



# **AGENDA**

**City of Lucas  
City Council Meeting  
December 1, 2016  
6:30 PM  
City Hall – Council Chambers  
665 Country Club Road – Lucas, Texas**

Notice is hereby given that a City of Lucas meeting of the City Council will be held on Thursday, December 1, 2016 at 6:30 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. Citizens' 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. Items of Community Interest

### **Executive Session**

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

3. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to conduct interviews for appointments to the Board of Adjustment and the Planning and Zoning Commission.

### **Regular Agenda**

4. Reconvene into Regular Session and take any action necessary as a result of the Executive Session.
5. Consider appointments and reappointments to the following Boards/Commissions for two year terms beginning January 1, 2017 through December 31, 2019: **(Mayor Olk)**
  - A. Planning and Zoning Commission
  - B. Board of Adjustment
  - C. Parks and Open Space Board
  - D. Consider removal of a Parks Board member, Valerie Turnbow
  - E. Next steps for recruitment of Board Volunteer applicants
6. Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596. **(Development Services Director Joe Hilbourn)**

### **Public Hearing**

7. Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land, and adopting Ordinance 2016-11-00846. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action regarding proposed zoning change
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 November 18, 2016.*

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*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

### December 1, 2016

Requester: Mayor Jim Olk

#### **Agenda Item:**

Citizens' Input

#### **Background Information:**

NA

#### **Citizen Summary:**

Citizen Input is an item at the beginning of each City Council agenda that allows citizens an opportunity to address the City Council on any subject. In accordance with the Texas Open Meetings Act however, the City Council cannot discuss issues raised or make decisions regarding any items that are not on the agenda, but the City Council may refer items to City Staff for research and possible inclusion on a future agenda.

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

NA

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

NA

#### **Recommendation:**

NA

#### **Motion:**

NA



# City of Lucas Council Agenda Request December 1, 2016

Item No. 02

Requester: Mayor Jim Olk

## **Agenda Item:**

Items of Community Interest.

## **Background Information:**

NA

## **Citizen Summary:**

Under Community Interest items, the City Council may report to the public on items such as an expression of thanks, congratulations or condolences, recognition of individuals, reminders of upcoming community events, and announcements involving imminent threat to public health and safety.

## **Attachments/Supporting Documentation:**

NA

## **Budget/Financial Impact:**

NA

## **Recommendation:**

NA

## **Motion:**

NA



# City of Lucas Council Agenda Request December 1, 2016

**Requester:** Mayor Jim Olk

**Agenda Item:**

**Executive Session:**

Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to conduct interviews for appointments to the Board of Adjustment and the Planning and Zoning Commission.

**Background Information:**

NA

**Citizen Summary:**

The City Council may convene into a closed Executive Session per the Texas Government Code regarding items such as consulting with the City Attorney, deliberation regarding the purchase, exchange, lease or value of real property, and personnel matters.

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request December 1, 2016

**Requester:** Mayor Jim Olk

**Agenda Item:**

Reconvene into Regular Session and take any action necessary as a result of the Executive Session.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request December 1, 2016

Item No. 05

Requester: City Council, City Secretary

## **Agenda Item:**

Consider appointments and reappointments to the following Boards/Commissions for two year terms beginning January 1, 2017 through December 31, 2019

- A. Planning and Zoning Commission
- B. Board of Adjustment
- C. Parks and Open Space Board
- D. Consider removal of a Parks Board member, Valerie Turnbow
- E. Next steps for recruitment of Board Volunteer applicants

## **Background Information:**

The City began its recruitment process in August and has received two applications to date. The following outlines board/commission vacant positions and positions with terms expiring.

### **A. Planning and Zoning Commission: Liaison – Mayor Jim Olk**

*4 positions with expiring terms:*

- *2 positions would like to be considered for reappointment*
- *1 position vacant*
- *1 position resigned, but would like to be considered for Board of Adjustment*

There is currently one vacant regular member position and one alternate member position. Promotion of the existing alternate member to a regular member position would leave two vacant alternate member positions available to fill.

Parks and Open Space Board member, Chris Vanhorn has requested to be placed on the Planning and Zoning Commission. This would leave a vacant position on the Parks Board.

### **B. Board of Adjustment: Liaison – Mayor Pro Tem Peele**

*3 positions with expiring terms:*

- *1 position vacant*
- *1 position would like to be considered for reappointment*
- *1 position has requested to resign due to heavy travel schedule, but would remain in position if needed*

There is currently a vacant regular member position, where an alternate member could be promoted, leaving a vacant alternate position to fill.

Planning and Zoning Commission member, Brian Blythe is resigning from the Commission, but has requested to be placed on the Board of Adjustment.



# City of Lucas

## Council Agenda Request

### December 1, 2016

**C. Parks and Open Space Board: Liaison – Councilmember Tim Baney**

*3 positions with expiring terms:*

- *All three positions would like to be considered for reappointment*
- *1 position would also like to be considered for the Planning and Zoning Commission*

All three positions would like to be considered for reappointment; however, one member has expressed they would like to be considered for the open position on the Planning and Zoning Commission. Should a change in position occur, an alternate Parks Board member could be promoted to a regular member position. This would then leave a vacant alternate member position to fill.

**D. Consider removal of a Parks Board member**

Parks Board Member Valerie Turnbow has been absent five of the last seven Parks and Open Space Board meetings. During this time, no communication has been made by Ms. Turnbow to contact the City regarding her absenteeism.

The City's Code of Ordinances, Section 1.09.032, Removal of members; filing of vacancies, states that members of the Parks and Open Space Board may be removed at any time by a majority vote of the City Council with or without cause. Any vacancy in the board shall be filled by the City Council for the unexpired term of the member whose place has become vacant.

An appointment chart is attached that outlines each position and their desire to serve as well as attendance records and board volunteer applications that were sent under separate attachment.

**E. Next steps for recruitment of Board Volunteer applicants**

To facilitate the recruitment of board volunteer applicants, the City has:

- Placed information on website
- Advertised at Founders Day
- Placed articles in the Lucas Leader

Staff is seeking City Council guidance on future recruitment efforts.

**Citizen Summary:**

The City of Lucas has various boards/committees/commissions that each serve a purpose in the City's vision and goals. Board members are appointed by the City Council and each year applications are accepted to serve on one of the City's various boards. While, the appointment process takes place in October each year, applications can be made at any time throughout the year.



