



## AGENDA

**City of Lucas**  
**City Council Regular Meeting**  
**May 5, 2016**  
**7:00 PM**  
**City Hall – Council Chambers**  
**665 Country Club Road – Lucas, Texas**

Notice is hereby given that a City of Lucas Regular City Council Meeting will be held on Thursday, May 5, 2016 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

### Call to Order

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

### Citizen Input

The Citizens' Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting it to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions but may refer items to City Staff for research and possible inclusion on a future agenda.

1. Citizen Input (Mayor Jim Olk)

### Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Community Interest (Mayor Jim Olk)

### **Consent Agenda**

All items listed under the consent agenda are considered routine and are recommend to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

3. Consider approval of the minutes of the April 21, 2016 City Council meeting. (City Secretary Stacy Henderson)

### **Regular Agenda**

4. Consider the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres out of the John Cahill Survey ABS 146 and the John Kerby Survey ABS 506 for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property. (Development Services Director Joe Hilbourn)
5. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. (Development Services Director Joe Hilbourn)
6. Discuss proposed modifications and enhancements to the City of Lucas logo. (City Secretary Stacy Henderson)

### **Executive Session**

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

7. Executive Session: An Executive Session is not scheduled for this meeting.
8. Adjournment.

### **Certification**

*I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on April 29, 2016.*

\_\_\_\_\_  
*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](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas City Council Agenda Request May 5, 2016

**Requester:** Mayor Jim Olk

**Agenda Item:**

Citizen Input

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request May 5, 2016

Item No. 02

**Requester:** Mayor Jim Olk

**Agenda Item:**

Community Interest: There are no items scheduled to discuss for Community Interest

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request May 5, 2016

**Requester:** City Secretary Stacy Henderson

**Agenda Item:**

**Consent Agenda:**

3. Consider approval of the minutes of the April 21, 2016 City Council meeting.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

1. Minutes of the April 21, 2016 City Council meeting

**Budget/Financial Impact:**

NA

**Recommendation:**

Approve the Consent Agenda as presented.

**Motion:**

I make a motion to approve/deny the consent agenda as presented.



**City of Lucas  
City Council Meeting  
April 21, 2016  
7:00 PM**

**City Hall - 665 Country Club Road – Lucas Texas**

## **Minutes**

### **Call to Order**

Mayor Olk called the meeting to order at 7:00 p.m.

**City Councilmembers Present:**

Mayor Jim Olk  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Debbie Fisher

**Staff Present:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
Finance Director Liz Exum  
Fire Chief Jim Kitchens  
Permit Technician Donna Bradshaw

**City Councilmembers Absent:**

Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the City Council recited the Pledge of Allegiance.

### **Citizen Input**

**1. Citizen Input**

There was no citizen input from the audience.

### **Community Interest**

**2. Community Interest Items:**

**Presentation and update on the North Texas Municipal Water District Wilson Creek Regional Wastewater Treatment Plant Facility.**

Councilmember Fisher is the City Council liaison to the North Texas Municipal Water District (NTMWD), and a member of the Oversight Committee. At a recent NTMWD meeting held on April 8 (*agenda attached*), discussion took place regarding the Wilson Creek Wastewater Treatment Plant that would impact Lucas residents.

Councilmember Fisher noted that included as part of the City Council packet was a Settlement Agreement with NTMWD where the City was one of the participants in a lawsuit that was settled in 2000. As part of the settlement, an Oversight Committee was created due to the odor and problems associated with the wastewater plant. One of the issues now being discussed by NTMWD was the size of the existing facility and the potential expansion of the plant.

Councilmember Fisher explained that NTMWD would be conducting a study regarding the cost associated with expanding the plant in phases to a maximum of 64 MGD (*million gallons daily*) and have agreed to keep the City informed as information becomes available. Councilmember Fisher also noted that NTMWD was looking for a regional solution as Lucas and surrounding cities continue to grow. Councilmember Fisher stated that as more information becomes available, she would update the Council.

Mayor Olk announced that he received a letter from Mayor Hogue of the City of Wylie thanking the City of Lucas Fire-Rescue for their assistance during the recent storms by responding to emergency calls on behalf of Wylie for the City of St. Paul.

### **Consent Agenda**

- 3. Consider approval of the minutes of the April 7, 2016 City Council meeting.**
- 4. Consider approving the Communications Facilities License Agreement with Jab Broadband DBA Skybeam Texas for a period of one year expiring in May 31, 2017, maintaining all existing contractual requirements and authorizing the City Manager to execute the agreement.**
- 5. Consider approving the Interlocal Agreement between the City of Richardson and the City of Lucas, Texas for the use of the City of Richardson Fire Training Center and authorizing the City Manager to execute the agreement.**

Mayor Olk asked that Agenda Item No. 4 be withdrawn to allow Staff additional time to determine if the current rates proposed in the agreement were at market value.

***MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence, to approve Agenda Items 3 and 5 on the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.*

### **Regular Agenda**

- 6. Presentation and discussion from Lovejoy High School students participating in the Lovejoy ISD Independent Studies Program:**
  - Samuel Bell – Pursuing Computer Certification through CompTIA A+
  - Alexandria Wingard – Storyboarding/Animation

Lovejoy High School students Samuel Bell and Alexandria Wingard presented their topics of interest to the City Council.

**7. Consider making nominations of a primary and alternate member to the Regional Transportation Council.**

*MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Lawrence, to nominate City of Allen Mayor Stephen Terrell as Primary Member and City of Wylie Mayor Eric Hogue as Alternate Member to the Regional Transportation Council. The motion passed unanimously by a 5 to 0 vote.*

**8. Consider adopting Ordinance 2016-04-00837 approving the Mid-Year Budget Adjustments for fiscal year beginning October 1, 2015 and ending September 30, 2016.**

Finance Director Liz Exum gave a presentation regarding mid-year budget adjustments related to projected revenues, proposed increases to the General Fund totaling approximately \$135,000, a proposed increase to the water fund by approximately \$65,100 and a decrease to the Capital Improvement Fund by approximately \$20,400.

Mayor Olk and the City Council also discussed amending the mid-year budget to adjust the City Manager’s salary by 5 percent to better align to the market study mid-point range.

*MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence, to adopt Ordinance 2016-04-00837 adopting the mid-year budget adjustments with the addition of a 5% increase to the City Manager’s salary. The motion passed unanimously by a 5 to 0 vote.*

**Executive Session**

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

**9. Executive Session: An Executive Session is not scheduled for this meeting.**

No Executive Session took place during this meeting.

**10. Adjournment.**

*MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Olk to adjourn the meeting at 8:21pm. The motion passed unanimously by a 5 to 0 vote.*

APPROVED:

ATTEST:

\_\_\_\_\_  
Jim Olk, Mayor

\_\_\_\_\_  
Stacy Henderson, City Secretary

**NORTH TEXAS MUNICIPAL WATER DISTRICT  
WILSON CREEK REGIONAL WASTEWATER PLANT  
OVERSIGHT COMMITTEE**

**Meeting Notice**

**Friday, April 8, 2016**

**8:30 a.m.**

**Wilson Creek RWWTP Administration Building**

**Lucas, Texas**

**AGENDA**

**A. INTRODUCTIONS**

**B. APPROVAL OF MINUTES**

**C. REVIEW OF ODOR COMPLAINTS**

**D. KEY TOPICS**

- **Wilson Creek RWWTP Expansion to 64 MGD**
- **Regional Wastewater System Conceptual Study**
- **Wilson Creek Settlement Agreement**
  - i. **New member appointment process**

**E. OTHER ITEMS BY MEMBERS**

**F. FUTURE MEETING DATE**



## City of Lucas City Council Agenda Request May 5, 2016

**Requester:** Development Services Director Joe Hilbourn

### **Agenda Item:**

Consider the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres out of the John Cahill Survey ABS 146 and the John Kerby Survey ABS 506 for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property.

### **Background Information:**

The property is zoned R-2 and is also designated in the Comprehensive Plan as R-2. The subdivision is proposing 8 building lots and one open space lot. The lots are all 2 acres or greater and conform to the City's requirements. Water mains will be looped although there are less than ten building lots and the cul-de-sac does exceed six hundred feet.

### **Attachments/Supporting Documentation:**

1. Preliminary plat
2. Location map

### **Budget/Financial Impact:**

N/A

### **Recommendation from the Planning and Zoning Commission:**

The Planning and Zoning Commission recommended unanimously to approve the preliminary plat request.

### **Motion:**

I make a motion to approve/deny the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property.

