



AGENDA

City of Lucas City Council Meeting May 6, 2021

6:00 PM – Reception

7:00 PM – Regular Meeting

**City Hall, Council Chambers
and Video Conference**

665 Country Club Road – Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held at City Hall and by video conference on Thursday, May 6, 2021 beginning at 6:00 pm with a reception and 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002, 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.

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. City Council meetings will also be available through Zoom from your computer or smartphone. To join the meeting, please click this URL:

<https://zoom.us/s/95534828374?pwd=ZkJ5cTZkVWNEl3o0WFNCQXBjQ0RvZz09> and enter your name and email address.

To join by phone: 1-346-248-7799
Webinar ID: 955 3482 8374
Passcode: 712285

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

If the public desires to speak during a specific agenda item, they must email shenderson@lucastexas.us by 4:00 pm on 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. You may also communicate and send your comments to the City Councilmembers directly by emailing citycouncil@lucastexas.us.

Reception for Outgoing Councilmember Steve Duke – 6:00 pm

A reception will be held from 6:00 to 7:00 pm for outgoing Councilmember Steve Duke. A possible quorum of the City Council will be present, but no official City business will be transacted during this event.

Call to Order of Regular Meeting – 7:00 pm

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

Matters Related to the May 1, 2021 General and Special Election

1. Consider matters related to the May 1, 2021 General and Special Election:
 - A. Consider approving Resolution R 2021-05-00513 of the City Council of the City of Lucas, Texas, canvassing the returns and certifying the results of the municipal officers election of the City of Lucas, Texas, held in the City of Lucas, Collin County, Texas, on May 1, 2021 for the purpose of electing two City Council members for Seat No. 3 and Seat No. 4 and the seat for Mayor to serve three (3) year terms, beginning May 6, 2021, and providing an effective date. **(City Council)**
 - B. Consider approving Resolution R 2021-05-00514 of the City Council of the City of Lucas, Texas, canvassing the returns and declaring the results of the special election of the City of Lucas held May 1, 2021 regarding propositions submitted to the qualified voters of the City for amendments to the City Home Rule Charter, and providing an effective date. **(City Council)**
 - C. Consider adopting Ordinance 2021-05-00934 approving amendments to the Home Rule Charter approved by the voters of the City of Lucas, Texas at an election held on May 1, 2021, and providing an effective date. **(City Council)**
 - D. Administer the Oath of Office and Certificate of Election to candidates for the Seat of Mayor, City Council Seat 3 and City Council Seat 4. **(City Secretary Stacy Henderson)**
 - E. Statements from outgoing/newly elected Mayor and City Councilmembers. **(City Council)**

Citizen Input

2. 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.

3. Community Interest.
 - A. Presentation of Proclamation to Councilmember Steve Duke.

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.

4. Consent Agenda:
 - A. Approval of the minutes of the April 15, 2021 City Council meeting. **(City Secretary Stacy Henderson)**
 - B. Approval of the City of Lucas Investment Report for quarters ending December 2020 and March 2021. **(Finance Director Liz Exum)**

Regular Agenda

5. Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. **(Development Services Director Joe Hilbourn)**
6. Consider authorizing an appropriation of \$50,000 from the 2019 Certificates of Obligation to the North Pump Station Project 21-8210-490-128 to cover anticipated project budget shortfall. **(City Engineer Stanton Foerster)**
7. Consider amending the Fiscal Year 2020-2021 budget to appropriate funding in the amount not to exceed \$500,000 for employee compensation. **(Mayor Jim Olk, City Council)**
8. Consider pending legislation that is brought before the 87th Legislature, provide direction to City Staff and City Attorney, or take action regarding any proposed legislation. **(City Attorney Joe Gorfida)**

Executive Agenda

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.

9. Executive Session: An Executive Session is not scheduled for this meeting.
10. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
11. Adjournment.

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 April 30, 2021.

Stacy Henderson, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Stacy Henderson at 972.912.1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

City Council Agenda Request

May 6, 2021

Item No. 01

Requester: City Council

Agenda Item Request

1. Consider matters related to the May 1, 2021 General and Special Election:
 - A. Consider approving Resolution R 2021-05-00513 of the City Council of the City of Lucas, Texas, canvassing the returns and certifying the results of the municipal officers election of the City of Lucas, Texas, held in the City of Lucas, Collin County, Texas, on May 1, 2021 for the purpose of electing two City Council members for Seat No. 3 and Seat No. 4 and the seat for Mayor to serve three (3) year terms, beginning May 6, 2021, and providing an effective date.
 - B. Consider approving Resolution R 2021-05-00514 of the City Council of the City of Lucas, Texas, canvassing the returns and declaring the results of the special election of the City of Lucas held May 1, 2021 regarding propositions submitted to the qualified voters of the City for amendments to the City Home Rule Charter, and providing an effective date.
 - C. Consider adopting Ordinance 2021-05-00934 approving amendments to the Home Rule Charter approved by the voters of the City of Lucas, Texas at an election held on May 1, 2021, and providing an effective date.
 - D. Administer the Oath of Office and Certificate of Election to candidates for the Seat of Mayor, City Council Seat 3 and City Council Seat 4.
 - E. Statements from outgoing/newly elected Mayor and City Councilmembers.

Background Information

Chapter 67 of the Texas Election Code states that the City Council must canvass the returns and certify the results of an election before the election results are official. A resolution for the General and Special elections has been prepared certifying the results of each election.

The Home Rule Charter was approved by the voters and adopted by Ordinance in 2008 with Ordinance 2008-05-00612. Any amendments to the Home Rule Charter require voter approval and an ordinance adopting any new amendments. Ordinance 2021-05-00934 has been prepared outlining amendments approved in the May 1, 2021 Special election.



City of Lucas

City Council Agenda Request

May 6, 2021

Item No. 01

Upon canvassing the election results and approving the Home Rule Charter amendments, the City Secretary will administer the Oath of Office to incoming candidates for the seat of Mayor, City Council Seat 3 and City Council Seat 4.

Attachments/Supporting Documentation

1. Resolution R. 2021-05-00513 (sent under separate attachment after election results)
2. Resolution R 2021-05-00514 (sent under separate attachment after election results)
3. Ordinance 2021-05-00934 (sent under separate attachment after election results)

Budget/Financial Impact

NA

Recommendation

NA

Motion

- A. I make a motion to approve Resolution R 2021-05-00513 canvassing the returns and certifying the results of the municipal officers election of the City of Lucas, Texas held on May 1, 2021 electing two City Council members for Seat No. 3 and Seat No. 4 and the seat for Mayor to serve three (3) year terms, beginning May 6, 2021.
- B. I make a motion to approve Resolution R 2021-05-00514 canvassing the returns and declaring the results of the special election of the City of Lucas held May 1, 2021 regarding propositions submitted to the qualified voters of the City for amendments to the City Home Rule Charter.
- C. I make a motion to adopt Ordinance 2021-05-00934 approving amendments to the Home Rule Charter approved by the voters of the City of Lucas, Texas at an election held on May 1, 2021.



City of Lucas City Council Agenda Request May 6, 2021

Item No. 02

Requester: Mayor Jim Olk

Agenda Item Request

Citizen Input

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas City Council Agenda Request May 6, 2021

Item No. 03

Requester: Mayor Jim Olk

Agenda Item Request

Items of Community Interest.