# City of Lucas Council Agenda Request December 1, 2016

## **Attachments/Supporting Documentation:**

1. Board/Commission Appointment Chart
2. Board/Commission attendance 2015-2016 (*sent under separate attachment*)
3. Board Volunteer applications on file (*sent under separate attachment*)

## **Budget/Financial Impact:**

NA

## **Recommendation:**

NA

## **Motion:**

I make a motion to appoint the following individuals to the Parks and Open Space Board, Board of Adjustment and Planning and Zoning Commission:

I make a motion to reappoint the following individuals to the Parks and Open Space Board, Board of Adjustment and Planning and Zoning Commission:

# Board/Commission Appointment Chart

Board/Commission	Members with Term Expiring	Interested In Reappointment
<b>Board of Adjustment</b>		
2 positions with expiring terms	Randy Barnes	**Available if needed, otherwise will resign
	Adam Sussman	Yes
1 Vacant Regular Member position <i>(position expires in 2016)</i>	Vacant - Regular Member position	
<b>Parks and Open Space Board</b>		
3 positions with expiring terms	David Rhoads	Yes
	Chris Vanhorn	Yes <b>Would like to move to Planning and Zoning Commission</b>
	Brenda Rizos	Yes
<b>Planning and Zoning Commission</b>		
3 positions with expiring terms	Brian Blythe	No – will be resigning <b>Would like to move to Board of Adjustment</b>
	Andre Guillemaud	Yes
	Joe Williams	Yes
1 Vacant Alternate Position <i>(position expires in 2016)</i>	Vacant Alternate Member position	
<b>Friends of Lucas Fire-Rescue Board</b>		
No terms expiring in 2016		

\*\*Randy Barnes has offered to resign due to his lack of availability, but will serve if needed. Has another year of heavy travel and his availability will be very limited.

**Denotes vacant/possible vacant positions**



# City of Lucas Council Agenda Request December 1, 2016

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596.

## **Background Information:**

This property is currently zoned R-1 and has an approved development agreement and concept plan. This plat proposes 66 lots on 135.743 acres, with the smallest lot being 43,565 square feet (1 acre) and the largest lot being 186,234 square feet (approximately 4.2 acres). The smallest lot is greater in size than the required one acre. There are no dead end water lines proposed with this development, all water lines are looped.

## **Citizen Summary:**

The zoning for this property was first approved in 2011 with the first phase beginning in 2014.

## **Attachments/Supporting Documentation:**

1. Preliminary Plat
2. Approved Concept Plan

## **Budget/Financial Impact:**

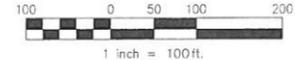
NA

## **Recommendation:**

The Planning and Zoning Commission unanimously recommended approval of the request as presented.

## **Motion:**

I make a motion to recommend approval/denial of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of Enchanted Creek Estates.

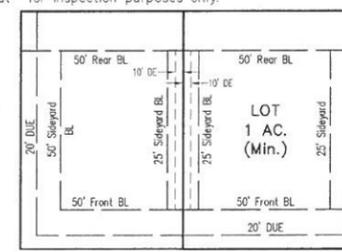


LOCATION MAP  
1" = 2000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VMAE	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
CL	CENTERLINE
Q	BLOCK DESIGNATION
▲	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRW	FLOOD INSURANCE RATE MAP
N/S	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDC)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDC)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPDC)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRD)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRD)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRD)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. Preliminary Plat- for inspection purposes only.



Front Property Line/Street  
TYPICAL LOT DETAIL

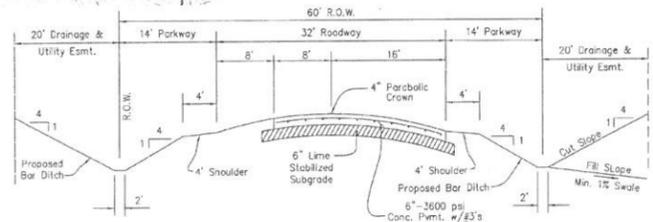
PRELIMINARY PLAT  
ENCHANTED CREEK PHASE 2

LOTS 1-34, BLOCK A  
LOT 10, BLOCK B  
LOTS 16-19, BLOCK C  
LOTS 1-9, BLOCK D  
LOTS 1-11, BLOCK E  
LOTS 13-19, BLOCK F

135.743 ACRES OUT OF THE  
JAMES ANDERSON SURVEY - ABSTRACT NO. 17  
JOHN MCKINNEY SURVEY - ABSTRACT NO. 596  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
ZONING DISTRICT R-1

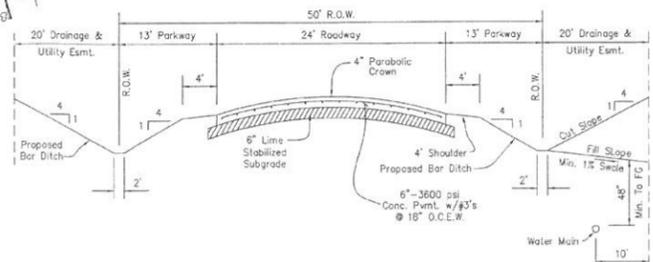
ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TDEP No. P-2121  
Contact: Matt Dorsett

OWNER / APPLICANT  
CTMGI Lucas 238, LLC  
520 Central Parkway East, Suite 104  
Carrollton, Texas 75006  
Telephone (972) 422-9880  
Contact: Steve Lenart

