

**VICINITY MAP**  
SCALE 1" = 2000'

**LOT AREA SUMMARY TABLE**

BLOCK A		BLOCK C	
LOT NO.	AREA (SQFT.)	LOT NO.	AREA (SQFT.)
1	43727	1	43560
2	43647	2	43560
3	43568	3	43560
4	43607	4	43560
5	52987	5	43560
6	43815	6	43560
7	43659		
8	43816		
9	49161		
10	46883		
11	46989		
12	46989		
13	46989		
14	46989		
15	46989		

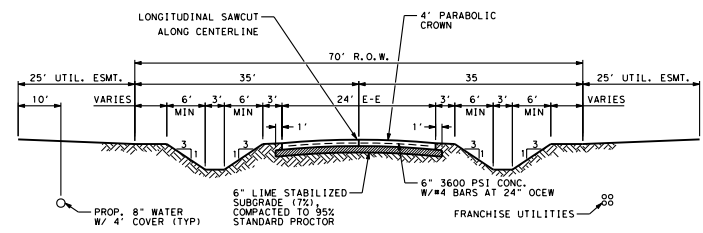
BLOCK D	
LOT NO.	AREA (SQFT.)
1	43560
2	43560
3	43560
4	43560
5	43560
6	43560

BLOCK B	
LOT NO.	AREA (SQFT.)
1	43565
2	43565
3	43565
4	43601
5	45810
6	43982
7	43913
8	44783
9	44930
X	26788
Y	51486

**SITE DATA SUMMARY TABLE:**

<b>AREA CALCULATIONS:</b>	
GROSS ACREAGE:	46.406 AC
R.O.W. DEDICATION: F.M. 2170:	0.011 AC
NET ACREAGE:	46.395 AC
<b>ZONING:</b>	
NET COUNTY:	46.395 AC
<b>DENSITY:</b>	
NET RESIDENTIAL DENSITY:	36/46.395 = 0.78



**TYPICAL PAVEMENT SECTION**  
N.T.S.

**LEGAL DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE JAMES M. SNIDER SURVEY, ABSTRACT NO. 824, COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO JULIETTE FOWLER, TRUSTEE, DESCRIBED BY DEED RECORDED IN VOLUME 816, PAGE 165 AND VOLUME 805, PAGE 617 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER BEING AT THE SOUTH RIGHT-OF WAY LINE OF F.M. 2170, SAID POINT BEING 990 FEET EAST, AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID JAMES M. SNIDER SURVEY;

THENCE SOUTH 00 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 1360.13 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 1265.45 FEET TO A POINT FOR CORNER BEING THE SOUTHEAST CORNER OF SAID TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST, A DISTANCE OF 995.12 FEET TO A POINT FOR CORNER BEING THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 00 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE OF 1991.51 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE 950.18 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE 611.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2170, A DISTANCE OF 39.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,010,238 SQUARE FEET OR 46.149 ACRES OF LAND, MORE OR LESS.

**NOTES:**

- ACCORDING TO CURRENT FLOOD PLAIN MAP, NO FLOOD PLAIN EXISTS ON THE SITE.
- BEARINGS AND DISTANCES ARE BASED ON PRELIMINARY PLAT OF CLAREMONT SPRINGS ADDITION, AND HAVE NOT BEEN FIELD VERIFIED.
- THERE ARE NO EXISTING STRUCTURES ONSITE.
- THERE ARE NO EXISTING TREES THAT QUALIFY UNDER ARTICLE 13 IN THE PROPOSED DEVELOPED AREA.
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMIT."
- LOT X, BLOCK B SHALL SERVE AS A DRAINAGE LOT, AND SHALL BE MAINTAINED BY THE SUBDIVISION HOA.
- LOT Y, BLOCK B SHALL SERVE AS A DETENTION LOT, AND SHALL BE MAINTAINED BY THE SUBDIVISION HOA. THIS LOT MAY BE DEDICATED TO THE CITY TO SATISFY PARKLAND DEDICATION AT THE CITY'S OPTION.

**LEGEND**

- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- R.O.W. - RIGHT-OF-WAY

RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF LUCAS, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT

MAYOR, CITY OF LUCAS, TEXAS

DATE

DATE

1	09/28/05
1	09/09/05
NO. REVISION DATE	
SUBMITTED: 08/05/05	

**PRELIMINARY PLAT**  
OF  
**CLAREMONT SPRINGS ADDITION PHASE II**  
36 RESIDENTIAL LOTS  
BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-9, X & Y,  
BLOCK C, LOT 1-6, BLOCK D, LOTS 1-6  
46.149 ACRES

SITUATED IN THE  
J. SNIDER SURVEY, ABSTRACT No. 824  
COLLIN COUNTY, TEXAS

**OWNER:**

JULIETTE FOWLER REALTY INC.  
P.O. BOX 140129  
DALLAS, TX 75214

**APPLICANT:**

SKORBURG COMPANY  
3838 OAK LAWN AVENUE,  
SUITE 1212  
DALLAS, TX 75219  
(214) 522-4945

**ENGINEER/SURVEYOR:**

KENNEDY CONSULTING INC.  
808 S. COLLEGE ST,  
SUITE 300  
MCKINNEY, TX 75069  
(972) 542-1754

