



AGENDA
City of Lucas
Planning and Zoning Commission
December 12, 2019
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas

Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, December 12, 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 November 14, 2019 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for a preliminary plat for a parcel of land being 17.646 acres of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, 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 6:00 p.m. on December 5, 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

December 12, 2019

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the November 14, 2019 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. November 14, 2019 Planning and Zoning Commission minutes

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the November 14, 2019 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting
November 14, 2019
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Vice Chairman Keer called the meeting to order at 7:00 pm.

It was determined that a quorum was present. Vice Chairman Keer stated that Alternate Member Tommy Tolson would be seated as a voting member. Everyone was reminded to turn off or silence their cell phones and the Pledge of Allegiance was recited.

Commissioners Present:

Vice Chairman David Keer
Commissioner Tim Johnson
Commissioner Joe Williams
Alternate Commissioner Tommy Tolson

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn

Commissioners Absent:

Chairman Peggy Rusterholtz
Commissioner Andre Guillemaud
Alternate Commissioner Adam Sussman

Regular Agenda

1. **Consider approval of the minutes of the October 10, 2019 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson, to approve the minutes of the October 10, 2019 Planning and Zoning Commission meeting. The motion passed unanimously by a 4 to 0 vote.

2. **Consider the request by OW Homes, LLC for final plat approval for Farmstead Estates, 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 gave an overview of the final plat noting that the property was zoned R-2, contained five lots, all being two acres in area. The subdivision contains two retention ponds and conformed to all City requirements.

Mr. Hilbourn noted that the Code of Ordinances requires culvert charts to be identified on the final plat. However, this requirement was from when Lucas was a General Law city and final plats were approved prior to construction of the site. Mr. Hilbourn stated that culvert charts were now located on the construction plans instead of the final plat and the ordinance needs to be updated with the new amendments.

Because it was a code requirement, Vice Chairman Keer asked that the motion reflect the culverts be shown on the construction plans.

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to approve the final plat for Farmstead Estates, being 11.941 acres situated in the James Grayum Survey, Abstract Number 354 otherwise known as 1890 Estates Parkway, and including the condition that culvert specifications as required on the final plat be shown on the construction plans. The motion passed unanimously by a 4 to 0 vote.

3. Discuss stormwater ordinance regulations regarding drainage challenges in the City of Lucas and provide direction to staff on any recommended amendments to install, maintain and promote drainage on private and public property and rights-of-way, and provide direction to staff on amendments to consider for the January 9, 2020 Planning and Zoning Commission meeting.

Mr. Hilbourn discussed the City's current design manual that gave engineers a choice between design-based drainage methods for a development or prescriptive drainage methods. Mr. Hilbourn explained that a prescriptive drainage method was a step by step guide on how to conform to the City's requirements, where a design-based method called for a licensed engineer to design a subdivisions drainage by using generally accepted engineering principles. The concern associated with using the prescriptive method was that it required an engineer to make every drainage situation fit a certain design. The design for a subdivision at upper elevations should be different from the subdivision design at lower elevations.

Mr. Hilbourn further explained that a prescriptive design method calls for 200 acres of drainage area, and 50 acres of retention, with more than 50 acres, the required method is to have retention with soil conservation hydrologic methods. With design-based methods, engineers could propose a drainage system design to the City Engineer prior to construction.

Development Services Director Joe Hilbourn discussed challenges related to stormwater regulations throughout the City and asked the Commission for a recommendation on how to manage and update the stormwater ordinance relating to the items 1 – 7 outlined below.

1. Remove/amend Code of Ordinances, Section 10.04.005 (1) and (2) as these sections currently exempt single-family subdivisions with five or less lots, or commercial development that does not increase stormwater runoff rates by more than 10 percent predevelopment rate and no more than five cubic feet per second.

The Commission discussed the benefits of having all developers regardless of lot size or subdivision size to comply with ordinance standards. The Commission also discussed if the ordinance needed to address lots that had no improvements on site, but once improvements were placed on the property, compliance with the ordinance would be required. It was the consensus that both of these sections be deleted in their entirety.