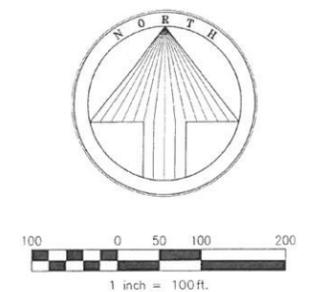
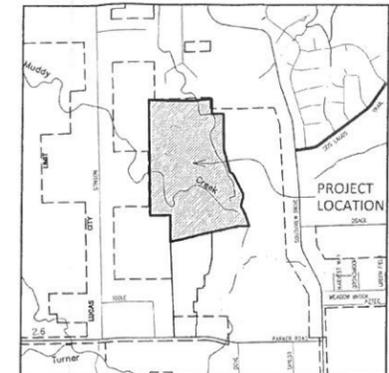
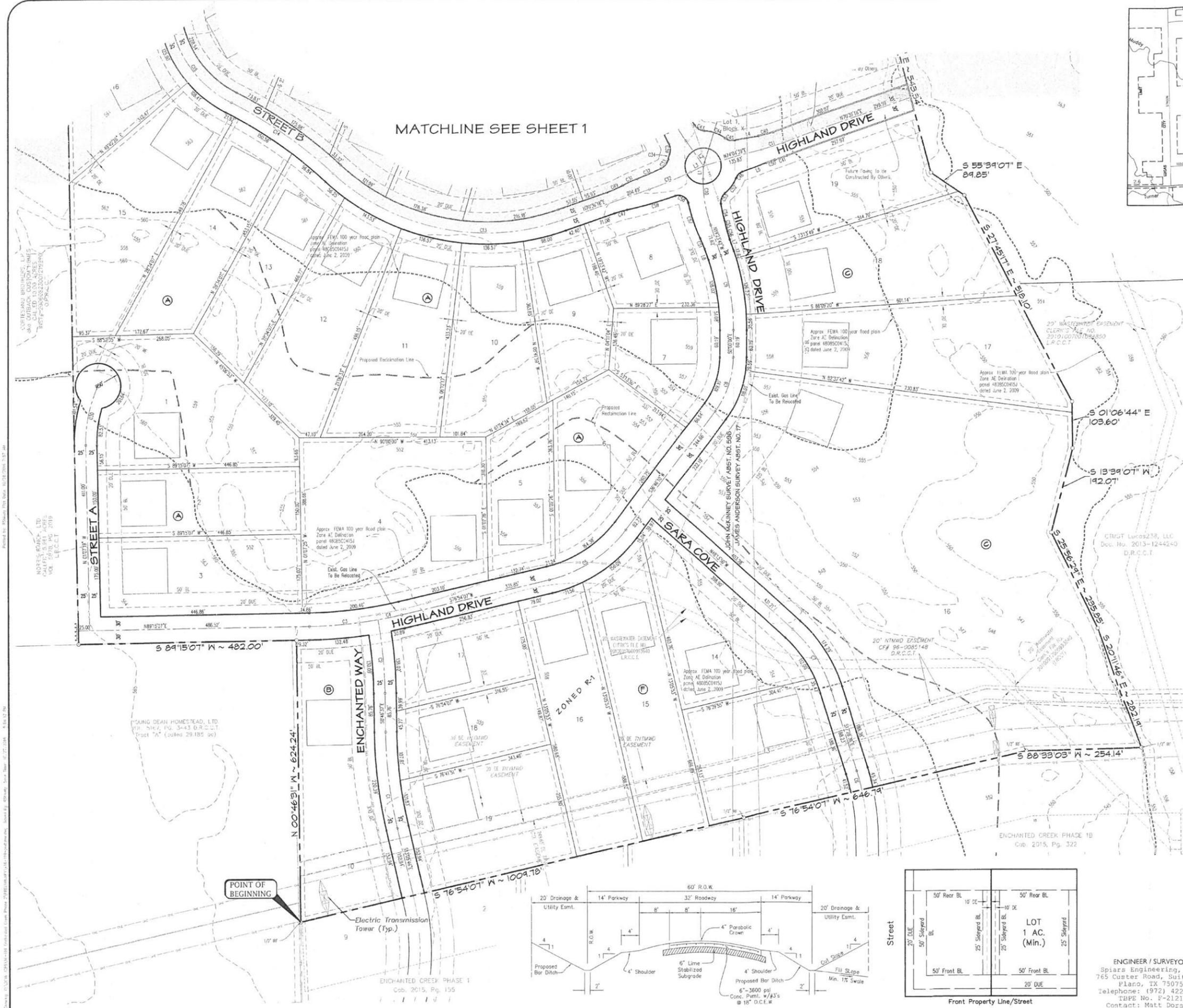


TYPICAL PAVEMENT SECTION 60' R.O.W. (w/BAR DITCHES)

MATCHLINE SEE SHEET 2



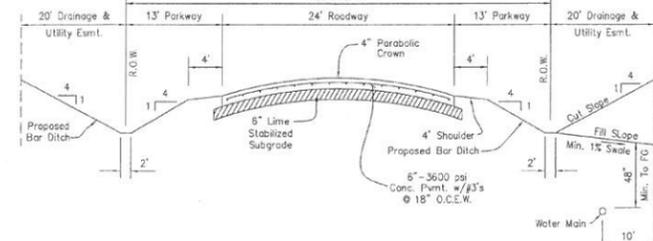
TYPICAL PAVEMENT SECTION 50' R.O.W. (w/BAR DITCHES)



**LEGEND**  
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARS ENGINE" SET, UNLESS OTHERWISE NOTED
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○	CAPPED IRON ROD FOUND
○	IRON PIPE FOUND
○	ALUMINUM INSTRUMENT FOUND
○	CONTROL MONUMENT
---	EASEMENT
---	UTILITY
---	DRAINAGE EASEMENT
---	DRAINAGE AND UTILITY EASEMENT
---	UTILITY EASEMENT
---	WATER EASEMENT
---	SANITARY SEWER EASEMENT
---	SIDEWALK EASEMENT
---	STREET EASEMENT
---	FIRELANE, ACCESS, & UTILITY EASEMENT
---	WASTE WATER EASEMENT
---	WALL MAINTENANCE EASEMENT
---	HIKE & BIKE TRAIL EASEMENT
---	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
---	BY THIS PLAT
---	RIGHT-OF-WAY
---	MINIMUM FINISH FLOOR ELEVATION
---	BUILDING LINE
---	STREET NAME CHANGE
---	CENTERLINE
---	BLOCK DESIGNATION
---	STREET FRONTAGE
---	CABINET
---	VOLUME
---	PAGE
---	NUMBER
---	FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
---	NOT TO SCALE
---	ORDINANCE NUMBER
---	INSTRUMENT OR DOCUMENT
---	DEED RECORDS, COLLIN COUNTY, TEXAS
---	PLAT RECORDS, COLLIN COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
---	DEED RECORDS, DENTON COUNTY, TEXAS
---	PLAT RECORDS, DENTON COUNTY, TEXAS
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---	DEED RECORDS, DALLAS COUNTY, TEXAS
---	MAP RECORDS, DALLAS COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:**
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
  - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Preliminary Plat- for inspection purposes only.

