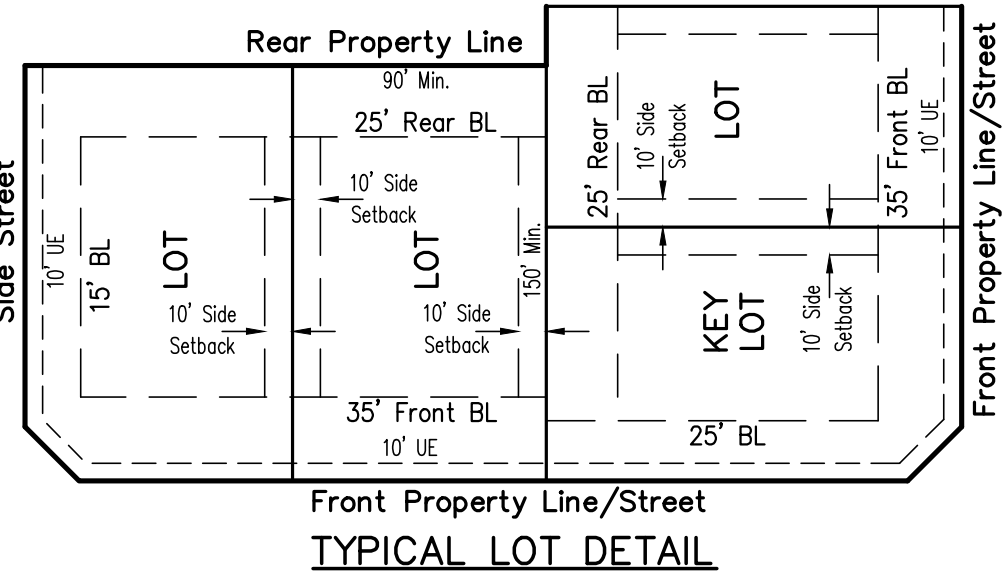
FINAL PLAT

BROCKDALE ESTATES
PHASE 3

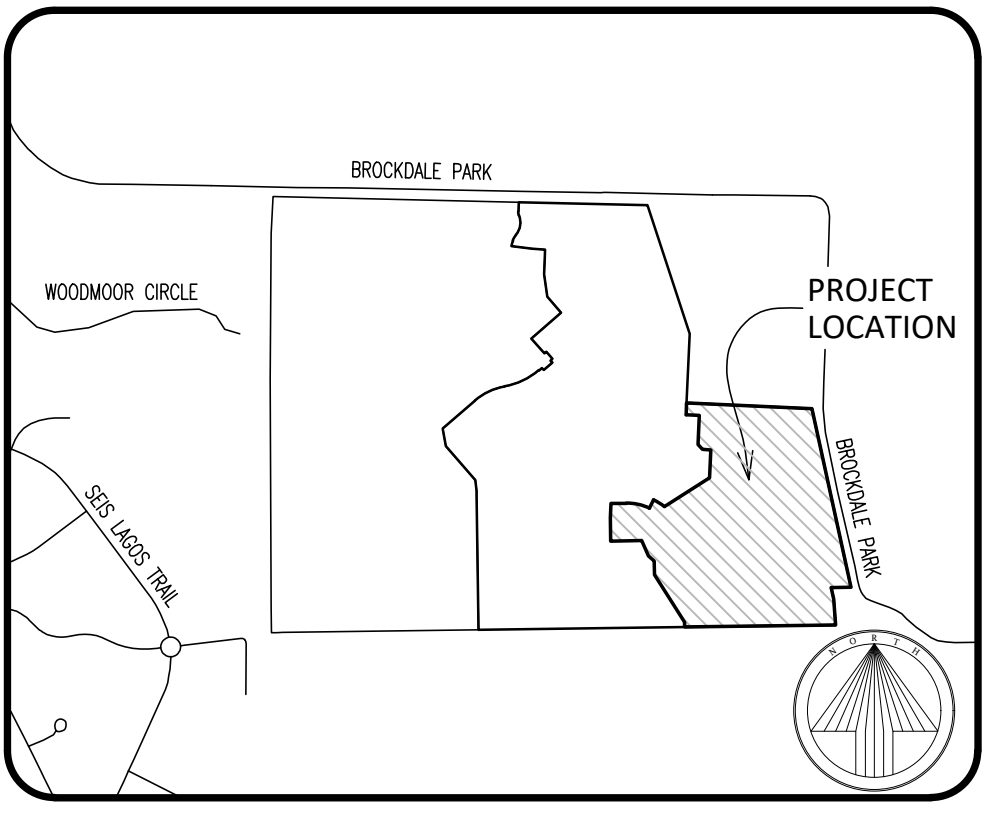
53 RESIDENTIAL LOTS, IN 4 BLOCKS
35.363 ACRES IN THE
S. BARROW SURVEY, ABSTRACT NO. 49 & THE
M. MILLIRONS SURVEY, ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Brockdale Phase 3, 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



