



AGENDA CITY COUNCIL MEETING

June 18, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, June 18, 2026, beginning 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/163/Watch-Live-Meetings>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Citizen Input

1. Citizen Input.

Community Interest

Pursuant to Section 5510415 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.

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended 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. Consent Agenda
 - A. Approval of the June 4, 2026, City Council Meeting Minutes

Public Hearing

4. Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size. **(Joe Hilbourn, Development Services Director)**
5. Conduct a public hearing for the voluntary de-annexation of two parcels; parcel one is approximately 5.328 acres of land, situated in the Ann S. Hurt Survey, Abstract #428, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Lucas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres tract of land. Parcel two is approximately 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as "Tract 1" and "Tract 2" as described in Warranty Deed to The Umphy Corporation ("Umphy – 1" tract and "Umphy – 2" tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Colline County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres tract of land. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

6. Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on

behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506. **(Joe Hilbourn, Development Services Director)**

7. Consider and act on approving Amendment No. 2 to Collin County Commissioner's Court Order No. 2021-898-09-20 amending Section 3.10. **(John Whitsell, City Manager)**

Executive Session

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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

8. Executive Session:

The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property. **(City Council)**

9. Reconvene from Executive Session and take any action necessary as a result of the Executive Session. **(City Council)**
10. Adjournment **(City Council)**

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on June 12, 2026.

Toshia Kimball, 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 City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: Dusty Kuykendall, Mayor

Agenda Item Request:

Citizen Input.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: Dusty Kuykendall, Mayor

Agenda Item Request:

Items of Community Interest.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: Dusty Kuykendall, Mayor
Toshia Kimball, City Secretary

Agenda Item Request:

Consent Agenda

- A. 6-4-2026 City Council Meeting Minutes

Background Information:

NA

Attachments/Supporting Documentation:

- 1. 6-4-2026 City Council Meeting Minutes

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approving the consent agenda as presented

Motion:

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



MINUTES
CITY COUNCIL REGULAR MEETING

June 4, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Mayor Pro Tem Debbie Fisher
Councilmember Neil Peterson
Councilmember Chris Bierman
Councilmember Jonathan Underhill
Councilmember Rebecca Orr

City Staff Present:

City Manager John Whitsell
Executive Assistant Morgan Kowaleski
Development Services Director Joe Hilbourn
Public Works Director Jeremy Bogle
Finance Director Liz Exum
Public Safety Director Doug Kowalski
Fire Chief Rick Lasky
City Attorney Joe Gorfida

City Councilmembers Remote:

Councilmember Phil Lawrence

Mayor Kuykendall called the meeting to order at 6:30 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

There was no citizen input at this meeting

Community Interest

2. Items of Community Interest

Mayor Kuykendall presented the items of Community Interest.

- Upcoming Events:
 - Lucas Farmers Market – Saturday, June 13, 2026, 8:00 am – 12:00 pm
 - Lucas Farmers Market – Saturday, June 27, 2026, 8:00 am – 12:00 pm
 - Lucas Farmers Market – Saturday, July 11, 2026, 8:00 am – 12:00 pm
- City Hall Holiday Closure:
 - City of Lucas offices will be closed Friday, July 3, 2026, in observance of Independence Day.
 - Regular business hours will resume on Monday, July 6, 2026.
- NotifyMe
 - News updates, Bid postings, Community Calendar events, Water service interruptions, Road and construction updates
- Lucas Leader Newsletter:
 - Keep up with the latest City news, community updates, upcoming events, and important information in The Lucas Leader Newsletter available on the city website.

- Sign up for E-Billing:
 - Residents can now receive utility bills by email and pay online anytime for a faster, easier, and more convenient experience.

Consent Agenda

3. Consent Agenda:

A. Approval of the May 21, 2026, City Council Meeting Minutes

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Bierman to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

4. **Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.**

Development Services Joe Hilbourn presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence to approve a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A. The motion passed unanimously by a 7 to 0 vote.

5. **Consider approving a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan.**

Development Services Joe Hilbourn presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to approve the request Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan. The motion passed unanimously by a 7 to 0 vote.

6. **Consider and Act Upon Authorizing the Lucas Fire Department to Apply for the FY 2025 FEMA SAFER Grant.**

Agenda Item number six was pulled from consideration.

7. **Consideration and approval of an Ordinance No. 2026-06-01047, authorizing the issuance of "City of Lucas, Texas Tax Notes, Series 2026", levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations, and other matters incident and related thereto.**

City Manager John Whitsell presented. Senior Managing Director, Mark McLiney, at SAMCO Capital Markets, Inc. answered questions for the City Council.

MOTION: A motion was made by Councilmember Peterson, seconded by Councilmember Lawrence to approve Ordinance 2026-06-01047, authorizing the issuance of City of Lucas, Texas Tax Notes, Series 2026 with the added amendment that the City of Lucas will go with Simmons Bank to complete the process at an interest rate of 3.6%. The motion passed unanimously by a 7 to 0 vote.

8. **Consideration and approval of Resolution No. R-2026-06-00582, relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax-exempt obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto, and proving an effective date.**

City Manager John Whitsell presented. Senior Managing Director, Mark McLiney, at SAMCO Capital Market, Inc. answered questions for the City Council.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to adopt a reimbursement Resolution No. R-2026-06-00582. The motion passed unanimously by a 7 to 0 vote.

Executive Session Agenda

9. Executive Session:

The City Council will convene into executive session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property.

An Executive Session was not held at this meeting.

10. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

No action was taken from Executive Session.

Adjournment

11. Adjournment.

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Kuykendall to adjourn the meeting at 7:24 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Dusty Kuykendall, Mayor

Toshia Kimball, City Secretary



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.

- A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)**

Background Information:

The property is currently zoned as R2. The City of Lucas Code of Ordinances Chapter 14 “Zoning”, Division 8 Accessory Buildings, Structures, and Uses requires a specific use permit for an additional six hundred (600) square feet totaling a maximum area of one thousand and five hundred (1,500) square feet.

§14.04.304 General accessory buildings and structures regulations.

Accessory dwelling units (ADUs).

ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An ADU is considered part of the principal building provided it is interconnected to or attached by a breezeway a minimum of twenty feet (20') wide and not greater than twenty-four feet (24') long. ADU's may be standalone structures, attached but not interconnected to the principal building, structure, or dwelling, or be part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, covered vehicle storage areas, toilet rooms, utility spaces, and similar areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

- (A) General regulations for ADUs:

- (i) Only one (1) ADU may be constructed or maintained on a lot.
 - (ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.
 - (iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.
 - (iv) ADUs that are standalone structures shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.
 - (v) ADUs shall have minimum rear yard setback of fifty feet (50'), a side yard setback of twenty-five feet (25') and a minimum of ten feet (10) behind the principal building.
- (B) Specific regulations for ADU square footage based on zoning district:
- (i) In R-2, R1. 5, R-1 and AO zoning districts, a maximum of 900 square feet. An additional 600 square feet may be permitted with a specific use permit. Total area of ADU shall not exceed 1,500 square feet.

Attachments/Supporting Documentation:

- 1. Bierman Zoning Application
- 2. Bierman Letter of Intent
- 3. Bierman Survey
- 4. Bierman Exterior
- 5. Bierman Floor Plan
- 6. Public Notice - 1765 Northfork Ln
- 7. Lucas - Ordinance SUP (1765 Northfork Lane)

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for an ADU with an SUP and received a unanimous favorable recommendation from the Planning and Zoning Commission.

Motion:

I hereby make a motion to approve/deny Ordinance #2026-06-01049, a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.

CITY OF LUCAS

Zoning Guidelines and Application



665 Country Club Road
Lucas, Texas 75002

Office 972-912-1206
www.lucastexas.us



ZONING SUBMISSION REQUIREMENTS

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process, and to provide a clear understanding of what will be required, what will be expected, and what will be evaluated. City staff is bound by City Ordinance and State law regarding publishing of notices, mail-outs, etc. that will have an effect upon when your project will be heard by the approval body, which can only occur when the Zoning Application and plans are complete in all detail as determined by City staff.

Please read each checklist carefully. They are to be complete for all projects prior to acknowledgement by the City that the respective plan is accepted to proceed for approval. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's web site www.lucastexas.us.

It is recognized that there most often will be changes needed from what is initially submitted to the City for review. City staff conscientiously examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the plans will be marked and returned to the applicant named on the application to be addressed prior to further review or acceptance.



ZONING SUBMISSION REQUIREMENTS

1st or initial submittal

- 2 (two) - 24" x 36" folded to approximately 8" x 12" copies of each plan
- An electronic copy of required plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hardcopy reductions
- Completed checklist
- Completed application
- A letter requesting any variance or exception, or why an issue was not addressed
- An 8 ½" x 11" hardcopy reduction of the Plat
- A fee as required

2nd and 3rd submittals to address requirements

- Highlight questions asked by Design Review Committee (DRC) committee in bold.
 - Provide response/correction directly below DRC question.
- 2 (two) - 24"x 36" folded (approximately 8" x 12") copies with required corrections
- An electronic copy of the corrected plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hard copy reductions with required corrections

4th and subsequent submittal(s)

- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections.
- A fee equal to the original submission fee

When staff has determined the application is complete and accepted for final approval

- 30 (thirty) - 24" x 36" folded copies of Zoning Concept Plan and any/all other required Plan Exhibits
- 4 (four) - 11" x 17" Z folded copies.
- An electronic copy (8 1/2 x 11 size) in pdf format.
- Labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500' of all property lines.
- A copy of the affected parcels on a CollinCad generated map.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 15 (fifteen) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan tri- or Z-folded.
 - An electronic copy of all plans in pdf format



Zoning Exhibit Checklist

Minimum Requirements

Project Name: _____

Preparer: _____

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

____ Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.

____ Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.

____ Statement of purpose and intent of the zoning or rezoning that includes:

- Land Use(s) proposed
- Existing and proposed zoning
- Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
- Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
- Impact on land use(s) adjacent to the rezoning request.
- Conformance to the Comprehensive Plan.
- Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- If a residential use, the density of the proposal and density of adjacent residential use(s).

____ Adjacent zoning and existing land use(s) within 500 feet is indicated.

____ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.

____ A note stating that development of the site will be in accordance with City of Lucas development standards.

____ Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.

____ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:

"This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations."
- Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included.
- Indicate scale or not to scale (NTS) and provide north arrow.
- Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- Statement of purpose and intent of the rezoning that includes:
 - Land use(s) proposed
 - Existing and proposed zoning and land use
 - Impact of uses(s) on the transportation system.
NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- Adjacent zoning and existing land use(s) within 500 feet is indicated.
- Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- Concept Plan that includes the following:
 - Land use(s) proposed (building footprint(s) are to be graphically shown).
 - Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
 - If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
 - Project phasing lines.
 - Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
 - Location of present, future or proposed public dedication of parks, open space, etc.
- Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit "B") and those specified in items 1 thru 10 above as applicable:

- Existing/proposed Lot Number(s)
- Lot area specified in square feet and acreage
- Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit "C") with the following:

- Hard copy (8 1/2" X 11") and pdf file on disk is provided.
- List of proposed land uses
- Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- Maximum square footage of each building (non-residential uses)
- Minimum lot area (residential uses)
- Minimum lot width (residential uses)
- Minimum lot depth (residential uses)
- Heights and stories
- Maximum lot coverage percentage
- Maximum lot count (residential uses)
- Minimum house size square footage excluding garages and breezeways
- Fencing requirements indicated
- Garage type(s) indicated (e.g. front entry, rear entry alley served, "J"-hook, etc.)
- Accessory Building regulations
- Subdivision Ordinance waiver/modification requests are specifically listed.
- Parking count required specified per use(s) with required ratio indicated
- Parking count provided
- Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- Hard copy (8 1/2" X 11") and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit "A" is provided.
- Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).



ZONING APPLICATION

City of Lucas, Texas

Name of Project: _____

Application Fee

____ Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
____ Rezoning (property currently zoned) per classification	\$450.00
<input checked="" type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 1765 Northfork Ln.

[Address and General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

Northfork Ranch, Block B, Lot 2

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Collin County Appraisal District Short Account Number: 2070888

Acreage: 2 Existing Zoning: R2 Requested Zoning: R-2 w/ SUP overlay

[Attach a detailed description of requested zoning]

OWNER(S) NAME: Chris Bierman Phone Number: _____

Applicant / Contact Person: Chris Bierman Title: _____

Company Name: _____

Mailing Address: 1765 Northfork Ln City: Lucas State: TX ZIP: 75002

Phone: (____) _____ Fax: (____) _____ Email Address: _____

ENGINEER(S) / REPRESENTATIVE(S) NAME: _____

Contact Person: _____ Title: _____

Company Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____



ZONING APPLICATION (continued)

Name of Project: 1765 Northfork SUP

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED, WITH NO AMBIGUITY.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Christopher Bierman the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Chris Bierman
**Owner / Agent (circle one)



SUBSCRIBED AND SWORN TO before me, this the 22nd day of April, 2026

Notary Public in and for the State of Texas: Toshia Kimball

Official Use Only	Action Taken
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

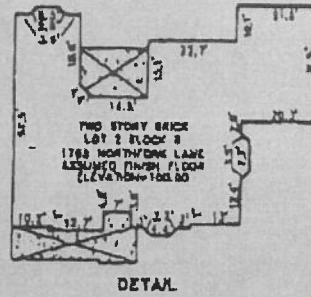
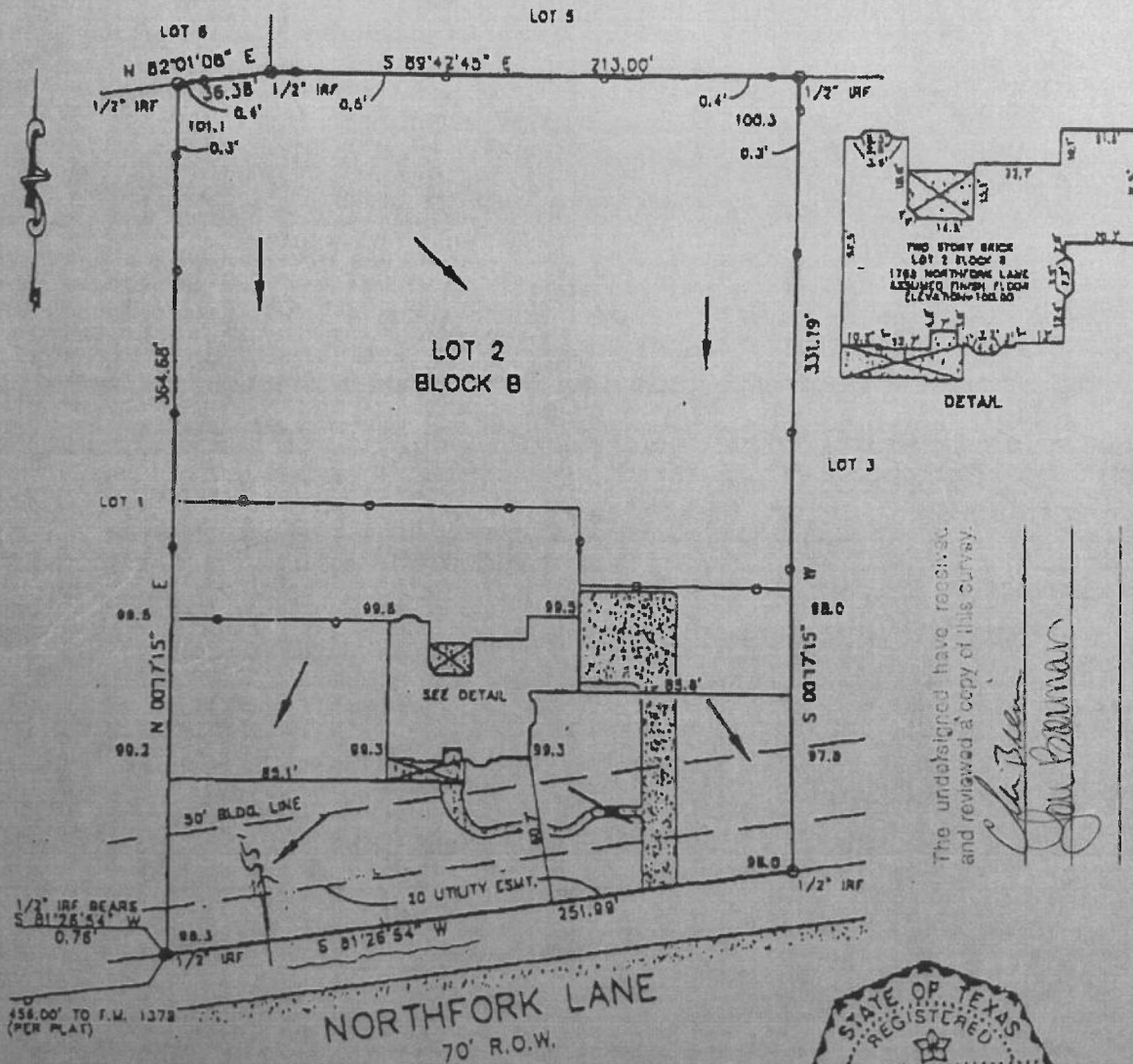
This is to certify that persons under my direction have, this date, made a careful and accurate survey on the ground of property located at 1785 NORTHFORK LANE in the City of LUCAS Texas, described as follows:

BEING LOT 2 IN BLOCK B OF NORTHFORK RANCH, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME K, PAGE 597, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS PANEL NO. 48085C0453 G MAP DATED 01/19/96 (ZONE "X").

NOTE: THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. COVENANTS, CONDITIONS, & RESTRICTIONS, C.C.# 85-0098489, VOL. 4287, PG. 3806, VOL. 4295, PG. 1911, D.R.C.C.T.



The undersigned have rechecked and reviewed a copy of this survey.

Paul D. Burns
Don Bowman

- LEGEND**
- | | | |
|-----------------------|-----------|--|
| —●— FIBRE GLASS FENCE | CONCRETE | |
| —■— WOOD FENCE | WOOD DECK | |
| —▲— BARBED WIRE FENCE | BRICK | |
| —- - - IRON FENCE | | |

** BEARINGS ARE BASED ON PLAT.

The plat hereon is a representation of an on the ground survey as dated therabove, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in QF NO. 88122-C-0080 of DRH TITLE CO. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for any loss resulting therefrom.

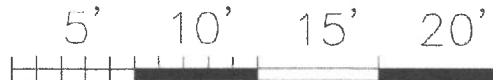
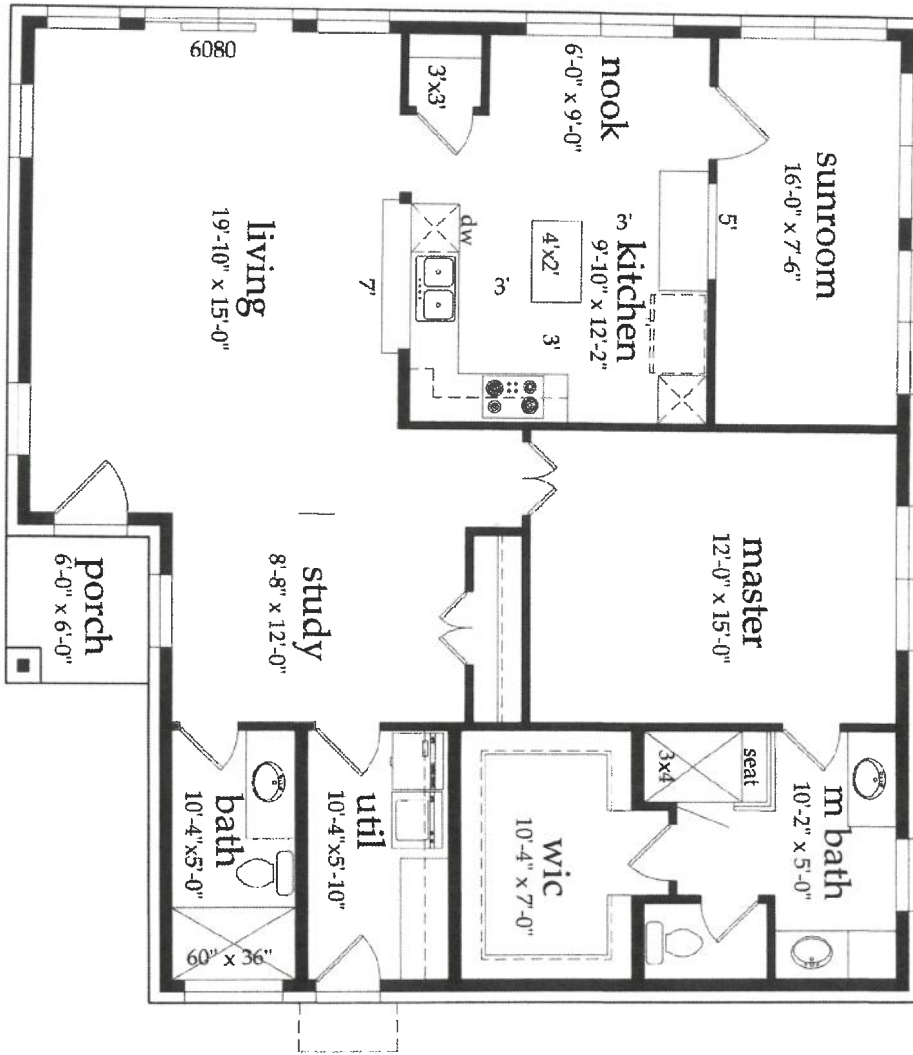


GEOGRAPHIC SERVICES INC.
600 ARAPAHO, SUITE 104
P.O. BOX 881218
RICHARDSON, TX. 75083-1818
(972) 836-1818
(fax) (972) 836-6888

SCALE: 1"=80'
DATE: 04/01/99
JOB #: 11898
DRAWN BY: NO

STATE OF TEXAS
REGISTERED
PAUL D. BURNS
EXPIRES 08/31/00
PAUL D. BURNS
2 APRIL 1999

patio



A RESIDENCE FOR THE
GUESEWELLE FAMILY
 1765 NORTH FORK LANE
 LUCAS, TX



10' plate
 6" exterior walls

a/c	1419
porch	35
TOTAL	1454

Collin CAD Property Search

Property Details

Account		
Property ID:	2070888	Geographic ID: R-3885-00B-0020-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1765 NORTHFORK LN LUCAS, TX 75002	
Map ID:	101.A	
Legal Description:	NORTHFORK RANCH (CLU), BLK B, LOT 2	
Abstract/Subdivision:	S3885	
Neighborhood:	(N2001) WHITE CREEK, TARA, NORTHFORK, TRAILSIDE	
Owner		
Owner ID:	796236	
Name:	BIERMAN CHRIS & LORI	
Agent:		
Mailing Address:	1765 NORTHFORK LN LUCAS, TX 75002-5101	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$387,393 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$620,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	C
Market Value:	\$1,007,393 (=)
Agricultural Value Loss:	
Appraised Value:	\$1,000,000

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,007,393
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📌 Taxing Entities

For proposed tax rates, adopted tax rates, and tax estimates visit the Tax Transparency website: [CollinTaxInfo.org \(https://collintaxinfo.org\)](https://collintaxinfo.org)

For tax statements or to make payments, visit the Tax Office website: [CollinCAD.org/tax-offices \(https://collincad.org/tax-offices\)](https://collincad.org/tax-offices)

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CLU	LUCAS CITY	\$1,007,393	\$926,802	N/A
GCN	COLLIN COUNTY	\$1,007,393	\$957,023	N/A
JCN	COLLIN COLLEGE	\$1,007,393	\$805,914	N/A
SLV	LOVEJOY ISD	\$1,007,393	\$867,393	N/A

Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 3274.0 sqft **Value:** \$351,252

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04+	1998	2822
MA2	Main Area 2nd Floor	R04+	1998	452
AG	Attached Garage	R04+	1998	655
CP	Covered Porch/Patio	R04+	1998	299
CP	Covered Porch/Patio	R04+	1998	216
CP	Covered Porch/Patio	R04+	2021	422

Description: BARN **Type:** Residential **Living Area:** 0 sqft **Value:** \$6,141

Type	Description	Class CD	Year Built	SQFT
METAL BLDG	Metal Bldg	PE3	1999	1600

Description: POOL **Living Area:** 0 sqft **Value:** \$30,000

Type	Description	Class CD	Year Built	SQFT
PL	Pool	PLF06	0	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	2.00	87,120.00			\$620,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$387,393	\$620,000	\$0	\$1,007,393	\$0	\$1,007,393
2025	\$307,012	\$620,000	\$0	\$927,012	\$0	\$927,012
2024	\$428,268	\$520,000	\$0	\$948,268	\$49,323	\$898,945
2023	\$473,852	\$450,000	\$0	\$923,852	\$106,629	\$817,223
2022	\$600,268	\$220,000	\$0	\$820,268	\$77,338	\$742,930

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/24/2010	WD	Warranty Deed	STIRMAN CHARLES E & ROSE MARIE	BIERMAN CHRIS & LORI			20100628000658690
7/19/2004	WD	Warranty Deed	STEVENS TRUST	STIRMAN CHARLES E & ROSE MARIE	5714	2552	107676
4/2/1999	WD	Warranty Deed	HORTON D R INC	STEVENS TRUST	99-0046103	4394-1364	0

Chris Bierman

1765 Northfork Lane
Lucas, TX 75002
214-546-5152
Crbiermantx@gmail.com

May 28th 2026

Mr. Tommy Tolson - Planning and Zoning Commission

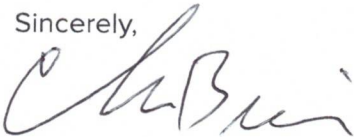
City of Lucas
665 Country Club Rd
Lucas, TX 75002

Dear Chairman Tolson,

Thank you and the commission for reviewing and considering my SUP request. It is our intention to build a mother-in-law suite for my aging in-laws to live in. The Accessory Dwelling Unit (ADU) will meet the required city setbacks and building codes. The location of the ADU would be in close proximity to the main house and could serve as a pool house if family members are not living there. The building materials will closely match those of the existing main house.

Please let me know if you have any questions or concerns with this project.

Sincerely,

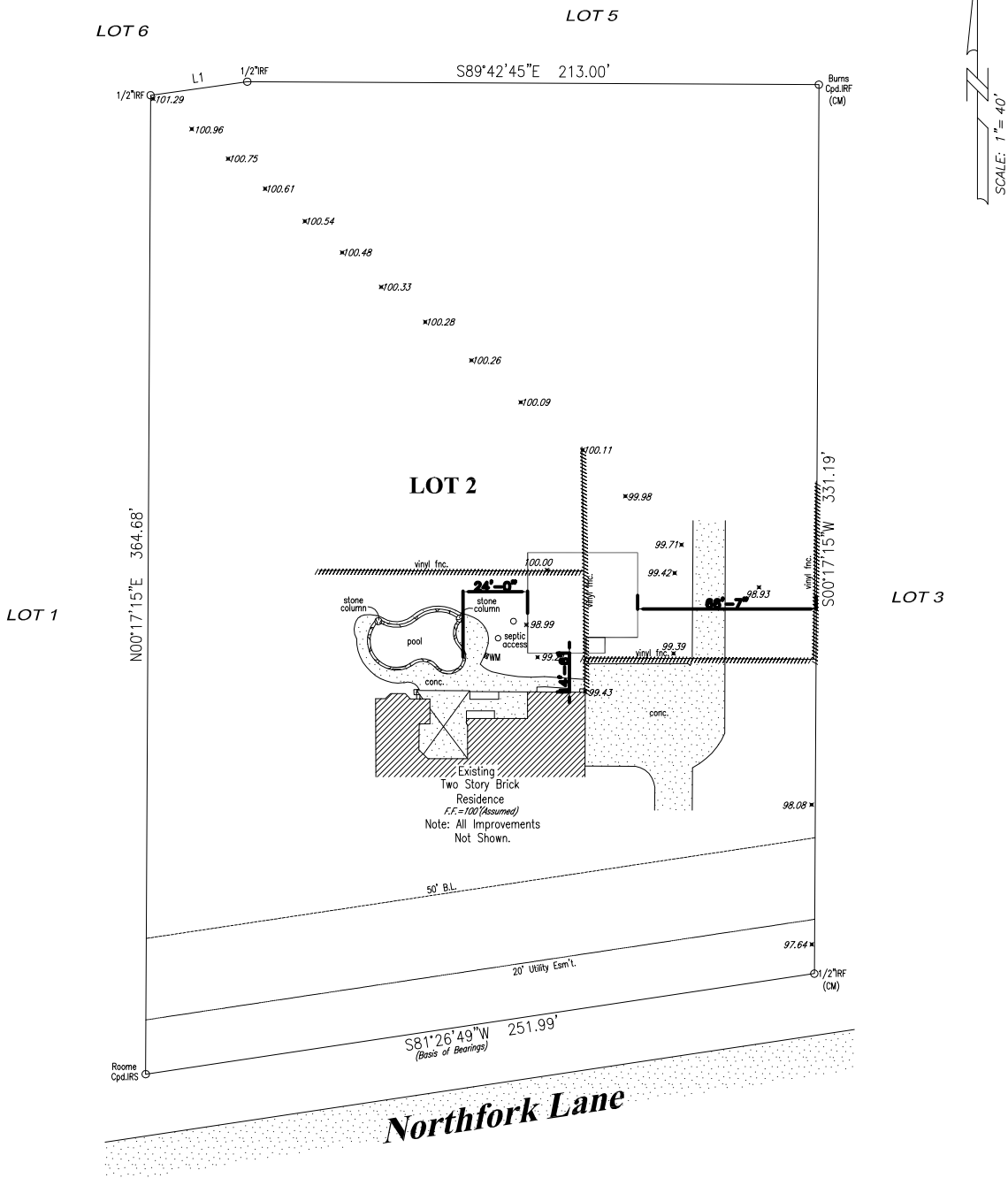


Chris Bierman

Property owner

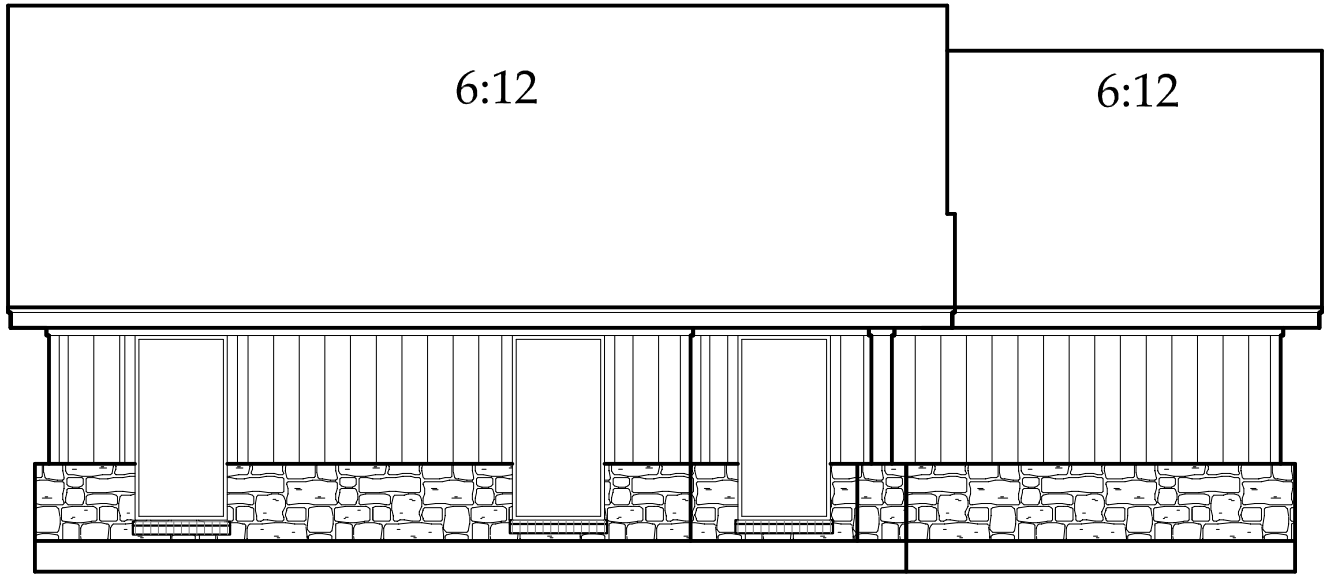
PROPERTY DESCRIPTION
 Address: 1765 Northfork Lane, Being Lot 2, in
 Block B, of Northfork Ranch, an Addition to the
 City of Lucas, Collin County, Texas.

LINE	BEARING	DISTANCE
L1	N82°01'08"E	36.38'

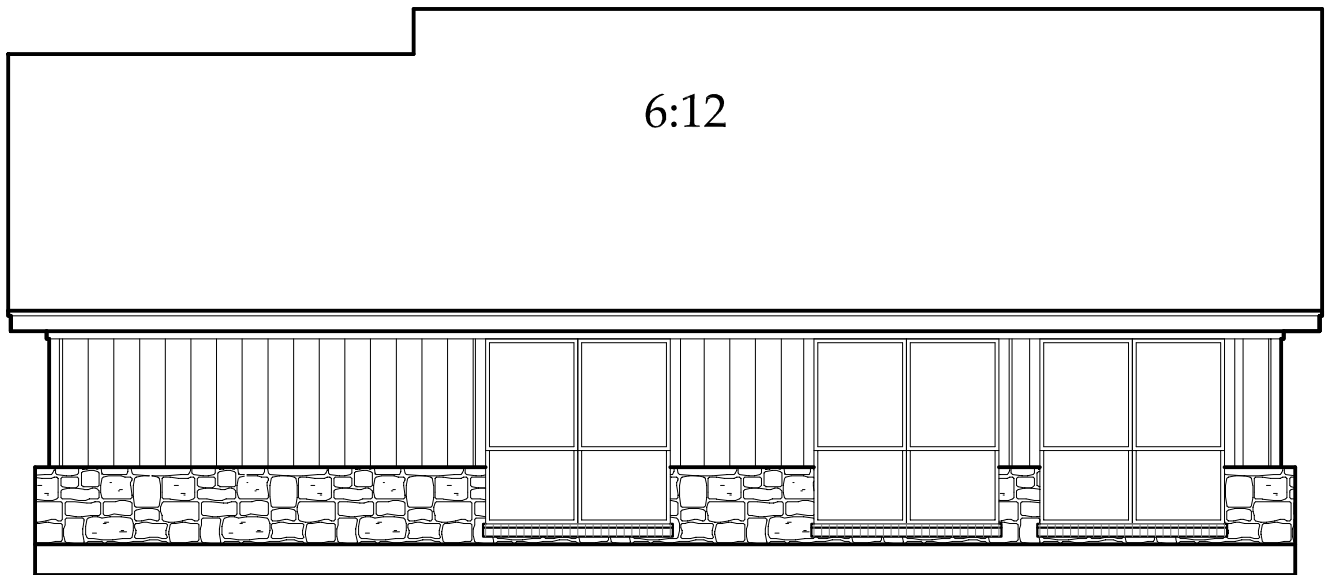


LEGEND

IRF=Iron Road Found	IRS=Iron Road Set	Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	HF=Fire Hydrant	WM=Water Valve
GM=Gas Meter	BL=Building Line	HH=Handhole	col s=Adjusters	TO.F.=Top of Form	Min.F.=Minimum Finished Floor	F.P.=Finished Foot	WH=Manhole



front



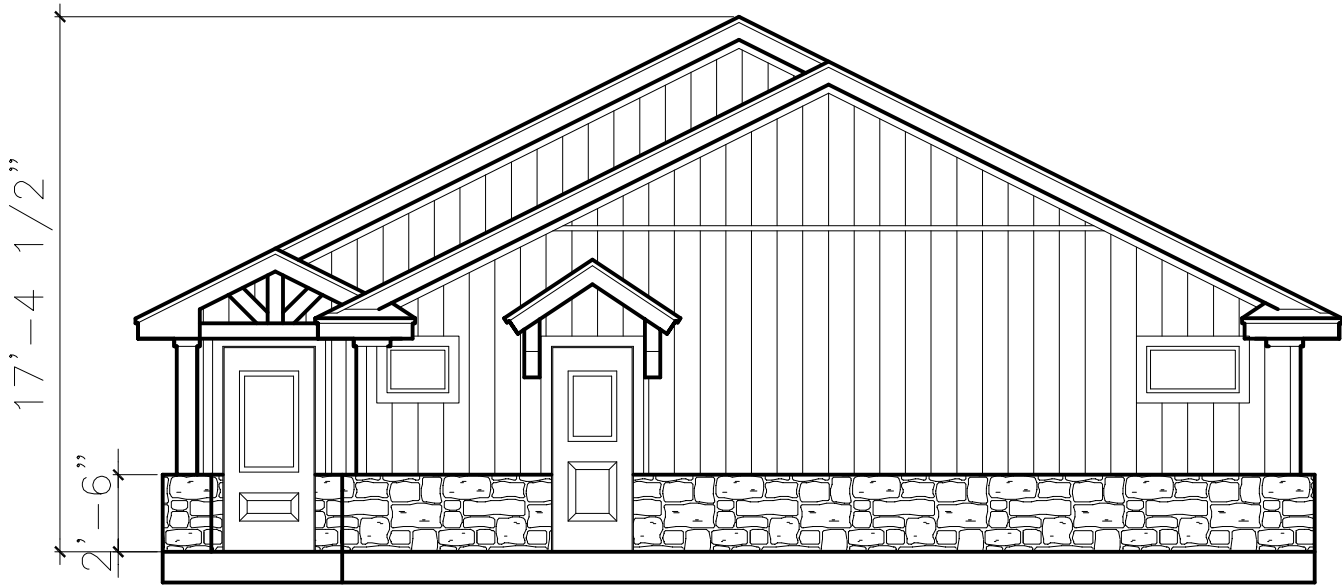
rear

A RESIDENCE FOR THE:
BIERMAN FAMILY
 1765 NORTHFORK LANE
 LUCAS, TX

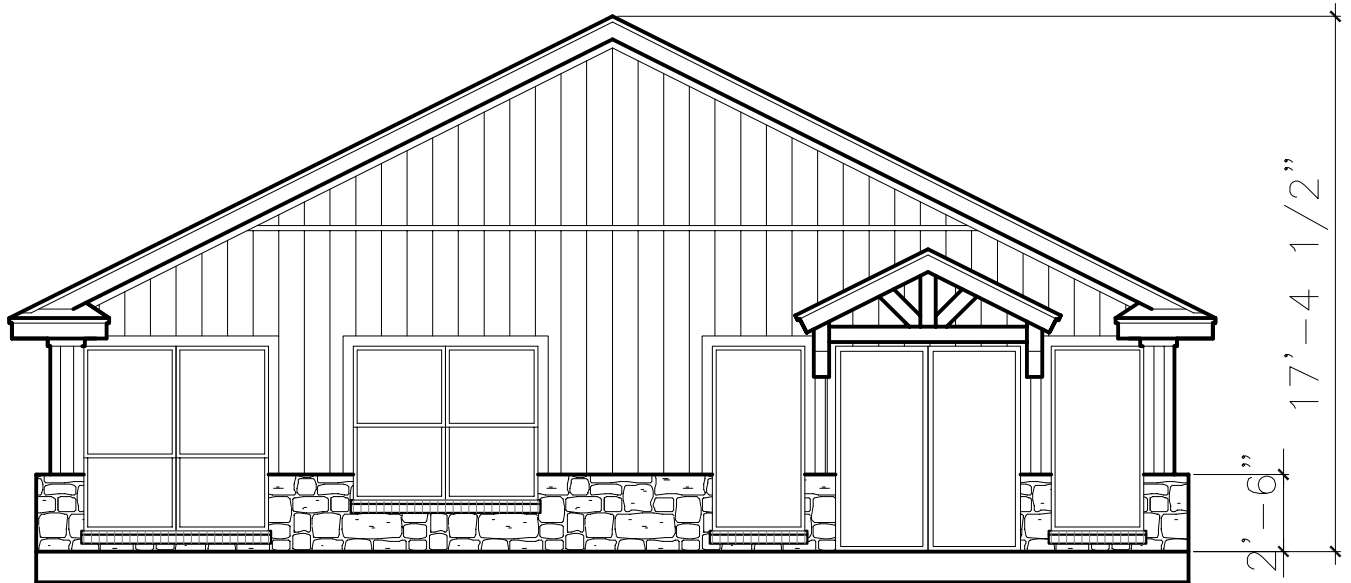


8' plate
 6" exterior walls

a/c	1421
porch	41
TOTAL	1462



right



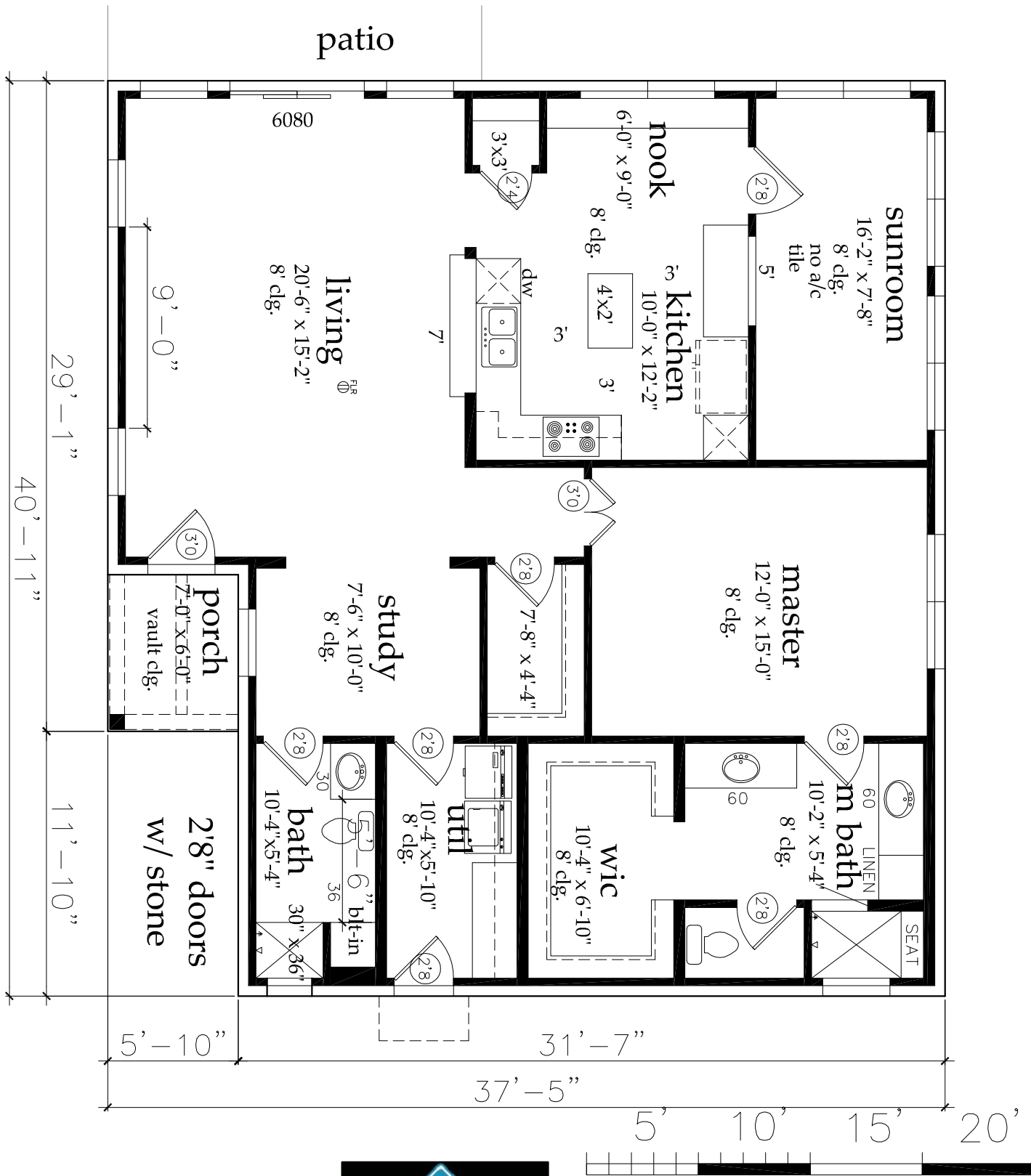
left

A RESIDENCE FOR THE:
BIERMAN FAMILY
 1765 NORTHFORK LANE
 LUCAS, TX



8' plate
 6" exterior walls

a/c	1421
porch	41
TOTAL	1462



A RESIDENCE FOR THE:
BIERMAN FAMILY
 1765 NORTHFORK LANE
 LUCAS, TX



8' plate
 6" exterior walls

a/c	1421
porch	41
TOTAL	1462



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, June 11, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, June 18, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit an accessory dwelling unit (ADU) fourteen hundred fifty four (1,454) square feet in size within R2 zoning district, more particularly described as follows:

Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Blk B, Lot 2; Lucas, Texas, 75002 has submitted an application for an SUP, per City of Lucas Code of Ordinances, Chapter 14, titled "Zoning," Article 14.04, titled "Supplementary Regulations," Section 14.04.304 (4), titled "General accessory buildings and structures regulations," which provides:

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2, R1. 5, R-1 and AO zoning districts, a maximum of 900 square feet. An additional 600 square feet may be permitted with a specific use permit. Total area of ADU shall not exceed 1,500 square feet.