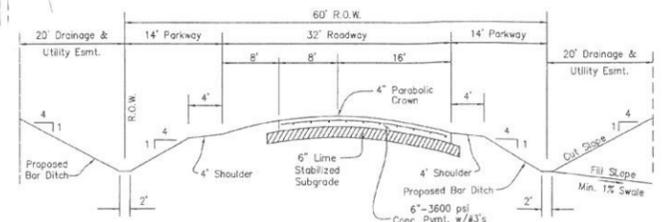


TYPICAL PAVEMENT SECTION 50' R.O.W. (w/BAR DITCHES)  
PRELIMINARY PLAT

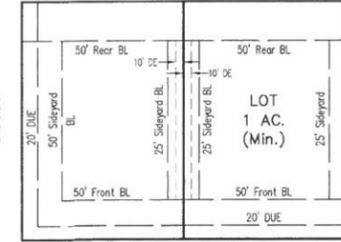
**ENCHANTED CREEK PHASE 2**

LOTS 1-14, BLOCK A  
LOT 10, BLOCK B  
LOTS 16-19, BLOCK C  
LOTS 1-9, BLOCK D  
LOTS 1-11, BLOCK E  
LOTS 13-19, BLOCK F

135.743 ACRES OUT OF THE  
JAMES ANDERSON SURVEY ~ ABSTRACT NO. 17  
JOHN MCKINNEY SURVEY ~ ABSTRACT NO. 596  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
ZONING DISTRICT R-1



TYPICAL PAVEMENT SECTION 60' R.O.W. (w/BAR DITCHES)



TYPICAL LOT DETAIL

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Ft. Worth, TX 76107  
Telephone: (972) 422-0077  
TYPE No. F-2121  
Contact: Matt Dorsett

**OWNER / APPLICANT**  
CTMGT Lucas 238, LLC  
520 Central Parkway East, Suite 104  
Carrollton, Texas 75006  
Telephone (972) 422-9880  
Contact: Steve Lenart

OWNER'S CERTIFICATE

Legal Description

BEING part of a 232.162 acre tract of land, situated in the John Anderson Survey, Abstract No. 17, and the John McKinney Survey, Abstract No. 596, City of Lucas, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to CTMGT Lucas 238, LLC according to the deed recorded in 2013-1244240 of the deed records of Collin County, Texas (D.R.C.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 9 Block B, Enchanted Estates Phase 1, on addition to the City of Lucas, Collin County Texas, according to the plat thereof recorded in Cabinet 2015, Pg 155 & 156, Plat Records, Collin County, Texas (P.R.C.C.T.)

Thence, N 0°46'31" W, a distance of 624.24', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 89°15'07" W, a distance of 482.00' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 1°07'19" W, a distance of 2730.35' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 89°17'29" E, a distance of 1065.97' to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 84°12'29" E, a distance of 435.32', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 0°38'47" E, a distance of 352.45', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, N 88°48'37" E, a distance of 273.45', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 1°11'22" E, a distance of 850.00', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 15°26'29" E, a distance of 543.34', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 55°39'07" E, a distance of 89.85', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 27°45'17" E, a distance of 518.10', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 1°06'44" E, a distance of 103.60', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 13°39'07" W, a distance of 192.07', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 25°56'29" E, a distance of 235.85', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

Thence, S 20°11'46" E, a distance of 282.19', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 88°33'03" W, a distance of 254.14', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 76°54'07" W, a distance of 646.79', to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

Thence, S 76°54'07" W, a distance of 1009.78', to the POINT OF BEGINNING with the subject tract containing 5,912,976.21 square feet or 135.743 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CTMGT Lucas 238, LLC is the Owner of the above described project and does hereby adopt this plat designating the herein described property as **Enchanted Creek Phase 2** Lots 1-34 Block A, Lot 10 Block B, Lots 16-19 Block C, Lots 1-9 Block D and Lots 1-11 Block E and Lots 13-19 Block F an addition to City of Lucas, Texas and does hereby dedicate to the City of Lucas the right-of-way, streets, and easements platted herein.

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

Executed this the \_\_\_\_ day of \_\_\_\_\_, 2016.

CTMGT Lucas 238, LLC

By: Mehrdad Moayedi

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 Mehرداد Moayedi, known to me to be the person(s) 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

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Darren K. Brown, 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.

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, Texas

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name and Title Date

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

Health Department Certification

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

Registered Sanitarian or Designated Representative Collin County Development Services Date

Lot Line Table with columns: Line #, Length, Direction. Rows L1 through L8.

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1 through C20.

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C21 through C30.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 13 through 19.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 1 through 20.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 21 through 34.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Row 10.

Lot Area Table with columns: Lot #, Block #, Gross Square Feet, Net Square Feet. Rows 1 through 9.