Drawing: © 2018, 08/23/18-051 Brockdale Phase 3, LLC-5363-HSR plat.dwg Saved By: Rnhwmyr, Date: 9/18/2018, 3:24:10 PM
 Printed by: rnhwmyr, Date: 10/22/2018, 8:08 PM



LOCATION MAP
1" = 1000'

Tract No. 4423-1
United States of America
Vol. 763, Pg. 728 DRCCT

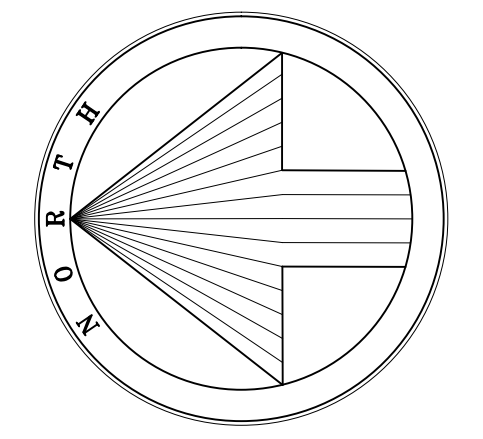
Tract No. 4422-2
United States of America
Vol. 738, Pg. 132 DRCCT

Tract No. 4424
United States of America
Vol. 736, Pg. 833 DRCCT

POINT OF BEGINNING

NOTES:

- This plot was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The private drainage easement (PDE) shown hereon is a private easement with the drainage facilities to be maintained by the Brockdale Community Association.
- All drainage easements (DE) are to be maintained by the Brockdale Community Association.
- All lots within this plat are in Collin County and the Seis Logos Utility District (SLUD) and not within the City of Lucas City Limits.
- The 25' access easement dedication at the end of Jackson Court is for the sole purpose of the land owner of Lot 1, Block A Brockdale Park Addition No.3 Cabinet 2013, Page 316 PRCT.
- All PDWME's Are For The Benefit Of The Adjacent Property Owner
- According to Flood Insurance Rate Map (FIRM) Map No. 48085C0420J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.



100 0 50 100 200
1 inch = 100 ft.

LEGEND
(Not all items may be applicable)

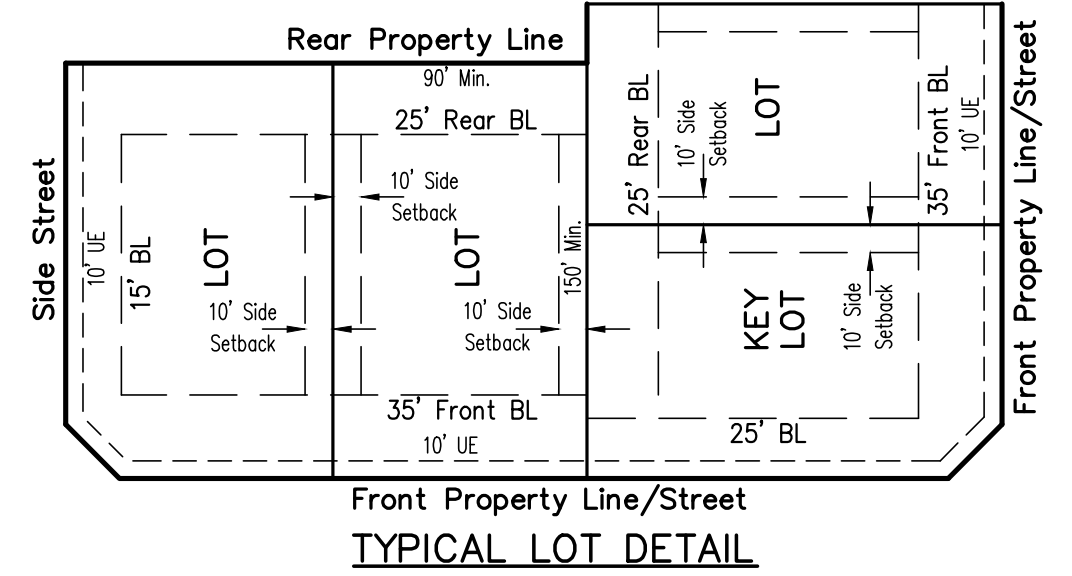
○	1/2" IRON ROD WITH PLASTIC CAP FOUND, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PDWME	PRIVATE DRAINAGE & WALL MAINTENANCE ESMT.
PWME	PRIVATE WALL MAINTENANCE EASEMENT
PUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
WM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BT	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
M.F.F.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
Ⓟ	BLOCK DESIGNATION
▶	STREET FRONTAGE
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Boundary Line Table