STATE OF TEXAS ( ) COUNTY OF COLLIN ( ) WHEREAS, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC is the owner of that certain tract of land situated in the City of Lucas, in the John Cobhill Survey, Abstract No. 146 and the John Kerby Survey, Abstract No. 506 of Collin County, Texas and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet 2013, Page 170, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being that same 19,836 acre tract of land described in a deed to Blondy Jhune Estates, a Series of Hughes Lane, LLC, recorded in Document No. 20151106001408950, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "ROOME" (hereinafter referred to as "with cap"), found on the north right-of-way line of Blondy Jhune Road for the most southerly southwest corner of the above described Lot 3R and same being the southeast corner of Lot 4 of the above described Rock Creek Acres; THENCE North 01 deg 18 min. 26 sec. East, departing from said Blondy Jhune Road, along the common line of said Lot 3R and Lot 4, a distance of 216.63 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the most easterly northeast corner of said Lot 4; THENCE North 88 deg 30 min. 35 sec. West, continuing along the common line of said Lots 3R and 4, a distance of 280.38 feet to a 1/2 inch iron rod (no cap), found for a southwest corner of said Lot 3R and an inside ell corner of said Lot 4; THENCE North 02 deg 27 min. 53 sec. East, continuing along the common line of said Lots 3R and 4, a distance of 276.47 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the northeast corner of said Lot 4; THENCE North 88 deg 27 min. 27 sec. West, continuing along the common line of said Lots 3R and 4, at 274.01 feet, passing a 5/8 inch iron rod found for the northwest corner of said Lot 4 and the northeast corner of Cross Creek Addition, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet J, Page 328, P.R.C.C.T. and continuing with the common line of said Lot 3R and Cross Creek Addition for a total distance of 866.02 feet to 5/8 inch iron rod (no cap), found for the most westerly southwest corner of said Lot 3R, the northwest corner of Cross Creek Addition, the northeast corner of a called 2.00 acre tract, described in a deed to Keith Taylor, recorded in Volume 1331, Page 73, D.R.C.C.T. and same being the southeast corner of Forest Creek Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet N, Page 859, P.R.C.C.T.; THENCE North 01 deg 29 min. 23 sec. East, along the common line of said Lot 3R and Forest Creek Estates, a distance of 510.79 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northwest corner of this called 19,836 acre tract; THENCE South 85 deg 42 min 13 sec. East, Departing from the east line of said Forest Creek Estates, over and across said Lot 3R, with the north line of this called 19,836 acre tract, a distance of 1,209.97 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northeast corner of this called 19,836 acre tract and same being the most easterly northeast corner of said Lot 3R and an inside ell corner of Lot 1A of said Rock Creek Farms; THENCE South 14 deg 22' 28" E - 229.14' along the common line of said Lot 3R and Lot 1A, a distance of 229.14 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for corner; THENCE South 30 deg 23 min 45 sec. East, continuing along the common line of said Lot 3R and Lot 1A, a distance of 577.34 feet to a 5/8 inch iron rod (no cap), found on the northerly right-of-way of the above mentioned Blondy Jhune Road, for the southeast corner of said Lot 3R and this called 19,836 acre tract; THENCE South 54 deg 20 min. 28 sec. West, along the common line of said Lot 3R and Blondy Jhune Road, a distance of 52.33 feet to a 1/2 inch iron rod found for corner; THENCE South 32 deg 00 min. 17 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 116.71 feet to a cotton picker spindle set in the edge of an asphalt road for corner; THENCE South 75 deg 16 min. 23 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 367.38 feet to the POINT OF BEGINNING and containing 864,070 square feet, or 19,836 acres of land.

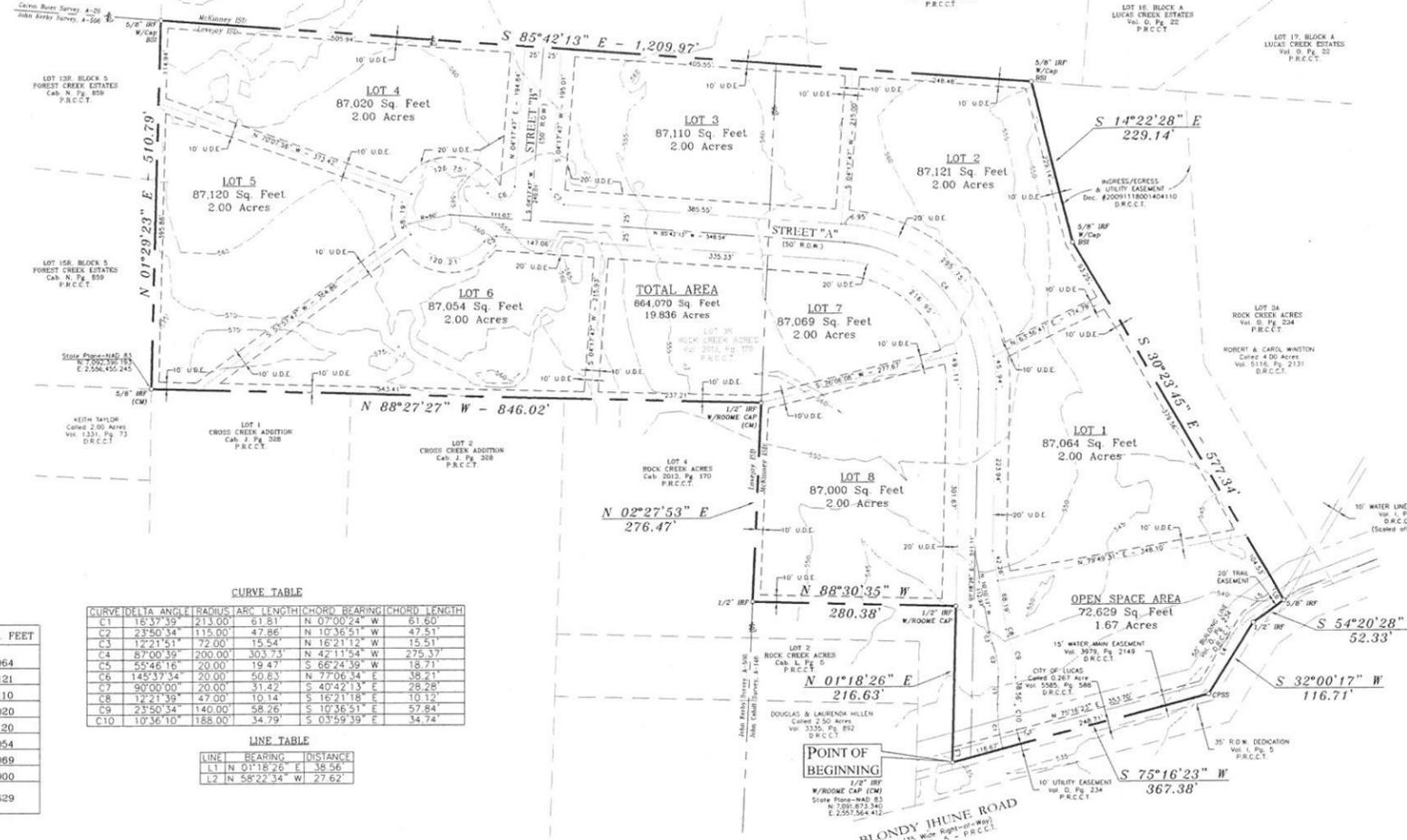
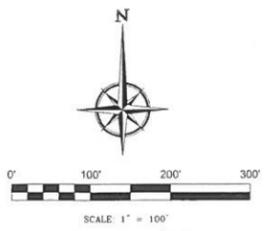
DEDICATION

STATE OF TEXAS ( ) COUNTY OF COLLIN ( ) NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC, does hereby adopt this plat designating the herein described property as CROSS CREEK ACRES, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas for its use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas's use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas. FOR: BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC. BY: Ragan Young, Manager Blondy Jhune Estates. 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 RAGAN YOUNG, 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 therein stated and for the purposes and considerations therein expressed. WITNESS MY HAND AND SEAL OF OFFICE. this the \_\_\_\_\_ day of \_\_\_\_\_, 2016. Notary Public, State of Texas

CITY APPROVAL CERTIFICATE This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas. Chairman, Planning and Zoning Commission Date ATTEST: Signature Date Name Date The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required. Director of Public Works Date The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required. Director of Planning and Community Development Date OWNER: BLONDY JHUNE ESTATES Attn: Ragan Young, Manager 15660 N. Dallas Parkway, Suite 700 Dallas, Texas 75248 732-927-3908 Email: Ragan@oakwoodag.com SURVEYOR: RINGLEY & ASSOCIATES, INC. 701 S. Tennessee Street McKinney, Texas 75069 972-542-1266 Email: LHR@Ringley.com

REPLAT CROSS CREEK ACRES LOTS 1 Through 8 19,836 Acres Zoned: R-2 Being A Replat of LOT 3R of ROCK CREEK ACRES Cabinet 2013, Page 170 Plat Records, Collin County, Texas situated in the John Cobhill Survey, Abstract No. 146 John Kerby Survey, Abstract No. 506 City of Lucas Collin County, Texas



LOT CHART table with columns for Lot # and Lot Sq. Feet. Rows 1-8 and Open Space.

CURVE TABLE and LINE TABLE with columns for curve data and line bearings/distances.

BENCHMARK NOTE:

COM-34 = City of McKinney Aluminum Disc in concrete at the northeast corner of FM 546 and CR 722 3' north of the sign, 90' west of stop sign, & 22' southwest of pole. Elev. = 570.224

PURPOSE STATEMENT:

This purpose of this Replat is to subdivide the southern portion of Lot 3R of Rock Creek Acres into 8 Single Family Lots.