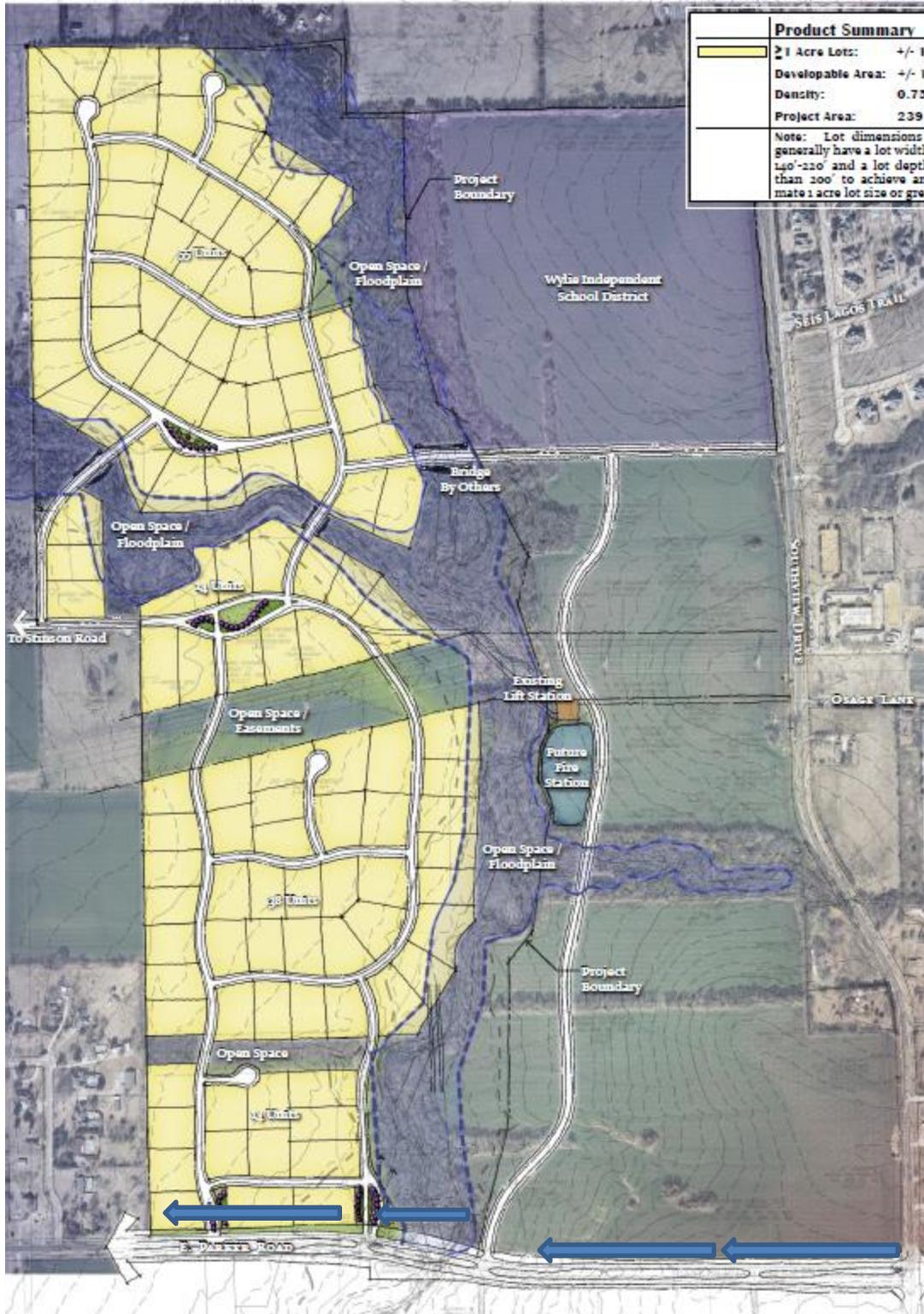
Open Space Area Table with columns: Lot #, Block #, Square Feet. Row 1.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C31 through C50.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C51 through C59.

PRELIMINARY PLAT
ENCHANTED CREEK PHASE 2
LOTS 1-34, BLOCK A
LOT 10, BLOCK B
LOTS 16-19, BLOCK C
LOTS 1-9, BLOCK D
LOTS 1-11, BLOCK E
LOTS 13-19, BLOCK F
135.743 ACRES OUT OF THE
JAMES ANDERSON SURVEY - ABSTRACT NO. 17
JOHN MCKINNEY SURVEY - ABSTRACT NO. 596
CITY OF LUCAS, COLLIN COUNTY, TEXAS
ZONING DISTRICT R-1

ENGINEER / SURVEYOR: Spiars Engineering, Inc. 765 Custer Road, Suite 100, Plano, TX 75075. Telephone: (972) 422-0077. CBEP No. F-2121. Contact: Matt Dorsett.
OWNER / APPLICANT: CTMGT Lucas 238, LLC 520 Central Parkway East, Suite 104, Carrollton, Texas 75006. Telephone (972) 422-9880. Contact: Steve Lenart.
October, 2016 SEI Job No. 16-119





# City of Lucas

## City Council Agenda Request

### December 1, 2016

Item No. 07

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land, and adopting Ordinance 2016-11-00846.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action regarding proposed zoning change

#### **Background Information:**

This parcel of land is 58.6 +/- acres of land. This property will be brought back as a planned development at the December Planning and Zoning Commission meeting. The developer is proposing 17 lots with an average density of over 3 acres per lot. This request complies with the City's approved Comprehensive Plan.

#### **Citizen Summary:**

This first step in the development process is for a parcel of land to be zoned. The requested zoning should match the City's approved Comprehensive Plan. If the zoning does not match the Comprehensive Plan, a zoning change request goes before the Planning and Zoning Commission for consideration. Should the request in zoning be approved, the Comprehensive Plan is updated. The next step for this particular request is to create a planned development. A planned development is required to have an underlying zoning, in this case R-2, then the district requirements must be drawn up and adopted in the form of an ordinance. This type of development gives the City and Developer more flexibility in creating a development. Once the planned development has been created, a preliminary plat will be filed, then construction of the site, and then final plat when all improvements are complete.

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

- 1. Legal Description
- 2. Survey
- 3. Public Notice
- 4. Location Map
- 5. Proposed Lot Detail
- 6. Ordinance 2016-11-00846



**City of Lucas**  
**City Council Agenda Request**  
**December 1, 2016**

Item No. 07

**Budget/Financial Impact:**

NA

**Recommendation:**

The Planning and Zoning Commission unanimously recommended to approve this request as submitted.

**Motion:**

I make a motion to adopt Ordinance 2016-11-00846 approving the request for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.

### Metes & Bounds Description

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South 88°48'42" East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

