

NOTES:

- By graphical plotting, part of the parcel described hereon lies within Zone "A", as delineated on the Flood Hazard Map of the State of Texas, dated June 02, 2009, as published by the Federal Emergency Management Agency. Zone "A" is defined as "Special flood hazard areas inundated by 100-year flood; No Base flood elevations determined. The Surveyor utilized the above information to determine the flood hazard area and that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This information shall not create liability on the part of the surveyor.
- Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit from the local authority having jurisdiction for commencement of construction including site grading, on all or part of those lots.
- Bearings are based on Texas State Plane North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Property owners to maintain property including drainage and utility easements to the edge of pavement.
- Only wrought iron fences permitted within drainage easements.
- A 5/8" high iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- Benchmark: An "X" cut in south end of a concrete headwall on the west side of Stinson Road at Muddy Creek. Elev. 569.65'
- The landscape easements are dedicated to and will be maintained by the Homeowner's Association.

**LEGEND**

D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
G.L.E.	GAS LINE EASEMENT
B.L.	BUILDING SETBACK LINE
L.S.E.	LANDSCAPE EASEMENT
B.L.	BUILDING SETBACK LINE
I.P.F.	IRON PIPE FOUND
I.R.F.	IRON ROD FOUND
S.P.C.	STATE PLANE COORDINATES
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
W/CAP	W/CAP
(CM)	CONTROL MONUMENT
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS

North Texas Municipal Water District (NTMWD) Note:  
The NTMWD restricts construction of permanent structures such as foundations, walls, pools and driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need for any cost for repair for damage to the pipelines, resulting from construction by the developer, contractor or owner.

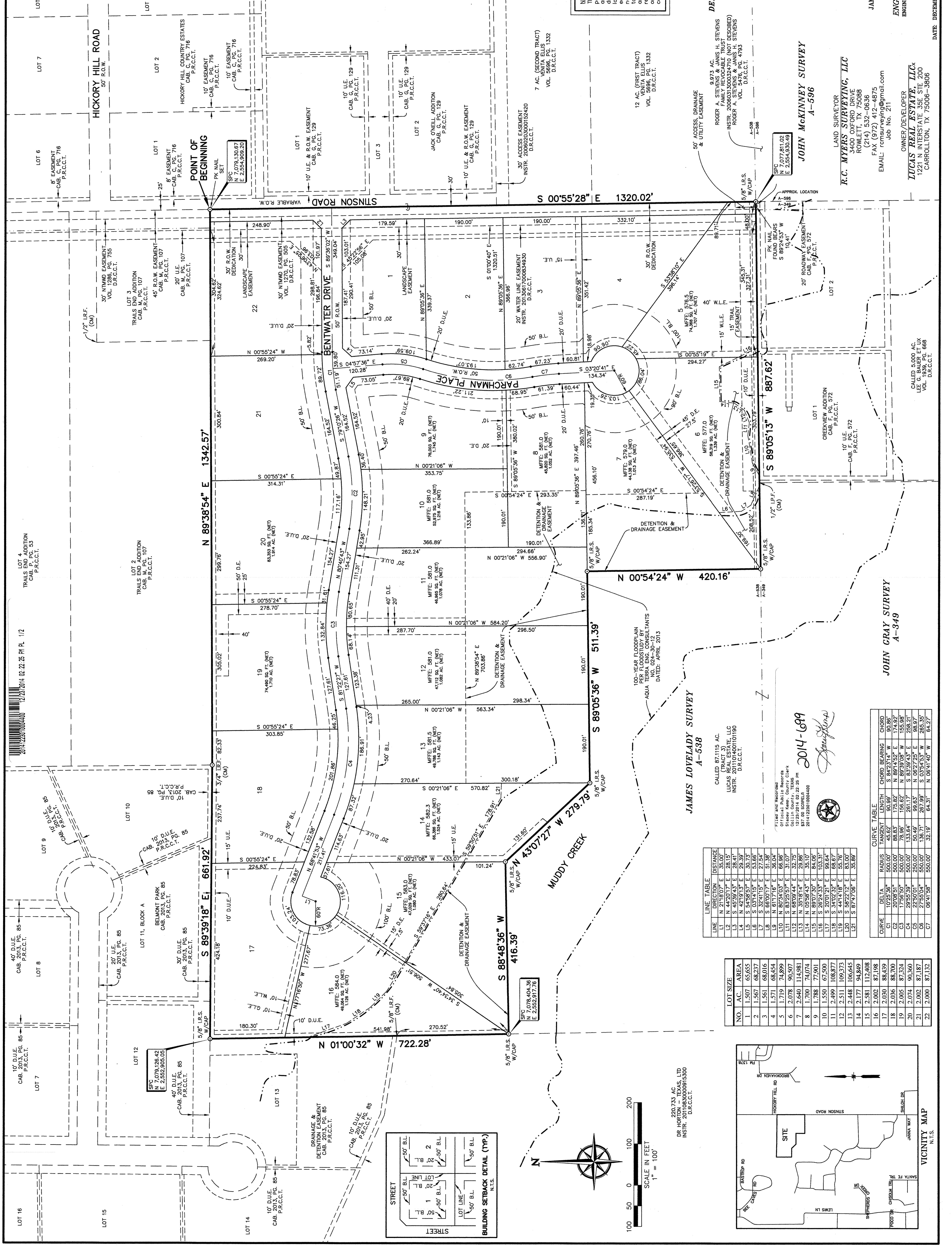
**EXISTING ZONING: AG**  
**PROPOSED ZONING: R2 & R1.5**  
**22 RESIDENTIAL LOTS**  
**AVG. LOT SIZE: 2.00 ACRES**  
**MIN. LOT SIZE: 1.500 ACRES**



