

NOTES:

- By graphical plotting, part of the parcel described hereon lies within Zone "A", as delineated on the Collin County, Texas and Incorporated Areas Flood Hazard Map, 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 referenced floodplain information for this survey. The Surveyor certifies that the floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement 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 prior to issuance of a building permit or grading, on all or part of those lots.
- Bearings are based on Texas State Plane Northward, Zone 14N, Lambert Conformal Conic, Feet (TXS3-NGF).
- 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" inch iron rod with yellow cap stamped "SPC 1963" shall be set at the center of the 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.
- Benchmarks: An "x" cut in south end of a concrete headwall on the west side of Spring Road at Muddy Creek. Elev. 569.65'
- The landscape easements are dedicated to and will be maintained by the Homeowner's Association.

North Texas Municipal Water District (NTMWD) Note:
The NTMWD restricts construction of pools and permanent storage buildings and normal landscaping plans that encroach on the NTMWD easements. However, the NTMWD assumes responsibility for the repair of any damage to the pipelines, only cost for repair for damage to the pipelines, resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

CURVE TABLE

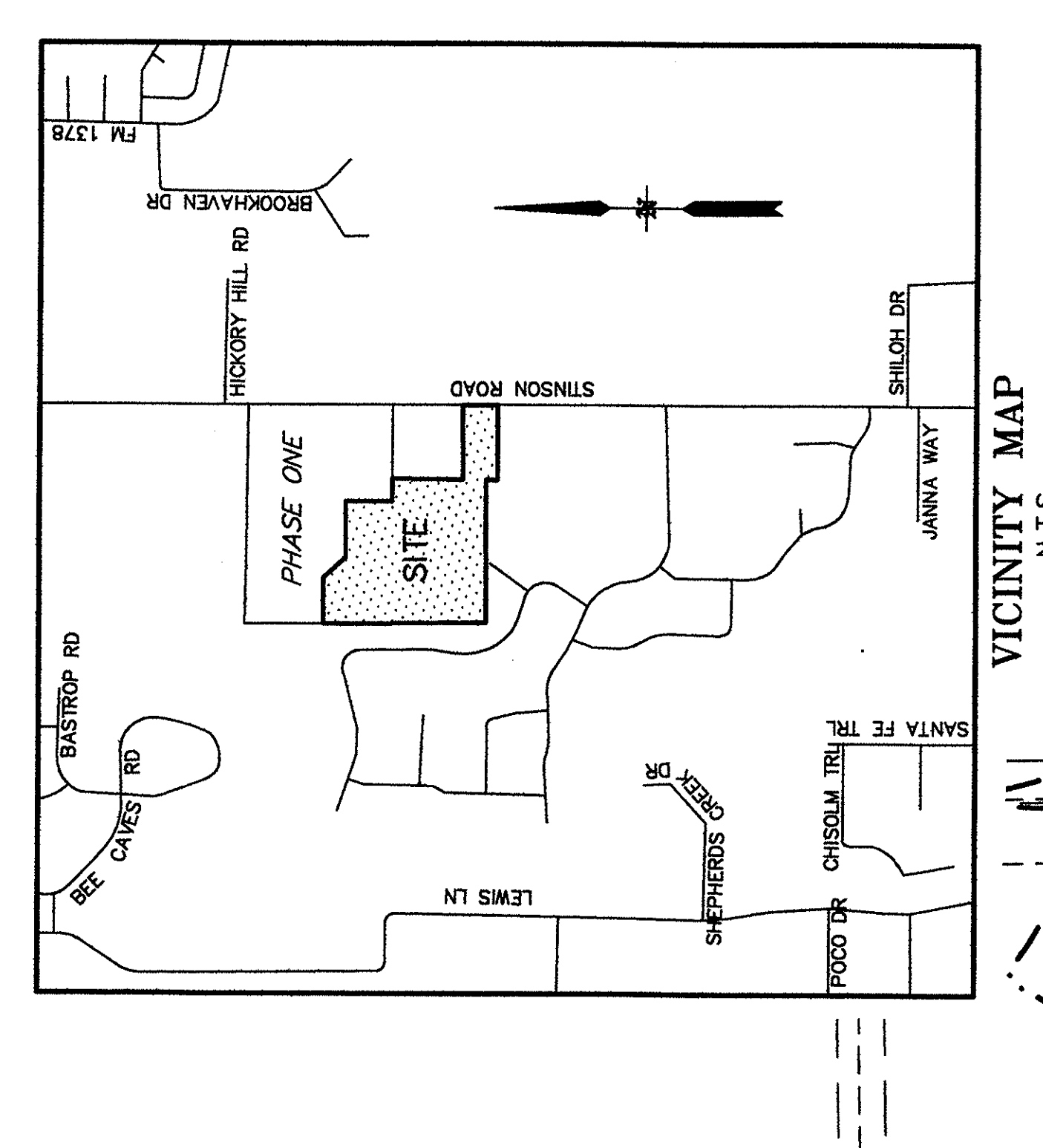
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°56'43"	250.00'	50.51'	99.68'	N 79°31'08" W	98.02'
C2	22°56'43"	250.00'	50.74'	100.12'	S 79°31'08" E	98.45'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 88°05'36" E	206.32'
L2	N 00°05'04" W	106.44'
L3	S 88°39'49" W	4.72'
L4	S 45°50'59" E	28.19'
L5	N 88°47'25" E	10.00'
L6	N 43°47'25" E	28.28'
L7	S 46°12'35" E	28.28'
L8	S 46°04'33" E	28.35'
L9	S 87°13'13" W	201.14'
L10	N 88°48'36" E	416.39'
L11	N 01°00'32" W	111.43'
L12	N 50°55'28" W	22.87'
L13	N 37°06'24" W	68.22'
L14	N 09°20'57" W	68.42'
L15	N 09°40'37" W	50.01'
L16	N 31°27'32" W	21.45'
L17	S 39°43'46" E	95.64'
L18	S 42°46'08" E	101.36'

