

CITY OF LUCAS, TEXAS  
ANNEXATION

## BROCKDALE PARK BOAT RAMP

BEING A 169.4220 ACRE TRACT OF LAND OUT OF THE FRANCIS W. CAPPS SURVEY, ABSTRACT NO. 231; THE SIMPSON BARROW SURVEY, ABSTRACT NO. 49; THE MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 564; THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799; THE D.M. FARMER SURVEY, ABSTRACT NO. 303; AND THE MONTGOMERY BIRCH SURVEY, ABSTRACT NO. 115, COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT IS THE INTENTION TO DESCRIBE AN IRREGULAR SHAPED PARCEL OF LAND BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE RIGHT OF WAY FOR EAST LUCAS ROAD, BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE CORPS OF ENGINEERS ANNEXATION BY THE CITY OF LUCAS ORDINANCE NUMBER 2012-01-00699 AS RECORDED IN THE COLLIN COUNTY CLERKS FILE NO. 20120127000097690, BEING BOUNDED ON THE EAST BY THE EAST LINE OF THE ULTIMATE CITY LIMIT LINE BETWEEN WYLIE AND LUCAS PER CITY OF WYLIE ORDINANCE NO. 87-47, FILED ON SEPTEMBER 28, 1987, AND INCLUDING A SMALL TRIANGLE SHAPED PARCEL OF LAND TO INCLUDE THE AREA AROUND THE BROCKDALE PARK BOAT RAMP:

The POINT OF BEGINNING is a point on the south line of the Right of Way for East Lucas Road, being on said City Limit Line between the Cities of Lucas and Wylie, said point having coordinates of N: 7085420.0966, E: 2566812.8978;

THENCE North 55°40'16" East, with said Right of Way line, a distance of 1068.37 feet to a point on the east line of said Corps of Engineers Annexation line;

THENCE South 20°38'02" East, departing said Right of Way line, with said Annexation line, a distance of 109.16 feet to a point on the east line of said City Limit Line between Lucas and Wylie;

THENCE South 00°00'00" West, with said City Limit Line, a distance of 5607.36 feet to a point;

THENCE South 41°21'19" East, departing said City Limit Line, a distance of 315.28 feet to a point in Lake Lavon;

THENCE South 36°31'30" West, a distance of 350.00 feet to a point on said City Limit Line;

THENCE South 00°00'00" West, with said City Limit Line, a distance of 1785.88 feet to a point;

THENCE North 90°00'00" West, a distance of 978.94 feet to a point on the east line of the USA Corps of Engineers Annexation by the City of Lucas per City of Lucas Ordinance No. 2012-01-00699 and recorded in the Collin County Clerks File No. 20120127000097690;


THENCE North 00°27'00" East, with said Amendment line, a distance of 7411.05 feet to the POINT OF BEGINNING and containing 169.4220 acres of land.

NOTES:

BASIS FOR MAP LOCATION CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0,0.

NO FIELD SURVEY WAS PERFORMED FOR THIS DESCRIPTION AND EXHIBIT. IT IS BASED ON SCALING FROM A DIGITAL MAP. THE BEARINGS, DISTANCES, AND COORDINATES ARE APPROXIMATE ONLY. ACTUAL METES AND BOUNDS LOCATION IS BASED ON INTENT.

THIS DOCUMENT RELIES ON SURVEY BY RPLS NO.4285 DATED 9/20/2016

  
Clifford E. Cameron  
Texas Registration No. 6415  
BW2 Engineers, Inc.  
TBPLS No. 10022000

