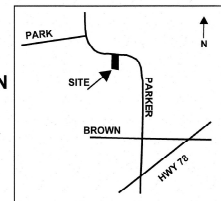


LOCATION MAP



Legal Description of Property

BEING a tract of land situated in the W. D. Penny Survey, Abstract No. 696 in Collin County, Texas as conveyed to Timothy W. Bennett by deeds recorded in Document No. 2007061800827270, a 2.110 acre tract, and in Document No. 20080908001083900, a 2.543 acre tract of the official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the south line of Parker Road (a 100 foot right-of-way);

THENCE S. 01 degrees 28' 46" E., along the west line of Harvest Bend Phase 2, a subdivision in Wylie, Texas, as recorded in Document No. 20020102464 of the Collin County Plat Records, 675.02 feet to a 1/2" iron rod found for corner in the north line of a tract of land conveyed to Texas Power and Light Co. by deed recorded in Volume 573, Page 475 of the Deed Records of Collin County, Texas;

THENCE S. 85 degrees 36' 46" W., along the north line of the said Texas Power and Light tract, 297.02 feet to a 1/2" iron rod found in the east line of a 1.52 acre tract of land conveyed to Vijay Thangughal in Document No. 20190201000109240 of the official Public Records of Collin County, Texas for corner;

THENCE along the east line of said Vijay tract N. 01 degrees 25' 00" W 685.06 feet to a 1/2" iron rod found in the south line of Parker Road for corner;

THENCE along the south line of Parker Road, N 89 degrees 38' 53" E., 294.38 feet to the Point of Beginning and containing 4.653 acres (202,685 square feet) of land, more or less.

PD Zoning Exhibit

20 Lots on 4.6 Acres

Development Schedule

1. Zoning 4-1-21 thru 8-1-21
2. Engineering and preliminary plat 8-1-21 thru 12-1-21
3. Construction 12-1-22 thru 4-1-22

SUBDIVISION NAME: BENNETT ESTATES

TIMOTHY W BENNETT, P.E. - OWNER & ENGINEER
601 PARKER RD
WYLIE TEXAS 75098
214 282 7450
TIMBENNETT2@VERIZON.NET

ROOME LAND SURVEYING, INC.
2000 AVENUE G # 810
PLANO, TEXAS 75074
972 423 4372
FRED@ROOMESURVEYING.COM

SCALE: 1"=50'

March 26, 2021



TEXAS POWER & LIGHT CO.
VOL. 573, PG. 475