LEGEND:

- Abbreviations: Cab. = Cabinet, Vol. = Volume, Pg. = Page, Doc. # = Document Number, D.R.C.C.T. = Deed Records, Collin County, Texas, P.R.C.C.T. = Plat Records, Collin County, Texas, IRF = Iron Rod Found, BSI = Boundary Solutions, Inc., CPSS = Cotton Picker Spindle Set, RPLS = Registered Professional Land Surveyor

GENERAL NOTES:

- 1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The bearings shown hereon are referenced to South 01 deg. 10 min. 22 sec. East, along the east line of Lot 1, Block E of Oakwood Estates, Phase III, according to the plat thereof recorded in Cabinet J, Page 607, Plat Records of Collin County, Texas.
3. Selling a portion of any Lot within this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
4. The Home Owners Association (HOA) will be responsible for maintaining the Open Space Area.
4. The Home Owners Association (HOA) will be responsible for maintaining the Detention Area.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C04051 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

SURVEYOR'S CERTIFICATE:

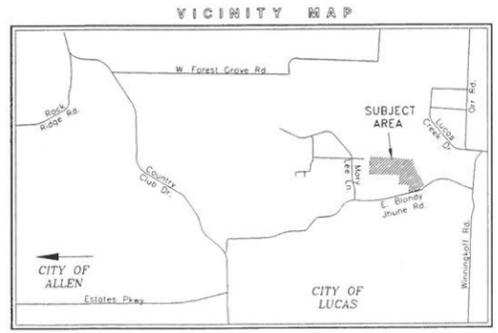
That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Town of Fairview, Texas. DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PRELIMINARY RELEASED 04/05/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Lawrence H. Ringley State of Texas, No. 4701

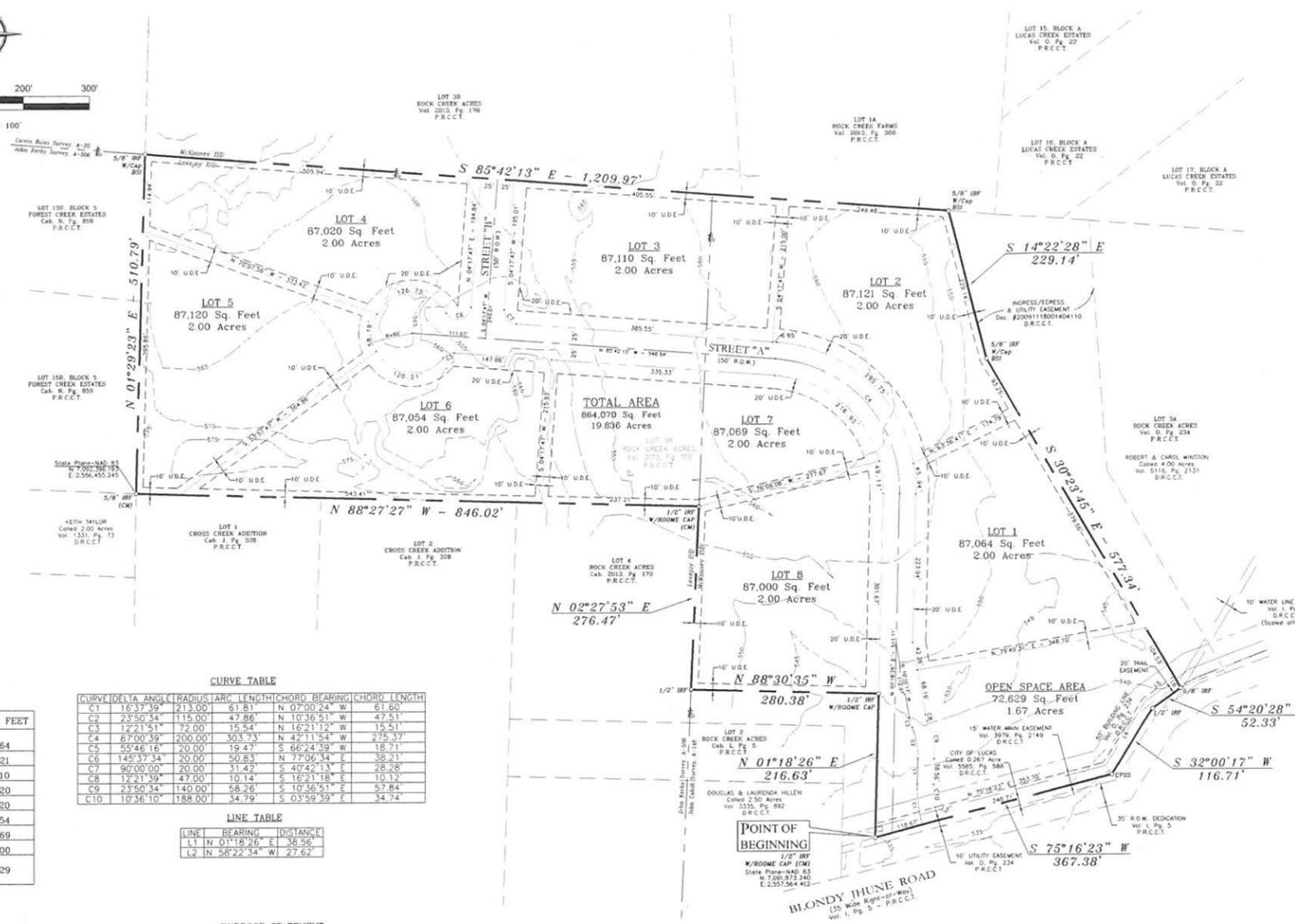
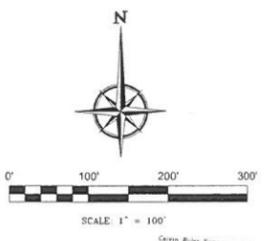
STATE OF TEXAS ( ) COUNTY OF COLLIN ( )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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 therein stated and for the purposes and considerations therein expressed. WITNESS MY HAND AND SEAL OF OFFICE. this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas



RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266 Texas Firm Registration No. 10061300 Table with columns: Drawn by, Date, Scale, Job, Title, Sheet. Row: Mark Slad, 03/28/16, 1" = 100', 16010, 16010-RP DWG, 1 of 1



**LOT CHART**

LOT #	LOT SQ. FEET
1	87,064
2	87,121
3	87,110
4	87,020
5	87,120
6	87,054
7	87,069
8	87,000
OPEN SPACE	72,629

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°37'39"	213.00	61.81	N 07°00'24" W	61.60
C2	23°50'34"	115.00	47.86	N 10°36'51" W	47.51
C3	172°15'51"	72.00	15.54	N 16°21'12" W	15.51
C4	8°00'39"	200.00	30.37	N 42°11'54" W	29.37
C5	55°46'16"	20.00	19.47	S 66°24'39" W	18.71
C6	145°37'34"	20.00	50.83	N 77°06'34" E	38.21
C7	90°00'00"	20.00	31.42	S 40°42'13" E	28.28
C8	122°15'59"	47.00	10.14	S 16°21'18" E	10.12
C9	23°50'34"	140.00	58.26	S 10°36'51" E	57.84
C10	10°36'10"	188.00	34.79	S 03°59'39" E	34.74

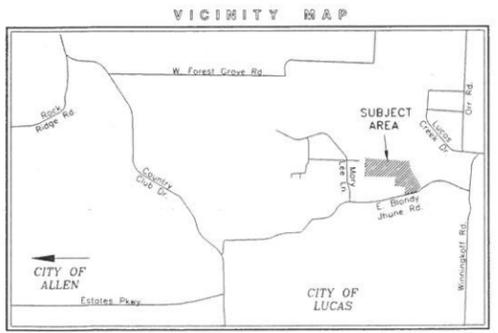
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 01°18'26" E	38.56
L2	N 58°22'34" W	27.62

**BENCHMARK NOTE:**  
COM-34 = City Of McKinney Aluminum Disc in concrete at the northeast corner of FM 546 and CR 722. 3' north of the sign, 90' west of stop sign, & 22' southwest of pole. Elev. = 570.224

**PURPOSE STATEMENT:**  
This purpose of this Replat is to subdivide the southern portion of Lot 3R of Rock Creek Acres into 8 Single Family Lots.

**LEGEND**  
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- GENERAL NOTES:**
- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
  - Reference Bearing: The bearings shown hereon are referenced to South 01 deg. 10 min. 22 sec. East, along the east line of Lot 1, Block E of Oakwood Estates, Phase III, according to the plat thereof recorded in Cabinet J, Page 607, Plat Records of Collin County, Texas.
  - Selling a portion of any Lot within this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
  - The Home Owners Association (HOA) will be responsible for maintaining the Open Space Area.
  - The Home Owners Association (HOA) will be responsible for maintaining the Detention Area.