- A. Presentation of Proclamation to Councilmember Steve Duke.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

May 6, 2021

Requester: City Secretary Stacy Henderson
Finance Director Liz Exum

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the April 15, 2021 City Council meeting.
- B. Approval of the City of Lucas Investment Report for quarters ending December 2020 and March 2021.

Background Information

NA

Attachments/Supporting Documentation

- 1. Minutes of the April 15, 2021 City Council meeting.
- 2. Investment Report quarter ending December 2020 and March 2021.

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the Consent Agenda.

Motion

I make a motion to approve/deny the Consent Agenda as presented.



**City of Lucas
City Council Meeting
April 15, 2021**

**City Hall Council Chambers and by
Video Conference
7:00 P.M.**

City Hall, 665 Country Club Road, Lucas, Texas

MINUTES

City Councilmembers Present:

Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson
Councilmember Tim Baney
Councilmember Phil Lawrence
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Engineer Stanton Foerster
Fire Chief Ted Stephens
Finance Director Liz Exum
Assistant to the City Manager Kent Souriyasak

City Councilmembers Absent:

Mayor Jim Olk
Councilmember Steve Duke

Mayor Pro Tem Peele called the meeting to order at 7:00 pm.

Citizen Input

1. Citizen Input

There was no citizen input at this meeting.

Community Interest

2. Items of Community Interest

Councilmember Johnson discussed virtual and in-person public meetings hosted by Collin County to present study data and gather input on future transportation needs in the Collin County area. Further information is posted on the City's website.

Councilmember Fisher noted that she and Mayor Pro Tem Peele attended a land use webinar and would distribute information obtained to Council and staff. Councilmember Fisher also asked residents who were willing to share any older pictures of Lucas to enhance the City's historical display.

Mayor Pro Tem Peele discussed the following items of community interest:

- Early Voting and May 1 election
- Founders Day
- Rescheduling of Movie in the Park
- Upcoming farmers market event

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the April 1, 2021 City Council meeting.

MOTION: A motion was made by Councilmember Johnson seconded by Councilmember Baney to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Consider adopting Ordinance 2021-04-00933 approving Mid-Year Budget Adjustments for fiscal year beginning October 1, 2020 and ending September 30, 2021.

Mayor Pro Tem Peele stated this item was being pulled from the agenda to allow the Mayor and all Councilmembers to be present, follow up with the City Attorney on various items, and then follow up on next steps on this item.

There was no action taken on this item.

5. Consider authorizing the City Manager to enter into a professional services agreement with SAM, LLC in the amount not to exceed \$105,380.00 for the surveying services for West Lucas Road project from Angel Parkway to Country Club Road and using funds from Line Item “West Lucas Rd Project” (21-8210-491-136) for said agreement.

City Engineer Stanton Foerster discussed with the Council the map of West Lucas Road depicting the area where surveying would occur and clarified that the right of way to be used for the West Lucas Road widening would contain equal parts from both sides of the roadway when improvements were constructed.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Johnson to authorize the City Manager to enter into a professional services agreement with SAM, LLC in the amount not to exceed \$105,380.00 for the surveying services for West Lucas Road project from Angel Parkway to Country Club Road and using funds from Line Item “West Lucas Rd Project” 21-8210-491-136 for said agreement. The motion passed unanimously by a 6 to 0 vote.

6. Consider pending legislation that is brought before the 87th Legislature, provide direction to City Staff and City Attorney, or take action regarding any proposed legislation.

Mayor Pro Tem Peele noted that items previously discussed at the last meeting had not changed and were still in committee review. Mayor Pro Tem Peele encouraged the Council to email committee members on items that they had any concerns.

There was no formal action taken on this item.

Executive Agenda

7. Executive Session.

An Executive Session was not held at this meeting.

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

The City Council did not hold an Executive Session; therefore, no action was taken.

9. Adjournment.

MOTION: A motion was made by Councilmember Johnson seconded by Councilmember Lawrence to adjourn the meeting at 7:19 pm.

APPROVED:

ATTEST:

Kathleen Peele, Mayor Pro Tem

Stacy Henderson, City Secretary

**CITY OF LUCAS
QUARTERLY INVESTMENT REPORT**

Quarter Ended

Dec, 2020

Bank Account Name	Rating	September 30, 2020	December 31, 2020	Changes	Total Portfolio
ANB Pooled Cash Interest Rate	AAAm	\$4,671,352.60 0.20%	\$5,964,488.13 0.20%	\$1,293,135.53 0%	17.85%
ANB - Reserve General Fund	AAAm	\$3,000,000.00	\$3,000,000.00	0%	8.98%
ANB - Cares Act Restrict Covid-19 Interest Rate	AAAm	\$89,754.90 0.20%	\$15.95 0.20%	-\$89,738.95 0.00%	0.00%
Total Bank Accounts		\$7,761,107.50	\$8,964,504.08	\$1,203,396.58	26.83%
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Pools					
Logic - General Fund	AAAm	\$4,665,974.21	\$4,667,929.49	\$1,955.28	13.97%
Logic - Water Fund	AAAm	\$5,232,104.31	\$5,234,296.84	\$2,192.53	15.66%
Logic 2017 CO - Water Fund	AAAm	\$2,048,973.61	\$1,660,500.68	-\$388,472.93	4.97%
Logic 2019 CO - General Fund	AAAm	\$7,194,443.18	\$6,806,483.76	-\$387,959.42	20.37%
Logic 2019 CO - Water Fund	AAAm	\$1,470,353.09	\$1,470,969.21	\$616.12	4.40%
Interest Rate		0.2565%	0.1504%	-0.1061%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Lone Star Invest - General Fund	AAAm	\$2,051,607.54	\$2,051,880.41	\$272.87	6.14%
Lone Star Invest- Water Fund	AAAm	\$770,765.42	\$770,867.93	\$102.51	2.31%
Interest Rate		0.2090%	0.0666%	-0.1424%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Tex Pool - Debt Service Fund	AAAm	\$1,288,165.40	\$1,789,352.63	\$501,187.23	5.35%
Interest Rate		0.1474%	0.0909%	-0.0565%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Total Pools		\$24,722,386.76	\$24,452,280.95	-\$270,105.81	73.17%
Total Bank Acct. and Pools		\$32,483,494.26	\$33,416,785.03	\$933,290.77	100.00%

The invested portfolio of the City of Lucas is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies


Joni Clarke- City Manager


Liz Exum- Finance Director

CITY OF LUCAS
QUARTERLY INVESTMENT REPORT

Quarter Ended

March, 2021

Bank Account Name	Rating	December 31, 2020	March 31, 2021	Changes	Total Portfolio
Pooled Cash	AAAm	\$5,964,488.13	\$6,433,708.09	\$469,219.96	19.26%
Interest Rate		0.20%	0.20%	0%	
ANB - Reserve	AAAm	\$3,000,000.00	\$3,000,000.00	0%	8.98%
General Fund					
ANB - Cares Act	AAAm	\$15.95	\$0.00	-\$15.95	0.00%
Restric Covid-19					
Interest Rate		0.20%	0.20%	0.00%	
Total Bank Accounts		\$8,964,504.08	\$9,433,708.09	\$469,204.01	28.25%
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Pools					
Logic - General Fund	AAAm	\$4,667,929.49	\$4,669,183.44	\$1,253.95	13.98%
Logic - Water Fund	AAAm	\$5,234,296.84	\$5,235,702.96	\$1,406.12	15.68%
Logic 2017 CO - Water Fund	AAAm	\$1,660,500.68	\$1,660,946.78	\$446.10	4.97%
Logic 2019 CO - General Fund	AAAm	\$6,806,483.76	\$6,808,312.22	\$1,828.46	20.39%
Logic 2019 CO - Water Fund	AAAm	\$1,470,969.21	\$1,471,364.36	\$395.15	4.41%
Interest Rate		0.1504%	0.0964%	-0.0540%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Lone Star Invest - General Fund	AAAm	\$2,051,880.41	\$2,052,147.50	\$267.09	6.14%
Lone Star Invest- Water Fund	AAAm	\$770,867.93	\$770,968.27	\$100.34	2.31%
Interest Rate		0.0666%	0.0135%	-0.0531%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Tex Pool - Debt Service Fund	AAAm	\$1,789,352.63	\$1,293,725.69	-\$495,626.94	3.87%
Interest Rate		0.0909%	0.0187%	-0.0722%	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Total Pools		\$24,452,280.95	\$23,962,351.22	-\$489,929.73	71.75%
Total Bank Acct. and Pools		\$33,416,785.03	\$33,396,059.31	-\$20,725.72	100.00%

The invested portfolio of the City of Lucas is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies


Joni Clarke- City Manager


Liz Exum Finance Director



City of Lucas

City Council Agenda Request

May 6, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.

Background Information

This parcel of land is currently zoned R-2 and includes 53.788 acres of land proposing eleven new residential lots comprising 47.988 acres, one homeowners association lot, and a private street lot for a total of 13 lots occupying 7.1 acres. The proposed residential lots vary in size from 2.6 acres to 13 acres for an average lot size of 4.36 acres.

The development is proposing a private street located within a lot dedicated to the homeowners association. There is an existing turnaround at both entrances to the proposed subdivision. Staff would anticipate both entrances being gated at completion of the project.

The preliminary plat meets the City's subdivision and platting requirements.

Attachments/Supporting Documentation

1. Preliminary plat
2. Tara subdivision plat
3. Location Map

Budget/Financial Impact

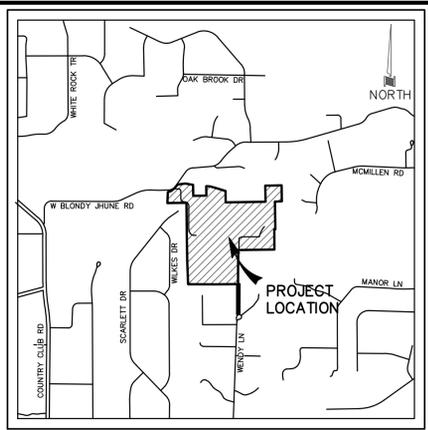
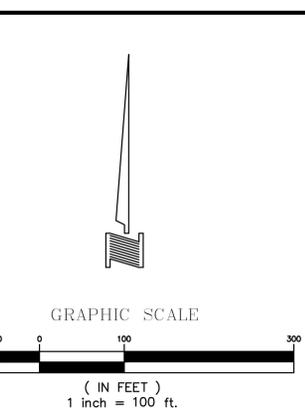
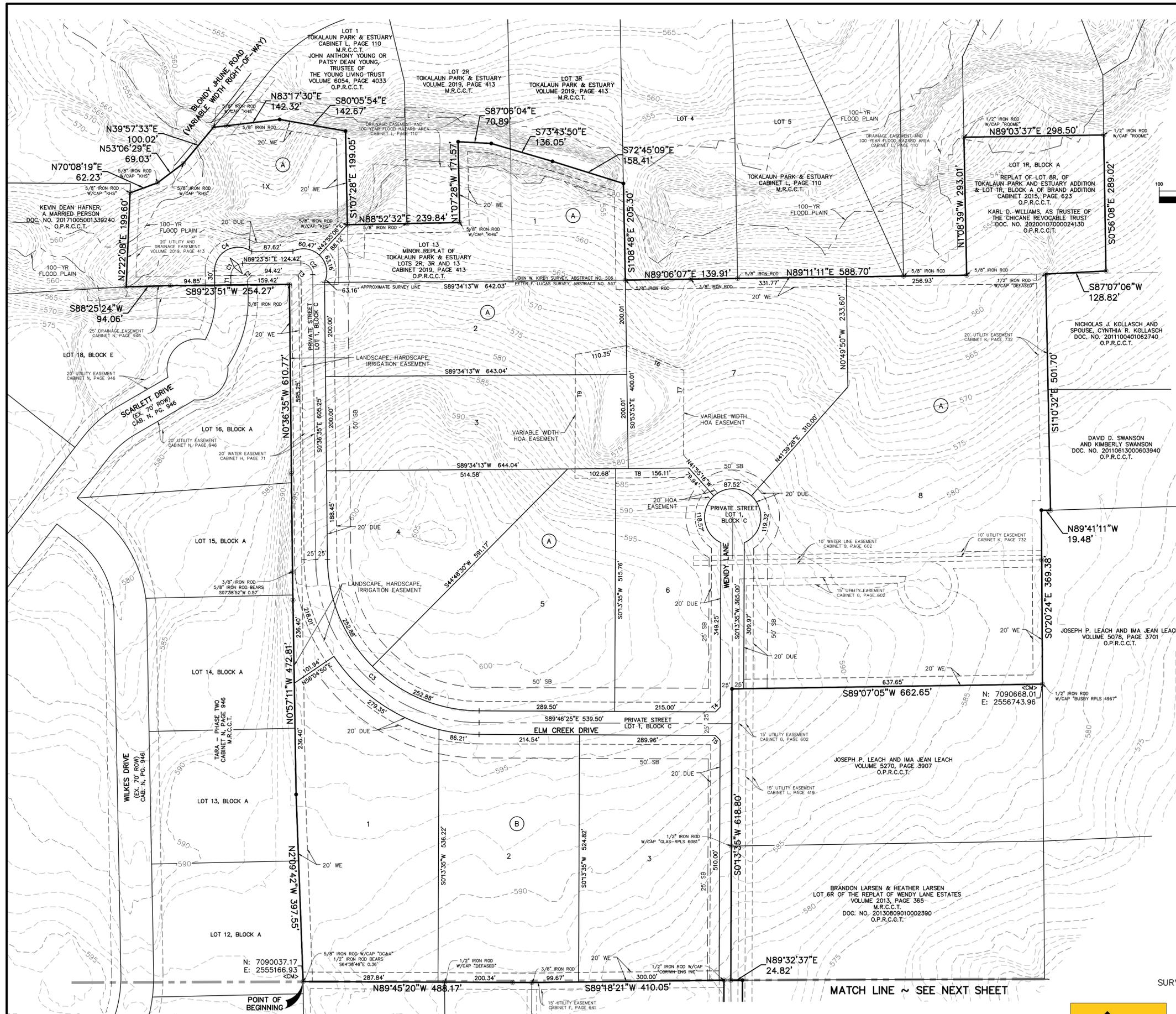
NA

Recommendation

The Planning and Zoning Commission unanimously recommended approved of the preliminary plat as presented.