2. The design manual currently requires HOAs to maintain ponds in the original design condition, and Section 10.04.024 outlines that HOAs must initiate maintenance of ponds within 14 days of notice, and complete required maintenance within 45 days. The Code of Ordinances does not address maintenance if there is no HOA or if the HOA has failed.

The Commission had a lengthy discussion as to who was responsible for the maintenance of retention ponds and who would pay for the maintenance should the HOA fail. The Commission discussed how property owners would be notified of their responsibility for maintenance and how cost for maintenance would be disbursed equally amongst homeowners within the subdivision. The Commission also discussed the potential negative impact to residents receiving a bill for maintenance of a detention pond that they had no idea they were responsible for.

3. The Code of Ordinances does not currently address ditch maintenance, or who is required to maintain drainage ditches adjacent to roads or on property lines.

The Commission discussed how there was currently no requirements for maintenance and some property owners have filled in their ditches that cause additional drainage problems. The Commission agreed that some form of maintenance by property owners needed to be required.

4. Items related to enforcement, penalties, fines, assessments, and required notice and timeframes for compliance need to be addressed.
5. There are no regulations in place to address illicit discharges.

The Commission asked for clarification on the definition of illicit discharge. Mr. Hilbourn explained that illicit discharge pertained to any discharge into the storm sewer system that was not composed of stormwater, such as oils, pesticides or fertilizers. It was the consensus that a code section should be created to address illicit discharges.

6. The development of a fee schedule is needed to fund work associated with maintenance of drainage within easements dedicated to the City and/or the public. Staff recommends a flat fee for residential, between \$5.00 per month and \$10.00 per month. Non-residential fees should be based on percent of impervious cover at \$1.10 per thousand square feet.

Mr. Hilbourn explained that a fee could be assessed to each property every month as part of a residents utility bill. The Commission discussed the potential negative impact the assessment could have on residents having to pay for drainage issues they were not experiencing on their property but were being assessed a fee for drainage issues in other parts of the City. The Commission discussed how the collected funds would be used, and how there would not be adequate funds collected from the assessed fee to repair drainage problems throughout the City. There was also concern with special assessments and the burden on individual homeowners that may not be able to pay the assessment.

Mr. Hilbourn stated that each year the collected assessed fee could be used towards a subdivision that needed drainage repairs. Mr. Hilbourn also noted that funds collected could be used to reduce bond debt should bonds be considered as a possible solution to repair drainage throughout the City.

The Commission also discussed not assessing a fee and allowing property owners to hire an engineer and fix any drainage problems they were having on their property.

Commissioner Tolson stated that before putting forth an assessed fee to each property owner, it should be brought to the voters to decide.

7. Section 14.04.038 related to driveways
 - (a) The driveway entry radius must not overlap the common property lines as projected to the street.
 - (b) Driveway culverts must be sized for each specific application. For new development, culvert size and material will be specified on construction drawings for each lot.

Mr. Hilbourn asked the Commission to forward any comments or recommended changes regarding the stormwater ordinance to him so that he could prepare an update for the January Planning and Zoning Commission meeting.

There was no action on this item, it was for discussion purposes only.

4. Executive Session.

There was no Executive Session held at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Tolson to adjourn the meeting at 7:55pm. The motion passed unanimously by a 4 to 0 vote.

David Keer, Vice Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

December 12, 2019

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Brian Umberger on behalf of Pankaj Srivastava for a preliminary plat for a parcel of land being 17.646 acres of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.

Background Information

This parcel of land is currently zoned R-2, containing 17.646 acres of land, and proposes eight new residential lots. The proposed subdivision is over 600 feet long but does not exceed ten lots requiring a second point of egress and has a single point of egress. To compensate for the second point of egress, staff is requesting a 60-foot turn radius on the cul-de-sac, split entrance, and a looped water main in accordance with the City's Code of Ordinances.