**FLOOD ZONE NOTE:**  
This Surveyor has reviewed Flood Insurance Rate Map No. 4805C04063 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

**SURVEYOR'S CERTIFICATE**  
That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Town of Fairview, Texas.  
DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**PRELIMINARY**  
RELEASED 04/05/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
Lawrence H. Ringley  
State of Texas, No. 4701

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 LAWRENCE H. RINGLEY, 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 for the purposes and considerations therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

STATE OF TEXAS )  
COUNTY OF COLLIN )  
OWNER'S CERTIFICATE  
WHEREAS, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC is the owner of that certain tract of land situated in the City of Lucas, in the John Cobhill Survey, Abstract No. 146 and the John Kerby Survey, Abstract No. 506 of Collin County, Texas and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet 2013, Page 170, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being that same 19,836 acre tract of land described in a deed to Blondy Jhune Estates, a Series of Hughes Lane, LLC, recorded in Document No. 2013106001409950, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "ROOME" (hereinafter referred to as "with cap"), found on the north right-of-way line of Blondy Jhune Road for the most southerly southwest corner of the above described Lot 3R and same being the southeast corner of Lot 4 of the above described Rock Creek Acres;  
THENCE North 01 deg. 18 min. 26 sec. East, departing from said Blondy Jhune Road, along the common line of said Lot 3R and Lot 4, a distance of 216.63 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the most easterly northeast corner of said Lot 4;  
THENCE North 88 deg. 30 min. 35 sec. West, continuing along the common line of said Lots 3R and 4, a distance of 280.38 feet to a 1/2 inch iron rod (no cap), found for a southwest corner of said Lot 3R and an inside ell corner of said Lot 4;  
THENCE North 02 deg. 27 min. 53 sec. East, continuing along the common line of said Lots 3R and 4, a distance of 276.47 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the northeast corner of said Lot 4;  
THENCE North 88 deg. 27 min. 27 sec. West, continuing along the common line of said Lots 3R and 4, at 274.01 feet, passing a 5/8 inch iron rod found for the northwest corner of said Lot 4 and the northeast corner of Cross Creek Addition, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet J, Page 328, P.R.C.C.T. and continuing with the common line of said Lot 3R and Cross Creek Addition for a total distance of 846.02 feet to 5/8 inch iron rod (no cap), found for the most westerly southwest corner of said Lot 3R the northeast corner of Cross Creek Addition, the northeast corner of a called 2.00 acre tract, described in a deed to Keith Taylor, recorded in Volume 1331, Page 73, D.R.C.C.T. and same being the southeast corner of Forest Creek Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet N, Page 659, P.R.C.C.T.;  
THENCE North 01 deg. 29 min. 23 sec. East, along the common line of said Lot 3R and Forest Creek Estates, a distance of 510.79 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northwest corner of this called 19,836 acre tract;  
THENCE South 85 deg. 42 min. 13 sec. East, Departing from the east line of said Forest Creek Estates, over and across said Lot 3R, with the north line of this called 19,836 acre tract, a distance of 1,209.97 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northeast corner of this called 19,836 acre tract and same being the most easterly northeast corner of said Lot 3R and an inside ell corner of Lot 1A of said Rock Creek Farms;  
THENCE South 14 deg. 22 min. 28 sec. East, along the common line of said Lot 3R and Lot 1A, a distance of 229.14 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for corner;  
THENCE South 30 deg. 23 min. 45 sec. East, continuing along the common line of said Lot 3R and Lot 1A, a distance of 577.34 feet to a 5/8 inch iron rod (no cap), found on the northerly right-of-way of the above mentioned Blondy Jhune Road, for the southeast corner of said Lot 3R and this called 19,836 acre tract;  
THENCE South 54 deg. 20 min. 28 sec. West, along the common line of said Lot 3R and Blondy Jhune Road, a distance of 52.33 feet to a 1/2 inch iron rod found for corner;  
THENCE South 32 deg. 00 min. 17 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 116.71 feet to a cotton picker spindle set in the edge of an asphalt road for corner;  
THENCE South 75 deg. 16 min. 23 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 367.38 feet to the POINT OF BEGINNING and containing 864,070 square feet, or 19,836 acres of land.

DEDICATION  
STATE OF TEXAS )  
COUNTY OF COLLIN )  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC, does hereby adopt this plat designating the herein described property as CROSS CREEK ACRES, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas for its use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas's use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.  
FOR: BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC.  
BY: Ragan Young, Manager  
Blondy Jhune Estates  
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 RAGAN YOUNG, 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 therein stated and for the purposes and considerations therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Notary Public, State of Texas

**CITY APPROVAL CERTIFICATE**  
This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.  
Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST:  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name \_\_\_\_\_ Date \_\_\_\_\_  
The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.  
Director of Public Works \_\_\_\_\_ Date \_\_\_\_\_  
The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.  
Director of Planning and Community Development \_\_\_\_\_ Date \_\_\_\_\_

**OWNER**  
BLONDY JHUNE ESTATES  
Attn: Ragan Young, Manager  
15660 N. Dallas Parkway, Suite 700  
Dallas, Texas 75248  
972-927-3908  
Email: Ragan@oakwoodag.com

**SURVEYOR**  
RINGLEY & ASSOCIATES, INC.  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
Email: LHR@ringley.com

**REPLAT**  
**CROSS CREEK ACRES**  
**LOTS 1 Through 8**  
**19.836 Acres**  
**Zoned: R-2**  
**Being A Replat of**  
**LOT 3R**  
**of**  
**ROCK CREEK ACRES**  
**Cabinet 2013, Page 170**  
**Plat Records, Collin County, Texas**  
**situated in the**  
**John Cobhill Survey, Abstract No. 146**  
**John Kerby Survey, Abstract No. 506**  
**City of Lucas**  
**Collin County, Texas**

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING-MAPPING-PLANNING  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266  
Texas Firm Registration No. 10061300

Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	03/28/16	1" = 100'	16010	16010-RP.DWG	1 of 1

**Blondy Jhune Estates**





**City of Lucas  
City Council Agenda Request  
May 5, 2016**

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

**Background Information:**

The property is currently zoned R-2 and has an approved Development Agreement that gives consideration to lot frontage on two of the lots. There are very few improvements with this development except for road repairs called out in the approved Development Agreement. There are two existing ponds that will be used for detention and all roads and water mains are in place, so improvements will consist of running lateral water services to each lot and electric utilities. The proposed plat conforms to the City's rules and regulations for plats.