**FINAL PLAT**  
**BRISTOL PARK**  
**PHASE ONE**

LOTS 1-22, BLOCK A  
22 RESIDENTIAL LOTS  
BEING 48.045 ACRES  
SITUATED IN THE  
JAMES LOVELADY SURVEY, ABSTRACT NO. 538  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

**ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES**  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 76088  
(972) 941-9400 FAX (972) 941-9401  
DATE: DECEMBER 8, 2014



**JAMES LOVELADY SURVEY**  
**A-538**

8.973 AC.  
JAMES H. STEVENS  
FAMILY REVOCABLE TRUST  
INSTR. 2006031300024710 (NOT DESCRIBED)  
ROGER A. VOL. 5476, PG. 4733  
D.R.C.C.T.

12 AC. (FIRST TRACT)  
FOUND BEARS  
VOL. 5688, PG. 1332  
D.R.C.C.T.

50' ACCESS, DRAINAGE  
& UTILITY EASEMENT

**JOHN MCKINNEY SURVEY**  
**A-596**

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(214) 532-0636  
FAX: (972) 412-4875  
EMAIL: rcm@rcmyersurveying.com  
JOB NO. 211

OWNER/DEVELOPER  
**LUCAS REAL ESTATE, LLC**  
1221 N. INTERSTATE 35E, STE. 200  
CARROLLTON, TX 75006-3606

CALLER: 5,000 AC.  
LEE C. BAUER, ET UX  
VOL. 939, PG. 668  
D.R.C.C.T.

