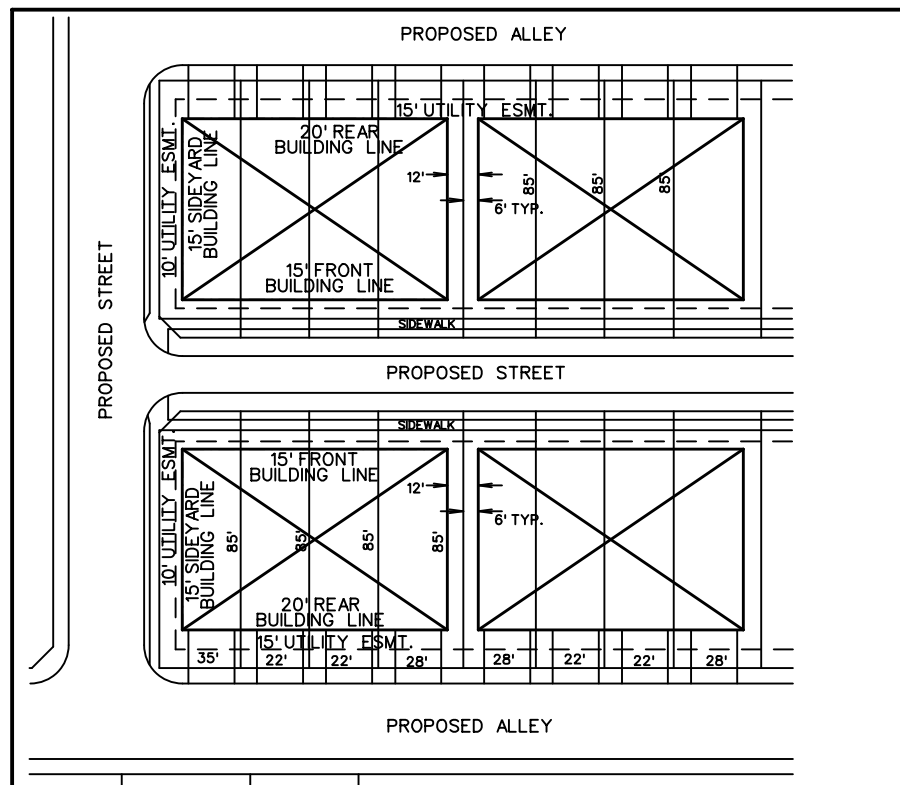


TOTAL OPEN SPACE SUMMARY		
	CREDITS	COMMENTS
1X - 0.29 AC.	0.29 AC.	OPEN SPACE
2X - 0.116 AC.	0 AC.	LANDSCAPE BUFFER
3X - 0.06 AC.	0.06 AC.	OPEN SPACE
4X - 0.40 AC.	0.40 AC.	OPEN SPACE
5X - 0.112 AC.	0 AC.	LANDSCAPE BUFFER
6X - 0.03 AC.	0.03 AC.	OPEN SPACE
7X - 0.02 AC.	0.02 AC.	OPEN SPACE
8X - 2.44 AC.	0 AC.	FLOODPLAIN
9X - 0.13 AC.	0 AC.	LANDSCAPE BUFFER
10X - 0.073 AC.	0 AC.	LANDSCAPE BUFFER
11X - 0.493 AC.	0.493 AC.	OPEN SPACE
12X - 0.166 AC.	0 AC.	LANDSCAPE BUFFER
13X - 0.153 AC.	0.153 AC.	OPEN SPACE
14X - 0.060 AC.	0 AC.	LANDSCAPE BUFFER
15X - 0.80 AC.	0.80 AC.	OPEN SPACE
16X - 0.08 AC.	0.08 AC.	OPEN SPACE
17X - 0.12 AC.	0 AC.	MAINTENANCE DEDICATION
18X - 0.29 AC.	0.29 AC.	OPEN SPACE
19X - 0.323 AC.	0.323 AC.	OPEN SPACE
20X - 0.02 AC.	0.02 AC.	OPEN SPACE
21X - 0.009 AC.	0.009 AC.	OPEN SPACE
TOTAL ACRES - 6.185	2.968 AC.	



PRELIMINARY PLAT  
LEXINGTON ESTATES  
PHASES 1 & 2

- LOTS 1-37 BLOCK A
- LOTS 1-24 BLOCK B
- LOTS 1-26 BLOCK C
- LOTS 1-8 BLOCK D
- LOTS 1-9 BLOCK E
- LOTS 1-13 BLOCK F
- 117 TOTAL RESIDENTIAL LOTS
- 22 TOTAL SINGLE FAMILY LOTS
- 95 TOWNHOME LOTS
- 17 TOTAL OPEN SPACE LOTS
- 18.688 TOTAL ACRES
- 4.19 TOTAL R.O.W. DEDICATION

OUT OF THE  
J. SEABORN & ROBERT T. CLEMENTS SURVEY,  
ABSTRACT NO. 879  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
APPLICANT/OWNER  
ASHTON WOODS  
1800 VALLEY VIEW LANE, STE. 100  
FARMERS BRANCH, TEXAS 75234  
972-428-5404  
DANIEL SATSKY  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

- NOTE:
- All open spaces lots and landscape buffers are to be owned and maintained by HOA.
  - Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6 and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
  - All landscaping and irrigation located within the ROW shall be maintained by the HOA.
  - U.E. - Utility Easement  
P.A.E. - Pedestrian Access Easement

LEGAL DESCRIPTION    Townhome Tract

BEING, a tract of land situated in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879, in the City of Allen, Collin County, Texas, being part of a 30.00 acre tract, as described in Vol. 5997, Pg. 1572 in the Deed Records of Collin County, Texas and being part of Cottonwood Creek Addition Lots 1 & 2 Block A, an addition to the City of Allen, as described in Doc. No. 2018-261 in the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of Shaddock Park, an addition to City of Allen, as described in Doc. No. 2007-13, in said Plat Records, and being the southwest corner of Starcreek Commercial Lot 1, Block A, an addition to the City of Allen, as described in Cab. Q, Pg. 511, in said Plat Records and being in the east line of said 30.00 acre tract:

THENCE, South 00° 31'53" East, along the west line of said Shaddock Park and the east line of said 30.00 acre tract, for a distance of 58.87 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of Ridgeview Drive (120' R.O.W.), being on a curve to the left, having a radius of 1660.00 feet, a central angle of 14° 12'30";

THENCE, departing said west and east lines and along the north line of said Ridgeview Drive for an arc distance of 386.85 feet (Chord Bearing South 40° 22'58" West 386.85 feet), to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 33° 16'43" West, continuing along said north line, for a distance of 595.94 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 33° 18'13" West, continuing along said north line, for a distance of 175.43 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1025.69 feet, a central angle of 00° 05'42";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 1.70 feet (Chord Bearing South 33° 21'11" West 1.70 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 56° 40'14" West, departing said north line, for a distance of 141.30 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 01° 04'14" West, for a distance of 1050.24 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 78° 44'03" East, for a distance of 104.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 85° 51'36" East, for a distance of 115.16 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said Lot 1 and the southeast corner of said Lot 2;

THENCE, North 01° 04'14" West, along the east line of said Lot 2, for a distance of 14.74 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88° 10'54" East, departing said east line, for a distance of 59.79 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 36'05" East, for a distance of 13.04 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 86° 08'21" East, for a distance of 163.37 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 56° 58'34" East, for a distance of 23.85 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 41'40" East, for a distance of 138.45 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 82° 14'05" East, for a distance of 66.21 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 77° 36'17" East, for a distance of 138.61 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said Starcreek Commercial Lot 1 Block A and in the east line of said 30.00 acre tract:

THENCE, South 00° 31'53" East, along said east and west lines, for a distance of 115.47 feet, to the POINT OF BEGINNING and containing 12.932 acres of land.

LEGAL DESCRIPTION    Single Family Tract

BEING, a tract of land situated in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879, in the City of Allen, Collin County, Texas, being part of a 30.00 acre tract, as described in Vol. 5997, Pg. 1572 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of said 30.00 acre tract, and being the northeast corner of Saddleridge Phase Three, an addition to the City of Allen, as described in Doc. No. 2010-302, in the Plat Records of Collin County, Texas same being in the west line of Shaddock Park, an addition to the City of Allen, as described in Doc. No. 2007-13 in said Plat Records:

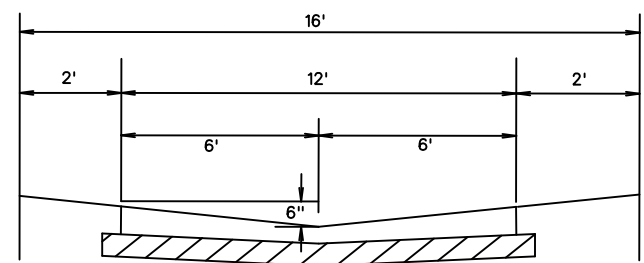
THENCE, South 89° 20'46" West, along the south line of said 30.00 acre tract and along the north line of said Saddleridge Phase Three for a distance of 582.32 feet, to a 1/2 inch iron rod found at the southwest corner of said 30.00 acre tract and being in the south line of Ridgeview Drive (120' R.O.W.), being on a curve to the left, having a radius of 1159.70 feet, a central angle of 00° 10'16";

THENCE, departing the north line of said Saddleridge Phase Three and along the south line of said Ridgeview Drive and with said curve to the left for an arc distance of 3.46 feet (Chord Bearing North 33° 51'05" East 3.46 feet), to a 3/8 inch iron rod found at the point of tangency;

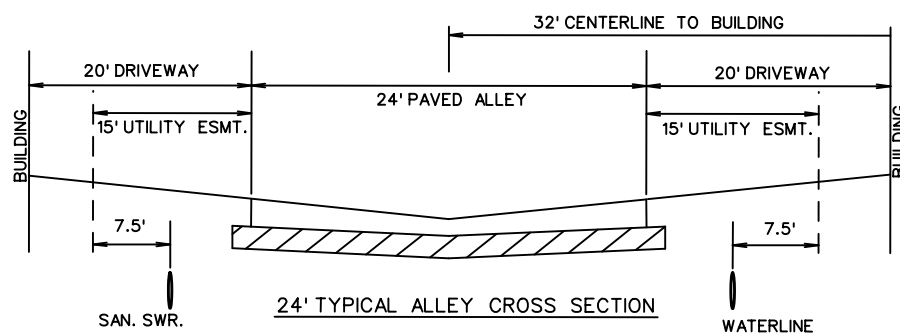
THENCE, North 33° 16'43" East, continuing along the south line of said Ridgeview Drive, for a distance of 768.02 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1440.00 feet, a central angle of 09° 45'06";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 245.09 feet (Chord Bearing North 38° 09'16" East 244.79 feet), to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said Shaddock Park and the east line of said 30.00 acre tract:

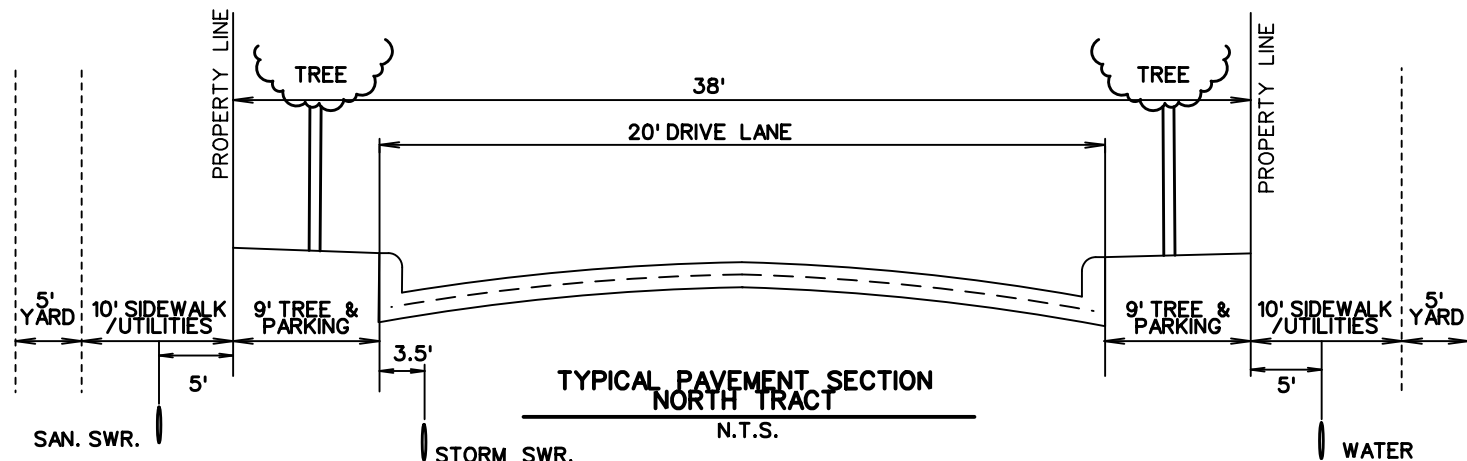
THENCE, South 00° 31'53" East, departing said south line and along said east and west lines, for a distance of 830.83 feet, to the POINT OF BEGINNING and containing 5.756 acres of land.



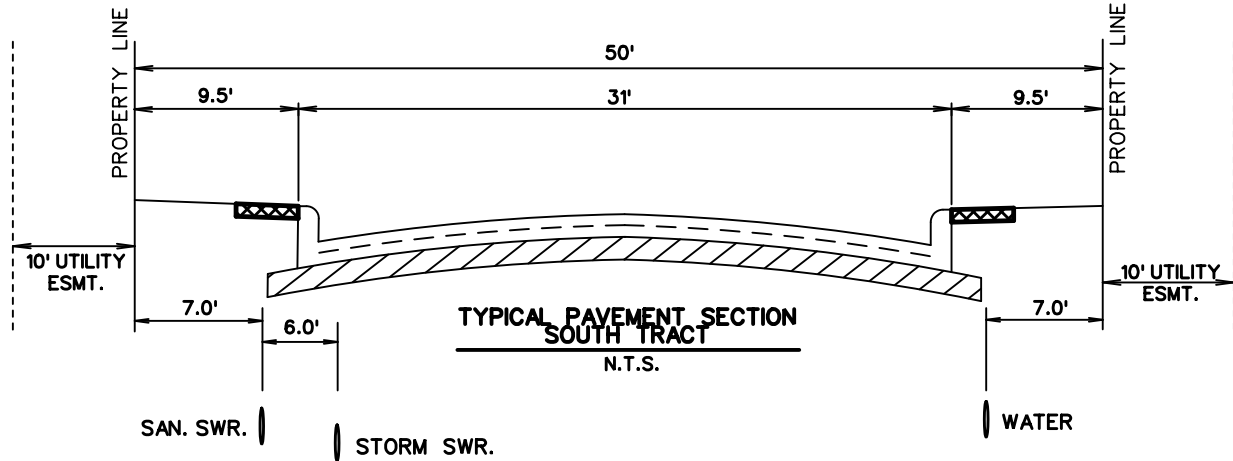
16' TYPICAL ALLEY CROSS SECTION



24' TYPICAL ALLEY CROSS SECTION



TYPICAL PAVEMENT SECTION NORTH TRACT



TYPICAL PAVEMENT SECTION SOUTH TRACT

PRELIMINARY PLAT  
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PHASES 1 & 2

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PREPARED BY  
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WARREN CORWIN  
JANUARY 2020