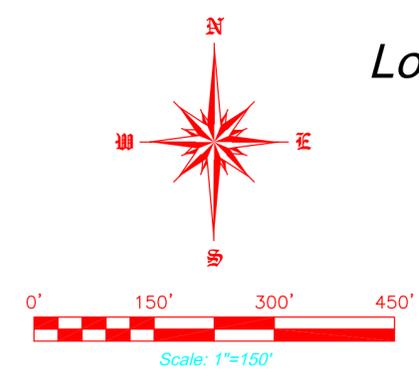
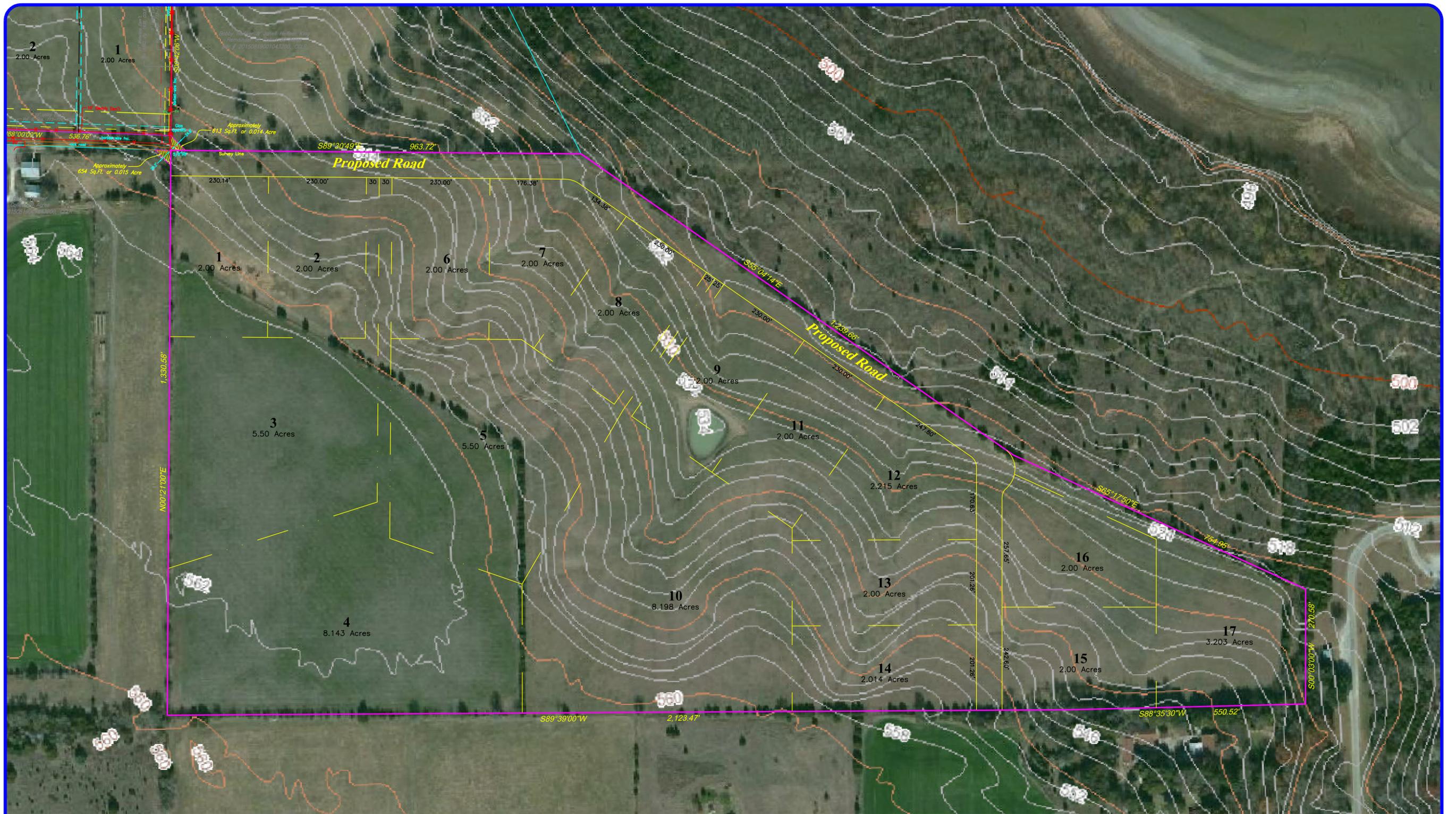
THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South 54°25'44" East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South 64°35'43" East, 754.95 feet to a point for corner marking the most easterly northeast corner of said 58.644 acre tract, the most easterly northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

THENCE with the south line of said 58.644 acre tract, the south line of said premises, partway with the north line of said 2.125 acre tract, partway with the north line of a called 17.485 acre tract as recorded in Volume 3931, Page 807 of the Collin County Land Records, partway with the north line of a called 5.793 acre tract as recorded under Document No. 20140527000523060 of the Collin County Land Records, partway with the north line of a called 15.412 acre tract as recorded in Volume 1618, Page 918 of the Collin County Land Records, and partway with the north line of a called 10.00 acre tract as recorded in Volume 1383, Page 718 of the Collin County Land Records as follows:

South 89°14'56" West, 469.58 feet to a RPLS 5587 capped iron rod found marking the northwest corner of said 2.125 acre tract and the northeast corner of said 17.485 acre tract;  
North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract;  
North 89°33'29" West, 200.83 feet;  
North 89°17'03" West, 208.69 feet;  
South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract;  
North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 acres of land.



Subdivision Exhibit  
**Logan Ford Ranch Phase 3**  
 T.D. James Survey, Abstract No. 477  
 City of Lucas, Collin County, Texas  
 August 30, 2016

Drawings\2016\LOT DESIGN 05\_ROBERTS\_NEW DEAL.dwg

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



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, November 10, 2016 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, December 01, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-2 on a parcel of land described as follows:

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South 88°48'42" East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South 54°25'44" East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South 64°35'43" East, 754.95 feet to a point for corner marking the most easterly northeast corner of said 58.644 acre tract, the most easterly

northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

THENCE with the south line of said 58.644 acre tract, the south line of said premises, partway with the north line of said 2.125 acre tract, partway with the north line of a called 17.485 acre tract as recorded in Volume 3931, Page 807 of the Collin County Land Records, partway with the north line of a called 5.793 acre tract as recorded under Document No. 20140527000523060 of the Collin County Land Records, partway with the north line of a called 15.412 acre tract as recorded in Volume 1618, Page 918 of the Collin County Land Records, and partway with the north line of a called 10.00 acre tract as recorded in Volume 1383, Page 718 of the Collin County Land Records as follows:

South 89°14'56" West, 469.58 feet to a RPLS 5587 capped iron rod found marking the northwest corner of said 2.125 acre tract and the northeast corner of said 17.485 acre tract;

North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract;

North 89°33'29" West, 200.83 feet;

North 89°17'03" West, 208.69 feet;

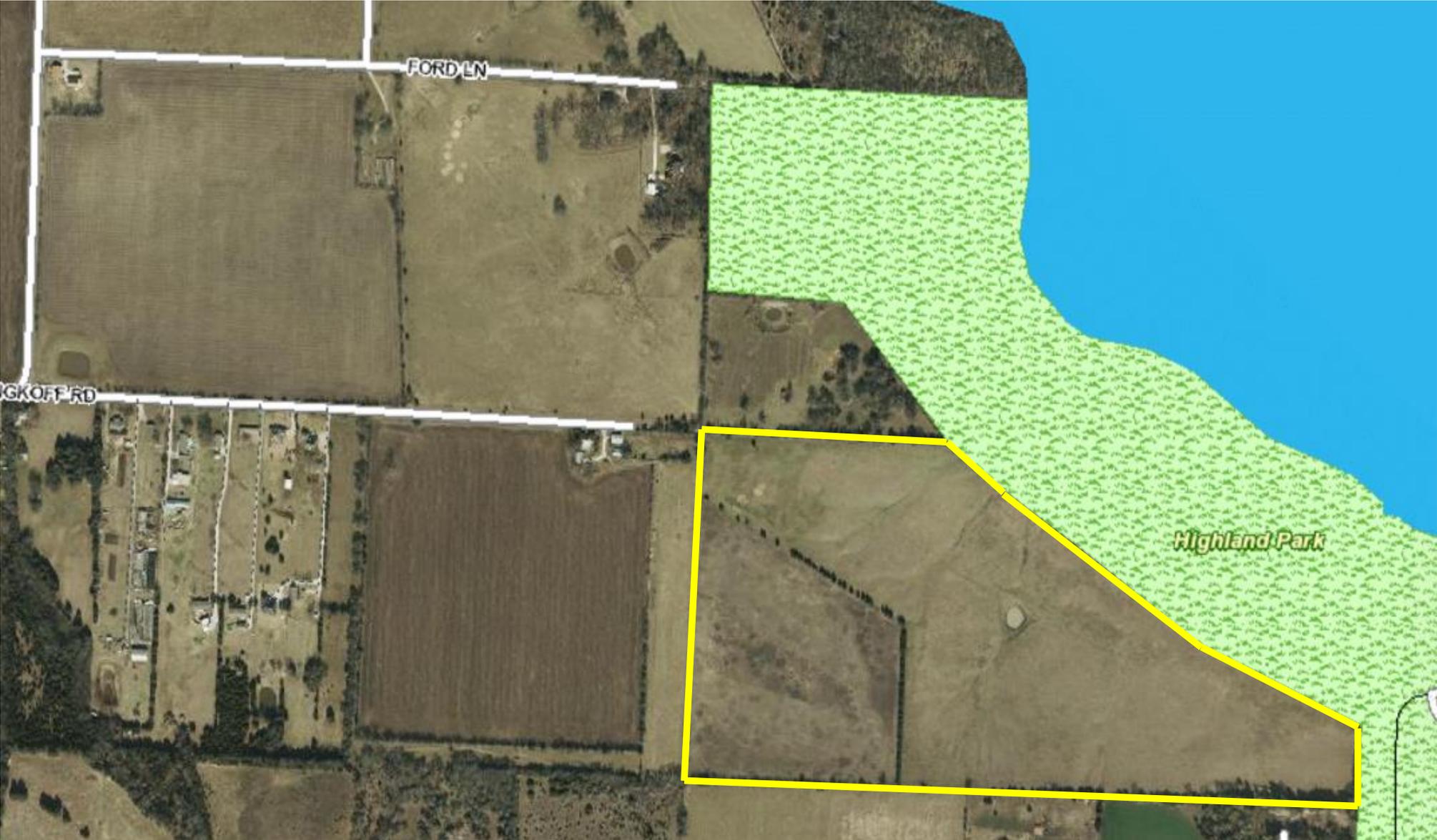
South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract;

North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

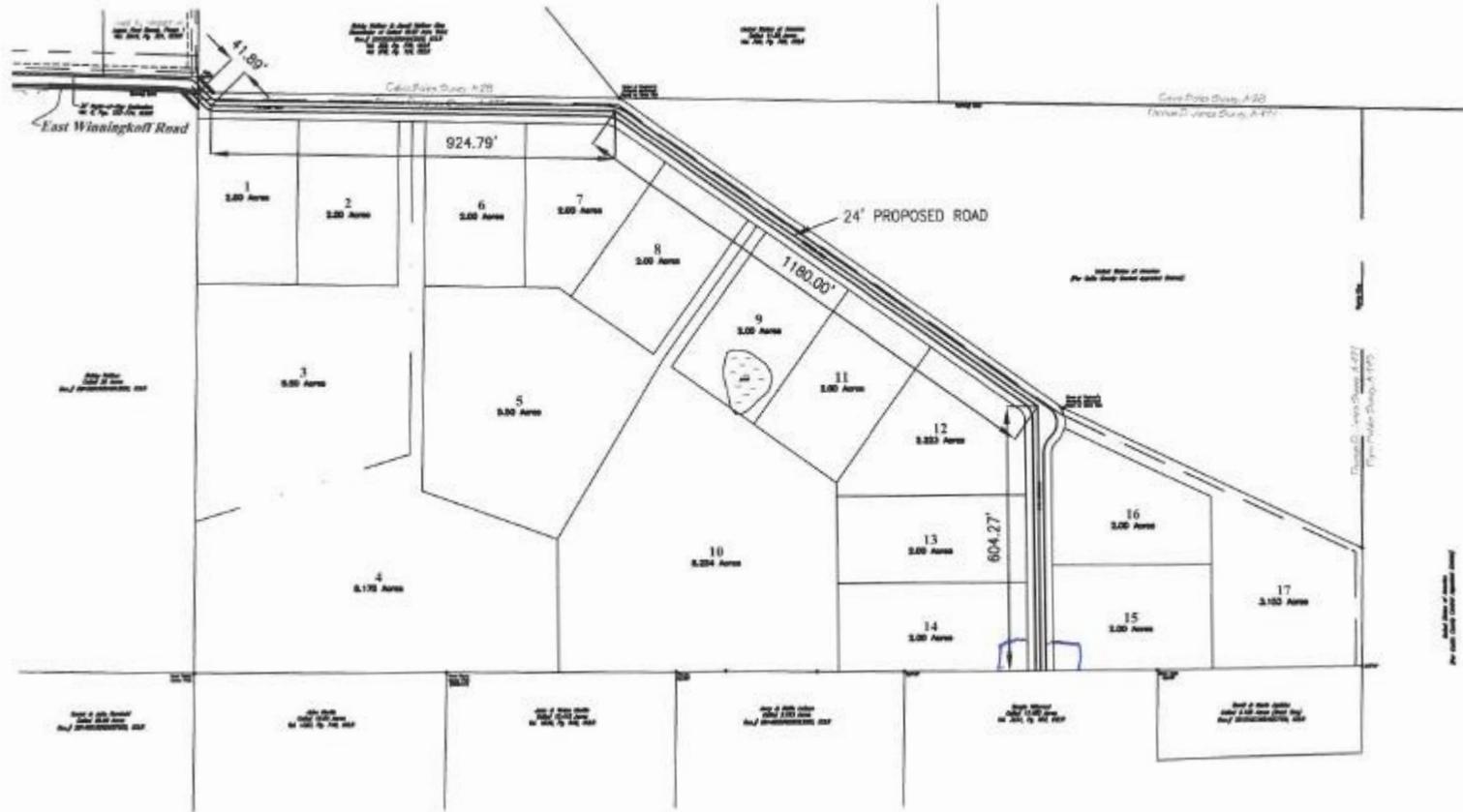
THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 acres of land.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us), or fax 972-727-0091 and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