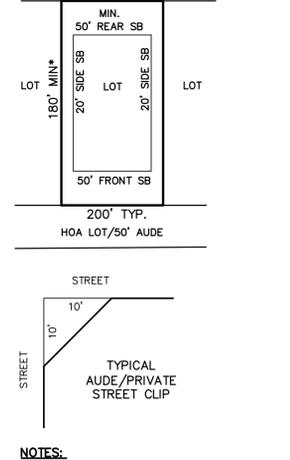
Motion

I make a motion to approve/deny the preliminary plat for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.



LEGEND

SB	SETBACK (BUILDING LINE)
DE	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
FME	FENCE MAINTENANCE EASEMENT
DUE	DRAINAGE UTILITY EASEMENT
UE	UTILITY EASEMENT
AUDE	ACCESS, UTILITY, & DRAINAGE EASEMENT
WE	WATER LINE EASEMENT
IRF	IRON ROD FOUND
◊	DENOTES STREET NAME CHANGE
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<CM>	CONTROL MONUMENT
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1/2" IRON ROD SET



- NOTES:**
1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. (ZONE 4202).
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD (UNLESS OTHERWISE NOTED).
 3. "X" CUTS SET IN CONCRETE OF STREET PAVING AT ALL © POINTS OF INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOT 1X BLOCK A SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 5. LOT 1, BLOCK C IS A PRIVATE STREET LOT OWNED AND MAINTAINED BY THE HOA AND SHALL SERVE AS AN ACCESS UTILITY & DRAINAGE EASEMENT.
 6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4808500405J, CITY OF LUCAS, COLLIN COUNTY, TEXAS, WITH AN EFFECTIVE DATE 06/02/2009, THE PROPERTY DESCRIBED HEREON LIES IN PART WITHIN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED AS ZONE A AND ZONE AE.
 7. ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
 8. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRELIMINARY PLAT
WENDY FARMS
 LOTS 1-8, 1X BLOCK A;
 LOTS 1-3, BLOCK B;
 LOT 1, BLOCK C
 ZONING R-2
 11 RESIDENTIAL LOTS
 1 HOA LOT
 1 PRIVATE STREET LOT
 13 TOTAL LOTS
 53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
 PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
 AN ADDITION TO THE CITY OF LUCAS,
 COLLIN COUNTY, TEXAS

MARCH 2021 SCALE: 1" = 100'

OWNER
WENDY FARMS
 1355 WENDY LANE
 LUCAS, TEXAS 75002 (972) 979-5237
 CONTACT: KARL WILLIAMS
 ENGINEER/APPLICANT

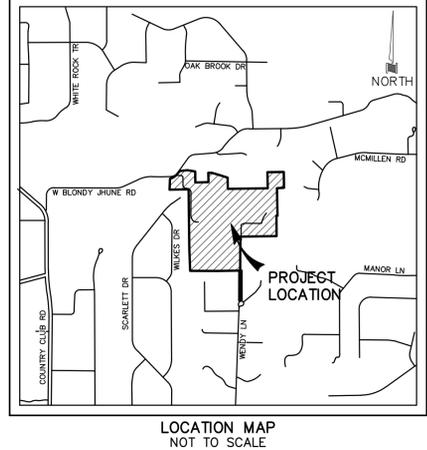
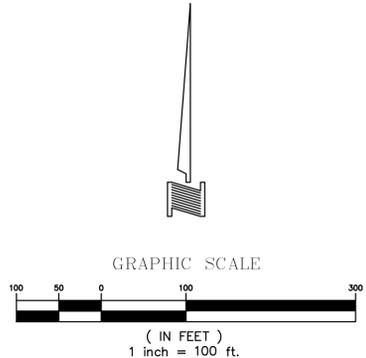
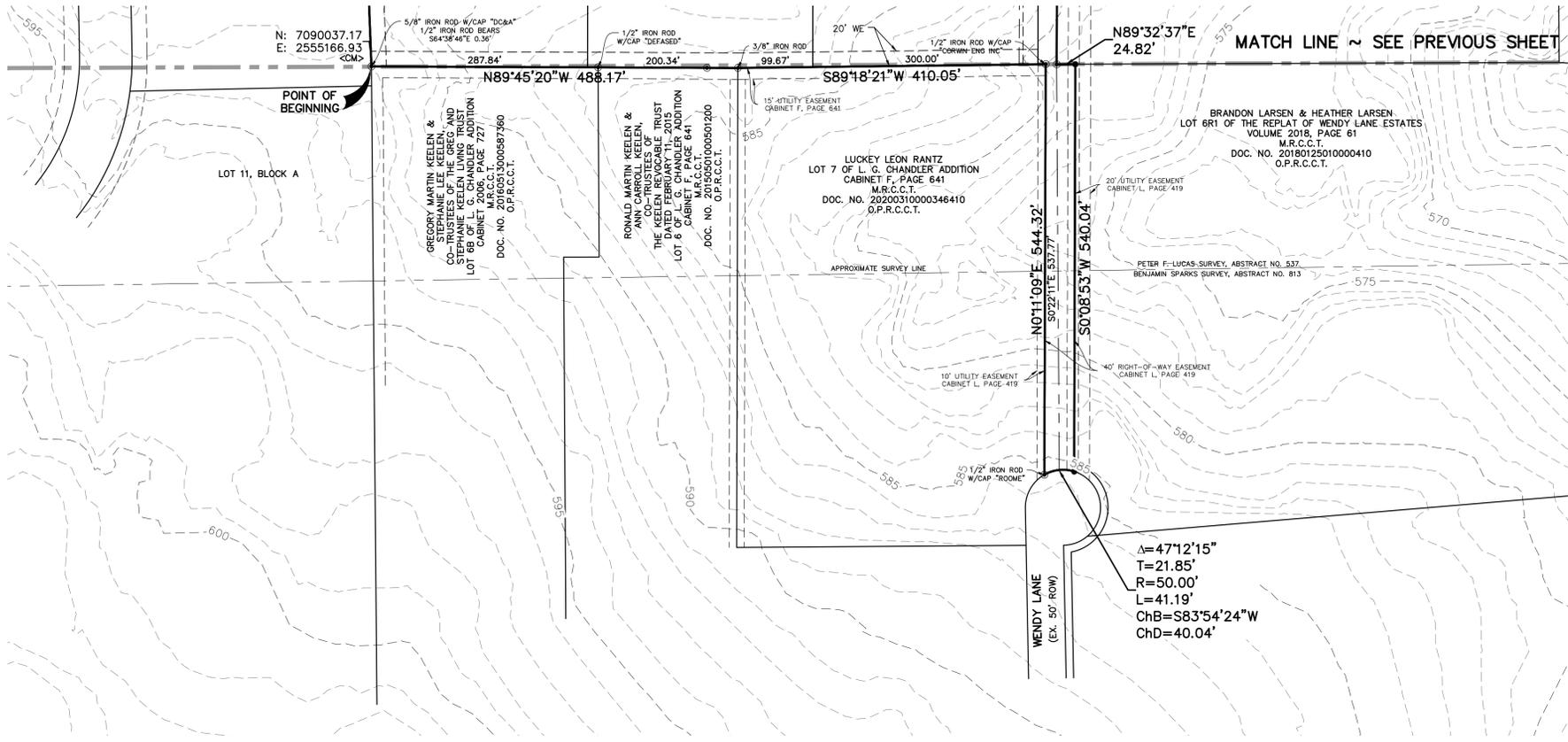
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: COLIN HELFFRICH, P.E.