11/13/19  
DATE

SURVEY: MULTIPLE SURVEYS

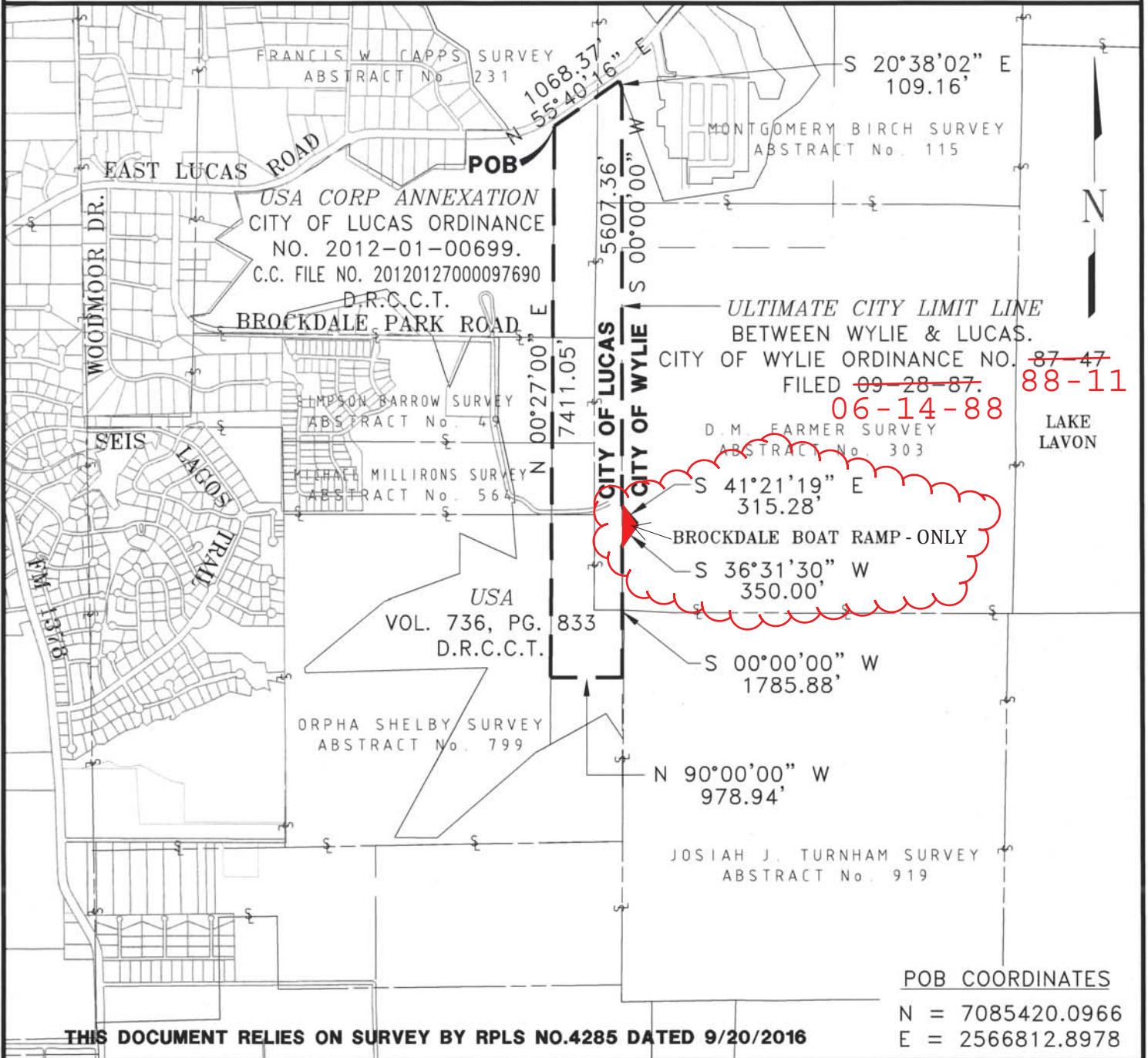
LOCATION: LUCAS, COLLIN COUNTY, TEXAS

PLAT OF EXHIBIT 'A': 169.4220 ACRES

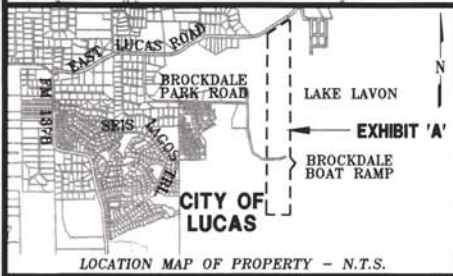
ANNEXATION OF TERRITORY  
BY THE CITY OF LUCAS KNOWN AS  
BROCKDALE PARK BOAT RAMP