**JAMES LOVELADY SURVEY**  
**A-538**

87.1115 AC.  
(TRACT 3)  
LUCAS REAL ESTATE, LLC  
INSTR. 20110110190  
D.R.C.C.T.

100-YEAR FLOODPLAIN  
AQUA TERRA ENG. CONSULTANTS  
NO. 024-30-12  
DATED: APRIL 2013

FILED AND RECORDED  
Collin County, Texas  
Survey Public Information Clerk  
2014-09-04 2:22:26 PM  
\$7.00 \$050614  
20141228010004408

2014-09-04

**JOHN GRAY SURVEY**  
**A-349**

**LINE TABLE**

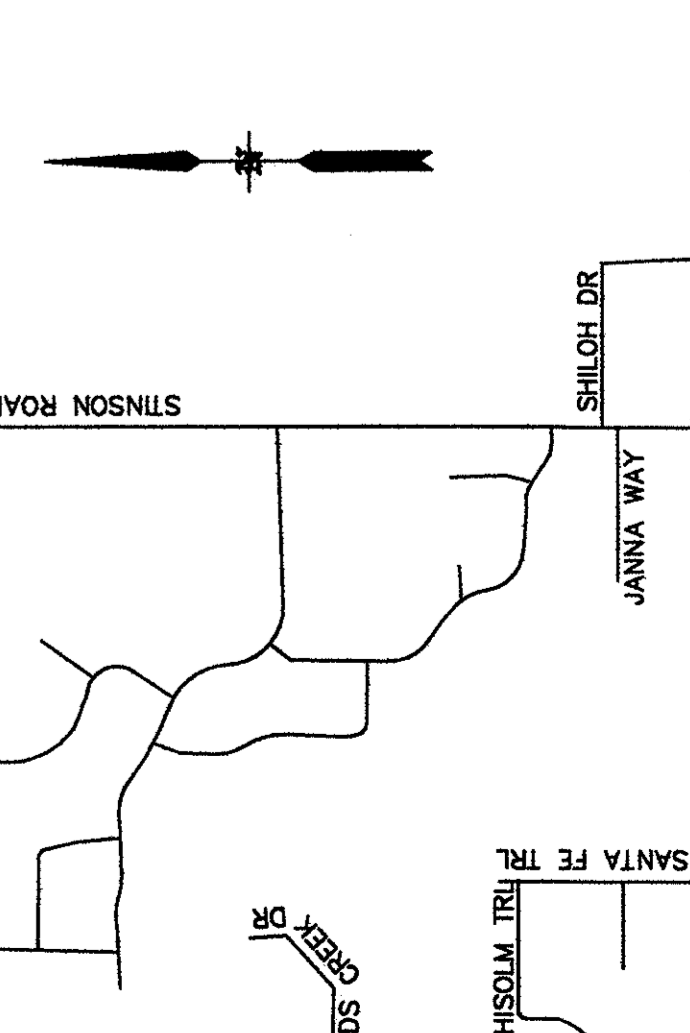
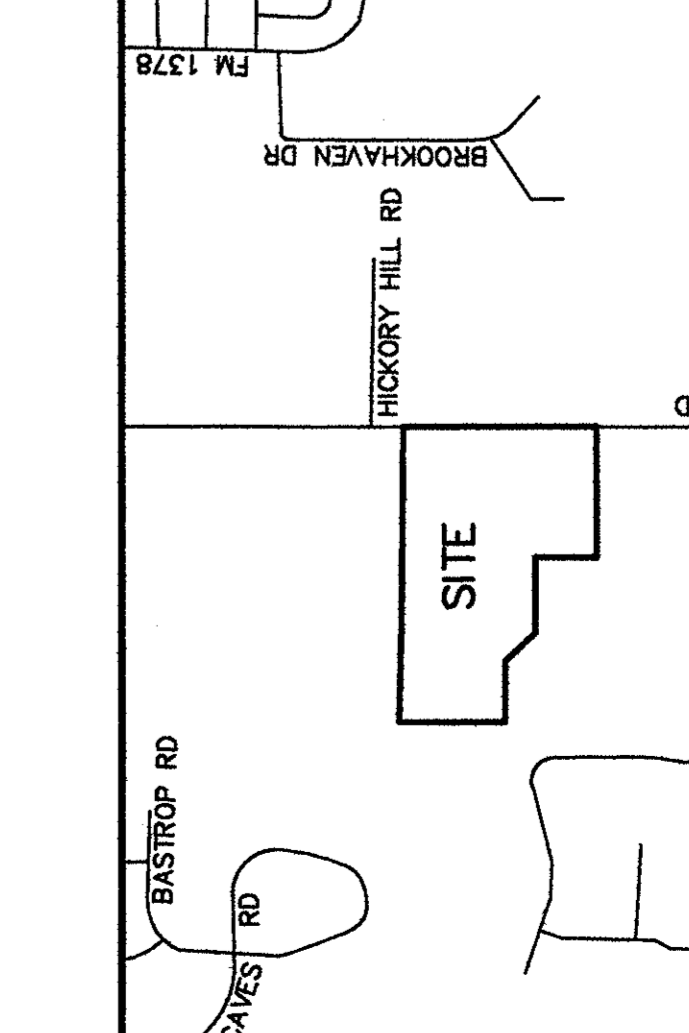
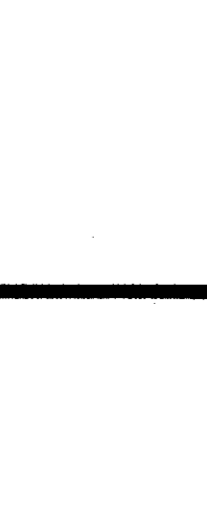
LINE	DIRECTION	DISTANCE
L1	N 21°18'07" E	35.00'
L2	N 42°20'17" E	28.15'
L3	N 42°19'13" E	29.30'
L4	N 42°19'13" E	29.30'
L5	S 54°58'57" E	30.73'
L6	S 03°14'15" E	53.66'
L7	S 32°14'15" E	27.54'
L8	S 65°00'17" E	51.39'
L9	S 80°13'43" E	68.68'
L10	S 83°25'57" E	31.07'
L11	S 68°09'44" E	32.75'
L12	N 35°18'14" E	29.86'
L13	N 05°58'13" E	35.10'
L14	N 89°07'39" E	84.06'
L15	S 20°01'21" E	98.64'
L16	S 34°02'32" E	68.67'
L17	S 44°14'18" E	35.76'
L18	S 58°22'12" E	83.00'
L19	S 87°47'06" E	35.89'