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 tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



ORDINANCE 2026-06-01049
[Specific Use Permit for 1765 Northfork Lane]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY PROVIDING SPECIFIC USE PERMIT FOR 1765 NORTHFORK LANE TO ALLOW AN ACCESSORY BUILDING TOTALING 1462 SQUARE FEET TO BE USED AS A ACCESSORY DWELLING UNIT; PROVIDING A CONFLICTS CLAUSE; 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 FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the ordinances of the City of Lucas, have given requisite notice of publication and otherwise, and after holding due hearings and affording 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 in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to allow an accessory building totaling 1462 square feet to be used as an accessory dwelling unit (the “SUP”), for property located at 1765 Northfork Lane, Lucas, Texas, more specifically described in Exhibit “A” attached hereto and incorporated herein (the “Property”) as set forth herein.

SECTION 2. The accessory building may be situated, located, constructed, or erected on the Property subject to the following conditions:

1. This accessory building the subject of this SUP shall be used solely and exclusively by the owner or residents of this property.
2. Property owner shall file and maintain on record an amended deed restriction for this property with the Collin County Clerk, prior to issuance of a building permit, that states accessory building shall be used solely and exclusively by the owner or residents of this property.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the

Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS ___ DAY OF _____ 2026.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney

Toshia Kimball, City Secretary

EXHIBIT "A"
PROPERTY DESCRIPTION

NORTHFORK RANCH (CLU), BLK B, LOT 2

EXHIBIT "B"
SITE PLAN

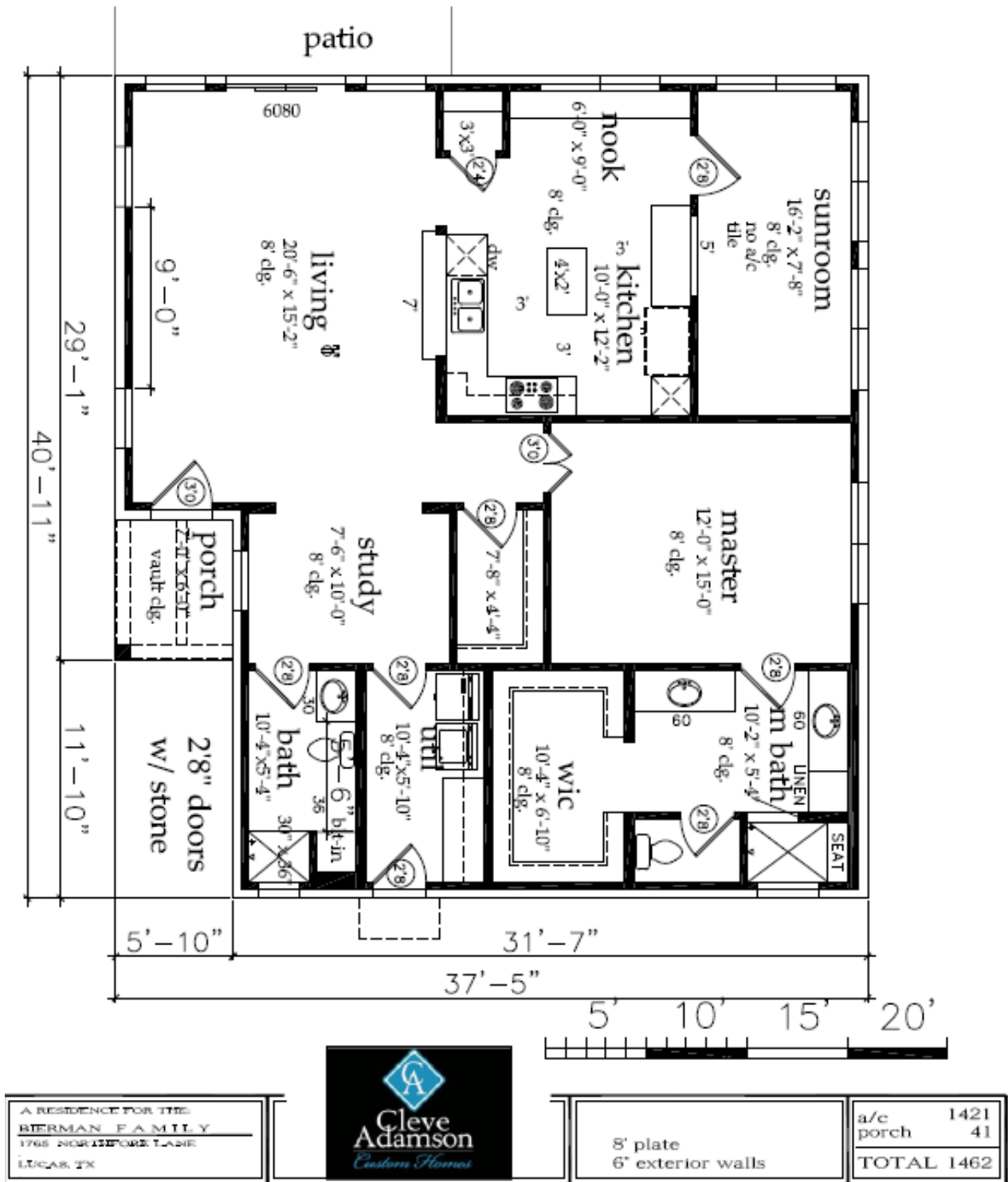
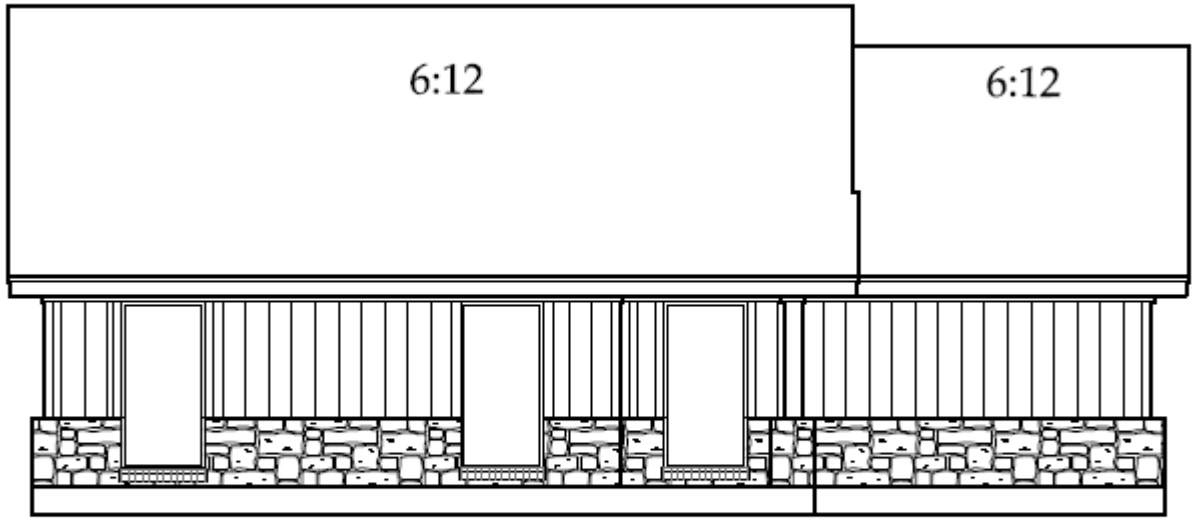
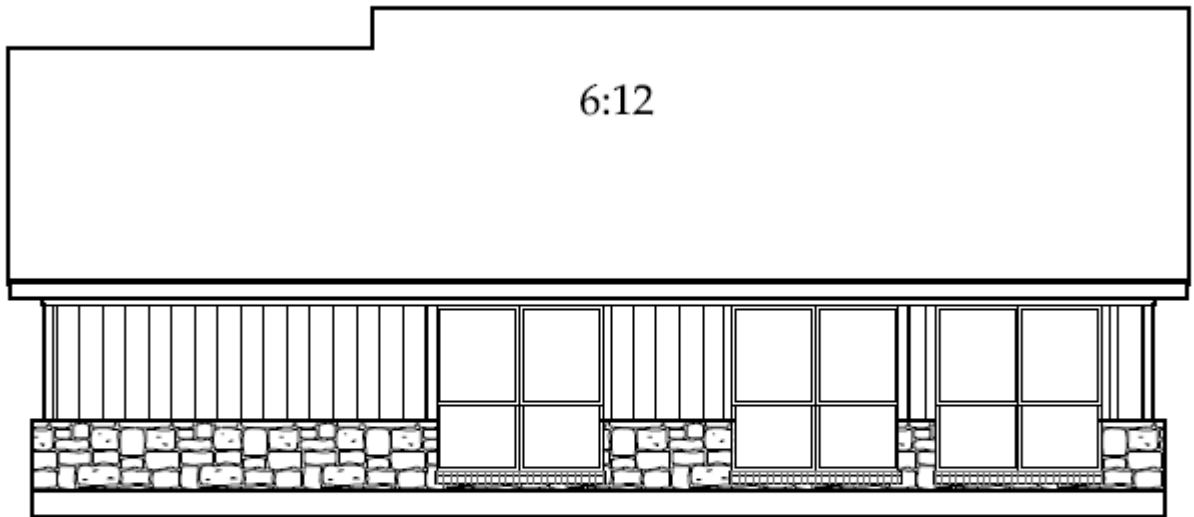


EXHIBIT "B"
SITE PLAN



front



rear

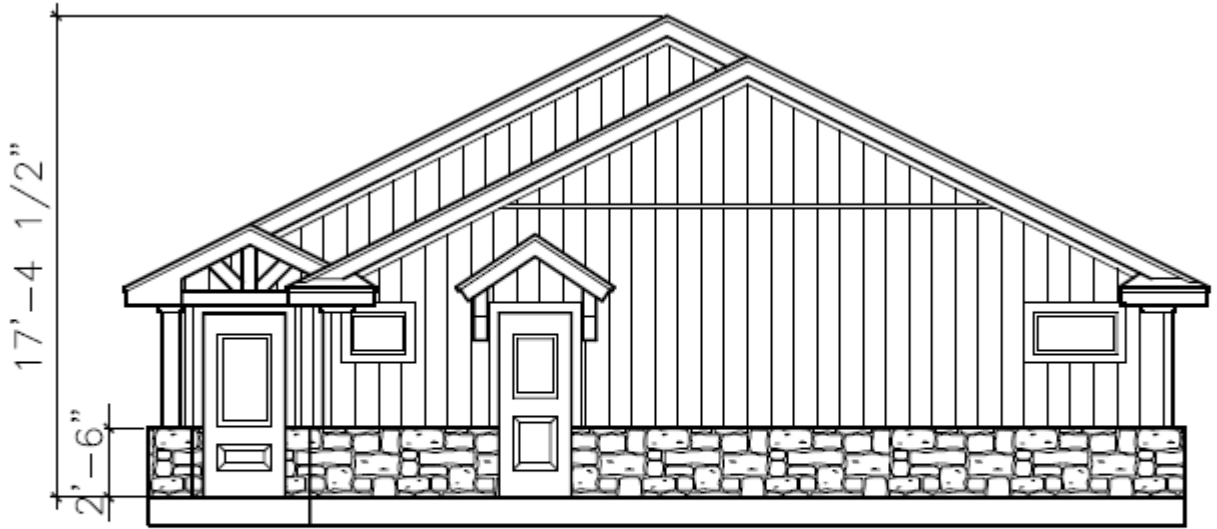
A RESIDENCE FOR THE:
BIERMAN FAMILY
1755 NORTH FORK LANE
LUCAS, TX



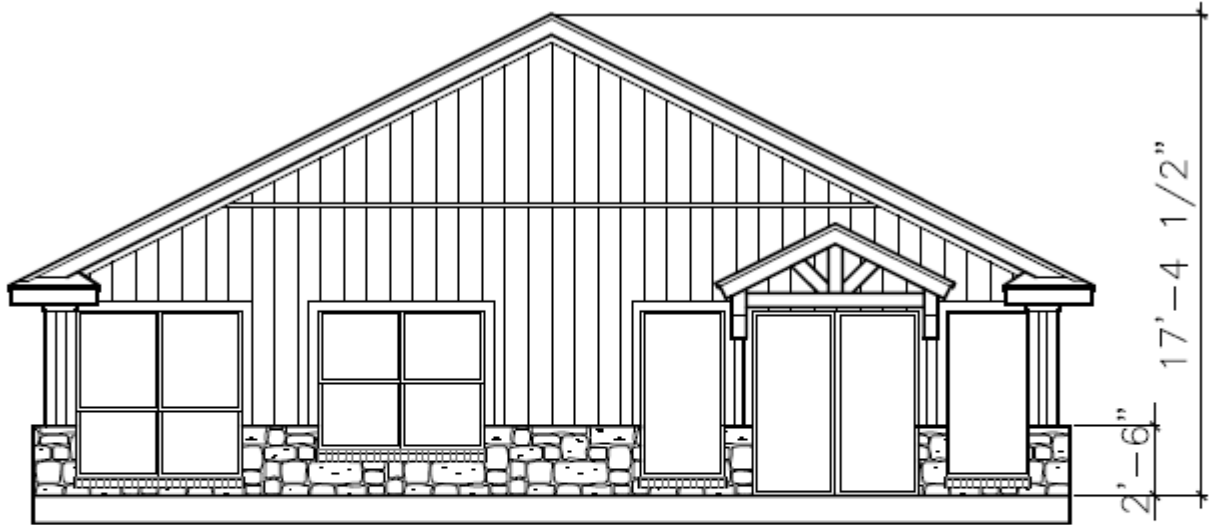
8' plate
6" exterior walls

a/c	1421
porch	41
TOTAL	1462

EXHIBIT "B"
SITE PLAN



right



left

<p>A RESIDENCE FOR THE BIERMAN FAMILY 1768 NORTIFORK LANE LUCAS, TX</p>



<p>8' plate 6" exterior walls</p>

a/c	1421
porch	41
TOTAL	1462



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing for the voluntary de-annexation of two parcels; parcel one is approximately 5.328 acres of land, situated in the Ann S. Hurt Survey, Abstract #428, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Lucas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres tract of land. Parcel two is approximately 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as "Tract 1" and "Tract 2" as described in Warranty Deed to The Umphy Corporation ("Umphy - 1" tract and "Umphy - 2" tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Colline County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres tract of land.

- A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)**

Background Information:

The City is de-annexing the two parcels as part of the Interlocal Agreement with Parker, Texas,

for the maintenance of Lewis Lane.

Attachments/Supporting Documentation:

1. Parcel No. 1 Description & Survey
2. Parcel No. 2 Description & Survey
3. PUBLIC HEARING NOTICE
4. LUCAS Ordinance Disannexation Lewis Lane

Budget/Financial Impact:

N/A

Recommendation:

Staff recommend the de-annexation of the two parcels.

Motion:

I hereby make a motion to approve/deny Ordinance # 2026-06-01048 for the voluntary de-annexation of two parcels; parcel one is approximately 5.328 acres of land, situated in the Ann S. Hurt Survey, Abstract #428, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Lucas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres tract of land. Parcel two is approximately 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as "Tract 1" and "Tract 2" as described in Warranty Deed to The Umphy Corporation ("Umphy – 1" tract and "Umphy – 2" tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Colline County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres tract of land.

EXHIBIT "A"
Lewis Lane – Deannexation Parcel No. 1

BEING 5.328 acres (232,091 square feet) of land, situated in the Ann. S. Hurt Survey, Abstract Number 428, City of Lucas, Collin County, Texas, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Luas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres (232,091 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Lot 2, Block B, of said Estates at Austin Trail, Phase I, same being the northwest corner of Lot 1, Block B, Estates at Austin Trail, Phase II, an addition to the City of Lucas, Collin County, Texas, recorded in Volume P, Page 437, P.R.C.C.T., and lying on the south right of way line of West Lucas Road (also known as Farm to Market Road 263), from which a found 5/8 inch iron rod with plastic cap stamped "BURY & PARTNERS" at the most westerly north corner of said Lot 1, bears North 89 degrees 13 minutes 31 seconds East, a distance of 285.13 feet;

THENCE South 89 degrees 13 minutes 31 seconds West, along the north line of said Lot 2 and said south right of way line of West Lucas Road, a distance of 174.62 feet to a point for corner and at the **POINT OF BEGINNING** lying on the east right of way of Lewis Lane, and being beginning of a tangent curve to the left, having a radius 20.00 feet;

1. **THENCE** in a southwesterly direction, continuing along the east right of way line of Lewis Lane and along said curve through a central angle of 89 degrees 44 minutes 13 seconds, a chord which bears South 44 degrees 21 minutes 26 seconds West, a distance of 28.22 feet, an arc distance of 31.32 feet, to a point;
2. **THENCE** South 00 degrees 30 minutes 36 seconds East, along said east line of Lewis Lane, a distance of 2,175.05 to a point of curvature for a tangent curve to the right having a radius of 335.00 feet;
3. **THENCE** in a southwesterly direction, continuing with said east line of Lewis Lane and along said curve through a central angle of 33 degrees 20 minutes 47 seconds , a chord which bears South 16 degrees 09 minutes 48 seconds West, a distance of 192.23 feet, an arc distance of 194.97 feet to a point for corner;

4. **THENCE** South 32 degrees 50 minutes 12 seconds West, continuing along said east line of Lewis Lane, a distance of 116.91 feet to a point of curvature for a tangent curve to the right, having a radius of 237.53 feet;
5. **THENCE** in a southeasterly direction, along the south line of said Estates at Austin Trail, Phase I, and along said curve through a central angle of 01 degrees 51 minutes 44 seconds, a chord which bears South 40 degrees 24 minutes 42 seconds East, a distance of 7.72 feet, an arc distance of 7.72 feet, to a point for corner;
6. **THENCE** South 32 degrees 36 minutes 53 seconds West, continuing along said east line of Lewis Lane, a distance of 265.91 feet, to a point of curvature for a tangent curve to the curve to the left, having a radius of 489.52 feet;
7. **THENCE** in a southwesterly direction, continuing along said east line of Lewis Lane and along said curve through a central angle of 17 degrees 05 minutes 23 seconds, a chord which bears South 24 degrees 36 minutes 47 seconds West, a distance of 145.47 feet, an arc distance of 146.01 feet to a point, to a point for corner;
8. **THENCE** South 01 degrees 01 minutes 25 seconds East, along said east line of Lewis Lane, a distance of 738.21 feet, to a point for corner;
9. **THENCE** South 89 degrees 33 minutes 39 seconds West, over and across said Lewis Lane, a distance of 45.00 feet to a point in the apparent centerline of Lewis Lane as depicted in the Final Plat of King's Crossing Phase 4, an addition to the City of Parker, Collin County, Texas, recorded in Instrument Number 20170802010003680, P.R.C.C.T.;
10. **THENCE** North 01 degrees 01 minutes 32 seconds West, along said apparent centerline of Lewis Lane, the east line of Lot 25-X, Block F, Kings Crossing Phase 5, an addition to the City of Paker, Collin County, Texas, recorded in Instrument Number 2023010000566, P.R.C.C.T., the west line of said HOA tract, and the west line of said JCKN tract, and continuing in all a total distance of 1,314.18 feet to a 1/2 inch iron rod with plastic cap stamped "O'NEAL 6570" at the northeast corner of said JCKN tract, an easterly corner of said Lot 25-X, and being on the south line of Lot 23, Block A, King's Crossing Phase 1, an addition to the City of Parker, Collin County, Texas, recorded in Volume 2014, Page 54, P.R.C.C.T.;
11. **THENCE** North 89 degrees 28 minutes 17 seconds East, along the north line of said JCKN tract and the south line of said King's Crossing Phase 1 addition, a distance of 334.80 feet to a point in the apparent centerline of Lewis Lane and being point of curvature for a tangent curve to the left, having a radius of 304.84 feet;

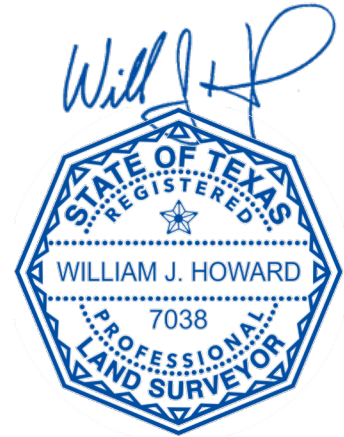
WILLIAM G. MCKINNEY SURVEY
ABSTRACT No. 583

WEST LUCAS ROAD (F.M. 263)



NOT TO SCALE

ANN S. HURT SURVEY
ABSTRACT No. 428



14 May 2026

 LEWIS LANE
DEANNEXATION
AREA

AREA: 5.328 ACRES
(232,091 SQ. FT.)

KING'S CROSSING, PH. I
VOL. 2014, PG. 54
P.R.C.C.T.

AMENDED FINAL PLAT ESTATES
AT AUSTIN TRAIL, PH. II
VOL. P. PG. 437
P.R.C.C.T.

LAMAR RD.

KING'S CROSSING, PH.5
INST. NO. 2023010000566
P.R.C.C.T.

AMENDED FINAL PLAT
ESTATES AT AUSTIN TRAIL, PH. I
VOL. N, PG. 709
P.R.C.C.T.

STAFFORD DR.

KINGS CROSSING, PH. 4
VOL. 2017, PG. 600
P.R.C.C.T.

CLIFTON CT.

ANN S. HURT SURVEY
ABSTRACT No. 428

APRIL 2026



SCHAUMBURG & POLK, INC.

2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-EX1.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 4 of 10

LEWIS LANE DEANNEXATION AREA



AREA: 5.328 ACRES (232,091 SQ. FT.)

100 0 100



1"=100'

SEE PAGE 10 FOR GENERAL NOTES, LEGEND AND TABLES

TRAILSIDE ADDITION VOL. M, PG. 81 P.R.C.C.T.

LOT 1, BLOCK A 155 RISING SUN RD.

RISING SUN (CALLED 70' R.O.W.)

LOT 8, BLOCK A 150 RISING SUN RD.

LOT 9, BLOCK A 155 RED STAR RD.

RED STAR (CALLED 70' R.O.W.)

20' UTILITY & DRAINAGE EASEMENT

WILLIAM G. MCKINNEY SURVEY ABSTRACT No. 583

WEST LUCAS ROAD (F.M. 263) (CALLED 100' R.O.W.)

P.O.B. N:7084104.46 E:2550288.85

CITY OF LUCAS CITY OF PARKER

L4

174.62'

S89°13'31"W

285.13'

P.O.C.

N:7084106.82 E:2550463.45 5/8" I.R.F. C.M.

5/8" I.R.F. W/CAP "BURY & PARTNERS"

LOT 2, BLOCK B 1650 WINDMILL CT.

LOT 1, BLOCK B

AMENDED FINAL PLAT ESTATES AT AUSTIN TRAIL, PH. I VOL. N, PG. 709 P.R.C.C.T.

ANN S. HURT SURVEY ABSTRACT No. 4-28

BEDELL FAMILY, LP NO RECORDING INFORMATION FD.

5/8" I.R.F. W/CAP "BURY & PARTNERS"

"X"-CUT FD.

WINDMILL COURT (CALLED 50' R.O.W.)

LOT 3

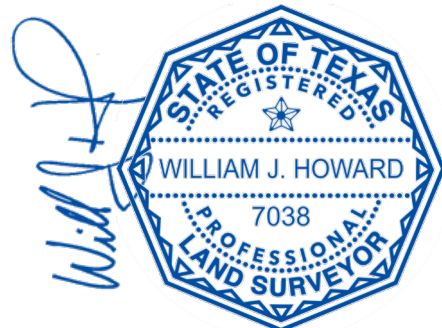
1605 WINDMILL CT.

1/2" I.R.F.

N00°30'36"W 2259.11'

S00°30'36"E 2175.05'

5/8" I.R.F. W/CAP "BURY & PARTNERS"



14 May 2026

LOT 9, BLOCK A 6803 HAVENHURST CT.

KING'S CROSSING, PH. I VOL. 2014, PG. 54 P.R.C.C.T.

15' COSERV GAS EASEMENT VOL. 4845, PG. 1320 D.R.C.C.T.

ROAD EASEMENT VOL. 3509, PG. 150 D.R.C.C.T.

LEWIS LANE

20' UTILITY & DRAINAGE EASEMENT

LOT 4 160 BEE CAVES RD.

AMENDED FINAL PLAT ESTATES AT AUSTIN TRAIL, PH II VOL. P. PG. 437 P.R.C.C.T.

LOT 5 180 BEE CAVES RD.

MATCH LINE - PAGE 6

APRIL 2026

2223-EX1.DWG

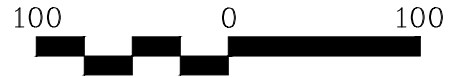


SCHAUMBURG & POLK, INC.

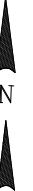
2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000

EXHIBIT "A" CITY OF LUCAS DEANNEXATION OF LEWIS LANE PAGE 5 of 10

MATCH LINE - PAGE - 5



1"=100'



HAVENHURST CT.

DRAINAGE UTILITY & ACCESS ESMT.

LOT 5, BLOCK B
180 BEE CAVES RD.

AMENDED FINAL PLAT
ESTATES AT AUSTIN TRAIL, PH II
VOL. P. PG. 437
P.R.C.C.T.

SEE PAGE 10 FOR
GENERAL NOTES,
LEGEND AND TABLES

LEWIS LANE
DEANNEXATION
AREA

AREA: 5.328 ACRES
(232,091 SQ. FT.)

LOT 10, BLOCK A
6802 HAVENHURST CT.

KING'S CROSSING, PH. I
VOL. 2014. PG. 54
P.R.C.C.T.

ROAD EASEMENT
VOL. 3509, PG. 150
D.R.C.C.T.

5/8" I.R.F.

LOT 6, BLOCK B
190 BEE CAVES RD.

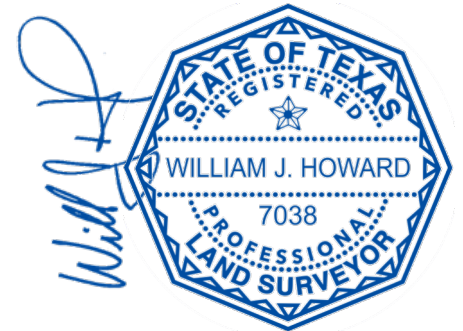
BEE CAVES ROAD
(CALLED 50' R.O.M.)

ANN S. HURT SURVEY
ABSTRACT No. 428

15' COSERV GAS EASEMENT
VOL. 4845, PG. 1320
D.R.C.C.T.

LOT 18, BLOCK A
6709 CHESWICK CT.

LOT 8, BLOCK B
1650 ZILKER CT.



14 May 2026

LEWIS LANE
N00°30'36"W 2259.11'
S00°30'36"E 2175.05'

20' UTILITY & DRAINAGE EASEMENT

CITY OF PARKER
CITY OF LUCAS

LOT 19, BLOCK A
6801 CHESWICK CT.

LOT 9, BLOCK B
1660 ZILKER CT.

LOT 20, BLOCK A
6803 CHESWICK CT.

MATCH LINE - PAGE 7

APRIL 2026



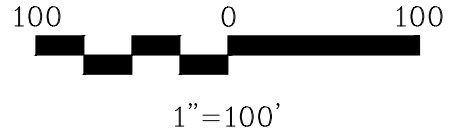
SCHAUMBURG & POLK, INC.

2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-EX1.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 6 of 10

MATCH LINE - PAGE 6



SEE PAGE 10 FOR
GENERAL NOTES,
LEGEND AND TABLES

LEWIS LANE
DEANNEXATION
AREA

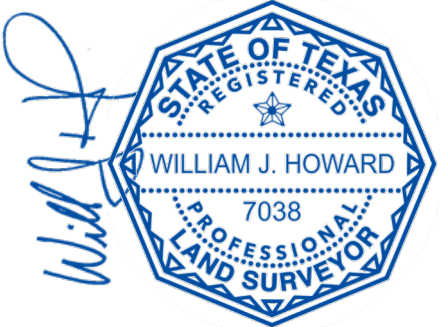
AREA: 5.328 ACRES
(232,091 SQ. FT.)

AMENDED FINAL PLAT
ESTATES AT AUSTIN TRAIL, PH II
VOL. P. PG. 437
P.R.C.C.T.

300 BEE CAVES RD.
LOT 13, BLOCK B

ANN S. HURT SURVEY
ABSTRACT No. 428

LAMAR ROAD
(CALLED 50' R.O.W.)



14 May 2026

APRIL 2026

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TBPELS Firm No. 10022000

2223-EX1.DWG

EXHIBIT "A"

CITY OF LUCAS

DEANNEXATION OF LEWIS LANE

PAGE 7 of 10

LOT 20, BLOCK A
6803 CHESWICK CT.

LOT 21, BLOCK A
6805 CHESWICK CT.

KING'S CROSSING, PH. I
VOL. 2014, PG. 54
P.R.C.C.T.

ROAD EASEMENT
VOL. 3509, PG. 150
D.R.C.C.T.

15' COSERV GAS EASEMENT
VOL. 4845, PG. 1320
D.R.C.C.T.

CHESWICK COURT
(CALLED 50' R.O.W.)

LOT 23, BLOCK A

LOT 22, BLOCK A
6807 CHESWICK CT.

LOT 25-X, BLOCK F
DRAINAGE & UTILITY
EASEMENT
KING'S
CROSSING, PH.5
INST. NO.
2023010000566
P.R.C.C.T.

SEE DETAIL "B"
PAGE -

SEE DETAIL "A"
PAGE -

1/2" I.R.F. W/CAP
"O'NEAL 6570"

1/2" I.R.F. W/CAP
"PREMIER SURVEYING"

N89°28'17"E 334.80'

96.61'

198.77'

39.42'

JASON J. PALMER AND CANDACE B. PALMER,
TRUSTEES OF THE JCKN LEGACY TRUST
INST. NO. 2024000091557
O.P.R.C.C.T.

KINGS CROSSING
HOMEOWNER'S
ASSOCIATION, INC.
INST. NO. 2024000125818
O.P.R.C.C.T.

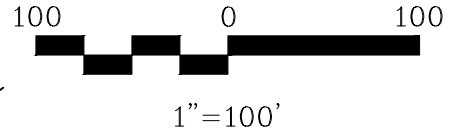
ROAD EASEMENT
VOL. 3501, PG. 134
D.R.C.C.T.

LOT 24,
BLOCK D
AMENDED FINAL
PLAT ESTATES AT
AUSTIN TRAIL, PH. I
VOL. N. PG. 709
P.R.C.C.T.

GRANT OF EASEMENT
VOL. 5054, PG. 4740
D.R.C.C.T.

MATCH LINE - PAGE 8

MATCH LINE - PAGE 7



LOT 25-X, BLOCK F
DRAINAGE & UTILITY
EASEMENT

KING'S CROSSING, PH.5
INST. NO. 2023010000566
P.R.C.C.T.

KINGS CROSSING
HOMEOWNER'S
ASSOCIATION, INC.
INST. NO.
2024000125818
D.R.C.C.T.

SEE PAGE 10 FOR
GENERAL NOTES,
LEGEND AND TABLES

1/2" I.R.F. W/CAP
"ONEAL 6570"

1/2"
I.R.F.

ROAD EASEMENT
VOL. 3501, PG. 134
D.R.D.C.T.

GRANT OF EASEMENT
VOL. 5054, PG. 4740
D.R.D.C.T.

AMENDED FINAL
PLAT ESTATES AT
AUSTIN TRAIL, PH. I
VOL. N. PG. 709
P.R.C.C.T.

KINGS
CROSSING,
PH. 4
VOL. 2017,
PG. 600
P.R.C.C.T.

15' UTILITY EASEMENT
COSERV GAS LTD.
VOL. 4845, PG. 1320

LOT 1, BLOCK F
6705 STAFFORD DR.

10' GRAYSON-COLLIN
ELECTRIC CO. ESMT.
C.C. FILE NO.
20120202000124740

5544 LEWIS LANE

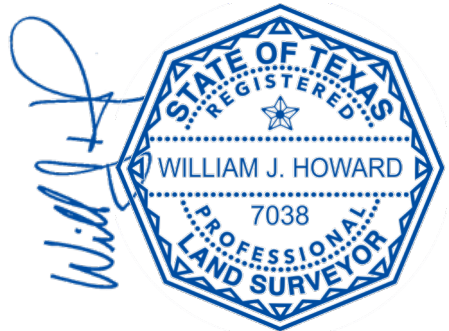
LAURA HENDRIX
PB1-1313-2015
PROBATE RECORDS
COLLIN COUNTY, TX

LEWIS LANE
DEANNEXATION
AREA

AREA: 5.328 ACRES
(232,091 SQ. FT.)

STAFFORD DR.
(CALLED 50' R.O.W.)

ANN S. HURT SURVEY
ABSTRACT No. 428



14 May 2026

RIGHT OF WAY DEDICATION
VOL. 2017, PG. 600
P.R.C.C.T.

LOT 25, BLOCK A
6705 STAFFORD DR.

30' N.T.M.W.D. ESMT.
INST. NO. 200601670830

45' RIGHT OF WAY EASEMENT
VOL. 5054, PG. 4740
D.R.D.C.T.

MICHAEL PERALTA
C.C. FILE NO.
20180426000506750
D.R.C.C.T.

APRIL 2026



SCHAUMBURG & POLK, INC.

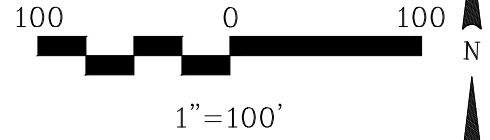
2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-EX1.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 8 of 10

MATCH LINE - PAGE 9

MATCH LINE - PAGE 8

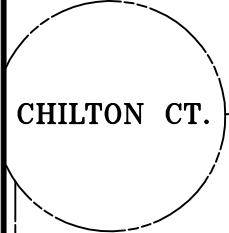


RIGHT OF WAY DEDICATION
VOL. 2017, PG. 600
P.R.C.C.T.
LOT 9, BLOCK A
6704 CHILTON CT.

45' RIGHT OF WAY EASEMENT
VOL. 5054, PG. 4740
D.R.D.C.T.
20' DRAINAGE &
UTILITY EASEMENT
MICHAEL PERALTA
INST. NO. 20180426000506750
D.R.C.C.T.

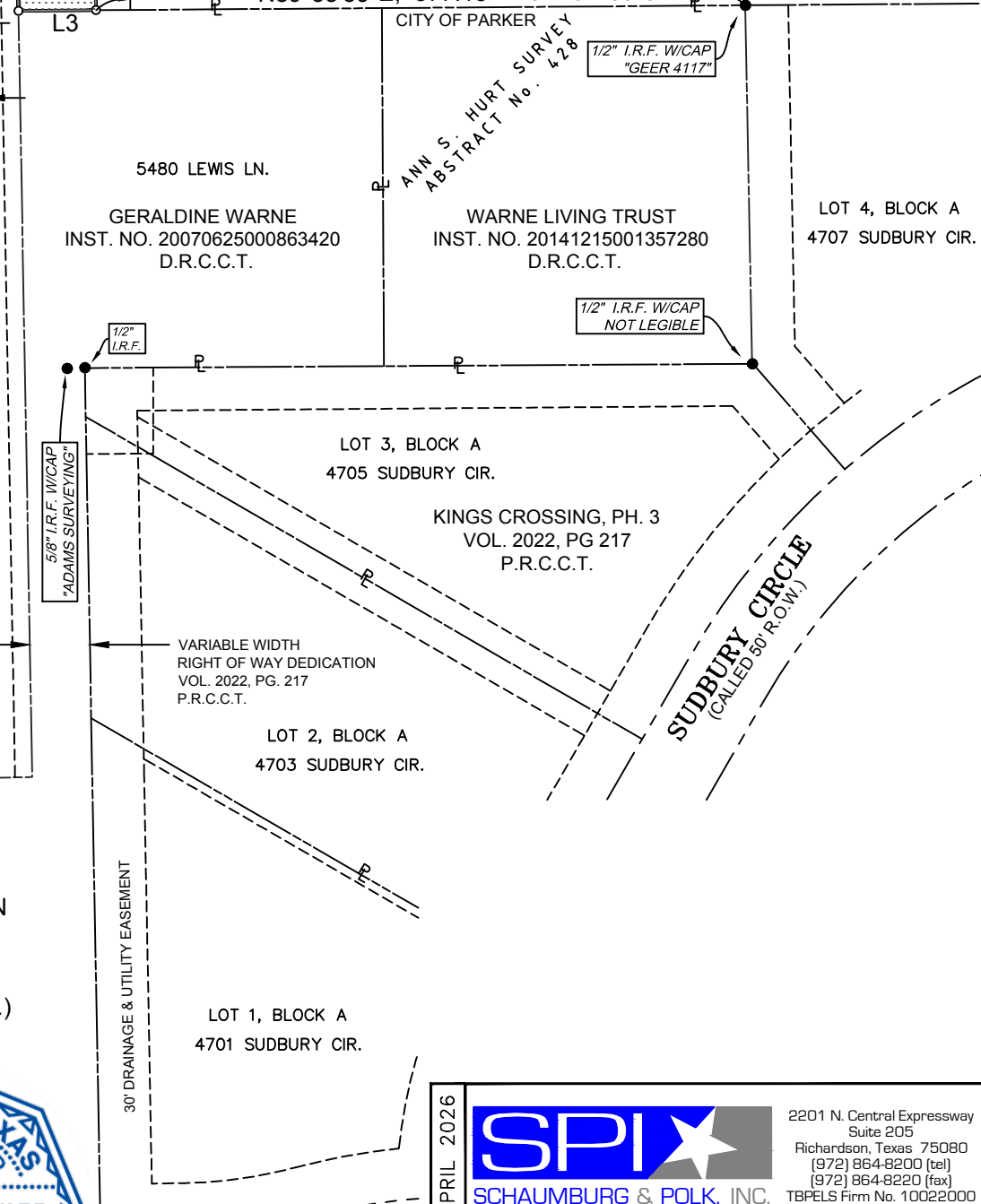
SEE PAGE 10 FOR
GENERAL NOTES,
LEGEND AND TABLES

15' UTILITY EASEMENT
COSERV GAS LTD.
VOL. 4845, PG. 1320
10' GRAYSON-COLLIN
ELECTRIC CO. ESMT.
C.C. FILE NO.
20120202000124740

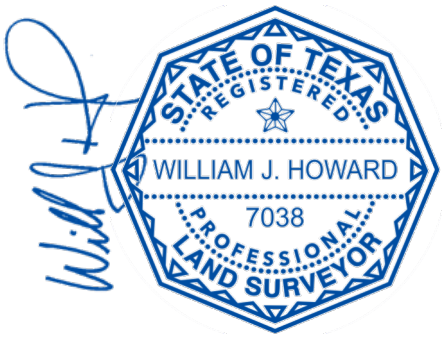


KINGS CROSSING, PH. 4
VOL. 2017, PG. 600
P.R.C.C.T.