BENCHMARK #1:
 "X" cut in concrete located at the very Southeast corner of the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.
 ELEVATION: 585.40'

BENCHMARK #2:
 "X" cut in concrete located at the existing roundabout and marking an angle point on the West line of the Lot 1R, Block A of the Replat of Brand Addition, common with the most Northeast corner of Lot 7 of the Wendy Lane Estates
 ELEVATION: 590.32'



3420 STEVEN DRIVE
 PLANO, TEXAS 75023
 214-998-6560
 info@alliancegeoservices.com
 www.alliancegeoservices.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 SURVEY FIRM # 10194544



- LEGEND**
- SB SETBACK (BUILDING LINE)
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - VE VISIBILITY EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - FME FENCE MAINTENANCE EASEMENT
 - DUE DRAINAGE UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - AUDE ACCESS, UTILITY, & DRAINAGE EASEMENT
 - WE WATER LINE EASEMENT
 - IRF IRON ROD FOUND
 - ◊ DENOTES STREET NAME CHANGE
 - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - <CM> CONTROL MONUMENT
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET

$\Delta = 47^{\circ}12'15''$
 $T = 21.85'$
 $R = 50.00'$
 $L = 41.19'$
 $ChB = S83^{\circ}54'24''W$
 $ChD = 40.04'$

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	125239	2.88
2	A	128507	2.95
4	A	119940	2.75
5	A	172416	3.96
6	A	111105	2.55
7	A	183487	4.21
8	A	566362	13.00

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	N44°23'51"E 35.36'
C2	89°59'34"	25.00'	25.00'	39.27'	S45°36'22"E 35.35'
C3	89°09'50"	350.00'	344.93'	544.67'	S45°11'30"E 491.35'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	183334	4.21
2	B	158117	3.63
3	B	156653	3.60

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	126°52'13"	50.00'	100.00'	110.72'	S62°49'56"W 89.44'

HOA LOT AREA TABLE

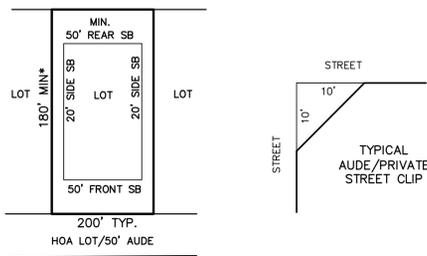
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	120528	2.77

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	N0°36'09"W	20.00'
T4	S45°13'35"W	14.14'
T5	S44°46'25"E	14.14'
T6	N66°43'12"W	133.67'
T7	N01°3'35"E	179.52'
T8	N89°34'13"E	247.49'
T9	S01°0'35"W	263.18'

LOT LINE TABLE

LINE	BEARING	LENGTH
T2	N44°23'51"E	14.14'
T3	S45°36'22"E	14.14'



BENCHMARK #1:
 "X" cut in concrete located at the very Southeast corner on the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.
 ELEVATION: 585.40'

BENCHMARK #2:
 "X" cut in concrete located at the existing roundabout and marking an angle point on the West line of the Lot 1R, Block A of the Replat of Brand Addition, common with the most Northeasterly corner of Lot 7 of the Wendy Lane Estates
 ELEVATION: 590.32'

**PRELIMINARY PLAT
 WENDY FARMS**
 LOTS 1-8, 1X BLOCK A;
 LOTS 1-3, BLOCK B;
 LOT 1, BLOCK C
 ZONING R-2
 11 RESIDENTIAL LOTS
 1 HOA LOT
 1 PRIVATE STREET LOT
 13 TOTAL LOTS
 53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
 PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
 BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
 AN ADDITION TO THE CITY OF LUCAS,
 COLLIN COUNTY, TEXAS

MARCH 2021 SCALE: 1" = 100'

OWNER
WENDY FARMS
 1355 WENDY LANE
 LUCAS, TEXAS 75002 (972) 979-5237
 CONTACT: KARL WILLIAMS
 ENGINEER/APPLICANT

DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: COLIN HELFFRICH, P.E.



3420 STEVEN DRIVE
 PLANO, TEXAS 75023
 214-998-6560
 info@alliancegeoservices.com
 www.alliancegeoservices.com
 TEXAS BOARD OF PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS
 SURVEY FIRM # 10194544

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS WENDY FARMS LLC and KARL D. WILLIAMS, AS TRUSTEE OF THE CHICANE REVOCABLE TRUST, are owners of a 53.788 acre tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506, the PETER F. LUCAS SURVEY, ABSTRACT NO. 537, and the BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813, City of Lucas, Collin County, Texas, and being all of Lots 1 and 2, JEFF BAILEY ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet H, Page 71, Map Records, Collin County, Texas, and described as Tracts I and II as conveyed in Deed to Wendy Farms LLC, according to the document of record filed in Document Number 20161208001662780, Official Public Records, Collin County, Texas, and being all of Lots 1R, Block A, Replat of LOT 8R, TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2015, Page 623, Official Public Records, Collin County, Texas, and conveyed in Deed to Karl D. Williams, as Trustee of the Chicane Revocable Trust, according to the document of record filed in Document Number 20200107000024130, Official Public Records, Collin County, Texas, and being all of those tracts of land described as Tracts 1 and 2 as conveyed in Deed to Wendy Farms LLC, according to the document of record filed in Document Number 20161208001662790, Official Public Records, Collin County, Texas, and being all of Lot 13, MINOR REPLAT OF TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13, according to the Plat filed of record in Cabinet 2019, Page 412, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "DC&A" found in the east line of Lot 12, Block A, TARA-PHASE TWO, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet N, Page 946, Map Records, Collin County, Texas, for the common southwest corner of Tract 2, (Document Number 20161208001662790) and the northwest corner of Lot 6B, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2006, Page 727, Map Records, Collin County, Texas, from which a 1/2" iron rod found bears S 64 38' 46" E, 0.36 feet;

THENCE N 02' 09' 42" W, with the common west line of said Tract 2 and the east line of said TARA-PHASE TWO Addition, a distance of 397.55 feet to a found fence post in the east line of Lot 13, Block A of said TARA-PHASE TWO Addition;

THENCE N 00' 57' 11" W, passing at a distance of 412.68 feet, a 1/2" iron rod found in the east line of Lot 14, Block A, of said TARA-PHASE TWO Addition, for the northwest corner of said Tract 2, (Document Number 20161208001662790) and continuing in all with the east line of said TARA-PHASE TWO Addition, a total distance of 472.81 feet to a 3/8" iron rod found in the east line of Lot 15, Block A of said TARA-PHASE TWO Addition, for the common northwest corner of said Tract 1, (Document Number 20161208001662790) and the southwest corner of said Lot 2, (Cabinet H, Page 71) from which a 5/8" iron rod found bears S 07' 38' 52" W, 0.57 feet;