**CURVE TABLE**

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC LENGTH	AREA
C1	102°55'36"	500.00'	S 64°23'14" W	90.86'	90.90'	90.86'
C2	20°08'51"	500.00'	N 89°14'52" E	174.92'	175.92'	174.92'
C3	17°56'50"	500.00'	N 89°39'08" E	155.98'	156.98'	155.98'
C4	29°55'39"	500.00'	S 63°39'43" E	258.21'	259.21'	258.21'
C5	22°50'07"	250.00'	S 60°49'59" E	98.63'	99.63'	98.63'
C6	27°55'54"	250.00'	N 62°54'52" W	285.35'	286.35'	285.35'
C7	66°41'56"	350.00'	N 58°41'40" W	64.27'	64.27'	64.27'

**LOT SIZE**

NO.	AC.	AREA
1	1.507	65,655
2	1.567	68,237
3	1.561	68,016
4	1.571	68,154
5	1.719	74,899
6	2.078	90,507
7	2.600	114,081
8	1.700	74,074
9	1.788	77,901
10	1.550	67,500
11	2.499	108,877
12	2.511	109,373
13	2.448	106,645
14	2.177	94,849
15	2.581	112,408
16	2.002	87,198
17	2.030	88,159
18	2.036	88,700
19	2.005	87,324
20	2.074	90,560
21	2.002	87,187
22	2.000	87,132