**Attachments/Supporting Documentation:**

1. Preliminary plat
2. Water plan
3. Electric plan
4. Location map

**Budget/Financial Impact:**

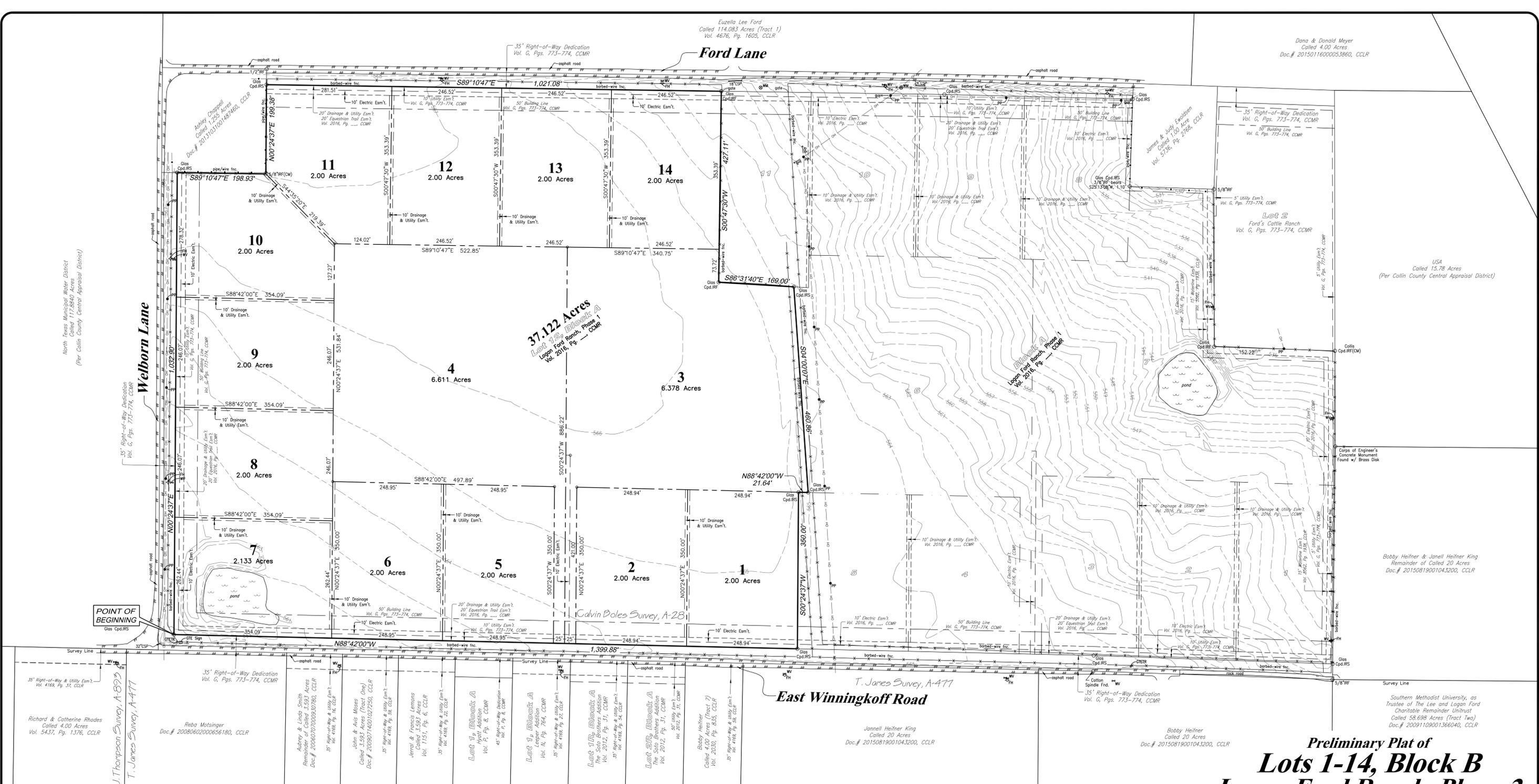
N/A

**Recommendation from the Planning and Zoning Commission:**

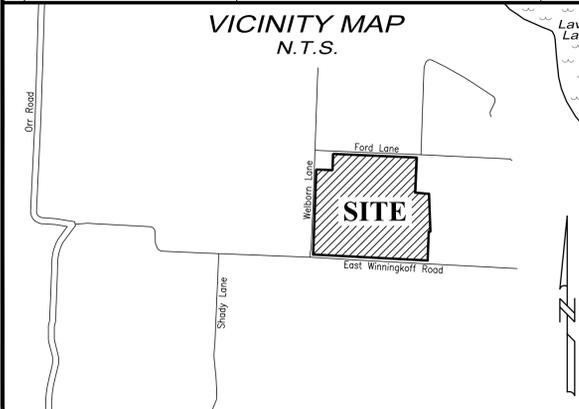
The Planning and Zoning Commission recommended to unanimously approve the preliminary plat request.

**Motion:**

I make a motion to approve/deny the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.



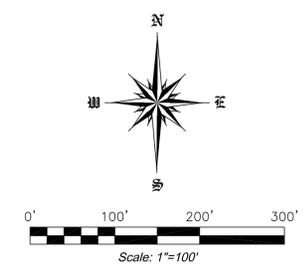
**Preliminary Plat of**  
**Lots 1-14, Block B**  
**Logan Ford Ranch, Phase 2**  
 being a Replat of Lot 12, Block A  
 of Logan Ford Ranch, Phase 1  
 as Recorded in Volume 2016, Page \_\_, CCMR  
 Total Acres - 37.122 Acres  
 Zoning: R-2  
 Phase 2: 14 Lots (37.122 Acres)  
**Calvin Boles Survey, Abstract No. 28**  
**City of Lucas, Collin County, Texas**  
**March 24, 2016**  
 Sheet 1 of 2



- NOTES**
- This survey has been performed with the benefit of Title Commitment GF No. CTCF24-8061241500278a-JP issued on November 19, 2015.
  - Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
  - Source bearing is based on an east line (as noted) of Lot 1 of Ford's Cattle Ranch, an addition to the City of Lucas as recorded in Volume G, Pages 773-774 of the Collin County Map Records.
  - No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0410 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no representation as to the accuracy of said FIRM.
  - Lots shall be developed in accordance with the Conceptual Site Plan attached hereto as Exhibit "B" and in accordance with the City of Lucas Development Regulations and other applicable City Ordinances in effect at the time the preliminary plat is filed and approved by the City Council. Lots 3 & 4 shall not be subdivided.

**Legend**

<ul style="list-style-type: none"> <li>— Glass Copd.IRS</li> <li>— C.C.M.R.</li> <li>— C.C.L.R.</li> <li>— IRF</li> <li>— CM</li> <li>— MW</li> <li>— W</li> <li>— FH</li> </ul>	<ul style="list-style-type: none"> <li>— Glass Copd.IRS</li> <li>— Collin County Map Records</li> <li>— Collin County Land Records</li> <li>— Iron Rod Found</li> <li>— Existing Monument</li> <li>— Water Meter</li> <li>— Water Valve</li> <li>— Fire Hydrant</li> </ul>	<ul style="list-style-type: none"> <li>• PP</li> <li>— GTER</li> <li>— CSP</li> <li>— Edge of Asphalt</li> <li>— Overhead Lines</li> <li>— Barbed-Wire Fence</li> <li>— Pipe &amp; Wire Fence</li> <li>— Guy</li> </ul>	<ul style="list-style-type: none"> <li>— Power Pole</li> <li>— GTE Telephone Riser</li> <li>— Corrugated Steel Pipe</li> </ul>
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Surveyor:  
 Glass Land Surveying  
 2114 FM 1563  
 Wolfe City, Tx 75496  
 (903) 496-2084  
 Attn: John Glas  
 john.glas@glasslandsurveying.com

Revised: \_\_\_/\_\_\_/2016  
 Drawings 2016\AC00527.dwg

**Glas Land Surveying**  
 2114 FM 1563, Wolfe City, Texas 75496  
 Office: (903) 496-2084 Fax: (469) 547-0826  
 www.glasslandsurveying.com  
 TBPLS Firm No. 10193970

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Coose Real Estate, Inc. is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Calvin Boles Survey, Abstract No. 28, and being all of Lot 12, Block A of Logan Ford Ranch, Phase 2, an addition to the City of Lucas as recorded in Volume 2016, Page \_\_\_ of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set at the intersection of the east right-of-way line of Welborn Lane with the north right-of-way line of East Winningkoff Road marking the southwest corner of Lot 12 and and the southwest corner of said premises;

THENCE with the east right-of-way line of Welborn Lane, the west line of Lot 12, and the west line of said premises, North 00°24'37" East, 1,032.90 feet to a Glas capped iron rod set marking the most westerly northwest corner of Lot 12, the most westerly northwest corner of said premises, and being in the south line of a called 1.255 acre tract as recorded under Document No. 20131031001487460 of the Collin County Land Records;

THENCE with a north line of Lot 12, a north line of said premises, and the south line of said 1.255 acre tract, South 89°10'47" East, 198.93 feet to a 5/8-inch iron rod found marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the southeast corner of said 1.255 acre tract;

THENCE with a west line of Lot 12, a west line of said premises, and the east line of said 1.255 acre tract, North 00°24'37" East, 199.38 feet to a Glas capped iron rod set in the south right-of-way line of Ford Lane marking the most northerly northwest corner of Lot 12 and the most northerly northwest corner of said premises;

THENCE with the south right-of-way line of Ford Lane, the north line of Lot 12, and the north line of said premises, South 89°10'47" East, 1,021.08 feet to a Glas capped iron rod found marking the northeast corner of Lot 12, the northeast corner of said premises, and the northwest corner of Lot 11, Block A of said addition;

THENCE with an east line of Lot 12, an east line of said premises, and the south line of said Lot 11, South 00°47'30" West, 427.11 feet to a Glas capped iron rod found marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the southwest corner of said Lot 11;

THENCE with a north line of Lot 12, a north line of said premises, and the south line of said Lot 11, South 86°31'40" East, 169.00 feet to a Glas capped iron rod set marking the most easterly northeast corner of Lot 12, the most easterly northeast corner of said premises, and a northwest corner of Lot 6, Block A of said addition;

THENCE with the east line of Lot 12, the east line of said premises, and the west line of said Lot 6, South 04°00'07" East, 460.86 feet to a Glas capped iron rod set marking the most easterly southeast corner of Lot 12, the most easterly southeast corner of said premises, the southwest corner of said Lot 6, and being in the north line of Lot 5, Block A of said addition;

THENCE with a south line of Lot 12, a south line of said premises, and the north line of said Lot 5, North 88°42'00" West, 21.64 feet to a Glas capped iron rod set marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the northwest corner of said Lot 5;

THENCE with an east line of Lot 12, an east line of said premises, and the west line of said Lot 5, South 00°24'37" West, 350.00 feet to a Glas capped iron rod set in the north right-of-way line of East Winningkoff Road marking the southeast corner of Lot 12, the southeast corner of said premises, and the southwest corner of said Lot 5;

THENCE with the north right-of-way line of East Winningkoff Road, the south line of Lot 12, and the south line of said premises, North 88°42'00" West, 1,399.88 feet to the point of beginning and containing 37.122 acres of land.

OSSF NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
Due to the presence of a large pond of Lot 7/B, a pre-planning meeting with a Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lot 7/B.
Tree removal and/or grading for OSSF may be required on individual lots.
Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

Registered Sanitation or Designated Representative
Collin County Development Services

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, Coose Real Estate, Inc., the Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of Lots 1-14, Block B of Logan Ford Ranch, Phase 2, on addition to the City of Lucas, and do hereby dedicate to the City of Lucas use forever the streets, alleys, right-of-way, and easements shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat.

Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, we agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association.
The homeowners' association shall have the authority to collect membership fees.
As applicable as it pertains to condition shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys
The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
The homeowners' association shall indemnify and hold the City of Lucas harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the maintenance of common areas by the City of Lucas.

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

James Roberts,
of Goose Real Estate, Inc.