# CITY OF LUCAS

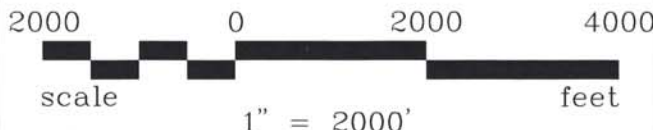
NOTE: BASIS FOR HORIZONTAL CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0.0.



THIS DOCUMENT RELIES ON SURVEY BY RPLS NO.4285 DATED 9/20/2016



**BW2 ENGINEERS, INC.**  
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TBPLS NO. 10022000



BW2 JOB NO: 16-1782

DRAWN BY: BW2

DATE: November, 2019

CHECKED BY: BW2

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DISANNEXATION OF TERRITORY  
BY THE CITY OF WYLIE KNOWN AS

BROCKDALE PARK BOAT RAMP

BEING A 39.2035 ACRE TRACT OF LAND OUT OF THE SIMPSON BARROW SURVEY, ABSTRACT NO. 49; THE MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 564; THE ORPHA SHELBY SURVEY, ABSTRACT NO 799; AND THE D.M. FARMER SURVEY, ABSTRACT NO. 303; COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT IS THE INTENTION TO DESCRIBE A GENERALLY TRIANGLE SHAPED PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE CORPS OF ENGINEERS ANNEXATION BY THE CITY OF LUCAS ORDINANCE NUMBER 2012-01-00699 AS RECORDED IN THE COLLIN COUNTY CLERKS FILE NO. 20120127000097690:

COMMENCING FOR REFERENCE at a point on the south line of the Right of Way for East Lucas Road, said point being on the east line of said City of Lucas Annexation;

THENCE South 00°27'00" West, with the east line of said City of Lucas Annexation, a distance of 4025.22 feet to the POINT OF BEGINNING, said point having coordinates of N: 7081395.0057, E: 2566781.2902;

THENCE South 41°21'19" East, a distance of 1756.65 feet to a point;

THENCE South 36°31'30" West, a distance of 1988.60 feet to a point on said City of Lucas Amendment line:

THENCE North 00°27'00" East, with said Amendment line, a distance of 2916.71 feet to the POINT OF BEGINNING and containing 39.2035 acres of land.

NOTES:

BASIS FOR MAP LOCATION CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0,0.

NO FIELD SURVEY WAS PERFORMED FOR THIS DESCRIPTION AND EXHIBIT. IT IS BASED ON SCALING FROM A DIGITAL MAP. THE BEARINGS, DISTANCES, AND COORDINATES ARE APPROXIMATE ONLY. ACTUAL METES AND BOUNDS LOCATION IS BASED ON INTENT.

THIS DOCUMENT RELIES ON SURVEY BY RPLS NO. 4285 DATED 9/20/2016

*Clifford E. Cameron*

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Texas Registration No. 6415  
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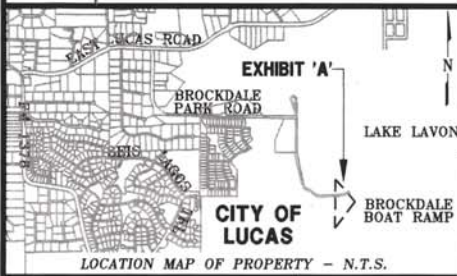
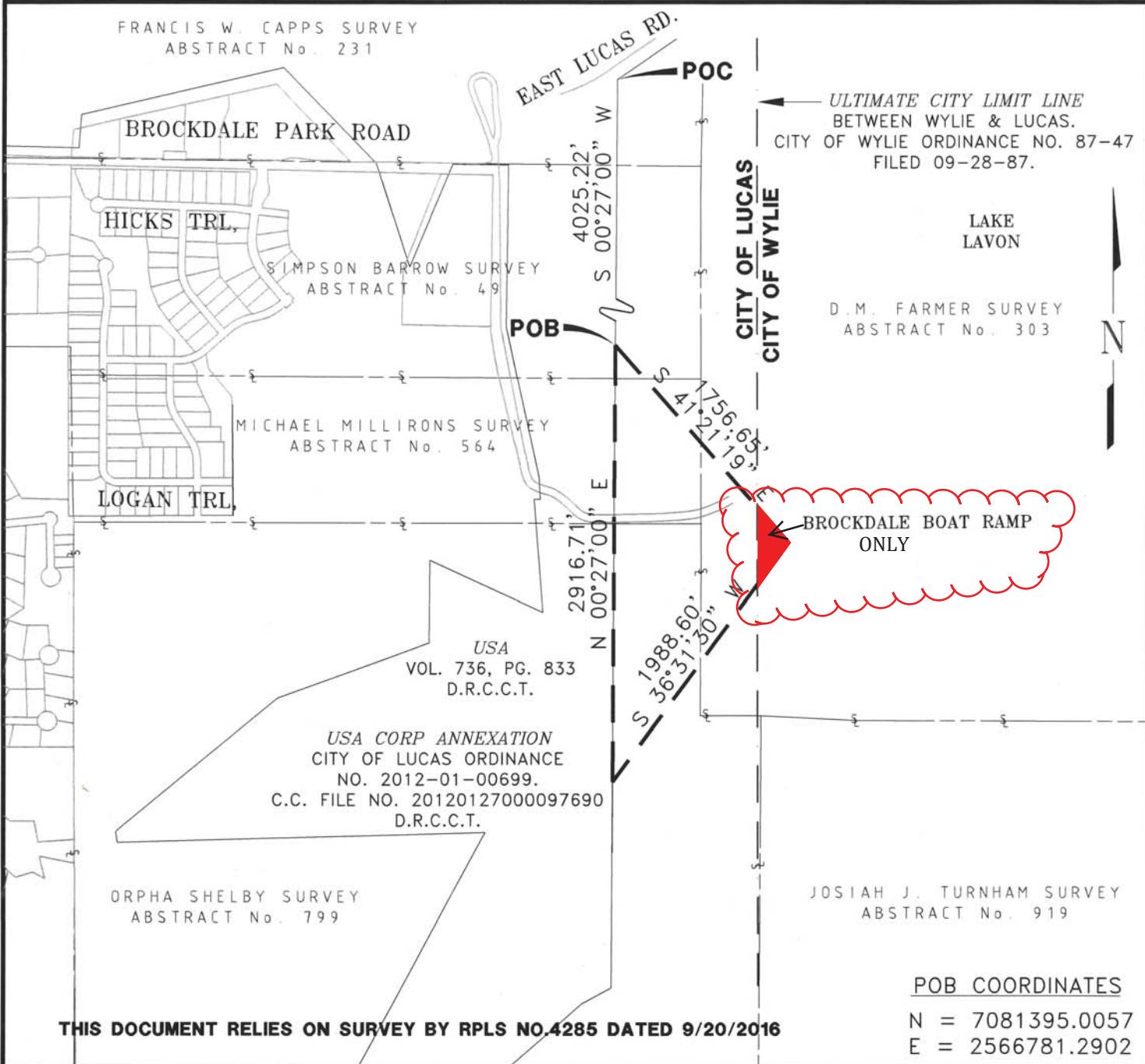
SURVEY: MULTIPLE SURVEYS

LOCATION: LUCAS, COLLIN COUNTY, TEXAS

PLAT OF EXHIBIT 'A': 39.2035 ACRES

DISANNEXATION OF TERRITORY  
BY THE CITY OF WYLIE KNOWN AS  
BROCKDALE PARK BOAT RAMP  
**CITY OF LUCAS**

NOTE: BASIS FOR HORIZONTAL CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0.0.



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1000 0 1000 2000  
scale 1" = 1000' feet



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PAGE 2 OF 2