30' N.T.M.W.D. ESMT.
INST. NO. 200601670830
200601670830



LEWIS LANE
DEANNEXATION
AREA
AREA: 5.328 ACRES
(232,091 SQ. FT.)



14 May 2026

APRIL 2026

SCHAUMBURG & POLK, INC.

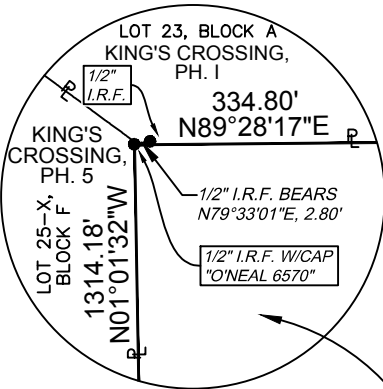
2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-EX1.DWG

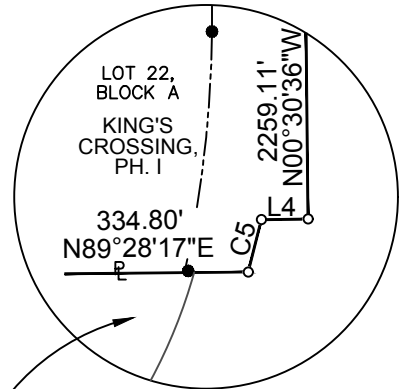
EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 9 of 10

CURVE TABLE					
CURVE #	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	20.00'	31.32'	89° 44' 13"	S44° 21' 26"W	28.22'
C2	335.00'	194.97'	33° 20' 47"	S16° 09' 48"W	192.23'
C3	237.53'	7.72'	1° 51' 44"	S40° 24' 42"E	7.72'
C4	489.52'	146.01'	17° 05' 23"	S24° 36' 47"W	145.47'
C5	304.84'	1.75'	0° 19' 46"	N13° 54' 31"E	1.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S32°50'12"W	116.91'
L2	S32°36'53"W	265.91'
L3	S89°33'39"W	45.00'
L4	N89°17'12"E	1.52'
L5	N89°13'31"E	54.89'



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

JASON J. PALMER AND CANDACE B. PALMER,
TRUSTEES OF THE JCKN LEGACY TRUST
INST. NO. 2024000091557
O.P.R.C.C.T.

GENERAL NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. COORDINATES AND DISTANCES SHOWN ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015721. UNIT MEASURE IS US SURVEY FOOT.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SCHAUMBURG & POLK, INC. DID NOT ABSTRACT THIS PROPERTY FOR EASEMENTS, RIGHTS OF WAY, NOR ANY OTHER ENCUMBRANCES.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- I.R.F. = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- PL = PROPERTY LINE
- SL = SURVEY LINE
- = DENOTES MONUMENT AS DESCRIBED
- = DENOTES POINT FOR CORNER
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS



14 May 2026


APRIL 2026	 SCHAUMBURG & POLK, INC.	2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000
2223-EX1.DWG		<p>EXHIBIT "A"</p> <p>CITY OF LUCAS</p> <p>DEANNEXATION OF LEWIS LANE</p> <p>PAGE 10 of 10</p>

EXHIBIT "A"
Lewis Lane – Deannexation Parcel No. 2

BEING 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as "Tract 1" and "Tract 2" as described in Warranty Deed to The Umphy Corporation ("Umphy – 1" tract and "Umphy – 2" tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres (94,195 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "CBG SURVEYING" found on the north line of said Umphy – 1 tract, same being the southeast corner of Lot 14, Block A, Kings Crossing, Phase 3, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2022, Page 217, Plat Records, Collin County, Texas (P.R.C.C.T.), and being the southwest corner of Lot 19, Block M, Stinson Addition, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2017, Page 260, P.R.C.C.T.;

THENCE North 89 degrees 36 minutes 09 seconds West, along the north line of said Umphy – 1 tract and the south line of said Kings Crossing, Phase 3, a distance of 770.18 feet to a point for corner and at the **POINT OF BEGINNING** lying on the east right of way of Lewis Lane;

1. **THENCE** South 00 degrees 21 minutes 44 seconds West, along said proposed east line of Lewis Lane, a distance of 1,327.71 feet to a point for corner;
2. **THENCE** South 00 degrees 44 minutes 40 seconds, continuing along said proposed east line of Lewis Lane, a distance of 700.06 feet to a point for corner;
3. **THENCE** South 00 degrees 27 minutes 14 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 849.89 feet to a point for corner, and being a point of curvature for a tangent curve to the left, having a radius of 1408.26 feet;

4. **THENCE** in a southeasterly direction, continuing with said east line of Lewis and along said curve through a central angle of 06 degrees 06 minutes 07 seconds, a chord which bears South 04 degrees 26 minutes 49 seconds East, a distance of 149.91 feet, an arc distance of 149.96 feet to a point for corner;
5. **THENCE** South 08 degrees 59 minutes 02 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 569.34 feet to a point for corner, and being a point of curvature for a tangent curve to the right, having a radius of 2,409.88 feet;
6. **THENCE** in a southeasterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 42 seconds, a chord which bears South 06 degrees 46 minutes 44 seconds East, a distance of 214.23 feet, an arc distance of 214.30 feet to a point for corner;
7. **THENCE** South 03 degrees 15 minutes 31 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 324.08 feet to a point for corner, and being a point for curvature for a tangent curve to the right, having a radius of 1,759.25;
8. **THENCE** in a southwesterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 01 minutes 51 seconds, a chord which bears South 00 degrees 08 minutes 37 seconds West, a distance of 154.42 feet, an arc distance of 154.47 feet to a point for corner;
9. **THENCE** South 04 degrees 30 minutes 07 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 191.15 feet to a point for corner lying on the north line of Lewis Lane as dedicated in the Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 10, Page 74, P.R.C.C.T.;
10. **THENCE** North 88 degrees 58 minutes 23 seconds East, along said dedicated north line of Lewis Lane, a distance of 6.35 feet, to a point for corner, same being the northwest corner of Lot 6, of said Kirkland Estates, and lying on the existing east right of way line of Lewis Lane;
11. **THENCE** South 04 degrees 52 minutes 41 seconds West, along the east line of Lewis Lane and the west line of said Kirkland Estates, a distance of 252.71 feet to a point for corner, same being a point of intersection on the west line of Lot 5 of said Kirkland Estates;

12. **THENCE** South 09 degrees 29 minutes 53 seconds East, along said east line of Lewis Lane and said west line of Kirkland Estates, a distance of 797.30 feet to point for corner lying on the south right of way line of Lewis Lane as dedicated in said corrected plat of Kirkland Estates, and lying on the north right of way line of Parker Road (variable width right of way, also know as Farm to Market Road 2514), from which a 5/8-inch found iron rod aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" bears South 50 degrees 47 minutes 59 seconds East, a distance of 18.93 feet;
13. **THENCE** South 88 degrees 30 minutes 37 seconds West, along said south line of Lewis Lane and said north line of Parker Road, a distance of 23.85 feet, to a point for corner on the approximate centerline of Lewis Lane;
14. **THENCE** North 09 degrees 43 minutes 51 seconds West, along said approximate centerline of Lewis Lane, a distance of 636.32 feet to a point for corner, same being a point of curvature for a non-tangent curve to the right, having a radius of 676.91 feet;
15. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and said curve through a central angle of 12 degrees 27 minutes 07 seconds, a chord which bears North 07 degrees 04 minutes 35 seconds West, a distance of 146.82 feet, an arc distance of 147.11 feet to a point for corner;
16. **THENCE** North 09 degrees 29 minutes 53 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 13.54 feet to a point for corner;
17. **THENCE** North 04 degrees 52 minutes 41 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 51.91 feet, to a point for corner;
18. **THENCE** North 04 degrees 30 minutes 07 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 393.89 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 1,744.25 feet;
19. **THENCE** in a northeasterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 31 minutes 49 seconds, a chord which bears North 00 degrees 53 minutes 50 seconds East, a distance of 198.69 feet, an arc distance of 198.80 feet to a point for corner;

20. **THENCE** North 03 degrees 15 minutes 31 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 323.84 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 2,394.88 feet;
21. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 35 seconds, a chord which bears North 06 degrees 46 minutes 51 seconds West, a distance of 212.81 feet, an arc distance of 212.88 feet to a point for corner;
22. **THENCE** North 08 degrees 59 minutes 02 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 569.58 feet to a point for corner, same being a point of curvature for a tangent curve to the right, having a radius of 1,423.26 feet;
23. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 07 minutes 11 seconds, a chord which bears North 04 degrees 26 minutes 46 seconds West, a distance of 151.94 feet, an arc distance of 152.02 feet to a point for corner;
24. **THENCE** North 00 degrees 44 minutes 40 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 700.65 feet to a point for corner;
25. **THENCE** North 00 degrees 21 minutes 44 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 1,233.55 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 74.26 feet;
26. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 49 degrees 18 minutes 47 seconds, a chord which bears North 20 degrees 48 minutes 33 seconds West, a distance of 61.96 feet, an arc distance of 74.26 feet to a point for corner;
27. **THENCE** North 00 degrees 00 minutes 00 seconds East, departing said approximate centerline of Lewis Lane, and over and across said Lewis Lane, a distance of 35.84 feet to a point for corner on the projected south line of said Kings Crossing, Phase 3, and on a south line of Lewis Lane as dedicated in said Volume 2022, Page 217, P.R.C.C.T.;

28. **THENCE** North 89 degrees 36 minutes 09 seconds East, along said projected south line of Kings Crossing, Phase 3, passing at a distance of 20.87 a 5/8 inch iron rod with plastic cap stamped "ADAMS" found for the southwest corner of Lot 17, Block A, of said Kings Crossing, Phase 3, continuing in all a total distance of 37.61 feet to the **POINT OF BEGINNING** and containing 2.162 acres (94,195 square feet) of land, more or less.

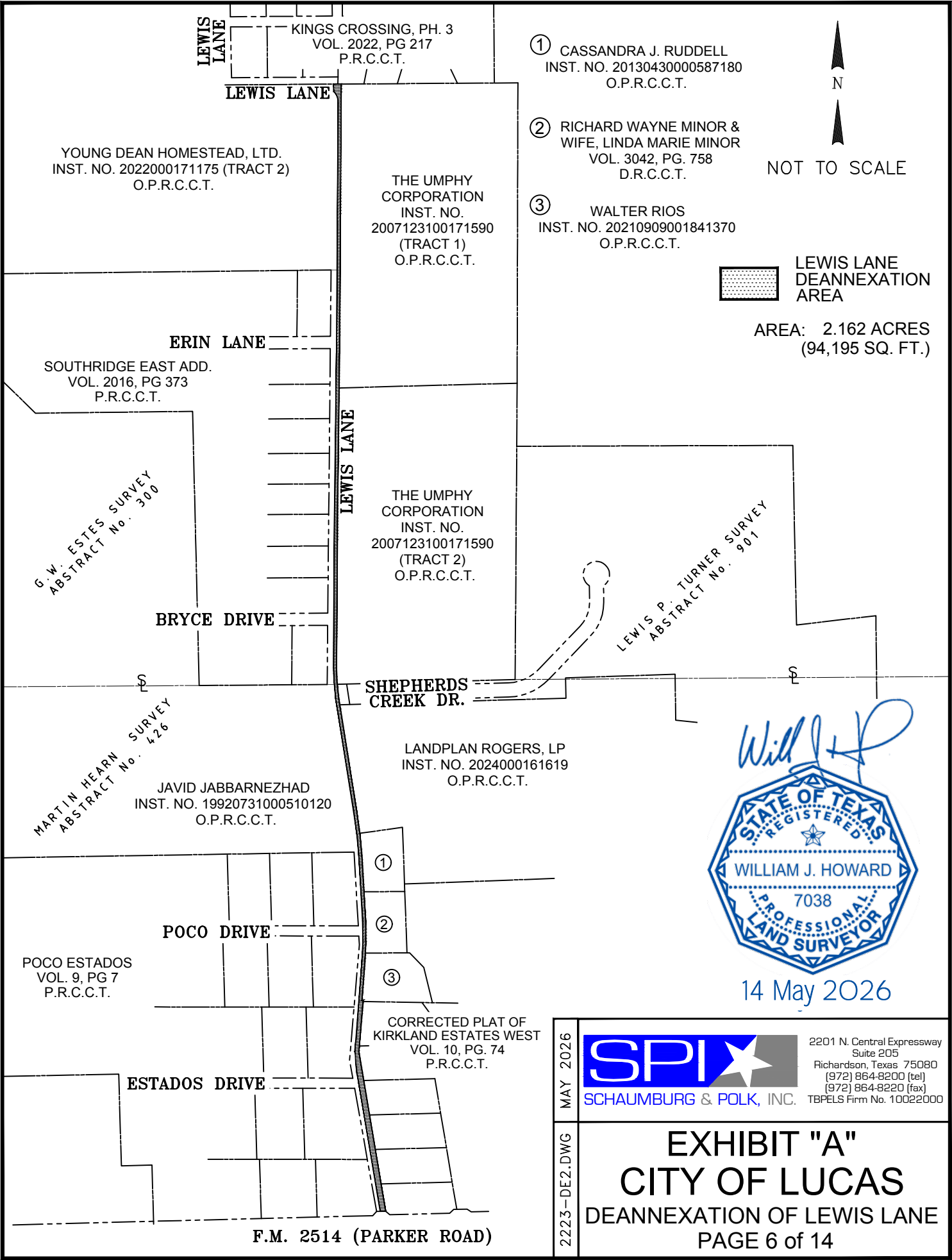
General Notes:

1. The basis of bearing is The Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD83), 2011 Adjustment, Epoch 2010. Coordinates and distances shown are in surface and can be converted to grid by dividing by the Surface Adjustment Factor of 1.00015721. Unit of measure is US Survey Foot.
2. This metes and bounds description is accompanied by an exhibit of even date.
3. This survey was done without the benefit of title commitment. Schaumburg & Polk, Inc. did not abstract title on these properties for easements, rights of way, nor any other encumbrances.
4. Field surveys were completed in April 2026.

 14 May 2026

William J. Howard
Registered Professional Land Surveyor No. 7038
Schaumburg & Polk, Inc.
2201 N. Central Expressway
Suite 205
Richardson, TX 75080
(972) 864-8200
TBPELS Surveying Firm No. 1002200





LEWIS LANE

KINGS CROSSING, PH. 3
VOL. 2022, PG 217
P.R.C.C.T.

LEWIS LANE

YOUNG DEAN HOMESTEAD, LTD.
INST. NO. 2022000171175 (TRACT 2)
O.P.R.C.C.T.

THE UMPHY CORPORATION
INST. NO. 2007123100171590
(TRACT 1)
O.P.R.C.C.T.

① CASSANDRA J. RUDELL
INST. NO. 20130430000587180
O.P.R.C.C.T.

② RICHARD WAYNE MINOR &
WIFE, LINDA MARIE MINOR
VOL. 3042, PG. 758
D.R.C.C.T.

③ WALTER RIOS
INST. NO. 20210909001841370
O.P.R.C.C.T.



NOT TO SCALE

 LEWIS LANE DEANNEXATION AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

ERIN LANE

SOUTHRIDGE EAST ADD.
VOL. 2016, PG 373
P.R.C.C.T.

LEWIS LANE

THE UMPHY CORPORATION
INST. NO. 2007123100171590
(TRACT 2)
O.P.R.C.C.T.

G. W. ESTES SURVEY
ABSTRACT No. 300

LEWIS P. TURNER SURVEY
ABSTRACT No. 901

BRYCE DRIVE

SHEPHERDS CREEK DR.

LANDPLAN ROGERS, LP
INST. NO. 2024000161619
O.P.R.C.C.T.

MARTIN HEARN SURVEY
ABSTRACT No. 426

JAVID JABBARNEZHAD
INST. NO. 19920731000510120
O.P.R.C.C.T.



14 May 2026

POCO DRIVE

POCO ESTADOS
VOL. 9, PG 7
P.R.C.C.T.

①
②
③

CORRECTED PLAT OF
KIRKLAND ESTATES WEST
VOL. 10, PG. 74
P.R.C.C.T.

ESTADOS DRIVE

F.M. 2514 (PARKER ROAD)

MAY 2026

 2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

SCHAUMBURG & POLK, INC.

2223-DE2.DWG

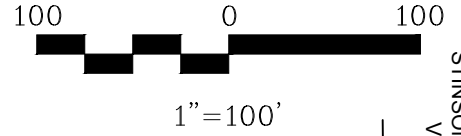
EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 6 of 14

LEWIS LANE DEANNEXATION AREA

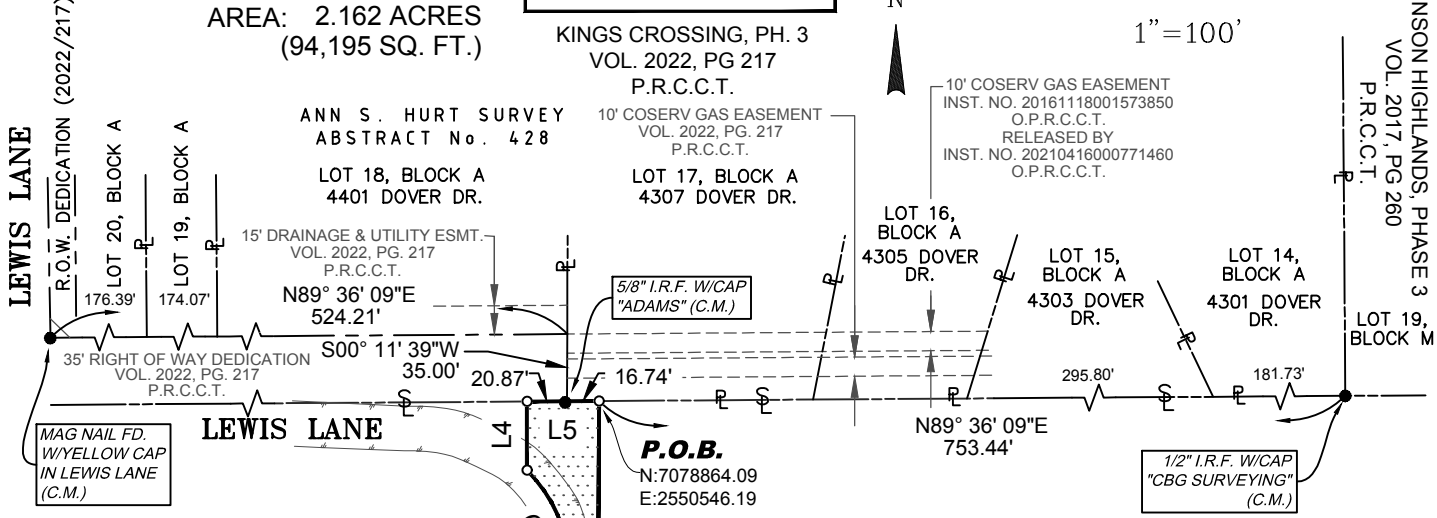
AREA: 2.162 ACRES
(94,195 SQ. FT.)

SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

KINGS CROSSING, PH. 3
VOL. 2022, PG 217
P.R.C.C.T.



STINSON HIGHLANDS, PHASE 3
VOL. 2017, PG 260
P.R.C.C.T.



YOUNG DEAN HOMESTEAD, LTD.
INST. NO. 2022000171175 (TRACT 2)
O.P.R.C.C.T.

THE UMPHY CORPORATION
INST. NO. 2007123100171590 (TRACT 1)
O.P.R.C.C.T.

G. W. ESTES SURVEY
ABSTRACT No. 300

LEWIS P. TURNER SURVEY
ABSTRACT No. 901


APPROXIMATE LOCATION
OF SURVEY LINE

LEWIS LANE
(EDGE OF ASPHALT)



14 May 2026

MATCH LINE - PAGE 8

2223-DE2.DWG	MAY 2026	 <p>2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000</p>
	<p>EXHIBIT "A" CITY OF LUCAS DEANNEXATION OF LEWIS LANE PAGE 7 of 14</p>	

MATCH LINE - PAGE 7

100 0 100



1"=100'

SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES



LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

YOUNG DEAN HOMESTEAD, LTD.
INST. NO. 2022000171175 (TRACT 2)
O.P.R.C.C.T.

LEWIS LANE
(EDGE OF ASPHALT)

APPROXIMATE LOCATION
OF SURVEY LINE

RIGHT OF WAY DEDICATION
VOL. 2016, PG. 373
P.R.C.C.T.

SOUTHRIDGE EAST ADD.
VOL. 2016, PG 373
P.R.C.C.T.

LOT 13, BLOCK G
6803 ERIN LN.

G.W. ESTES SURVEY
ABSTRACT No. 300

N00° 21' 44"E 1233.55'

S00° 21' 44"W 1327.71'

THE UMPHY CORPORATION
INST. NO. 20071231001715950 (TRACT 1)
O.P.R.C.C.T.

LEWIS P. TURNER SURVEY
ABSTRACT No. 901

ERIN LANE
(CALLED 60' R.O.W.)

LOT 1, BLOCK J
4802 BRYCE DR.

N00° 44' 40"E 700.05'

S00° 44' 40"W 700.06'



14 May 2026

LOT 2, BLOCK J
4800 BRYCE DR.

RIGHT OF WAY DEDICATION
VOL. 2016, PG. 373
P.R.C.C.T.

THE UMPHY CORPORATION
INST. NO. 20071231001715950
(TRACT 2)
O.P.R.C.C.T.

MATCH LINE - PAGE 9

MAY 2026



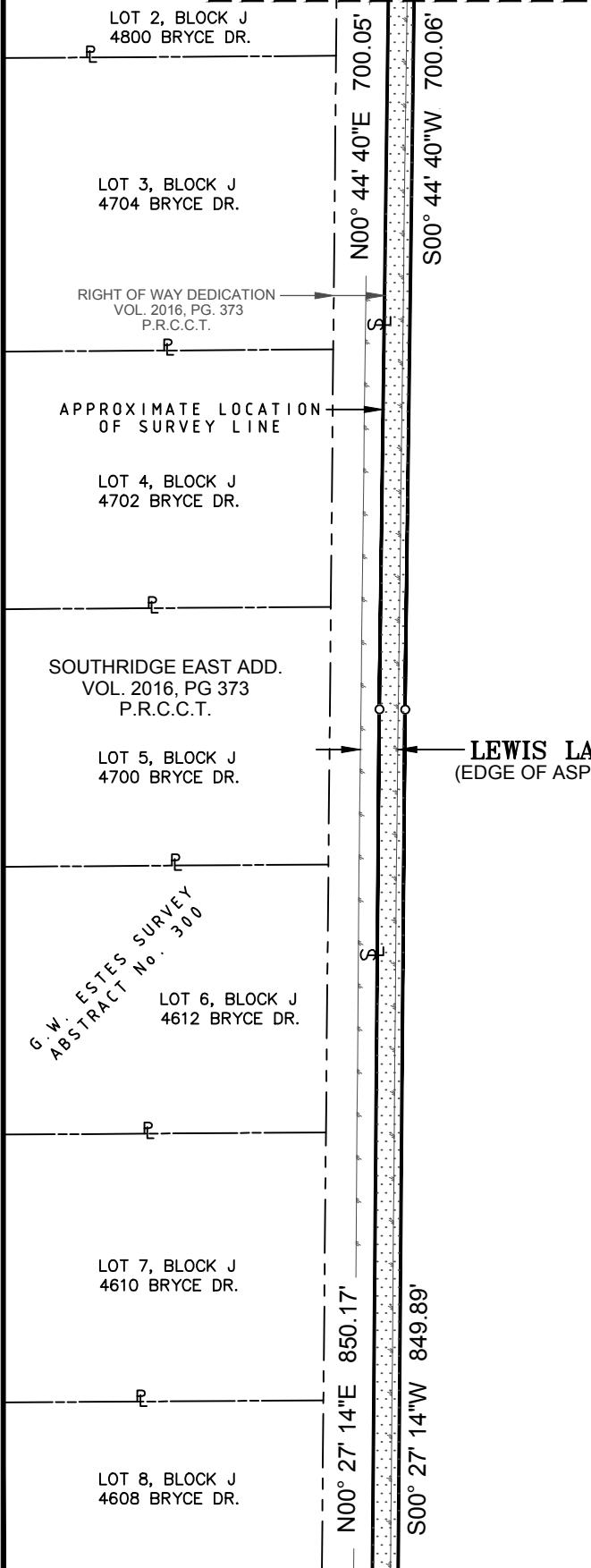
SCHAUMBURG & POLK, INC.

2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

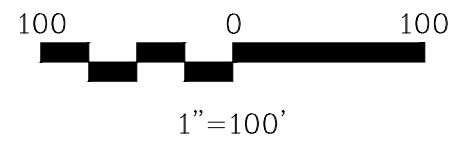
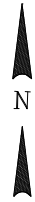
2223-DE2.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 8 of 14

MATCH LINE - PAGE 8



LEWIS P. TURNER SURVEY
ABSTRACT No. 907

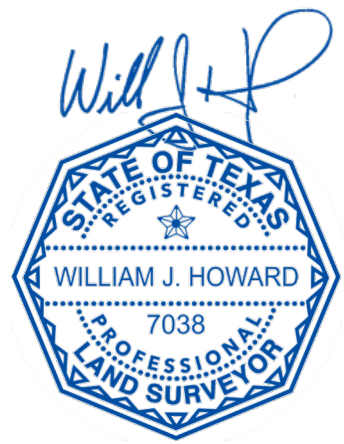


SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

THE UMPHY CORPORATION
INST. NO. 20071231001715950 (TRACT 2)
O.P.R.C.C.T.

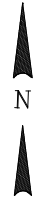
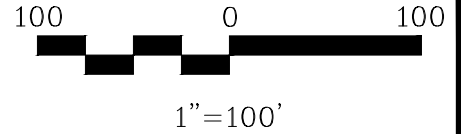


14 May 2026

MATCH LINE - PAGE 10

MAY 2026		2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000
2223-DE2.DWG		<p align="center">EXHIBIT "A"</p> <p align="center">CITY OF LUCAS</p> <p align="center">DEANNEXATION OF LEWIS LANE</p> <p align="center">PAGE 9 of 14</p>

MATCH LINE - PAGE 9



RIGHT OF WAY DEDICATION
VOL. 2016, PG. 373
P.R.C.C.T.
LOT 8, BLOCK J
4608 BRYCE DR.

APPROXIMATE LOCATION
OF SURVEY LINE

BRYCE DRIVE
(CALLED 60' R.O.W.)

LEWIS LANE
(EDGE OF ASPHALT)

SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

 LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

LOT 18, BLOCK J
4608 BRYCE DR.
SOUTHRIDGE EAST
ADDITION
VOL. 2016, PG 373
P.R.C.C.T.

LEWIS P. TURNER SURVEY
ABSTRACT No. 901

RIGHT OF WAY DEDICATION
VOL. 2016, PG. 373
P.R.C.C.T.

THE UMPHY CORPORATION
INST. NO. 20071231001715950 (TRACT 2)
O.P.R.C.C.T.

RIGHT OF WAY DEDICATED TO
SHEPHERDS CREEK ADDITION
VOL. L, PG 242
P.R.C.C.T.

G.W. ESTES SURVEY
ABSTRACT No. 300

RIGHT OF WAY DEDICATION TO LEWIS LANE
VOL. L, PG. 242
P.R.C.C.T.

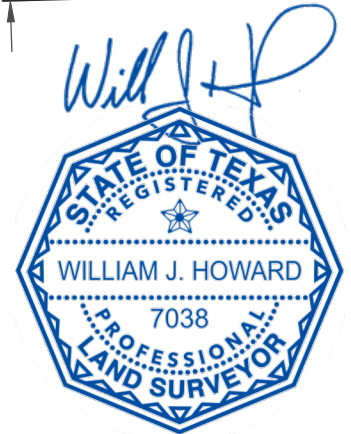
APPROXIMATE LOCATION
OF SURVEY LINE

**SHEPHERDS CREEK
DRIVE**

MARTIN HEARN SURVEY
ABSTRACT No. 426

4401 LEWIS LANE
JAVID JABBARNEZHAD
INST. NO. 19920731000510120
O.P.R.C.C.T.

LANDPLAN ROGERS, LP
INST. NO. 2024000161619
O.P.R.C.C.T.



14 May 2026

MATCH LINE - PAGE 11

MAY 2026



2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-DE2.DWG

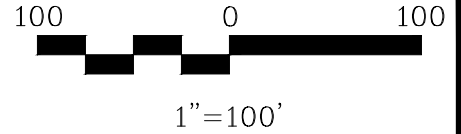
EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 10 of 14

MATCH LINE - PAGE 10

MARTIN HEARNE SURVEY
ABSTRACT No. 426

4401 LEWIS LANE
JAVID JABBARNEZHAD
INST. NO. 19920731000510120
O.P.R.C.C.T.

LANDPLAN ROGERS, LP
INST. NO. 2024000161619
O.P.R.C.C.T.



SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

 LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

LEWIS LANE
(EDGE OF ASPHALT)

CASSANDRA J. RUDDELL
INST. NO. 20130430000587180
O.P.R.C.C.T.

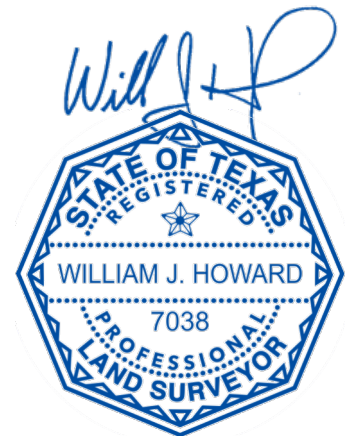
MARTIN HEARNE SURVEY
ABSTRACT No. 426

LOT 21
6809 POCO DR.

POCO ESTADOS
VOL. 9, PG 7
P.R.C.C.T.

POCO DRIVE
(CALLED 50' R.O.W.)

RICHARD WAYNE MINOR &
WIFE, LINDA MARIE MINOR
VOL. 3042, PG. 758
D.R.C.C.T.



14 May 2026

LOT 20
6810 POCO DR.

N04° 30' 07"E
393.89'

WALTER RIOS
INST. NO. 20210909001841370
O.P.R.C.C.T.

MAY 2026



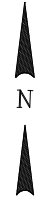
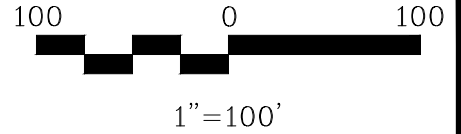
2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-DE2.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 11 of 14

MATCH LINE - PAGE 12

MATCH LINE - PAGE 11



WALTER RIOS
INST. NO. 20210909001841370
O.P.R.C.C.T.

SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

 LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

LOT 20
6810 POCO DR.

N04° 30' 07"E 393.89'
S04° 30' 07"W 191.15'

L1

LOT 10
6809 ESTADOS DR.

POCO ESTADOS
VOL. 9, PG 7
P.R.C.C.T.

LOT 6
11 CIMARRON TRL.

CORRECTED PLAT OF
KIRKLAND ESTATES WEST
VOL. 10, PG. 74
P.R.C.C.T.

S04° 52' 41"W 252.71'

1/2" L.R.F.

LOT 5
9 CIMARRON TRL.

MARTIN HEARN SURVEY
ABSTRACT No. 426

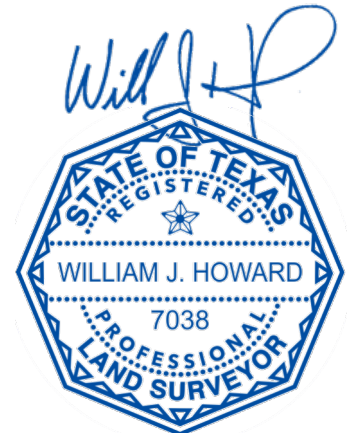
LEWIS LANE
(EDGE OF ASPHALT)

L3
L4
C4

1/2" L.R.F.

ESTADOS DRIVE
(CALLED 50' R.O.W.)

LOT 4
7 CIMARRON TRL.



14 May 2026

LOT 9
6810 ESTADOS DR.
SOUTHRIDGE EAST ADD.
VOL. 2016, PG 373
P.R.C.C.T.

S09° 29' 53"E 797.30'
N09° 43' 51"W 636.32'

1/2" L.R.F.

LOT 3
5 CIMARRON TRL.

LOT 2
3 CIMARRON TRL.

MATCH LINE - PAGE 13

MAY 2026

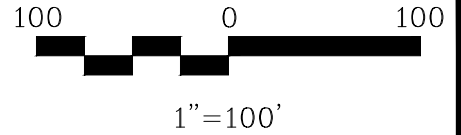


2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-DE2.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 12 of 14

MATCH LINE - PAGE 13



MARTIN HEARN SURVEY
ABSTRACT No. 426

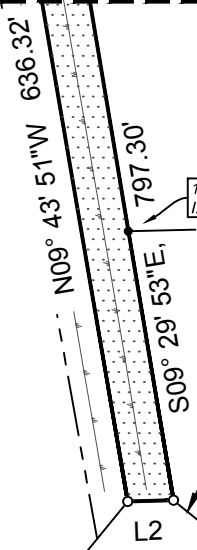
LOT 1
6805 ESTADOS DR.

LOT 2
3 CIMARRON TRL.

SEE PAGE 14 FOR
GENERAL NOTES,
LEGEND AND TABLES

CORRECTED PLAT OF
KIRKLAND ESTATES WEST
VOL. 10, PG. 74
P.R.C.C.T.

LOT 1
1 CIMARRON TRL.



S50° 47' 59\"/>

TxDOT
MONUMENT
FOUND
(C.M.)

TxDOT
MONUMENT
FOUND

F.M. 2514
(PARKER ROAD)
(VARIABLE WIDTH R.O.W.)

 LEWIS LANE
DEANNEXATION
AREA

AREA: 2.162 ACRES
(94,195 SQ. FT.)

Will J. Howard



14 May 2026

MAY 2026



SCHAUMBURG & POLK, INC.

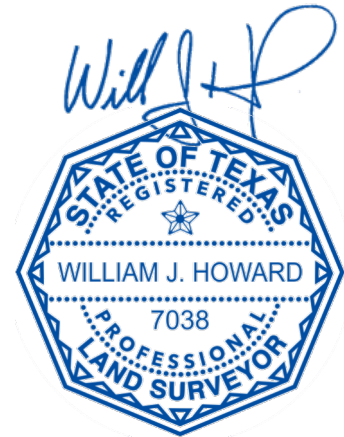
2201 N. Central Expressway
Suite 205
Richardson, Texas 75080
(972) 864-8200 (tel)
(972) 864-8220 (fax)
TBPELS Firm No. 10022000

2223-DE2.DWG

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 13 of 14

CURVE TABLE						
CURVE #	RADIUS	DIRECTION	ARC DISTANCE	CENTRAL ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	1408.26'	LEFT	149.98'	6° 06' 07"	S04° 26' 49"E	149.91'
C2	2409.88'	RIGHT	214.30'	5° 05' 42"	S06° 46' 44"E	214.23'
C3	1759.25'	RIGHT	154.47'	5° 01' 51"	S00° 08' 37"W	154.42'
C4	676.91'	RIGHT	147.11'	12° 27' 07"	N07° 04' 35"W	146.82'
C5	1744.25'	LEFT	198.80'	6° 31' 49"	N00° 53' 50"E	198.69'
C6	2394.88'	LEFT	212.88'	5° 05' 35"	N06° 46' 51"W	212.81'
C7	1423.26'	RIGHT	152.02'	6° 07' 11"	N04° 26' 46"W	151.94'
C8	74.26'	LEFT	63.91'	49° 18' 47"	N20° 48' 33"W	61.96'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°58'23"E	6.35'
L2	S88°30'37"W	23.85'
L3	N09°29'53"W	13.54'
L4	N04°52'41"E	51.91'
L5	N89°36'09"E	37.61'




14 May 2026

GENERAL NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. COORDINATES AND DISTANCES SHOWN ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015721. UNIT MEASURE IS US SURVEY FOOT.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SCHAUMBURG & POLK, INC. DID NOT ABSTRACT THIS PROPERTY FOR EASEMENTS, RIGHTS OF WAY, NOR ANY OTHER ENCUMBRANCES.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- I.R.F. = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- ▬ = PROPERTY LINE
- ▬ = SURVEY LINE
- = DENOTES MONUMENT AS DESCRIBED
- = DENOTES POINT FOR CORNER
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- ▬▬▬▬ = EDGE OF ASPHALT ROADWAY

MAY 2026	 <p>SPI SCHAUMBURG & POLK, INC.</p>	<p>2201 N. Central Expressway Suite 205 Richardson, Texas 75080 (972) 864-8200 (tel) (972) 864-8220 (fax) TBPELS Firm No. 10022000</p>
2223-DE2.DWG	<p>EXHIBIT "A" CITY OF LUCAS DEANNEXATION OF LEWIS LANE PAGE 14 of 14</p>	



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas will conduct a public hearing on Thursday, June 18, 2026, at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider the de-annexation of Lewis Lane Parcel No. 1 and Parcel No. 2.

Parcel No. 1

BEING 5.328 acres (232,091 square feet) of land, situated in the Ann. S. Hurt Survey, Abstract Number 428, City of Lucas, Collin County, Texas, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Luas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres (232,091 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Lot 2, Block B, of said Estates at Austin Trail, Phase I, same being the northwest corner of Lot 1, Block B, Estates at Austin Trail, Phase II, an addition to the City of Lucas, Collin County, Texas, recorded in Volume P, Page 437, P.R.C.C.T., and lying on the south right of way line of West Lucas Road (also known as Farm to Market Road 263), from which a found 5/8 inch iron rod with plastic cap stamped "BURY & PARTNERS" at the most westerly north corner of said Lot 1, bears North 89 degrees 13 minutes 31 seconds East, a distance of 285.13 feet;

THENCE South 89 degrees 13 minutes 31 seconds West, along the north line of said Lot 2 and said south right of way line of West Lucas Road, a distance of 174.62 feet to a point for corner and at the **POINT OF BEGINNING** lying on the east right of way of Lewis Lane, and being beginning of a tangent curve to the left, having a radius 20.00 feet;

1. **THENCE** in a southwesterly direction, continuing along the east right of way line of Lewis Lane and along said curve through a central angle of 89 degrees 44 minutes 13 seconds, a chord which bears South 44 degrees 21 minutes 26 seconds West, a distance of 28.22 feet, an arc distance of 31.32 feet, to a point;

2. **THENCE** South 00 degrees 30 minutes 36 seconds East, along said east line of Lewis Lane, a distance of 2,175.05 to a point of curvature for a tangent curve to the right having a radius of 335.00 feet;
3. **THENCE** in a southwesterly direction, continuing with said east line of Lewis Lane and along said curve through a central angle of 33 degrees 20 minutes 47 seconds , a chord which bears South 16 degrees 09 minutes 48 seconds West, a distance of 192.23 feet, an arc distance of 194.97 feet to a point for corner;
4. **THENCE** South 32 degrees 50 minutes 12 seconds West, continuing along said east line of Lewis Lane, a distance of 116.91 feet to a point of curvature for a tangent curve to the right, having a radius of 237.53 feet;
5. **THENCE** in a southeasterly direction, along the south line of said Estates at Austin Trail, Phase I, and along said curve through a central angle of 01 degrees 51 minutes 44 seconds, a chord which bears South 40 degrees 24 minutes 42 seconds East, a distance of 7.72 feet, an arc distance of 7.72 feet, to a point for corner;
6. **THENCE** South 32 degrees 36 minutes 53 seconds West, continuing along said east line of Lewis Lane, a distance of 265.91 feet, to a point of curvature for a tangent curve to the curve to the left, having a radius of 489.52 feet;
7. **THENCE** in a southwesterly direction, continuing along said east line of Lewis Lane and along said curve through a central angle of 17 degrees 05 minutes 23 seconds, a chord which bears South 24 degrees 36 minutes 47 seconds West, a distance of 145.47 feet, an arc distance of 146.01 feet to a point, to a point for corner;
8. **THENCE** South 01 degrees 01 minutes 25 seconds East, along said east line of Lewis Lane, a distance of 738.21 feet, to a point for corner;
9. **THENCE** South 89 degrees 33 minutes 39 seconds West, over and across said Lewis Lane, a distance of 45.00 feet to a point in the apparent centerline of Lewis Lane as depicted in the Final Plat of King's Crossing Phase 4, an addition to the City of Parker, Collin County, Texas, recorded in Instrument Number 20170802010003680, P.R.C.C.T.;
10. **THENCE** North 01 degrees 01 minutes 32 seconds West, along said apparent centerline of Lewis Lane, the east line of Lot 25-X, Block F, Kings Crossing Phase 5, an addition to the City of Paker, Collin County, Texas, recorded in Instrument Number 2023010000566, P.R.C.C.T., the west line of said HOA tract, and the west line of said JCKN tract, and continuing in all a total distance of 1,314.18 feet to a 1/2 inch iron rod with plastic cap stamped "O'NEAL 6570" at the northeast corner of said JCKN tract, an easterly corner of said Lot 25-X, and being on the south line of Lot 23, Block A, King's Crossing Phase 1, an addition to the City of Parker, Collin County, Texas, recorded in Volume 2014, Page 54, P.R.C.C.T.;
11. **THENCE** North 89 degrees 28 minutes 17 seconds East, along the north line of said JCKN tract and the south line of said King's Crossing Phase 1 addition, a distance of 334.80 feet to a point in the apparent centerline of Lewis Lane and being point of curvature for a tangent curve to the left, having a radius of 304.84 feet;
12. **THENCE** in a northeasterly direction, continuing with said apparent centerline and along said along said curve through a central angle of 00 degrees 19 minutes 46 seconds, a chord which bears North 13 degrees 54 minutes 31 seconds East, a distance of 1.75 feet, an arc distance of 1.75 feet to a point for corner;
13. **THENCE** North 89 degrees 17 minutes 12 seconds East, along said apparent centerline, a distance of 1.52 feet to a point for corner;
14. **THENCE** North 00 degrees 30 minutes 35 seconds West, continuing along the apparent centerline of Lewis Lane a distance of 2,259.11 feet to a point on said south line of West Lucas Road;
15. **THENCE** North 89 degrees 13 minutes 31 seconds East, along said south line of West Lucas Road, a distance of 54.89 feet to the **POINT OF BEGINNING** and containing 5.328 acres (232,091 square feet) of land, more or less.