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Roberts, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

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



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

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for
The State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Print Name & Title

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

Director of Public Works Date

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

Director of Planning and Community Development Date

Preliminary Plat of
Lots 1-14, Block B
Logan Ford Ranch, Phase 2
being a Replat of Lot 12, Block A
of Logan Ford Ranch, Phase 1
as Recorded in Volume 2016, Page \_\_\_, CCMR
Total Acres - 37.122 Acres
Zoning: R-2
Phase 2: 14 Lots (37.122 Acres)
Calvin Boles Survey, Abstract No. 28
City of Lucas, Collin County, Texas
March 24, 2016
Sheet 2 of 2

Revised: \_\_\_/\_\_\_/2016
Drawings 12016\AC00527.dwg

Owner:
Coose Real Estate, Inc.
1200 Kempton Park Ln
Fairview, Tx 75069
(614) 306-4246
Attn: James Roberts
roberts.james321@gmail.com

Surveyor:
Glas Land Surveying
2114 FM 1563
Wolfe City, Tx 75496
(903) 496-2084
Attn: John Glas
john@glaslandsurveying.com

Glas Land Surveying
2114 FM 1563, Wolfe City, Texas 75496
Office: (903) 496-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
IBPLS Firm No. 10193970

North Texas Municipal Water District  
Called 17,884.0 Acres  
(Per Collin County Central Appraisal District)

Richard & Catherine Rhodes  
Called 4.00 Acres  
Vol. 5437, Pg. 1376, CCLR

Raba Molsinger  
Called 2008060200065180, CCLR  
Doc.# 2008060200065180, CCLR

Aubrey & Linda Smith  
Called 3.00 Acres  
Vol. 2008070200030780, CCLR  
Doc.# 2008070200030780, CCLR

John & Avis Moses  
Called 3.593 Acres (Tract One)  
Vol. 20080714001027250, CCLR  
Doc.# 20080714001027250, CCLR

Jerral & Francis Lemons  
Called 3.593 Acres  
Vol. 1751, Pg. 6, CCLR

Lot 1, Blk 10, A  
Hyatt Addition  
Vol. 1, Pg. 8, CCMR

Lot 1, Blk 10, A  
Leppa Addition  
Vol. 1, Pg. 164, CCMR

Lot 1, Blk 10, A  
The Soto Brothers Addition  
Vol. 2012, Pg. 31, CCMR

Lot 1, Blk 10, A  
The Soto Brothers Addition  
Vol. 2012, Pg. 31, CCMR

Lot 1, Blk 10, A  
The Soto Brothers Addition  
Vol. 2012, Pg. 31, CCMR

Lot 1, Blk 10, A  
The Soto Brothers Addition  
Vol. 2012, Pg. 31, CCMR

Bobby Heifner  
Called 4.00 Acres (Tract 2)  
Vol. 2030, Pg. 833, CCLR

Jannell Heifner King  
Called 20 Acres  
Doc.# 20150819001043200, CCLR

Bobby Heifner  
Called 20 Acres  
Doc.# 20150819001043200, CCLR

Bobby Heifner & Jannell Heifner King  
Remainder of Called 20 Acres  
Doc.# 20091109001036040, CCLR

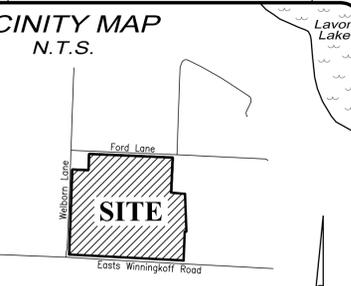
USA  
Called 15.78 Acres  
(Per Collin County Central Appraisal District)

Dana & Donald Meyer  
Called 4.00 Acres  
Doc.# 20150116000053860, CCLR

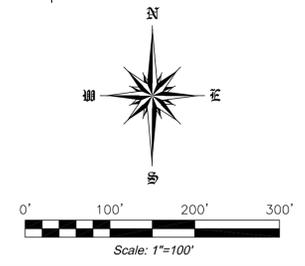
Euzella Lee Ford  
Called 114.083 Acres (Tract 1)  
Vol. 4676, Pg. 1605, CCLR

James & Judy Paulson  
Called 1.00 Acres  
Vol. 5106, Pg. 7768, CCLR

Lot 2  
Ford's Cattle Ranch  
Vol. 6, Pgs. 773-774, CCMR



- NOTES
- 1) This survey has been performed with the benefit of Title Commitment GF No. CTCF24-8061241500278a-JP issued on November 19, 2015.
  - 2) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
  - 3) Source bearing is based on an east line (as noted) of Lot 1 of Ford's Cattle Ranch, an addition to the City of Lucas as recorded in Volume G, Pages 773-774 of the Collin County Map Records.
  - 4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0410 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no representation as to the occupancy of said FIRM.
  - 5) CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE EXCAVATING OR INSTALLING ANY NEW UNDERGROUND UTILITIES!



Legend

Glas Cpd.IRS	Glas Capped Iron Rod Set	• IRP	Power Pole
CCLR	Collin County Map Records	CTM	OTE Telephone Riser
CCLR	Collin County Land Records	CSP	Corrugated Steel Pipe
IRF	Iron Rod Found	—	Edge of Asphalt
CM	Controlling Monument	—	Overhead Lines
WM	Water Meter	—	Barbed-Wire Fence
WV	Water Valve	—	Pipe & Wire Fence
FH	Fire Hydrant	—	Guy

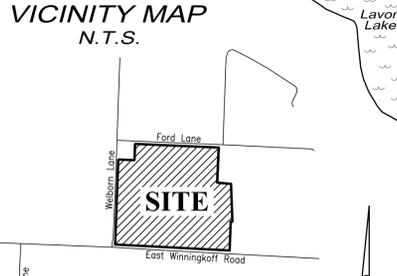
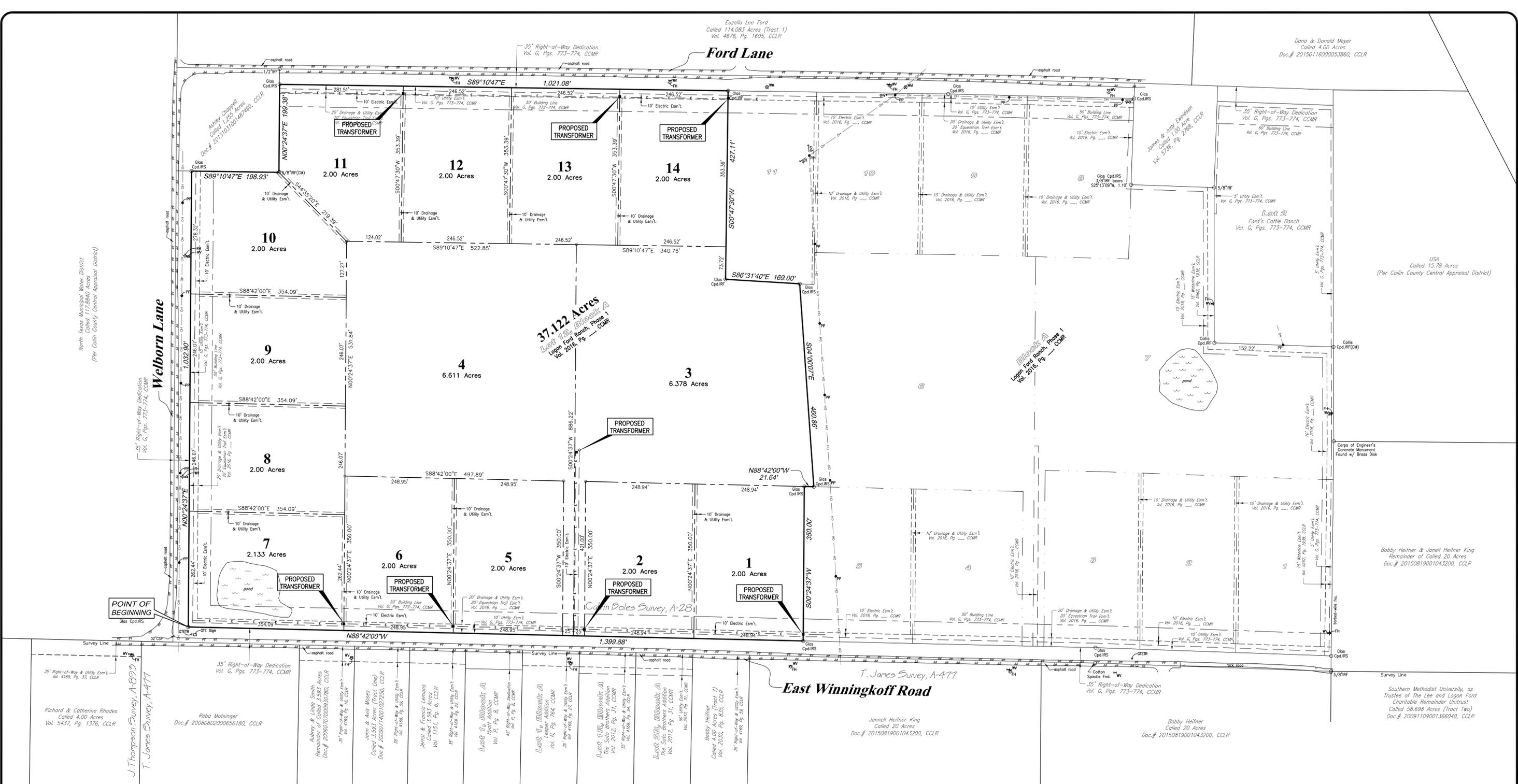
QW&C  
Coastal Real Estate, Inc.  
1200 Kempton Park Ln  
Fairview, Tx 75069  
(614) 306-4246  
Attn: James Roberts  
roberts.james321@gmail.com

Surveyor:  
Glas Land Surveying  
2114 FM 1563  
Wolfe City, Tx 75496  
(903) 496-2084  
Attn: John Glas  
john@glaslandsurveying.com

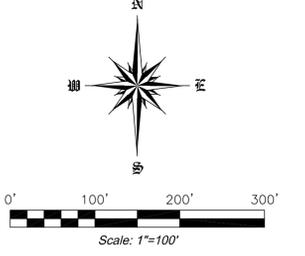
Revised: 3/24/2016  
Drawings 2016\AC00527.dwg

**Glas Land Surveying**  
2114 FM 1563, Wolfe City, Texas 75496  
Office: (903) 496-2084 Fax: (469) 547-0826  
www.glaslandsurveying.com  
TBPLS Firm No. 10193970

**Water Meter Plan**



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Legend

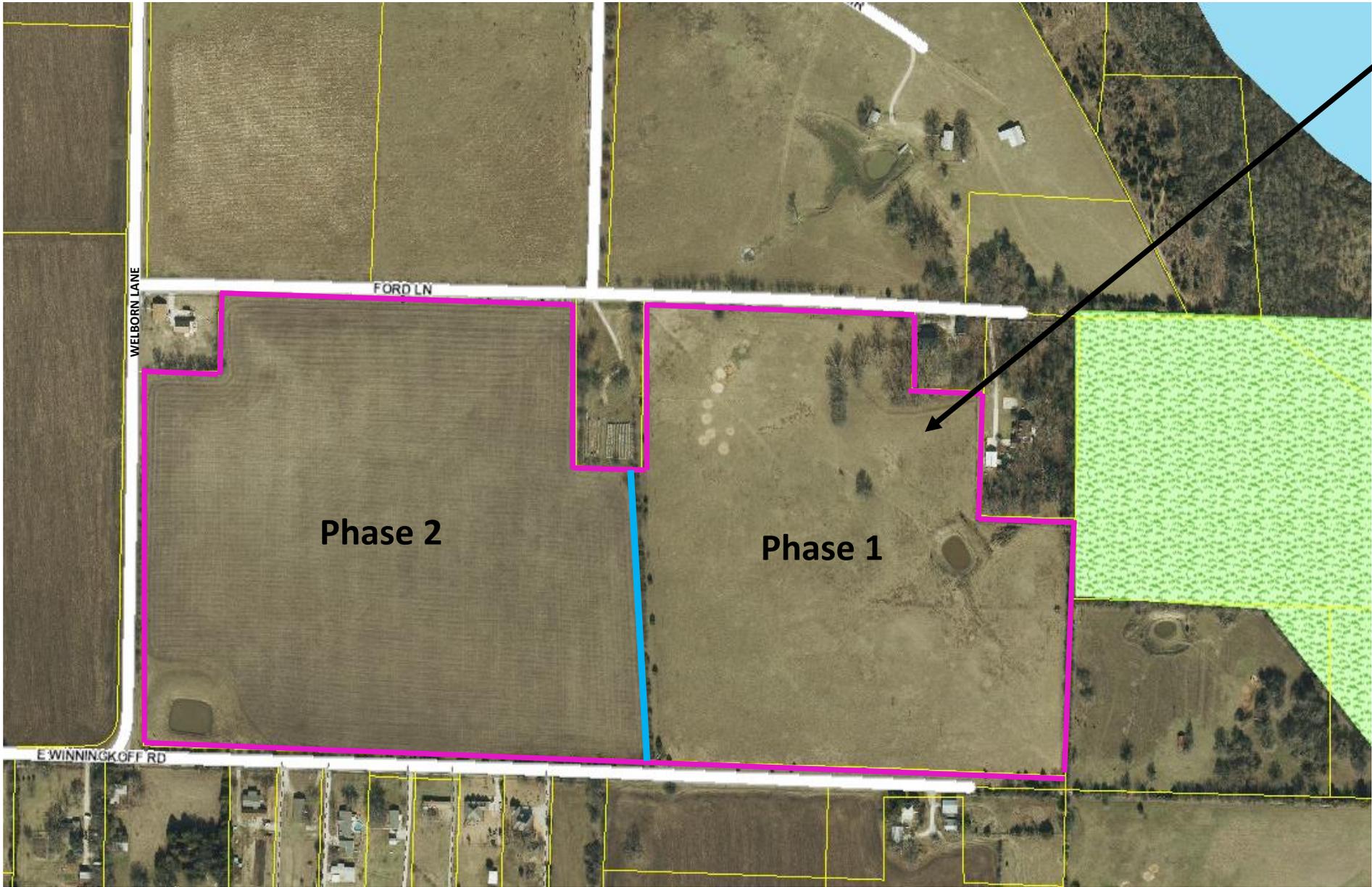
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Phase 2

Phase 1

FORD CATTLE RANCH

WELBORN LANE

FORD LN

E WINNINGKOFF RD



# City of Lucas Council Agenda Request May 5, 2016

**Requester:** City Secretary Stacy Henderson

## **Agenda Item:**

Discuss proposed modifications and enhancements to the City of Lucas logo.

## **Background Information:**

City staff has been working with a logo vendor to enhance the quality and sharpness of the City's logo while maintaining the existing logo's presence and integrity. The vendor was asked to improve the quality of both horses including the tails, head, and ears as well as making the letters in the word "Lucas" sharper.

Several renderings of the logo are attached and enhancements to the logo are outlined as follows:

- Logo 1: Different font for "Lucas" and updated horses
- Logo 2: Different font for "Lucas" and updated horses
- Logo 3: Different font for "Lucas" in all caps and updated horses
- Logo 4: Different font for "Lucas" and horses in different position and updated from existing logo
- Logo 5: Different font for "Lucas" and horses proposed in different position and updated from existing logo

## **Attachments/Supporting Documentation:**

1. Original existing logo
2. Proposed logo renderings

## **Budget/Financial Impact:**

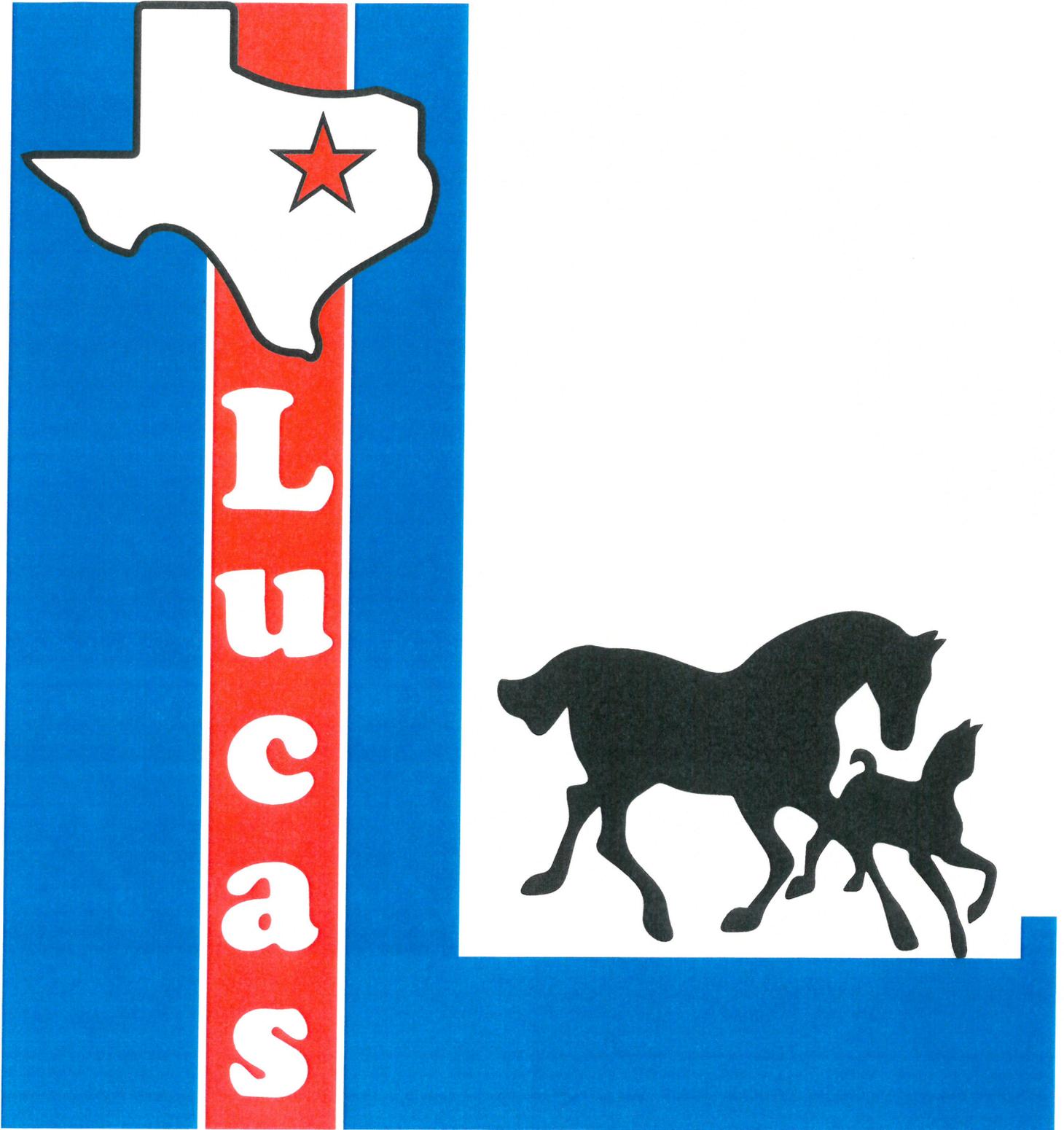
The cost to update the logo is \$75.00.