LOT SIZE

NO.	AC.	AREA
1	1.500	63,440
2	1.500	63,440
3	1.503	65,463
4	1.500	63,440
5	1.500	63,440
6	1.500	63,440
7	1.506	65,608
8	1.504	65,515
9	1.501	63,375
10	1.502	63,434
11	1.505	65,539
12	3.032	132,077
13	2.558	111,440
14	2.155	93,856
15	3.191	138,995
16	2.220	96,696
17	1.560	67,939
18	1.505	63,551
19	1.501	63,379
20	1.500	63,560
21	1.523	66,346
22	2.741	119,412



JOHN GRAY SURVEY
A-349

JOHN McKINNEY SURVEY
A-596

JAMES LOVELADY SURVEY
A-538

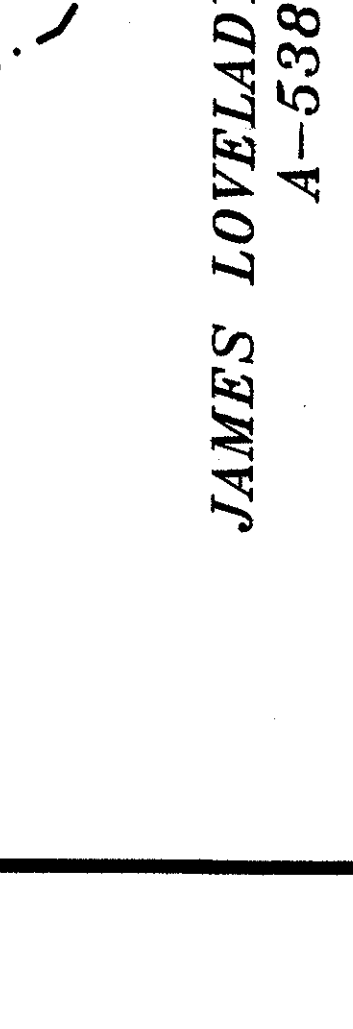
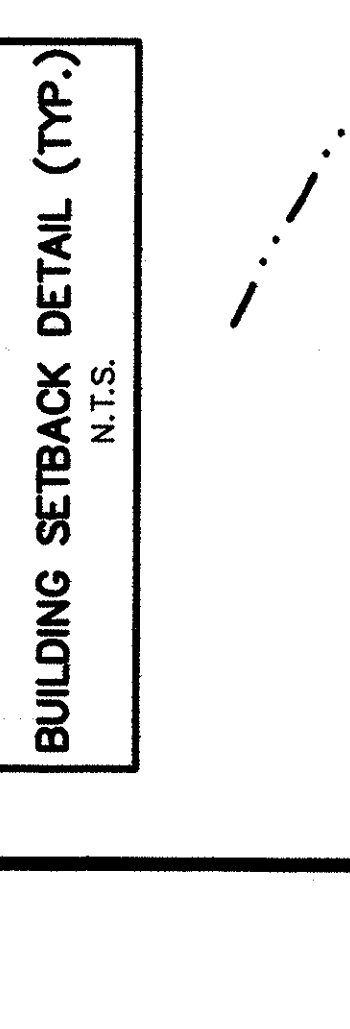
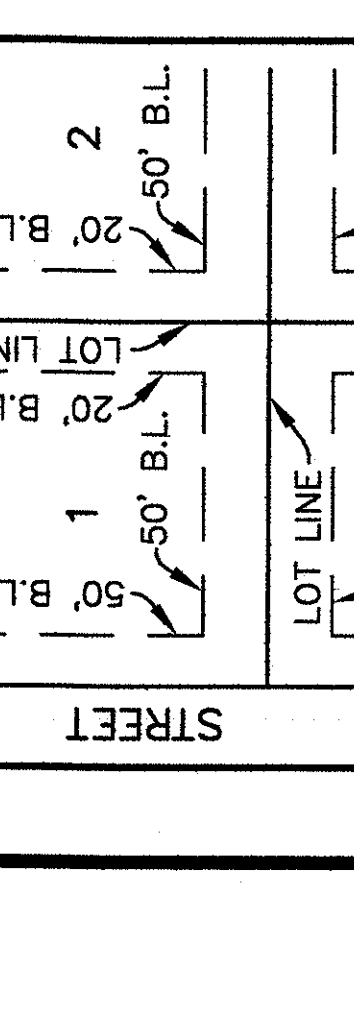