Parcel No. 2:

BEING 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as “Tract 1” and “Tract 2” as described in Warranty Deed to The Umphy Corporation (“Umphy – 1” tract and “Umphy – 2” tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres (94,195 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped “CBG SURVEYING” found on the north line of said Umphy – 1 tract, same being the southeast corner of Lot 14, Block A, Kings Crossing, Phase 3, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2022, Page 217, Plat Records, Collin County, Texas (P.R.C.C.T.), and being the southwest corner of Lot 19, Block M, Stinson Addition, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2017, Page 260, P.R.C.C.T.;

THENCE North 89 degrees 36 minutes 09 seconds West, along the north line of said Umphy – 1 tract and the south line of said Kings Crossing, Phase 3, a distance of 770.18 feet to a point for corner and at the **POINT OF BEGINNING** lying on the east right of way of Lewis Lane;

1. **THENCE** South 00 degrees 21 minutes 44 seconds West, along said proposed east line of Lewis Lane, a distance of 1,327.71 feet to a point for corner;
2. **THENCE** South 00 degrees 44 minutes 40 seconds, continuing along said proposed east line of Lewis Lane, a distance of 700.06 feet to a point for corner;
3. **THENCE** South 00 degrees 27 minutes 14 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 849.89 feet to a point for corner, and being a point of curvature for a tangent curve to the left, having a radius of 1408.26 feet;
4. **THENCE** in a southeasterly direction, continuing with said east line of Lewis and along said curve through a central angle of 06 degrees 06 minutes 07 seconds, a chord which bears South 04 degrees 26 minutes 49 seconds East, a distance of 149.91 feet, an arc distance of 149.96 feet to a point for corner;
5. **THENCE** South 08 degrees 59 minutes 02 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 569.34 feet to a point for corner, and being a point of curvature for a tangent curve to the right, having a radius of 2,409.88 feet;
6. **THENCE** in a southeasterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 42 seconds, a chord which bears South 06 degrees 46 minutes 44 seconds East, a distance of 214.23 feet, an arc distance of 214.30 feet to a point for corner;
7. **THENCE** South 03 degrees 15 minutes 31 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 324.08 feet to a point for corner, and being a point for curvature for a tangent curve to the right, having a radius of 1,759.25;
8. **THENCE** in a southwesterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 01 minutes 51 seconds, a chord which bears

South 00 degrees 08 minutes 37 seconds West, a distance of 154.42 feet, an arc distance of 154.47 feet to a point for corner;

9. **THENCE** South 04 degrees 30 minutes 07 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 191.15 feet to a point for corner lying on the north line of Lewis Lane as dedicated in the Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 10, Page 74, P.R.C.C.T.;
10. **THENCE** North 88 degrees 58 minutes 23 seconds East, along said dedicated north line of Lewis Lane, a distance of 6.35 feet, to a point for corner, same being the northwest corner of Lot 6, of said Kirkland Estates, and lying on the existing east right of way line of Lewis Lane;
11. **THENCE** South 04 degrees 52 minutes 41 seconds West, along the east line of Lewis Lane and the west line of said Kirkland Estates, a distance of 252.71 feet to a point for corner, same being a point of intersection on the west line of Lot 5 of said Kirkland Estates;
12. **THENCE** South 09 degrees 29 minutes 53 seconds East, along said east line of Lewis Lane and said west line of Kirkland Estates, a distance of 797.30 feet to point for corner lying on the south right of way line of Lewis Lane as dedicated in said corrected plat of Kirkland Estates, and lying on the north right of way line of Parker Road (variable width right of way, also know as Farm to Market Road 2514), from which a 5/8-inch found iron rod aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" bears South 50 degrees 47 minutes 59 seconds East, a distance of 18.93 feet;
13. **THENCE** South 88 degrees 30 minutes 37 seconds West, along said south line of Lewis Lane and said north line of Parker Road, a distance of 23.85 feet, to a point for corner on the approximate centerline of Lewis Lane;
14. **THENCE** North 09 degrees 43 minutes 51 seconds West, along said approximate centerline of Lewis Lane, a distance of 636.32 feet to a point for corner, same being a point of curvature for a non-tangent curve to the right, having a radius of 676.91 feet;
15. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and said curve through a central angle of 12 degrees 27 minutes 07 seconds, a chord which bears North 07 degrees 04 minutes 35 seconds West, a distance of 146.82 feet, an arc distance of 147.11 feet to a point for corner;
16. **THENCE** North 09 degrees 29 minutes 53 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 13.54 feet to a point for corner;
17. **THENCE** North 04 degrees 52 minutes 41 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 51.91 feet, to a point for corner;
18. **THENCE** North 04 degrees 30 minutes 07 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 393.89 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 1,744.25 feet;
19. **THENCE** in a northeasterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 31 minutes 49 seconds, a chord which bears North 00 degrees 53 minutes 50 seconds East, a distance of 198.69 feet, an arc distance of 198.80 feet to a point for corner;
20. **THENCE** North 03 degrees 15 minutes 31 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 323.84 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 2,394.88 feet;
21. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 35 seconds, a chord which bears North 06 degrees 46 minutes 51 seconds West, a distance of 212.81 feet, an arc distance of 212.88 feet to a point for corner;

22. **THENCE** North 08 degrees 59 minutes 02 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 569.58 feet to a point for corner, same being a point of curvature for a tangent curve to the right, having a radius of 1,423.26 feet;
23. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 07 minutes 11 seconds, a chord which bears North 04 degrees 26 minutes 46 seconds West, a distance of 151.94 feet, an arc distance of 152.02 feet to a point for corner;
24. **THENCE** North 00 degrees 44 minutes 40 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 700.65 feet to a point for corner;
25. **THENCE** North 00 degrees 21 minutes 44 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 1,233.55 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 74.26 feet;
26. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 49 degrees 18 minutes 47 seconds, a chord which bears North 20 degrees 48 minutes 33 seconds West, a distance of 61.96 feet, an arc distance of 74.26 feet to a point for corner;
27. **THENCE** North 00 degrees 00 minutes 00 seconds East, departing said approximate centerline of Lewis Lane, and over and across said Lewis Lane, a distance of 35.84 feet to a point for corner on the projected south line of said Kings Crossing, Phase 3, and on a south line of Lewis Lane as dedicated in said Volume 2022, Page 217, P.R.C.C.T.;
28. **THENCE** North 89 degrees 36 minutes 09 seconds East, along said projected south line of Kings Crossing, Phase 3, passing at a distance of 20.87 a 5/8 inch iron rod with plastic cap stamped "ADAMS" found for the southwest corner of Lot 17, Block A, of said Kings Crossing, Phase 3, continuing in all a total distance of 37.61 feet to the **POINT OF BEGINNING** and containing 2.162 acres (94,195 square feet) of land, more or less.

Those wishing to speak FOR or AGAINST this annexation are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas, 75002, email tkimball@lucastexas.us and it will be presented at the public hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.

ORDINANCE NO. 2026-06-01048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, DISANNEXING THE TRACTS OF LAND DESCRIBED IN EXHIBITS “A” FROM THE CITY OF LUCAS; PROVIDING THAT THE CITY OF LUCAS RELINQUISHES ANY AND ALL EXTRATERRITORIAL JURISDICTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code Chapter 43, subchapter G provides state law and the City of Lucas Home rule Charter provides procedure for disannexation of territory from municipal boundaries; and

WHEREAS, the City of Lucas and the City of Parker share a common boundary line along Lewis Lane; and

WHEREAS, maintenance of Lewis Lane has been complicated due to the City of Lucas and City of Parker annexations along the roadway, and

WHEREAS, it is the desire of the City of Lucas to disannex the tracts of land described in Exhibits “A” and to relinquish any and all extraterritorial jurisdiction it may have in and to said tracts for the sole purpose of such tracts being annexed into the City of Parker.

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

SECTION 1. The City Council finds that the best interest and welfare of the general public of the City of Lucas will be served by disannexing the said tracts of land so that the same may be annexed by the City of Parker and by the relinquishment of extraterritorial jurisdiction of said tracts.

SECTION 2. That the following described tracts of land be, and the same are hereby, disannexed and discontinued as a part of the City of Lucas so that the same will no longer be a part of the City of Lucas for any purpose whatsoever, said tracts of land being more particularly described in Exhibits “A” attached hereto and made a part hereof for all purposes.

SECTION 3. The City of Lucas hereby relinquishes any and all extraterritorial jurisdiction that it has or may have under the provisions of Chapter 42 of the Texas Local Government Code, and, upon passage of this Ordinance, the said City of Lucas shall no longer have or exercise any right, jurisdiction or control over the above described tracts of land.

SECTION 4. These tracts of land are being disannexed solely so that they may be annexed into and become a part of the City of Parker, Texas, and should any other City annex or attempt to annex any part of said tracts, this disannexation and waiver of extraterritorial jurisdiction shall be null and void and of no further force or effect.

SECTION 5. That the official map of the City of Lucas shall hereby be amended to reflect the territory disannexed from the City of Lucas.

SECTION 6. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. That all Ordinances of the City of Lucas, Texas, in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 8. This Ordinance shall take effect upon its passage and the publication of the caption, as the law and charter in such cases provide.

DULY APPROVED AND PASSED by the City Council of the City of Lucas, Texas, ____ on the _____ day of _____, 2026.

APPROVED:

Dusty Kuykendall, Mayor

ATTEST:

Toshia Kimball, City Secretary

APPROVED AS TO FORM:

By: _____
Joseph J. Gorfida, Jr. City Attorney

(cgm/4935-6649-4132/6-9-26)

EXHIBIT "A"
Lewis Lane – Deannexation Parcel No. 1

BEING 5.328 acres (232,091 square feet) of land, situated in the Ann. S. Hurt Survey, Abstract Number 428, City of Lucas, Collin County, Texas, and being a part of Lewis Lane as dedicated in the Amended Final Plat of the Estates at Austin Trail, Phase I, an addition to the City of Lucas, recorded in Volume N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of that certain called 0.994 acre tract of land described in General Warranty Deed to Jason J. Palmer and Candace B. Palmer, Trustees of the JCKN Legacy Trust ("JCKN" tract), recorded in Instrument Number 2024000091557, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that certain called 1.162 acre tract of land described in General Warranty Deed to Kings Crossing Homeowner's Association, Inc. ("HOA" tract), recorded in Instrument Number 2024000125818, O.P.R.C.C.T., and being all of that certain tract of land described in Easement to the County of Collin recorded in Volume 3501, Page 134, Deed Records, Collin County, Texas (D.R.C.C.T.), and also being all of that certain tract of land described in Grant of Easement to the City of Lucas recorded in Volume 5054, Page 4740, D.R.C.C.T., said 5.328 acres (232,091 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Lot 2, Block B, of said Estates at Austin Trail, Phase I, same being the northwest corner of Lot 1, Block B, Estates at Austin Trail, Phase II, an addition to the City of Lucas, Collin County, Texas, recorded in Volume P, Page 437, P.R.C.C.T., and lying on the south right of way line of West Lucas Road (also known as Farm to Market Road 263), from which a found 5/8 inch iron rod with plastic cap stamped "BURY & PARTNERS" at the most westerly north corner of said Lot 1, bears North 89 degrees 13 minutes 31 seconds East, a distance of 285.13 feet;

THENCE South 89 degrees 13 minutes 31 seconds West, along the north line of said Lot 2 and said south right of way line of West Lucas Road, a distance of 174.62 feet to a point for corner and at the POINT OF BEGINNING lying on the east right of way of Lewis Lane, and being beginning of a tangent curve to the left, having a radius 20.00 feet;

1. THENCE in a southwesterly direction, continuing along the east right of way line of Lewis Lane and along said curve through a central angle of 89 degrees 44 minutes 13 seconds, a chord which bears South 44 degrees 21 minutes 26 seconds West, a distance of 28.22 feet, an arc distance of 31.32 feet, to a point;
2. THENCE South 00 degrees 30 minutes 36 seconds East, along said east line of Lewis Lane, a distance of 2,175.05 to a point of curvature for a tangent curve to the right having a radius of 335.00 feet;
3. THENCE in a southwesterly direction, continuing with said east line of Lewis Lane and along said curve through a central angle of 33 degrees 20 minutes 47 seconds, a chord which bears South 16 degrees 09 minutes 48 seconds West, a distance of 192.23 feet, an arc distance of 194.97 feet to a point for corner;

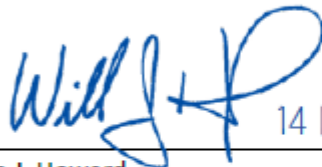
Page 1 of 10
2223-EX1

4. **THENCE** South 32 degrees 50 minutes 12 seconds West, continuing along said east line of Lewis Lane, a distance of 116.91 feet to a point of curvature for a tangent curve to the right, having a radius of 237.53 feet;
5. **THENCE** in a southeasterly direction, along the south line of said Estates at Austin Trail, Phase I, and along said curve through a central angle of 01 degrees 51 minutes 44 seconds, a chord which bears South 40 degrees 24 minutes 42 seconds East, a distance of 7.72 feet, an arc distance of 7.72 feet, to a point for corner;
6. **THENCE** South 32 degrees 36 minutes 53 seconds West, continuing along said east line of Lewis Lane, a distance of 265.91 feet, to a point of curvature for a tangent curve to the curve to the left, having a radius of 489.52 feet;
7. **THENCE** in a southwesterly direction, continuing along said east line of Lewis Lane and along said curve through a central angle of 17 degrees 05 minutes 23 seconds, a chord which bears South 24 degrees 36 minutes 47 seconds West, a distance of 145.47 feet, an arc distance of 146.01 feet to a point, to a point for corner;
8. **THENCE** South 01 degrees 01 minutes 25 seconds East, along said east line of Lewis Lane, a distance of 738.21 feet, to a point for corner;
9. **THENCE** South 89 degrees 33 minutes 39 seconds West, over and across said Lewis Lane, a distance of 45.00 feet to a point in the apparent centerline of Lewis Lane as depicted in the Final Plat of King's Crossing Phase 4, an addition to the City of Parker, Collin County, Texas, recorded in Instrument Number 20170802010003680, P.R.C.C.T.;
10. **THENCE** North 01 degrees 01 minutes 32 seconds West, along said apparent centerline of Lewis Lane, the east line of Lot 25-X, Block F, Kings Crossing Phase 5, an addition to the City of Paker, Collin County, Texas, recorded in Instrument Number 2023010000566, P.R.C.C.T., the west line of said HOA tract, and the west line of said JCKN tract, and continuing in all a total distance of 1,314.18 feet to a 1/2 inch iron rod with plastic cap stamped "O'NEAL 6570" at the northeast corner of said JCKN tract, an easterly corner of said Lot 25-X, and being on the south line of Lot 23, Block A, King's Crossing Phase 1, an addition to the City of Parker, Collin County, Texas, recorded in Volume 2014, Page 54, P.R.C.C.T.;
11. **THENCE** North 89 degrees 28 minutes 17 seconds East, along the north line of said JCKN tract and the south line of said King's Crossing Phase 1 addition, a distance of 334.80 feet to a point in the apparent centerline of Lewis Lane and being point of curvature for a tangent curve to the left, having a radius of 304.84 feet;

12. **THENCE** in a northeasterly direction, continuing with said apparent centerline and along said along said curve through a central angle of 00 degrees 19 minutes 46 seconds, a chord which bears North 13 degrees 54 minutes 31 seconds East, a distance of 1.75 feet, an arc distance of 1.75 feet to a point for corner;
13. **THENCE** North 89 degrees 17 minutes 12 seconds East, along said apparent centerline, a distance of 1.52 feet to a point for corner;
14. **THENCE** North 00 degrees 30 minutes 35 seconds West, continuing along the apparent centerline of Lewis Lane a distance of 2,259.11 feet to a point on said south line of West Lucas Road;
15. **THENCE** North 89 degrees 13 minutes 31 seconds East, along said south line of West Lucas Road, a distance of 54.89 feet to the **POINT OF BEGINNING** and containing 5.328 acres (232,091 square feet) of land, more or less.

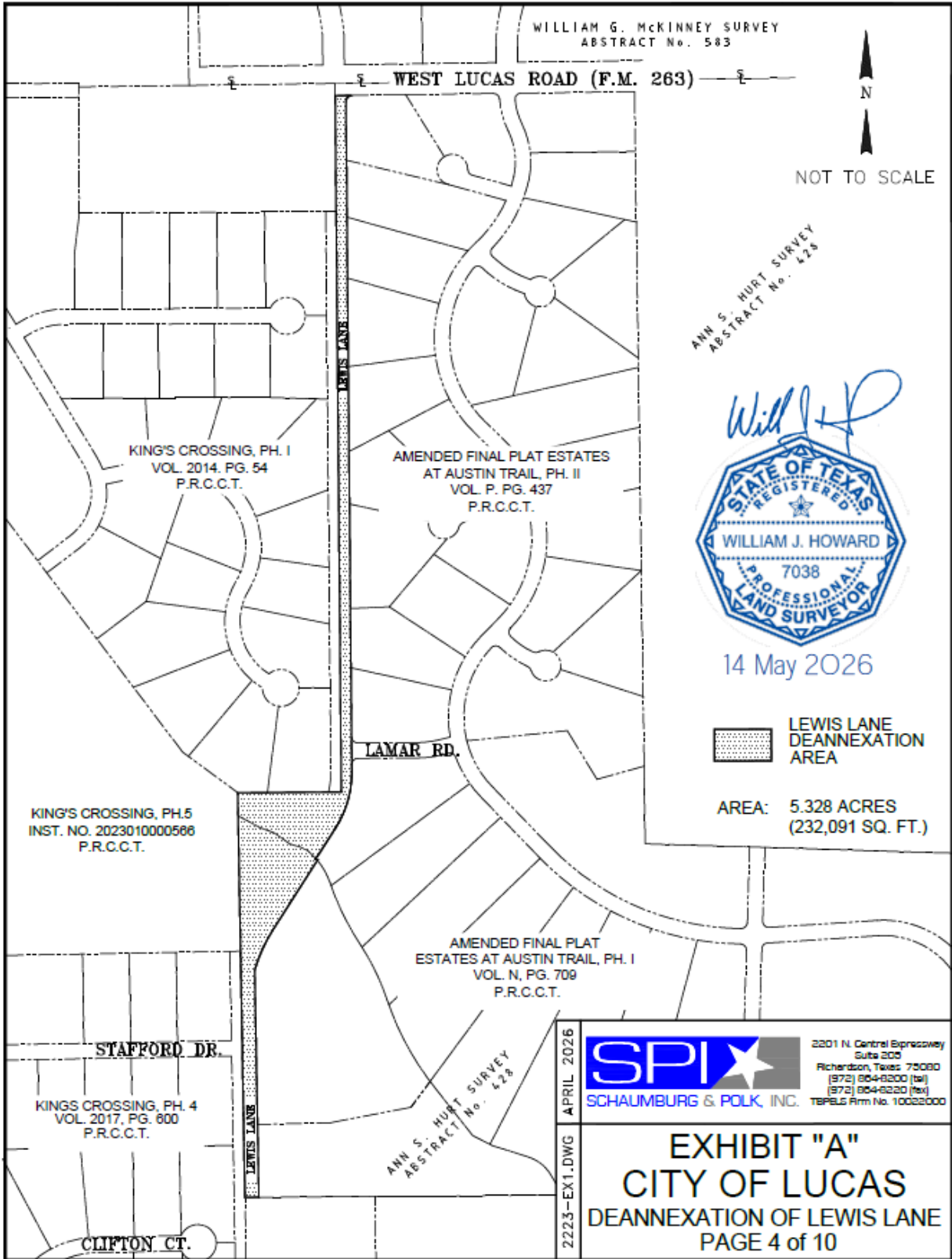
General Notes:

1. The basis of bearing is The Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD83), 2011 Adjustment, Epoch 2010. Coordinates and distances shown are in surface and can be converted to grid by dividing by the Surface Adjustment Factor of 1.00015721. Unit of measure is US Survey Foot.
2. This metes and bounds description is accompanied by an exhibit of even date.
3. This survey was done without the benefit of a title commitment. Schaumburg & Polk, Inc. did not abstract title on these properties for easements, rights of way, nor any other encumbrances.
4. Field surveys were completed in April 2026.

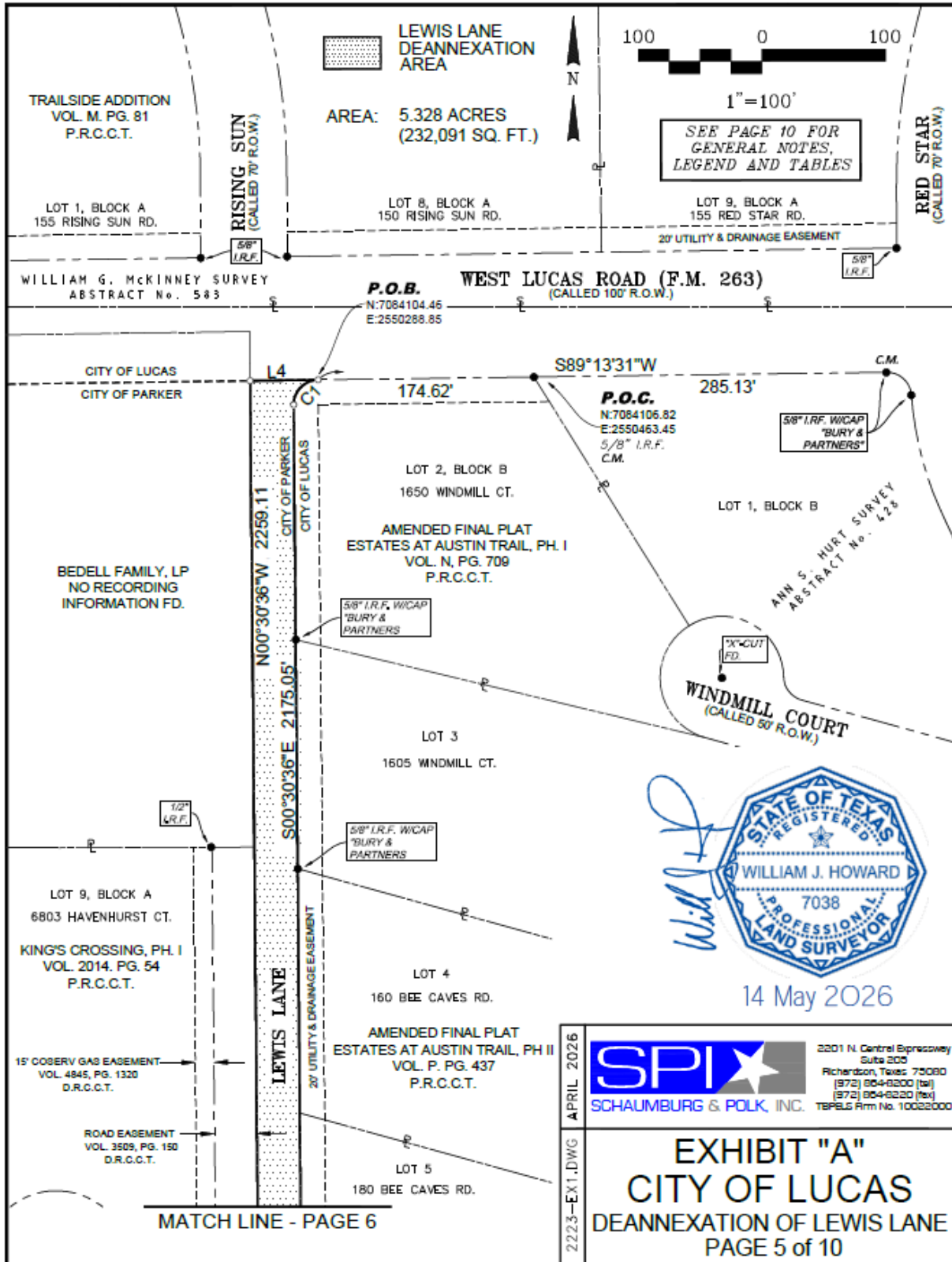
 14 May 2026

William J. Howard Date
 Registered Professional Land Surveyor No. 7038
 Schaumburg & Polk, Inc.
 2201 N. Central Expressway
 Suite 205
 Richardson, TX 75080
 (972) 864-8200
 TBPELS Surveying Firm No. 1002200

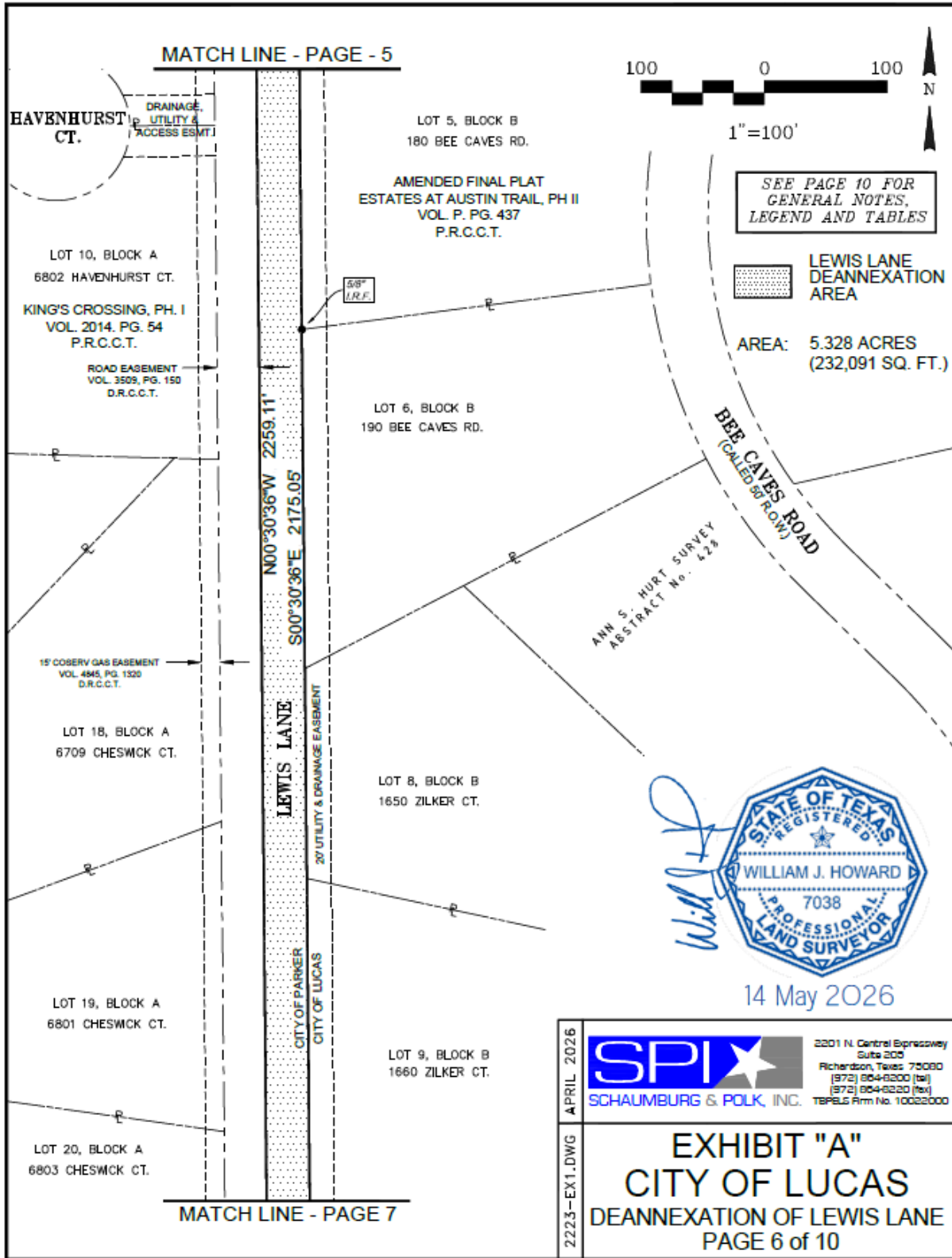




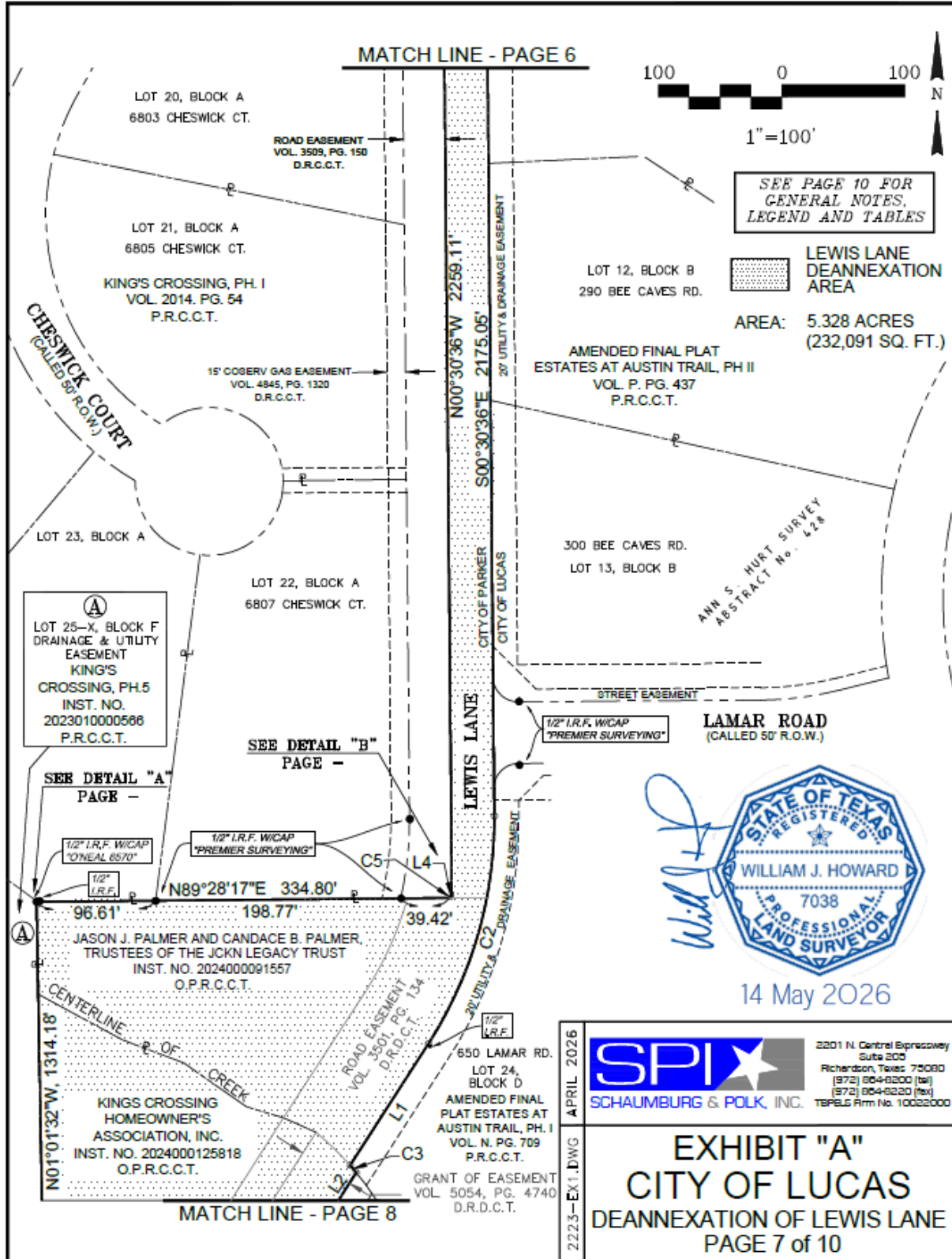
City of Lucas
 Ordinance 2026-06-01048
 Approved: June 18, 2026



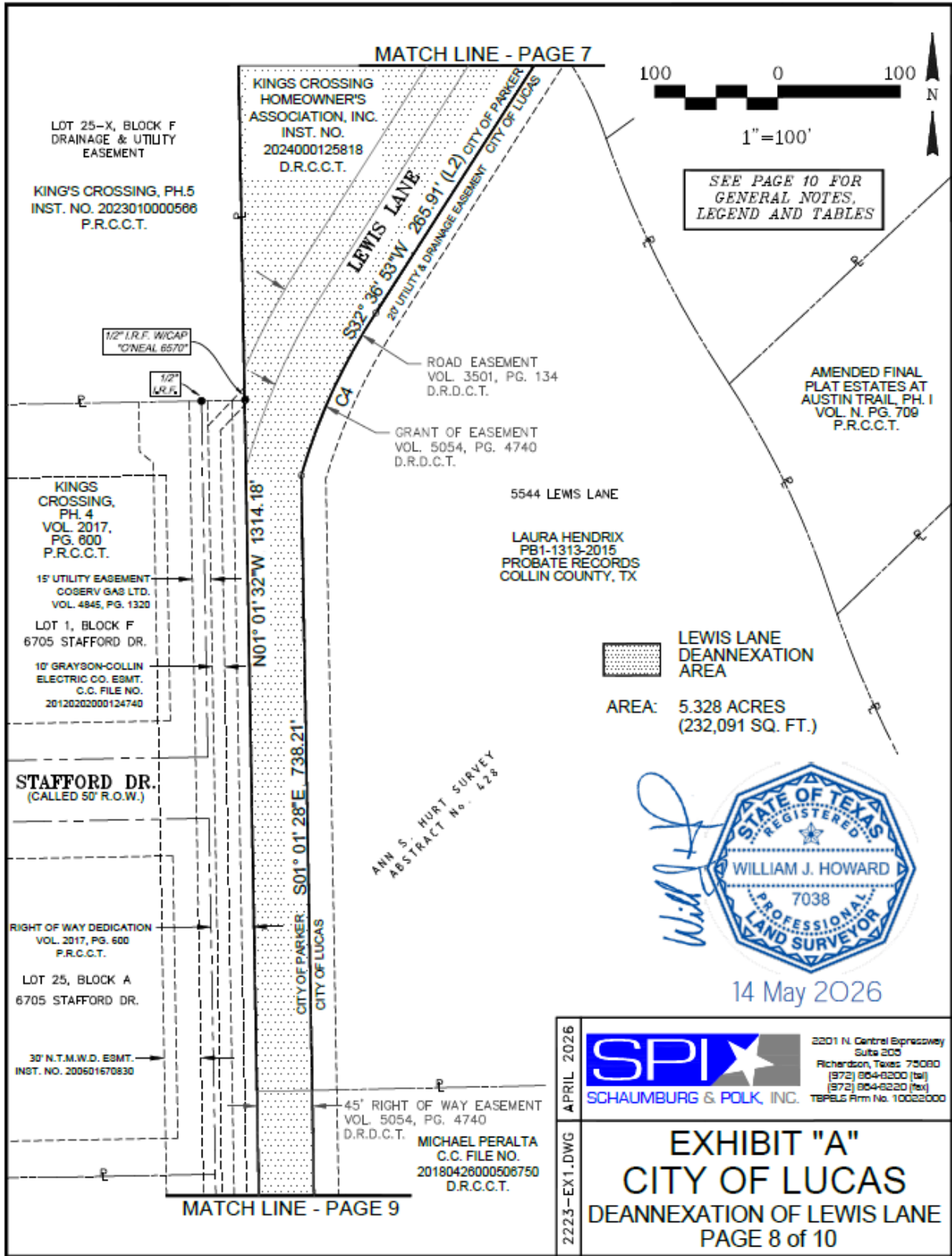
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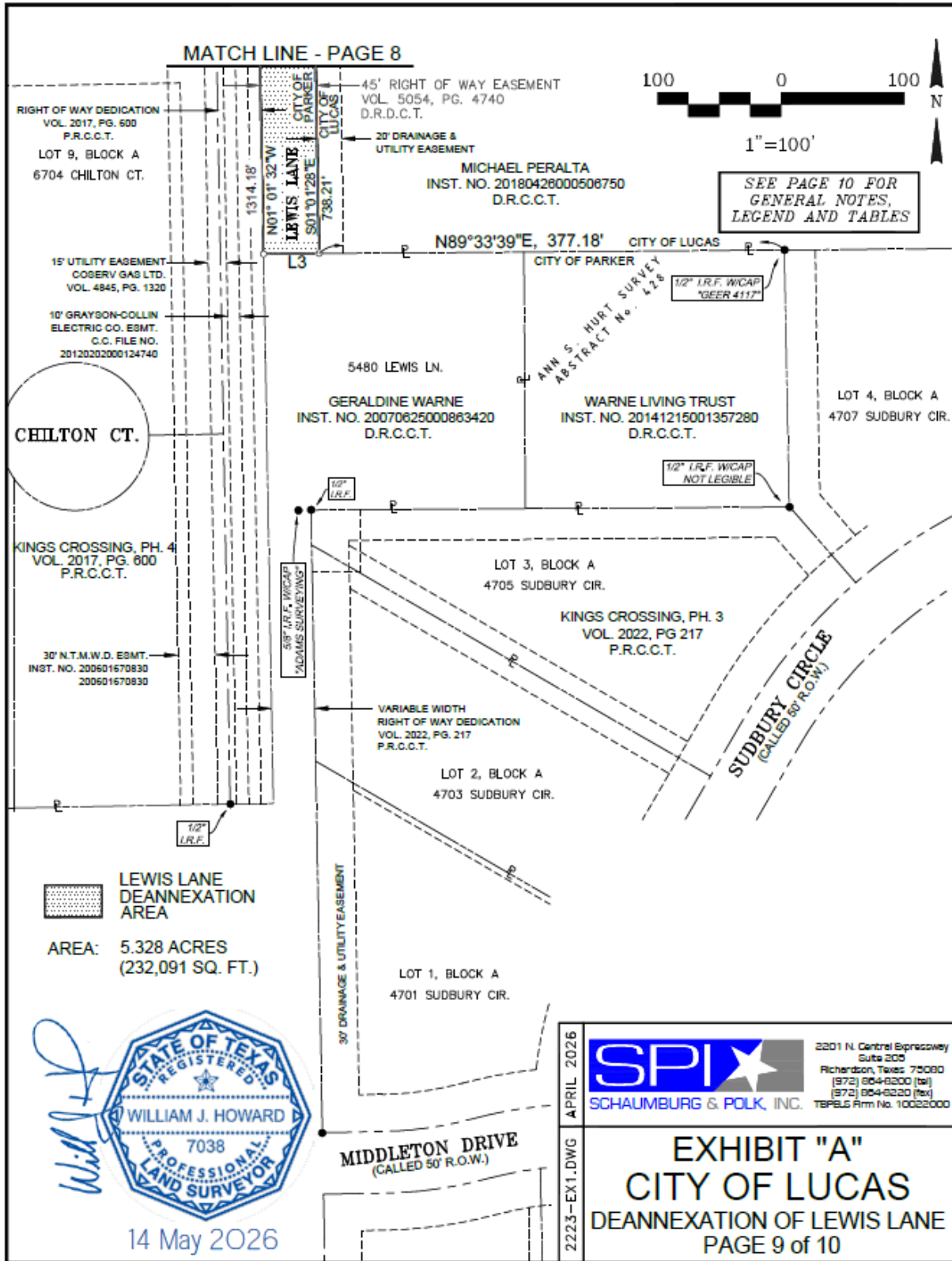
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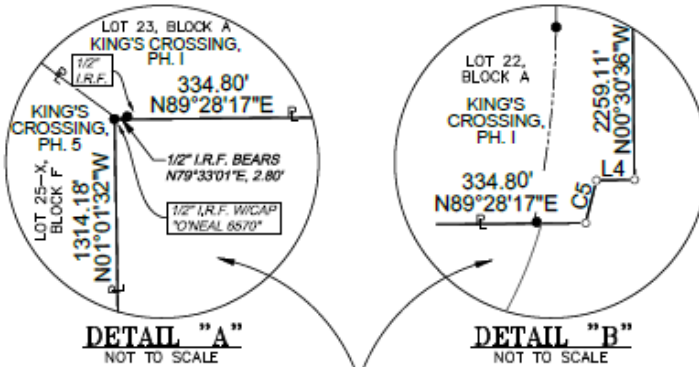
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Ordinance 2026-06-01048
Approved: June 18, 2026



City of Lucas
Ordinance 2026-06-01048
Approved: June 18, 2026

CURVE TABLE					
CURVE #	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	20.00'	31.32'	89° 44' 13"	S44° 21' 26"W	28.22'
C2	335.00'	194.97'	33° 20' 47"	S16° 09' 48"W	192.23'
C3	237.53'	7.72'	1° 51' 44"	S40° 24' 42"E	7.72'
C4	489.52'	148.01'	17° 05' 23"	S24° 38' 47"W	145.47'
C5	304.84'	1.75'	0° 19' 46"	N13° 54' 31"E	1.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S32°50'12"W	116.91'
L2	S32°38'53"W	285.91'
L3	S89°33'39"W	45.00'
L4	N89°17'12"E	1.52'
L5	N89°13'31"E	54.89'



JASON J. PALMER AND CANDACE B. PALMER,
TRUSTEES OF THE JCKN LEGACY TRUST
INST. NO. 2024000091557
O.P.R.C.C.T.