Line #	Direction	Length
BL1	S 89°14'29" W	104.60'
BL2	S 12°20'38" E	63.42'
BL3	S 03°40'54" E	138.37'
BL4	N 00°46'13" W	30.00'
BL5	N 00°46'13" W	73.57'
BL6	N 47°15'27" W	41.37'
BL7	N 23°56'47" W	88.93'
BL8	S 89°13'47" W	165.00'
BL9	N 00°46'13" W	124.50'
BL10	N 02°05'44" E	75.59'
BL11	N 89°13'47" W	82.56'
BL14	N 87°27'04" W	43.64'
BL15	N 42°27'04" W	35.36'
BL16	N 02°32'56" E	155.00'

Boundary Curve Table

Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	275.00'	26°23'23"	126.66'	S 77°34'32" E	125.54'
BC2	325.00'	11°51'30"	67.26'	S 58°27'05" E	67.14'



FINAL PLAT
**BROCKDALE ESTATES
PHASE 4**
32 RESIDENTIAL LOTS, IN 2 BLOCKS
22.357 ACRES IN THE
M. MILLIRONS SURVEY, ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Brockdale Phase 3, 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

Drawing: © 2018, 080316-127 Brockdale Phase 4 16-127-168 plat.dwg Saved By: Dmetrieff Date: 9/27/2018 9:11:53 AM
Printed by: rnhayes Date: 10/2/2018 11:55 PM

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS Brockdale Phase 3, LLC are the owners of a tract of land situated in the M. Millirons Survey, Abstract No. 564, Collin County, Texas, the subject tract being a portion of a tract conveyed to Brockdale Phase 3, LLC according to the deed recorded in Document No. 2018013000120550 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 for the southeast corner of Lot 1, Block A, Brockdale Park Addition No. 3, an addition recorded in Cabinet 2013, Page 316 PRCCT, and being on the west line of Brockdale Park Road;

THENCE S 87°27'04" E, 72.44 feet to a point on the east line of Brockdale Park Road and the west line of Tract No. 4422-2, conveyed to the United States of America, recorded in Volume 738, Page 132 DRCC1;

THENCE S 12°20'38" E, 912.70 feet along the common line thereof to a 1/2" iron rod found for the northeast corner of a tract conveyed to Union Valley Ranch LP, recorded in Document No. 20130402000433810 OPRCCT;

THENCE S 89°14'29" W, 104.60 feet along the common line thereof, across Brockdale Road, to a 1/2" iron rod found for the common corner thereof;

THENCE S 12°20'38" E, 63.42 feet continuing along the common line thereof to a 1/2" iron rod found;

THENCE S 03°40'54" E, 138.37 feet continuing along the common line thereof to a 1/2" iron rod found 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, 805.85 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southeast corner of Proposed Brockdale Estates, Phase 3;

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, 30.00 feet;

N 32°29'18" W, 298.33 feet;

N 00°46'13" W, 73.57 feet;

N 47°15'27" W, 41.37 feet;

N 23°56'47" W, 88.93 feet;

S 89°13'47" W, 165.00 feet;

N 00°46'13" W, 124.50 feet;

N 02°05'44" E, 75.59 feet;

N 89°13'47" E, 82.56 feet;

Around a tangent curve to the right having a central angle of 26°23'23", a radius of 275.00 feet a chord of S 77°34'32" E - 125.54 feet an arc length of 126.66 feet;

N 25°37'10" E, 50.00 feet;

Around a non-tangent curve to the right having a central angle of 11°51'30", a radius of 325.00 feet a chord of S 58°27'05" E - 67.14 feet an arc length of 67.26 feet;

N 57°30'42" E, 285.53 feet;

N 02°32'56" E, 148.67 feet;

N 87°27'04" W, 43.64 feet;

N 42°27'04" W, 35.36 feet;

N 02°32'56" E, 155.00 feet to a point on the south line of said Lot 1, Block A, Brockdale Park Addition No. 3;

THENCE S 87°27'04" E, 542.10 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 973,879 square feet or 22.357 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Brockdale Phase 3, LLC, do hereby adopt this plat designating the hereinabove described property as BROCKDALE ESTATES PHASE 4, 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 _____, 2018.

Brockdale Phase 3, 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 _____, 2018.

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 _____, 2018.

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 _____, 2018.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
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 4 was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, 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 _____, 2018.

City Secretary
City of Lucas, Texas

Centerline Line Table with 3 columns: Line #, Direction, Length. Rows L1 and L2.

Centerline Curve Table with 6 columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord. Rows C1 through C5.

Lot Line Table with 3 columns: Line #, Direction, Length. Rows L3, L4, and L5.

Lot Curve Table with 6 columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord. Rows C6 through C20.

Lot Area Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 12 through 18.

Lot Area Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 26 through 50.

FINAL PLAT
BROCKDALE ESTATES
PHASE 4
32 RESIDENTIAL LOTS, IN 2 BLOCKS
22.357 ACRES IN THE
M. MILLIRONS SURVEY, ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Brockdale Phase 3, LLC
3000 Turtle Creek Boulevard
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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

BROCKDALE ESTATES
PHASE 3 & PHASE 4

