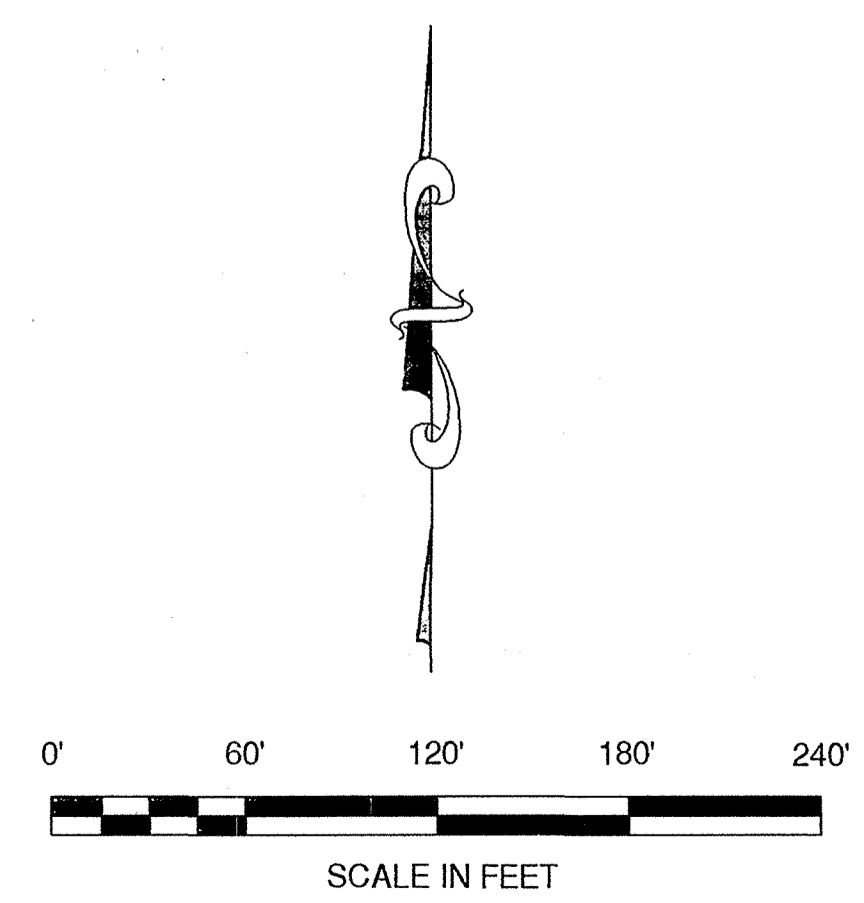


- NOTES**
- FLOOD STATEMENT: According to Community Plan No. 480850455 G, 455 of 650, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program map this property appears to be situated within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures therein will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
 - Bearing system shown hereon is based on the Deed to Elaine M. Dawson recorded in Volume 96, Page 009333, Deed Records, Collin County, Texas.
 - All drainage and grading plans must be approved by the City Engineer before permits are issued.
 - Each and every lot shall be served by an aerobic waste system.
 - Selling by metes and bounds illegal.

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	46°33'27"	20.00'	16.25'	S 23°16'44" W 15.81'
C2	81°29'32"	60.00'	85.34'	N 05°48'41" W 78.32'
C3	110°07'20"	60.00'	115.32'	S 89°59'45" E 98.37'
C4	96°29'35"	60.00'	85.37'	N 05°49'02" W 78.35'
C5	46°34'38"	20.00'	16.26'	N 23°17'19" W 15.81'



OWNER'S CERTIFICATE

State of Texas
County of Collin

BEING in the City of Lucas, Collin County, Texas, situated in the William Snyder Survey, Abstract No. 0821 and being all that certain tract of land described by Deed recorded in Volume 6048, Page 00787, Deed Records, Collin County Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with cap found for corner in the Southerly line of McGarity Lane (a variable width Right-of-Way), from which the Southeastly intersection of said McGarity Lane and F.M. 2551 bears North 89°56'51" West, a distance of 957.82 feet;

THENCE South 89°56'52" East, following the Southerly line of said McGarity Lane, a distance of 615.56 feet to a one-half inch iron rod with cap marked "RPLS 4023" set for corner at the Northwesterly corner of a 10.316 acre tract of land described by Ramon Helton by Deed recorded in County Clerk's File No. 95-0073052 D.R.C.C.T., from which a one-half inch iron rod found bears North 02°36'47" West, a distance of 0.99 feet;

THENCE South 00°00'00" West, departing the Southerly line of said McGarity Lane and following the Westerly line of said Helton tract, a distance of 1014.83 feet to a one-half inch iron rod found in the Westerly line of the said Helton tract, said point being the Northeastly corner of a tract of land described to Ahmadi and Anita Asad by Deed recorded in Volume 4451, Page 2460, D.R.C.C.T.;

THENCE North 90°00'00" West, following the Northerly line of said Asad tract, a distance of 615.59 feet to a one inch iron rod found at the Southwestly corner of a 24 foot wide access easement described in Deed recorded in Volume 1330, Page 419, D.R.C.C.T., said point also being the Northwesterly corner of said Asad tract;

THENCE North 00°00'00" East, departing the Northerly line of said Asad tract and following the Westerly line of said 24 foot wide access easement, a distance of 1015.39 feet to the POINT OF BEGINNING and containing 14.346 acres or 624,892 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, a Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lucas, Texas.

David F. McCullah
David F. McCullah
Registered Professional Land Surveyor No. 4023

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David F. McCullah, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of February, 2007.

David F. McCullah
Notary Public for the State of Texas



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Pennington - Benavides, LP, hereby adopt this plat designating the herein described property as FOX GLEN ADDITION, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, 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 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 of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of their respective 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 of procuring the permission from anyone.

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

WITNESS, MY HAND, this 28 day of February, 2007.

Eric Benavides
Eric Benavides

**STATE OF TEXAS
COUNTY OF**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric Benavides, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of February, 2007.

Eric Benavides
Notary Public for the State of Texas

Recommended For Approval

John 3-8-7
Chairman, Planning and Zoning Commission
City of Lucas, Texas
Date

Michael 2/27/2007
Mayor, City of Lucas, Texas
Date

LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
1	43,838	1.006
2	43,838	1.006
3	43,838	1.006
4	43,838	1.006
5	51,854	1.190
6	56,250	1.291
7	51,687	1.187
8	43,755	1.004
9	43,766	1.005
10	43,766	1.005
11	43,766	1.005

SITE DATA SUMMARY TABLE

AREA CALCULATIONS:
GROSS ACREAGE: 14.346 AC.

R.O.W. DEDICATION
McGarity Lane 0.212 AC.
Allison Lane 1.034 AC.
Pennington Drive 1.388 AC.

NET ACREAGE: 11.712 AC.

**FINAL PLAT
OF
FOX GLEN ADDITION
A 14.346 ACRE TRACT
IN THE WILLIAM SNYDER SURVEY ABST. NO. 0821
CITY OF LUCAS,
COLLIN COUNTY, TEXAS**

OWNER
PENNINGTON - BENAVIDES, LP
2010 AVE G
SUITE 904
PLANO, TEXAS 75074
PHONE: 469.951.7033

APPLICANT
BENAVIDES INVESTMENTS, LLC
ERIC BENAVIDES
2010 AVE G
SUITE 904
PLANO, TEXAS 75074
PHONE: 469.951.7033

SURVEYOR
WANI-McCULLAH
ENGINEERS & SURVEYORS
1720 REGAL ROW, SUITE 240
DALLAS, TEXAS 75235
(214) 774-1101