GENERAL NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. COORDINATES AND DISTANCES SHOWN ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015721. UNIT MEASURE IS US SURVEY FOOT.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SCHAUMBURG & POLK, INC. DID NOT ABSTRACT THIS PROPERTY FOR EASEMENTS, RIGHTS OF WAY, NOR ANY OTHER ENCUMBRANCES.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- I.R.F. = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- ▬ = PROPERTY LINE
- = SURVEY LINE
- = DENOTES MONUMENT AS DESCRIBED
- = DENOTES POINT FOR CORNER
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS



14 May 2026

2223-EX1.DWG

SPI
SCHAUMBURG & POLK, INC.

2201 N. Central Expressway
Suite 300
Richardson, Texas 75080
(972) 854-8200 (toll)
(972) 854-8220 (fax)
TSPSLE Firm No. 10022000

EXHIBIT "A"
CITY OF LUCAS
DEANNEXATION OF LEWIS LANE
PAGE 10 of 10

APRIL 2026

City of Lucas
Ordinance 2026-06-01048
Approved: June 18, 2026

EXHIBIT "A"
Lewis Lane – Deannexation Parcel No. 2

BEING 2.162 acres (94,195 square feet) of land, situated in the Lewis P. Turner Survey, Abstract Number 901, and in the Martin Hearn Survey, Abstract Number 426, City of Lucas, Collin County, Texas, and being a portion of those certain tracts of land known as "Tract 1" and "Tract 2" as described in Warranty Deed to The Umphy Corporation ("Umphy – 1" tract and "Umphy – 2" tract), recorded in Instrument Number 20071231001715950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a portion of Lewis Lane as dedicated in that plat of Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, recorded in Volume L, Page 242, Plat Records, Collin County, Texas (P.R.C.C.T.), and being all of Lewis Lane (20 foot wide right of way) as dedicated in that Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, recorded in Volume 10, Page 74, P.R.C.C.T., said 2.162 acres (94,195 square feet) tract of land, being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "CBG SURVEYING" found on the north line of said Umphy – 1 tract, same being the southeast corner of Lot 14, Block A, Kings Crossing, Phase 3, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2022, Page 217, Plat Records, Collin County, Texas (P.R.C.C.T.), and being the southwest corner of Lot 19, Block M, Stinson Addition, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 2017, Page 260, P.R.C.C.T.;

THENCE North 89 degrees 36 minutes 09 seconds West, along the north line of said Umphy – 1 tract and the south line of said Kings Crossing, Phase 3, a distance of 770.18 feet to a point for corner and at the **POINT OF BEGINNING** lying on the east right of way of Lewis Lane;

1. **THENCE** South 00 degrees 21 minutes 44 seconds West, along said proposed east line of Lewis Lane, a distance of 1,327.71 feet to a point for corner;
2. **THENCE** South 00 degrees 44 minutes 40 seconds, continuing along said proposed east line of Lewis Lane, a distance of 700.06 feet to a point for corner;
3. **THENCE** South 00 degrees 27 minutes 14 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 849.89 feet to a point for corner, and being a point of curvature for a tangent curve to the left, having a radius of 1408.26 feet;

4. **THENCE** in a southeasterly direction, continuing with said east line of Lewis and along said curve through a central angle of 06 degrees 06 minutes 07 seconds, a chord which bears South 04 degrees 26 minutes 49 seconds East, a distance of 149.91 feet, an arc distance of 149.96 feet to a point for corner;
5. **THENCE** South 08 degrees 59 minutes 02 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 569.34 feet to a point for corner, and being a point of curvature for a tangent curve to the right, having a radius of 2,409.88 feet;
6. **THENCE** in a southeasterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 42 seconds, a chord which bears South 06 degrees 46 minutes 44 seconds East, a distance of 214.23 feet, an arc distance of 214.30 feet to a point for corner;
7. **THENCE** South 03 degrees 15 minutes 31 seconds East, continuing along said proposed east line of Lewis Lane, a distance of 324.08 feet to a point for corner, and being a point for curvature for a tangent curve to the right, having a radius of 1,759.25;
8. **THENCE** in a southwesterly direction, continuing along said proposed east line of Lewis Lane and along said curve through a central angle of 05 degrees 01 minutes 51 seconds, a chord which bears South 00 degrees 08 minutes 37 seconds West, a distance of 154.42 feet, an arc distance of 154.47 feet to a point for corner;
9. **THENCE** South 04 degrees 30 minutes 07 seconds West, continuing along said proposed east line of Lewis Lane, a distance of 191.15 feet to a point for corner lying on the north line of Lewis Lane as dedicated in the Corrected Plat of Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, as recorded in Volume 10, Page 74, P.R.C.C.T.;
10. **THENCE** North 88 degrees 58 minutes 23 seconds East, along said dedicated north line of Lewis Lane, a distance of 6.35 feet, to a point for corner, same being the northwest corner of Lot 6, of said Kirkland Estates, and lying on the existing east right of way line of Lewis Lane;
11. **THENCE** South 04 degrees 52 minutes 41 seconds West, along the east line of Lewis Lane and the west line of said Kirkland Estates, a distance of 252.71 feet to a point for corner, same being a point of intersection on the west line of Lot 5 of said Kirkland Estates;

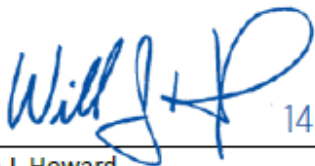
12. **THENCE** South 09 degrees 29 minutes 53 seconds East, along said east line of Lewis Lane and said west line of Kirkland Estates, a distance of 797.30 feet to point for corner lying on the south right of way line of Lewis Lane as dedicated in said corrected plat of Kirkland Estates, and lying on the north right of way line of Parker Road (variable width right of way, also know as Farm to Market Road 2514), from which a 5/8-inch found iron rod aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" bears South 50 degrees 47 minutes 59 seconds East, a distance of 18.93 feet;
13. **THENCE** South 88 degrees 30 minutes 37 seconds West, along said south line of Lewis Lane and said north line of Parker Road, a distance of 23.85 feet, to a point for corner on the approximate centerline of Lewis Lane;
14. **THENCE** North 09 degrees 43 minutes 51 seconds West, along said approximate centerline of Lewis Lane, a distance of 636.32 feet to a point for corner, same being a point of curvature for a non-tangent curve to the right, having a radius of 676.91 feet;
15. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and said curve through a central angle of 12 degrees 27 minutes 07 seconds, a chord which bears North 07 degrees 04 minutes 35 seconds West, a distance of 146.82 feet, an arc distance of 147.11 feet to a point for corner;
16. **THENCE** North 09 degrees 29 minutes 53 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 13.54 feet to a point for corner;
17. **THENCE** North 04 degrees 52 minutes 41 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 51.91 feet, to a point for corner;
18. **THENCE** North 04 degrees 30 minutes 07 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 393.89 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 1,744.25 feet;
19. **THENCE** in a northeasterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 31 minutes 49 seconds, a chord which bears North 00 degrees 53 minutes 50 seconds East, a distance of 198.69 feet, an arc distance of 198.80 feet to a point for corner;

20. **THENCE** North 03 degrees 15 minutes 31 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 323.84 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 2,394.88 feet;
21. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 05 degrees 05 minutes 35 seconds, a chord which bears North 06 degrees 46 minutes 51 seconds West, a distance of 212.81 feet, an arc distance of 212.88 feet to a point for corner;
22. **THENCE** North 08 degrees 59 minutes 02 seconds West, continuing along said approximate centerline of Lewis Lane, a distance of 569.58 feet to a point for corner, same being a point of curvature for a tangent curve to the right, having a radius of 1,423.26 feet;
23. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 06 degrees 07 minutes 11 seconds, a chord which bears North 04 degrees 26 minutes 46 seconds West, a distance of 151.94 feet, an arc distance of 152.02 feet to a point for corner;
24. **THENCE** North 00 degrees 44 minutes 40 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 700.65 feet to a point for corner;
25. **THENCE** North 00 degrees 21 minutes 44 seconds East, continuing along said approximate centerline of Lewis Lane, a distance of 1,233.55 feet to a point for corner, same being a point of curvature for a tangent curve to the left, having a radius of 74.26 feet;
26. **THENCE** in a northwesterly direction, continuing along said approximate centerline of Lewis Lane and along said curve through a central angle of 49 degrees 18 minutes 47 seconds, a chord which bears North 20 degrees 48 minutes 33 seconds West, a distance of 61.96 feet, an arc distance of 74.26 feet to a point for corner;
27. **THENCE** North 00 degrees 00 minutes 00 seconds East, departing said approximate centerline of Lewis Lane, and over and across said Lewis Lane, a distance of 35.84 feet to a point for corner on the projected south line of said Kings Crossing, Phase 3, and on a south line of Lewis Lane as dedicated in said Volume 2022, Page 217, P.R.C.C.T.;

28. **THENCE** North 89 degrees 36 minutes 09 seconds East, along said projected south line of Kings Crossing, Phase 3, passing at a distance of 20.87 a 5/8 inch iron rod with plastic cap stamped "ADAMS" found for the southwest corner of Lot 17, Block A, of said Kings Crossing, Phase 3, continuing in all a total distance of 37.61 feet to the **POINT OF BEGINNING** and containing 2.162 acres (94,195 square feet) of land, more or less.

General Notes:

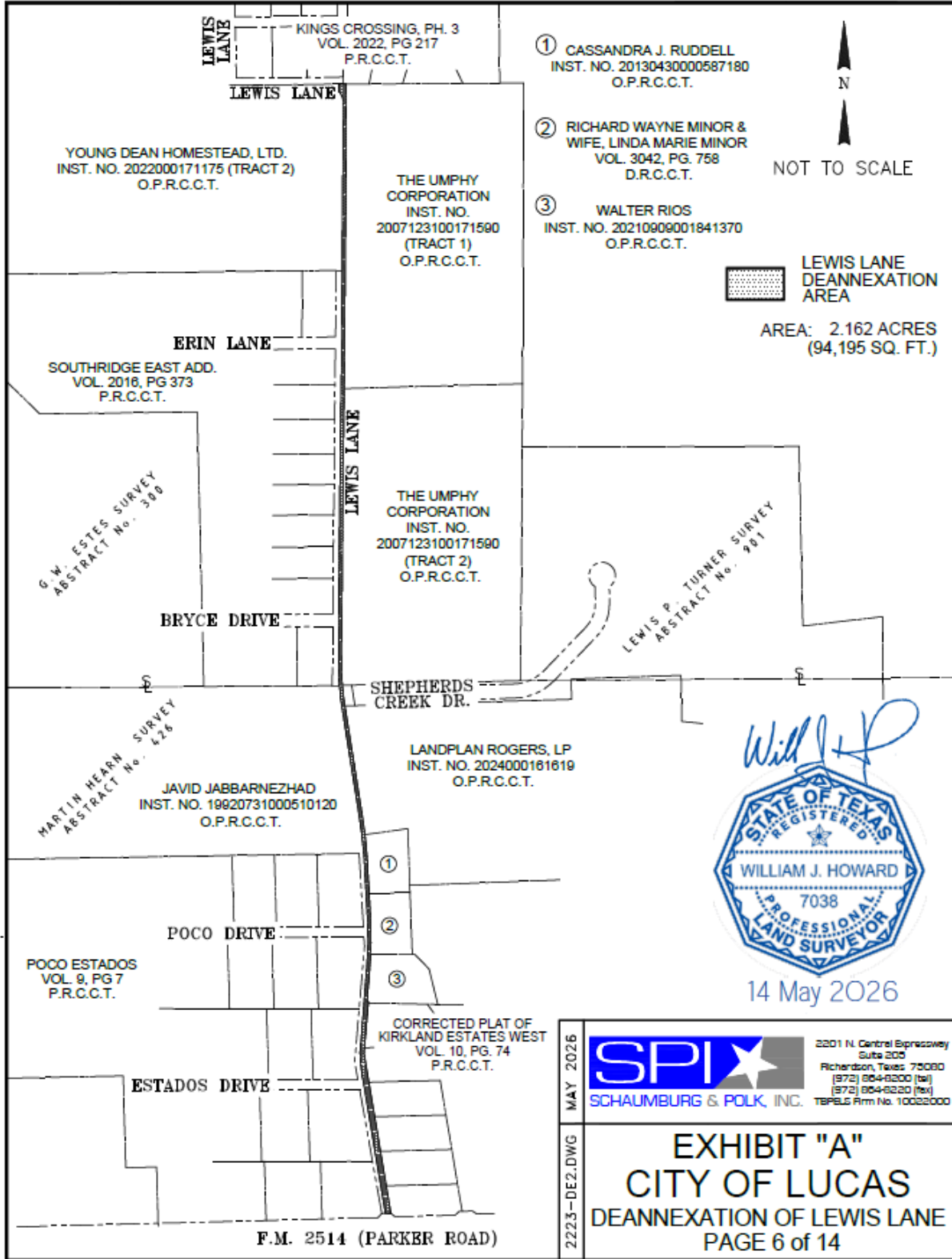
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2. This metes and bounds description is accompanied by an exhibit of even date.
3. This survey was done without the benefit of title commitment. Schaumburg & Polk, Inc. did not abstract title on these properties for easements, rights of way, nor any other encumbrances.
4. Field surveys were completed in April 2026.



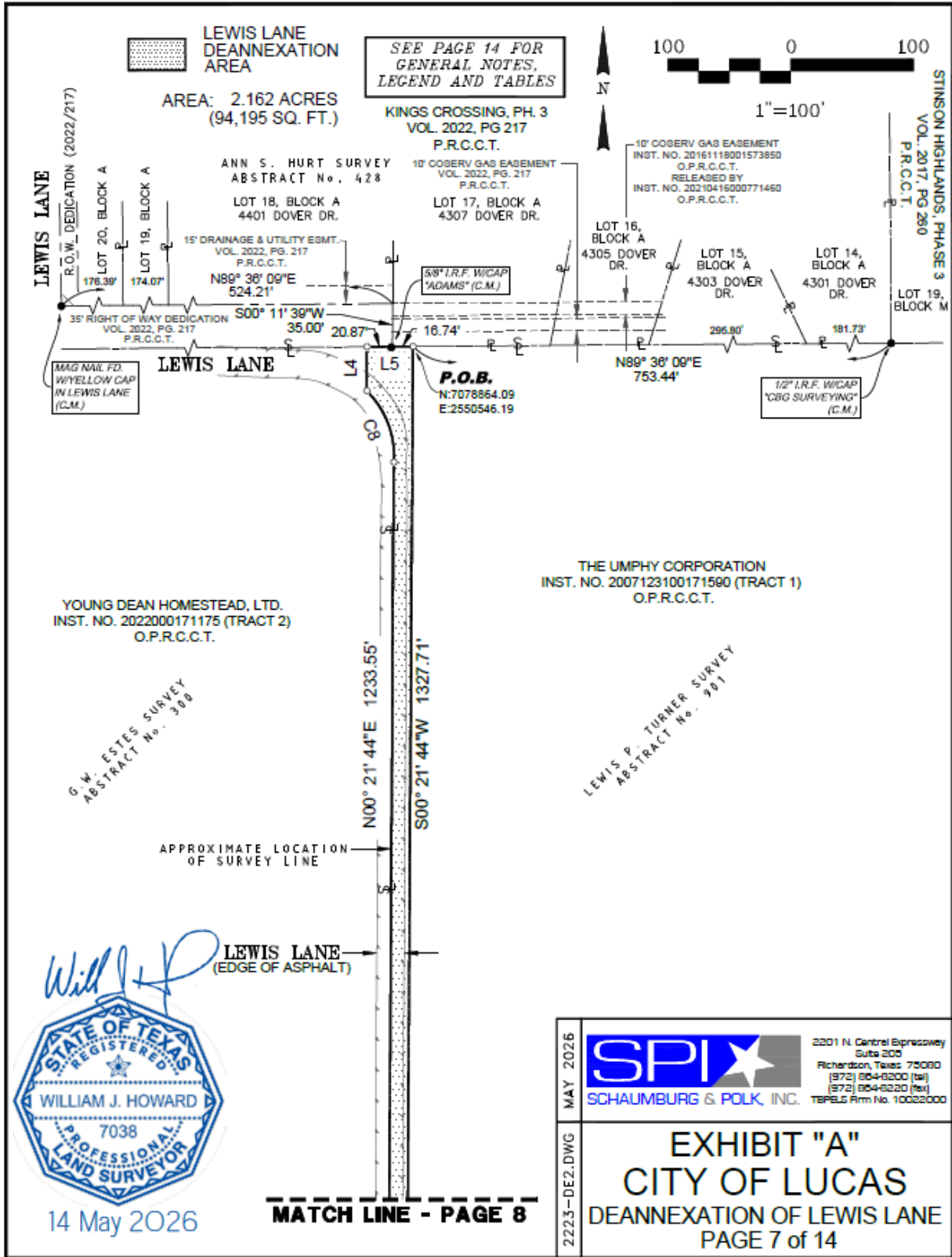
14 May 2026

William J. Howard Date
Registered Professional Land Surveyor No. 7038
Schaumburg & Polk, Inc.
2201 N. Central Expressway
Suite 205
Richardson, TX 75080
(972) 864-8200
TBPELS Surveying Firm No. 1002200



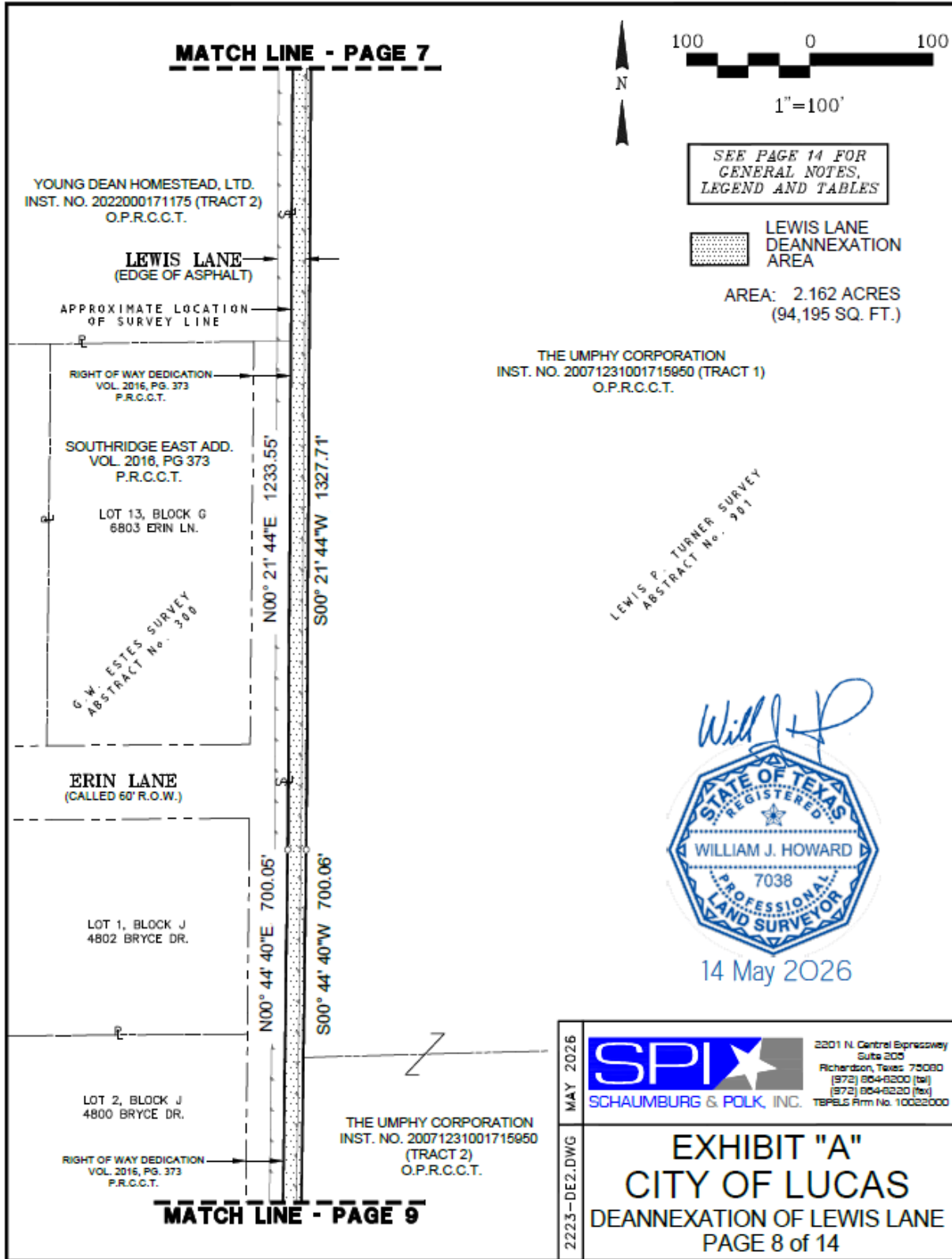


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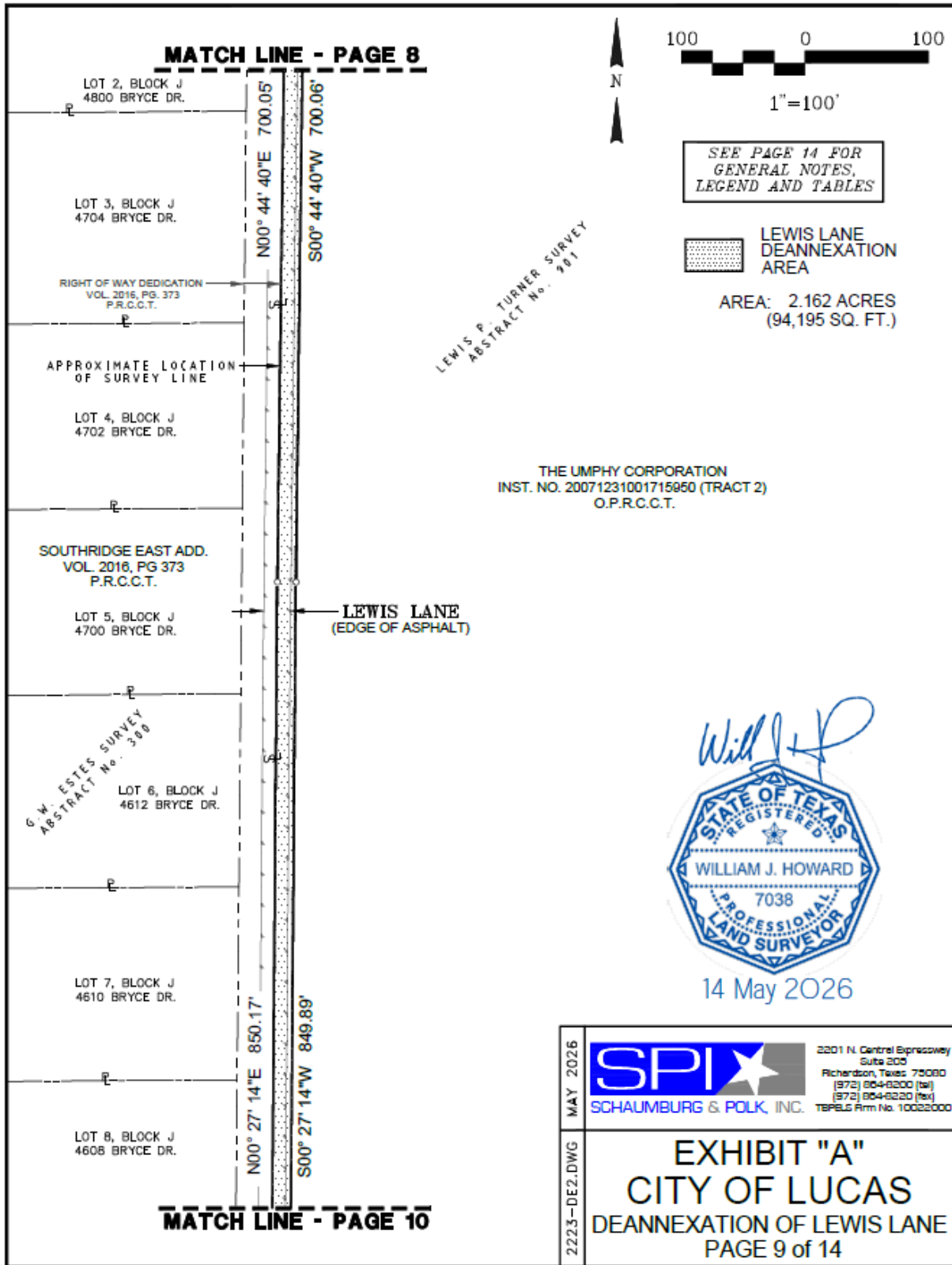


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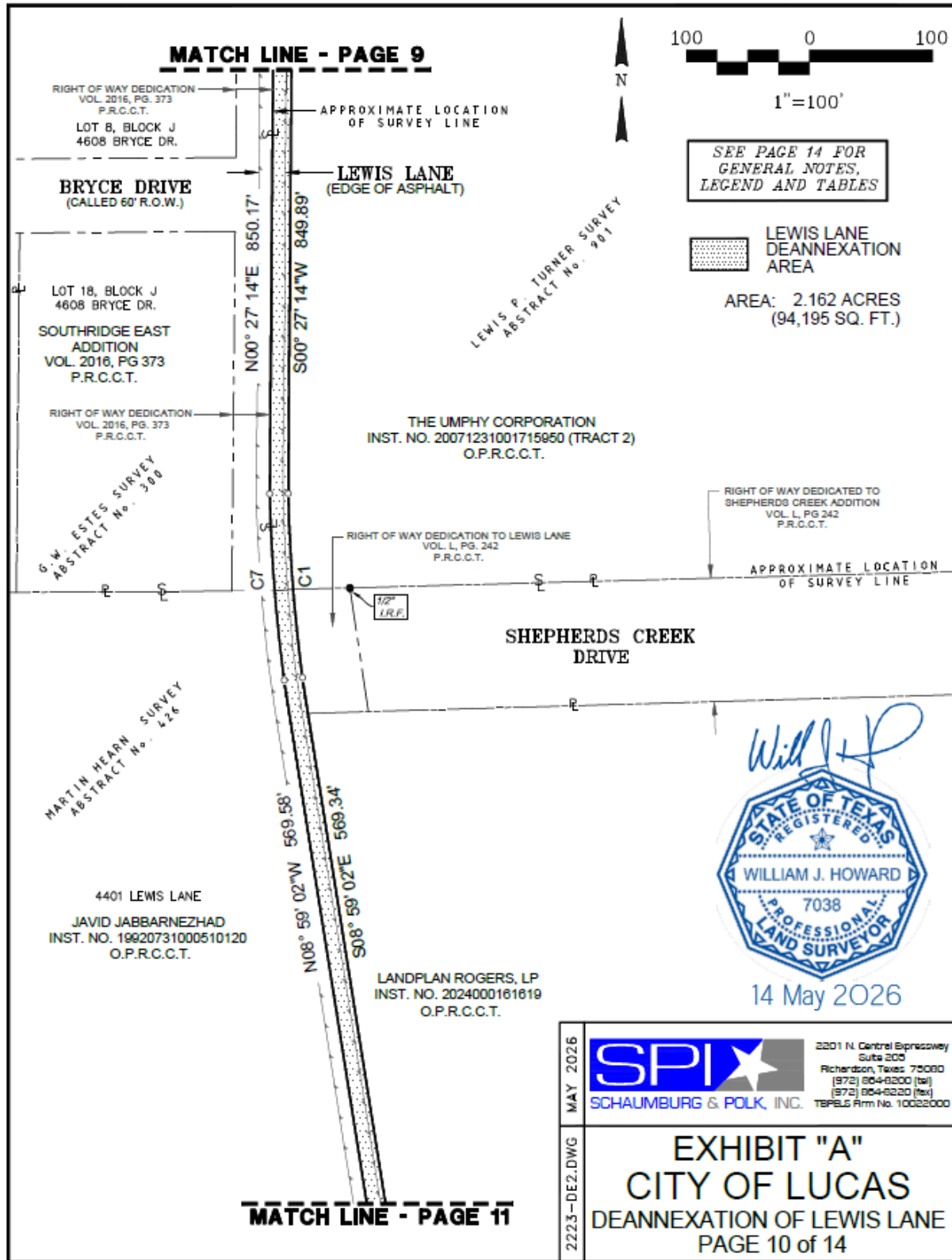
MAY 2026		2201 N. Central Expressway Suite 200 Richardson, Texas 75080 (972) 864-6200 (cell) (972) 864-6220 (fax) TBP&L Firm No. 10022000
		SCHAUMBURG & POLK, INC. EXHIBIT "A" CITY OF LUCAS DEANNEXATION OF LEWIS LANE PAGE 7 of 14
2223-DE2.DWG		



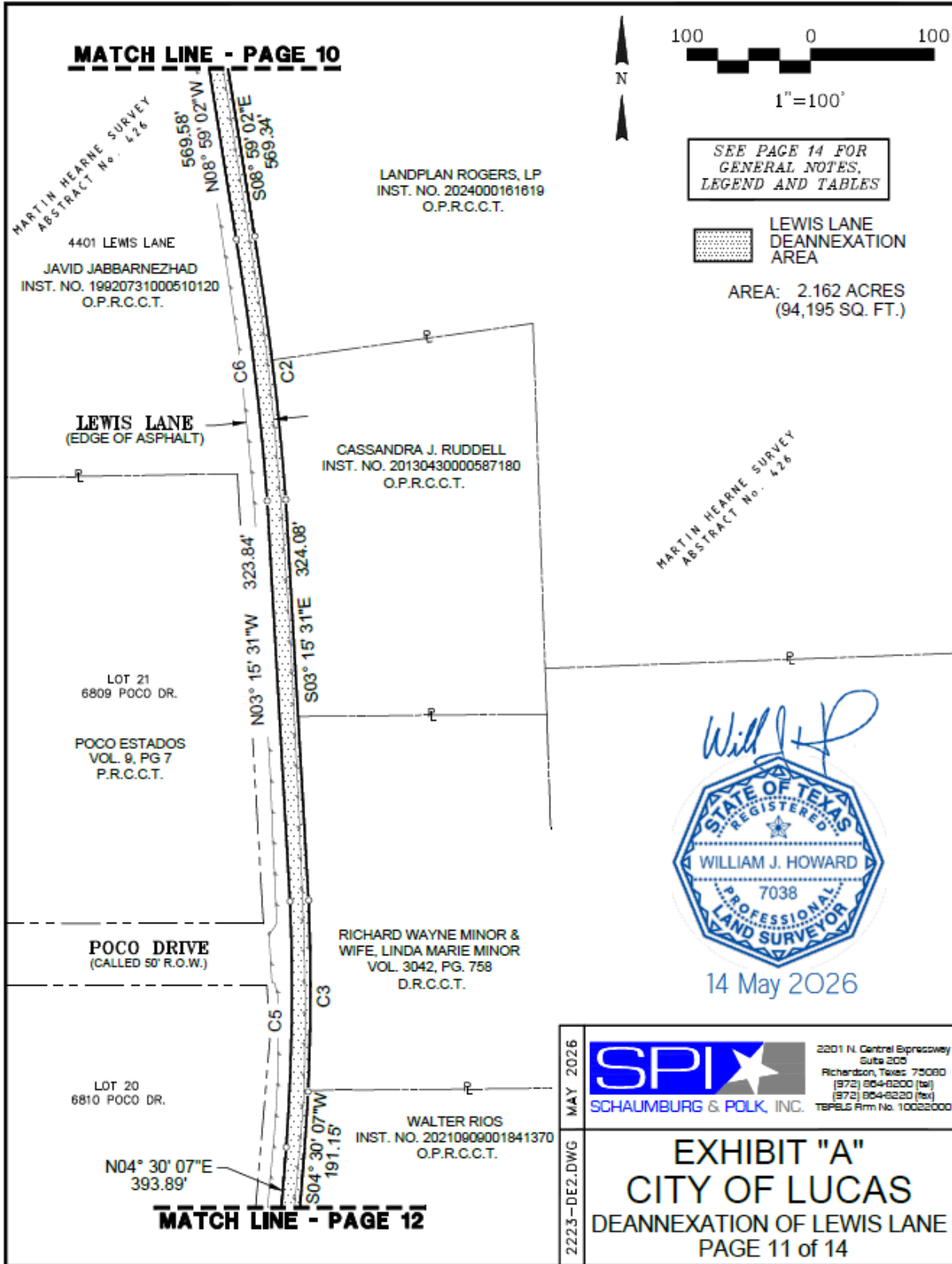
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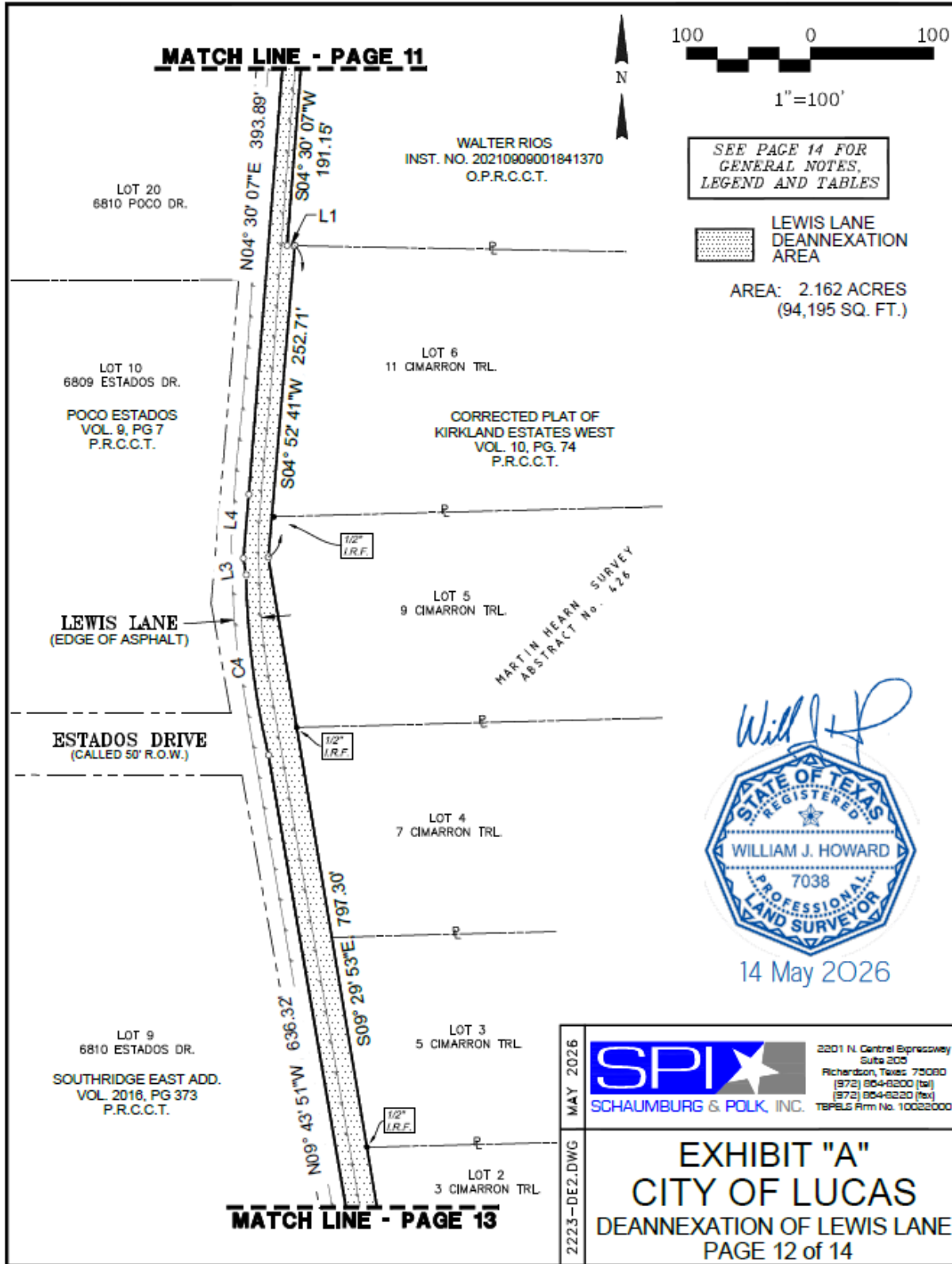
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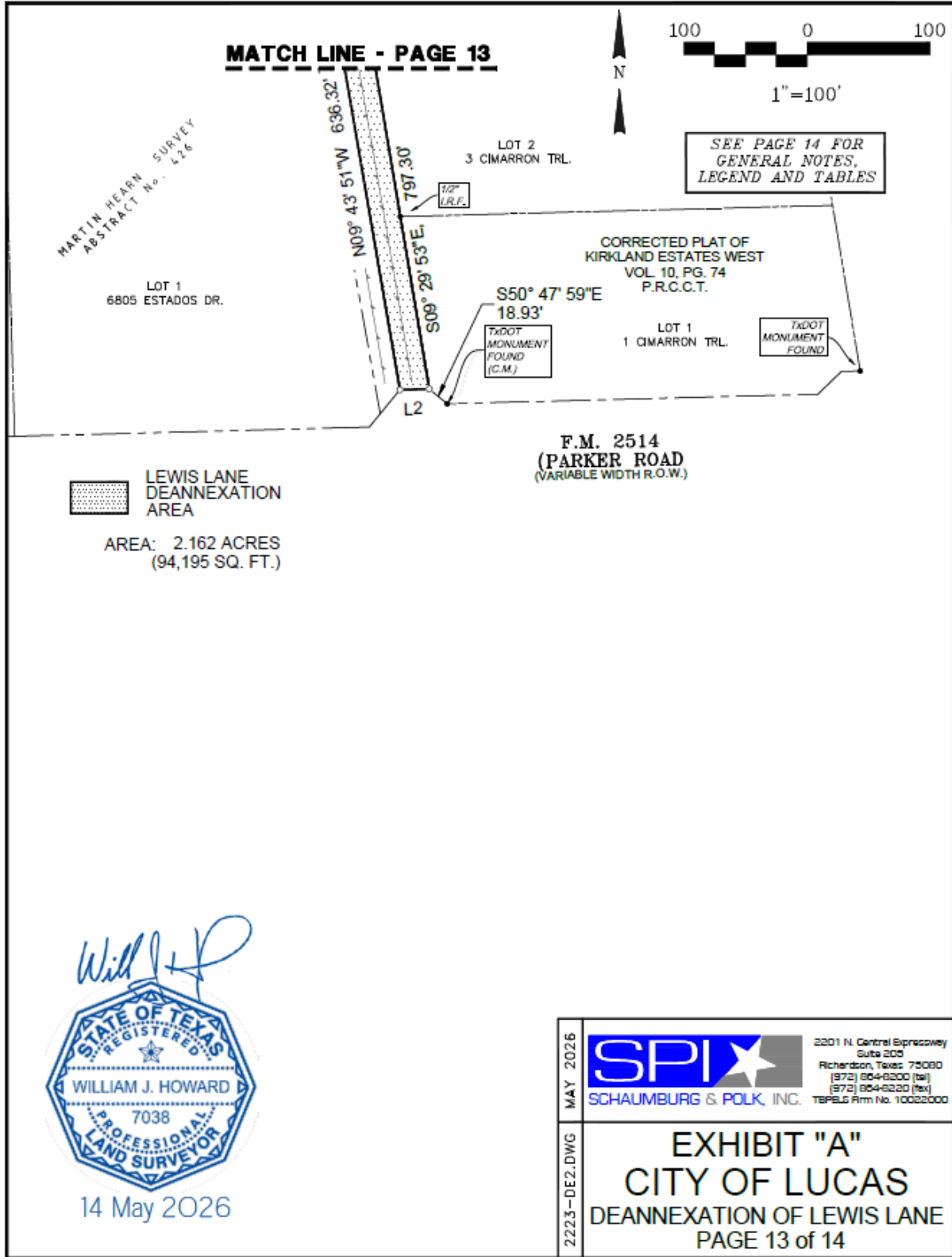
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City of Lucas
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CURVE TABLE						
CURVE #	RADIUS	DIRECTION	ARC DISTANCE	CENTRAL ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	1408.26'	LEFT	149.98'	6° 06' 07"	S04° 26' 49"E	149.91'
C2	2409.88'	RIGHT	214.30'	5° 05' 42"	S08° 46' 44"E	214.23'
C3	1759.25'	RIGHT	154.47'	5° 01' 51"	S00° 08' 37"W	154.42'
C4	676.91'	RIGHT	147.11'	12° 27' 07"	N07° 04' 35"W	146.82'
C5	1744.25'	LEFT	198.80'	6° 31' 49"	N00° 53' 50"E	198.69'
C6	2394.88'	LEFT	212.88'	5° 05' 35"	N06° 46' 51"W	212.81'
C7	1423.26'	RIGHT	152.02'	6° 07' 11"	N04° 26' 46"W	151.94'
C8	74.26'	LEFT	63.91'	49° 18' 47"	N20° 48' 33"W	61.96'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°58'23"E	6.35'
L2	S88°30'37"W	23.85'
L3	N09°29'53"W	13.54'
L4	N04°52'41"E	51.91'
L5	N89°36'09"E	37.61'



14 May 2026

GENERAL NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010. COORDINATES AND DISTANCES SHOWN ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015721. UNIT MEASURE IS US SURVEY FOOT.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SCHAUMBURG & POLK, INC. DID NOT ABSTRACT THIS PROPERTY FOR EASEMENTS, RIGHTS OF WAY, NOR ANY OTHER ENCUMBRANCES.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- I.R.F. = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- = PROPERTY LINE
- = SURVEY LINE
- = DENOTES MONUMENT AS DESCRIBED
- = DENOTES POINT FOR CORNER
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- = EDGE OF ASPHALT ROADWAY

MAY 2026		2201 N. Central Expressway Suite 200 Richardson, Texas 75080 (972) 804-8200 (tel) (972) 804-8220 (fax) TSPSLS Firm No. 10022000
	EXHIBIT "A" CITY OF LUCAS DEANNEXATION OF LEWIS LANE PAGE 14 of 14	

City of Lucas
 Ordinance 2026-06-01048
 Approved: June 18, 2026

STATE OF TEXAS

§
§
§
§
§
§

CERTIFIED COPY

COUNTY OF COLLIN

I, the undersigned, hereby certify that the attached ordinance is a true, complete and correct copy of Ordinance No. 2026-06-01048 of the City of Lucas, Texas, as the same appear in the records of my office, and that said records are kept and maintained as official records of the City of Lucas, Texas, a Texas political subdivision, and are kept in the offices of the City within its regular course of business.