The City's Code of Ordinances, Section 10.03.123 Streets and Drainage states:

- (5) Where streets within the proposed subdivision are dictated by lot design to be cul-de-sacs, such cul-de-sac streets shall be provided with a permanent cul-de-sac having a minimum right-of-way radius of sixty feet (60') and shall not exceed six hundred feet (600') in length except in circumstances dictated by topography and existing development. Future streets that may offer a second point of access shall not be considered when measuring the length of cul-de-sac until the street is actually constructed. In situations where cul-de-sacs exceed the prescribed length by more than five percent (5%), a combination of the following based on the number of lots and dwelling units will be considered as a mitigating measure:
 - (A) A secondary emergency entrance/exit;
 - (B) Widening of the street and enlarging the cul-de-sac turnaround;
 - (C) Addition of fire hydrants; and
 - (D) Looped water system.
- (6) A secondary point of access, meeting the fire code, will be required for any subdivision, or any part of a subdivision, to prevent more than 10 lots from having only one point of access or emergency access. The secondary point of access shall not be routed through existing subdivisions.



City of Lucas

Planning and Zoning Agenda Request

December 12, 2019

Attachments/Supporting Documentation

1. Preliminary plat
2. Location Map

Budget/Financial Impact

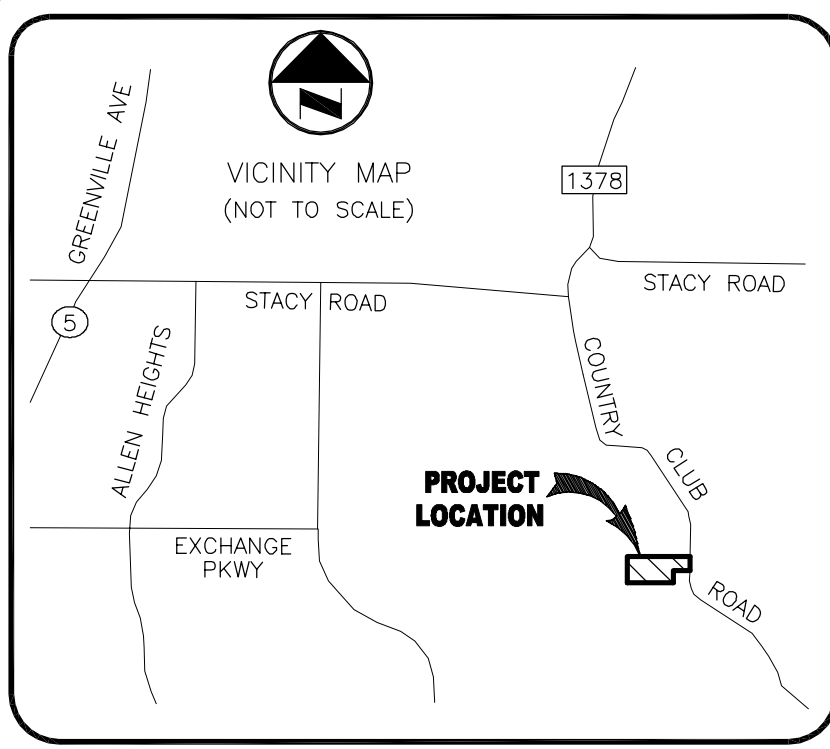
NA

Recommendation

Staff recommends approval of the preliminary plat pending Geo-Tech report.

Motion

I make a motion to approve/deny the request for preliminary plat approval of a parcel of land being 17.646 acres of land located on the west side of Country Club Road and north of Graham Lane, being part of the Jas Grayum Survey, Abstract CO-354, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.



OWNERS CERTIFICATE

**STATE OF TEXAS
COUNTY OF COLLIN**
WHEREAS Mahendra J. Patil and Punam M. Patil are the owners of two tracts of land situated in the James Grayum Survey, Abstract Number 354, Collin County, Texas, and being all of a called 7.001 acre tract of land described in a deed to Mahendra J. Patil and Punam M. Patil recorded as Instrument Number 201806060095650 in the Official Public Records of Collin County, Texas, and being all of a called 2.998 acre tract of land described in a deed to Mahendra J. Patil and Punam M. Patil recorded as Instrument Number 201806060095650 in the Official Public Records of Collin County, Texas; and **Ramon Loeza** is the owner of four tracts of land, being all of a called 2.0 acre tract of land (Tract 1), all of a called 2.0 acre tract of land (Tract 2), and all of a called 2.0 acre tract of land (Tract 3) described in a deed to Ramon Loeza recorded as Instrument Number 20170907001206100 in the Official Public Records of Collin County, Texas, and being the remainder of a called 2.0 acre tract of land described in a deed to Ramon Loeza recorded as Instrument Number 20170407000447660 in the Official Public Records of Collin County, Texas, and **David W. Bevins and wife, Lidonna M. Bevins** are the owners of two tracts of land, being the remainder of a called 8.00 acre tract of land (Tract II) described in a deed to David W. Bevins and wife, Lidonna M. Bevins recorded as Instrument Number 2005-0154161 in the Official Public Records of Collin County, Texas, and being the remainder of a called 1.00 acre tract of land described in a deed to David W. Bevins and wife, Lidonna M. Bevins recorded as Instrument Number 2005-0154162 in the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of Country Club Road (FM 1378) (90' right-of-way) at the Northeast corner of said 2.998 acre tract;

Thence South 00°40'51" East along the West right-of-way line of said Country Club Road and the East lines of said 2.998 acre tract, said 7.001 acre tract, and said 1.00 acre tract, a distance of 335.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the Northeast corner of a called 1.20 acre tract of land described in a deed to Eric Lambert and Misty Lambert recorded as Instrument Number 20140826000915220 in the Official Public Records of Collin County, Texas;

Thence North 89°48'29" West along the North line of said Lambert tract, a distance of 367.71 feet to a 3/8" iron rod found for corner at the Northwest corner thereof;

Thence South 00°19'29" East along the West line of said Lambert tract and the West line of a called 1.2 acre tract of land described in a deed to Aurora Espinosa recorded as Instrument Number 20190416000407680 in the Official Public Records of Collin County, Texas, a distance of 278.09 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner in the North line of a called 2.781 acre tract of land described in a deed to Thomas Harry Jones and wife, Diane Irene Jones recorded as Volume 1877, Page 943, in the Official Public Records of Collin County, Texas;

Thence North 89°56'04" West along the North line of said Jones tract, the North line of a called 4.00 acre tract of land described in a deed to Jane C. Ridgway recorded as Instrument Number 96-0081366 in the Official Public Records of Collin County, Texas, the North line of a tract of land described in a deed to Roger Roulette recorded as Instrument Number 20090701000822050 in the Official Public Records of Collin County, Texas, and the North line of a called 2.47 acre tract of land described in a deed to Jackie F. Ostrander and Judith A. Ostrander, Trustees recorded as Instrument Number 94-0018682 in the Official Public Records of Collin County, Texas, a distance of 1056.21 feet to a 3/4" iron pipe found for corner at the Southwest corner of said Loeza Tract 3;

Thence North 00°15'21" West along the West line of said Loeza Tract 3, a distance of 305.70 feet to a 1/2" iron rod found for corner at the Northwest corner thereof, same being the Southwest corner of said 7.001 acre tract of land;

Thence North 00°41'15" West along the West line of said 7.001 acre tract, a distance of 305.33 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

Thence South 89°59'25" East along the North line of said 7.001 acre tract, and the North line of said 2.998 acre tract, a distance of 1423.39 feet to the **POINT OF BEGINNING** and containing 17.646 acres of land.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Mahendra J. Patil and Punam M. Patil, and David W. Bevins and wife, Lidonna M. Bevins, and Ramon Loeza**, do hereby adopt this plat designating the herein described property as **NEW CASTLE ESTATES**, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas, the roads, rights-of-way and easements shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas 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 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.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Mahendra J. Patil _____ Punam M. Patil _____ Ramon Loeza _____

Davis W. Bevins _____ Lidonna M. Bevins _____

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Mahendra J. Patil**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Ramon Loeza**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Ramon Loeza**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **David W. Bevins**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Lidonna M. Bevins**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

RELEASE OF EASEMENT

**STATE OF TEXAS
COUNTY OF COLLIN**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Eric Lambert and Misty Lambert**, have forever remised, released and relinquished and by these presents do Forever Remise, Release and Relinquish all that certain 25' Roadway Easement interest created and established in a Warranty Deed to Eric Lambert and Misty Lambert recorded as Instrument Number 20140826000915220 in the Official Public Records of Collin County, Texas, insofar as it affects or appertains to the premises described on this plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Eric Lambert _____ Misty Lambert _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Ramon Loeza**, has forever remised, released and relinquished and by these presents do Forever Remise, Release and Relinquish all that certain 25' Roadway Easement interest created and established in a Warranty Deed to Ramon Loeza recorded as Instrument Number 20170907001206100 in the Official Public Records of Collin County, Texas, insofar as it affects or appertains to the premises described on this plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

Ramon Loeza _____

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Eric Lambert**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Misty Lambert**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Ramon Loeza**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason D. Thompson, 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 WAS RELEASED ON 11/21/19
 FOR REVIEW ONLY AND SHALL NOT BE
 RECORDED FOR ANY PURPOSE.

JASON D. THOMPSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6096

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Jason D. Thompson**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities.
- 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).
- Any existing OSSFs on any of the new lots must be legally abandoned prior to development of the individual lot.
- 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.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

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 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.

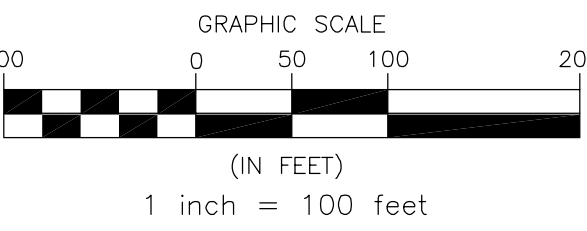
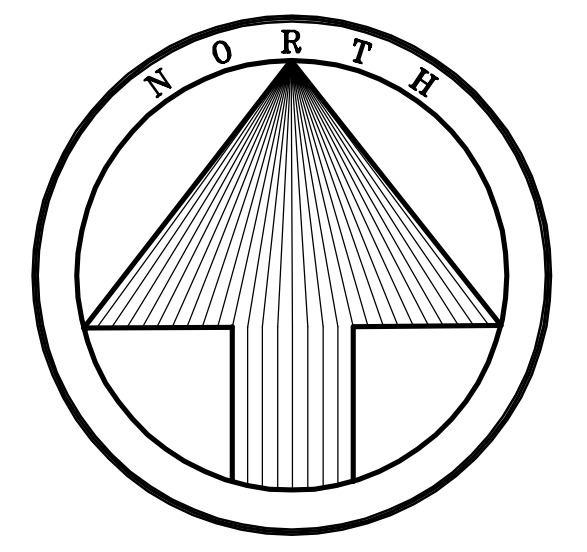
Director of Public Works Date _____

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.

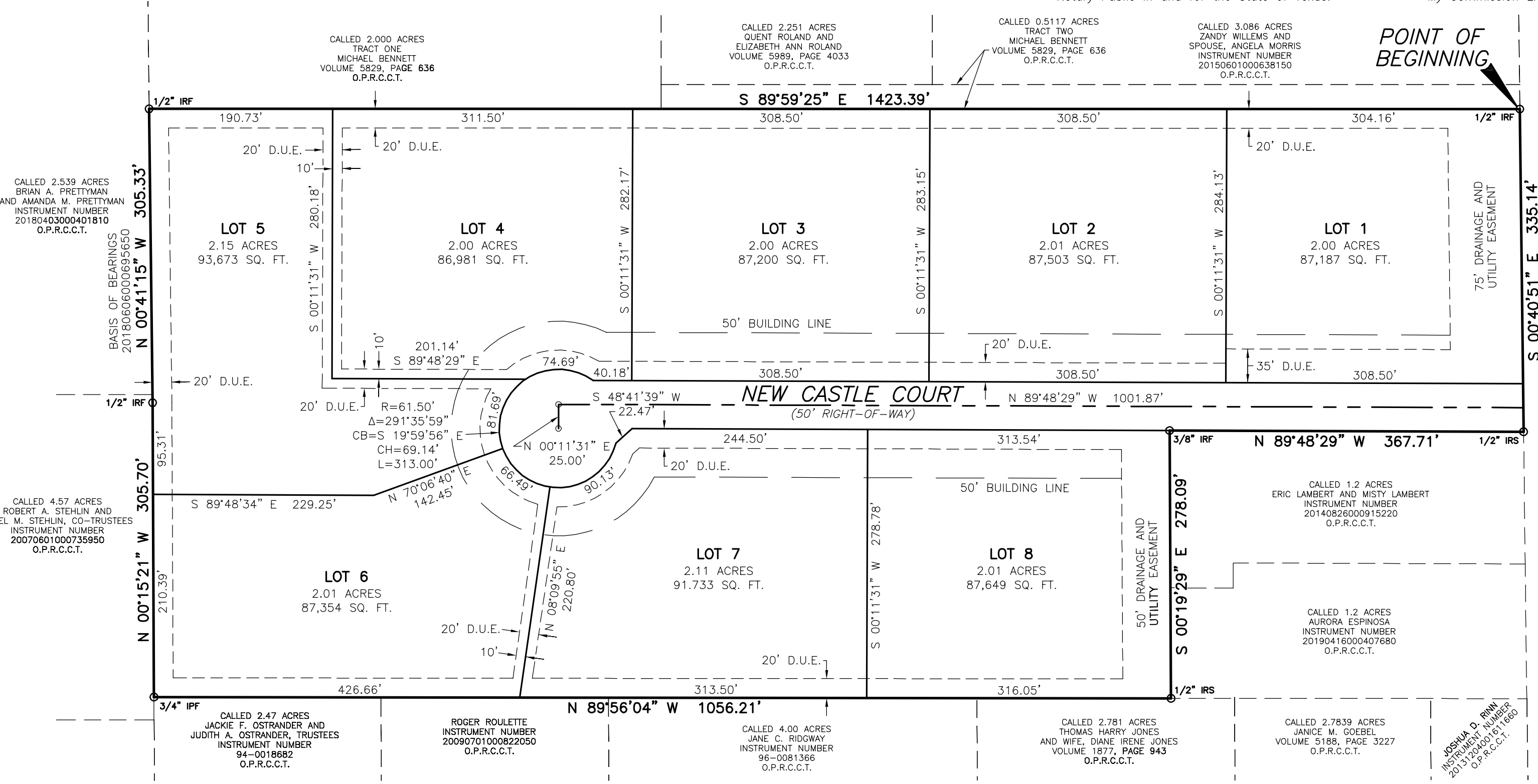
Director of Planning and Community Development Date _____

NOTES

- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood 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.
- Property owners are required to maintain property within rights-of-way adjacent to their lot, drainage and utility easements within their lot to the edge of pavement.
- Only wrought iron fences are permitted within drainage easements.
- A 1/2-inch iron rod with a blue cap stamped "HINE THOMPSON" will be set at all boundary corners and lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing after development is completed.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- Source bearing is based on the West line of the deed recorded in Instrument Number 201806060095650 in the Official Public Records of Collin County, Texas.
- Lot 1 shall not have direct access to Country Club Road (FM 1378).



- LEGEND**
- IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET WITH BLUE CAP STAMPED "HINE THOMPSON"



**PRELIMINARY PLAT
 NEW CASTLE ESTATES
 17.646 ACRES
 8 RESIDENTIAL LOTS
 JAMES GRAYUM SURVEY, ABSTRACT NUMBER 354
 CITY OF LUCAS, COLLIN COUNTY, TEXAS**

NOVEMBER 2019 **SURVEYOR** HINE-THOMPSON LAND SURVEYING SCALE 1" = 100'

SURVEYOR
HINE-THOMPSON
LAND SURVEYING
 508 CRESTRIDGE ROAD
 HEATH, TEXAS 75032
 JASON D. THOMPSON, RPLS
 (214) 498-8757

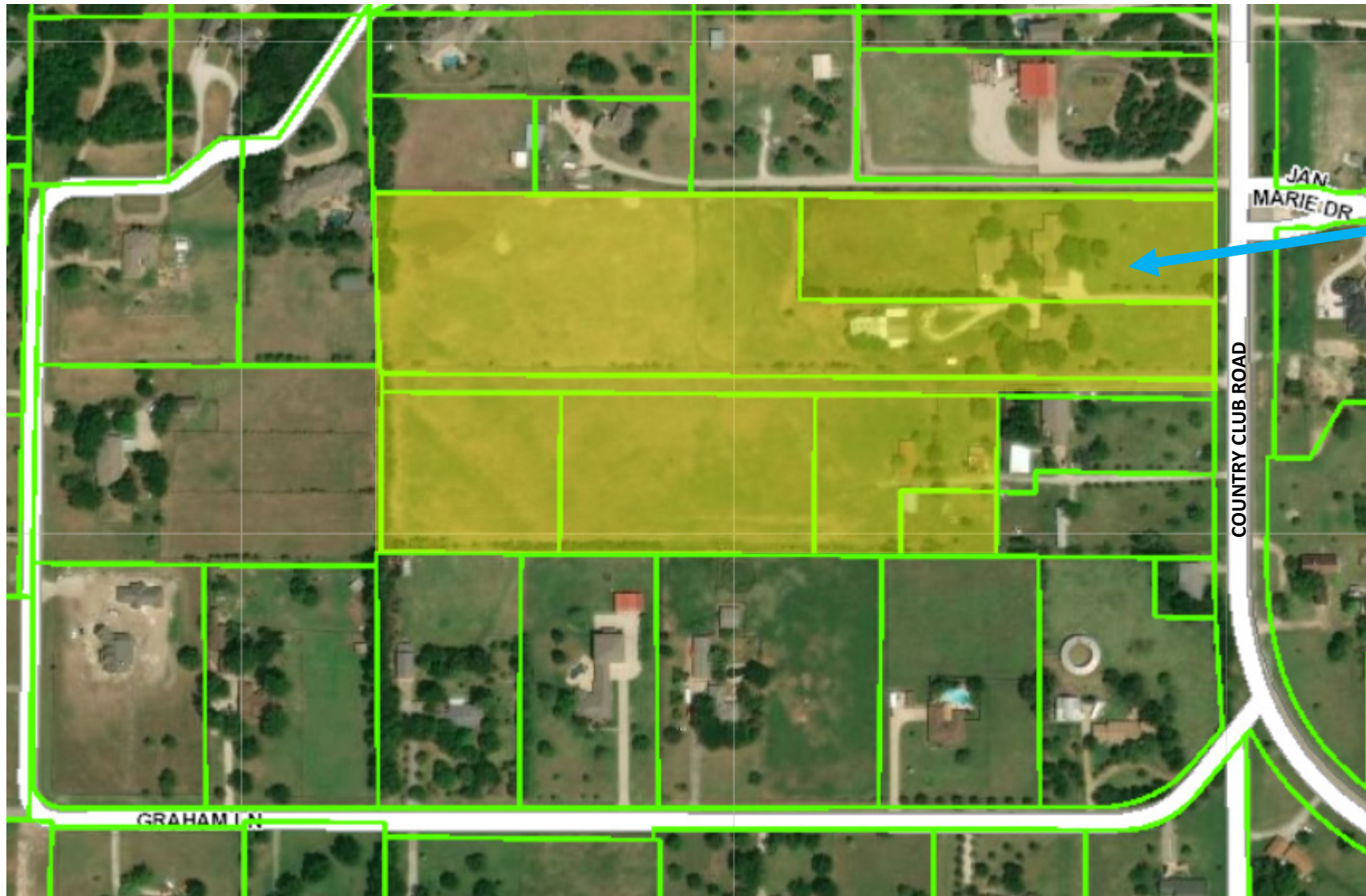
OWNER
ERIC LAMBERT
 123 SOME ROAD
 CITY, STATE, ZIP
 (XXX) XXX-XXXX

OWNER
FOR EVANTAGE VENTURES LLC
 PANKAJ SRIVASTAVA/MAHENDRA PATIL
 1143 HOLFORD DRIVE
 FRISCO, TEXAS 75036
 (805) 304-0144

OWNER
DAVID W. BEVINS
 123 SOME ROAD
 CITY, STATE, ZIP
 (XXX) XXX-XXXX

OWNER
RAMON LOEZA
 1529 CROSS BEND ROAD
 PLANO, TEXAS 75023
 (214) 680-9625

Location Map



New Castle Estates