

9345-1-1

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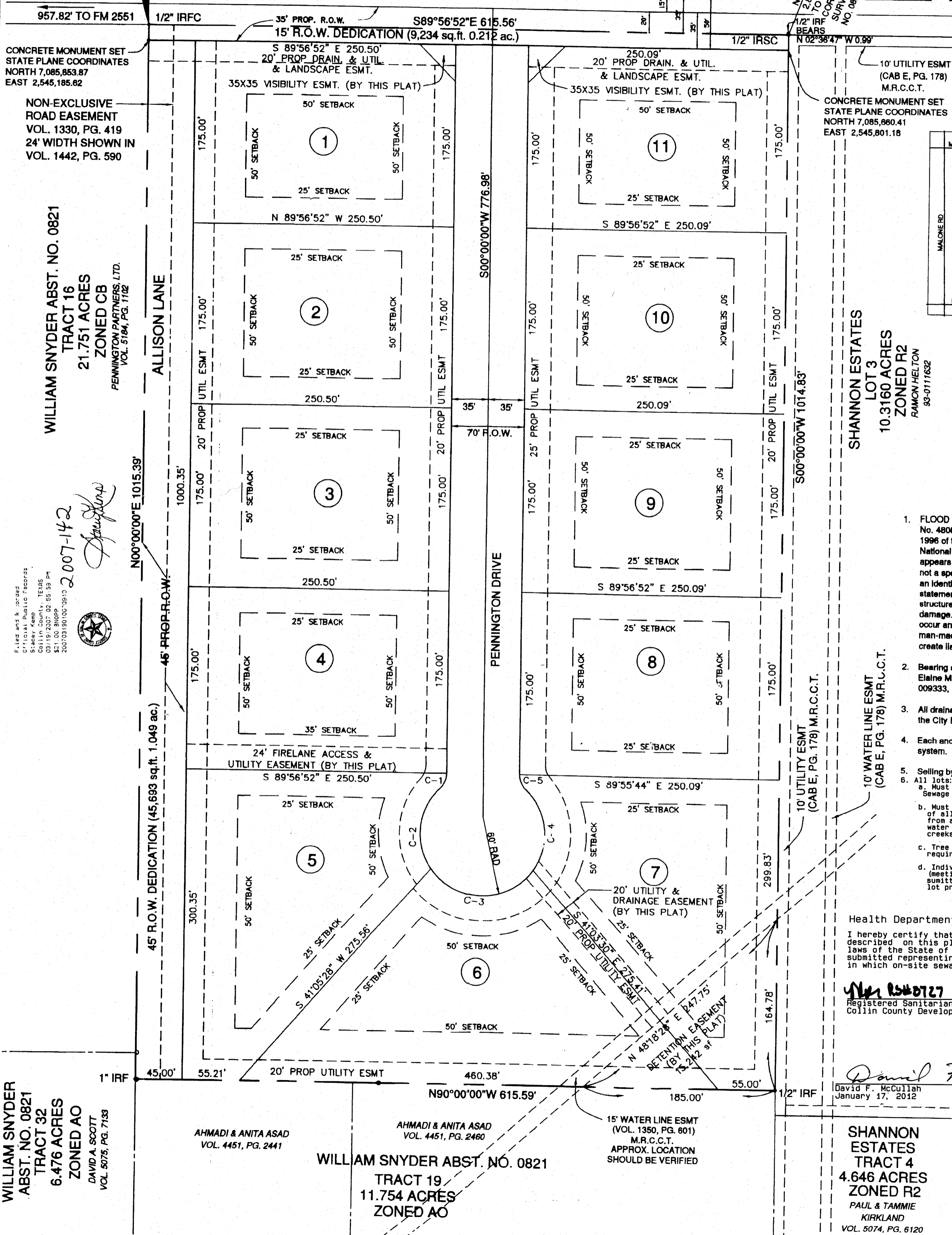
POINT OF BEGINNING

154.018 ACRES ZONED AO G. WARD PAXTON CC DOC. NO. 89-0011304

McGARITY LANE (VARIABLE R.O.W.)

OWNER'S CERTIFICATE

OWNER'S DEDICATION



CONCRETE MONUMENT SET STATE PLANE COORDINATES NORTH 7,085,853.87 EAST 2,545,185.62

NON-EXCLUSIVE ROAD EASEMENT VOL. 1330, PG. 419 24' WIDTH SHOWN IN VOL. 1442, PG. 590

WILLIAM SNYDER ABST. NO. 0821 TRACT 16 21.751 ACRES ZONED CB PENNINGTON PARTNERS LTD. VOL. 3164, PG. 1112

WILLIAM SNYDER ABST. NO. 0821 TRACT 32 6.476 ACRES ZONED AO DAVID A. SCOTT VOL. 5075, PG. 7133

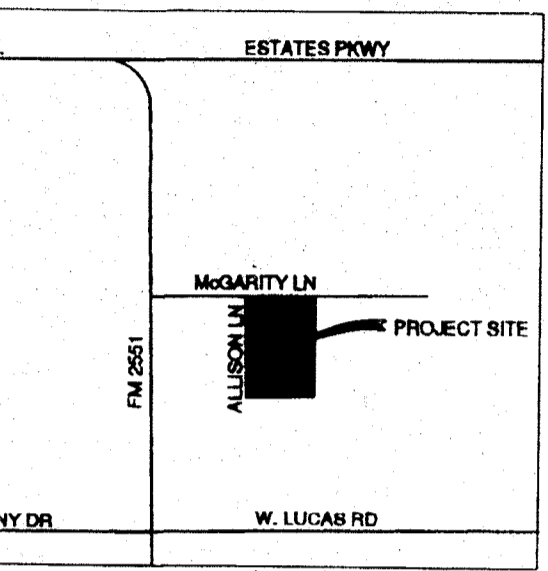
AHMADI & ANITA ASAD VOL. 4451, PG. 2441

WILLIAM SNYDER ABST. NO. 0821 TRACT 19 11.754 ACRES ZONED AO

SHANNON ESTATES LOT 3 10.3160 ACRES ZONED R2 RAMON HELTON 90-011622

WILLIAM SNYDER ABST. NO. 0821 TRACT 4 4.646 ACRES ZONED R2 PAUL & TAMMIE KIRKLAND VOL. 5074, PG. 6120

10' UTILITY ESMT (CAB E, PG. 178) M.R.C.C.T.



VICINITY MAP N.T.S.

NOTES

- 1. FLOOD STATEMENT: According to Community Panel No. 48065C0455 G, 455 of 650, dated January 19, 1998...
2. Bearing system shown hereon is based on the Deed to Elaine M. Dawson...
3. All drainage and grading plans must be approved by the City Engineer...
4. Each and every lot shall be served by an aerobic waste system.
5. Selling by metes and bounds illegal.
6. All lots must utilize alternative type ON-Site Sewage Facilities.
a. Must maintain state-mandated setback of all On-Site Sewage Facility Components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/culverts/ponds, etc.
b. Tree removal and/or grading for OSSF may be required on individual lots.
c. Individual site elevations 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 onsite sewage facility described on this plat conform to the applicable OSSF laws of the State of Texas...

David F. McCullah RPLS No. 4023 January 17, 2012

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 to Kent Pennington 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 Southeasterly 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 to Ramon Helton by Deed recorded in County Clerk's File No. 95-0072052 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 Northwesterly 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 Southwesterly 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 hereon were properly placed under my supervision...

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.

Notary Public for the State of Texas

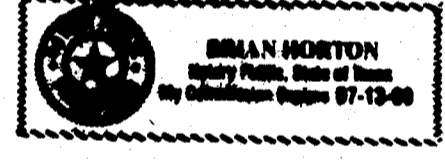
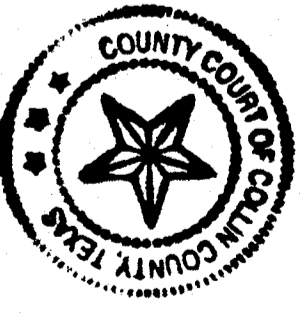


Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Rows C1 through C5.

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.

Stacy Cardwell Director of Public Works



FROM: 6821-000-0140

YEAR 2008

OWNER PENNINGTON - BENAVIDES, LP

2010 AVE G SUITE 904 PLANO, TEXAS 75074 PHONE: 469.951.7033

LOT AREA SUMMARY TABLE

Table with columns: LOT NO., SQ. FT., ACRES. Rows 1 through 11.

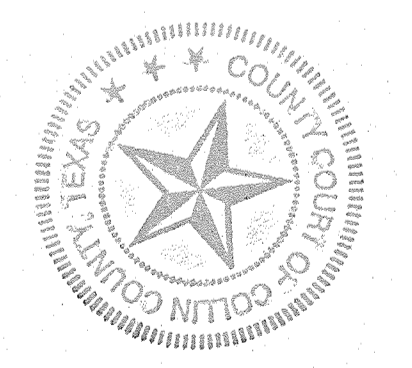
SITE DATA SUMMARY TABLE

Table with columns: AREA CALCULATIONS, GROSS ACREAGE, R.O.W. DEDICATION, ALLISON LANE, PENNINGTON DRIVE, NET ACREAGE.

FROM: R-9345-ALL FOR TAX YEAR 2012

Filed and Recorded Official Public Records Glenn Kemp, County Clerk Collin County, TEXAS

2012-25



S9345

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

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

JANUARY, 2006

05058