## **Recommendation:**

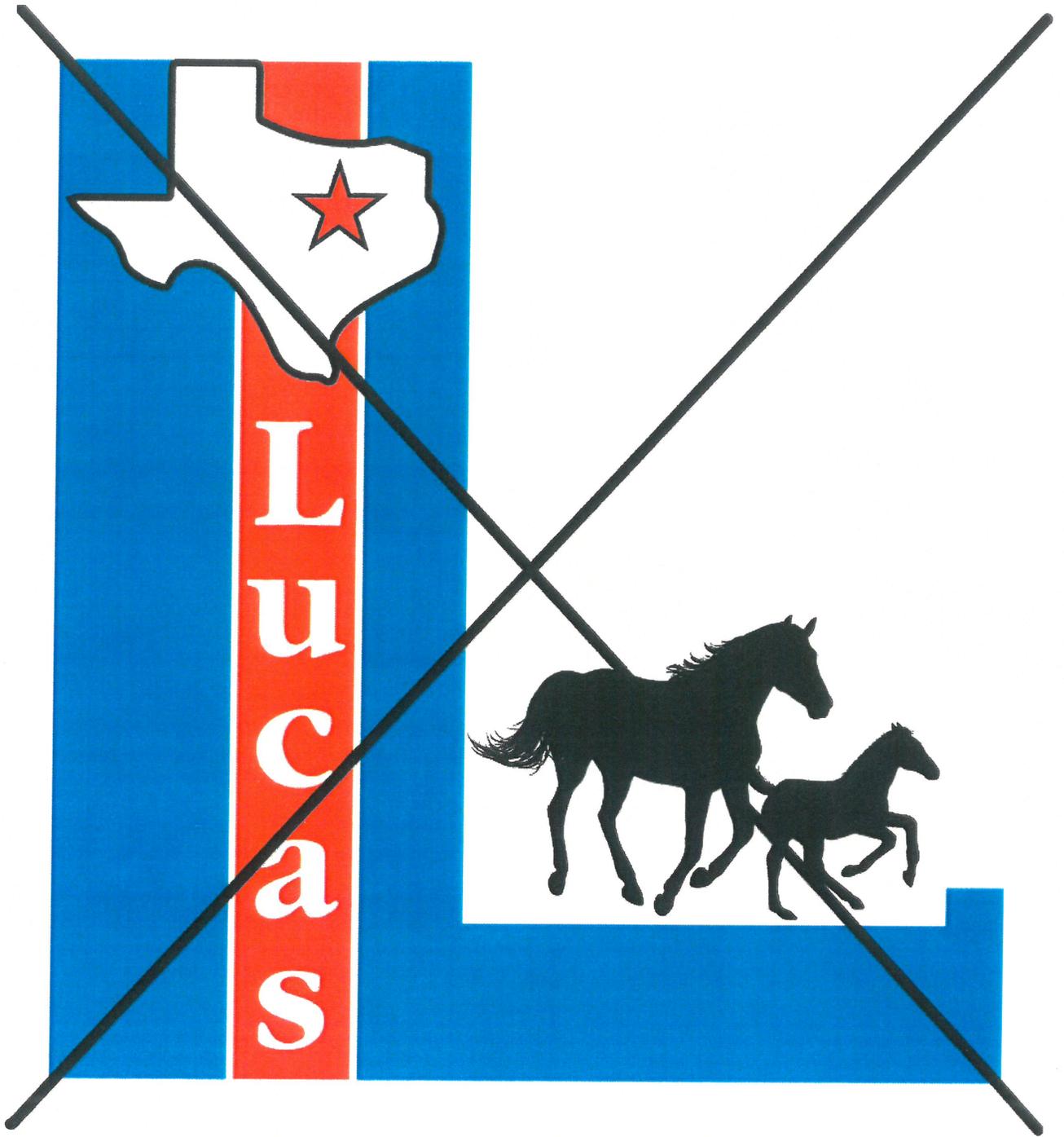
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## **Motion:**

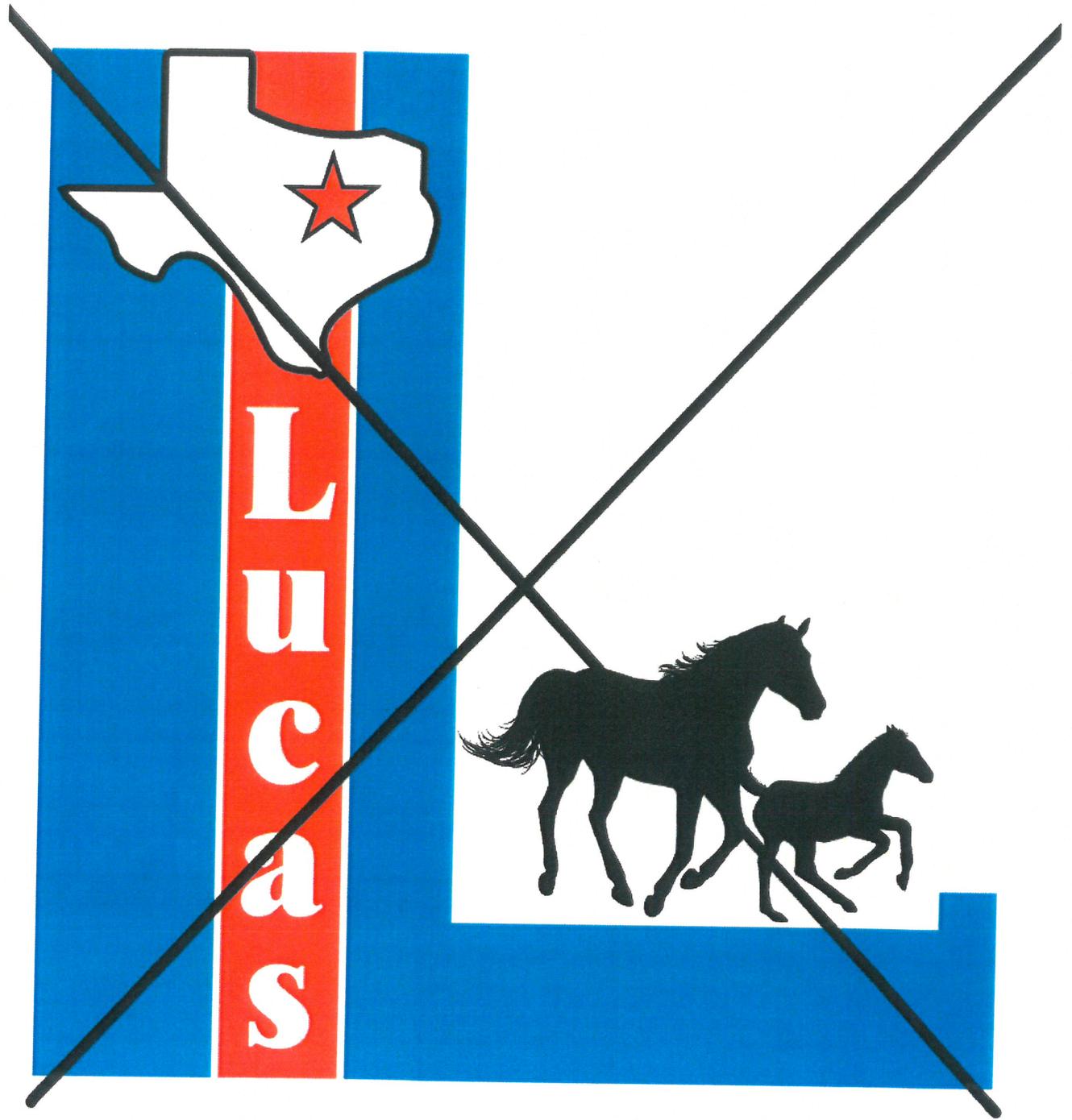
NA



original



1



2