I further certify that I am the City Secretary of the City of Lucas, Texas, that I am the custodian of the records of the City, and that I have lawful possession and custody of its files and records.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2026.

Toshia Kimball, City Secretary

[Seal]



City of Lucas City Council Agenda Request June 18, 2026

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.

Background Information:

The subject property is located at 1100 and 1020 W. Forest Grove Rd in the City of Lucas and was recently rezoned to R-1. The proposed subdivision includes a total of 8 residential lots.

The City Engineering Department has reviewed the associated civil construction plans. Supporting materials, including a tree survey and site plan, have also been submitted and reviewed. Geotechnical studies have been provided for City staff and reviewed as well.

The subdivision design incorporates a split entrance, looped water main to Bauer Court, and one oversized cul-de-sac.

Attachments/Supporting Documentation:

1. Strathmont Application_Redacted
2. Site Plan
3. Preliminary Plat
4. Tree Survey
5. Geotechnical Engineering Report

Budget/Financial Impact:

N/A

Recommendation:

The proposed preliminary plat for Strathmont Park meets all the City's requirements for approval.

The Planning and Zoning Commission voted unanimously in favor.

Motion:

I hereby make a motion to approve/deny a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.



PLATTING APPLICATION

CITY OF LUCAS

Preliminary and Final Plat Application Guidelines and Checklist





PLATTING APPLICATION

Name of Subdivision and/or Project: _____

Items Submitted

Filing Fee

- Preliminary Plat**
 - Single Family Residential Subdivision Development
 - \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less.
 - \$750 + \$5 per acre with 21 - 30 acres (i.e. \$900 for 30 acres)
 - \$800 + \$5 acre with 31 - 45 acres (i.e. \$1,025 for 45 acres)
 - \$900 + \$5 per acre with 46+ acres (i.e. \$1,130 for 46 acres)
 - Estate Residential Subdivision Development
 - \$1,000 + \$7 per acre for all size parcels (i.e. \$1,140 for 20 acres)
 - Minor Plats
 - \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres)
 - Non-residential District Plats
 - \$800 + \$10 per acre with 30 acres or less
 - \$850 + \$10 per acre with 31 - 45 acres
 - \$950 + \$10 per acre with 46+ acres
- Final Plat**
 - Single Family Residential Subdivision Development
 - \$800 + \$5 per acre with 30 acres or less
 - \$850 + \$5 per acre with 31 - 45 acres
 - \$950 + \$5 per acre with 46+ acres
 - Any additional development fees will be charged at final plat rates.*
 - Estate residential Subdivision Development
 - \$950 + \$7 per lot for all size parcels
 - Minor Plat
 - \$350 + \$5 per acre with 5 acres or less
 - Non-residential District Plats
 - \$850 + \$10 per acre for up to 30 acres
 - \$900 + \$10 per acre with 31 - 45 acres
 - \$1,000 + \$10 per acre with 46+ acres
 - Replat
 - Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres)
 - All others - \$600 + \$10 per acre
 - Amended Plat
 - Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres)
 - All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres)
- Storm Water Run-Off Permit**
 - Developments 0 - 3 acres \$75
 - Developments 4 - 10 acres \$150
 - Developments 10+ acres \$500
- Vacation of Plat**
 - \$500 + \$10 per acre
- Concept Plan (Optional Land Study)**
 - \$150 per session with Planning & Zoning and/or City Council
- Tree Survey/Conservation Plan**
- Tree Removal & Site Clearing Permit**
 - \$250
- Park Site Dedication**
 - \$1,000 per lot or land dedication
- Site Plan**
 - \$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan)

\$ 797.31

No Fee

TOTAL



PRELIMINARY AND FINAL PLAT Application Guidelines

LOCATION AND CONTACTS

Physical Location of Property: 1100 W Forest Grove Rd, Allen, TX 75002

(Address and general location - approximate distance to nearest existing street intersection)

Legal Description of Property: John W. Kirby Survey, Abstract No. 506, Lots 1R and 2R

(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block - Must attach metes and bounds description)

Comprehensive Zoning Designation(s): R1

Existing Zoning Designation(s): R1

Description of Project Use: Single-Family Residential Development

Acreage: 9.46-ac

Existing # of Lots/Tracts: 2 existing lots

OWNERS NAME: Jeff Bednar

Contact Number: [REDACTED]

Applicant/Contact Person: Hayden Moses

Title: Land Development Manager

Company Name:

Street Address: 1605 Lyndon B Johnson Fwy, Suite 700, Dallas, TX 75234

Mailing Address: Liberty Bankers Life Insurance Company

Phone: [REDACTED]

Fax:

Email: [REDACTED]

OWNERS NAME:

Contact Number:

Applicant/Contact Person:

Title:

Company Name:

Street Address:

Mailing Address:

Phone:

Fax:

Email:

ENGINEER REPRESENTATIVE:

Contact Number: [REDACTED]

Applicant/Contact Person: Jason Trafton

Title: Project Engineer

Company Name: Ion Design Group

Street Address: 7075 Twin Hills Ave, Suite 350, Dallas, TX 75231

Mailing Address:

Phone: [REDACTED]

Fax:

Email: [REDACTED]

Read before signing below: If there is more than one property owner complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (notaries are available)



PRELIMINARY AND FINAL PLAT Application Guidelines

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID BEFORE BEING SCHEDULED ON THE P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Drawings will not be returned to applicant.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.

SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS: The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the public unless they are copyrighted.



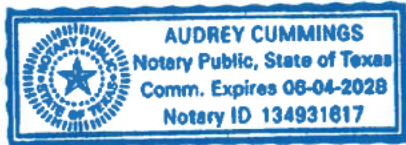
PRELIMINARY AND FINAL PLAT Application Guidelines

- Applicant agrees to pay any and all required fees due to the City including but not limited to Plat application fee, Park dedications fee, Tree Removal Permit fee, \$1500 per lot public improvement inspection fee and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

By signing this application, I hereby grant the Development Services Director and City staff access to my property to perform work related to this Preliminary and Final Plat Application.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Jeff Bednar the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof must be attached, e.g. "Power of Attorney) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



Jeff Bednar
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 5 day of June, 2026.
Notary Public in and for the State of Texas: A. Cummings

Official Use Only:	
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Withdrew: Yes or No	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____



PRELIMINARY AND FINAL PLAT Application Guidelines

Important Note:

Applicants are **required** to schedule a **pre-application meeting** with the Development Services Department to discuss the development review/approval process and proposed plans with City staff.

Plat Application:

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process, and to provide clear understanding as to what will be required, and what will be expected and evaluated. City staff is bound by City ordinance and State law regarding publishing of notices and mail-outs that will influence when your project will be heard by the approval body, which can only occur when the Plat Application and Plat are complete and all required documentation, which may include reports, surveys, studies, analysis or other reviews by land development professionals, consultants, or engineers.

Please read the applicable checklist carefully. It is to be completed for all projects and, along with the associated Plat, is required to be complete in all details prior to acknowledgement by the City that the respective Plat is ready to proceed for approval. A Plat is considered filed with the City on the date of the hearing by the Planning and Zoning Commission or, if subject to administrative approval, when the Plat has been determined to meet all requirements. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's website www.lucastexas.us.

The City has made every effort to evaluate historical plans and approvals to make sure that the checklist addresses all details needed on a Plan. Recognizing that no two projects sites are the same, and that Consultant's vary in their abilities, determination, experience, and quality control processes, the City may require that a plan or an element of the plan be redone, or that information not specifically addressed on the checklist be provided for a smoother review and approval process.

It is recognized that there most often will be changes needed from what is initially submitted to the City for review. City staff examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the Plat will be returned to the contact person named on the application to be addressed prior to further review or acceptance.



PRELIMINARY AND FINAL PLAT Submission Requirements

1st or Initial Submittal:

- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format
- Completed Checklist
- Completed Preliminary and Final Plat Application
- Letter requesting any variance, exception, or modification to a regulation, or why an issue was not addressed
- Fee as required herein

2nd and 3rd Submittals to Address Requirements:

- Highlight questions asked by the Development Review Committee (DRC) in bold
- Provide response/correction directly below DRC question
- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format

4th and Subsequent Submittal(s):

- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format
- Fee equal to the original submission fee

When Staff has Determined the Application is Complete and Accepted for Final Approval:

- Two (2) 24" x 36" folded copies of the Plat and/or Exhibits
- Two (2) 11" x 17" Z folded copies of the Plat and/or Exhibits
- An electronic copy of the Plat and/or Exhibits in PDF format

Note:

If an improvement agreement * (sometimes referred to as a facilities agreement) is required, it shall be approved by the City Council, and should be coordinated through the Development Services Director. Please refer to City of Lucas Code of Ordinance Section 10.03.037 for further clarification.

Signature requirements for final plats regarding mortgage holders. At the submission of the approved final plat, prior to release of the final plat for filing with the respective County, the City shall require the following:

1. A certified copy of the Deed or Deed of Trust on file at the County Clerk's office, showing the owner of the property and, as applicable, the lien or mortgage holder(s) of the property to be platted. If the property was recently purchased and a copy of the Deed or Deed of Trust is not on file with the respective County, a signed and notarized copy of the Deed or Deed of Trust; and
2. A notarized Title Certificate issued within 14 days of final plat approval.

* Construction & engineering plans for public infrastructure improvements



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

Project Name Strathmont Park Preparer Hayden Moses - LBIG

This Minimum Requirements Checklist (Checklist) is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of Application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided both directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. Plans are to be submitted complete in all detail as shown by this Checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes. If a preliminary plat is required, so are civil construction plans, a Tree Survey/Preservation Plan is also required as part of the submittal requirements with and at the time of preliminary plat submittal. Refer to the Development Plan Application packet for the needed application and checklist.

- Plat Preparer Contact Information.** The name, address and telephone number of the owner, the surveyor, and engineer responsible for the preparation of the final plat.
- Subdivision Information.** The name of the subdivision and location map showing adjacent subdivisions, street names (which shall conform, whenever possible, to existing street names and be approved by the Post Office) and lot and blocks numbers in accordance with a systematic arrangement.
- Survey.** An accurate boundary survey description of the property, with bearings and distances, referenced to survey lines, existing property descriptions and established subdivisions, and showing the lines of adjacent tracts, the layout, dimensions and names of adjacent streets and alleys and lot lines shown in dashed lines.
- Right-of-Way.** Existing boundary of adjacent street, and alley rights-of-way and boundaries of right-of-way (ROW) dedication are indicated, street names are labeled, and ROW widths are dimensioned.
- Plat Legend Aids.** Scale, north point, date, lot, and block numbers.
- Adjacent Property Details:**
 - The name and location of adjacent subdivisions or unplatted tracts drawn to scale shown in dotted lines and in sufficient detail to accurately show the existing streets, alleys, and other features that may influence the layout and development of the proposed subdivision. The abstract name and number, and name of the owner of the adjacent unplatted tracts should be shown.
 - Location of property lines, owner or subdivision name(s) and recording information of abutting properties is indicated. Unplatted property or any streets or alleys within a 500-foot radius of subject property are shown and identified/labeled as appropriate.
- Plat Details.** Exact location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimal fractions of feet, with the length of radii and of arcs of all curves, internal angles, points of curvatures, length and bearings of the tangents, and with all other surveyor information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- Lot Size and Zoning Requirements.** All lots on building sites shall conform to the minimum standards for area, width and depth prescribed by the zoning district or districts in which the subdivision is located and state the area size of each lot. Internal lot lines are clearly indicated, shown to scale, and labeled with bearings and distances.
- Setbacks.** Building setback lines and the location of utility easements.
- Topography:**
 - Topographic information showing contour lines with intervals up to one (1') foot indicating the terrain, drainage pattern of the area, and the drainage basin areas within the proposed subdivision. Topographic information showing contour lines with intervals up to two (2) feet indicating the terrain, the drainage pattern of the area, and the drainage basin areas outside the boundaries of the proposed subdivision.
 - The location, size, and identification of any physical features of the property, including water courses, ravines, bridges, culverts, existing structures, drainage or other significant topographic features located on the property or within one hundred fifty feet (150') of the proposed subdivision.
 - Contours are indicated with intervals of two (2) feet for property five acres or less and five (5) feet for property more than five acres.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- Drainage.** The layout and dimensions of proposed storm drainage areas, easements and rights-of-way necessary for drainage within and outside the boundaries of the proposed subdivision.
- Dedications:**
 - The location and purpose of all proposed parks or other areas offered for dedication to public use.
 - Sites to be reserved or dedicated for parks, playgrounds and/or other public uses are indicated and labeled.
- Existing Detail:**
 - The location of all existing property lines, buildings, sewer or water mains, storm drainage areas, water and wastewater facilities, fire hydrants, gas mains or other underground structures, easements of record or other existing features.
 - The location of existing structures or other features proposed to remain and those proposed for removal.
 - Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose and County recording information.
- Deed Information.** Copy of any deed restrictions, restrictive covenants, special use permit or planned development district ordinance regulating the property.
- Intersections.** The angle of intersection of the centerlines of all intersecting streets which are intended to be less than ninety (90°) degrees.
- Flood Plain Information:**
 - In accordance with the city floodplain management regulations of the Code of Ordinances, as amended, the floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the city shall be shown, where applicable. A notation shall be shown on the face of the preliminary plat stating: "Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots".
 - A note is included that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
- Sewer and Streets in ETJ.** For a preliminary plat of land located outside the city limits where sanitary sewer does not exist or where street improvement standards vary from those specified by the city, such differences shall be noted.
- Certificate of Ownership and Dedication Information.** A certificate of ownership and dedication of all streets, alleys, easements, parks, and other land intended for public use, signed and acknowledged before a Notary Public by the owner and lien holders of the property, along with complete and accurate metes and bounds description of the land subdivided and the property dedicated to public use.
- Tax Receipt.** Receipt showing all taxes on the subject property are paid.
- Surveyor Certification.** Certification by a surveyor, to the effect that the preliminary plat represents a survey made by the Surveyor, and that all the necessary survey monuments are correctly shown thereon.
- Summary Sheet.** A preliminary plat provided in multiple sheets shall include a key map showing the entire subdivision at smaller scale with lot and block numbers and street names on one (1) of the sheets or on a separate sheet of the same size.
- HOA Agreement.** Copy of any proposed property owner or homeowners' association agreements, covenants and restrictions.
- Other Boundaries.** Abstract lines, survey lines, county lines, school ISD boundary and corporate boundaries are shown and clearly labeled.
- Title Block.** A title block is provided in the lower right corner that includes large, boldly printed:

Strathmont Park

Preliminary Plat

Lot(s) 1-8, Block(s) A John W Kirby Survey, Abstract No. 506

If a replat, include:

Replat of Lot(s) _____, Block(s) _____



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- Submittal Log.** A log of submittal/revision dates since submitted to the city.
- N/A **Purpose Statement.** The purpose of a replat or amending plat is stated on the face of the plat document.
- N/A **Replat/Amending Plat Information.** If the proposal is a replat or amending plat, the existing lot numbers and block numbers or letters are shown as light dotted lines, with lot number designation followed by “R” for replats or an “A” for amending plats.
- Roadway Details:**
 - Medians, median openings; turn lanes, deceleration/acceleration lanes and stacking distance is indicated within 200 feet of the property. The entire median, left-turn lane and/or deceleration lane and median opening serving a site is shown.
 - Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- Lots:**
 - Each lot is dimensioned, and the square footage of each lot is indicated.
 - Each lot is numbered, and block groups are assigned a letter. Homeowner’s association and other open space areas are identified with tract number.
- Utilities and Protected Areas.** The location of existing underground and above ground utilities, flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- Easements and Ingress/Egress.** Location, dimension, and purpose of proposed easements are indicated by a medium-weight, dashed line. Required and proposed ingress/egress or access easements are shown, clearly labeled and tied down, as appropriate.
- Zoning.** Existing zoning is shown.
- Open Space.** Location and area of parks, drainage ways, creeks and open space is indicated and labeled.
- Legal Description.** Legal description/metes and bounds description is included.
- Notes.** Include any notes required by the various affected agencies/utilities.
- Water.** Preliminary water plans are included with this submittal.
- A note shall be added to the plat stating: **“Preliminary Plat - For Inspection Purposes Only.”**

Items that may be required after preliminary plat submittal and prior to final plat submittal:

Any other information that is unique to a proposed development or the Development Services Director, engineering department, fire department, Planning and Zoning Commission or City Council determines necessary for a complete review of the proposed development, which may include, but is not limited to additional information or drawings, operating data, expert evaluation, or testimony concerning the location, function, or characteristics of any building or proposed use. Including but not limited to traffic impact analysis, geotech report, conditional letter of map revision, letter of map revision, and flood plain study.



REQUIRED PLAT CERTIFICATIONS

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman,
Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

The Public Works Director/City Engineer 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.

Jeremy Bogle, Public Works Director

Date

The Development Services Director 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.

Joseph Hilbourn, Development Services Director

Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Registered Professional Surveyor



REQUIRED PLAT CERTIFICATIONS

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, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas



REQUIRED PLAT CERTIFICATIONS

The following certificate is applicable for all minor plats/subdivisions that may be approved by the Development Services Director

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Development Services Director of the City of Lucas, Texas, in accordance with the Lucas Code of Ordinances, review and approval procedures.

Joseph Hilbourn, Development Services Director Date

ATTEST:

Signature Date

Name & Title

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

Jeremy Bogle, Public Works Director Date

ATTEST:

Signature Date

Name & Title



FINAL PLAT

Minimum Requirements Checklist

Project Name _____ Preparer _____

This checklist is provided to assist you in addressing the minimum requirements for final plat submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.**

This completed form must be returned at the time of application submittal. If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plans.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes. **If a preliminary plat was not required, a Tree Survey/Preservation Plan is required as part of the submittal requirements with and at the time of submittal of the final plat. Refer to the Development Plan Application for the needed application and checklist.**

Items to be Included:

- Preliminary Plat.** All information required for a Preliminary Plat.
- Drawings and Plans.** Record drawings, construction plans including one set of mylars and a digital copy in PDF, and DWG format, and two sets of blacklines, where applicable.
- Improvement Agreement.** The improvement agreement and security if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and shall include a provision that the owner shall comply with all the terms of the Final Plat Approval as determined by the commission.
- Dedication Documentation.** Formal irrevocable offers of dedication to the public of all streets, alleys, utilities, easements and parks in a form approved by the City Attorney.
- Phases.** An owner may, at the discretion of the commission, obtain approval of a phase of a subdivision for which a preliminary plat was approved provided such phase meets all the requirements of this article in the same manner as is required for a complete subdivision.
- HOA Agreement.** If applicable, copy of agreements, covenants and restrictions establishing and creating the homeowners' association approved by the commission based on recommendation of the City Attorney.
 - Homeowner Association Covenants, Conditions, and Restrictions (CCR's) are submitted for review and include statements for perpetual maintenance and provisions for maintenance by City of Lucas should the homeowner's association (HOA) dissolve.
- I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.**
- Map.** Location map clearly showing the location of the proposed Final Plat with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- Legend and Scale.** Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- Boundary Lines.** Abstract lines, survey lines, corporate boundaries are shown and clearly labeled.
- Title Block.** A title block is provided in the lower right corner that includes large, boldly printed:
 - (SUBDIVISION NAME)
 - FINAL PLAT (or REPLAT, AMENDING PLAT, MINOR PLAT as applicable)
 - LOT(S) _____, BLOCK(S) _____
 - (survey, abstract and tract number)
 - If a replat, include:
 - REPLAT OF LOT(S) _____, BLOCK(S) _____



FINAL PLAT

Minimum Requirements Checklist

- Contact, Acres, and Filing Information.** The owner and surveyor's name, address and phone number, gross and net areas as applicable, submission date, and a log of submittal/revision dates since submitted to the city.
- Property Information.** Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
- Abutting Property Information.** Abutting properties are indicated by a light solid line.
- Existing ROW Information.** Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
- Proposed Street and ROW Information:**
 - Existing and proposed internal alleys and streets ROW are indicated by a medium weight solid line, intermittent with two dashed lines.
 - Streets are named and ROW dimensioned.
 - Streets and alleys ROW within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
 - Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- Lot Lines:**
 - The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information:
 - Curve number
 - Delta
 - Radius
 - Tangent length
 - Tangent offset
 - Arc length
 - Chord
 - Internal lot lines are clearly indicated and shown to scale.
- Survey Markers and Monuments:**
 - The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
 - In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
 - Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
 - Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
- Lots:**
 - Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.
 - Each lot is numbered, and block groups are assigned a letter.
- Flood Plain:**
 - The location of flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
 - A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.



FINAL PLAT

Minimum Requirements Checklist

- Easements:**
 - Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
 - Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
- Ingress/Egress.** Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
- Zoning.** Existing zoning of the subject property is indicated.
- Parks and Open Space.** Location and area of parks, drainage ways, and open space is indicated. Open space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
- Legal Description.** A legal description/metes and bounds description is included.
- Utility/Governmental Notes.** Include any notes required by the various affected agencies/utilities.
- Reservations/Dedications.** Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
- Notes.** Applicable notes have been added to the plat. Any change from the wording shown herein shall be approved by the City of Lucas.
- Improvement Agreement.** The Improvement Agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and should include a provision that the owner will comply with all the terms of the final plat approval as determined by the Commission.
- Phases.** At the discretion of the Commission, obtain approval of a phase of a subdivision for which a Preliminary Plat was approved provided such phase meets all the requirements of the subdivision ordinance.
- Replat/Amending Plat.** The purpose of a Replat or Amending Plat is specifically noted on the face of the drawing.
- Certificates.** The following certificates shall be placed on the final plat in a manner that will allow them to be clearly visible on the final plat.

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

ATTEST:

Tommy Tolson, Chair
Planning and Zoning Commission

City Secretary

“APPROVED FOR PREPARATION OF FINAL PLAT”

Tommy Tolson, Chair
Planning and Zoning Commission

Date

Joseph Hilbourn, Development Services Director

Date

Jeremy Bogle, Public Works Director

Date



FINAL PLAT
Minimum Requirements Checklist

SAMPLE OWNER'S CERTIFICATE
(If no homeowners' association is involved)

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, _____ are the Owners of a tract of land situated in the

(Enter accurate legal description here)

and being more particularly described as follows:

(Enter accurate metes and bounds here)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, _____, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as _____, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we (*indicate correct options*) 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this _____ day of _____, 20____.

_____, Owner

_____, Owner

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 _____, Owners, 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 _____, 20____.

Notary Public in and for
the State of Texas



FINAL PLAT Minimum Requirements Checklist

MORTGAGE HOLDER CERTIFICATION (If no homeowners' association is involved)

That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as _____, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas. Witness our hands at, Texas, this _____ day of _____, 20____.

Signature

Title

Company

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas



FINAL PLAT

Minimum Requirements Checklist

Signature of Owner(s)

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 _____, Owners, 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 _____, 20____.

Notary Public in and for The State of Texas



FINAL PLAT Minimum Requirements Checklist

MORTGAGE HOLDER CERTIFICATION (If a homeowners' association is involved)

That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as _____, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas, and to requirements placed on the homeowners' association as indicated herein and remedies to the abatement of nuisance and liens on properties therein and as required.

Witness our hands at, Texas, this _____ day of _____, 20____.

Signature

Title

Company
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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas



FINAL PLAT Minimum Requirements Checklist

City Filing Requirements:

- Two (2) 24" x 36" mylar with original seals and signatures, and two blackline copies, stamped with County recording information.
- One (1) original tax certificate for the platted property
- Collin County Plat Recording Requirements (verify with the Collin County Clerk at 972.542.4185 and applicable fees).

Required prior to final plat submittal.

1. Final plat, application, checklist, and fee
2. Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
3. \$1,500 public improvements inspection fee (developer to provide contracts for verification)
4. Construction as-built record drawings (mylar), blackline copy, PDF, and DWG format copy.
5. Engineering construction test reports.
6. Walk-through with Public Works personnel completed with satisfactory outcome.
7. HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

Section 10.03.037(e) Procedure for preliminary plat

City of Lucas Code of Ordinances states the following requirements for preliminary plats:

Preliminary plats shall be distributed by City staff to City departments. The owner shall be responsible for the distribution of copies of the preliminary plats to the agencies listed below. The City staff shall give the owner and such agencies a specific date by which to return written responses. The owner and the agencies listed below shall be provided an opportunity to attend a developer/city staff conference for the purpose of notifying the developer of necessary corrections.

1. Independent school districts affected by the plat (one copy).
2. City utility departments (two copies).
3. Public utility companies and franchise utility companies that serve or will provide service to the proposed subdivision (two copies).
4. County commissioner and county public works director if the subdivision is outside the city limits (one copy each).

Below is a list of contacts to assist you with complying with the City of Lucas Code of Ordinance, Section 10.03.037. This list is only a guide, proof of compliance falls with you, the owner.

1. **Independent school districts affected by the plat (one copy).**

Allen ISD:

David Hicks – Chief Communications Officer
972.727.0510 ext. 400512
david.hicks@allenisd.org
612 E. Bethany Street
Allen, TX 75002



FINAL PLAT Minimum Requirements Checklist

Lovejoy ISD:

Kyle Pursifull – Executive Director of District Support Services
469.742.8004
Kyle_Pursifull@lovejoyisd.net
259 Country Club Road
Allen, TX 75002

McKinney ISD:

Shelly Spaulding – Assistant Superintendent of Public Relations and Communications
469.302-4133
sspaulding@mckinneyisd.net
1 Duvall Street
McKinney, TX 75069

Plano ISD:

Johnny Hill – Deputy Superintendent for Business & Employee Services
469.752.8113
johnny.hill@pisd.edu
2700 W. 15th Street
Plano, TX 75075

Debbie Lytle - Records Management Officer
469.752.8064
pam.moreland@pisd.edu
2700 W. 15th Street
Plano, TX 75075

Princeton ISD:

Donald McIntyre – Superintendent
469.952.5400 ext. 3501
dmcintyre@princetonisd.net
321 Panther Parkway
Princeton, TX 75407

Wylie ISD:

April Cunningham – Executive Director of Communications
972.429.2970
april.cunningham@wylieisd.net
P.O. Box 490
Wylie, TX 75098

2. City utility departments (two copies).

Facilitated by City of Lucas Staff

3. Public utility companies and franchise utility companies that serve or will provide service to the proposed subdivision (two copies).

Grayson-Collin Electric:

Michael Lauer – Manager of Business Development
903.482.7183
Michael.lauer@grayson-collin.coop



FINAL PLAT Minimum Requirements Checklist

P.O. Box 548
Van Alstyne, TX 75495

TXU Energy:

John Duessel – Vice President and Chief Customer Officer
214.812.4600
jduessel@txu.com
1601 Bryan Street
Dallas, TX 75201

North Texas Municipal Water District:

Bobby Schalf – Assistant Planning Officer
972.442.5405
Fax: 972.295.6440
bschalf@ntmwd.com
505 East Brown Street
Wylie, TX 75098

Co-Serve:

Lance Ehler – Business Developer Manager
940.321.7862
Fax: 940.321.7814
lehler@coserv.com
7701 South Stemmons
Corinth, TX 76210-1842

Oncor:

Steve Elk – Area Manager
972.569.1205
Fax: 972.569.1299
Steven.elk@oncor.com
4600 State HWY 121
McKinney, TX 75070

4. **County Commissioner and County Public Works Director if the subdivision is outside the city limits (one copy each).**

Cheryl Williams – Collin County Commissioner

972.424.1460 ext. 4631
commcourt@collincountytx.gov
Collin County Government Center
Administration Building
2300 Bloomdale Rd.
McKinney, TX 75071

Jon Kleinheksel - Collin County Public Works

972.548.3700 or 972.424.1460 ext. 3700
Fax: 972.548.3754
pubworks@collincountytx.gov
700 A. Wilmeth Rd
McKinney, TX 75069



FINAL PLAT Minimum Requirements Checklist

Tracy Homfeld - Collin County Engineering

972.548.3733 or 972.424.1460 ext. 3733

Fax: 972.548.5555

thomfeld@collincountytx.gov

825 North McDonald Street, Suite 160

McKinney, TX 75069

I have complied with Lucas Code of Ordinances, Section 10.03.037

Development Name

Date

Agents Signature

Date

Notary

Date

665 Country Club Road
Lucas, Texas 75002

Office 972.912.1207
www.lucastexas.us

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Jeffrey Bednar and Lee Bednar, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of Strathmont Park Lots 1-8, Block A, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2026.

Jeffrey Bednar Lee Bednar

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 Jeffrey Bednar, 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 _____, 2026.

Notary Public in and for the State of Texas

Printed Name

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 Lee Bednar, 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 _____, 2026.

Notary Public in and for the State of Texas

Printed Name

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jeffrey Bednar and Lee Bednar are the owners of two tracts of land situated in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 202400136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Roome" capped iron rod found, marking the southwest corner of a called 1.391 acre tract (save and except) as recorded under Clerk's File No. 20121003001255570 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 296.69 feet to a 1/2" iron rod found in the east line of Lot 1R, same being in the west line of a called 12.353 acre tract of land (save and except) as recorded under Clerk's File No. 20121003001255570 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, marking the southeast corner of said 1.391 acre tract, and the northerly most northeast corner of said premises;

THENCE with a west line of Broadmoor Estates, same being a west line of said 12.353 acre tract, and an east line of Lot 1R, South 00°39'23" East, 111.81 feet to a 5/8" iron rod found in the west line of Lot 2R, marking the southerly most southwest corner of said 12.353 acre tract, an exterior corner of Broadmoor Estates, and an interior corner of said premises;

THENCE with a south line of Broadmoor Estates, same being a south line of said 12.353 acre tract, and crossing through Lot 2R, North 89°34'50" East, 129.21 feet to a 1/2" iron rod found in a stump in the west line of Lot 27 of Broadmoor Estates as recorded in Volume 2015, Page 128 of the Plat Records of Collin County, Texas, same being the east line of Lot 2R, marking a southeast corner of Broadmoor Estates (V.2013, Pg.492), same being a southeast corner of said 12.353 acre tract, and the easterly most northeast corner of said premises;

THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Roome" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer, 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.

F. E. Bemenderfer Jr.
Registered Professional Land Surveyor No. 4051

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 F. E. Bemenderfer Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman, Planning and Zoning Commission

ATTEST:

Signature

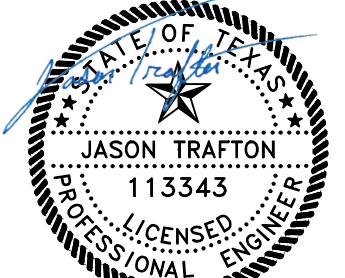
Name & Title

The Public Works Director/City Engineer 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.

Jeremy Bogle, Public Works Director

The Development Services Director 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.

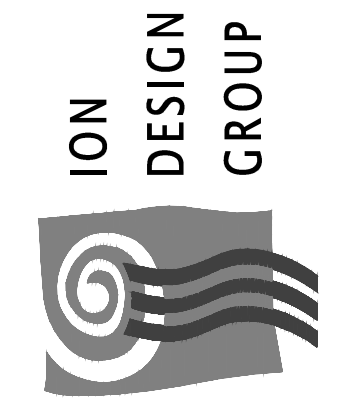
Joseph Hilbourn, Development Services Director



THE SEAL AFFIXED TO THIS DOCUMENT WAS AUTHORIZED BY JASON TRAFTON, P.E., ON 03.30.2026

Table with columns: Project No., Date, Designed By, Drawn By, Reviewed By. Values: 2812.00, 03.30.2026, JT, FM, JT.

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph



SITE PLAN

Strathmont Park
9.461 GROSS ACRES
JOHN W. KIRBY SURVEY
ABSTRACT NO 506
City of Lucas, Collin County, Texas

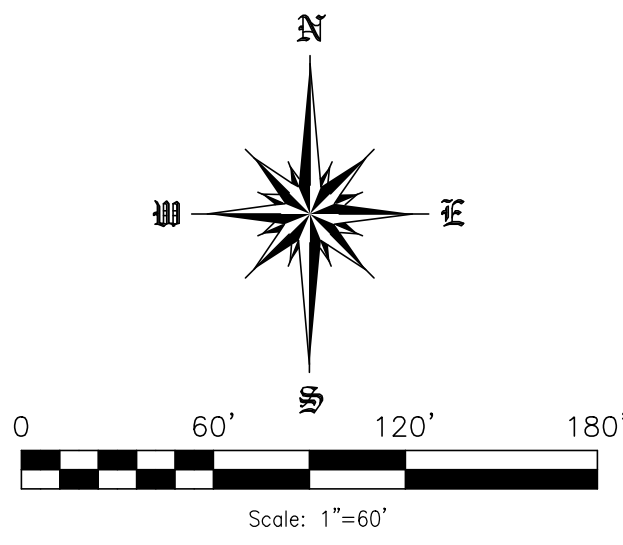
Sheet Number
2 of 2

FILE C:\ION DESIGN GROUP\ION DESIGN GROUP - DOCUMENTS\PROJECTS\2812.00 STRATHMONT PARK\DRAWINGS\C\01.01 SITE PLAN\DWG_PLOT DATE: 3/31/2026 8:00:36 AM SCALE: 1/16"=1'-0" 8/24/2024 AM BY: JACON

Vertical text on the right edge: The seal appearing on this document was authorized by JASON TRAFTON, P.E., on 03.30.2026. Revision of a record document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. © Copyright 2026 Ion Design Group, LLC. All rights reserved.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.42'	60.00'	319°45'05"	N89°22'26" E	50.00'
C2	102.10'	60.00'	97°29'53"	N17°15'10" W	90.22'
C3	51.57'	60.00'	49°14'55"	N56°07'14" E	50.00'
C4	169.65'	60.00'	165°30'24"	S56°00'08" E	65.80'
C5	102.10'	60.00'	97°29'53"	S16°00'02" W	90.22'

LINE	BEARING	DISTANCE
L1	S23°07'34" E	20.91'



LEGEND	
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY TEXAS
VOL.	= VOLUME
PG.	= PAGE
CM	= CONTROLLING MONUMENT
RF	= IRON ROD FOUND
MNF	= MAG NAIL FOUND
RCRF	= 1/2" YELLOW "ROOM" CAPPED IRON ROD FOUND
RCRS	= 1/2" YELLOW "ROOM" CAPPED IRON ROD SET
BTP	= BY THIS PLAT
D.E.	= DRAINAGE EASEMENT
D.U.E.	= DRAINAGE & UTILITY EASEMENT
U.E.	= UTILITY EASEMENT
OMP	= CORRUGATED METAL PIPE
IP	= IRON PIPE
RCP	= REINFORCED CONCRETE PIPE

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman, Date _____
Planning and Zoning Commission

ATTEST:

Signature _____ Date _____

Name & Title _____

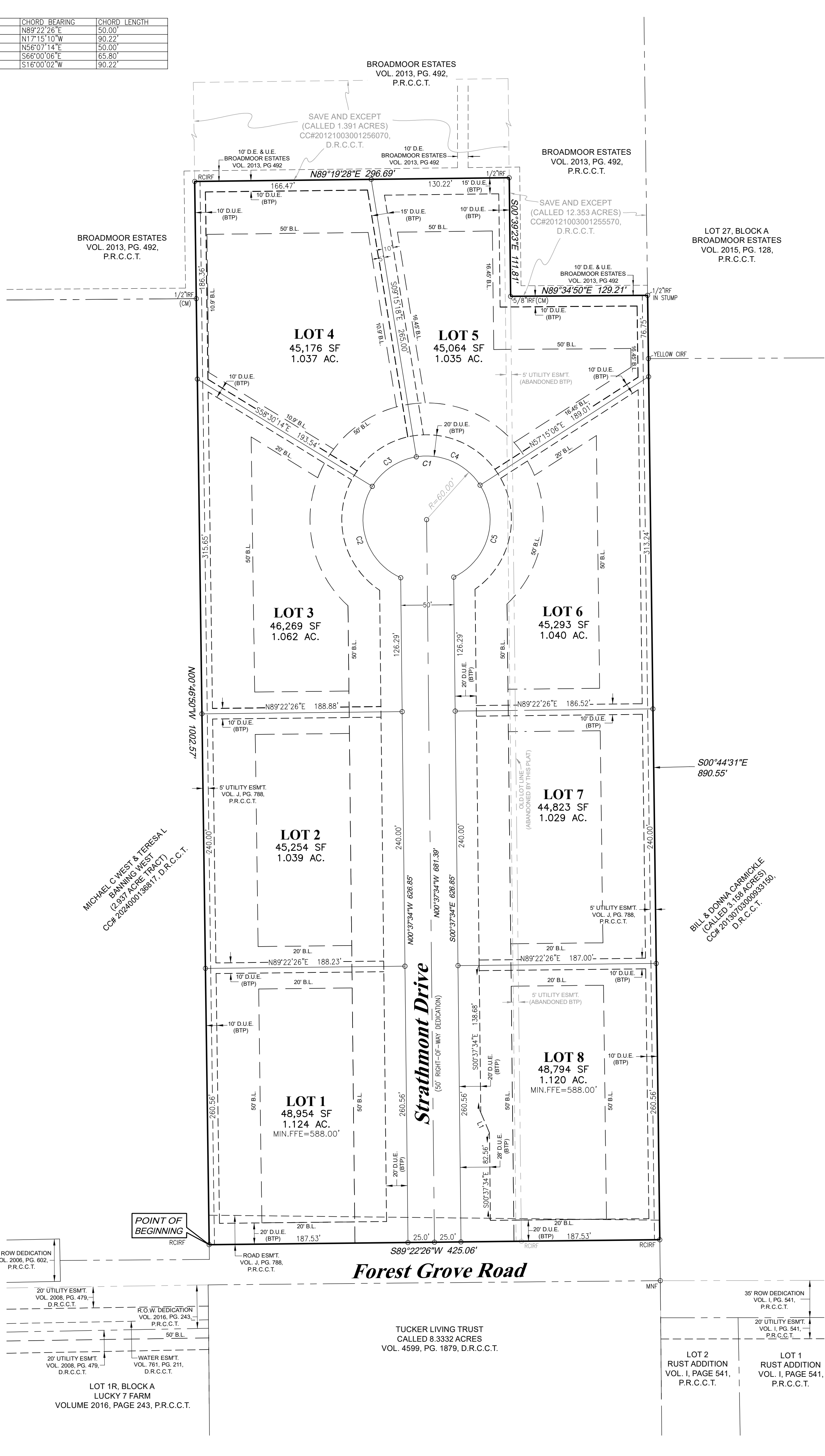
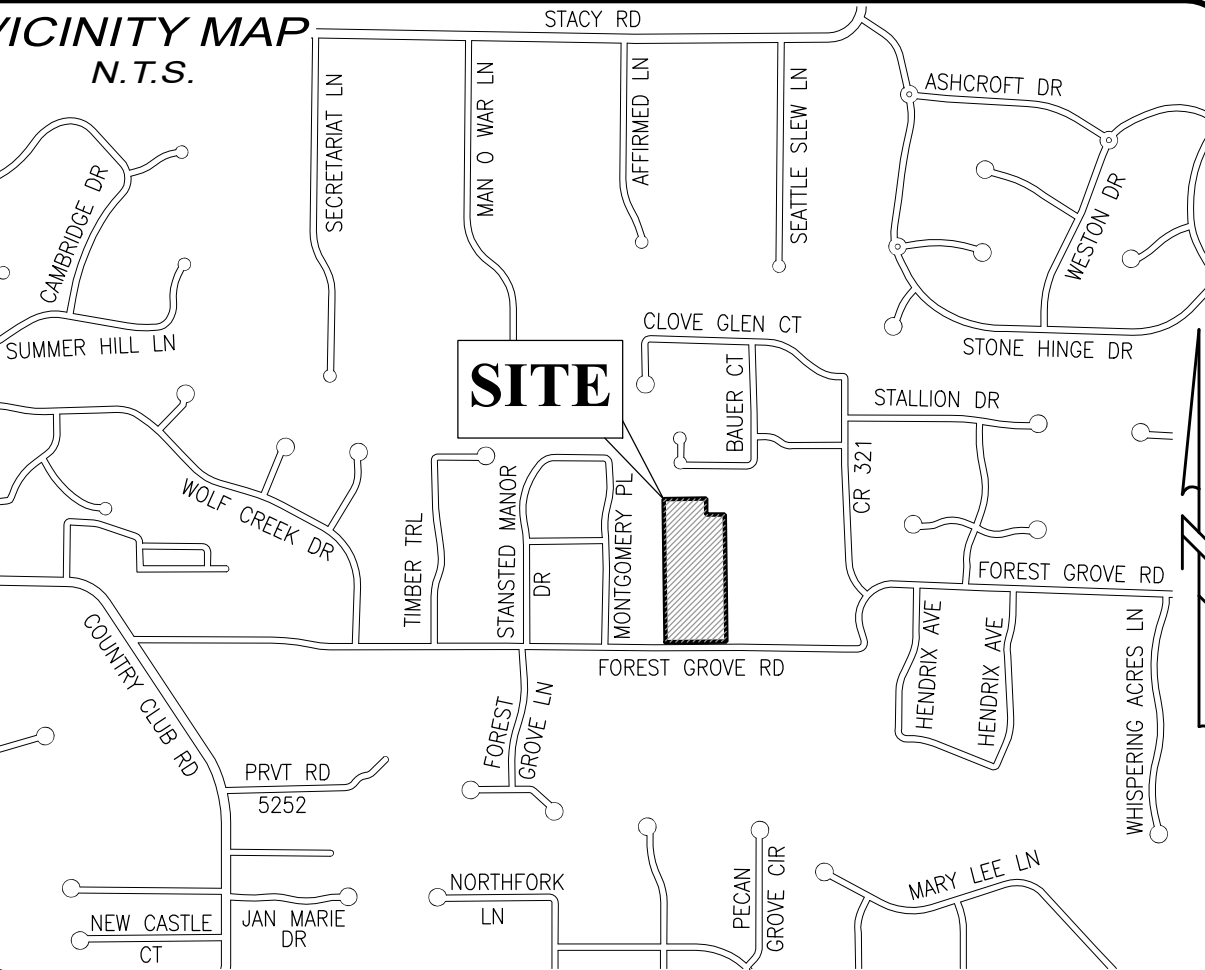
The Public Works Director/City Engineer of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas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

Jeremy Boale, Public Works Director Date _____

The Development Services Director 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.

Joseph Hilbourn, Development Services Director Date _____

- NOTES:**
- NOTICE: 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.
 - THIS PLAT HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 - BEARING BASE: GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.
 - NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0405J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X).
 - THE HOMEOWNERS' ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE, REPAIR, AND OPERATION OF THE DETENTION POND AND ALL RELATED APPURTENANCES, INCLUDING THE DETENTION POND WEIR.



OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Jeffrey Bednar and Lee Bednar**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of **Strathmont Park Lots 1-8, Block A**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2026.

Jeffrey Bednar _____ Lee Bednar _____

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 **Jeffrey Bednar**, 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 _____, 2026.

Notary Public in and for the State of Texas

Printed Name _____

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 **Lee Bednar**, 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 _____, 2026.

Notary Public in and for the State of Texas

Printed Name _____

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/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There is a 20' drainage and utility easement along every road-adjacent property line of lots 1, 2, 3, 4, 5, 6, 7 and 8 to which OSSF setbacks apply.
- There is up to 10' of drainage and utility easements along every other property line of lots 1, 2, 3, 4, 5, 6, 7 and 8 to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs on any lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do 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.

Designated Representative for Collin County Development Services

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

Submitted: February 2026
Revised: March 10, 2026
Revised: April 1, 2026
Revised: May 18, 2026
Revised: May 21, 2026
Revised: May 26, 2026

Engineer: Ion Design Group, PLLC
7075 Twin Hills Avenue, Suite 350, Dallas, TX 75231
(214) 370-3470
Attn: Jason Trotton
jason@iondesigngroup.net

Owner: Jeffrey & Lee Bednar
1020 W Forest Grove Rd
Lucas, TX 75002
(972) 423-4372
Attn: Jeff Bednar
jeff@profoundfoods.com

Surveyor: Roome Land Surveying
1255 W. 15th St., Suite 100
Plano, TX 75075
(972) 423-4372
Attn: Fred Bemenderfer
fred@roomeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jeffrey Bednar and Lee Bednar are the owners of two tracts of land situated in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Room" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 202400136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Room" capped iron rod found, marking the southwest corner of a called 1.391 acre tract (save and except) as recorded under Clerk's File No. 20121003001256070 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 296.69 feet to a 1/2" iron rod found in the east line of Lot 1R, same being in the west line of a called 12.353 acre tract of land (save and except) as recorded under Clerk's File No. 20121003001255570 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, marking the southeast corner of said 1.391 acre tract, and the northerly most northeast corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 129.21 feet to a 1/2" iron rod found in a stump in the west line of Lot 27 of Broadmoor Estates as recorded in Volume 2015, Page 128 of the Plat Records of Collin County, Texas, and the east line of Lot 2R, marking a southeast corner of Broadmoor Estates (V.2013, Pg.492), same being a southeast corner of said 12.353 acre tract, and the easterly most northeast corner of said premises;

THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Room" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Room" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

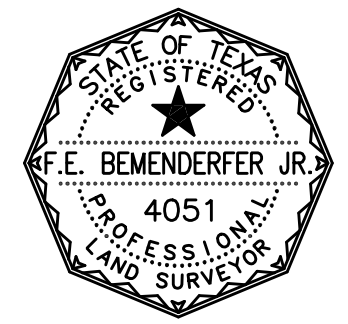
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer, 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.

F. E. Bemenderfer Jr.
Registered Professional Land Surveyor No. 4051

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 **F. E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

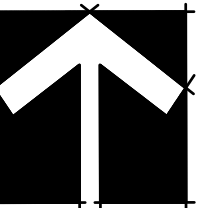
Printed Name _____

**Preliminary Plat
Strathmont Park
Lots 1-8, Block A
Zoned: R-1
9.461 Gross Acres
John W. Kirby Survey, Abstract No. 506 City of
Lucas, Collin County, Texas
February 2026**

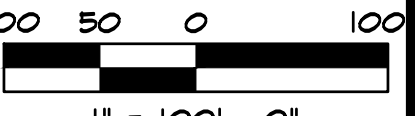
Roome Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
(972) 423-4372
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



Donald W. News
March 11, 2026



NORTH



1" = 100' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY
Overall Layout Plan
Strathmont Park

City of Lucas, Collin County Texas

PLAN REVIEW REVISIONS

#	DATE	BY

STUDIO 13 PROJECT #

LIB006

PLATE SHEET

TR0

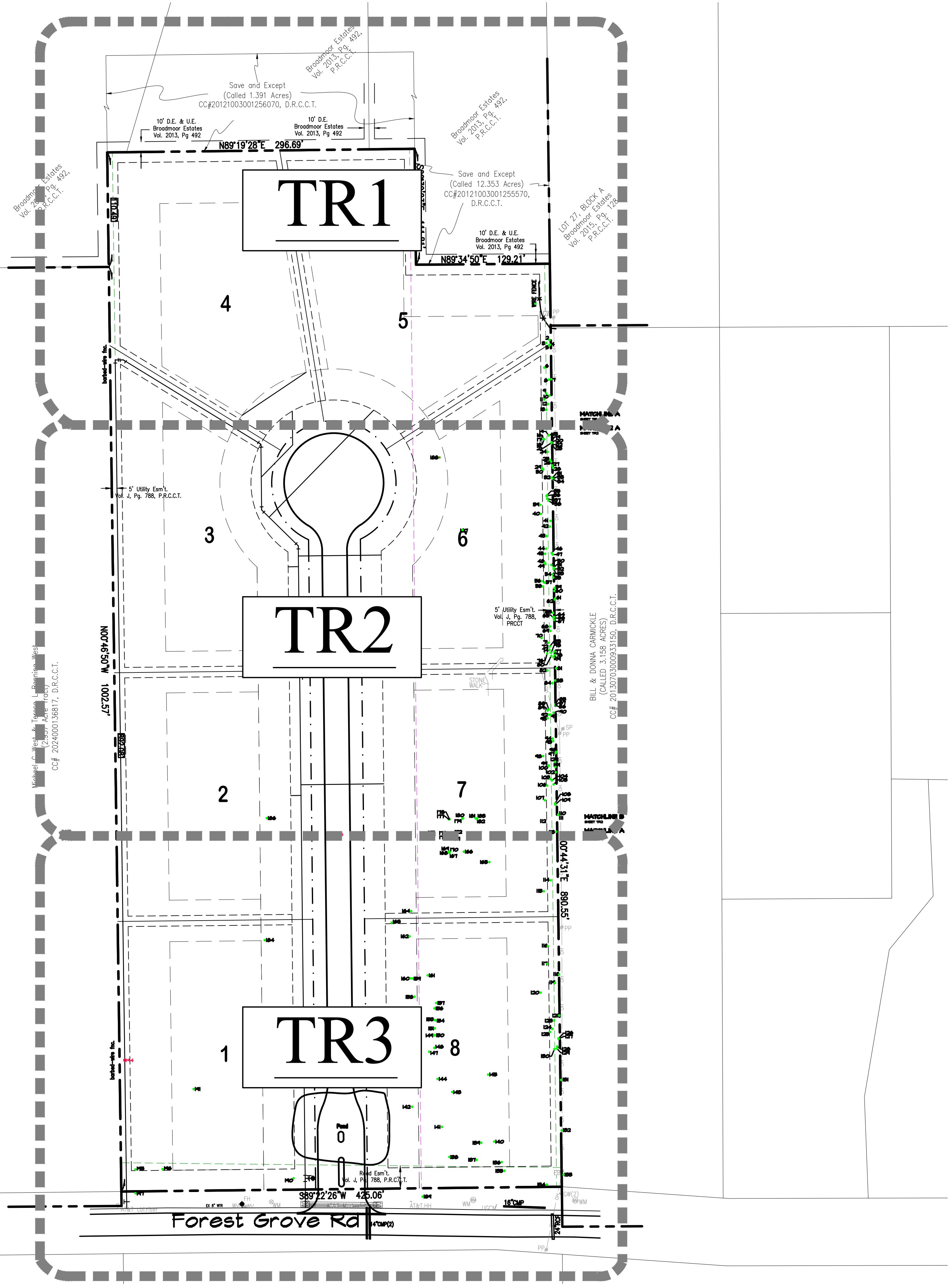
Plotted by: Station10 Plot Date: 3/11/2026 12:47 PM

Drawing: C:\Users\Station10\Studio 13 Dropbox\Studio 13 Team\Folder\sharea\Projects\LIB006 - Enclave at Forest Grove\DWG\LIB006 - Tree Survey.dwg Saved By: Station10 Save Time: 3/11/2026 11:36 AM

Washington Dr

Montgomery Pl

Forest Grove Rd



TR1

TR2

TR3

4

5

3

6

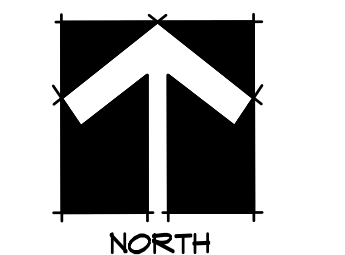
2

7

1

8

10

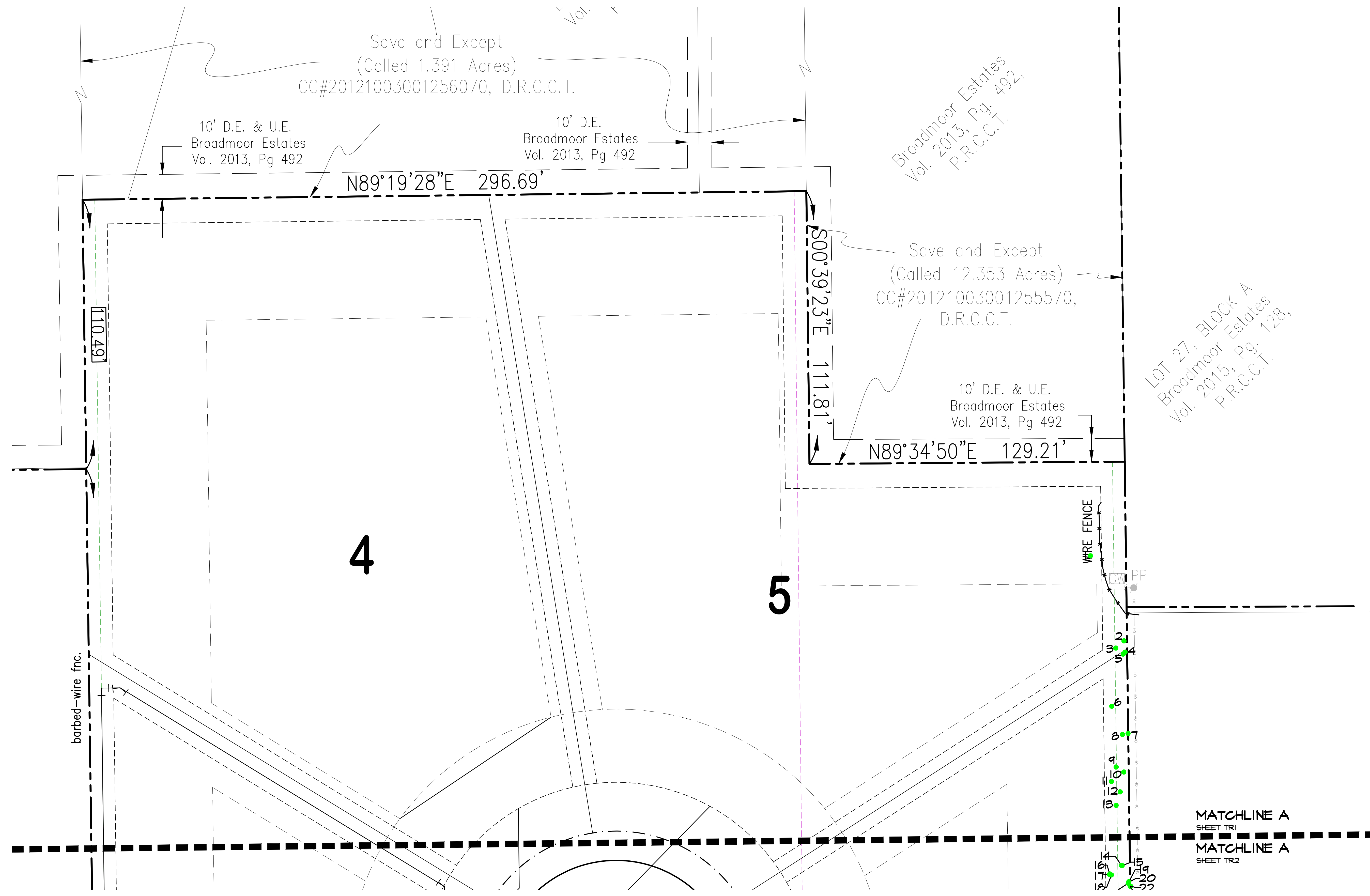


20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY
Tree Survey Plan
Strathmont Park
City of Lucas, Collin County Texas

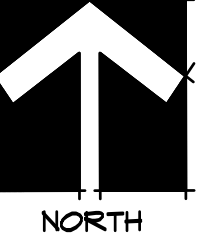
PLAN REVIEW REVISIONS	BY	DATE

STUDIO 13 PROJECT #
LIB006
SHEET
TR1



Plotted by: Station10 Plot Date: 3/11/2026 12:47 PM

Drawing: C:\Users\Station10\Studio_13 Dropbox\Studio_13 Team\Folder\sharea\Projects\LIB006 - Enclave at Forest Grove\DWG\LIB006 - Tree Survey.dwg Saved By: Station10 Save Time: 3/11/2026 11:36 AM



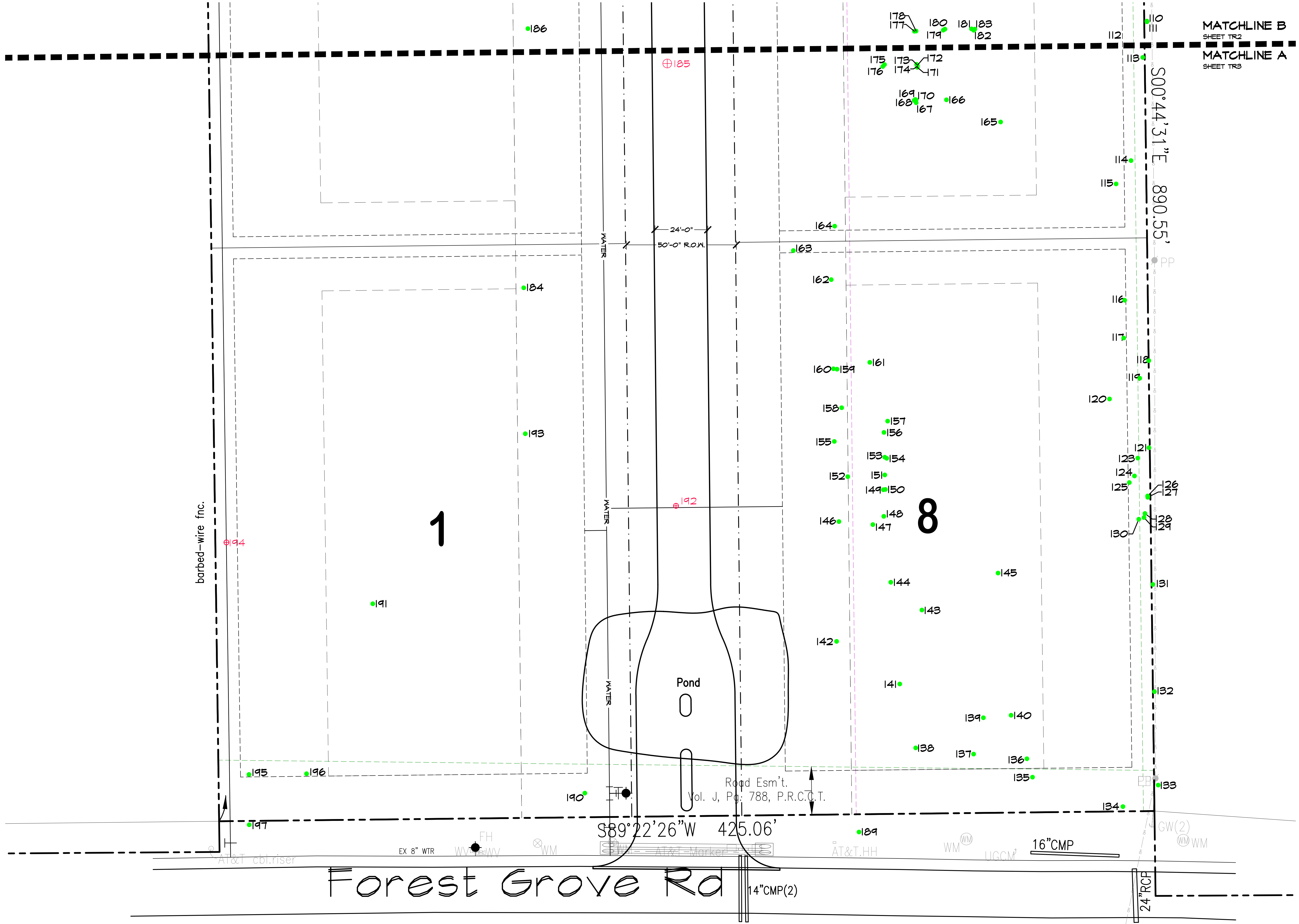
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY
Tree Survey Plan
Strathmont Park
City of Lucas, Collin County Texas

PLAN REVIEW REVISIONS	BY	DATE

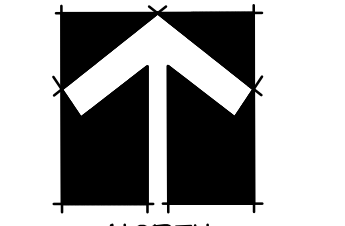
STUDIO 13 PROJECT #	LIB006
SHEET	TR3

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Donald W. Reeves
March 11, 2026



NORTH



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY
Tree Survey List
Strathmont Park
City of Lucas, Collin County Texas

PLAN REVIEW REVISIONS	BY	DATE

#	0

STUDIO 13 PROJECT #

LIB006

SHEET

TR4

Tree #	Size	Common Name	Scientific Name	Condition	Status	Prot.
1	3	Mexican Plum	Prunus mexicana	Fair	Save	Yes
2	18	Hackberry	Celtis occidentalis	Fair	Save	Yes
3	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
4	10	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
5	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
6	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
7	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
8	12	Hackberry	Celtis occidentalis	Fair	Save	Yes
9	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
10	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
11	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
12	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
13	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
14	13	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
15	13	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
16	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
17	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
18	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
19	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
20	7	Hackberry	Celtis occidentalis	Fair	Save	Yes
21	5	Hackberry	Celtis occidentalis	Fair	Save	Yes
22	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
23	12	Hackberry	Celtis occidentalis	Fair	Save	Yes
24	6	Plum	Prunus domestica	Fair	Save	Yes
25	10	Hackberry	Celtis occidentalis	Fair	Save	Yes
26	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
27	9	Hackberry	Celtis occidentalis	Fair	Save	Yes
28	25	Black Walnut	Juglans nigra	Fair	Save	Yes
29	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
30	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
31	7	Bois d'arc	Maclura pomifera	Fair	Save	Yes
32	8	Bois d'arc	Maclura pomifera	Fair	Save	Yes
33	13	Bois d'arc	Maclura pomifera	Fair	Save	Yes
34	12	Bois d'arc	Maclura pomifera	Fair	Save	Yes
35	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
36	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
37	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
38	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
39	3	Red Bud	Cercis canadensis	Fair	Save	Yes
40	3	Red Bud	Cercis canadensis	Fair	Save	Yes
41	5	Red Oak	Cercis canadensis	Fair	Save	Yes
42	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
43	4	Red Bud	Cercis canadensis	Fair	Save	Yes
44	9	Black Walnut	Juglans nigra	Fair	Save	Yes
45	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
46	7	Hackberry	Celtis occidentalis	Fair	Save	Yes
47	18	Hackberry	Celtis occidentalis	Fair	Save	Yes
48	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
49	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
50	10	Hackberry	Celtis occidentalis	Fair	Save	Yes
51	12	Bois d'arc	Maclura pomifera	Fair	Save	Yes
52	10	Bois d'arc	Maclura pomifera	Fair	Save	Yes
53	6	Bois d'arc	Maclura pomifera	Fair	Save	Yes
54	15	Bois d'arc	Maclura pomifera	Fair	Save	Yes
55	13	Bois d'arc	Maclura pomifera	Fair	Save	Yes
56	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
57	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
58	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
59	7	Cedar Elm	Ulmus crassifolia	Fair	Save	Yes
60	26	Cedar Elm	Ulmus crassifolia	Fair	Save	Yes
61	6	Bois d'arc	Maclura pomifera	Fair	Save	Yes
62	6	Bois d'arc	Maclura pomifera	Fair	Save	Yes
63	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
64	7	American Elm	Ulmus americana	Fair	Save	Yes
65	8	American Elm	Ulmus americana	Fair	Save	Yes
66	7	American Elm	Ulmus americana	Fair	Save	Yes
67	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
68	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
69	7	Hackberry	Celtis occidentalis	Fair	Save	Yes
70	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
71	5	Hackberry	Celtis occidentalis	Fair	Save	Yes
72	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
73	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
74	5	Hackberry	Celtis occidentalis	Fair	Save	Yes
75	5	Hackberry	Celtis occidentalis	Fair	Save	Yes
76	11	Bois d'arc	Maclura pomifera	Fair	Save	Yes
77	13	Bois d'arc	Maclura pomifera	Fair	Save	Yes
78	12	Bois d'arc	Maclura pomifera	Fair	Save	Yes
79	5	Hackberry	Celtis occidentalis	Fair	Save	Yes
80	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
81	14	American Elm	Ulmus americana	Fair	Save	Yes
82	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
83	18	Bois d'arc	Maclura pomifera	Fair	Save	Yes
84	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
85	13	Bois d'arc	Maclura pomifera	Fair	Save	Yes
86	13	Bois d'arc	Maclura pomifera	Fair	Save	Yes
87	10	Bois d'arc	Maclura pomifera	Fair	Save	Yes
88	10	Hackberry	Celtis occidentalis	Fair	Save	Yes
89	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
90	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
91	7	Hackberry	Celtis occidentalis	Fair	Save	Yes
92	9	American Elm	Ulmus americana	Fair	Save	Yes
93	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
94	16	Bois d'arc	Maclura pomifera	Fair	Save	Yes
95	18	Bois d'arc	Maclura pomifera	Fair	Save	Yes
96	7	Hackberry	Celtis occidentalis	Fair	Save	Yes
97	9	Hackberry	Celtis occidentalis	Fair	Save	Yes
98	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
99	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
100	6	Hackberry	Celtis occidentalis	Fair	Save	Yes

Tree #	Size	Common Name	Scientific Name	Condition	Status	Prot.
101	19	Bois d'arc	Maclura pomifera	Fair	Save	Yes
102	9	Hackberry	Celtis occidentalis	Fair	Save	Yes
103	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
104	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
105	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
106	5	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
107	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
108	19	American Elm	Ulmus americana	Fair	Save	Yes
109	10	American Elm	Ulmus americana	Fair	Save	Yes
110	13	Hackberry	Celtis occidentalis	Fair	Save	Yes
111	12	Hackberry	Celtis occidentalis	Fair	Save	Yes
112	6	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
113	14	Hackberry	Celtis occidentalis	Fair	Save	Yes
114	12	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
115	5	Cedar Elm	Ulmus crassifolia	Fair	Save	Yes
116	9	Hercules club	Zanthoxylum clava - herculis	Fair	Save	Yes
117	7	American Elm	Ulmus americana	Fair	Save	Yes
118	16	Hackberry	Celtis occidentalis	Fair	Save	Yes
119	23	Black Walnut	Juglans nigra	Fair	Save	Yes
120	5	American Elm	Ulmus americana	Fair	Save	Yes
121	14	Black Walnut	Juglans nigra	Fair	Save	Yes
122	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
123	7	Black Walnut	Juglans nigra	Fair	Save	Yes
124	8	Ash	Fraxinus	Fair	Save	Yes
125	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
126	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
127	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
128	18	Hackberry	Celtis occidentalis	Fair	Save	Yes
129	18	Hackberry	Celtis occidentalis	Fair	Save	Yes
130	9	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
131	11	Hackberry	Celtis occidentalis	Fair	Save	Yes
132	35	Hackberry	Celtis occidentalis	Fair	Save	Yes
133	16	Hackberry	Celtis occidentalis	Fair	Save	Yes
134	4	Apple	Malus pumila	Fair	Save	Yes
135	19	Juniper	Juniperus	Fair	Save	Yes
136	9	Juniper	Juniperus	Fair	Save	Yes
137	6	Magnolia	Magnolia grandiflora	Fair	Save	Yes
138	4	Red Bud	Cercis canadensis	Fair	Save	Yes
139	6	Fig	Ficus carica	Fair	Save	Yes
140	6	Fig	Ficus carica	Fair	Save	Yes
141	9	Red Bud	Cercis canadensis	Fair	Save	Yes
142	5	Red Bud	Cercis canadensis	Fair	Save	Yes
143	24	Red Oak	Quercus buckleyi	Fair	Save	Yes
144	9	Hackberry	Celtis occidentalis	Fair	Save	Yes
145	6	Peach	Prunus persica	Fair	Save	Yes
146	23	Pistacho	Pistacia vera	Fair	Save	Yes
147	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
148	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
149	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
150	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
151	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
152	9	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
153	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
154	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
155	8	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
156	8	Hackberry	Celtis occidentalis	Fair	Save	Yes
157	6	Hackberry	Celtis occidentalis	Fair	Save	Yes
158	16	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
159	7	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
160	12	E Red Cedar	Juniperus Virginiana	Fair	Save	Yes
161	9	Red Bud	Cercis canadensis	Fair	Save	Yes
162	17	Bald Cypress	Taxodium distichum	Fair	Save	Yes
163	23	Bald Cypress	Taxodium distichum	Fair	Save	Yes
164	25	Bald Cypress	Taxodium distichum	Fair	Save	Yes
165	5	Mexican Plum	Prunus mexicana	Fair	Save	Yes
166	6	Peach	Prunus persica	Fair	Save	Yes
167	5	Peach	Prunus persica	Fair	Save	Yes
168	4	Peach	Prunus persica	Fair	Save	Yes
169	4	Peach	Prunus persica	Fair	Save	Yes
170	3	Peach	Prunus persica	Fair	Save	Yes
171	6	Peach	Prunus persica	Fair	Save	Yes
172	5	Peach	Prunus persica	Fair	Save	Yes
173	5	Peach	Prunus persica	Fair	Save	Yes
174	5	Peach	Prunus persica	Fair	Save	Yes
175	5	Peach	Prunus persica	Fair	Save	Yes
176	5	Peach	Prunus persica	Fair	Save	Yes
177	5	Peach	Prunus persica	Fair	Save	Yes
178	6	Peach	Prunus persica	Fair	Save	Yes
179	6	Peach	Prunus persica	Fair	Save	Yes
180	4	Peach	Prunus persica	Fair	Save	Yes
181	6	Peach	Prunus persica	Fair	Save	Yes
182	4	Peach	Prunus persica	Fair	Save	Yes
183	5	Peach	Prunus persica	Fair	Save	Yes
184	18	Red Oak	Quercus buckleyi	Fair	Save	Yes
185	9	Res Oak	Quercus buckleyi	Fair	Remove	Yes
186	7	Red Oak	Quercus buckleyi	Fair	Save	Yes
187	13	Pecan	Carya illinoensis	Fair	Save	Yes
188	6	Red Bud	Cercis canadensis	Fair	Save	Yes
189	19	Water Oak	Quercus nigra	Fair	Save	Yes
190	14	Red Bud	Cercis canadensis	Fair	Save	Yes
191	28	Live Oak	Quercus virginia	Fair	Save	Yes
192	12	Cedar Elm	Ulmus crassifolia	Fair	Remove	Yes
193	22	Post Oak	Quercus stellata	Fair	Save	Yes
194	11	Black Jack Oak	Quercus marilandica	Fair	Save	Yes
195	15	Live Oak	Quercus virginia	Fair	Save	Yes
196	34	Live Oak	Quercus virginia	Fair	Save	Yes
197	26	Chinquapin Oak	Quercus muhlenbergii	Fair	Save	Yes

1,889	Total Tree Size					
					Mitigation	
					21 Cal. In.	

NOTE: THE MITIGATION OF THE 2 REMOVED TREES (21 CALIFER INCHES) WILL BE ACCOMPLISHED BY PLANTING ADDITIONAL TREES ON SITE. THE PLACEMENT OF THE PROPOSED MITIGATION TREES WILL BE REFLECTED ON THE LANDSCAPE PLANS

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STAND

GEOTECHNICAL ENGINEERING REPORT

**RESIDENTIAL STREET AND POND
STRATHMONT PARK**

1100 West Forest Grove Road
Lucas, Texas

UES Project No. G260759 Revision 2
April 15, 2026

Prepared for:

LIBERTY BANKERS LIFE INSURANCE COMPANY

1506 LBJ Freeway, Suite 700
Dallas, Texas, 75234
Attention: Mr. Hayden Moses

Prepared by:



April 15, 2026

Liberty Bankers Life Insurance Company

1506 LBJ Freeway, Suite 700
Dallas, Texas, 75234

Attention: Mr. Hayden Moses

Re: Geotechnical Engineering Report
**Residential Street and Pond
Strathmont Park**
1100 West Forest Grove Road
Lucas, Texas
UES Project No. G260759 Revision 2

UES Professional Solutions 44, LLC (hereinafter UES) has performed a Geotechnical Exploration for the referenced project. This study was authorized by Mr. Hayden Moses and performed in general accordance UES Proposal No. 118774-rev1 dated March 9, 2026.

As requested by the Client, the previously submitted report (UES Project No. G260759 Revision 1 dated April 8, 2026) is revised following review of the grading and paving plans provided by Ion Design Group and to address the detention facility.

The results of this exploration, together with our recommendations, are presented in the accompanying report, an electronic copy of which is being transmitted herewith.

UES appreciates the opportunity to be of service on this project. If we can be of further assistance, such as providing materials testing services during construction, please contact our office.

Sincerely,



Jonathan S. Rosenberg, P.G.
Geotechnical Project Manager



Harsha R. Addula, P.E.
Director / Engineering Manager, Dallas



4/15/26

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1.0 INTRODUCTION

Purpose and Scope. The purpose of this geotechnical study was to evaluate some of the physical and engineering properties of subsurface materials at selected locations along the proposed road to develop geotechnical engineering design parameters and recommendations for the proposed project. To accomplish this, the scope of this study included field exploration consisting of drilling test borings and collecting samples of the subsurface materials, performing laboratory testing on selected samples obtained during the field exploration, performing engineering analysis and evaluation of the subsurface conditions with respect to the project characteristics and development of geotechnical recommendations suitable for the proposed project.

Limitations. Recommendations provided in this report were developed from information obtained in test borings depicting subsurface conditions only at these specific boring locations and at the particular time designated on the boring logs. Subsurface conditions at other locations may differ from those observed at these boring locations and subsurface conditions at these boring locations may vary at different times of the year. The scope of work may not fully define the variability of subsurface materials and conditions that are present on the site. The nature and extent of variations between these borings may not become evident until construction. If significant variations then appear evident, our office should be contacted to re-evaluate our recommendations after performing on-site observations and possibly other tests.

Project Location. The project site is within a former nursery facility located at 1100 West Forest Grove in Lucas, Texas. The general location and orientation of the site is provided on the Boring Location Plan – Figure 1, attached in Appendix A.

Project Description. It is proposed to construct a residential street and pond within proposed Strathmont Park residential subdivision in Lucas, Texas. We expect the street will consist of portland cement concrete (PCC).

Site Grading. According to the grading and paving plans prepared by Ion Design Group (Project No. 2812.00 dated 03.31.2026; Sheet Numbers C2.01 and C3.01), fills of up to about 8 ft will be required to achieve final grades along the street. *If any changes are made, we should be notified and allowed to review the plans to assess and modify our recommendations, as necessary.*

2.0 SITE CONDITIONS

Review of Aerial Images and Site Observations. Review of aerial images available from Google Earth[®], and based on our field investigation, indicates the site is within a former nursery facility. Miscellaneous structures, buildings, a residence and gravel surfaced drives were observed throughout the property. We expect these structures and drives will be removed prior to site development. Scattered to dense trees and tree lines were noted in various locations across the site. In addition, an existing pond was observed in the southern portion of the site. Due to the intermittent nature and relatively low resolution of aerial photographs, as well as lack of provided information regarding the past land use of the site, our review should not be interpreted as eliminating the possibility of past activities on site which could detrimentally affect future construction. No additional information was provided for this study regarding previous site activities or development.

Topography. According to maps available from the North Central Texas Council of Governments (NCTCOG, found at www.dfwmaps.com), the site topography is variable and generally slopes down from the north and toward the pond. It appears the maximum change in elevation across the expanse of the site of approximately 8 ft (from about Elevation 594 ft to 586 ft).

3.0 FIELD EXPLORATION

Test Borings. The field exploration for this project included performing two (2) test borings to a depth of about 10 ft each. Boring depths were measured from the existing ground surface at the respective boring location at time of the field exploration.

Note: Although originally planned to be drilled to a depth of 20 ft each, these borings were terminated at a shallower depth due to auger (equipment) refusal on shaly limestone.

The test borings were advanced using standard rotary drilling equipment in general accordance with ASTM D420. The approximate locations of each boring are shown in Appendix A – Boring Location Plan – Figure 1. The boring locations were not surveyed. UES located the borings in the field using a hand-held GPS unit with lateral accuracy of ± 20 ft. Therefore, the boring locations should be considered approximate.

Relatively Undisturbed Soil Sampling. Cohesive soil samples were generally obtained using Shelby tube samplers in general accordance with ASTM D1587. The Shelby tube sampler consists of a thin- or thick-walled, steel tube with a sharp cutting edge connected to a head equipped with a ball valve threaded for rod connection. The tube is pushed into the undisturbed soils by the hydraulic pulldown of the drilling rig. The soil specimens were extruded from the tube in the field, logged, tested for consistency using a hand penetrometer, then sealed and packaged to maintain "in situ" moisture content. The hand penetrometer is a test where a 0.25-inch diameter piston is pushed into the undisturbed sample at a constant rate to a depth of 0.25-inch. The results of these tests are tabulated at the respective sample depths on the boring logs. When the capacity of the penetrometer is exceeded, the value is tabulated as 4.5+. One representative portion of each sample was sealed in a plastic bag for use in future visual evaluation and possible testing in the laboratory.

The Texas Cone Penetration (TCP): The Texas Cone Penetration (TCP) test was used to assess the apparent in-place strength characteristics of the rock type materials. The TCP test consists of a 3-inch diameter steel cone driven by a 170-pound hammer dropped 24 inches (340 ft-pounds of energy) and is the basis for TxDOT strength correlations. In this case, a modified procedure by implementing a 140-pound hammer dropped 30-inches (350 ft-pounds of energy) was used for completion of the field tests. Depending on the resistance (strength) of the materials, either the number of blows of the hammer required to provide 12 inches of penetration, or the inches of penetration of the cone due to 100 blows of the hammer are recorded on the field logs and are shown on the Log of Borings as "TX Cone" (ref. TxDOT Test Method TEX 132-E).

Sample Disposal. The subsurface samples will be retained in the laboratory for at least 14 days following the issuance of this report and then discarded unless the Client requests otherwise.

Groundwater Observations. A summary of groundwater observations are provided in Section 4.3.

Borehole Backfilling. Upon completion of the borings, the boreholes were backfilled with on-site soil cuttings.

4.0 SUBSURFACE CONDITIONS

4.1 Geology

Geologic Formation. Based on the Geological Atlas of Texas (Dallas Sheet) from the Texas Bureau of Economic Geology, published by the University of Texas at Austin, and our experience, the project site is located in the Austin Chalk formation near the overlying terrace deposits. The Austin Chalk formation generally consists of massive gray unweathered, shaly limestone, overlain by tan weathered, shaly limestone. Near-surface residual soils associated with the Austin Chalk formation generally consist of high plasticity clays and/or moderate plasticity calcareous clays. The terrace deposits consist predominantly of sand, silts, gravel and some clays.

4.2 Subsurface Lithology

Stratigraphy. Descriptions of various strata and their approximate depths and thickness per the Unified Soil Classification System (USCS) are provided on the boring logs, included in Appendix B.

Within the 10-ft depth explored on site, subsurface materials encountered in the test borings generally consists of clay (CH/CL) soils extending to depths of about 2 ft and 4 ft in Borings 1 and 2, respectively, underlain by tan shaly limestone. The letters in parenthesis represent the soils' classification according to the Unified Soil Classification System (ASTM D 2487). More detailed stratigraphic information is presented on the Log of Borings, attached in the Appendix.

It should be noted the depths provided on the boring logs are based on our Field Technician's and Engineer's interpretation of conditions believed to exist between actual samples retrieved. Therefore, information on the boring logs contains both factual and interpretive information. Lines delineating subsurface strata are approximate and the actual transition between strata may be gradual or not clearly defined. In addition, variations may occur between or beyond these boring locations.

4.3 Groundwater Observations

Groundwater Levels. During the field exploration, groundwater was not encountered while advancing the borings and the open boreholes appeared relatively dry immediately upon completion of drilling the borings.