# Logan Ford Ranch III ~ Location Map



# Logan Ford Ranch III ~ Lot Detail





**ORDINANCE 2016-11-00846**  
**[EAST WINNINGKOFF ROAD/±58.644-ACRE TRACT OF LAND)]**

**AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING CLASSIFICATION FROM AGRICULTURE (“AO”) TO SINGLE FAMILY RESIDENTIAL, 2-ACRE LOTS (“R-2”), ON AN APPROXIMATE 58.644-ACRE TRACT OF LAND, LOCATED AT THE EAST DEAD END OF EAST WINNINGKOFF ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND DEPICTED ON EXHIBIT “B” ATTACHED HERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Lucas, Texas and the City Council of the City of Lucas, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Lucas, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:**

**Section 1.** That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, are hereby amended to grant a change in zoning from Agricultural (“AO”) to Single Family Residential, 2-Acre Lots (“R2”), on an approximate 58.644-acre tract of land, located at the east dead end of East Winningkoff Road, and being more particularly described in Exhibit “A” and depicted on Exhibit “B”, attached hereto and made part hereof for all purposes.

**Section 2.** That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

**Section 3.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**Section 4.** An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

**Section 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**Section 6.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

**DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

APPROVED:

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

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Joseph J. Gorfida, Jr.  
(11-2-2016/81107)

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

**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

Metes & Bounds Description

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

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THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

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**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

South 89°14'56" West, 469.58 feet to a RPLS 5587 capped iron rod found marking the northwest corner of said 2.125 acre tract and the northeast corner of said 17.485 acre tract;  
North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract;  
North 89°33'29" West, 200.83 feet;  
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**EXHIBIT "A"  
DEPICTION**

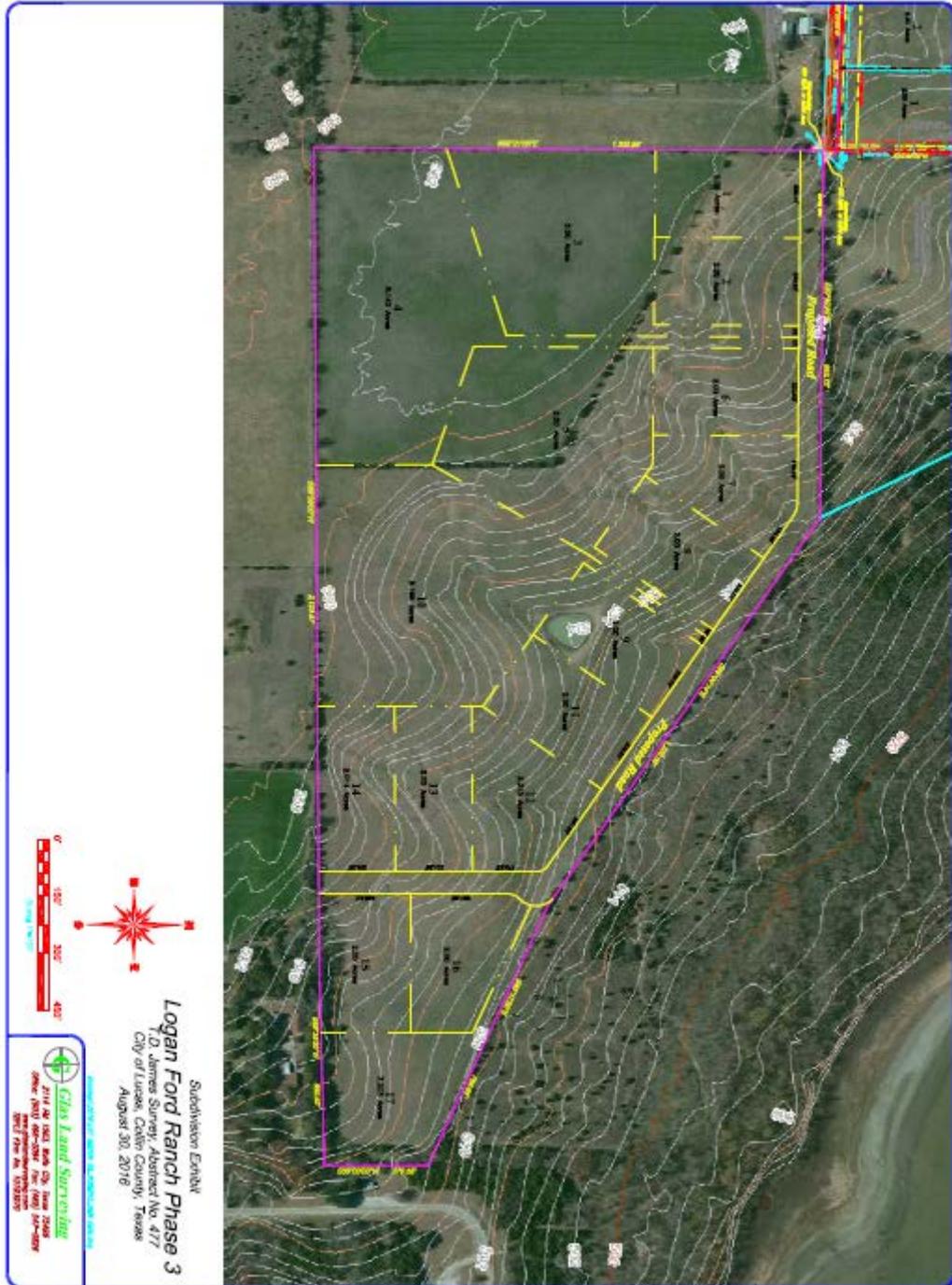


Exhibit "B"  
City of Lucas  
Ordinance # 2016-xx-xxx (East Winningkoff Road/±58.644-Acre Tract)  
Approved: \_\_\_\_\_, 2016