200.733 AC.  
DR. HORTON TEXAS, LTD  
INSTR. 2010830000915300  
D.R.C.C.T.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, LUCAS REAL ESTATE, LLC, BEING the owner of a 48.045 acre tract of land situated in the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain 87.1115 acre tract of land (Tract 3) described in deed to Lucas Real Estate, LLC, as recorded in Instrument 201101400101190, Deed Records, Collin County, Texas, said 48.045 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the northeast corner of said 87.1115 acre tract and the southeast corner of Lot 3, Trails End Addition, an addition to the City of Lucas, as recorded in Cabinet M, Page 107, Plat Records, Collin County, Texas, said corner being in the centerline of Stinson Road, a variable width right-of-way;

THENCE South 00 degrees 55 minutes 28 seconds East, with the east boundary line of said 47.1115 acre tract and the centerline of said Stinson Road, a distance of 1320.02 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963"; set for an exterior ell corner of said 87.1115 acre tract from which a PK Nail found bears South 89 degrees 24 minutes 53 seconds West, a distance of 10.41 feet;

THENCE South 89 degrees 05 minutes 13 seconds West, with a south boundary line of said 47.1115 acre tract, passing a 1/2-inch iron pipe found for an interior ell corner of said 87.1115 acre tract at a distance of 679.10 feet and continuing a total distance of 887.62 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE North 00 degrees 54 minutes 24 seconds West, a distance of 420.16 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 89 degrees 05 minutes 36 seconds West, a distance of 511.39 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE North 00 degrees 27 minutes 27 seconds West, a distance of 279.79 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 88 degrees 48 minutes 36 seconds West, a distance of 416.39 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the common boundary line of a 39.030 acre tract and a 86.548 acre tract described in a boundary line agreement, as recorded in Instrument 20061020001510100 of said Deed Records;

THENCE North 01 degrees 00 minutes 32 seconds West, with the common agreed boundary line of last mentioned tracts, passing a 5/8-inch iron rod found at the southeast corner of Lot 13, Block A of The Belmont Addition to the City of Lucas as recorded in Cabinet 2013, Page 85 of said Plat Records, Collin County, Texas, and the southeast corner of same addition, at a distance of 270.52 feet, and continuing with the common boundary line of said Lot 13, said addition, and said 87.1115 acre tract, a total distance of 722.28 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northwest corner of said 87.1115 acre tract, and the northeast corner of said Lot 13, at an interior ell corner of said Belmont Addition and being in the south line of Lot 12 Block A of same;

THENCE South 89 degrees 39 minutes 18 seconds East, with the common boundary line of said 87.1115 acre tract and said Lot 12 and Lot 11 and 10, Block A of said addition, respectively, a distance of 661.92 feet to a 3/4-inch iron rod found for an exterior ell corner of said addition and the southeast corner of said Lot 10, said point also being the southwest corner of Lot 2 of the aforementioned Trails End Addition;

THENCE North 89 degrees 38 minutes 54 seconds East, with the common boundary line of said Lots 2 and 3 of Trails End Addition and said 87.1115 acre tract, a distance of 1342.57 feet to the POINT OF BEGINNING AND CONTAINING 2,092,827 square feet or 48.045 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCAS REAL ESTATE, LLC, does hereby adopt this plat designating the herein described property as ~~common boundary line~~ **Block A of The Belmont Addition**, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use ~~the streets shown thereon~~ **Block A of The Belmont Addition**, and does hereby dedicate to the public use ~~the streets shown thereon~~ **Block A of The Belmont Addition**. However, the streets shown thereon are dedicated for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, in addition, Utility Easements or growths shall be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and placing, and placing or repairing or parts of their respective systems without the necessity at any time procuring the permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolution of the City of Lucas, Texas. FOR: LUCAS REAL ESTATE, LLC.

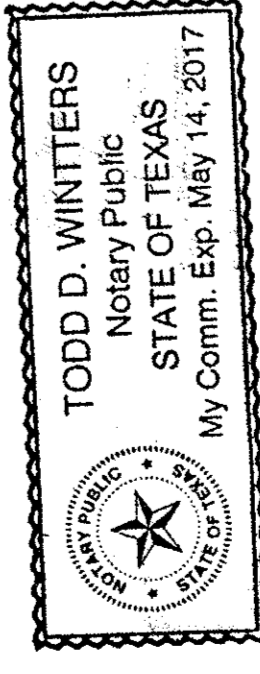
BY: Bradford Phillips  
BRADFORD PHILLIPS

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bradford Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 25<sup>th</sup> day of December, 2014.

Todd D. Winters  
Notary Public in and for the State of Texas  
My Commission Expires: 5-11-17



CITY APPROVAL CERTIFICATE

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

Cheryl Rutschelt  
Chairman, Planning and Zoning Commission  
Date 12/11/14

Donna Bradshaw  
Signature  
Date 12/11/14

Donna Bradshaw  
Name  
Date 12/11/14

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

SAK Faw  
Director of Public Works  
Date 12-18-14

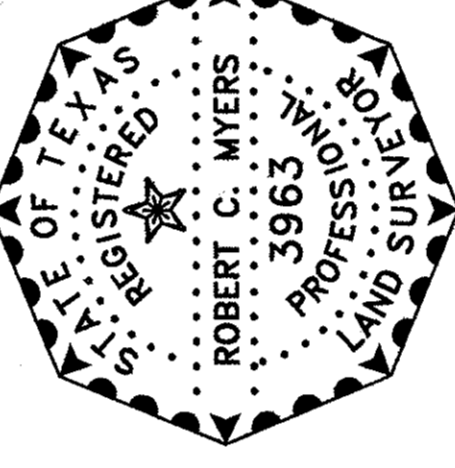
The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, as they have been amended, as allowed, by the Planning and Zoning Commission as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

Robert C. Myers  
Director of Planning and Community Development  
Date 12/17/14

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, hereby certify, that I prepared this plat was made 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

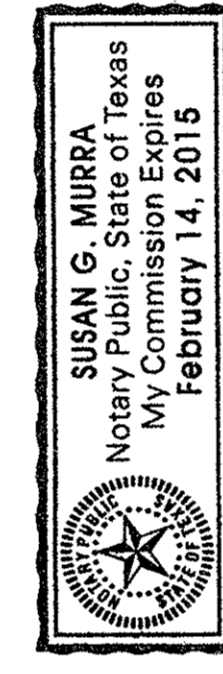


Robert C. Myers  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert C. Myers known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 24th day of November, 2014.



Susan G. Mirra  
Notary Public in and for the State of Texas  
My Commission Expires: 02/14/2018

On-Site Sewage Facilities (OSSF) Notes:

- All lots must utilize alternative type On-Site Sewage Facilities.
- All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- A portion of lots 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16 are located within the 100-year flood plain:

  - Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
  - All electrical/mechanical appliances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
  - A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.

- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

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

WDL 6543771  
Registered Sanitarian or Designated Representative  
Collin County Development Services

OFFICE OF RECORDS  
Official Public Records  
Statewide, County Clerk  
121230 2014 02 22 28 PM  
\$37.00 SURETY  
2011225810004800

2014-700



LAND SURVEYOR  
R.C. MYERS SURVEYING, LLC  
3400 OXFORD DRIVE  
ROULET, TX 75088

(214) 532-9636  
FAX (972) 412-4875  
EMAIL: rcm@rcmyersurveying.com  
Job No. 211

OWNER/DEVELOPER  
LUCAS REAL ESTATE, LLC  
1221 N INTERSTATE 35E SITE 200  
CARROLLTON, TX 75006-3806

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDO CIRCLE, SUITE 200, WYLE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 8, 2014

08313DMG 8313 Final Plat Ph 1.dwg  
SHEET 2 OF 2

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/23/2014 02:22:25 PM  
\$37.00 SCAPELA  
20141223010004400

2014-699-700

*Stacey Kemp*