THENCE N 00' 36' 35" W, continuing with said east line, a distance of 610.77 feet to a 3/8" iron rod found in the south line of said Lot 13, (Cabinet 2019, Page 413) for the common northwest corner of said Lot 1, (Cabinet H, Page 71) and the northeast corner of Lot 16, Block A of said TARA-PHASE TWO Addition;

THENCE S 89' 23' 51" W, with the common south line of said Lot 13 and the north line of said TARA-PHASE TWO Addition, a distance of 254.27 feet to a 1/2" iron rod found in the north line of Lot 18, Block E of said Addition;

THENCE S 88' 25' 24" W, continuing with said common line, a distance of 94.06 feet to a 1/2" iron rod found for the common southwest corner of said Lot 13 and the southeast corner of that tract of land conveyed in Deed to Kevin Dean Hafner, according to the document of record filed in Document Number 20171005001339240, Official Public Records, Collin County, Texas;

THENCE N 02' 22' 08" E, with the common west line of said Lot 13 and the east line of said Kevin Dean Hafner tract, a distance of 199.60 feet to a 5/8" iron rod with cap stamped "KHS" found in the southeast line of Blondy Jhune Road, a variable width right-of-way, for the most westerly northwest corner of said Lot 13.

THENCE With the common northwest line of said Lot 13 and the southeast line of said Blondy Jhune Road, the following courses and distances:

N 70' 08' 19" E, a distance of 62.23 feet to a 5/8" iron rod with cap stamped "KHS";

N 53' 06' 29" E, a distance of 69.03 feet to a 5/8" iron rod with cap stamped "KHS";

N 39' 57' 33" E, a distance of 100.02 feet to a 5/8" iron rod with cap stamped "KHS";

N 83' 17' 30" E, passing at a distance of 27.75 feet, a 5/8" iron rod found in the north line of said Lot 13 for the most westerly southwest corner of Lot 1, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet L, Page 110, Map Records, Collin County, Texas, and continuing in all for a total distance of 142.32 feet to a 5/8" iron rod found in the common line of said Lot 13 and said Lot 1;

THENCE S 80' 05' 54" E, with said common line, a distance of 142.67 feet to a PK Nail found;

THENCE S 01' 07' 28" E, continuing with said common line, a distance of 199.05 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southwest corner of said Lot 1;

THENCE N 88' 52' 32" E, passing at a distance of 127.60 feet, a 5/8" iron rod found for the common corner of said Lot 1 and Lot 2R, of said TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13 Addition, (Cabinet 2019, Page 412), and continuing in all for a total distance of 239.84 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southeast corner of said Lot 2R;

THENCE N 01' 07' 28" W, a distance of 171.57 feet to a point for corner in the creek for a common exterior ell corner of said Lot 13 and an interior ell corner of said Lot 2R;

THENCE With the north line of said Lot 13, the following courses and distances:

S 87' 06' 04" E, a distance of 70.89 feet to a point for corner in the approximate center line of a creek;

S 73' 43' 50" E, a distance of 136.05 feet to a point for corner in the approximate center line of a creek;

S 72' 45' 09" E, a distance of 158.41 feet to a point for corner, in the west line of Lot 4, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of recorded filed in Cabinet L, Page 110, Map Records, Collin County, Texas, for the common corner of said Lot 13 and said Lot 3R;

THENCE S 01' 08' 48" E, with the common east line of said Lot 13 and the west line of said Lot 4, a distance of 205.30 feet to a 5/8" iron rod found in the north line of said Tract II, (Document Number 20161208001662), for the common corner of said Lot 13 and said Lot 4;

THENCE N 89' 06' 07" E, with the south line of said Lot 4, a distance of 139.91 feet to a 3/8" iron rod found for the northwesterly corner of Lot 1R, Block A, (Cabinet 2015, Page 623);

THENCE N 89' 11' 11" E, with the north line of said Lot 1R, passing at a distance of 99.84 feet, a 5/8" iron rod found for the common corner of said Lot 4 and Lot 5 of said TOKALAUN PARK & ESTUARY Addition, and continuing with the north line of said Lot 1R, passing at a distance of 354.29 feet, a 5/8" iron rod found for the common corner of Lot 5, and Lot 6, same being the southwest corner of Lot 7 of said TOKALAUN PARK & ESTUARY Addition, and continuing in all for a total, a distance of 588.70 feet to a 5/8" iron rod found for a common interior ell corner of said Lot 1R, and the southeast corner of said Lot 7;

THENCE N 01' 08' 39" W, with the east line of said Lot 7, a distance of 293.01 feet to a 1/2" iron rod with cap stamped "ROOME" found for the common most northerly northwest corner of said Lot 1R and the southwest corner of Lot 8R, Block A, of said REPLAT OF LOT 8R, OF TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, (Cabinet 2015, Page 623);

THENCE N 89' 03' 37" E, with the common north line of said Lot 1R and the south line of said Lot 8R, a distance of 298.50 feet to a 1/2" iron rod with cap stamped "ROOME" found in the west line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Volume 4677, Page 1814, Deed Records, Collin County, Texas, for the common most northerly northeast corner of said Lot 1R and the southeast corner of said Lot 8R;

THENCE S 00' 56' 08" E, with the common east line of said Lot 1R and the west line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, a distance of 289.02 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Document Number 2011100401062740, Official Public Records, Collin County, Texas, for the common most easterly southeast corner of said Lot 1R and the southwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Volume 4677, Page 1814);

THENCE S 87' 07' 06" W, with the north line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740), a distance of 128.82 feet to a 1/2" iron rod with defaced cap found for a common interior ell corner of said Lot 1R and the northwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740);

THENCE S 01' 10' 32" E, with the east line of said Lot 1R, a distance of 501.70 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5078, Page 3701, Deed Records, Collin County, Texas, for a common exterior ell corner of said Lot 1R and the southwest corner of that tract of land conveyed in Deed to David D. Swanson and Kimberly Swanson, according to the document of record filed in Document Number 20110613000603940, Official Public Records, Collin County, Texas;

THENCE N 89' 41' 11" W, with the north line of said Joseph P. Leach and Ima Jean Leach tract, a distance of 19.48 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set for a common interior ell corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract;

THENCE S 00' 20' 24" E, with the common east line of said Lot 1R and the west line of said Joseph P. Leach and Ima Jean Leach tract, passing at a distance of 105.62 feet to a 1/2" iron rod found, and continuing in all for a total distance of 369.38 feet to a 1/2" iron rod with cap stamped "BUSBY RPLS 4967" found for the common southeast corner of said Lot 1R and the northeast corner of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5270, Page 3907, Deed Records, Collin County, Texas;

THENCE S 89' 07' 05" W, leaving the west line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5078, Page 3701), and with the common south line of said Lot 1R and the north line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), a distance of 662.65 feet to an "X" cut in concrete found in the west line of the above mentioned Tract 1, (Document Number 20161208001662790) for the common southwest corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907) tract;