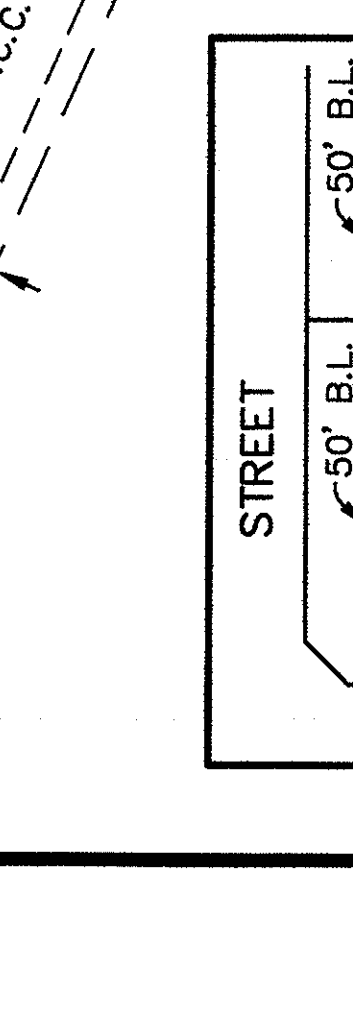
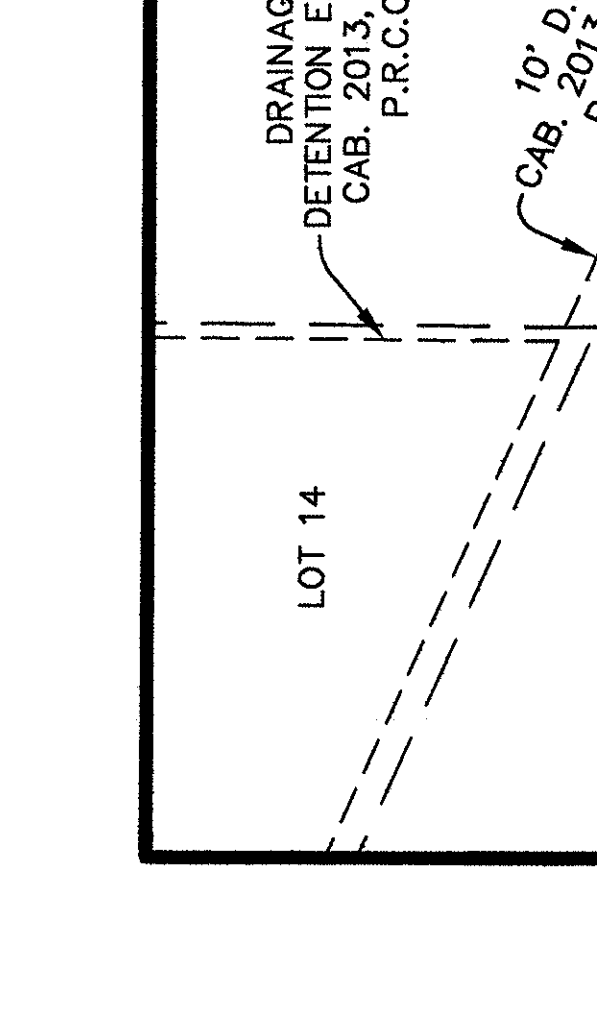
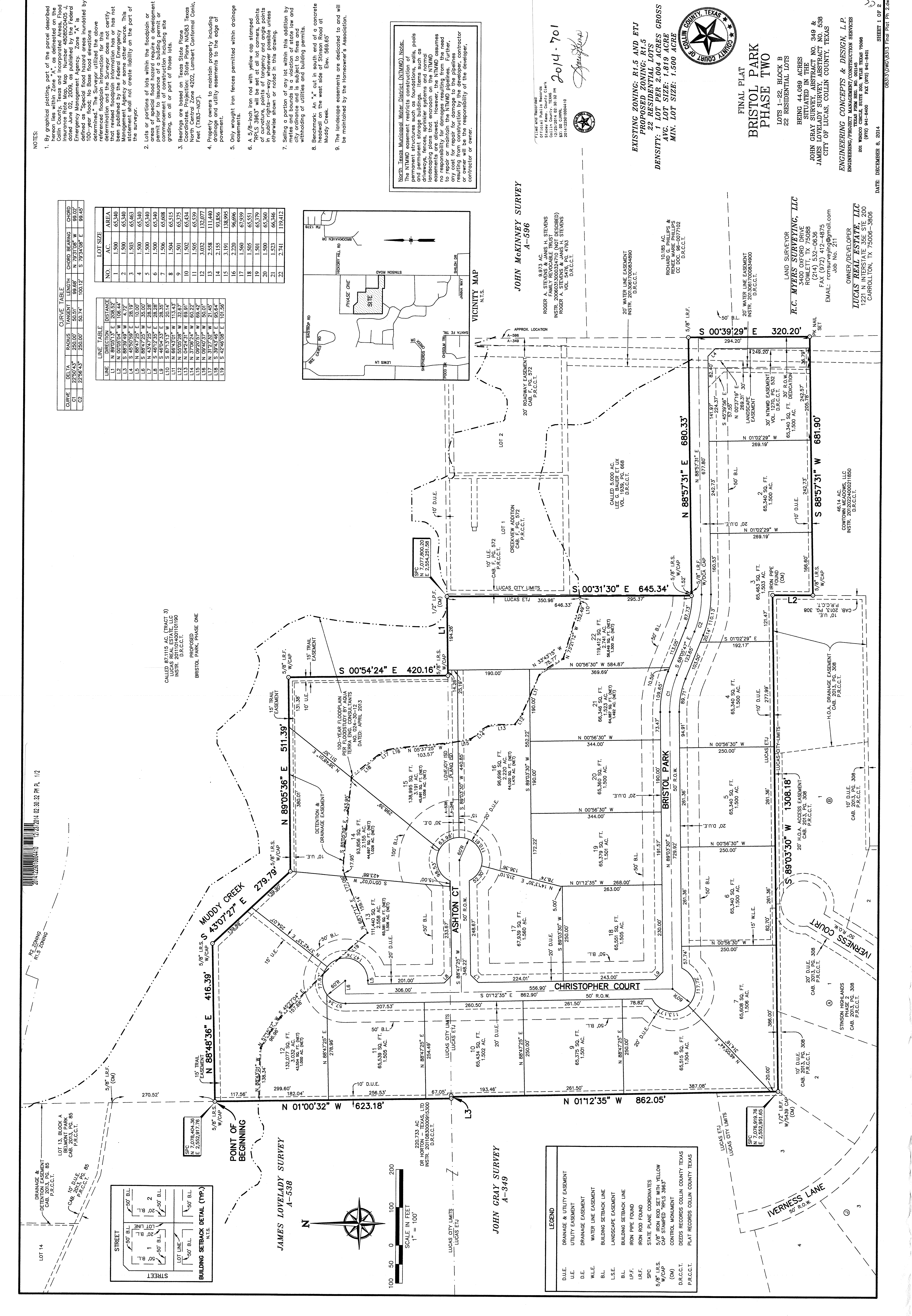
ROGER A. STEVENS & JANIS H. STEVENS
FAMILY REVOCABLE TRUST (RECORDED)
ROGER A. STEVENS & JANIS H. STEVENS
VOL. 5476, PG. 4783
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.



JOHN GRAY SURVEY
A-349

JOHN McKINNEY SURVEY
A-596

JAMES LOVELADY SURVEY
A-538

ROGER A. STEVENS & JANIS H. STEVENS
FAMILY REVOCABLE TRUST (RECORDED)
ROGER A. STEVENS & JANIS H. STEVENS
VOL. 5476, PG. 4783
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
D.R.C.C.T.

LEE G. BAUER ET UX
VOL. 1938, PG. 688
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 44.089 acre tract of land situated in the John Gray Survey, Abstract No. 349 and the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain part of 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, and all of that certain 5.00 acre tract of land described in deed to Lucas Real Estate, LLC, as recorded in Instrument 20140107000014490 of said Deed Records, said 44.089 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the a common boundary line of a 59.030 acre tract and a 86.548 acre tract described in a boundary line agreement, as recorded in Instrument 20061020001510100 of said Deed Records;

THENCE Easterly, with the southerly boundary lines of BRISTOL PARK, Phase One, a proposed addition to the City of Lucas, the following courses:

North 88 degrees 48 minutes 36 seconds East, a distance of 416.39 feet, to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 43 degrees 07 minutes 27 seconds East, a distance of 279.79 feet, to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

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

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

North 89 degrees 05 minutes 13 seconds East, a distance of 208.52 feet, to a 1/2-inch iron pipe found for an interior ell corner of said 87.1115 acre tract;

THENCE South 00 degrees 31 minutes 30 seconds East, with an easterly boundary line of said 87.1115 acre tract, a distance of 645.34 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner at the intersection of the projected north line of said 5.00 acre tract to Lucas Real Estate, LLC, with last mentioned easterly line;

THENCE North 88 degrees 57 minutes 31 seconds East, at 1.52 feet, passing a 5/8-inch iron rod with cap stamped "DCA" found for the northwest corner of said 5.00 acre tract and the southwest corner of a 5.000 acre tract of land described in deed to Lee G. Bauer and Betty A. Bauer, as recorded in Volume 1939, Page 668 of said Deed Records, and continuing with the common boundary line of said 5.00 acre Lucas Real Estate tract and said 5.000 acre Bauer tract, a total distance of 680.33 feet to a 5/8-inch iron rod found for the southeast corner of said 5.000 acre Bauer tract and the northeast corner of said 5.00 acre Lucas Real Estate tract, said corner being in Stinson Road, an undedicated public road;

THENCE South 00 degrees 39 minutes 29 seconds East, with the east boundary line of said 5.00 acre Lucas Real Estate tract, and in Stinson Road, a distance of 320.20 feet to a PK Nail set for the southeast corner of said 5.000 acre Lucas Real Estate tract and the northeast corner of a 46.14 acre tract of land described in deed to Cowntown Meadows, LLC, as recorded in Instrument 20120224000211850 of said Deed Records;

THENCE South 88 degrees 57 minutes 31 seconds West, with the common boundary line of said 5.00 acre tract and said 46.14 acre tract, a distance of 681.90 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the southwest corner of said 5.00 acre tract and an exterior ell corner of said 46.14 acre tract, said corner being in an east boundary line of a 220.733 acre tract of land described in deed to DR Horton - Texas, Ltd, as recorded in Instrument 20110830000915300 of said Deed Records;

THENCE North 00 degrees 05 minutes 04 seconds West, with the common boundary line of said 5.00 acre tract and said 220.733 acre tract, a distance of 106.44 feet to a 1/2-inch iron rod found for the most southern southeast corner of said 87.1115 acre tract and an exterior ell corner of said 220.733 acre tract;

THENCE South 89 degrees 03 minutes 30 seconds West, with a common boundary line of said 87.1115 acre tract and said 220.733 acre tract, a distance of 1308.18 feet to a 1/2-inch iron rod with cap stamped "5439" found for the southwest corner of said 87.1115 acre tract and an interior ell corner of said 220.733 acre tract;

THENCE North 01 degrees 12 minutes 35 seconds West, with a common boundary line of said 87.1115 acre tract and said 220.733 acre tract, a distance of 862.05 feet to a 5/8-inch iron rod with cap stamped "5439" found in the common boundary line of said 59.030 acre tract and said 86.548 acre tract described in said boundary line agreement;

THENCE South 88 degrees 39 minutes 49 seconds West, with the common agreed boundary line of said 59.030 acre tract and said 86.548 acre tract, a distance of 4.72 feet to a point for corner;


THENCE North 01 degrees 00 minutes 32 seconds West, with the common agreed boundary line of said 59.030 acre tract and said 86.548 acre tract, a distance of 623.18 feet to the POINT OF BEGINNING AND CONTAINING 1,920,526 square feet or 44.089 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 ~~Tract 3~~ **BRISTOL PARK** Phase Two, in addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas, Texas, all the rights and public use areas, as shown, are dedicated, to the City of Lucas forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to 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, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

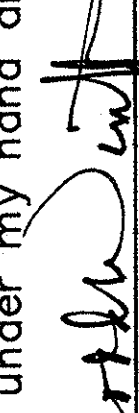
This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

FOR: LUCAS REAL ESTATE, LLC.

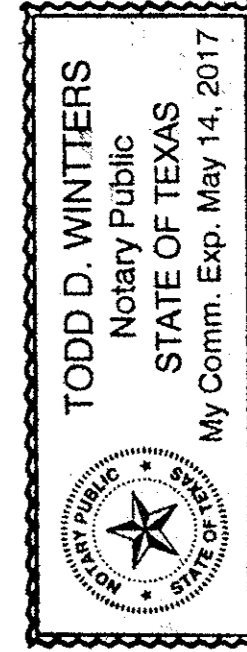
BY: 
BRADFORD PHILLIPS
STATE OF TEXAS
COUNTY OF COLLIN

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 20th day of December, 2014.


Todd D. Whitters
Notary Public
STATE OF TEXAS
My Comm. Exp. May 14, 2017

Notary Public in and for the State of Texas
My Commission Expires: 5-14-17

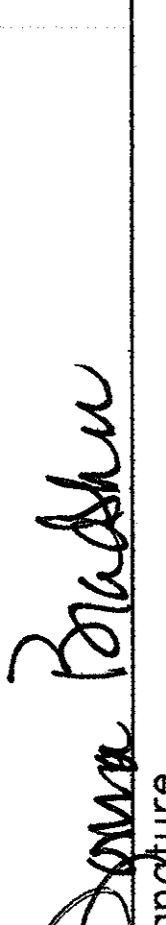


CITY APPROVAL CERTIFICATE

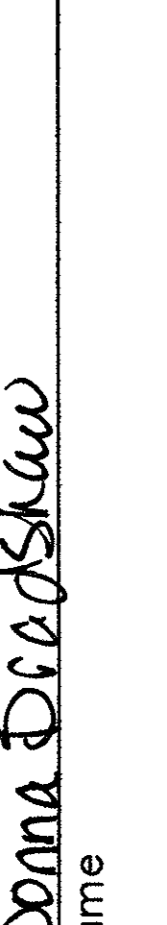
This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.


Peggy Suterhok
Chairman, Planning and Zoning Commission

12/11/14
Date



Donna Bradshaw
Signature

12-17-14
Date

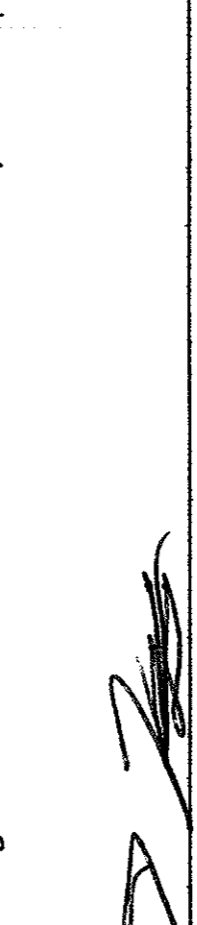

Donna Bradshaw
Name

12-17-14
Date

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


Director of Public Works

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, to the City of Lucas Planning and Zoning Commission as to which his/her approval is required.


Director of Planning and Community Development

12/17/14
Date

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


Registered Sanitarian or Designated Representative
Collin County Development Services

Health Department Certification

1. All lots must utilize alternative type On-Site Sewage Facilities.

2. All lots must maintain state-mandated setback of all On-Site Sewage Facility lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

3. A portion of lots 12, 13, 14, 15, 16, 21, and 22 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.

4. Tree removal and/or grading for OSSF may be required on individual lots.

5. 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.

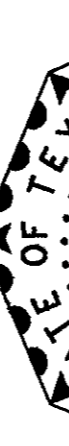
HEALTH DEPARTMENT CERTIFICATION:

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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 purpose and considerations therein expressed.

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


Susan G. Mirra
Notary Public, State of Texas
My Commission Expires February 14, 2015

Notary Public in and for the State of Texas
My Commission Expires: 02/14/2015

FILED FOR RECORDING
Collin County Public Records
Survey Map - County Clerk
12/17/2014 02:39:37 PM
\$37.00 CHARGE
201412201008410



LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
Job No. 211

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

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
201 WINDCO BLVD SUITE 200 WILLOWVILLE, TEXAS 76068
(972) 944-9969 FAX (972) 944-9961

CITY OF LUCAS, COLLIN COUNTY, TEXAS

ABSTRACT NO. 538 & JAMES LOVELADY SURVEY, ABSTRACT NO. 349

BRISTOL PARK PHASE TWO

22 RESIDENTIAL LOTS

BRING 44.089 ACRES SITUATED IN THE

LOTS 1-22, BLOCK B

FINAL PLAT

2014-702

2014-702

2014-702

2014-702

2014-702

2014-702

2014-702

2014-702

2014-702

2014-702

DECEMBER 8, 2014

SHEET 2 OF 2

08313\DWG\8313 Final Plat Ph 2.dwg

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/23/2014 02:30:32 PM
\$37.00 CJAMAL
20141223010004410

2014-701 + 702

Stacey Kemp