Long-term Groundwater Monitoring. These groundwater observations provide an indication of the groundwater conditions present at the time the borings were drilled. It is common to detect seasonal groundwater within the clayey matrix particularly during or after periods of precipitation. It is common to encounter seasonal groundwater within the clayey matrix and near the soil/rock (shaly limestone) interface or from fractures in the rock, particularly during or after periods of precipitation. However, in relatively impervious soils (clayey soils) a suitable estimate of the groundwater depths generally requires long-term monitoring. Long-term monitoring of groundwater conditions via piezometers or groundwater monitoring wells was not performed during this study and was beyond the scope of this study. Long-term monitoring can reveal groundwater levels materially different than those measured in the borings.

Groundwater Fluctuations. Subsurface groundwater fluctuations can occur. Future construction activities can alter the surface and subsurface drainage characteristics of this site. Seasonal variations, temperature, land-use, proximity to water bodies, and rainfall can also influence groundwater levels. UES recommends that the contractor verifies the groundwater elevation before construction starts.

4.4 Seismic Site Classification

The Site Class assigned for seismic design considers various factors, such as the soil profile (whether it's soil or rock), shear wave velocity, and strength, averaged over a depth of 100 feet. Since the borings didn't reach depths of 100 feet, UES made determinations under the assumption that the subsurface materials beneath the borehole bottoms resembled those encountered at the termination depth. Following the guidelines outlined in Section 1613.2.2 of the 2024 International Building Code and Table 20.2-1 in the 2024 ASCE-7, UES recommends using Site Class C for seismic design purposes at this location.

5.0 LABORATORY TESTING

UES performs visual classification and laboratory tests, as appropriate, to define pertinent engineering characteristics of the soils encountered. Laboratory tests are performed in general accordance with ASTM or other applicable standards. Test results are included at the respective sample depths on the boring logs as included in Appendix B.

Laboratory tests and procedures performed for this geotechnical study are summarized in the following table.

Summary of Laboratory Tests and Procedures	
Test Procedure	Description
ASTM D2487	Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System)
ASTM D2216	Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass
ASTM D4318	Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
ASTM D4546	Standard Test Methods for One-Dimensional Swell or Settlement Potential of Cohesive Soils

6.0 RECOMMENDATIONS

6.1 Uncontrolled Fill, Demolition and Backfill

As discussed in Section 2.0, the site is within a former nursery facility. Miscellaneous structures, buildings, a residence and gravel surfaced drives were observed on the property. We expect these structures and drives will be removed prior to site development.

6.1.1 Uncontrolled Fill

Although fill material was not encountered at the boring locations, there may be fill in other areas within the study area considering the existing residences, structures and drives on site. Test pits can be performed prior to commencing earth work to evaluate the presence of any fill. UES would be pleased to assist with a test pit program if desired.

If fill material is encountered, the material should be removed and replaced as recommended in Section 6.3.6. The excavated materials can be replaced under engineering supervision as outlined in Section 6.3.6 and are suitable for reuse as engineered fill provided they are free of organics, boulders, rubble, and other debris. Excavation and grading contracts should contain provision for removal of unsuitable materials. Subgrade soils along the street should be properly prepared and tested as discussed in Sections 6.3.2, 6.3.6 and 6.4.1.

6.1.2 Demolition

Applicability. The information provided in this section applies to the removal of any existing foundations, utilities or pavement which may be present on this site.

General. Special care should be taken in the demolition and removal of existing utilities and pavement to minimize disturbance of the subgrade. Excessive disturbance of the subgrade resulting from demolition activities can have serious detrimental effects on planned paving elements.

Existing Utilities. Existing utilities and bedding to be abandoned should be completely removed. Existing utilities and bedding may be abandoned in place if they do not interfere with planned development. Utilities which are abandoned in place should be properly pressure-grouted to completely fill the utility.

Backfill. Excavations resulting from the excavation of existing foundations and utilities should be backfilled in accordance with Section 6.3.6.

Other Buried Structures. Other types of buried structures (wells, cisterns, etc.) could be located on the site. If encountered, UES should be contacted to address these types of structures on a case-by-case basis.

6.1.3 Pond and Drainage Backfill

Backfill. An existing pond was observed in the southern portion of the site. Based on the current available information, the pond will be within the proposed Strathmont Drive near existing Forest Road. Before placing backfill in the pond and drainage features/ditches, sediments and soft soil should be completely removed from the sides and bottom of the existing pond and drainage features/ditches to expose undisturbed competent native subgrade. The exposed native subgrade should be proof-rolled using a fully loaded tandem axle truck in accordance with Section 6.3.2. Following successful proof-rolling, the pond and drainage features/ditches can be backfilled according to recommendations in Section 6.3.6 and 6.3.8. A UES representative should be present to observe preparation of the pond and drainage features/ditches bottoms, including excavation, proof rolling, and backfilling.

6.2 Potential Movement of Expansive Soil

Estimated Potential Movement. Our findings indicate the proposed street constructed at final grades as indicated on the referenced plans per Section 1.0, could experience post-construction movements of up to about 3 to 4½ inches due to shrinking and swelling of expansive clayey soils (active clays). Movement due to shrinking and swelling of active clays will be referred to as potential vertical rise (PVR).

Methods of Estimation. These PVR values were estimated in general accordance with methods outlined by Texas Department of Transportation (TxDOT) Test Method Tex-124-E, from results of absorption swell tests, and engineering judgment and experience. The PVR was calculated assuming the moisture content of the in-situ soil within the normal zone of seasonal moisture content change varies between a “dry” condition and a “wet” condition as defined by Tex-124-E. Movements exceeding our estimates could occur if positive drainage of surface water is not maintained or if soils are subject to an outside water source, such as leakage from a utility line or subsurface moisture migration from off-site locations.

Assumptions. PVR was estimated based on the assumption that any fill used to raise the grade consists of onsite or similar soil with a plasticity index (PI) of 48 or less. The use of fill material with a PI greater than 48 could result in potential movements exceeding our estimates.

Additional Considerations. Heave is generally associated with a source of water, therefore, it can occur differentially. Edge lift, excessive cracking, corner breaks, and poor ride quality are just a few of the many examples of pavement issues that can occur when in-situ PVR values are high. *We should be contacted to provide PVR mitigation strategies to help reduce potential movements if desired.*

6.3 Earthwork

Variations in subsurface conditions could be encountered during construction. To permit correlation between test boring data and actual subsurface conditions encountered during construction, it is recommended a registered Professional Engineering firm be retained to observe construction procedures and materials.

Some construction problems, particularly degree or magnitude, cannot be reasonably anticipated until the course of construction. The recommendations offered in the following paragraphs are intended not to limit or preclude other conceivable solutions, but rather to provide our observations based on our experience and understanding of the project characteristics and subsurface conditions encountered in the borings.

6.3.1 Excavation Safety Considerations

Excavation Safety. The contractor is responsible for designing any excavation slopes, temporary sheeting or shoring. Design of these structures should include any imposed surface surcharges. Construction site safety is the sole responsibility of the contractor, who shall also be solely responsible for the means, methods and sequencing of construction operations. The contractor should also be aware that slope height, slope inclination or excavation depths (including utility trench excavations) should in no case exceed those specified in local, state and/or federal safety regulations, such as OSHA Health and Safety Standard for Excavations, 29 CFR Part 1926, or successor regulations. Stockpiles should be placed well away from the edge of the excavation and their heights should be controlled so they do not surcharge the sides of the excavation. Surface drainage should be carefully controlled to prevent flow of water over the slopes and/or into the excavations. Construction slopes should be closely observed for signs of mass movement, including tension cracks near the crest or bulging at the toe. If potential stability problems are observed, a geotechnical engineer should be contacted immediately. Shoring, bracing or underpinning required for the project (if any) should be designed by a professional engineer registered in the State of Texas.

6.3.2 Site Preparation and Proofroll

Site Clearing. In the area of improvements, all concrete, trees, stumps, brush, debris, septic tanks, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be removed and properly disposed.

Proofroll. Paving subgrades should be proofrolled in accordance TX-DOT Specification Item 216 with a fully loaded tandem axle dump truck or similar pneumatic-tire equipment weighing at least 20 tons to locate areas of loose subgrade. In areas to be cut, the proofroll should be performed after the final grade is established. In areas to be filled, the proofroll should be performed prior to fill placement. Areas of loose or soft subgrade encountered in the proofroll should be removed and replaced with engineered fill, moisture conditioned (dried or wetted, as needed) and compacted in place. Prior to placement of any fill, the exposed soil subgrade should then be scarified to a minimum depth of 6 inches and recompacted as outlined in Section 6.3.6.

6.3.3 Construction Considerations

Excavation of Rock (Shaly Limestone). Due to the existence of shallow rock / bedrock encountered at this site, it is recommended that the construction contractor address the need for rock excavation. The necessity for rock excavation and/or over excavation will depend final grade elevations for the proposed paving and pond areas. Therefore, we suggest that the ultimate site grading plans undergo a thorough review by UES before commencing construction. It is important to note that in assessing grading factors, the distribution, depth, and extent of weathered rock, as well as rock lenses or seams, may significantly fluctuate within short distances across the geological area where this site is situated.

Maintenance of Subgrade during Construction. While the exposed subgrade is expected to remain relatively stable initially, unstable conditions may arise during general construction activities, particularly if the soil is exposed to wet weather conditions and repetitive construction traffic. The use of lighter construction equipment can help minimize disturbance to the subgrade. In the event of unstable conditions, stabilization measures will be necessary. After grading is completed, it's crucial to maintain the moisture content of the subgrade before proceeding with construction. Minimizing construction traffic over the finished subgrade is advisable. If the subgrade becomes frozen, desiccated, saturated, or disturbed, the affected material should either be removed or treated by scarification, moisture conditioning, and recompaction before construction begins. UES should be retained to observe earthwork and to perform necessary tests and observations during subgrade preparation.

Fill on Existing Slopes. If fill is to be placed on existing slopes (natural or constructed) steeper than six horizontal to one vertical (6:1), the fill materials should be benched into the existing slopes in such a manner as to provide a minimum bench-key width of five (5) ft. This should provide a good contact between the existing soils and fill materials, reduce potential sliding planes, and allow relatively horizontal lift placements.

6.3.4 Grading, Drainage and Other Considerations

Efforts should be made to minimize the excessive wetting or drying of the underlying soil, as it can lead to swelling and shrinkage of these soil layers. Standard construction practices of providing good surface water drainage should be used. A positive slope of the ground away from the roads should be provided. Ditches or swales should be provided to carry the run-off water both during and after construction.

Post-construction movement of pavement and flatwork is common. Normal maintenance should include inspection of all joints in paving and sidewalks, etc. as well as re-sealing where necessary to minimize seepage of water into the underlying supporting soils.

Root systems from trees and shrubs can draw a substantial amount of water from the clay soils at this site, causing the clays to dry and shrink in excess of our estimates. This could cause settlement beneath grade-supported paving. Trees and large bushes should be located a distance equal to at least one-half their anticipated mature height away from grade slabs. Landscape areas should be watered moderately, without allowing the clay soils to become too dry or too wet.

6.3.5 Groundwater Control

As discussed in Section 4.3, groundwater was not encountered while advancing the borings and the open boreholes appeared relatively dry immediately upon completion of drilling the borings. However, from our experience, shallower groundwater seepage could be encountered in excavations for foundations, utilities and other general excavations at this site. *Seasonal groundwater seepage could occur where shaly limestone is present or near the final site grades and where it is exposed in slopes and cuts.* The risk of seepage increases with depth of excavation and during or after periods of precipitation. Standard sump pits and pumping may be adequate to control seepage on a local basis.

If groundwater is encountered during excavation, dewatering to bring the groundwater below the bottom of excavations may be required. Dewatering could consist of standard sump pits and pumping procedures, which may be adequate to control seepage on a local basis during excavation. Supplemental dewatering will be required in areas where standard sump pits and pumping is not effective. Supplemental dewatering could include submersible pumps in slotted casings, well points, or eductors. For supplemental dewatering, the contractor should submit a groundwater control plan, prepared by a licensed engineer experienced in that type of work.

6.3.6 Fill Compaction

Fill Compaction Testing Guidelines. Field compaction and classification tests should be performed by UES. Compaction tests should be performed in each lift of the compacted material. If the materials fail to meet the density or moisture content specified, the course should be reworked as necessary to obtain the specified compaction. The testing frequency recommended herein can be altered (increased or decreased) at the discretion of the geotechnical engineer of record.

Fill Restrictions. Fill material should be placed in loose lifts not exceeding 8 inches. Fill soils should not contain material greater than 4 inches in any direction, debris, vegetation, waste material, environmentally contaminated material, or any other unsuitable material.

Flexible Base. Flexible base material (*if*) used as leveling course for the proposed street (ref. Section 6.4) should consist of material meeting the requirements of TxDOT Standard Specifications Item 247, Type A or D, Grade 1-2. Flexible base should be compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D698) and within the range of -2 to +2 percentage points of the material's optimum moisture content.

Processed Shaly Limestone. Processed shaly limestone used as fill and/or leveling course for the proposed street should be compacted to at least 95 percent of standard Proctor maximum dry density at a moisture content within -2 to +2 percentage points of the material's optimum moisture content. Individual rock pieces larger than 4 inches in dimension should not be used as fill. However, if shaly limestone is utilized as fill material within 2 ft below the bottom of slab foundations, the maximum allowable size of individual rock pieces should be reduced to 2 inches. Processed shaly limestone should incorporate sufficient fines to prevent the presence of voids around larger diameter rock pieces. A gradation of at least 40 percent passing a standard No. 4 sieve is recommended.

General Fill. Clay soils used for general fill with a plasticity index less than 25 should be compacted to a dry density of at least 95 percent of standard Proctor maximum dry density (ASTM D698). The compacted moisture content of the clays during placement should be within the range of -1 to +3 percentage points of the material's optimum moisture. Clay soils used as fill with a plasticity index equal to or greater than 25 should be compacted to a dry density of at least 95 percent of standard Proctor maximum dry density (ASTM D 698). The compacted moisture content of the clays during placement should be within the range of +2 to +4 percentage points of the material's optimum moisture.

Fills placed deeper than 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D698) and within -2 to +2 percentage points of the material's optimum moisture content.

6.3.7 Utilities

Bedding. Pipe bedding and pipe-zone backfill for underground utilities should meet the requirements of the pipe manufacturer. If no manufacturer requirement exists, then pipe bedding should be placed in accordance with applicable municipal or TxDOT requirements. Unless specified otherwise, the pipe-zone generally consists of all materials surrounding the pipe in the trench from six (6) inches below the pipe to 12 inches above the pipe. Since granular bedding backfill is used for most utility lines, the backfilled trench should not become a conduit and allow access for surface or subsurface water to travel toward the pavement. Local municipality or jurisdiction take precedence over pipe bedding recommendations herein.

Backfill. The trench backfill for utilities should be properly placed and compacted as outlined in Section 6.3.6 and in accordance with requirements of local City standards.

Trench Settlement. Even if fill is properly compacted, fills in excess of about 10 ft are still subject to settlements over time of up to about 1 to 2 percent of the total fill thickness. This should be considered when designing pavements and other structures over utility lines and other areas with deep fill. If this potential for settlement is not acceptable, it may be necessary to backfill areas below 10 ft using flexible base material, processed shaly limestone or low-strength flowable fill. We should be contacted for further evaluation and recommendations. Where utility lines are deeper than 10 ft, the fill/backfill below 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within -2 to $+2$ percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as previously outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled. Local municipality or jurisdiction take precedence over trench backfill recommendations herein.

Trench Excavation. If utility trenches or other excavations extend to a depth of 5 ft or more below construction grade, the contractor or others shall be required to develop an excavation safety plan to protect personnel entering the excavation or excavation vicinity. The collection of specific geotechnical data and the development of such a plan, which could include designs for sloping and benching or various types of temporary shoring, is beyond the scope of this study. Any such designs and safety plans shall be developed in accordance with current OSHA guidelines and other applicable industry standards.

6.3.8 Deep Fill Considerations

Deep Fill Compaction. Fills placed deeper than 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within -2 to $+2$ percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled.

Deep Fill Settlement. Even if fill is properly placed and compacted as recommended herein, fills more than about 10 ft deep can still settle about 1 to 2 percent of its thickness due to its own weight, independent of external loads. This settlement generally begins as soon as lift placement begins. However, settlement can still occur for a period of time after completion of fill placement. The time required for settlement to occur is a function of soil type, pore water, and drainage path conditions and can vary widely. As a result, some fill-related settlement should be expected before and after final lifts are placed. Movement of grade supported structures (foundations, flatwork, etc.) related to settling fill can be reduced by allowing as much time as possible between the time the fill placement is completed and construction of the grade supported structure. If this risk of post construction settlement of deep fills is not acceptable, survey monitoring of constructed fills can be performed to evaluate the rate and magnitude of settlement prior to construction of structures on the fill. UES can provide this service if desired.

6.4 Pavement – Strathmont Drive

General. Recommendations for rigid pavement and preparation of the pavement subgrade are provided in the following sections. A traffic study indicating the number and type of vehicles on which to base the pavement design was not provided. Therefore, our recommendations are based upon our experience with similar projects assuming normal vehicular loading. *Any unusual traffic loading conditions should be brought to our attention prior to finalizing the pavement design so that we may assess and modify our recommendations as necessary.*

Civil Consideration. According to AASHTO design methodology, the pavement design thickness considers pavement performance, traffic, subgrade soils, pavement materials, environment, drainage and reliability. The applicability of our assumptions should be reviewed and approved by the project Civil Engineer before the pavement section is finalized. The recommended pavement sections assume good drainage quality prevails over the life of the pavement and that the pavement subgrade is exposed to moisture levels approaching saturation less than 25 percent of the time. Good drainage is defined by AASHTO as "the ability to remove water from the pavement within one (1) day". Therefore, it is critical that the project Civil Engineer provide appropriate pavement drainage design to assure validity of the assumed drainage conditions.

Detention Facility. According to plans provided by Ion Design Group for Strathmont Park (Project No. 2812.00 dated 03.31.2026; Sheet Numbers C4.02 and C4.03), the drainage ditch along the western entrance of Strathmont Drive at Forest Grove will act as a temporary detention pond with an associated weir. Based on these plans, the flow line of the proposed weir is about Elevation 584.66 ft and the 100 year water surface elevation (WSEL) is about 585.92 ft. Final grades of the proposed street at the detention pond area is about Elevation 587 ft to 588 ft. Good drainage away from the pavement should be maintained throughout the life of the pavement. *Good drainage is discussed in the "Civil Consideration" paragraph above.*

Note: *Design recommendations (global stability) for the weir are considered beyond the scope of this study. If required, our office should be contacted.*

6.4.1 Pavement Subgrade

Subgrade Preparation. As discussed in Section 4.3, clay (CH/CL) soils and/or shaly limestone are expected to be encountered or exposed at the pavement subgrade. The pavement subgrade should be placed in loose lifts not exceeding 8 inches and should be uniformly compacted to a minimum of 95 percent maximum dry density (per ASTM D-698) and within ± 2 percent of the optimum moisture content. It is recommended lime treatment extend at least 1 ft beyond the edge of the pavement to reduce effects of seasonal shrinking and swelling upon the extreme edges of pavement. The soil-lime mixture should be compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698) and within the range of 0 to +4 percentage points of the mixture's optimum moisture content.

We recommend the clayey subgrade be stabilized using the following:

Rigid Pavements			
Planned Construction	Reagent	Application Depth, inches	Application Rate (pounds per square yard)
Residential Street	Lime	6	36
Notes: 1. Assuming an in-place unit weight of 100 pcf for the subgrade soils and 8 percent hydrated lime (by dry soil weight). Results of a lime series test performed on clay soil obtained from Boring 2 is included as Figure 2. 2. The actual amount of lime required should be confirmed prior to construction by performing additional laboratory tests on samples obtained following final grading along the streets/roads. 3. Lime stabilization should be performed in accordance with TxDOT Standard Specifications, Item 260, "Lime Stabilized Subgrade", or local equivalent.			

Shaly Limestone Subgrade: In pavement areas where native, undisturbed shaly limestone is exposed after final subgrade elevation is achieved, shaly limestone cuttings or flexible base can be used as a leveling course (as needed) to provide a smooth surface for placement of the pavement. Material used as a leveling course should have a plasticity index of at least 4 and no greater than 15 and should be compacted to at least 95 percent of standard Proctor maximum dry density and within -2 to +2 percentage points of the material's optimum moisture content. Flexible base should meet the requirements of TxDOT Item 247, Type A or D, Grade 1-2 . Flexible base is discussed in Section 6.3.6. **It is not necessary to lime modify pavement subgrade that consists of shaly limestone.**

Good perimeter surface drainage with a minimum slope of 2 percent away from the pavement is recommended. The use of sand as a leveling course below pavement supported on expansive clays should be avoided. Normal maintenance of pavement should be expected over the life of the pavement.

Drainage Consideration. The recommended pavement sections assume good drainage quality prevails over the life of the pavement and that the pavement subgrade is exposed to moisture levels approaching saturation less than 25 percent of the time. Good drainage is defined by AASHTO as "the ability to remove water from the pavement within one (1) day". Therefore, it is critical that the project Civil Engineer provide appropriate pavement drainage design to assure validity of the assumed drainage conditions. Good perimeter surface drainage with a minimum slope of 2 percent away from the pavement is recommended. The use of sand as a leveling course below pavement supported on expansive clays must be avoided.

Cautionary Note Regarding Stabilized Subgrades. Stabilized subgrades are not suitable for supporting heavy construction traffic. Stabilized subgrades that have been subjected to heavy construction traffic should be re-inspected and re-stabilized as necessary prior to the construction of overlying pavement.

6.4.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.4.1, we understand a 6-inch, portland cement concrete (PCC) pavement section is planned for the residential street.

Based on our analysis using the 1993 AASHTO pavement design procedures (WinPAS computer program distributed by American Concrete Pavement Association) and following subgrade improvement as recommended, the expected number of 18-kip Equivalent Single Axle Loads (ESALs) for the 6-inch pavement section is provided in the following table.

Recommended PCC Pavement Section			
Planned Construction	PCC Thickness, Inches	Subgrade Thickness, Inches	18-kip Equivalent Single Axle Loads (ESALs) ¹
Residential Street	6	Lime Modified, 6	700,000
Notes:			
1. PCC should have a minimum compressive strength of 3,600 psi at 28 days.			
2. Concrete should be designed with 4.5 ± 1.5 percent entrained air.			
3. Joints in PCC paving should be in accordance with City design standards.			
4. Normal periodic maintenance such as crack sealing and sealcoat will be required for all pavements to achieve the design life of the pavement system.			
5. Reinforcing steel should consist of No. 3 bars placed at 18 inches on-center in two directions.			

Note: UES should be contacted for additional pavement recommendations should the anticipated 18-kip ESALs for the proposed street exceed those provided. In addition, pavement subjected to heavy construction traffic will be impacted more than the anticipated normal traffic volume.

6.5 Pond

Based on current available information a pond is planned in the southern portion of the site (vicinity of Boring 2). Within the 10-ft explored, subsurface materials encountered in this test boring generally consists of very high and moderate plasticity clay (CH/CL) soils extending to a depth of about 4 ft underlain by shaly limestone. Groundwater was not encountered in the boring at the time of the field exploration.

6.5.1 Pond Excavation

Clay soils and shaly limestone will be encountered during the pond excavation. No unusual problems are anticipated while excavating the clayey type soils where groundwater is not encountered, or where it is controlled. However, shaly limestone may be difficult to excavate.

Rock excavation methods (including, but not limited to rock teeth, rippers, jack hammers, or sawcutting) may be required to remove these hard materials. From our experience, groundwater seepage could occur during pond excavations and the risk of encountering seepage increases with depth of excavation and during or after periods of precipitation.

All excavations should be braced, shielded, or cut at stable slopes in accordance with Occupational Safety and Health Administration (OSHA) requirements.

6.5.2 Pond Clay Liner

Based upon our previous experience, the dark brown high-plasticity clays are anticipated to be relatively impermeable and should retain water with minor seepage loss. However, the low to medium plasticity brown to tannish brown clay and shaly limestone, including natural joints and fractures within the shaly limestone, are anticipated to be moderately to highly permeable and could be subject to significant seepage loss.

Hence, it is recommended that a clay liner be placed over all exposed shaly limestone and moderate to low plasticity clay soils and tied into the upper dark brown clays and deeper gray shaly limestone (*if encountered*) strata to reduce seepage losses.

Close observations during excavation should be performed by UES to determine areas where low to medium plasticity clay/sandy clay soils and tan shaly limestone are present that would require the use of a clay liner. Once final grades along the pond sides and bottom are established in the field, UES should sample the exposed subgrade soils along the pond bottom and sides to determine if the exposed subgrade materials would require the use of a clay liner.

Clay Liner: If a clay liner is utilized, the pond should be over-excavated to allow placement of a 2-ft thick clay liner on the bottom and side walls of the pond. Clay liner material should have a liquid limit of at least 50 and a plasticity index of at least 30. A gradation of at least 70 percent passing a standard No. 200 sieve is recommended. Liner materials should be processed such that the largest particle or clod is less than 3 inches prior to compaction. The clay liner should be installed by placing 8-inch-thick loose lifts and compacting each lift to a minimum 93 percent of standard Proctor maximum dry density (ASTM D 698) with a moisture content within the range of +2 to +5 percentage points of the material's optimum moisture.

The liquid limit and plasticity index of material used as a liner should be routinely verified during placement using laboratory tests. Visual observation and classification should not be solely relied upon. In order to confirm the material to be used as a liner must satisfy the Atterberg-limit criteria.

Following placement of the reprocessed clay material, the clay soils should not be allowed to dry excessively. The clay soil should be maintained in a moist condition (even during periods when the pond is drained for maintenance) to prevent development of shrinkage cracks. Past problems have occurred when shrinkage cracks were allowed to form and the cracks became filled with sand and silt. Similarly, the bentonite liner should be compacted as clay liner and not allowed to dry as recommended.

Observations during construction by qualified geotechnical personnel should be performed to identify any groundwater seepage or variations in soil conditions. Soils used for the liners should be tested and verified as suitable material. Slope stability is beyond the scope of this study.

7.0 LIMITATIONS/GENERAL COMMENTS

As with any geotechnical engineering report, this report presents technical information and provides detailed technical recommendations for civil and structural engineering design and construction purposes. UES, by necessity, has assumed the user of this document possesses the technical acumen to understand and properly utilize the information and recommendations provided herein. UES strives to be clear in its presentation and, like the user, does not want potentially detrimental misinterpretation or misunderstanding of this report. Therefore, we encourage any user of this report with questions regarding its content to contact UES for clarification. Clarification will be provided verbally and/or issued by UES in the form of a report addendum, as appropriate.

Professional services provided in this geotechnical exploration were performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. The scope of services provided herein does not include an environmental assessment of the site or investigation for the presence or absence of hazardous materials in the soil, surface water or groundwater. UES, upon written request, can be retained to provide these services.

UES is not responsible for conclusions, opinions or recommendations made by others based on this data. Information contained in this report is intended for the exclusive use of the Client (and their designated design representatives), and is related solely to design of the specific structures outlined in Section 1.0. No party other than the Client (and their designated design representatives) shall use or rely upon this report in any manner whatsoever unless such party shall have obtained UES's written acceptance of such intended use. Any such third party using this report after obtaining UES's written acceptance shall be bound by the limitations and limitations of liability contained herein, including UES's liability being limited to the fee paid to it for this report.

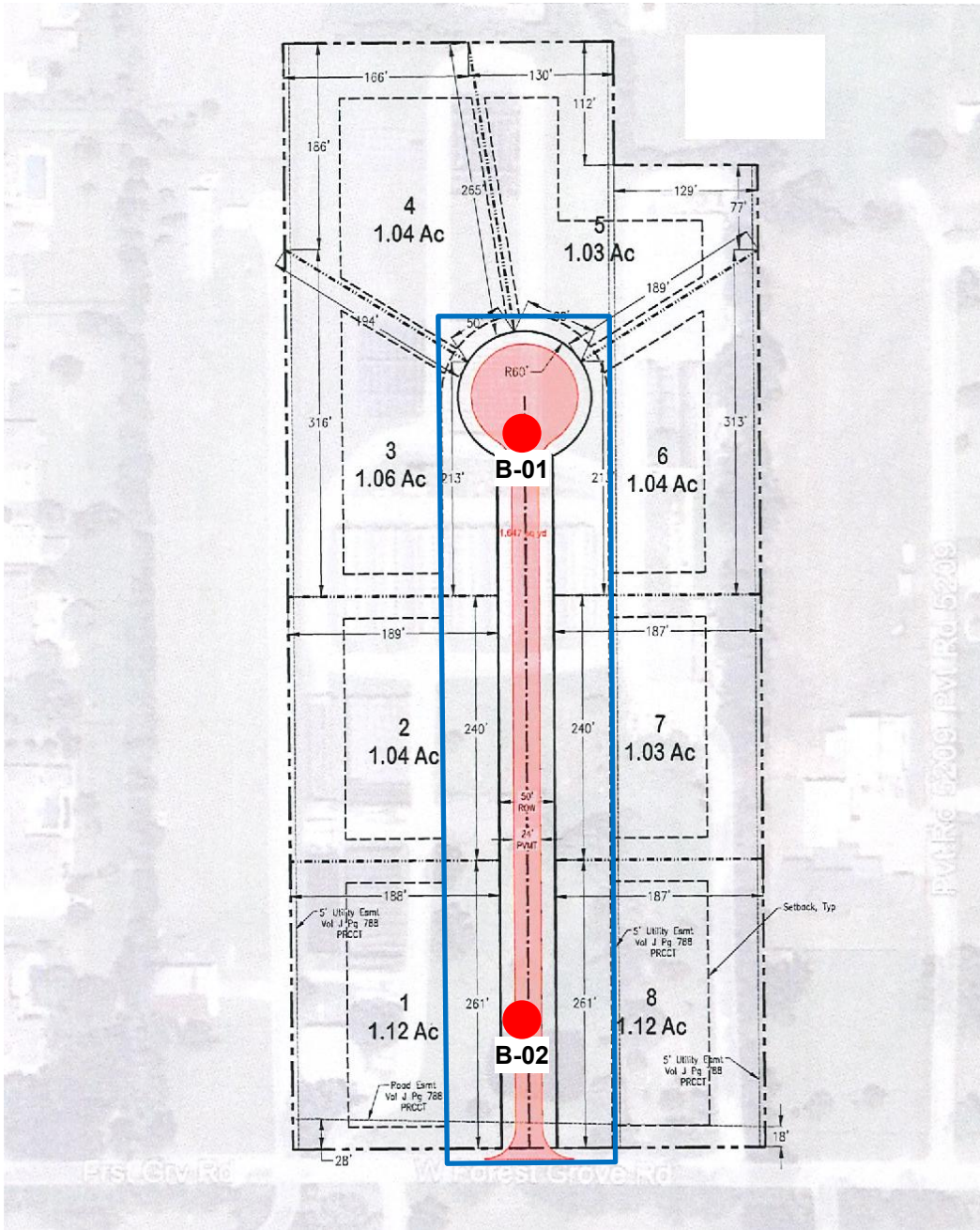
Recommendations presented in this report should not be used for design of any other structures except those specifically described in this report. In all areas of this report in which UES may provide additional services if requested to do so in writing, it is presumed that such requests have not been made if not evidenced by a written document accepted by UES. Further, subsurface conditions can change with passage of time. Recommendations contained herein are not considered applicable for an extended period of time after the completion date of this report. It is recommended our office be contacted for a review of the contents of this report for construction commencing more than one (1) year after completion of this report. Non-compliance with any of these requirements by the Client or anyone else shall release UES from any liability resulting from the use of, or reliance upon, this report.

Recommendations provided in this report are based on our understanding of information provided by the Client about characteristics of the project. If the Client notes any deviation from the facts about project characteristics, UES should be contacted immediately since this may materially alter the recommendations. Further, UES is not responsible for damages resulting from workmanship of designers or contractors. It is recommended the Owner retain qualified personnel, such as a Geotechnical Engineering firm, to verify construction is performed in accordance with plans and specifications.

Appendix A

Boring Location Plan – Figure 1





Study Area

Approximate Boring Locations

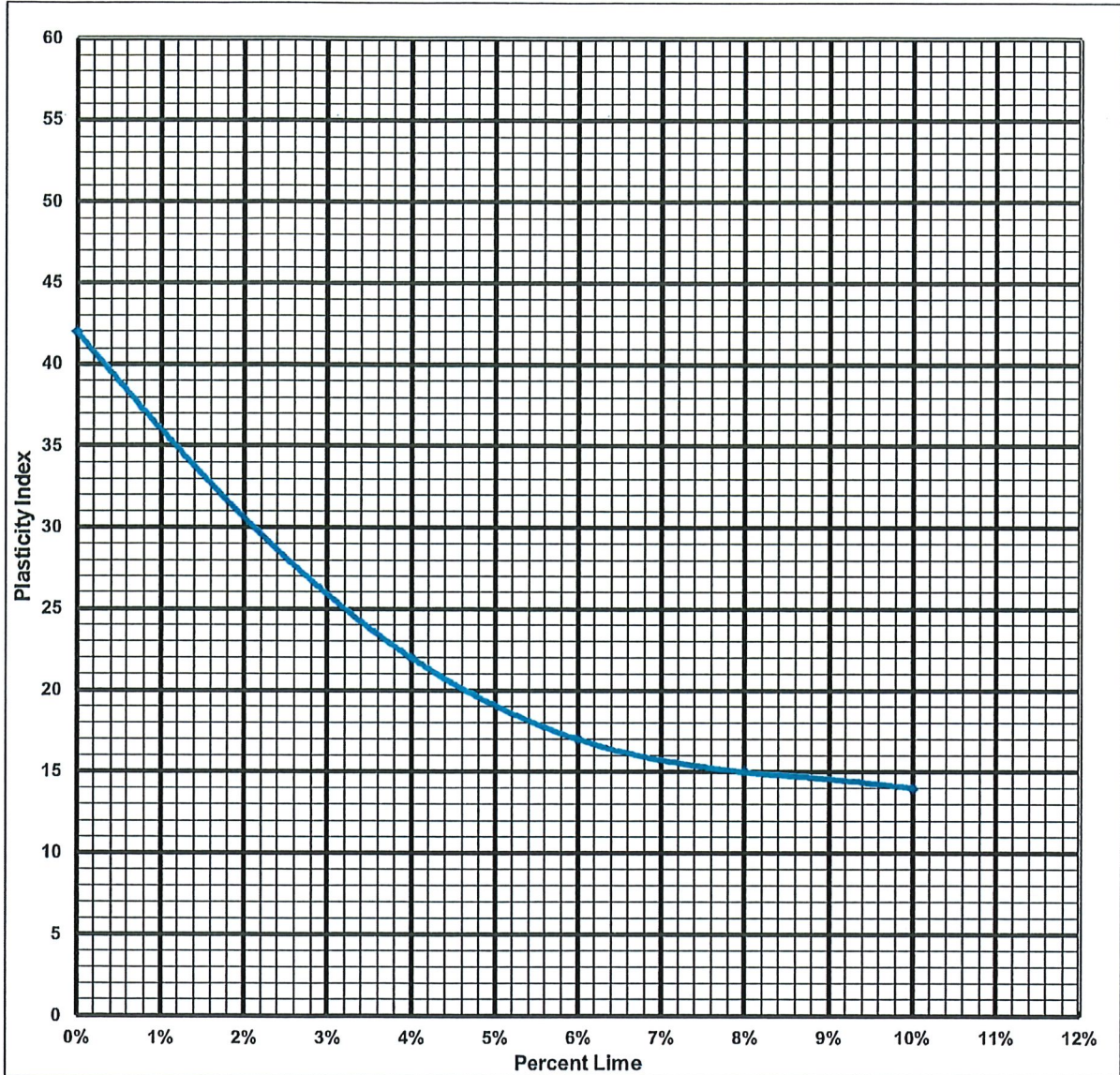


Geotechnical Engineering Report
Residential Street and Pond
Strathmont Park
1100 W. Forest Grove Road
Lucas, Texas
UES Project No. G260759



Boring Location
Plan
Figure 1

Lime Series Test Result – Figure 2



Sample	Material Description	Depth, ft
Boring 2	Dark Brown CLAY	0-2

Appendix B

Boring Logs and Key to Soil Symbols and Classification





PROJECT Residential Street and Pond - Strathmont Park
PROJECT NUMBER G260759
DATE STARTED 03/17/2026
HAMMER WEIGHT 140 **HAMMER DROP** 30
ELEVATION N/A **DEPTH** -
COMMENTS -

GENERAL LOCATION Allen, Texas
LATITUDE - **LONGITUDE** -
DATE COMPLETED 03/17/2026
METHOD Auger
DURING DRILLING None **AFTER DRILLING** Dry

Depth (ft)	Graphic Log	Material Description	Sample Graphic	Samples			Lab										
				REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)	
0 - 2		Dark Brown CLAY				3.5	1.4			99	27	74	27	47			
2 - 10		Tan SHALY LIMESTONE			100/3"												
10 - 10		TEST BORING TERMINATED AT 10 FT DUE TO AUGER (EQUIPMENT) REFUSAL			100/2.75"												





















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Depth (ft)	Graphic Log	Material Description	Sample Graphic	Samples			Lab										
				REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)	
0 - 2		Dark Brown CLAY				3.0				33							
2 - 4		Brown to Tannish Brown CLAY -calcareous deposits below 3'				3.75	2.2			103	23	39	18	21			
4 - 5		Tan SHALY LIMESTONE			100/3"												
5 - 10		Tan SHALY LIMESTONE			100/3"												
10 - 10		TEST BORING TERMINATED AT 10 FT DUE TO AUGER (EQUIPMENT) REFUSAL															

KEY TO SOIL SYMBOLS AND CLASSIFICATIONS

SOIL & ROCK SYMBOLS

	(CH), High Plasticity CLAY
	(CL), Low Plasticity CLAY
	(SC), CLAYEY SAND
	(SP), Poorly Graded SAND
	(SW), Well Graded SAND
	(SM), SILTY SAND
	(ML), SILT
	(MH), Elastic SILT
	LIMESTONE
	SHALE / MARL
	SANDSTONE
	(GP), Poorly Graded GRAVEL
	(GW), Well Graded GRAVEL
	(GC), CLAYEY GRAVEL
	(GM), SILTY GRAVEL
	(OL), ORGANIC SILT
	(OH), ORGANIC CLAY
	FILL

SAMPLING SYMBOLS

	SHELBY TUBE (3" OD except where noted otherwise)
	SPLIT SPOON (2" OD except where noted otherwise)
	AUGER SAMPLE
	TEXAS CONE PENETRATION
	ROCK CORE (2" ID except where noted otherwise)

RELATIVE DENSITY OF COHESIONLESS SOILS (blows/ft)

VERY LOOSE	0 TO 4
LOOSE	5 TO 10
MEDIUM	11 TO 30
DENSE	31 TO 50
VERY DENSE	OVER 50

SHEAR STRENGTH OF COHESIVE SOILS (tsf)

VERY SOFT	LESS THAN 0.25
SOFT	0.25 TO 0.50
FIRM	0.50 TO 1.00
STIFF	1.00 TO 2.00
VERY STIFF	2.00 TO 4.00
HARD	OVER 4.00

RELATIVE DEGREE OF PLASTICITY (PI)

LOW	4 TO 15
MEDIUM	16 TO 25
HIGH	26 TO 35
VERY HIGH	OVER 35

RELATIVE PROPORTIONS (%)

TRACE	1 TO 10
LITTLE	11 TO 20
SOME	21 TO 35
AND	36 TO 50

PARTICLE SIZE IDENTIFICATION (DIAMETER)

BOULDERS	8.0" OR LARGER
COBBLES	3.0" TO 8.0"
COARSE GRAVEL	0.75" TO 3.0"
FINE GRAVEL	5.0 mm TO 3.0"
COURSE SAND	2.0 mm TO 5.0 mm
MEDIUM SAND	0.4 mm TO 5.0 mm
FINE SAND	0.07 mm TO 0.4 mm
SILT	0.002 mm TO 0.07 mm
CLAY	LESS THAN 0.002 mm



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: John Whitsell, City Manager

Agenda Item Request:

Consider and act on approving Amendment No. 2 to Collin County Commissioner's Court Order No. 2021-898-09-20 amending Section 3.10.

Background Information:

The current ILA with Collin County contracting for Law Enforcement Services is not clear on the issue of the City taking possession of the vehicles when the term of the agreement ends. This amendment cleans up the verbiage for the transfer of the vehicles that the City of Lucas has paid for. Currently, there are 5 vehicles that we have funded.

Attachments/Supporting Documentation:

1. Amendment 2 - City of Lucas

Budget/Financial Impact:

N/A

Recommendation:

Recommend to approve as presented.

Motion:

I make a motion to approve/deny Amendment No. 2 to Collin County Commissioner's Court Order No. 2021-898-09-20 amending Section 3.10.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 2 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No. _____ effective on _____.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE: _____

DATE: _____

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB

(Print Name)

TITLE: PURCHASING AGENT

DATE: _____

HISTORICAL INFORMATION

Awarded by Court Order No. 2021-898-09-20

Amendment	<u>No. 1</u>	Court Order No.	<u>2023-133-02-20</u>	Summary	<u>Updated rates and terms</u>
Amendment	<u>No. 2</u>	Court Order No.	<u></u>	Summary	<u>Updated terms and terminate contract</u>



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: City Council

Agenda Item Request:

Executive Session:

The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
City Council Agenda Request
June 18, 2026**

Requester: City Council

Agenda Item Request:

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

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA