



NOTICE OF PUBLIC HEARING TO CONSIDER ANNEXATION OF LAND

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold a public hearing regarding the voluntary annexation of the property hereinafter described. The public hearing will begin at 7:00 PM on the 19 day of March 2020. The public hearing will be held at the City of Lucas City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING A TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349 AND BEING ALL OF A 2 ACRE TRACT OF LAND AND ALL OF A 28 ACRE TRACT OF LAND CONVEYED TO LESLIE MCCREARY AND GLADYS MCCREARY ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 595, PAGE 197, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF TRACT TWO AND TRACT THREE CONVEYED TO MCCREARY. FAMILY TRUST ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 4844, PAGE 2894, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P.K. NAIL FOUND IN ASPHALT IN STINSON ROAD, AN UNDEDICATED RIGHT-OF-WAY, THE SOUTHEAST CORNER OF SAID 28 ACRE TRACT, THE NORTHEAST CORNER OF A 27.278' ACRE TRACT OF LAND CONVEYED TO JOHN A. YOUNG AND PATSY DEAN YOUNG ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 5167, PAGE 3453, DEED RECORDS, COLLIN COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A 29.185 ACRE TRACT OF LAND CONVEYED TO YOUNG DEAN HOMESTEAD, LTD. ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 5167, PAGE 3443, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, DEPARTING STINSON ROAD AND ALONG THE SOUTH LINE OF SAID 28 ACRE TRACT AND THE NORTH LINE OF SAID 27.278 ACRE TRACT, SOUTH 89 DEGREES, 34 MINUTES, 08 SECONDS WEST, A DISTANCE OF 1349.62 FEET TO A 5/8" IRON ROD SET WITH RED PLASTIC CAP STAMPED "R.P.L.S. 5199", THE SOUTHWEST CORNER OF SAID 28 ACRE TRACT, THE NORTHWEST CORNER OF SAID 27.278 ACRE TRACT, AND LYING IN THE MOST SOUTHERLY EAST LINE OF A 143.35 ACRE TRACT OF LAND CONVEYED TO SUE W. HODGDON ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 587, PAGE 38, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 2 ACRE TRACT AND SAID 28 ACRE TRACT, AND THE MOST SOUTHERLY EAST LINE OF SAID 143-35 ACRE TRACT, AS AFFECTED BY BOUNDARY LINE AGREEMENT RECORDED IN THE COUNTY CLERK'S FILE NO. 20060428000567740, DEED RECORDS, COLLIN COUNTY, TEXAS, NORTH 00 DEGREES, 03 MINUTES, 58 SECONDS EAST, A DISTANCE OF 989.29 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199", THE NORTHWEST CORNER OF SAID 2 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 89 DEGREES, 42 MINUTES, 44 SECONDS, WEST, A DISTANCE OF 7.68 FEET, A 1/2" IRON ROD FOUND WITH CAP STAMPED "R.P.L.S. 5439" BEARS NORTH 89 DEGREES, 42 MINUTES, 44 SECONDS, EAST, A DISTANCE OF 7.68 FEET;

THENCE, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT, AND THE MOST EASTERLY SOUTH LINE OF SAID 143.35 ACRE TRACT, NORTH 89 DEGREES, 42 MINUTES, 44 SECONDS EAST, A DISTANCE OF 1349.95 FEET TO A P.K. NAIL SET IN STINSON ROAD, THE NORTHEAST CORNER OF SAID 2 ACRE TRACT, A SOUTHEASTERLY CORNER OF SAID 143.35 ACRE TRACT AND LYING IN

THE WESTERLY LINE OF A 26.027 ACRE TRACT OF LAND CONVEYED TO WARREN L NORRIS ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 5009, PAGE 699, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID 2 ACRE TRACT AND SAID 28 ACRE TRACT, AND THE WESTERLY LINE OF SAID 26.027 ACRE TRACT, AND ALONG STINSON ROAD, SOUTH 00 DEGREES, 05 MINUTES, 11 SECONDS WEST, PASSING THE SOUTHWEST CORNER OF SAID 26.027 ACRE TRACT, THE NORTHWEST CORNER OF SAID 29.185 ACRE TRACT AT 72.79 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID 28 ACRE TRACT, SAID 29.185 ACRE TRACT, AND ALONG STINSON ROAD FOR A TOTAL DISTANCE OF 985.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,333,015 SQUARE FEET OR 30.6018 ACRES OF LAND, MORE OR LESS.

If you have any questions regarding this annexation please contact Joe Hilbourn at jhilbourn@lucastexas.us.