



City of Lucas
Planning and Zoning Commission
April 8, 2021
7:00 PM
City Hall – Council Chambers
and Video Conference
665 Country Club Road – Lucas, Texas

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, April 8, 2021 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, 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.

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. In order to practice safe distancing, Lucas Planning and Zoning Commission meetings will be open to on-site visitors in a limited capacity of 15 audience members. Planning and Zoning Commission meetings will also be available through Zoom Webinar from your computer or smartphone. To join the meeting, please click this URL:

<https://zoom.us/s/92691972860?pwd=cWJxTnZGWW1hZDhDVIFNSXJwZFpTQT09> and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 926 9197 2860

Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

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 March 11, 2021 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
2. Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for final plat approval of a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ. **(Development Services Director Joe Hilbourn)**
4. Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for a final plat approval of a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ. **(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.

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. 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 April 1, 2021.

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 & Zoning Agenda Request
April 8, 2021

Item No. 01

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the March 11, 2021 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. March 11, 2021 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the March 11, 2021 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting
City Hall Council Chambers
and Video Conference Only

March 11, 2021

7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Chairman Keer called the meeting to order at 7:00 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Commissioners Present:

Chairman David Keer
Vice Chairman Peggy Rusterholtz
Commissioner Joe Williams
Commissioner Tommy Tolson
Alternate Commissioner Adam Sussman
Alternate Commissioner James Foster (*by video conference*)

Staff Present:

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

City Council Liaison:

Mayor Jim Olk

Commissioner Absent:

Commissioner Dusty Kuykendall

Public Hearing Agenda

- 1. Continuation of a public hearing to consider a request by Austin and Wendy Sears, property owners of 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.**

Development Services Director Joe Hilbourn gave a presentation regarding the accessory building request.

Chairman Keer explained that the public hearing was continued from the February 11, 2021 meeting and opened the meeting for discussion with audience members at 7:05 pm.

Austin Sears, 204 Estelle, spoke in favor of the request.

Chairman Keer closed the public hearing at 7:07 pm.

MOTION: A motion was made by Commissioner Tolson seconded by Alternate Commissioner Sussman to approve the specific use permit request to allow a kitchen and food preparation area in an accessory building with habitable space at 204 Estelle Lane to include deed restrictions between the City and the property owner prohibiting the use of the space for lease, barter or agreement other than full-time domestic staff providing support to the property or for immediate family members. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. Consider approval of the minutes of the February 11, 2021 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Tolson, seconded by Vice Chairman Rusterholtz to approve the minutes of the February 11, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

3. Executive Session.

An Executive Session was not held at this meeting.

4. Adjournment.

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

David Keer, Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

April 8, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.

Background Information

This parcel of land is currently zoned R-2, containing 53.788 acres of land and proposes eleven new residential lots comprising 47.988 acres, one homeowners association lot, and a private street lot for a total of 13 lots occupying 7.1 acres. The proposed residential lots vary in size from 2.6 acres to 13 acres for an average lot size of 4.36 acres.

The development is proposing a private street located within a lot dedicated to the homeowners association. There is an existing turnaround at both entrances to the proposed subdivision. Staff would anticipate both entrances being gated at completion of project.

This plat meets the City's subdivision and platting requirements.

Attachments/Supporting Documentation

1. Preliminary plat
2. Tara subdivision plat
3. Location Map

Budget/Financial Impact

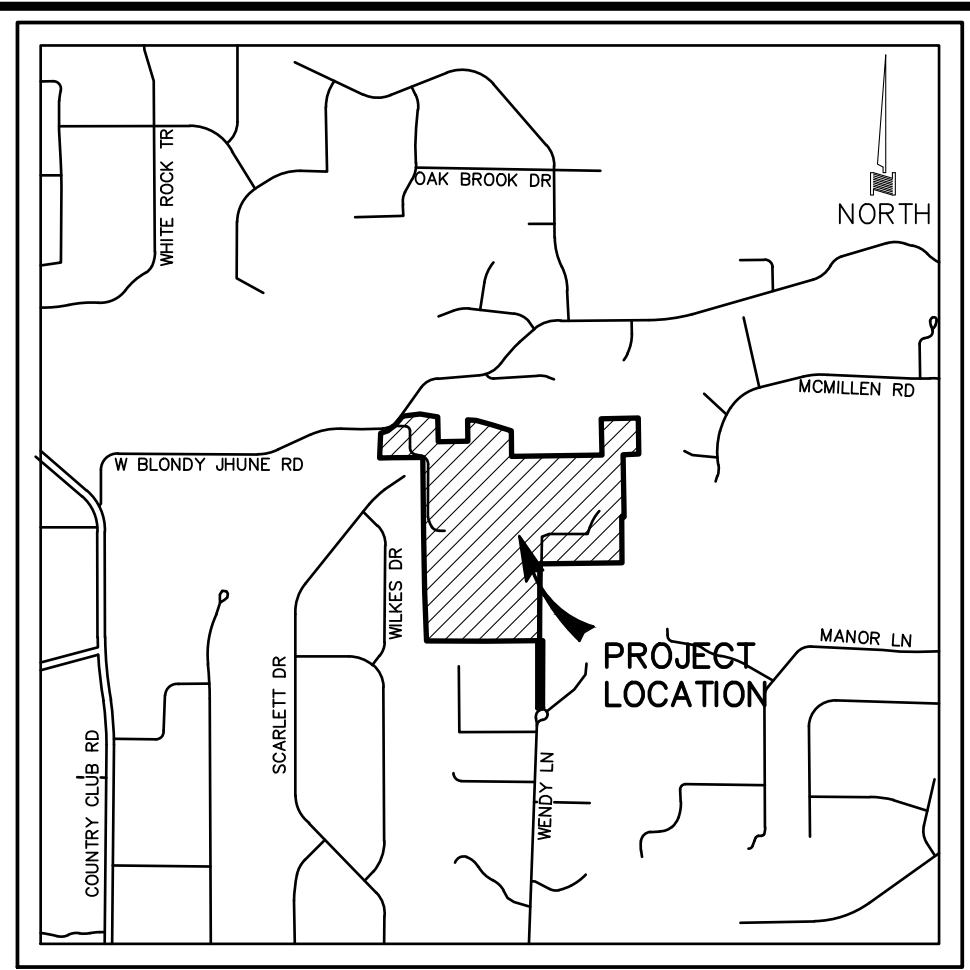
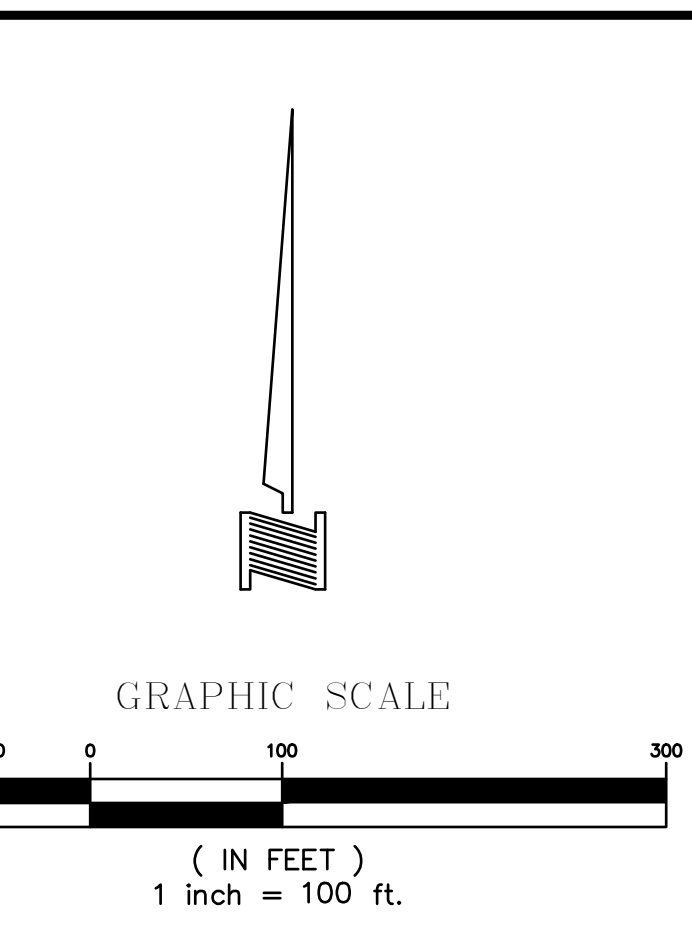
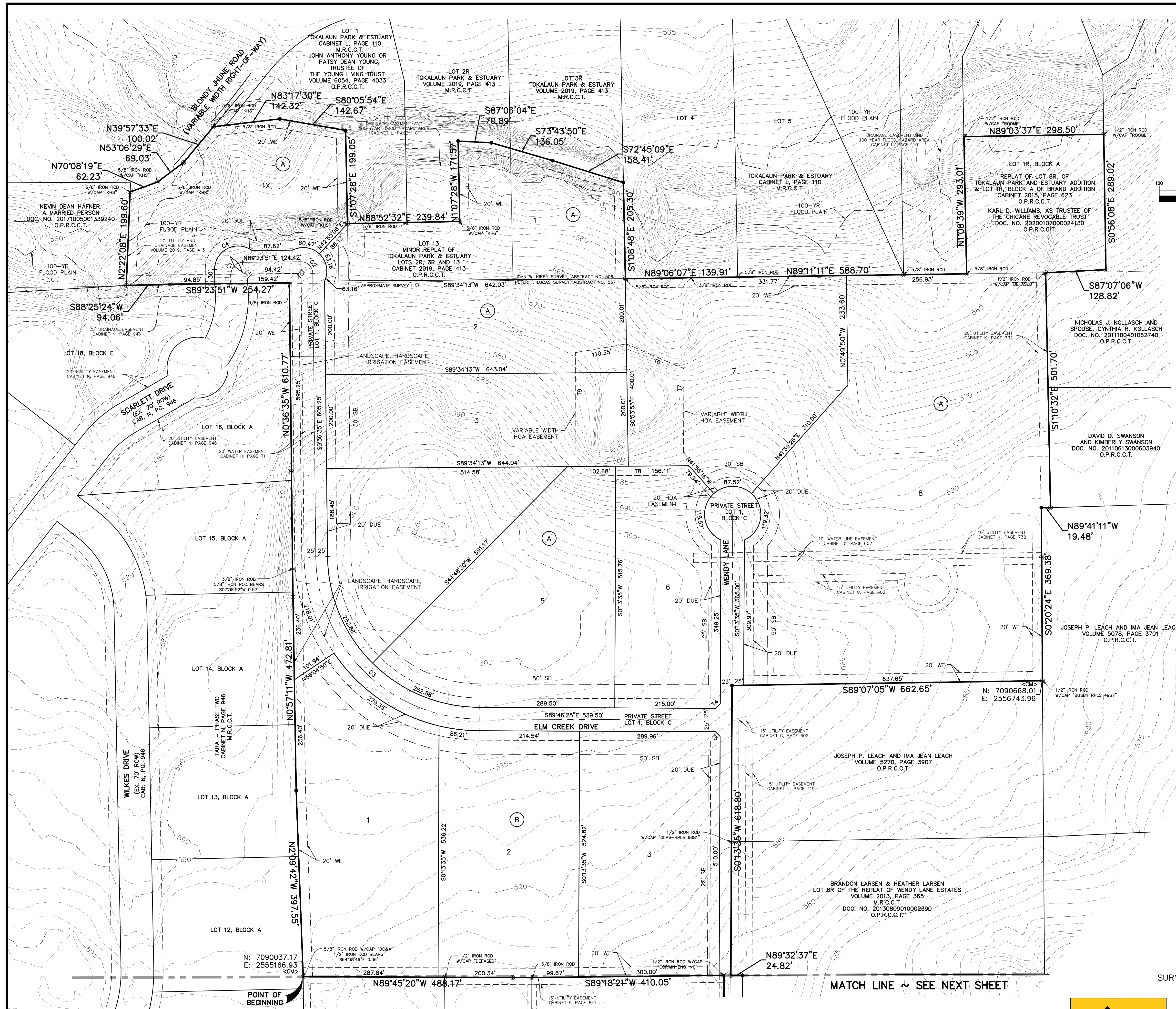
NA

Recommendation

Staff recommends approval of the preliminary plat as presented.

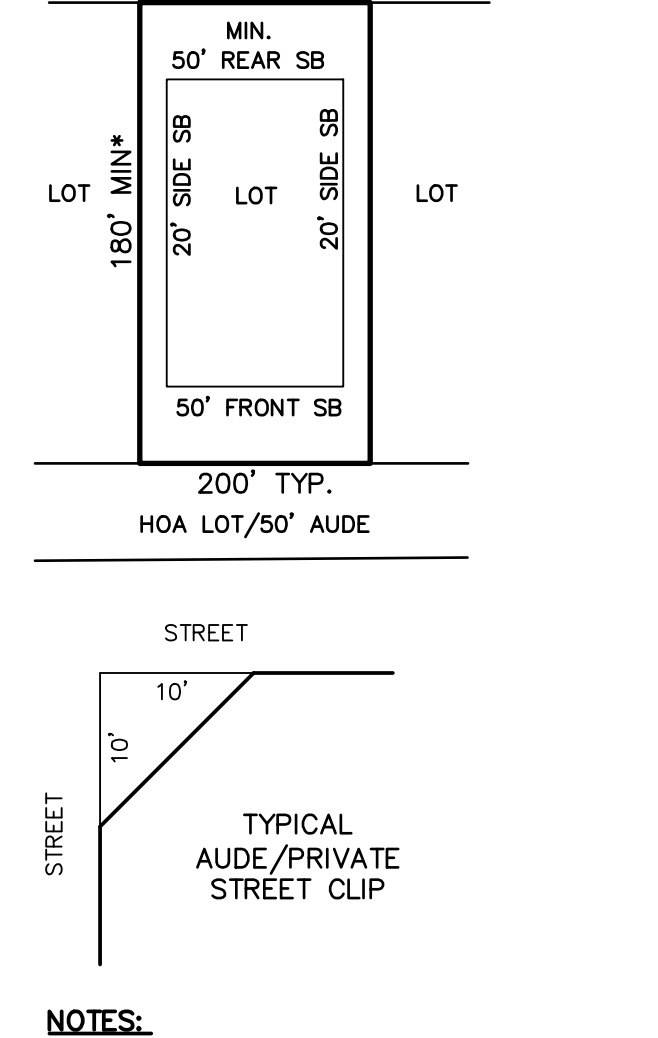
Motion

I make a motion to approve/deny the preliminary plat for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.



LEGEND

SB	SETBACK (BUILDING LINE)
DE	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
FME	FENCE MAINTENANCE EASEMENT
DUE	DRAINAGE UTILITY EASEMENT
UE	UTILITY EASEMENT
AUDE	ACCESS, UTILITY, & DRAINAGE EASEMENT
WE	WATER LINE EASEMENT
IRF	IRON ROD FOUND
◊	DENOTES STREET NAME CHANGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<CM>	CONTROL MONUMENT
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1/2" IRON ROD SET



- NOTES:**
1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. (ZONE 4202).
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD (UNLESS OTHERWISE NOTED).
 3. "X" CUTS SET IN CONCRETE OF STREET PAVING AT ALL © POINTS OF INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOT 1X BLOCK A SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 5. LOT 1, BLOCK C IS A PRIVATE STREET LOT OWNED AND MAINTAINED BY THE HOA AND SHALL SERVE AS AN ACCESS UTILITY & DRAINAGE EASEMENT.
 6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4808500405J, CITY OF LUCAS, COLLIN COUNTY, TEXAS, WITH AN EFFECTIVE DATE 06/02/2009, THE PROPERTY DESCRIBED HEREON LIES IN PART WITHIN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED AS ZONE A AND ZONE AE.
 7. ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
 8. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

**PRELIMINARY PLAT
WENDY FARMS**
 LOTS 1-8, 1X BLOCK A;
 LOTS 1-3, BLOCK B;
 LOT 1, BLOCK C
 ZONING R-2
 11 RESIDENTIAL LOTS
 1 HOA LOT
 1 PRIVATE STREET LOT
 13 TOTAL LOTS
 53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
 PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
 AN ADDITION TO THE CITY OF LUCAS,
 COLLIN COUNTY, TEXAS

MARCH 2021 SCALE: 1" = 100'

OWNER
WENDY FARMS
 1355 WENDY LANE
 LUCAS, TEXAS 75002 (972) 979-5237
 CONTACT: KARL WILLIAMS
 ENGINEER/APPLICANT

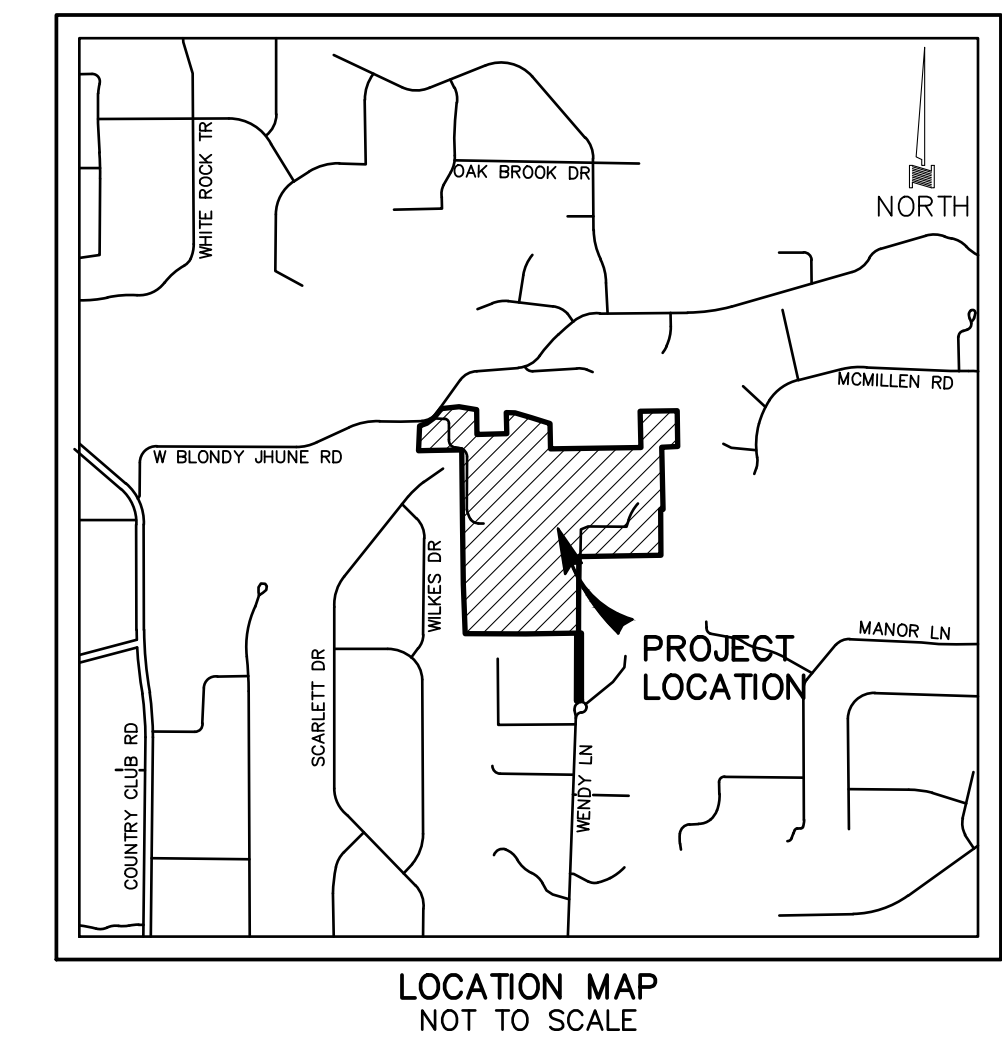
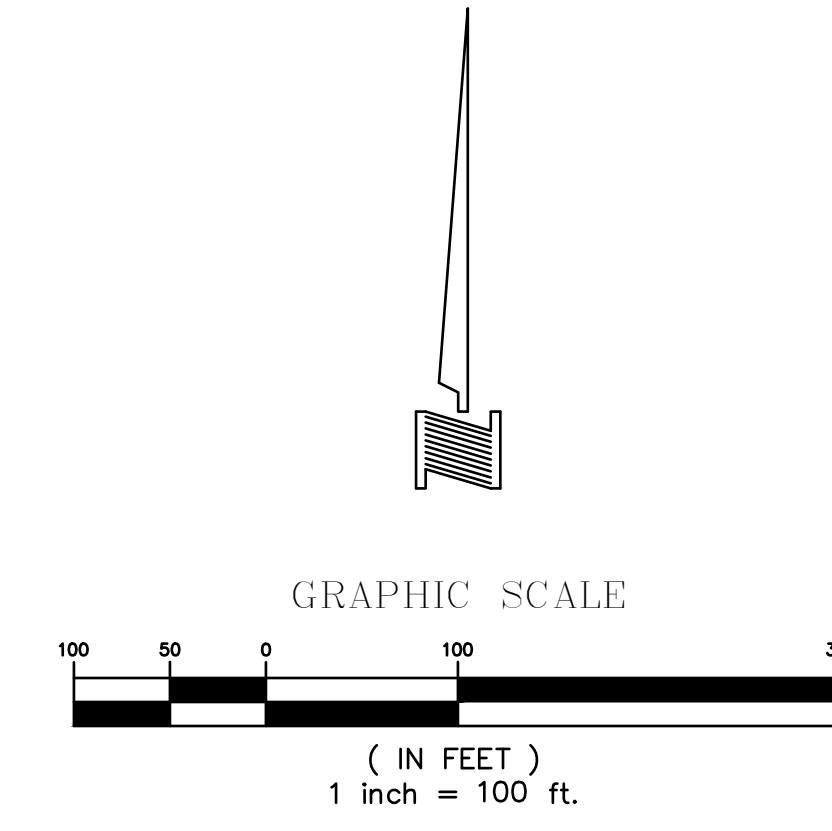
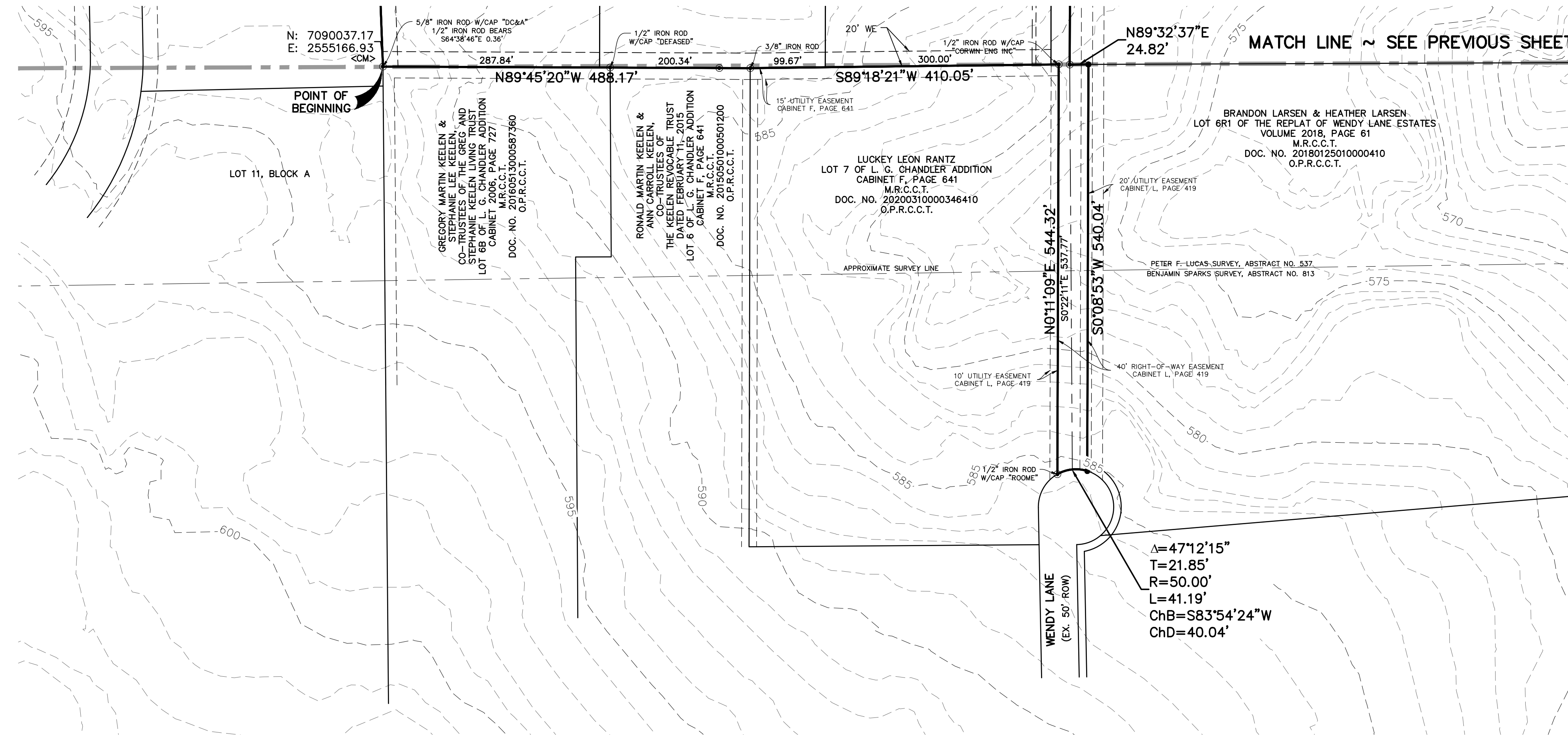
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: COLIN HELFFRICH, P.E.

BENCHMARK #1:
 "X" cut in concrete located at the very Southeast corner of the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.
 ELEVATION: 585.40'

BENCHMARK #2:
 "X" cut in concrete located at the existing roundabout and marking an angle point on the West line of the Lot 1R, Block A of the Replat of Brand Addition, common with the most Northeast corner of Lot 7 of the Wendy Lane Estates
 ELEVATION: 590.32'



3420 STEVEN DRIVE
 PLANO, TEXAS 75023
 214-998-6560
 info@alliancegeoservices.com
 www.alliancegeoservices.com
 TEXAS BOARD OF PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS
 SURVEY FIRM # 10194544



- LEGEND**
- SB SETBACK (BUILDING LINE)
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - VE VISIBILITY EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - FME FENCE MAINTENANCE EASEMENT
 - DUE DRAINAGE UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - AUDE ACCESS, UTILITY, & DRAINAGE EASEMENT
 - WE WATER LINE EASEMENT
 - IRF IRON ROD FOUND
 - ◊ DENOTES STREET NAME CHANGE
 - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - <CM> CONTROL MONUMENT
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET

$\Delta = 47'12.15"$
 $T = 21.85'$
 $R = 50.00'$
 $L = 41.19'$
 $ChB = S83^{\circ}54'24"W$
 $ChD = 40.04'$

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	125239	2.88
2	A	128507	2.95
4	A	119940	2.75
5	A	172416	3.96
6	A	111105	2.55
7	A	183487	4.21
8	A	566362	13.00

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	N44°23'51"E 35.36'
C2	89°59'34"	25.00'	25.00'	39.27'	S45°36'22"E 35.35'
C3	89°09'50"	350.00'	344.93'	544.67'	S45°11'30"E 491.35'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	126°52'13"	50.00'	100.00'	110.72'	S62°49'56"W 89.44'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	183334	4.21
2	B	158117	3.63
3	B	156653	3.60

LOT LINE TABLE

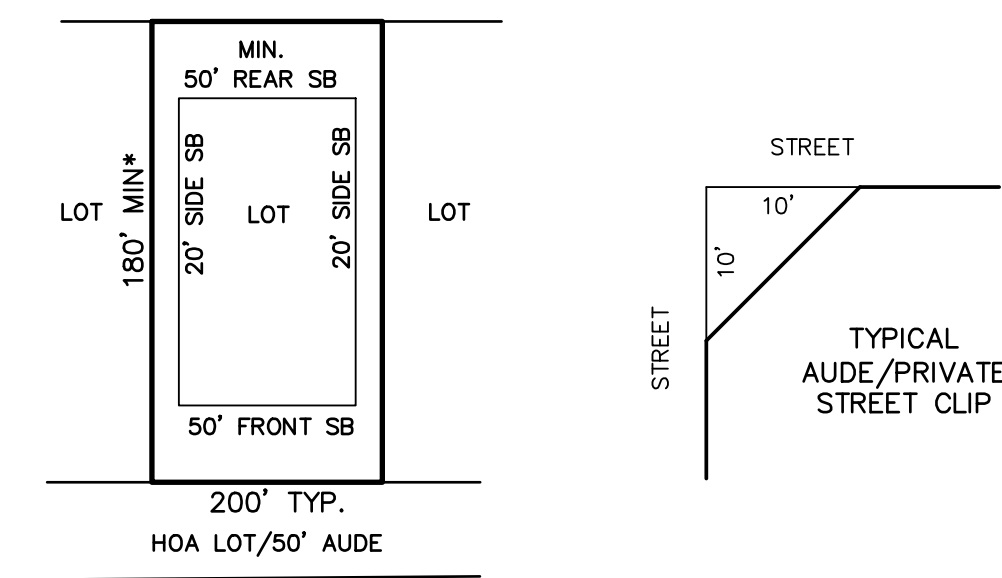
LINE	BEARING	LENGTH
T1	N0°36'09"W	20.00'
T4	S45°13'35"W	14.14'
T5	S44°46'25"E	14.14'
T6	N66°43'12"W	133.67'
T7	N01°3'35"E	179.52'
T8	N89°34'13"E	247.49'
T9	S01°0'35"W	263.18'

LOT LINE TABLE

LINE	BEARING	LENGTH
T2	N44°23'51"E	14.14'
T3	S45°36'22"E	14.14'

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	120528	2.77



PRELIMINARY PLAT
WENDY FARMS
 LOTS 1-8, 1X BLOCK A;
 LOTS 1-3, BLOCK B;
 LOT 1, BLOCK C
 ZONING R-2
 11 RESIDENTIAL LOTS
 1 HOA LOT
 1 PRIVATE STREET LOT
 13 TOTAL LOTS
 53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
 PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
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 AN ADDITION TO THE CITY OF LUCAS,
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MARCH 2021 SCALE: 1" = 100'
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 1355 WENDY LANE
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 CONTACT: KARL WILLIAMS
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 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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BENCHMARK #1:
 "X" cut in concrete located at the very Southeast corner on the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.

ELEVATION: 585.40'

BENCHMARK #2:
 "X" cut in concrete located at the existing roundabout and marking an angle point on the West line of the Lot 1R, Block A of the Replat of Brand Addition, common with the most Northeasterly corner of Lot 7 of the Wendy Lane Estates

ELEVATION: 590.32'



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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS WENDY FARMS LLC and KARL D. WILLIAMS, AS TRUSTEE OF THE CHICANE REVOCABLE TRUST, are owners of a 53.788 acre tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506, the PETER F. LUCAS SURVEY, ABSTRACT NO. 537, and the BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813, City of Lucas, Collin County, Texas, and being all of Lots 1 and 2, JEFF BAILEY ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet H, Page 71, Map Records, Collin County, Texas, and described as Tracts I and II as conveyed in Deed to Wendy Farms LLC, according to the document of record filed in Document Number 20161208001662780, Official Public Records, Collin County, Texas, and being all of Lots 1R, Block A, Replat of LOT 8R, TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2015, Page 623, Official Public Records, Collin County, Texas, and conveyed in Deed to Karl D. Williams, as Trustee of the Chicane Revocable Trust, according to the document of record filed in Document Number 20200107000024130, Official Public Records, Collin County, Texas, and being all of those tracts of land described as Tracts 1 and 2 as conveyed in Deed to Wendy Farms LLC, according to the document of record filed in Document Number 20161208001662790, Official Public Records, Collin County, Texas, and being all of Lot 13, MINOR REPLAT OF TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13, according to the Plat filed of record in Cabinet 2019, Page 412, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "DC&A" found in the east line of Lot 12, Block A, TARA-PHASE TWO, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet N, Page 946, Map Records, Collin County, Texas, for the common southwest corner of Tract 2, (Document Number 20161208001662790) and the northwest corner of Lot 6B, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2006, Page 727, Map Records, Collin County, Texas, from which a 1/2" iron rod found bears S 64 38' 46" E, 0.36 feet;

THENCE N 02' 09' 42" W, with the common west line of said Tract 2 and the east line of said TARA-PHASE TWO Addition, a distance of 397.55 feet to a found fence post in the east line of Lot 13, Block A of said TARA-PHASE TWO Addition;

THENCE N 00' 57' 11" W, passing at a distance of 412.68 feet, a 1/2" iron rod found in the east line of Lot 14, Block A, of said TARA-PHASE TWO Addition, for the northwest corner of said Tract 2, (Document Number 20161208001662790) and continuing in all with the east line of said TARA-PHASE TWO Addition, a total distance of 472.81 feet to a 3/8" iron rod found in the east line of Lot 15, Block A of said TARA-PHASE TWO Addition, for the common northwest corner of said Tract 1, (Document Number 20161208001662790) and the southwest corner of said Lot 2, (Cabinet H, Page 71) from which a 5/8" iron rod found bears S 07' 38' 52" W, 0.57 feet;

THENCE N 00' 36' 35" W, continuing with said east line, a distance of 610.77 feet to a 3/8" iron rod found in the south line of said Lot 13, (Cabinet 2019, Page 413) for the common northwest corner of said Lot 1, (Cabinet H, Page 71) and the northeast corner of Lot 16, Block A of said TARA-PHASE TWO Addition;

THENCE S 89' 23' 51" W, with the common south line of said Lot 13 and the north line of said TARA-PHASE TWO Addition, a distance of 254.27 feet to a 1/2" iron rod found in the north line of Lot 18, Block E of said Addition;

THENCE S 88' 25' 24" W, continuing with said common line, a distance of 94.06 feet to a 1/2" iron rod found for the common southwest corner of said Lot 13 and the southeast corner of that tract of land conveyed in Deed to Kevin Dean Hafner, according to the document of record filed in Document Number 20171005001339240, Official Public Records, Collin County, Texas;

THENCE N 02' 22' 08" E, with the common west line of said Lot 13 and the east line of said Kevin Dean Hafner tract, a distance of 199.60 feet to a 5/8" iron rod with cap stamped "KHS" found in the southeast line of Blondy Jhune Road, a variable width right-of-way, for the most westerly northwest corner of said Lot 13.

THENCE With the common northwest line of said Lot 13 and the southeast line of said Blondy Jhune Road, the following courses and distances:

N 70' 08' 19" E, a distance of 62.23 feet to a 5/8" iron rod with cap stamped "KHS";

N 53' 06' 29" E, a distance of 69.03 feet to a 5/8" iron rod with cap stamped "KHS";

N 39' 57' 33" E, a distance of 100.02 feet to a 5/8" iron rod with cap stamped "KHS";

N 83' 17' 30" E, passing at a distance of 27.75 feet, a 5/8" iron rod found in the north line of said Lot 13 for the most westerly southwest corner of Lot 1, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet L, Page 110, Map Records, Collin County, Texas, and continuing in all for a total distance of 142.32 feet to a 5/8" iron rod found in the common line of said Lot 13 and said Lot 1;

THENCE S 80' 05' 54" E, with said common line, a distance of 142.67 feet to a PK Nail found;

THENCE S 01' 07' 28" E, continuing with said common line, a distance of 199.05 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southwest corner of said Lot 1;

THENCE N 88' 52' 32" E, passing at a distance of 127.60 feet, a 5/8" iron rod found for the common corner of said Lot 1 and Lot 2R, of said TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13 Addition, (Cabinet 2019, Page 412), and continuing in all for a total distance of 239.84 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southeast corner of said Lot 2R;

THENCE N 01' 07' 28" W, a distance of 171.57 feet to a point for corner in the creek for a common exterior ell corner of said Lot 13 and an interior ell corner of said Lot 2R;

THENCE With the north line of said Lot 13, the following courses and distances:

S 87' 06' 04" E, a distance of 70.89 feet to a point for corner in the approximate center line of a creek;

S 73' 43' 50" E, a distance of 136.05 feet to a point for corner in the approximate center line of a creek;

S 72' 45' 09" E, a distance of 158.41 feet to a point for corner, in the west line of Lot 4, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of recorded filed in Cabinet L, Page 110, Map Records, Collin County, Texas, for the common corner of said Lot 13 and said Lot 3R;

THENCE S 01' 08' 48" E, with the common east line of said Lot 13 and the west line of said Lot 4, a distance of 205.30 feet to a 5/8" iron rod found in the north line of said Tract II, (Document Number 20161208001662), for the common corner of said Lot 13 and said Lot 4;

THENCE N 89' 06' 07" E, with the south line of said Lot 4, a distance of 139.91 feet to a 3/8" iron rod found for the northwesterly corner of Lot 1R, Block A, (Cabinet 2015, Page 623);

THENCE N 89' 11' 11" E, with the north line of said Lot 1R, passing at a distance of 99.84 feet, a 5/8" iron rod found for the common corner of said Lot 4 and Lot 5 of said TOKALAUN PARK & ESTUARY Addition, and continuing with the north line of said Lot 1R, passing at a distance of 354.29 feet, a 5/8" iron rod found for the common corner of Lot 5, and Lot 6, same being the southwest corner of Lot 7 of said TOKALAUN PARK & ESTUARY Addition, and continuing in all for a total, a distance of 588.70 feet to a 5/8" iron rod found for a common interior ell corner of said Lot 1R, and the southeast corner of said Lot 7;

THENCE N 01' 08' 39" W, with the east line of said Lot 7, a distance of 293.01 feet to a 1/2" iron rod with cap stamped "ROOME" found for the common most northerly northwest corner of said Lot 1R and the southwest corner of Lot 8R, Block A, of said REPLAT OF LOT 8R, OF TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, (Cabinet 2015, Page 623);

THENCE N 89' 03' 37" E, with the common north line of said Lot 1R and the south line of said Lot 8R, a distance of 298.50 feet to a 1/2" iron rod with cap stamped "ROOME" found in the west line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Volume 4677, Page 1814, Deed Records, Collin County, Texas, for the common most northerly northeast corner of said Lot 1R and the southeast corner of said Lot 8R;

THENCE S 00' 56' 08" E, with the common east line of said Lot 1R and the west line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, a distance of 289.02 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Document Number 2011100401062740, Official Public Records, Collin County, Texas, for the common most easterly southeast corner of said Lot 1R and the southwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Volume 4677, Page 1814);

THENCE S 87' 07' 06" W, with the north line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740), a distance of 128.82 feet to a 1/2" iron rod with defaced cap found for a common interior ell corner of said Lot 1R and the northwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740);

THENCE S 01' 10' 32" E, with the east line of said Lot 1R, a distance of 501.70 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5078, Page 3701, Deed Records, Collin County, Texas, for a common exterior ell corner of said Lot 1R and the southwest corner of that tract of land conveyed in Deed to David D. Swanson and Kimberly Swanson, according to the document of record filed in Document Number 20110613000603940, Official Public Records, Collin County, Texas;

THENCE N 89' 41' 11" W, with the north line of said Joseph P. Leach and Ima Jean Leach tract, a distance of 19.48 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set for a common interior ell corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract;

THENCE S 00' 20' 24" E, with the common east line of said Lot 1R and the west line of said Joseph P. Leach and Ima Jean Leach tract, passing at a distance of 105.62 feet to a 1/2" iron rod found, and continuing in all for a total distance of 369.38 feet to a 1/2" iron rod with cap stamped "BUSBY RPLS 4967" found for the common southeast corner of said Lot 1R and the northeast corner of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5270, Page 3907, Deed Records, Collin County, Texas;

THENCE S 89' 07' 05" W, leaving the west line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5078, Page 3701), and with the common south line of said Lot 1R and the north line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), a distance of 662.65 feet to an "X" cut in concrete found in the west line of the above mentioned Tract 1, (Document Number 20161208001662790) for the common southwest corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907) tract;

THENCE S 00' 13' 35" W, with the east line of said Tract 1, passing at a distance of 333.67 to a 1/2" iron rod with a cap stamped "GLAS-RPLS 6081" found for the common southwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), and the northwest corner of Lot 6R, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2013, Page 365, Map Records, Collin County, Texas, and continuing in all for a total distance of 618.80 feet to a 1/2" iron rod found for a common interior ell corner of said Tract 1 and the southwest corner of said Lot 6R,

THENCE N 89' 32' 37" E, with the south line of said Lot 6R, a distance of 24.82 feet to an "X" cut in concrete found in the south line of said Lot 6R for a common exterior ell corner of said Tract 1 and the northwest corner of Lot 6R1, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2018, Page 61, Map Records, Collin County, Texas;

THENCE S 00' 08' 53" W, leaving said south line and with the west line of said Lot 6R1, a distance of 540.04 feet to an "X" cut in concrete found in the north line of Wendy Lane, a 50' right-of-way, said being at the beginning of a non-tangent curve to the left having a central angle of 47' 12' 15", a radius of 50.00 feet and a chord bearing and distance of S 83' 54' 24" W, 40.04 feet;

THENCE With the north line of said Wendy Lane and said curve to the left, an arc distance of 41.19 feet to a 1/2" iron rod with cap stamped "ROOME" found in the east line of Lot 7, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet F, Page 641, Map Records, Collin County, Texas;

THENCE N 00' 11' 09" E, with the east line of said Lot 7, a distance of 544.32 feet to a 1/2" iron rod with cap stamped "CORWIN ENG INC" found for a common interior ell corner of said Tract 1, (Document Number 20161208001662790) and the northeast corner of said Lot 7;

THENCE S 89' 18' 21" W, with the common south line of said Tract 1 and the north line of said Lot 7, a distance of 410.05 feet to a 3/8" iron rod found for the common corner of said Lot 7 and Lot 6 of said L.G. CHANDLER ADDITION;

THENCE N 89' 45' 20" W, passing at a distance of 41.18 feet a 1/2" iron rod found in the north line of Lot 6, for the common southwest corner of the above mentioned Tract 1 and the southeast corner of said Tract 2 (Document Number 20161208001662790), continuing with the north line of said Lot 6, passing at a distance of 145.04 feet a 1/2" iron rod found for the common corner of said Lot 6 and the above mentioned Lot 6B of said L.G. CHANDLER ADDITION, (Cabinet 2006, Page 727) and continuing in all for a total distance of 488.17 feet to the POINT OF BEGINNING, and containing 53.788 acres of land, more or less.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WENDY FARMS, acting herein by and through its duly authorized officer, does hereby adopt this preliminary plat designating the herein above described property as WENDY FARMS, an addition to the City of Lucas, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS, my hand this the ____ day of _____, 20__.

By: WENDY FARMS

By: KARL WILLIAMS

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 KARL WILLIAMS, Owner of Wendy Farms, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On:

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 & 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 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 Development Services Director or 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.

Development Services Director Date

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Jesus J. Lajara, do hereby state that I prepared this replat 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 _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 03/01/2020)

JESUS J. LAJARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6378

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

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 _____ 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR



3420 STEVEN DRIVE
PLANO, TEXAS 75023

214-998-6560
info@alliancegeoservices.com
www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

**PRELIMINARY PLAT
WENDY FARMS
LOTS 1-8, 1X BLOCK A;
LOTS 1-3, BLOCK B;
LOT 1, BLOCK C
ZONING R-2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES**

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS

MARCH 2021 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979-5237
CONTACT: KARL WILLIAMS

ENGINEER/APPLICANT



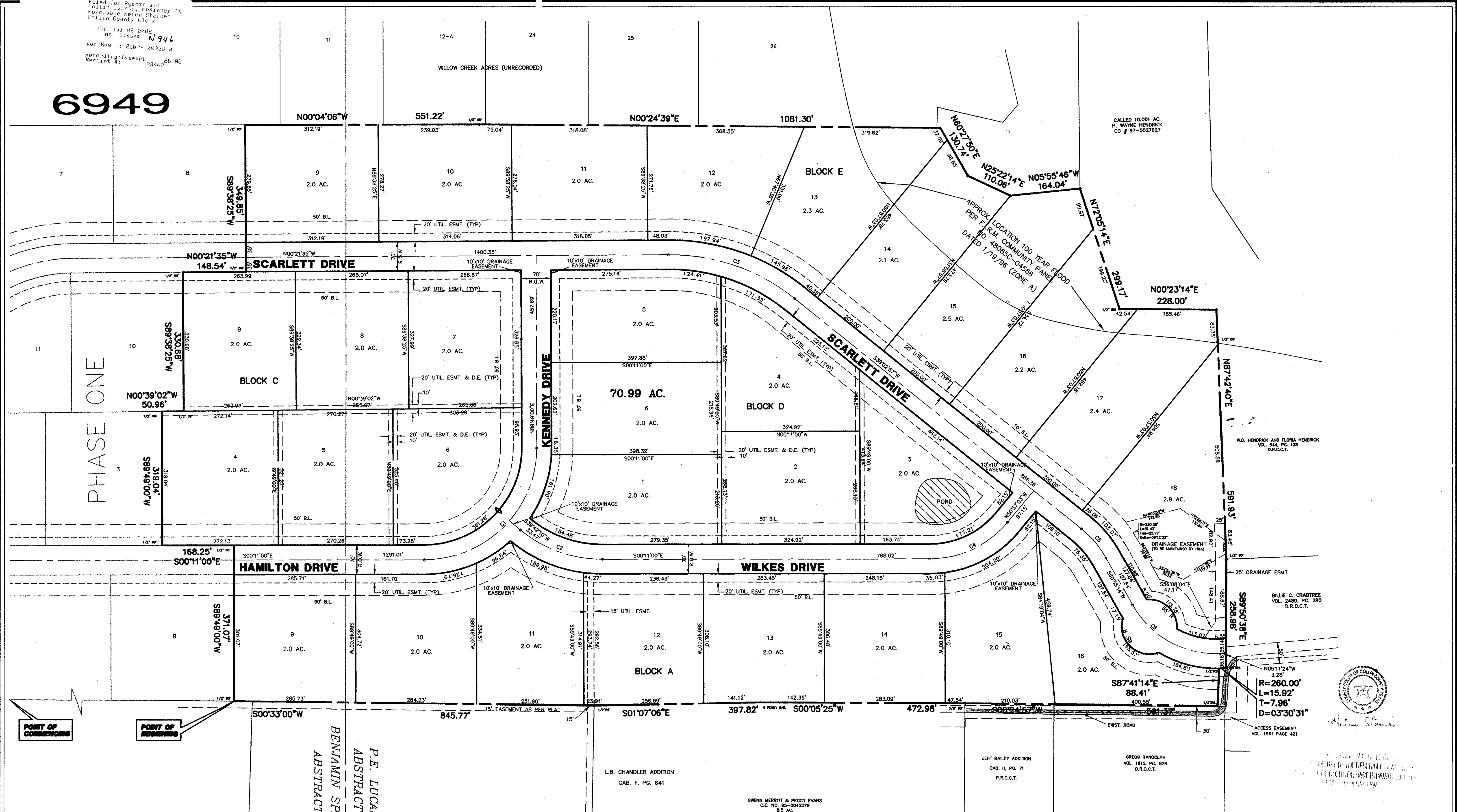
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH, P.E.

DOWDEY, ANDERSON & ASSOCIATES, INC.

Filed for Record in
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk
On Jul 02 2002
HC 9:45am N 944
Doc/Bus : 2002- 0033018
Recording/Type: PL
Receipt #: 23462 26.00

6949



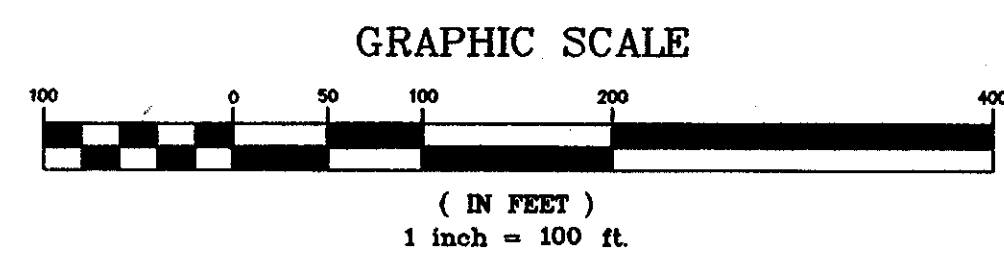
PHASE ONE

POINT OF COMMENCING

POINT OF BEGINNING

P.E. LUCAS SURVEY
ABSTRACT No. 537
BENJAMIN SPARKS SURVEY
ABSTRACT No. 813

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	416.26	265.00	N45°11'00"W	374.77	90°00'00"	
C2	208.84	300.00	N19°45'35"E	204.65	39°53'10"	
C3	319.83	465.00	S19°20'41"W	313.57	39°24'32"	
C4	208.22	235.00	N25°34'02"W	201.48	50°46'03"	
C5	89.71	235.00	S49°59'05"W	89.16	21°52'17"	
C6	259.62	225.00	N27°51'55"E	245.45	65°06'38"	



FROM 6537-001-0070
FROM 6537-001-0180
FROM 6813-000-0100
FROM 6813-000-0369
YEAR 2003

10/12/00 REVISED BOUNDARY D.B.

S5106

PROJECT: 9948PH2PLT
DATE: MAY 2000
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

FINAL PLAT
"TARA"
PHASE TWO
30 LOTS-70.99 AC.
P.E. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY-ABST. NO. 813
COLLIN COUNTY, TEXAS

SHEET 2 OF 19

Location Map

Wendy Farms





City of Lucas

Planning and Zoning Agenda Request

April 8, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for final plat approval of a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ.

Background Information

This project is located within the City of Lucas ETJ and has both an approved development agreement and an approved concept plan. This project is part of a Municipal Utility District that supplies sewer and water service for this project. The City of Lucas does not review the construction plans or inspect any civil infrastructure for this project. The City's only responsibility is plat approval.

The plat consists of 13.961 acres of land, 38 residential lots, and six non-residential lots. The City does not have the authority to enforce density in the ETJ. These lots conform to both the approved development agreement and the approved concept plan. The plat conforms to the City's Code of Ordinances.

Attachments/Supporting Documentation

1. Final Plat
2. Approved Preliminary plat
3. Location Map

Budget/Financial Impact

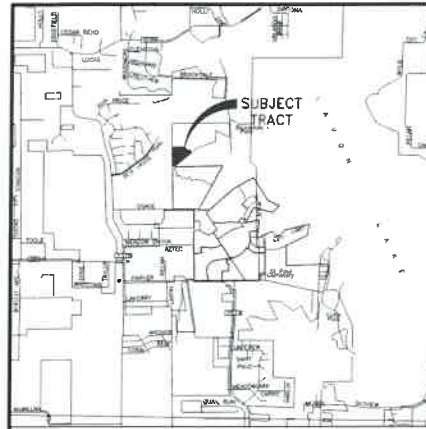
NA

Recommendation

Staff recommends approval of the final plat.

Motion

I make a motion to approve/deny the final plat for Lavon Development LLC for of a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ.



VICINITY MAP NOT TO SCALE



SEIS LAGOS, PHASE FOUR CABINET Q, PAGE 388 P.R.C.C.T.

LOT 1 BLOCK Z

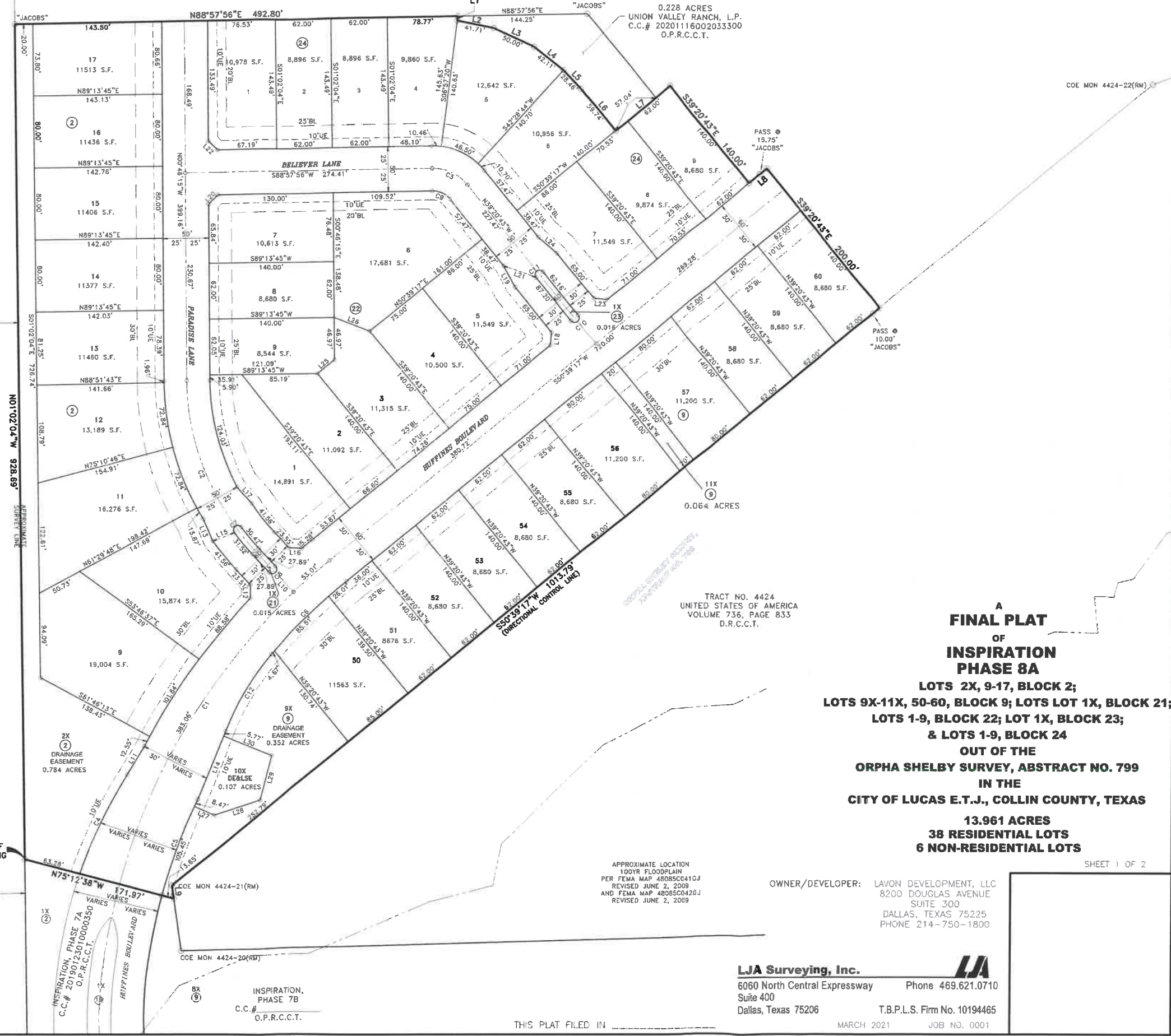
LINE	BEARING	DISTANCE
L1	S08°57'20"W	5.00'
L2	S78°39'17"E	41.71'
L3	S65°16'58"E	50.00'
L4	S52°07'34"E	42.11'
L5	S42°54'58"E	28.46'
L6	S39°04'49"E	59.74'
L7	N50°39'17"E	78.53'
L8	N50°39'17"E	25.75'
L9	S08°18'33"E	14.79'
L10	N43°41'04"W	62.89'
L11	N31°41'25"E	36.95'
L12	S00°03'30"E	14.48'
L13	S22°47'04"E	26.73'
L14	N21°25'52"E	75.85'
L15	N68°56'01"E	25.95'
L16	N87°30'24"W	14.43'
L17	N43°00'15"W	24.83'
L18	S05°39'17"W	14.14'
L19	S28°40'19"E	27.00'
L20	N44°05'50"E	14.17'
L21	S70°35'32"E	38.56'
L22	N45°54'10"W	14.11'
L23	N84°20'43"W	14.14'
L24	N50°01'08"W	27.00'
L25	N50°39'17"E	24.18'
L26	S68°51'32"E	42.19'
L27	S85°34'52"E	23.37'
L28	N71°51'29"E	54.63'
L29	N14°28'42"E	51.24'
L30	N68°42'09"W	58.76'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	35°41'35"	700.00'	N32°48'29"E	429.06'	436.07'
C2	42°54'49"	280.00'	N22°13'40"W	204.95'	209.72'
C3	51°41'21"	50.00'	N65°11'24"W	43.59'	45.11'
C4	13°02'53"	537.00'	N25°10'09"E	121.97'	122.24'
C5	10°02'03"	650.50'	N19°59'30"E	113.77'	113.92'
C6	9°56'08"	670.00'	N45°41'12"E	116.04'	116.18'
C7	181°02'13"	5.00'	N52°07'46"E	10.00'	15.80'
C8	180°00'00"	5.00'	S46°18'56"W	10.00'	15.71'
C9	51°41'21"	25.00'	S65°11'24"E	21.80'	22.58'
C10	180°00'00"	5.00'	S50°39'17"W	10.00'	15.71'
C11	180°00'00"	5.00'	N50°39'17"E	10.00'	15.71'
C12	19°17'16"	300.00'	N31°04'30"E	100.51'	100.99'

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-078984) AND DENTON CORS ARP (PID-078986). COORDINATE VALUES SHOWN ARE GRID VALUES.
- ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JA SURVEYING", UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
- FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481300100K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 48085C0410, WITH AN EFFECTIVE DATE OF 06/02/2008. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 800-YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

- LEGEND**
- COE MON CORPS OF ENGINEERS MONUMENT
 - CIRF 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND
 - DE DRAINAGE EASEMENT
 - LSE LIFT STATION EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER LINE EASEMENT
 - BL BUILDING LINE
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - (RM) RECORD MONUMENT



88.373 ACRES
UNION VALLEY RANCH, L.P.
C.C.# 20130402000433810
O.P.R.C.C.T.

0.228 ACRES
UNION VALLEY RANCH, L.P.
C.C.# 20201116002033300
O.P.R.C.C.T.

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 835
D.R.C.C.T.

**A
FINAL PLAT
OF
INSPIRATION
PHASE 8A**

**LOTS 2X, 9-17, BLOCK 2;
LOTS 9X-11X, 50-60, BLOCK 9; LOTS LOT 1X, BLOCK 21;
LOTS 1-9, BLOCK 22; LOT 1X, BLOCK 23;
& LOTS 1-9, BLOCK 24**

**OUT OF THE
ORPHA SHELBY SURVEY, ABSTRACT NO. 799
IN THE
CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS**

**13.961 ACRES
38 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS**

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

MARCH 2021 JOB NO. 0001

THIS PLAT FILED IN _____

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
WHEREAS LAVON DEVELOPMENT, LLC ARE THE SOLE OWNERS OF A 13.961 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 800, CITY OF LUCAS, E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 115.241 ACRE TRACT OF LAND CONVEYED TO LAVON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018091400738643, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, ALL OF A 0.046 ACRE TRACT OF LAND CONVEYED AS TRACT 1, AND ALL OF A 0.070 ACRE TRACT OF LAND CONVEYED AS TRACT 2 TO LAVON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 13.961 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CCRS ARP (PID-DF8988) AND DALLAS CCRS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF INSPIRATION, PHASE 7A, AN ADDITION TO THE CITY OF LUCAS E.T.J. AND THE CITY OF WYLLIE E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 201901230100003560, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF SAID 115.241 ACRE TRACT AND THE EAST LINE OF 40' WIDE OLD ABANDONED ROAD, (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG SAID COMMON LINE, DEPARTING SAID INSPIRATION, PHASE 7A, A DISTANCE OF 928.59 FEET TO A 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID 115.241 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF THE REMAINDER OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1, TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2013042000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID 115.241 ACRE TRACT AND OVER AND ACROSS SAID 88.373 ACRE TRACT, A DISTANCE OF 492.60 FEET TO A POINT FOR THE NORTHWEST CORNER OF A 0.228 ACRE TRACT OF LAND CONVEYED TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20201116002033300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 0.228 ACRE TRACT, OVER AND ACROSS SAID 115.241 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 41.71 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 16 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 52 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 42.11 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 28.46 FEET TO A POINT FOR CORNER;

SOUTH 39 DEGREES 34 MINUTES 49 SECONDS EAST, A DISTANCE OF 58.74 FEET TO A POINT FOR CORNER;

NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, PASSING AT A DISTANCE OF 57.64 FEET THE NORTHEAST LINE OF SAID 115.241 ACRE TRACT, THE EAST CORNER OF SAID 0.228 ACRE TRACT, AND THE COMMON WEST CORNER OF AFORESAID 0.070 ACRE TRACT, AND CONTINUING ALONG THE NORTHWEST LINE OF SAID 0.070 ACRE TRACT AND OVER AND ACROSS AFORESAID 88.373 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 79.53 FEET TO A POINT FOR THE NORTH CORNER OF SAID 0.070 ACRE TRACT;

THENCE, SOUTH 39 DEGREES 20 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 0.070 ACRE TRACT, A DISTANCE OF 146.09 FEET TO A POINT FOR THE EAST CORNER OF SAID 0.070 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 115.241 ACRE TRACT;

THENCE, NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, ALONG SAID NORTHEAST LINE, PASSING AT A DISTANCE OF 15.75 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN EXTERIOR ELL CORNER OF SAID 115.241 ACRE TRACT AND THE COMMON WEST CORNER OF AFORESAID 0.046 ACRE TRACT, AND CONTINUING ALONG THE NORTHWEST LINE OF SAID 0.046 ACRE TRACT AND OVER AND ACROSS AFORESAID 88.373 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 23.75 FEET TO A POINT FOR THE NORTH CORNER OF SAID 0.046 ACRE TRACT;

THENCE, SOUTH 39 DEGREES 20 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 0.046 ACRE TRACT CONTINUING OVER AND ACROSS SAID 88.373 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A POINT FOR THE EAST CORNER OF SAID 0.046 ACRE TRACT, SAID POINT BEING ON THE SOUTHEAST LINE OF SAID 88.373 ACRE TRACT AND A COMMON NORTHWEST LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 738, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-22" FOUND FOR AN ANGLE POINT IN SAID LINE, BEARS NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 391.46 FEET;

THENCE, SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, PASSING AT A DISTANCE OF 10.00 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH CORNER OF SAID 0.046 ACRE TRACT AND A COMMON NORTHEAST CORNER OF AFORESAID 115.241 ACRE TRACT, AND CONTINUING ALONG A SOUTHEAST LINE OF SAID 115.241 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID TRACT NO. 4424, IN ALL A TOTAL DISTANCE OF 1013.79 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-21" FOUND FOR AN ANGLE POINT IN SAID COMMON LINE;

THENCE, SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 14.79 FEET TO A POINT FOR A NORTHEAST CORNER OF INSPIRATION, PHASE 7B, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. _____, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 75 DEGREES 12 MINUTES 38 SECONDS WEST, OVER AND ACROSS SAID 115.241 ACRE TRACT, ALONG THE NORTH LINE OF SAID INSPIRATION, PHASE 7B, PASSING AT A DISTANCE OF 13.85 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID INSPIRATION, PHASE 7B AND A COMMON NORTHEAST CORNER OF AFORESAID INSPIRATION, PHASE 7A, AND CONTINUING ALONG THE NORTH LINE OF SAID INSPIRATION, PHASE 7A, IN ALL A TOTAL DISTANCE OF 171.97 FEET TO THE POINT OF BEGINNING FEET AND CONTAINING A CALCULATED AREA OF 608,157 SQUARE FEET OR 13.961 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAVON DEVELOPMENT, LLC (OWNER), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 8A, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

LAVON DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: HUFFINES INVESTMENT PARTNERS, L.P., ITS MANAGING MEMBER

BY: HG ASSOCIATES, L.P., ITS GENERAL PARTNER

BY: HC ASSOCIATES, GP, LLC, ITS GENERAL PARTNER

BY:

PHILIP HUFFINES, MANAGING DIRECTOR

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 PHILIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND ARE SUFFICIENT TO ENABLE RE-TRACEMENT.

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

CHRIS MATTEO REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6501



THE STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LENDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION (LENDER) IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2018091400738643 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (LENDER LIEN), AND IS THE HOLDER OF A PROMISSORY NOTE SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS ____ DAY OF _____, 2021.

LENDER:

TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

BY:

JOHN D. HUTCHINSON

TITLE: PRESIDENT

THE STATE OF _____ §

COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2021, BY JOHN D. HUTCHINSON, PRESIDENT, OF TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THE BEHALF OF SAID LIMITED LIABILITY COMPANY HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS ON THE ____ DAY OF _____

ATTEST:

ZONING SECRETARY

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, CITY OF LUCAS

DATE

PLANNING AND ZONING COMMISSION

DEVELOPMENT SERVICES DIRECTOR

DATE

DIRECTOR OF PUBLIC WORKS

DATE

A FINAL PLAT OF INSPIRATION PHASE 8A LOTS 2X, 9-17, BLOCK 2; LOTS 9X-11X, 50-60, BLOCK 9; LOTS LOT 1X, BLOCK 21; LOTS 1-9, BLOCK 22; LOT 1X, BLOCK 23; & LOTS 1-9, BLOCK 24 OUT OF THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799 IN THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS 13.961 ACRES 38 RESIDENTIAL LOTS 6 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC 8200 DOUGLAS AVENUE SUITE 300 DALLAS, TEXAS 75225 PHONE 214-750-1800

LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

THIS PLAT FILED IN _____

MARCH 2021 JOB NO. 0001

LOT SUMMARY TABLE

CITY OF LUCAS ETJ			
INSPIRATION PHASE	7	8A	TOTAL
64'X140' LOTS (50'X80' PADS)	224	0	224
74'X140' LOTS (60'X80' PADS)	34	0	34
80'X140' LOTS (65'X80' PADS)	0	31	31
TOTAL	258	31	289
Average Residential Lot Size (sf)	10,790	13,925	12,358
Gross Acre (acres)	101.19	14.05	115
Gross Density (lots/acre)	2.55	2.21	2.51
Non-Residential Lot (acres)	18.66	1.39	20.05

PROPERTY DESCRIPTION
115.241 ACRES

BEING A 115.241 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334 AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF WYLIE E.T.J., AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 101.195 ACRE TRACT OF LAND, CONVEYED AS TRACT 3 AND PART OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 115.241 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND DENTON CORRS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND A COMMON EXTERIOR ELL CORNER OF A 41.391 ACRE TRACT OF LAND CONVEYED TO OSVALDO MORALES, JR. AND ELIZABETH MORALES, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF AN OLD ABANDONED ROAD;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID OLD ABANDONED ROAD, PASSING AT A DISTANCE OF 2281.68 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID OLD ABANDONED ROAD, PASSING AT A DISTANCE OF 2281.68 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 637.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 01 MINUTE 53 SECONDS EAST, A DISTANCE OF 260.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 38.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 20 MINUTES 43 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHWEST LINE OF SAID TRACT 1 AND A COMMON NORTHWEST LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-22" FOUND BEARS NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 401.48 FEET;

THENCE, SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1003.79 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-21" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND A COMMON EXTERIOR ELL CORNER OF AFORESAID TRACT 3;

THENCE, ALONG THE COMMON LINES OF SAID TRACT 3 AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 73.65 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-20" FOUND FOR CORNER;

NORTH 88 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 2464.68 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-19" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3;

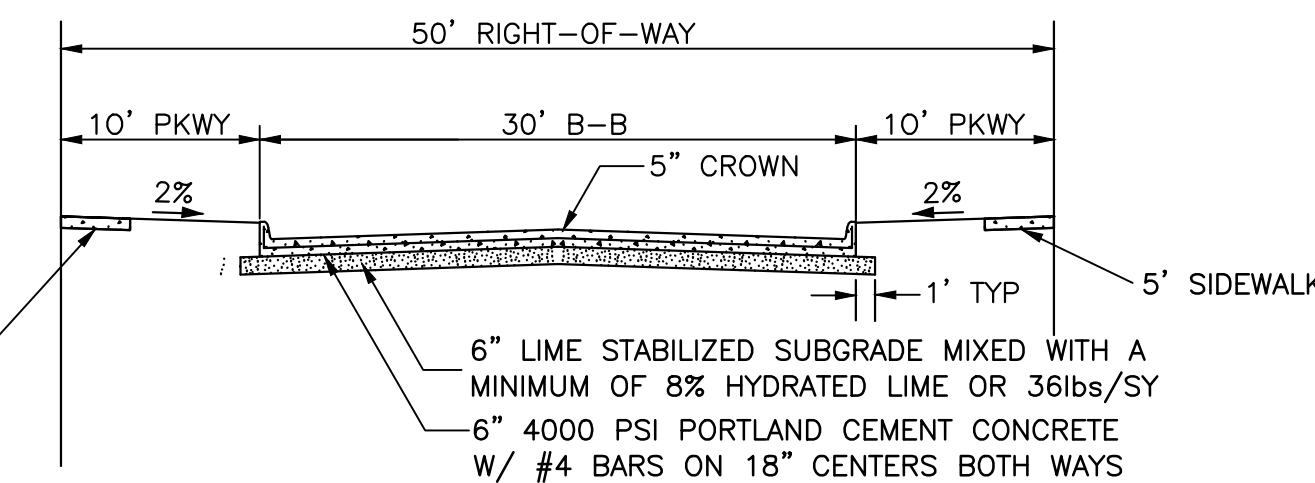
SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 2603.00 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-18" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND BEING ON THE NORTH LINE OF THE REMAINDER OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS SOUTH 89 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 573.44 FEET;

THENCE, NORTH 77 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID REMAINDER 321.159 ACRE TRACT, A DISTANCE OF 238.32 FEET TO A 1" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER 321.159 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF AFORESAID MORALES TRACT;

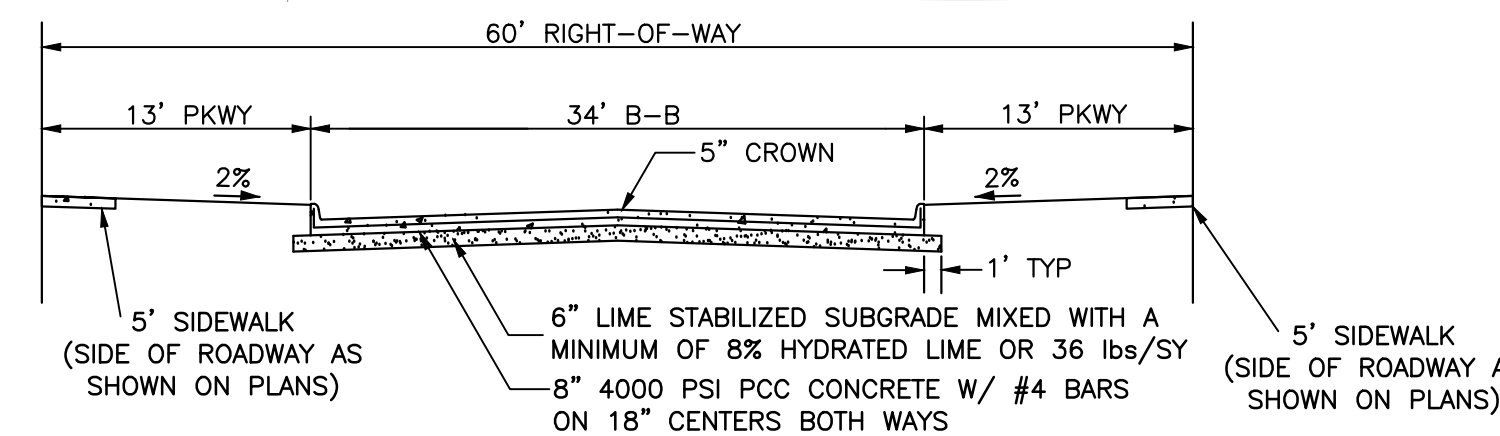
THENCE, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID MORALES TRACT, A DISTANCE OF 1111.20 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5,019,877 SQUARE FEET, OR 115.241 ACRES OF LAND.

LINE	BEARING	DISTANCE
L1	S39°01'53"E	260.48'
L2	N50°39'17"E	38.01'
L3	S39°20'43"E	200.00'
L4	S08°18'33"E	73.65'
L5	N77°41'45"W	238.32'

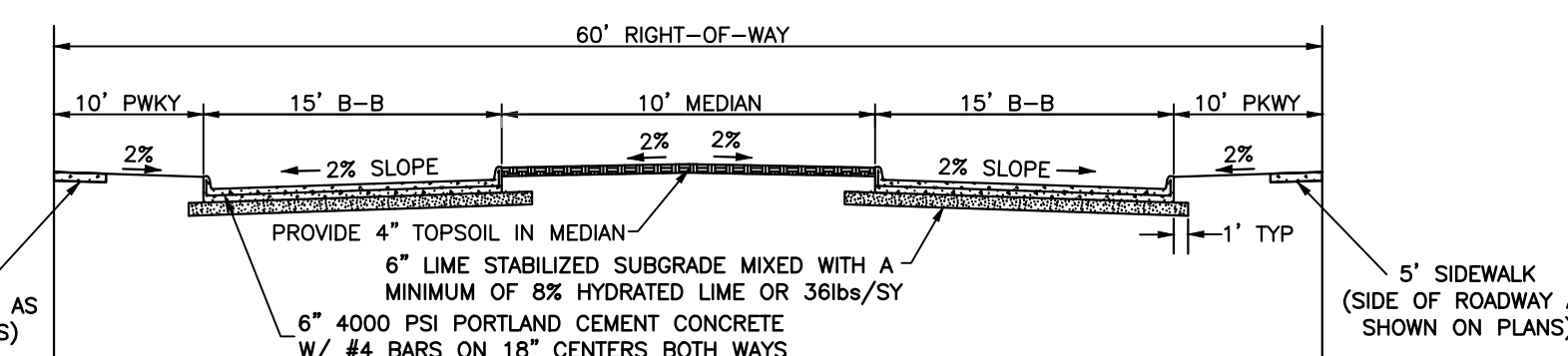
NOTE: LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.



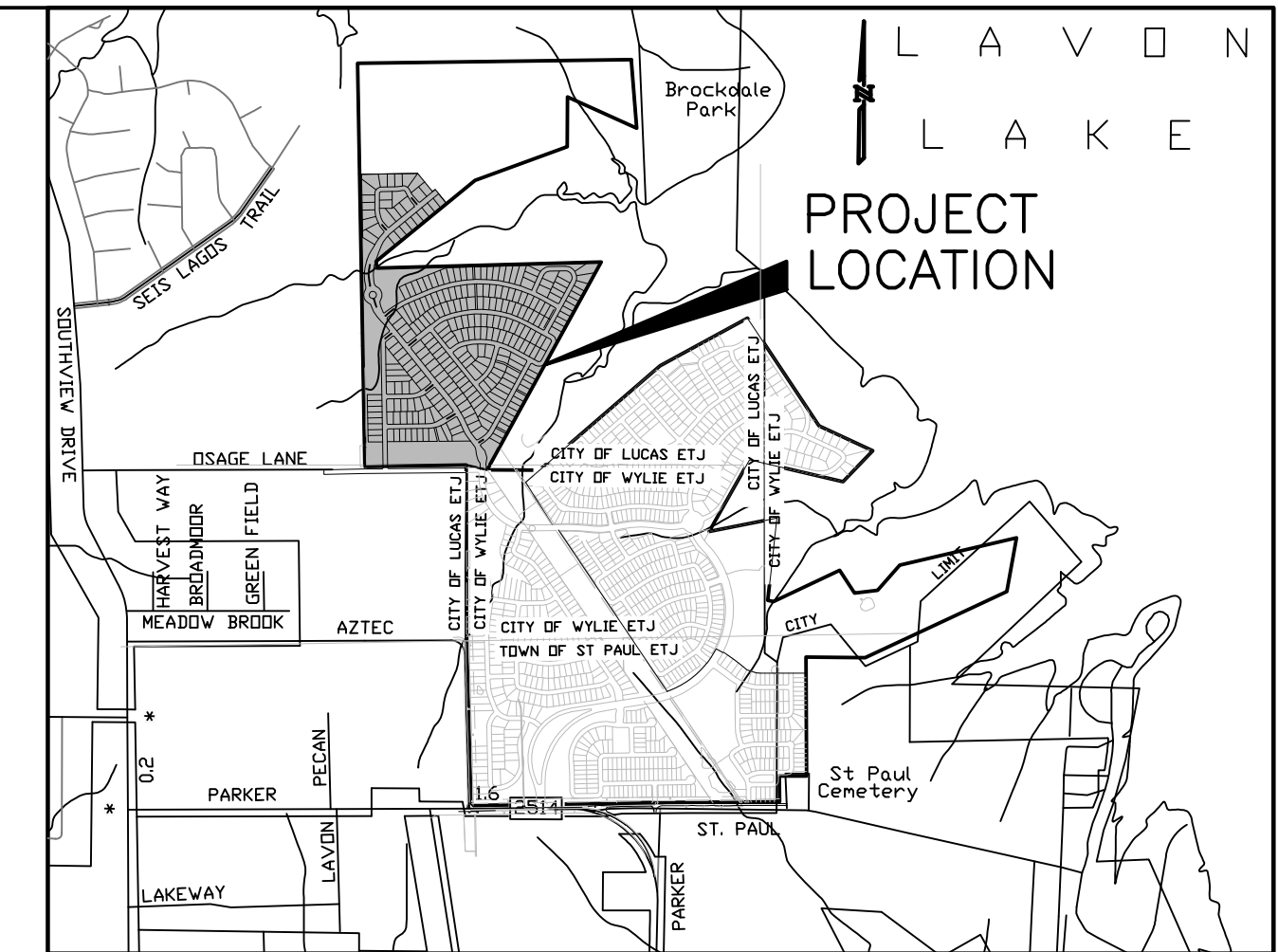
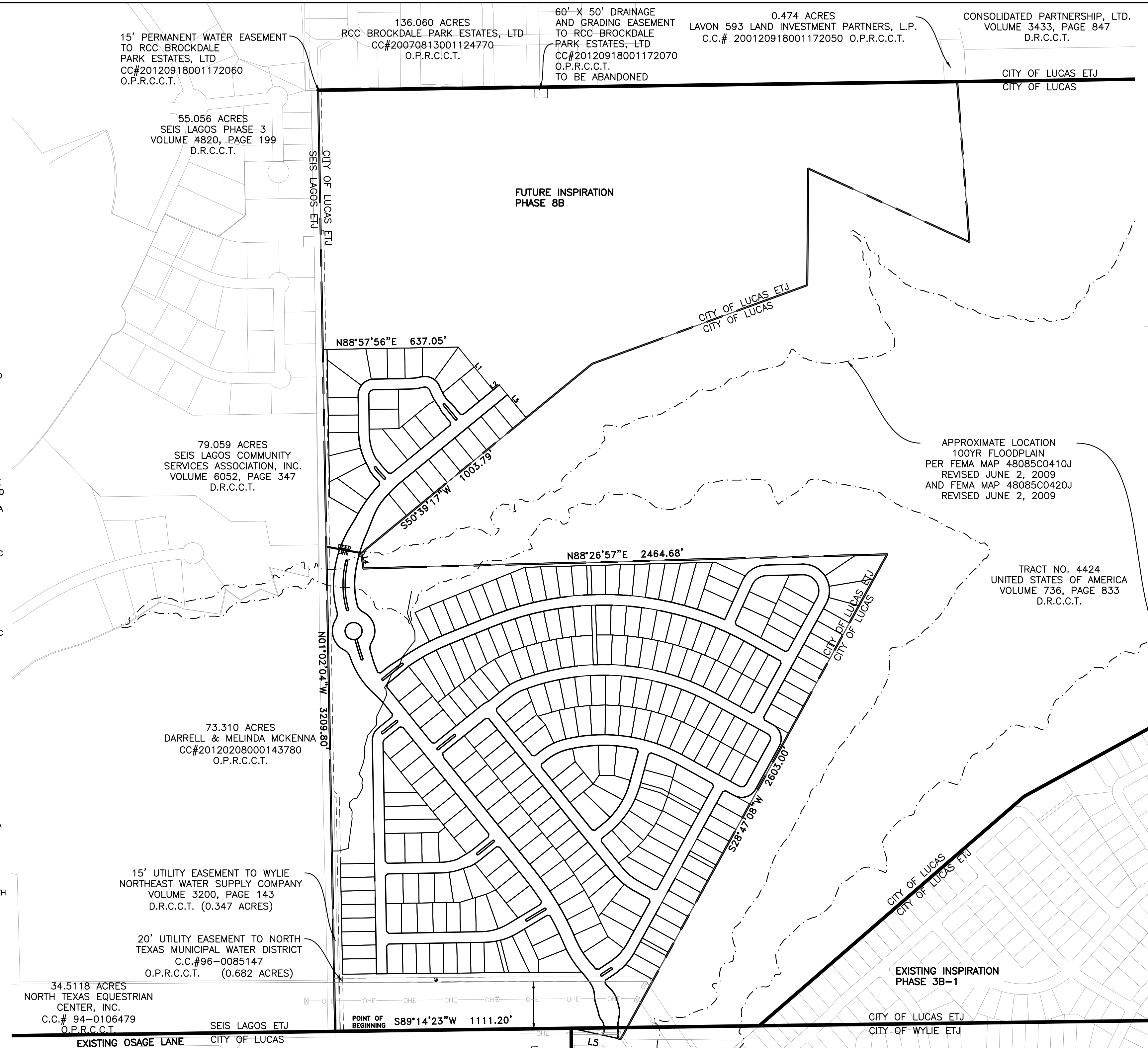
TYPICAL PAVING SECTION FOR 50' RESIDENTIAL ROW
NTS



TYPICAL PAVING SECTION FOR 60' COLLECTOR ROW
NTS



TYPICAL PAVING SECTION FOR 60' DIVIDED ROW
NTS



VICINITY MAP
1" = 2000'

CITY APPROVAL CERTIFICATE
THIS PLAN IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

ATTEST: _____ DATE _____

SIGNATURE _____ DATE _____

NAME & TITLE _____ 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 PLAN 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 PLAN 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, _____ DO HEREBY CERTIFY, THAT I PREPARED THIS PLAN FROM AN ACTUAL SURVEY OF 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.

REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS
COUNTY OF DALLAS
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 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
OF
INSPIRATION
PHASE 7 & 8A

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
COLLIN COUNTY, TEXAS
115.24 ACRES
289 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER
ST PAUL INSPIRATION, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214-750-1800

SUBMITTAL LOG:
1ST SUBMITTAL: 05/23/2018
2ND SUBMITTAL: 06/05/2018

ENGINEER:
JACOBS

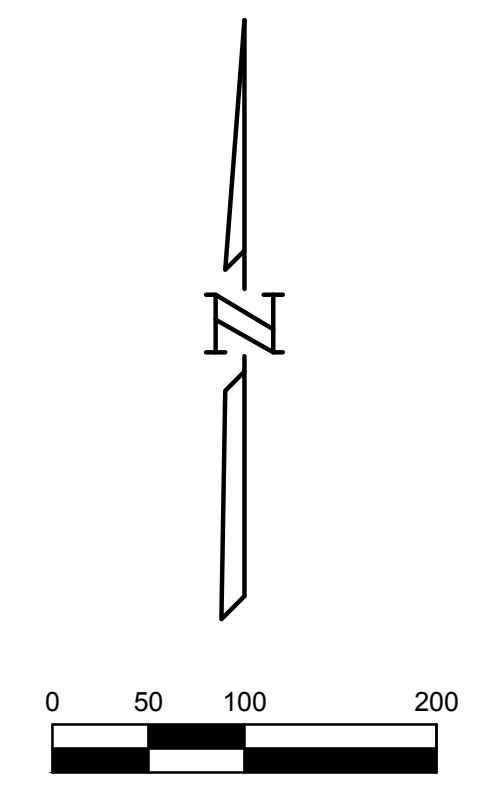
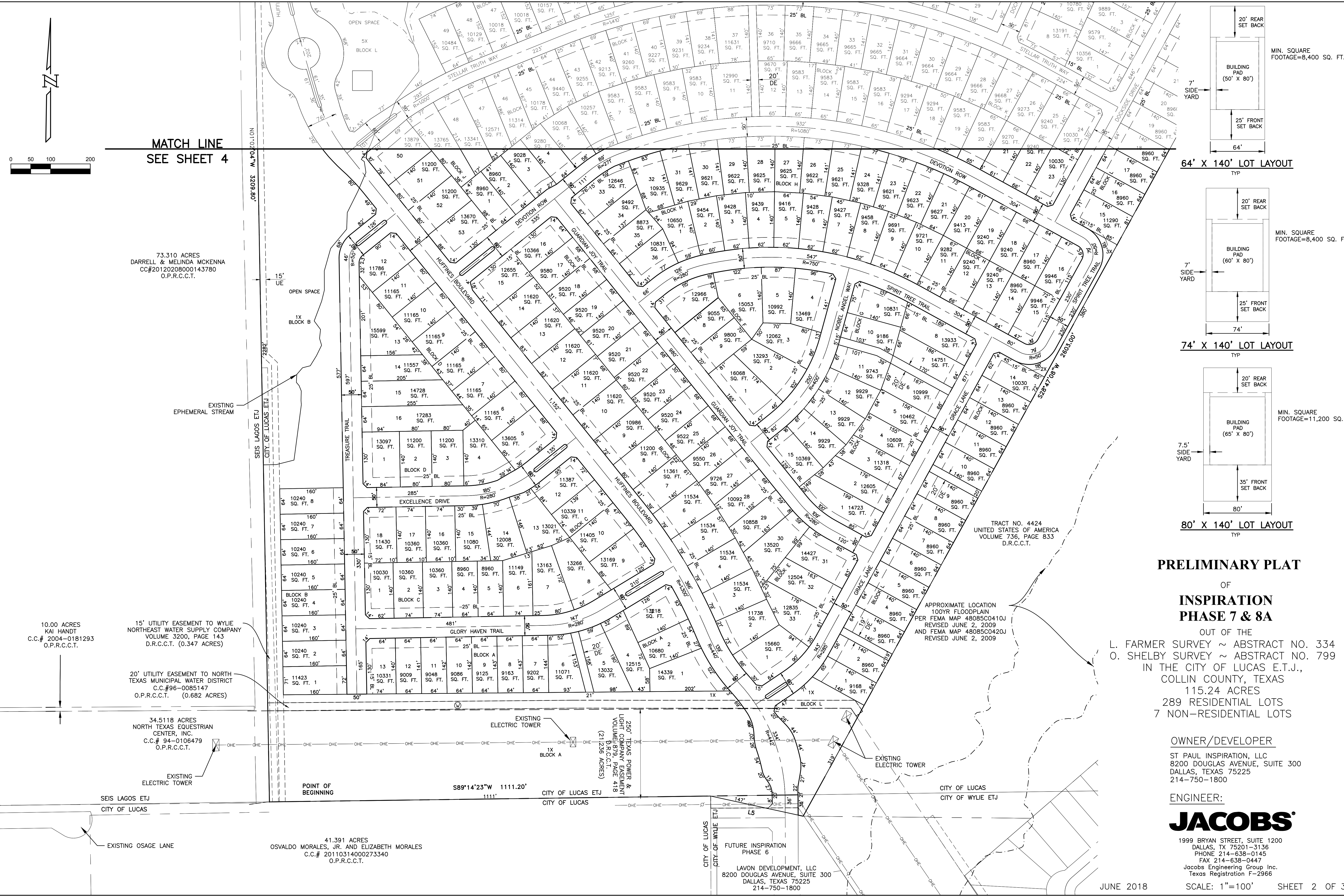
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

I:\S\WXX0300\WXX0370\700 CAD\702 Civil\Preliminary Plat\WXX0370\PAF00.dwg, 6/6/2018 4:52 PM, Tilitto, Michelle

INSPIRATION PHASE 7 & 8A

PRELIMINARY PLAT



MATCH LINE
SEE SHEET 4

73.310 ACRES
DARRELL & MELINDA MCKENNA
CC#20120208000143780
O.P.R.C.C.T.

EXISTING
EPHEMERAL STREAM

10.00 ACRES
KAI HANDT
C.C.# 2004-0181293
O.P.R.C.C.T.

15' UTILITY EASEMENT TO WYLIE
NORTHEAST WATER SUPPLY COMPANY
VOLUME 3200, PAGE 143
D.R.C.C.T. (0.347 ACRES)

20' UTILITY EASEMENT TO NORTH
TEXAS MUNICIPAL WATER DISTRICT
C.C.#96-0085147
O.P.R.C.C.T. (0.682 ACRES)

34.5118 ACRES
NORTH TEXAS EQUESTRIAN
CENTER, INC.
C.C.# 94-0106479
O.P.R.C.C.T.

SEIS LAGOS ETJ
CITY OF LUCAS

EXISTING OSAGE LANE

41.391 ACRES
OSVALDO MORALES, JR. AND ELIZABETH MORALES
C.C.# 20110314000273340
O.P.R.C.C.T.

POINT OF BEGINNING
S89°14'23"W 1111.20'
1111'

CITY OF LUCAS ETJ
CITY OF LUCAS

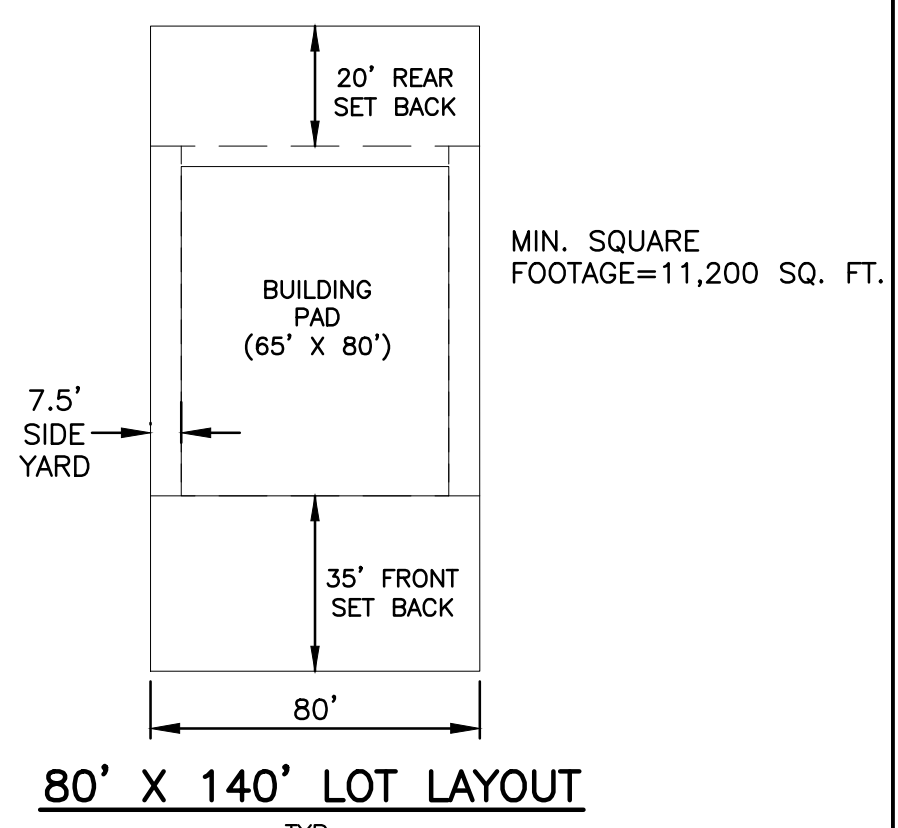
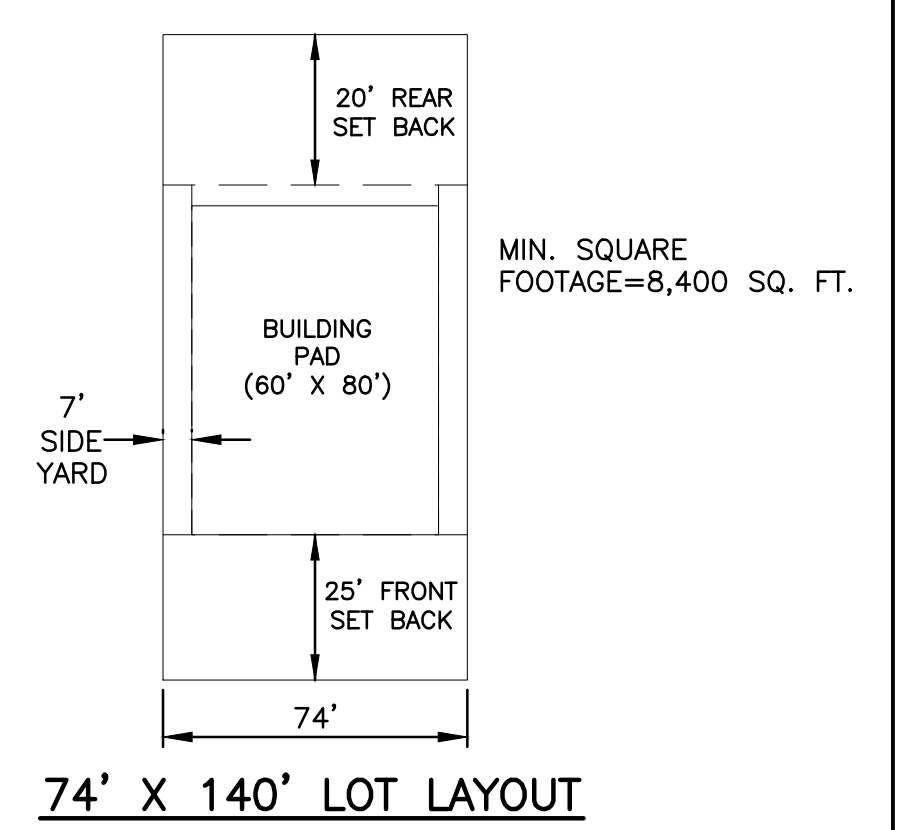
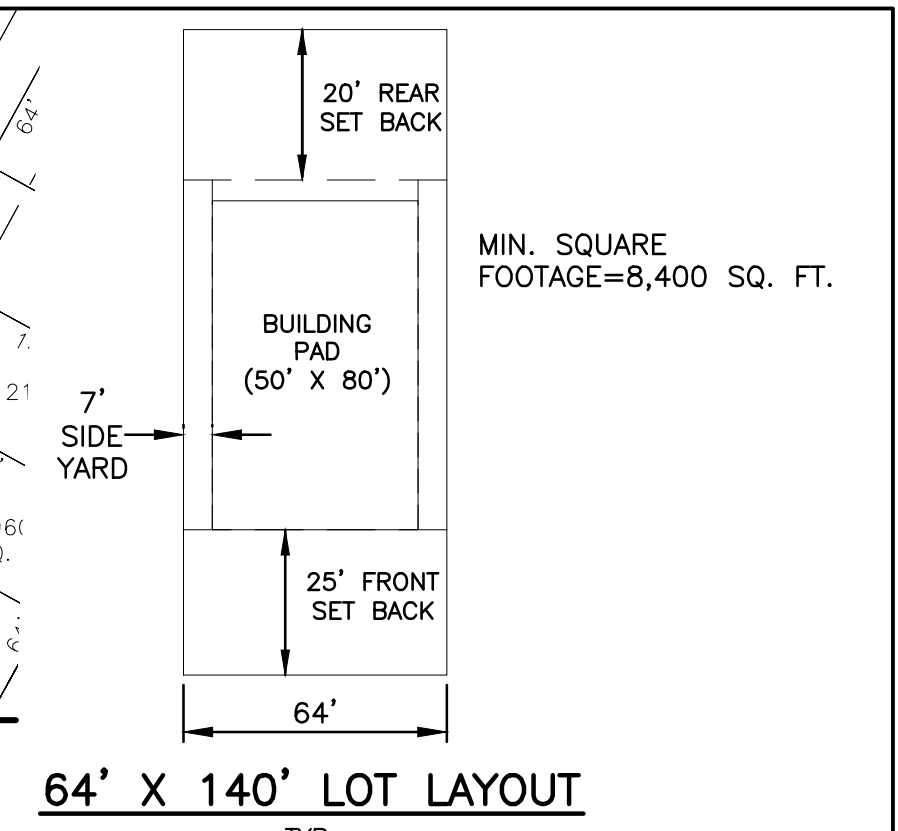
EXISTING
ELECTRIC TOWER
1X
BLOCK A

250' TEXAS POWER &
LIGHT COMPANY EASEMENT
VOLUME 879, PAGE 418
D.R.C.C.T.
(21,236 ACRES)

EXISTING
ELECTRIC TOWER

APPROXIMATE LOCATION
100YR FLOODPLAIN
PER FEMA MAP 48085C0410J
REVISED JUNE 2, 2009
AND FEMA MAP 48085C0420J
REVISED JUNE 2, 2009

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.



PRELIMINARY PLAT

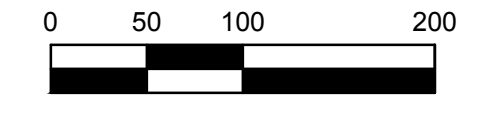
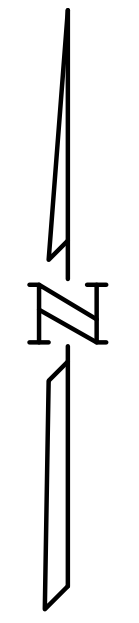
OF
**INSPIRATION
PHASE 7 & 8A**

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
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214-750-1800

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

INSPIRATION PHASE 7 & 8A PRELIMINARY PLAT



FUTURE INSPIRATION PHASE 8B

APPROXIMATE LOCATION
100YR FLOODPLAIN
PER FEMA MAP 48085C0410J
REVISED JUNE 2, 2009
AND FEMA MAP 48085C0420J
REVISED JUNE 2, 2009

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

PRELIMINARY PLAT

OF
**INSPIRATION
PHASE 7 & 8A**

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
COLLIN COUNTY, TEXAS
115.24 ACRES
289 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS

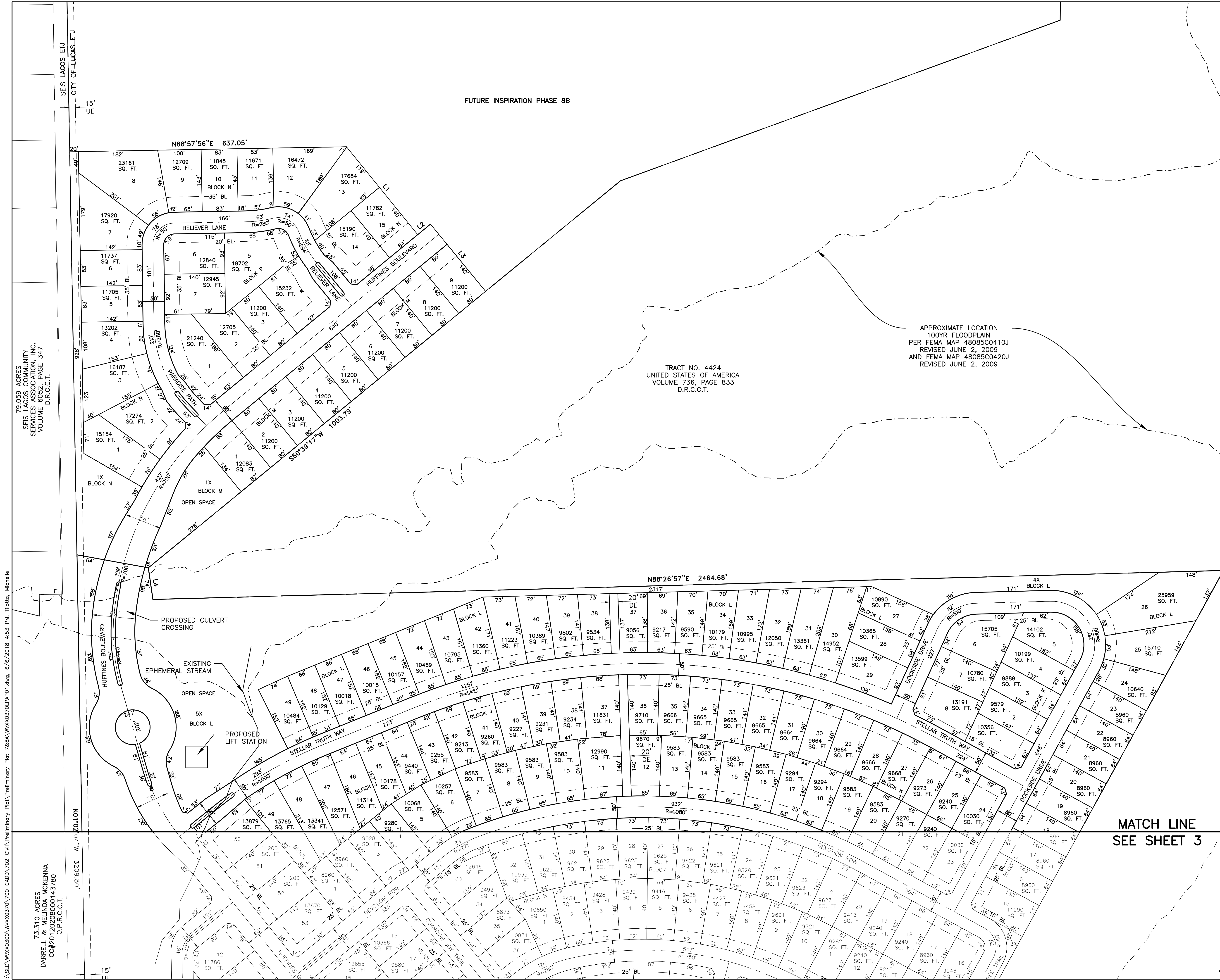
OWNER/DEVELOPER

ST PAUL INSPIRATION, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214-750-1800

ENGINEER:

JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966



**MATCH LINE
SEE SHEET 3**

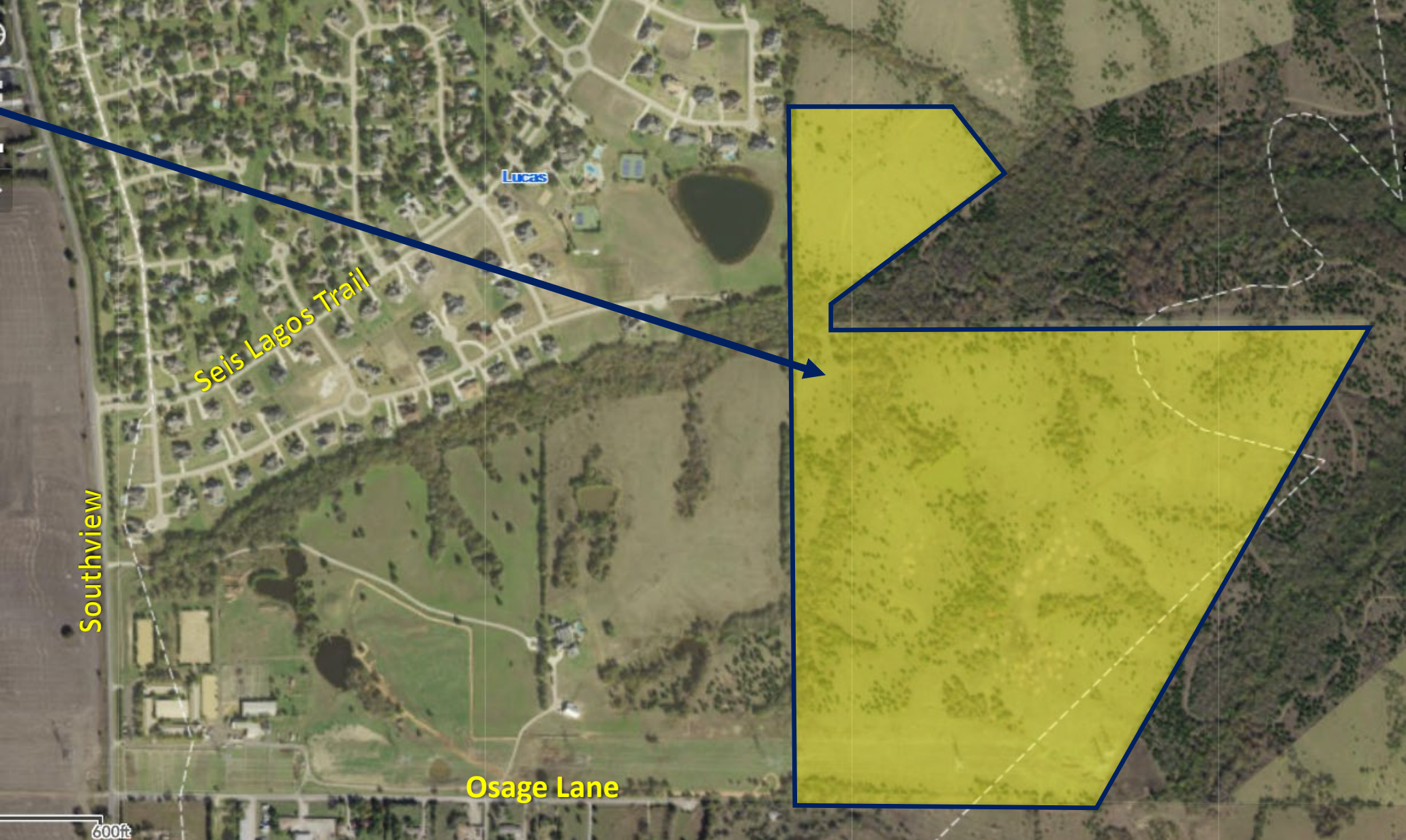
79.059 ACRES
SEIS LAGOS COMMUNITY
SERVICES ASSOCIATION, INC.
VOLUME 6052, PAGE 347
D.R.C.C.T.

73.310 ACRES
DARRELL & MELINDA MCKENNA
CC#20120208000143780
D.R.C.C.T.

SEIS LAGOS ETJ
CITY OF LUCAS ETJ

INSPIRATION

Phase 7 & 8A





City of Lucas

Planning and Zoning Agenda Request

April 8, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for a final plat approval of a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ.

Background Information

This project is located within the City of Lucas ETJ and has both an approved development agreement and an approved concept plan. This project is part of a Municipal Utility District that supplies sewer and water service for this project. The City of Lucas does not review the construction plans or inspect any civil infrastructure for this project. The City's only responsibility is plat approval.

The plat consists of 33.643 acres of land, 98 residential lots, and six non-residential lots. The City does not have the authority to enforce density in the ETJ. These lots conform to both the approved development agreement and the approved concept plan. The plat conforms to the City's Code of Ordinances.

Attachments/Supporting Documentation

1. Final Plat
2. Approved Preliminary Plat
3. Location Map

Budget/Financial Impact

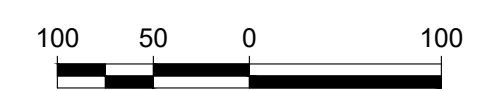
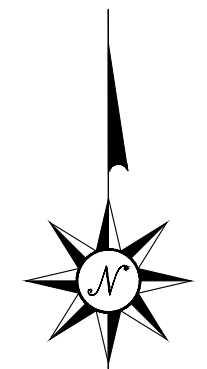
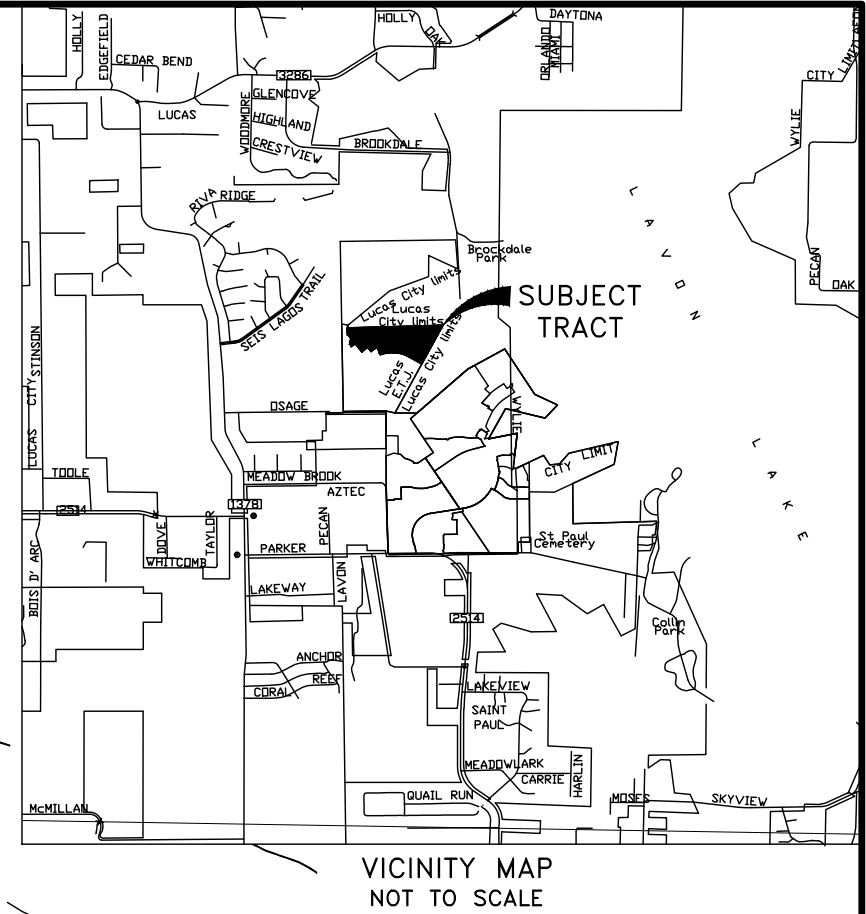
NA

Recommendation

Staff recommends approval of the final plat.

Motion

I make a motion to approve/deny the final plat of Lavon Development LLC for a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ.



115.241 ACRES
LAVON DEVELOPMENT, LLC.
C.C.# 20180614000736640
O.P.R.C.C.T.

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

APPROXIMATE LOCATION
100YR FLOODPLAIN
PER FEMA MAP 48085C0410J
REVISED JUNE 2, 2009
AND FEMA MAP 48085C0420J
REVISED JUNE 2, 2009

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

N7074769.63
E2565480.16
CITY OF LUCAS
COE MON 4424-19(RM)

L21
COE MON 4424-21(RM)
N7076947.89
E2563016.76
POINT OF BEGINNING
COE MON 4424-20(RM)

PROPOSED 100-YR
FLOODPLAIN
EXISTING 100-YR
FLOODPLAIN

115.241 ACRES
LAVON DEVELOPMENT, LLC.
C.C.# 20180614000736640
O.P.R.C.C.T.

$\Delta = 04^{\circ}25'04''$
 $R = 1025.00'$
 $CB = N65^{\circ}44'33''E$
 $CL = 79.01'$
 $L = 79.03'$

$\Delta = 11^{\circ}22'16''$
 $R = 1435.00'$
 $CB = N73^{\circ}38'14''E$
 $CL = 284.33'$
 $L = 284.80'$

APPROXIMATE
SURVEY LINE

INSPIRATION, PHASE 7A
C.C.# 20190123010000350
O.P.R.C.C.T.

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

A
FINAL PLAT
OF
INSPIRATION
PHASE 7B-1
LOTS 15-45, 5X-8X, BLOCK 9; LOTS 20-36, BLOCK 14;
LOTS 1-20, 28-53, 1X, BLOCK 16; LOTS 1-4, BLOCK 20
OUT OF THE
ORPHA SHELBY SURVEY, ABSTRACT NO. 799
IN THE
CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS
33.643 ACRES
98 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS

SHEET 1 OF 2

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465



FEBRUARY 2021 JOB NO. 0001

THIS PLAT FILED IN

- LEGEND
COE MON CORPS OF ENGINEERS MONUMENT
CIRF 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURSSES" FOUND
DE DRAINAGE EASEMENT
PAE PEDESTRIAN ACCESS EASEMENT
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
WE WATER LINE EASEMENT
BL BUILDING LINE
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
(RM) RECORD MONUMENT
STREET NAME CHANGE

- NOTES:
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). COORDINATE VALUES SHOWN ARE GRID VALUES.
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE SPECIFIED.
3. LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
4. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4811300100K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 48085C0410J, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

S:\NTP\LAND\0001\200 SURVEY\290 Mapping\PHASE 7B-1\PLAT CHECK\0001\PA01-PH7B-1.dwg 2/11/2021

OWNER'S CERTIFICATE

WHEREAS LAVON DEVELOPMENT, LLC IS THE SOLE OWNER OF A 33.643 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF LUCAS, E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 115.241 ACRE TRACT OF LAND, CONVEYED TO LAVON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018081400736940, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 33.643 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83) (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGGINING: A CORPS OF ENGINEERS MONUMENT STAMPED "4424.20" FOUND FOR AN INTERIOR ELL CORNER OF SAID 115.241 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 28 MINUTES 57 SECONDS EAST, ALONG A NORTHERN LINE OF SAID 115.241 ACRE TRACT AND A COMMON SOUTHERN LINE OF SAID TRACT NO. 4424, A DISTANCE OF 799.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 115.241 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 67 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 527.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 65 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 73.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 28 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 151.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94 DEGREES 25 MINUTES 04 SECONDS, A RADIUS OF 1025.00 FEET AND A LONG CHORD THAT BEARS NORTH 65 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 79.01 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 233.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 22 MINUTES 16 SECONDS, A RADIUS OF 1435.00 FEET AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 281.33 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 284.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 10 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 172.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE AFRESAID NORTH LINE OF SAID 115.241 ACRE TRACT AND SAID COMMON SOUTH LINE OF SAID TRACT NO. 4424;

THENCE, NORTH 88 DEGREES 28 MINUTES 57 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1634.12 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424.19" FOUND FOR THE NORTHEAST CORNER OF SAID 115.241 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID TRACT NO. 4424;

THENCE, SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 115.241 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID TRACT NO. 4424, A DISTANCE OF 1151.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF INSPIRATION, PHASE 7A, AN ADDITION TO THE CITY OF LUCAS, E.T.J., AND THE CITY OF WYLE, E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 20190123010000350, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 115.241 ACRE TRACT AND ALONG THE NORTH LINE OF SAID INSPIRATION, PHASE 7A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 394.77 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 63 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 75.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 73 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 73.40 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 83 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 73.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 83 DEGREES 19 MINUTES 53 SECONDS WEST, A DISTANCE OF 72.59 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 05 MINUTES 31 SECONDS WEST, A DISTANCE OF 72.34 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 19 MINUTES 36 SECONDS WEST, A DISTANCE OF 72.74 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF 72.54 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 96.80 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 15 MINUTES 59 SECONDS WEST, A DISTANCE OF 23.59 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 49 MINUTES 53 SECONDS WEST, A DISTANCE OF 180.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 56 SECONDS, A RADIUS OF 1050.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 69 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 16.95 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 16.05 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 50 SECONDS, A RADIUS OF 856.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 69 DEGREES 14 MINUTES 47 SECONDS WEST A DISTANCE OF 96.37 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 96.78 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 51 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 83.72 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 38 DEGREES 50 MINUTES 38 SECONDS WEST, A DISTANCE OF 145.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 51 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 192.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 38 DEGREES 50 MINUTES 38 SECONDS WEST, A DISTANCE OF 219.16 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 52 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 57 DEGREES 01 MINUTE 42 SECONDS WEST, A DISTANCE OF 74.70 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 51 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 52.85 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 12.56 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98 DEGREES 42 MINUTES 43 SECONDS, A RADIUS OF 400.00 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 34 MINUTES 43 SECONDS WEST A DISTANCE OF 60.76 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.82 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 46.70 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48 DEGREES 17 MINUTES 37 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 00 MINUTES 04 SECONDS EAST A DISTANCE OF 49.91 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.14 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 96 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 148.97 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 168.06 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 01 MINUTE 52 SECONDS, A RADIUS OF 40.29 FEET, AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 42.29 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.66 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 38 MINUTES 39 SECONDS, A RADIUS OF 408.45 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 19 MINUTES 33 SECONDS WEST A DISTANCE OF 149.86 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 150.71 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 97 DEGREES 30 MINUTES 13 SECONDS, A RADIUS OF 650.50 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 13 MINUTES 22 SECONDS EAST A DISTANCE OF 85.13 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 85.19 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID INSPIRATION, PHASE 7A;

THENCE, SOUTH 75 DEGREES 12 MINUTES 38 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 115.241 ACRE TRACT AND DEPARTING SAID NORTH LINE OF INSPIRATION, PHASE 7A, A DISTANCE OF 13.05 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON A WEST LINE OF SAID 115.241 ACRE TRACT AND A COMMON EAST LINE OF AFORESAID TRACT NO. 4424;

THENCE, SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 58.87 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 33.643 ACRES OF LAND.

Table with 12 columns: LOT, BLOCK, ACRES, S.F., LOT, BLOCK, ACRES, S.F., LOT, BLOCK, ACRES, S.F. It lists lot details for Inspiration Phase 7B Lot Area Table, including lot numbers, block numbers, acreage, and square footage.

Table with 7 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. It lists curve data for the Inspiration Phase 7B-1 project.

Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for the Inspiration Phase 7B-1 project, including line numbers, bearings, and distances.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAVON DEVELOPMENT, LLC ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 7B-1, AN ADDITION TO THE COUNTY OF COLLIN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

LAVON DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: HUFFINES INVESTMENT PARTNERS, L.P., ITS MANAGING MEMBER BY: HC ASSOCIATES, L.P., ITS GENERAL PARTNER BY: HC ASSOCIATES, GP, LLC, ITS GENERAL PARTNER

BY: PHILLIP HUFFINES, MANAGING DIRECTOR

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 PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED, THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLER RETRACEMENT.

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



THE STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED TO ME.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

LIENHOLDERS CONSENT

TREZ CAPITAL (2015) CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2018081400736940 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS ("LENDER LIEN"), AND IS THE HOLDER OF A PROMISSORY NOTE SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS ____ DAY OF _____, 2021.

LENDER: TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

BY: NAME: JOHN D. HUTCHINSON TITLE: PRESIDENT

THE STATE OF _____ § COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2021, BY JOHN D. HUTCHINSON, PRESIDENT OF TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THE BEHALF OF SAID LIMITED LIABILITY COMPANY HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES: _____

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS ON THE ____ DAY OF _____,

ATTEST: ZONING SECRETARY

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, CITY OF LUCAS DATE

PLANNING AND ZONING COMMISSION

DEVELOPMENT SERVICES DIRECTOR DATE

DIRECTOR OF PUBLIC WORKS DATE

A FINAL PLAT OF INSPIRATION PHASE 7B-1 LOTS 15-45, 5X-8X, BLOCK 9; LOTS 20-36, BLOCK 14; LOTS 1-20, 28-53, 1X, BLOCK 16; LOTS 1-4, BLOCK 20 OUT OF THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799 IN THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS 33.643 ACRES 98 RESIDENTIAL LOTS 6 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC 8200 DOUGLAS AVENUE SUITE 300 DALLAS, TEXAS 75225 PHONE 214-750-1800

LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465



LOT SUMMARY TABLE

CITY OF LUCAS ETJ			
INSPIRATION PHASE	7	8A	TOTAL
64'X140' LOTS (50'X80' PADS)	224	0	224
74'X140' LOTS (60'X80' PADS)	34	0	34
80'X140' LOTS (65'X80' PADS)	0	31	31
TOTAL	258	31	289
Average Residential Lot Size (sf)	10,790	13,925	12,358
Gross Acre (acres)	101.19	14.05	115
Gross Density (lots/acre)	2.55	2.21	2.51
Non-Residential Lot (acres)	18.66	1.39	20.05

PROPERTY DESCRIPTION
115.241 ACRES

BEING A 115.241 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334 AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF WYLIE E.T.J., AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 101.195 ACRE TRACT OF LAND, CONVEYED AS TRACT 3 AND PART OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 115.241 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND DENTON CORRS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND A COMMON EXTERIOR ELL CORNER OF A 41.391 ACRE TRACT OF LAND CONVEYED TO OSVALDO MORALES, JR. AND ELIZABETH MORALES, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF AN OLD ABANDONED ROAD;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID OLD ABANDONED ROAD, PASSING AT A DISTANCE OF 2281.68 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID OLD ABANDONED ROAD, PASSING AT A DISTANCE OF 2281.68 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 637.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 01 MINUTE 53 SECONDS EAST, A DISTANCE OF 260.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 38.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 20 MINUTES 43 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHWEST LINE OF SAID TRACT 1 AND A COMMON NORTHWEST LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-22" FOUND BEARS NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 401.48 FEET;

THENCE, SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1003.79 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-21" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND A COMMON EXTERIOR ELL CORNER OF AFORESAID TRACT 3;

THENCE, ALONG THE COMMON LINES OF SAID TRACT 3 AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 73.65 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-20" FOUND FOR CORNER;

NORTH 88 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 2464.68 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-19" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3;

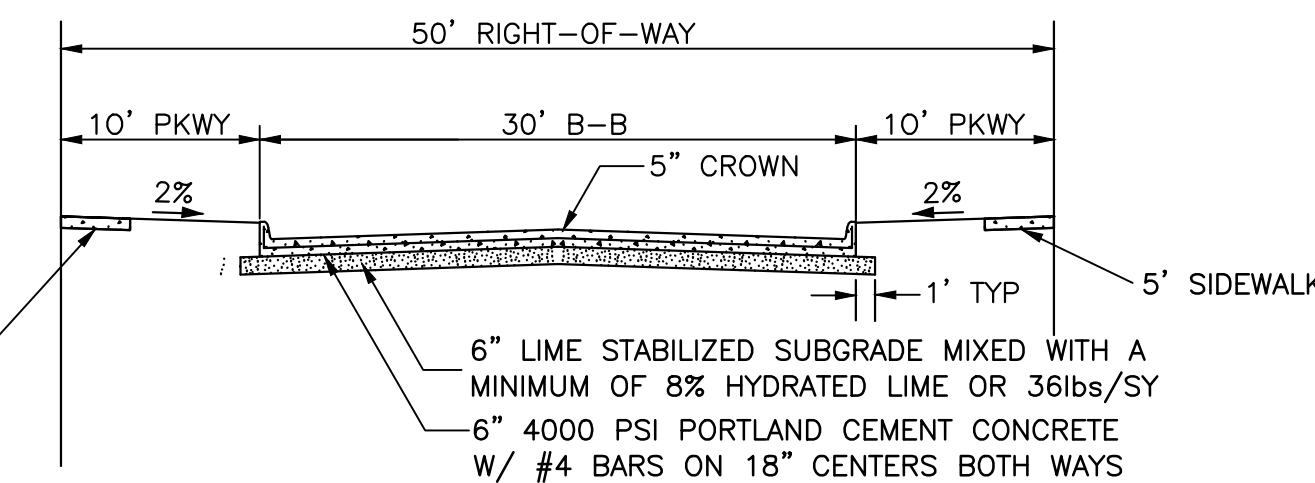
SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 2603.00 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-18" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND BEING ON THE NORTH LINE OF THE REMAINDER OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS SOUTH 89 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 573.44 FEET;

THENCE, NORTH 77 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID REMAINDER 321.159 ACRE TRACT, A DISTANCE OF 238.32 FEET TO A 1" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER 321.159 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF AFORESAID MORALES TRACT;

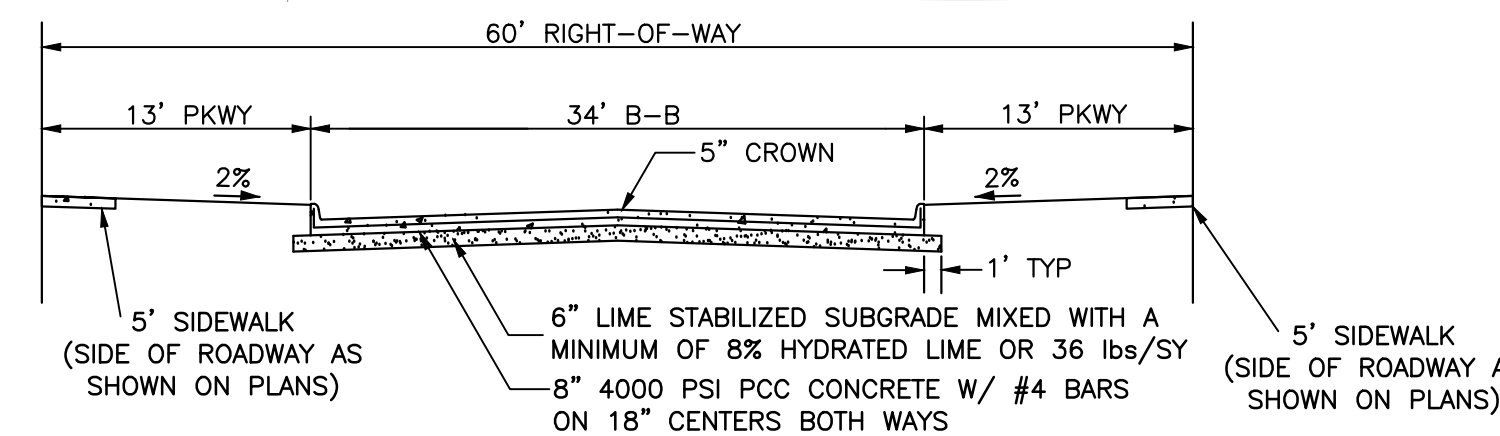
THENCE, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID MORALES TRACT, A DISTANCE OF 1111.20 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5,019,877 SQUARE FEET, OR 115.241 ACRES OF LAND.

LINE	BEARING	DISTANCE
L1	S39°01'53"E	260.48'
L2	N50°39'17"E	38.01'
L3	S39°20'43"E	200.00'
L4	S08°18'33"E	73.65'
L5	N77°41'45"W	238.32'

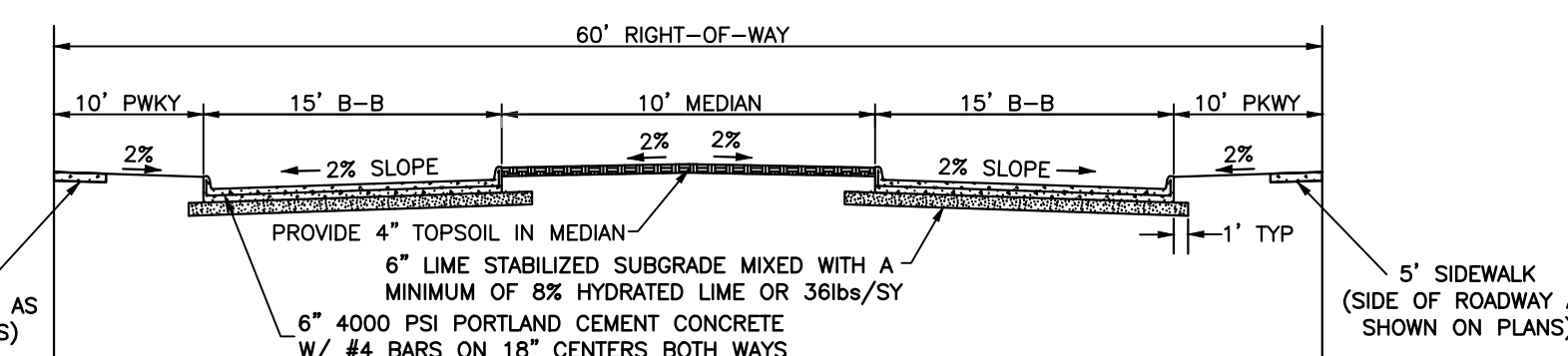
NOTE: LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.



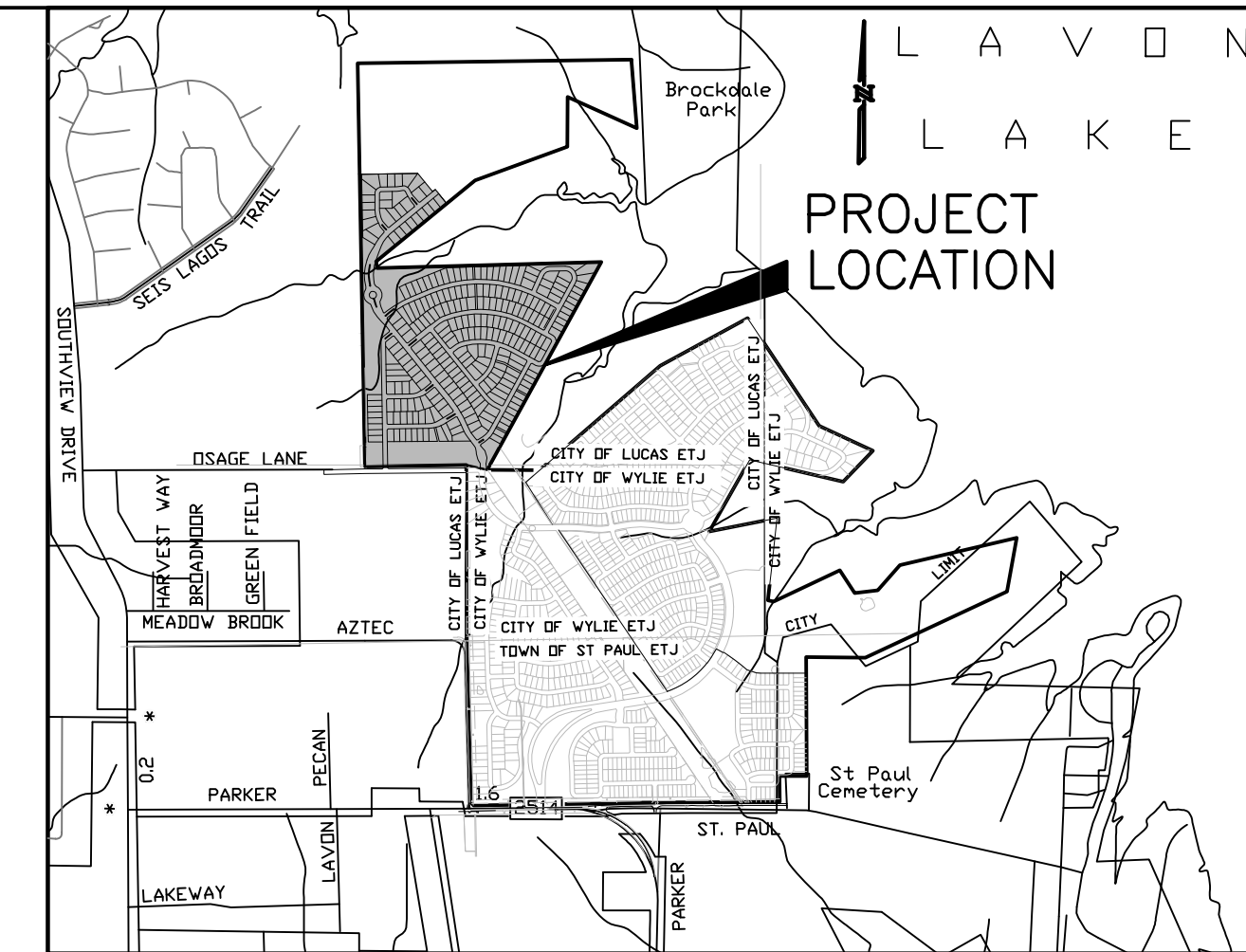
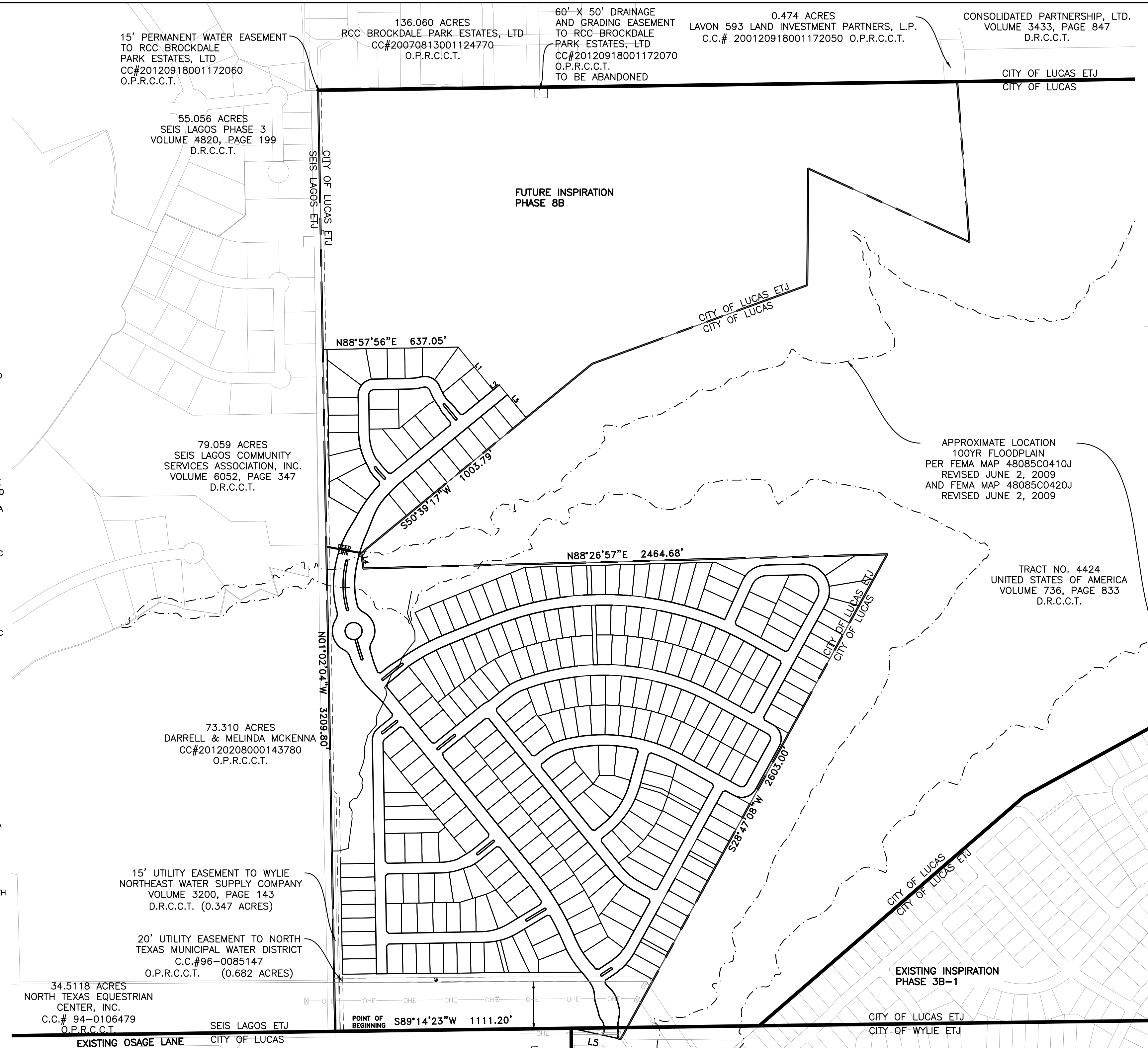
TYPICAL PAVING SECTION FOR 50' RESIDENTIAL ROW
NTS



TYPICAL PAVING SECTION FOR 60' COLLECTOR ROW
NTS



TYPICAL PAVING SECTION FOR 60' DIVIDED ROW
NTS



VICINITY MAP
1" = 2000'

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: DATE
SIGNATURE DATE
NAME & TITLE 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
SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS: THAT I, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF LUCAS PLANNING AND ZONING COMMISSION.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS
COUNTY OF DALLAS
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
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
OF
INSPIRATION
PHASE 7 & 8A

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
COLLIN COUNTY, TEXAS
115.24 ACRES
289 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER
ST PAUL INSPIRATION, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214-750-1800

SUBMITTAL LOG:
1ST SUBMITTAL: 05/23/2018
2ND SUBMITTAL: 06/05/2018

ENGINEER:
JACOBS

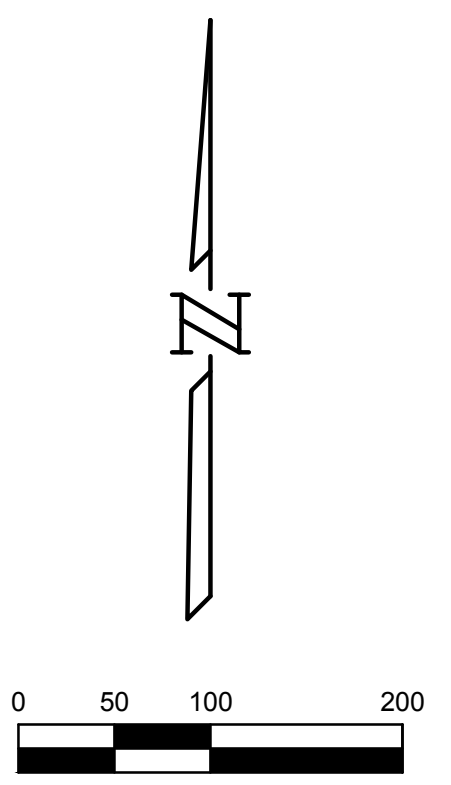
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

I:\SLD\WXX0300\WXX0370\700 CAD\702 Civil\Preliminary Plat\WXX0370\PAF00.dwg, 6/6/2018 4:52 PM, Tlielto, Michelle

INSPIRATION PHASE 7 & 8A

PRELIMINARY PLAT



MATCH LINE
SEE SHEET 4

73.310 ACRES
DARRELL & MELINDA MCKENNA
CC#20120208000143780
O.P.R.C.C.T.

EXISTING
EPHEMERAL STREAM

15' UTILITY EASEMENT TO WYLIE
NORTHEAST WATER SUPPLY COMPANY
VOLUME 3200, PAGE 143
D.R.C.C.T. (0.347 ACRES)

20' UTILITY EASEMENT TO NORTH
TEXAS MUNICIPAL WATER DISTRICT
C.C.#96-0085147
O.P.R.C.C.T. (0.682 ACRES)

34.5118 ACRES
NORTH TEXAS EQUESTRIAN
CENTER, INC.
C.C.# 94-0106479
O.P.R.C.C.T.

SEIS LAGOS ETJ
CITY OF LUCAS

EXISTING OSAGE LANE

41.391 ACRES
OSVALDO MORALES, JR. AND ELIZABETH MORALES
C.C.# 20110314000273340
O.P.R.C.C.T.

POINT OF BEGINNING
S89°14'23"W 1111.20'
1111'

CITY OF LUCAS ETJ
CITY OF LUCAS

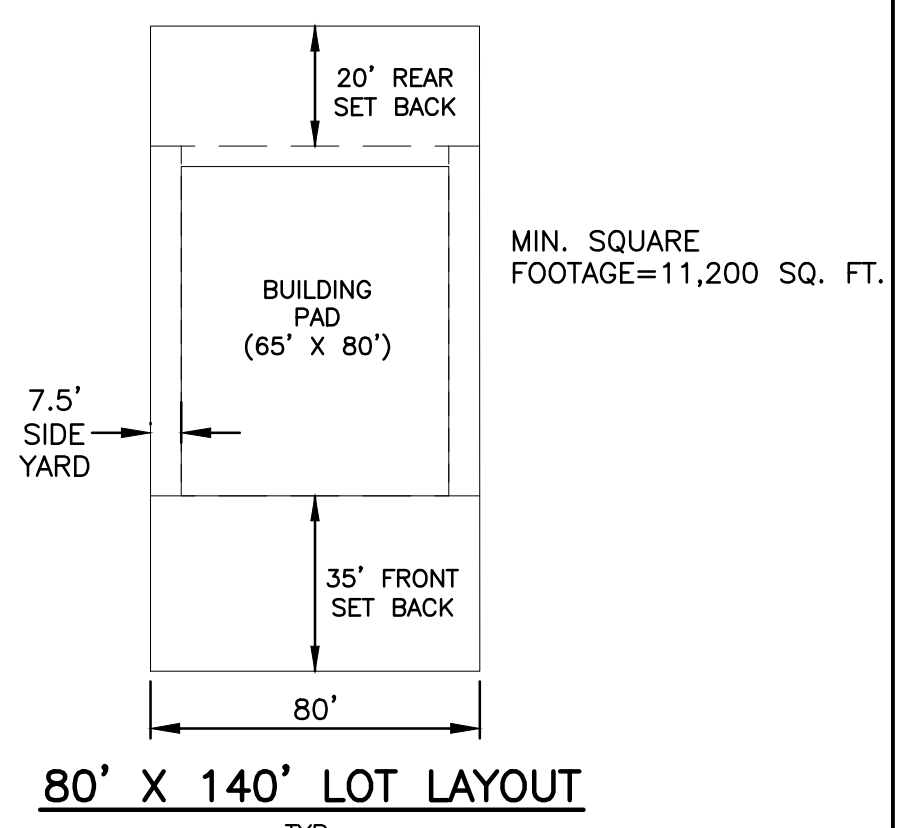
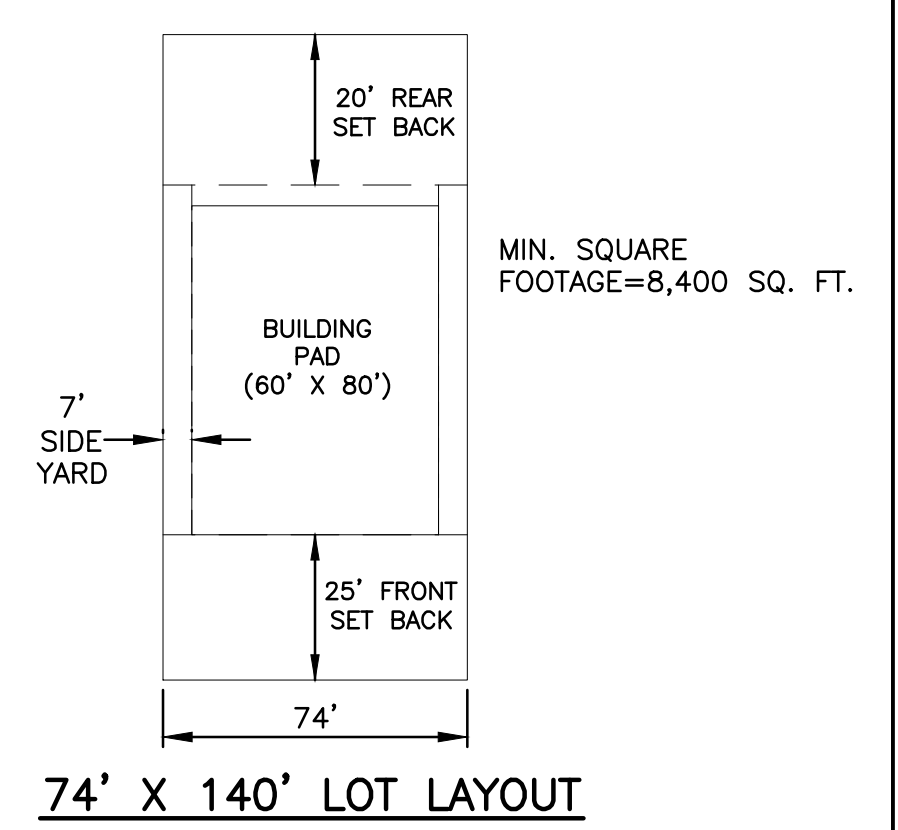
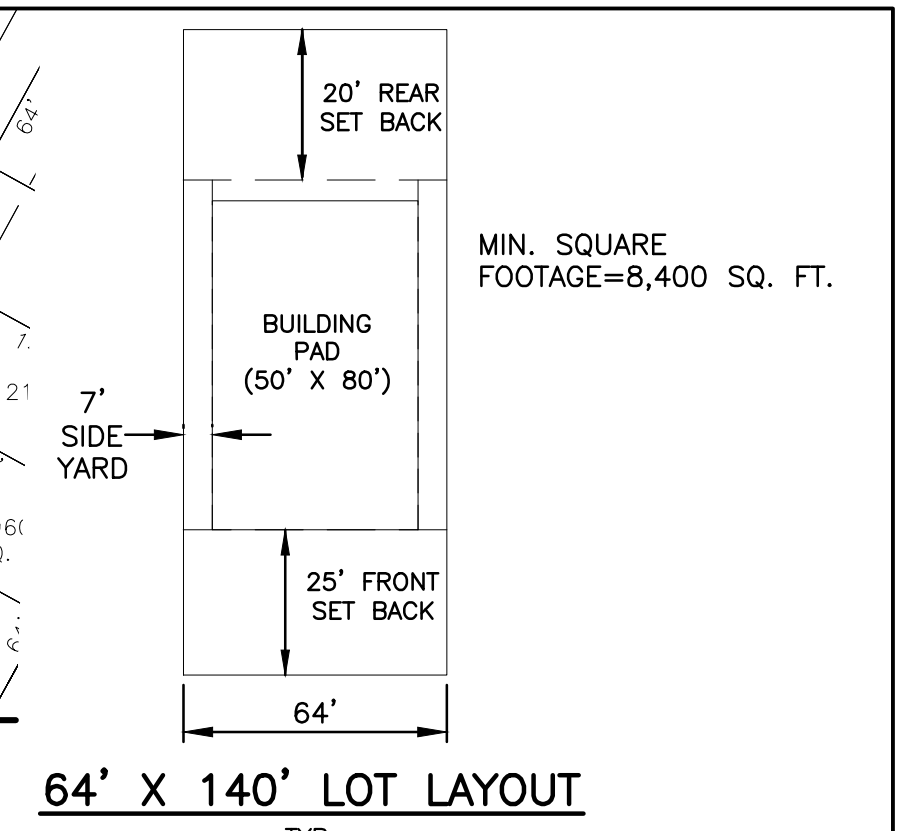
EXISTING
ELECTRIC TOWER
1X
BLOCK A

250' TEXAS POWER &
LIGHT COMPANY EASEMENT
VOLUME 879, PAGE 418
D.R.C.C.T.
(21,236 ACRES)

EXISTING
ELECTRIC TOWER

APPROXIMATE LOCATION
100YR FLOODPLAIN
PER FEMA MAP 48085C0410J
REVISED JUNE 2, 2009
AND FEMA MAP 48085C0420J
REVISED JUNE 2, 2009

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.



PRELIMINARY PLAT

OF
**INSPIRATION
PHASE 7 & 8A**
OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
COLLIN COUNTY, TEXAS
115.24 ACRES
289 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS

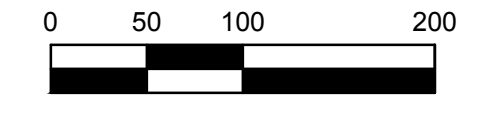
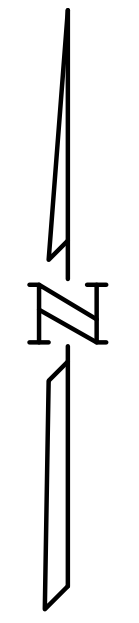
OWNER/DEVELOPER
ST PAUL INSPIRATION, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214-750-1800

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

INSPIRATION PHASE 7 & 8A

PRELIMINARY PLAT

I:\SLD\WXX0370\WXX0370.DWG CAD01702 Civil\ Preliminary Plat\ Preliminary Plat 7&8A\WXX0370\WXX0370.dwg, 6/6/2018 4:53 PM, Tlietta, Michelle



FUTURE INSPIRATION PHASE 8B

APPROXIMATE LOCATION
100YR FLOODPLAIN
PER FEMA MAP 48085C0410J
REVISED JUNE 2, 2009
AND FEMA MAP 48085C0420J
REVISED JUNE 2, 2009

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

PRELIMINARY PLAT

OF INSPIRATION PHASE 7 & 8A

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
O. SHELBY SURVEY ~ ABSTRACT NO. 799
IN THE CITY OF LUCAS E.T.J.,
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115.24 ACRES
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OWNER/DEVELOPER

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214-750-1800

ENGINEER:

JACOBS

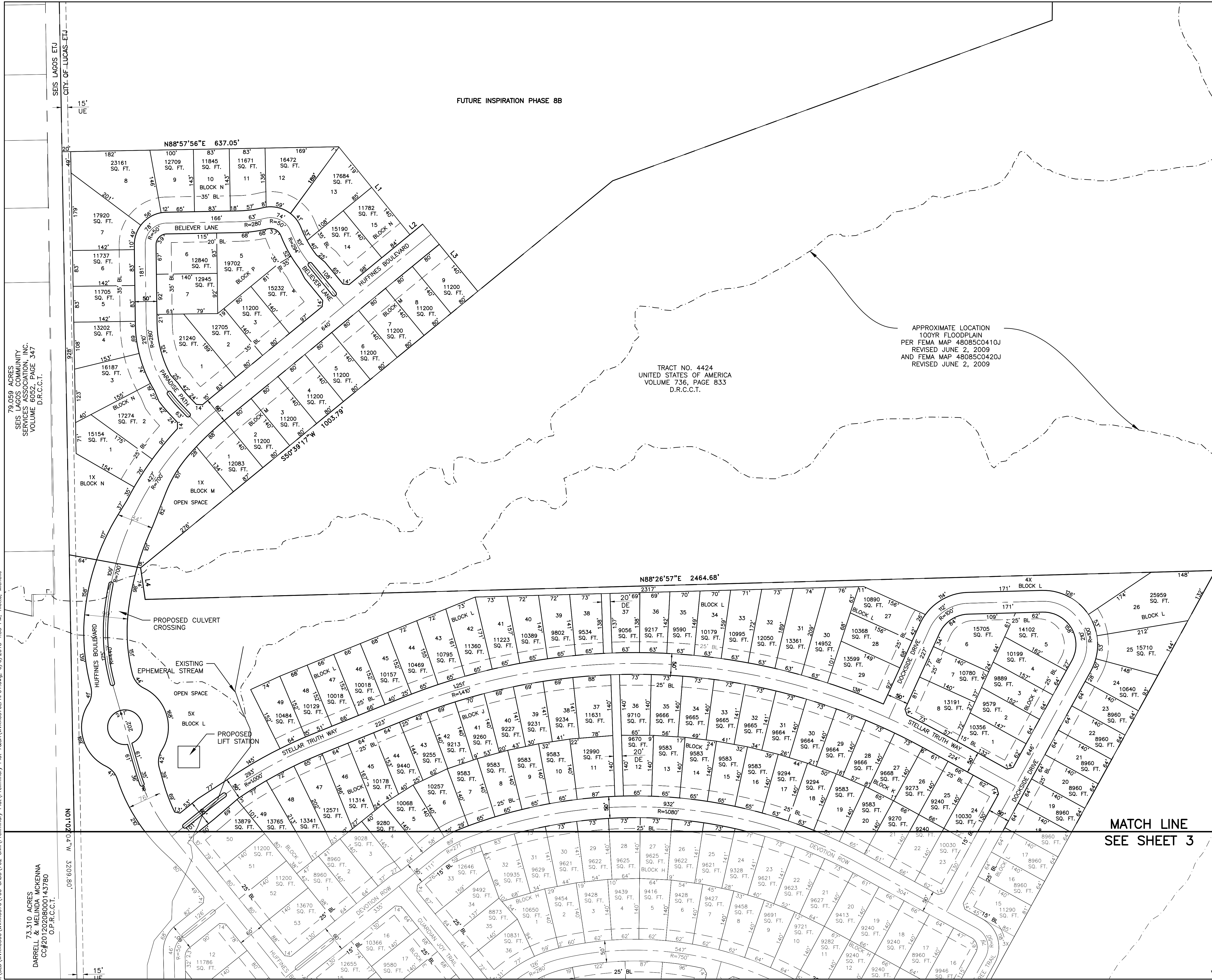
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

JUNE 2018

SCALE: 1"=100'

SHEET 3 OF 3

MATCH LINE
SEE SHEET 3



79.059 ACRES
SEIS LAGOS COMMUNITY
SERVICES ASSOCIATION, INC.
VOLUME 6052, PAGE 347
D.R.C.C.T.

73.310 ACRES
DARRELL & MELINDA MCKENNA
CC#20120208000143780
D.R.C.C.T.

SEIS LAGOS ETJ
CITY OF LUCAS ETJ

INSPIRATION

Phase 7 & 8A