THENCE S 00' 13' 35" W, with the east line of said Tract 1, passing at a distance of 333.67 to a 1/2" iron rod with a cap stamped "GLAS-RPLS 6081" found for the common southwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), and the northwest corner of Lot 6R, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2013, Page 365, Map Records, Collin County, Texas, and continuing in all for a total distance of 618.80 feet to a 1/2" iron rod found for a common interior ell corner of said Tract 1 and the southwest corner of said Lot 6R,

THENCE N 89' 32' 37" E, with the south line of said Lot 6R, a distance of 24.82 feet to an "X" cut in concrete found in the south line of said Lot 6R for a common exterior ell corner of said Tract 1 and the northwest corner of Lot 6R1, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2018, Page 61, Map Records, Collin County, Texas;

THENCE S 00' 08' 53" W, leaving said south line and with the west line of said Lot 6R1, a distance of 540.04 feet to an "X" cut in concrete found in the north line of Wendy Lane, a 50' right-of-way, said being at the beginning of a non-tangent curve to the left having a central angle of 47' 12' 15", a radius of 50.00 feet and a chord bearing and distance of S 83' 54' 24" W, 40.04 feet;

THENCE With the north line of said Wendy Lane and said curve to the left, an arc distance of 41.19 feet to a 1/2" iron rod with cap stamped "ROOME" found in the east line of Lot 7, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet F, Page 641, Map Records, Collin County, Texas;

THENCE N 00' 11' 09" E, with the east line of said Lot 7, a distance of 544.32 feet to a 1/2" iron rod with cap stamped "CORWIN ENG INC" found for a common interior ell corner of said Tract 1, (Document Number 20161208001662790) and the northeast corner of said Lot 7;

THENCE S 89' 18' 21" W, with the common south line of said Tract 1 and the north line of said Lot 7, a distance of 410.05 feet to a 3/8" iron rod found for the common corner of said Lot 7 and Lot 6 of said L.G. CHANDLER ADDITION;

THENCE N 89' 45' 20" W, passing at a distance of 41.18 feet a 1/2" iron rod found in the north line of Lot 6, for the common southwest corner of the above mentioned Tract 1 and the southeast corner of said Tract 2 (Document Number 20161208001662790), continuing with the north line of said Lot 6, passing at a distance of 145.04 feet a 1/2" iron rod found for the common corner of said Lot 6 and the above mentioned Lot 6B of said L.G. CHANDLER ADDITION, (Cabinet 2006, Page 727) and continuing in all for a total distance of 488.17 feet to the POINT OF BEGINNING, and containing 53.788 acres of land, more or less.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WENDY FARMS, acting herein by and through its duly authorized officer, does hereby adopt this preliminary plat designating the herein above described property as WENDY FARMS, an addition to the City of Lucas, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS, my hand this the ____ day of _____, 20__.

By: WENDY FARMS

By: KARL WILLIAMS

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 KARL WILLIAMS, Owner of Wendy Farms, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On:

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & 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 Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works

Date

The Development Services Director or 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.

Development Services Director

Date

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Jesus J. Lajara, do hereby state that I prepared this replat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lucas, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 03/01/2020)

JESUS J. LAJARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6378

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____ 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR



3420 STEVEN DRIVE
PLANO, TEXAS 75023

214-998-6560
info@alliancegeoservices.com
www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

**PRELIMINARY PLAT
WENDY FARMS
LOTS 1-8, 1X BLOCK A;
LOTS 1-3, BLOCK B;
LOT 1, BLOCK C
ZONING R-2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES**

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
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MARCH 2021 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979-5237
CONTACT: KARL WILLIAMS

ENGINEER/APPLICANT



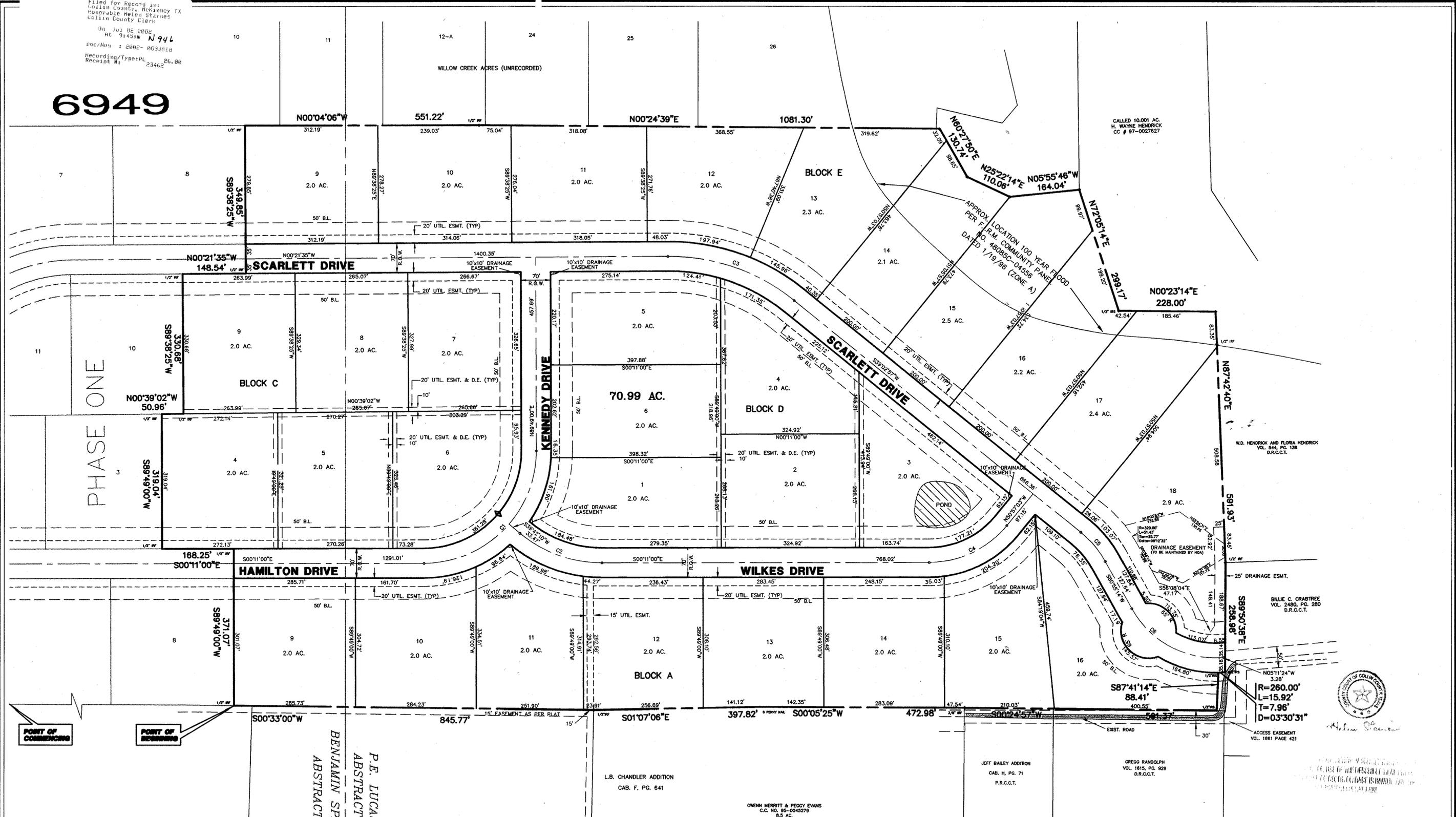
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH, P.E.

DOWDEY, ANDERSON & ASSOCIATES, INC.

Filed for Record in
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk
On Jul 02 2002
HC 9:45am N 944
Doc/Map : 2002- 0033018
Recording/Type: PL
Receipt #: 23462 26.00

6949



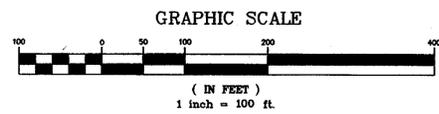
PHASE ONE

POINT OF COMMENCING

POINT OF BEGINNING

P.E. LUCAS SURVEY
ABSTRACT No. 537
BENJAMIN SPARKS SURVEY
ABSTRACT No. 813

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	416.26	265.00	N45°11'00"W	374.77	90°00'00"	
C2	208.84	300.00	N19°45'35"E	204.65	39°53'10"	
C3	319.83	465.00	S19°20'41"W	313.57	39°24'32"	
C4	208.22	235.00	N25°34'02"W	201.48	50°46'03"	
C5	89.71	235.00	S49°59'05"W	89.16	21°52'17"	
C6	259.62	225.00	N27°51'55"E	245.45	65°06'38"	



FROM 6537-001-0070
FROM 6537-001-0180
FROM 6813-000-0100
FROM 6813-000-0369
YEAR 2003

PROJECT: 9948PH2PLT
DATE: MAY 2000
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

S5106

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

FINAL PLAT
"TARA"
PHASE TWO
30 LOTS-70.99 AC.
P.E. LUCAS SURVEY, ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY-ABST. NO. 813
COLLIN COUNTY, TEXAS

SHEET 2 OF 19



THE STATE OF TEXAS
COUNTY OF COLLIN
I, P.E. LUCAS, Surveyor, do hereby certify that this is a true and correct copy of the original plat as filed in my office.

Location Map

Wendy Farms





City of Lucas

City Council Agenda Request

May 6, 2021

Item No. 06

Requester: City Engineer Stanton Foerster

Agenda Item Request

Consider authorizing an appropriation of \$50,000 from the 2019 Certificates of Obligation to the North Pump Station Project 21-8210-490-128 to cover anticipated project budget shortfall.

Background Information

On October 22, 2019, the City issued a notice to proceed to Lamarc for the North Pump Station Project. The contractor experienced two substantial challenges pertaining to the plans: 1) the geotechnical data was incomplete and 2) foundation elements were missing from the plans. These two deficiencies were corrected with Change Orders #1 (July 2020) and #3 (March 2021). Change Order #2 was issued to add restroom plumbing to the plan set. To add the plumbing later would require damaging the foundation to the pump station floor.

The City has been working with the contractor on other design oversites involving the electrical elements. These oversites are leading to Change Order #4 and a direct invoice from GCEC. Once the details of Change Order #4 are fully recognized, the City estimates the cost to be \$62,372.50.

There is another issue that arose regarding CoServ gas. The City Engineer was under the impression that CoServ had completed its plans to extend a gas line between Estelle Lane and Estates Parkway along Country Club Road. CoServ elected to not extend the line. The City is examining various options to get natural gas delivered to the North Pump Station site. The anticipated cost of connecting the North Pump Station is \$50,000. The City has not received final numbers from CoServ.

The natural gas is needed to run the primary backup generator and building heaters. A natural gas generator was added to the plans to reduce the City's dependence on diesel powered generators. The secondary back up is a portable diesel generator, which has been tested and works as proposed.

The pump station final walkthrough and punch list were completed on April 9, 2021, and the pump station went fully operational on April 16, 2021.

At the end of all projects, a final Change Order is developed to close out all the pay application details of the entire project. The City anticipates a credit of \$25,031.58 associated with Change Order #5 associated with material reconciliation.



City of Lucas

City Council Agenda Request

May 6, 2021

Item No. 06

Attachments/Supporting Documentation

NA

Budget/Financial Impact

North Pump Station Project (21-8210-490-128)

Construction	\$1,457,037.00
Contingency	<u>145,992.00</u>
Total Budget	\$1,603,029.00
Less: Payments	(1,336,092.69)
Less: Encumbered	<u>(228,188.67)</u>
Remaining Balance	\$38,747.64

Outstanding:

Change Order #4	\$62,372.50	cost for electrical (estimate)
Change Order #5	(\$25,031.58)	reconciliation of materials (estimate)
CoServ	\$50,000	gas service (estimate)

Shortfall (\$48,593.28)

Recommendation

Staff recommends appropriating \$50,000 from the 2019 Certificates of Obligation to the 21-8210-490-128 North Pump Station Project to cover anticipated project budget shortfall.

Motion

I make a motion to approve/deny authorizing an appropriation of \$50,000 from the 2019 Certificates of Obligation to line item 21-8210-490-128 North Pump Station Project to cover anticipated project budget shortfall.



City of Lucas City Council Agenda Request May 6, 2021

Item No. 07

Requester: Mayor Jim Olk
City Council

Agenda Item Request

Consider amending the Fiscal Year 2020-2021 budget to appropriate funding in the amount not to exceed \$500,000 for employee compensation.

Background Information

The Fiscal Year 2020-2021 budget was adopted and approved on September 3, 2020. On April 1, 2021, the City Council adopted Ordinance 2021-04-00932 amending Fiscal Year 2020-2021 budget reallocating prior year balances, previously approved council items, bond refunding and paydown, revenue trends, line-item transfers, and unforeseen expenditures.

The revised budget for fiscal year 2020-2021 shows excess revenue over expenditures in the amount of \$529,922 in the General Fund and \$85,420 in the Water Fund.

Unrestricted reserves after GASB 54 fund balance requirement in the General Fund totals \$5,858,986 and \$4,653,507 in the Water Fund.

In 2020, the City completed a compensation study to determine the market competitiveness of staff positions. The full report of the study was provided to City Council as an informational resource. During the fiscal year 2020-2021 budget preparation, the City prepared a very conservative budget in preparation of potential economic impacts due to the pandemic and specifically, did not include any market or cost of living adjustment in the budget.

Attachments/Supporting Documentation

N/A

Budget/Financial Impact

The financial impact for amending the Fiscal Year 2020-2021 budget is yet to be determined.

Recommendation

N/A

Motion

I make a motion to approve/deny...



City of Lucas City Council Agenda Request May 6, 2021

Item No. 08

Requester: City Attorney Joe Gorfida

Agenda Item Request

Consider pending legislation that is brought before the 87th Legislature, provide direction to City Staff and City Attorney, or take action regarding any proposed legislation.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas City Council Agenda Request May 6, 2021

Item No. 09

Requestor: Mayor Jim Olk

Agenda Item Request

Executive Session.

An Executive Session is not scheduled for this meeting.

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.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas City Council Agenda Request May 6, 2021

Item No. 10

Requester: Mayor Jim Olk

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

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA