

**GENERAL NOTES**

**LEGEND & ABBREVIATIONS**

	PROPERTY LINE
	STREET NAME CHANGE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	SANITARY SEWER EASEMENT

COUNTY PROJECT NUMBER: XXXXXXXXX

**PRELIMINARY PLAT**  
**FOR**  
**COUNTRY LAKES**  
 2312 RESIDENTIAL LOTS / 45 OPEN SPACES/ 1 AMENITY CENTER LOT  
 BEING 515.50 ACRES  
 OUT OF THE  
 WILLIAM JOHNSON SURVEY, ABSTRACT NO. A0476  
 AND THE  
 S D TERRY SURVEY, ABSTRACT NO. A0890  
 AND THE  
 W W BELL SURVEY, ABSTRACT NO. A0037  
 IN THE  
**COLLIN COUNTY, TEXAS**

**OWNER:**  
 Boat Investments LP  
 2501 Mayes Rd, Suite 100  
 Carrollton, TX 75006  
 Tel: (214) 502-8003  
 Contact: Sherman Wyman

**DEVELOPER:**  
 Lennar Homes  
 1707 Market Place Blvd.  
 Irving, TX 75039  
 Tel: (469) 587-5206  
 Contact: David Aughinbaugh

**ENGINEER/SURVEYOR:**  
**Kimley Horn**  
 5750 Genesis Ct, Suite 200  
 Frisco, TX 75034  
 Tel: (972) 335-3580  
 Contact: BRENT L. MURPHREE, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KDWJL	BLM	AS SHOWN	JANUARY	06233700

PLOTTED BY: LAVAY, JAKI 4/24/2018 5:29 PM  
 DWG NAME: K:\PROJECTS\2018\COUNTRY LAKES\PRELIMINARY\PLAT\DWG\PLAT.PLT  
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PER MIDDLETON & ASSOCIATES SURVEY APPROX. LOCATION WATER PIPELINE EASEMENT VOLUME 4150, PAGE 1457

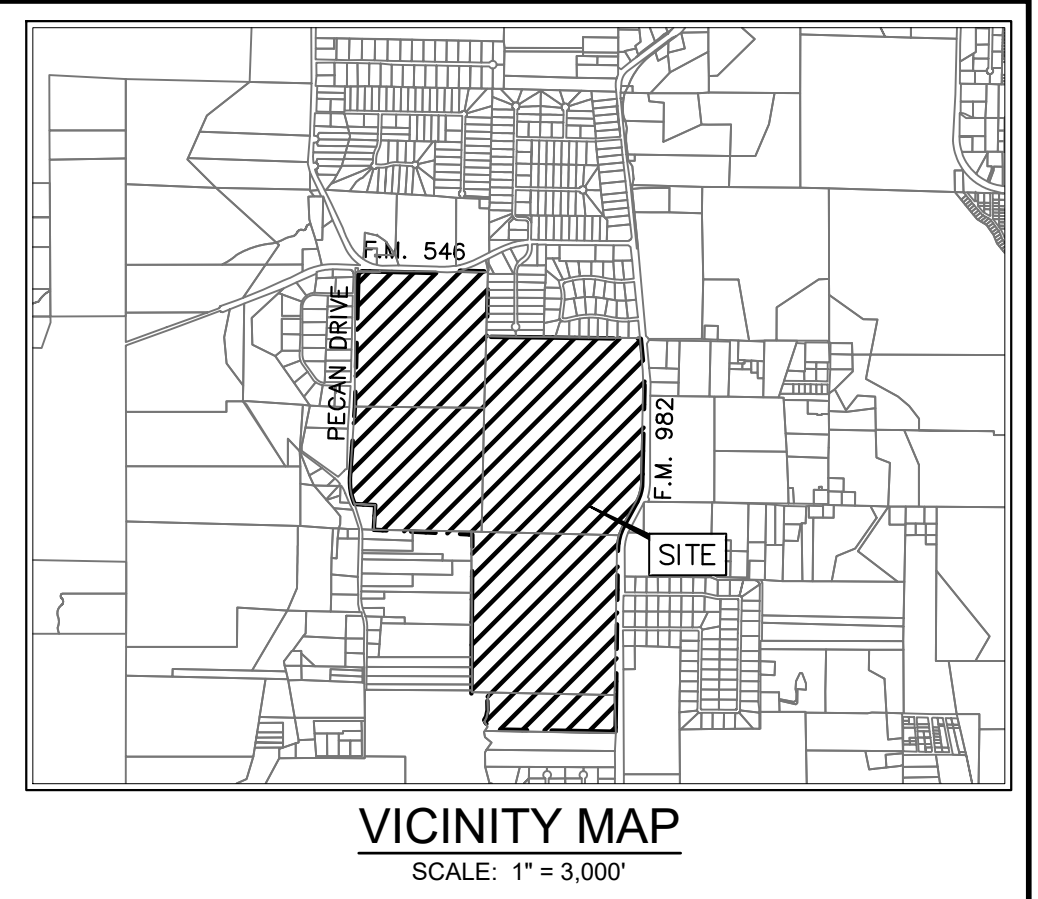
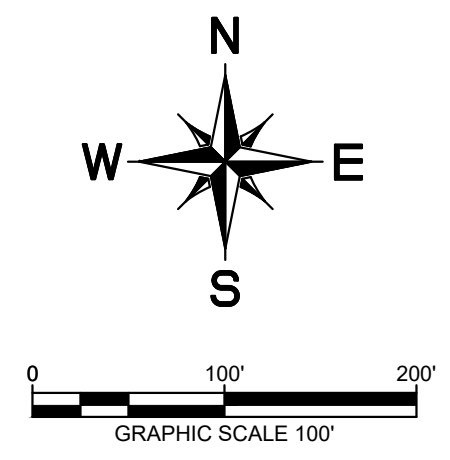
30' LANDSCAPE BUFFER

PECAN HILLS ADDITION INSTALLATION VOLUME C PAGE 380 M.R.C.C.T.

MATCH LINE SEE SHEET P-2

MATCH LINE SEE SHEET P-3





BURGESS DAVID RANDALL  
ABS A0476 WILLIAM  
JOHNSON SURVEY

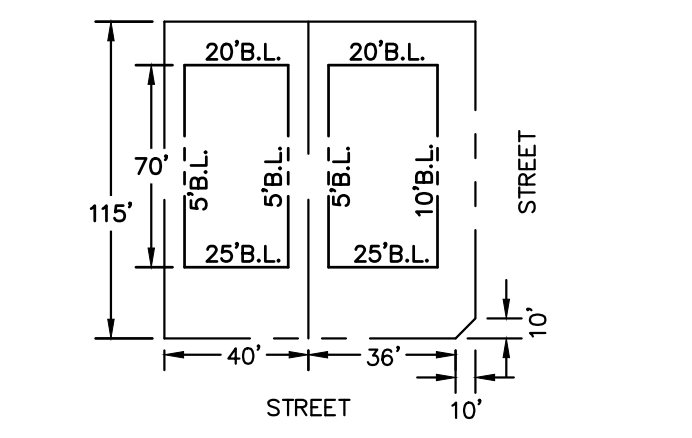
PER  
MIDDLETON  
ASSOCIATES  
SURVEY  
APPROX.  
LOCATION  
WATER  
PIPELINE  
EASEMENT  
VOLUME 4150,  
PAGE 1457

LAFON ALVIN G  
ABS A0476 WILLIAM  
JOHNSON SURVEY

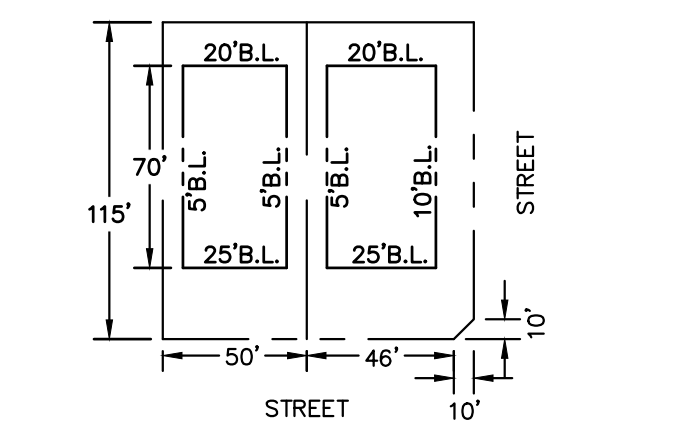
MATCH LINE SEE SHEET P-1

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TYPICAL 40' LOT SETBACK DETAIL  
NTS



TYPICAL 50' LOT SETBACK DETAIL  
NTS

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3. CULLEKA WILL BE THE WATER PROVIDER.
4. ALL STRUCTURES AND FENCES ON PROPERTY ARE TO BE REMOVED WITH DEVELOPMENT, UNLESS OTHERWISE SHOWN AND NOTED.
5. TOPOGRAPHIC SURVEY DATA OBTAINED FROM COLLIN COUNTY LIDAR INFORMATION.
6. ALL ROW CLIPS ARE 10'X10' UNLESS OTHERWISE NOTED.
7. POOLS AND SHEDS SHALL BE ALLOWED INSIDE THE 50' BUILD LINE ALONG FM 546 AND FM 982.

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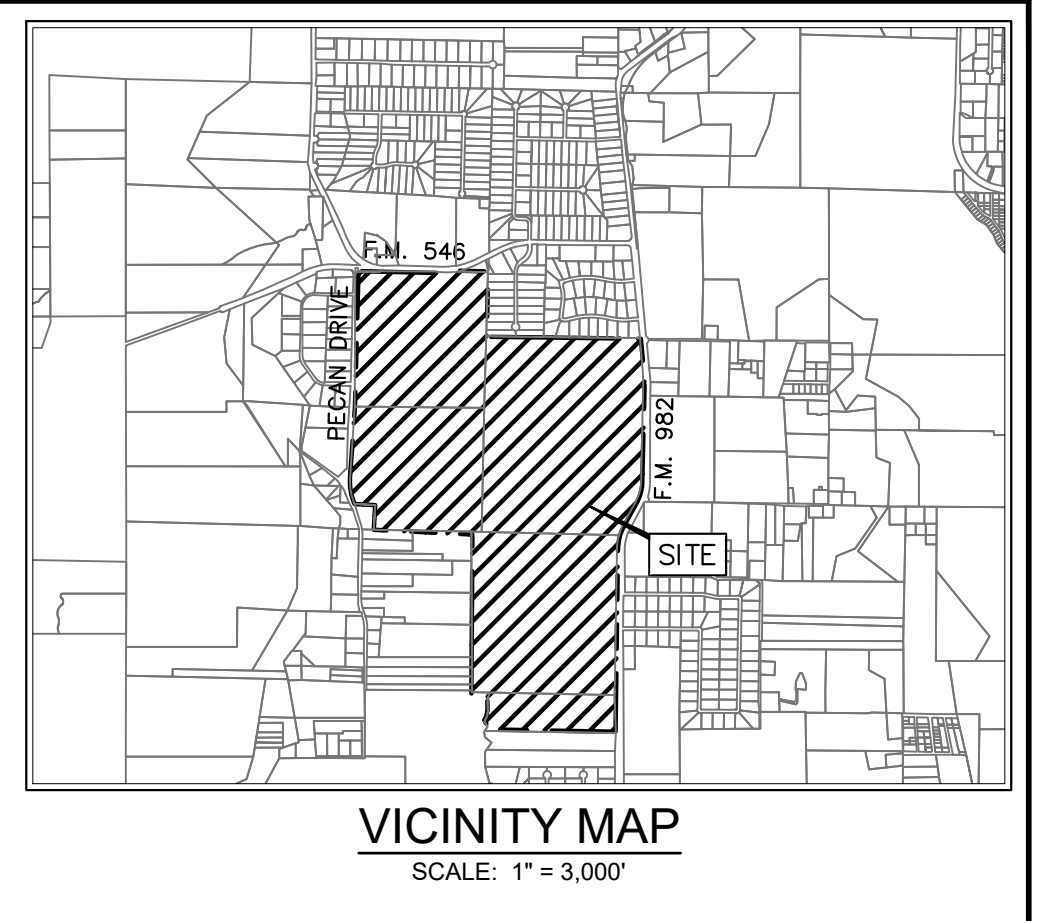
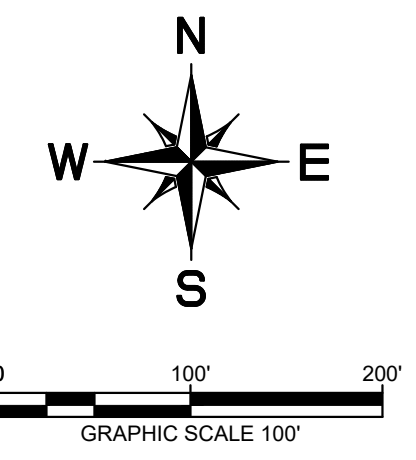
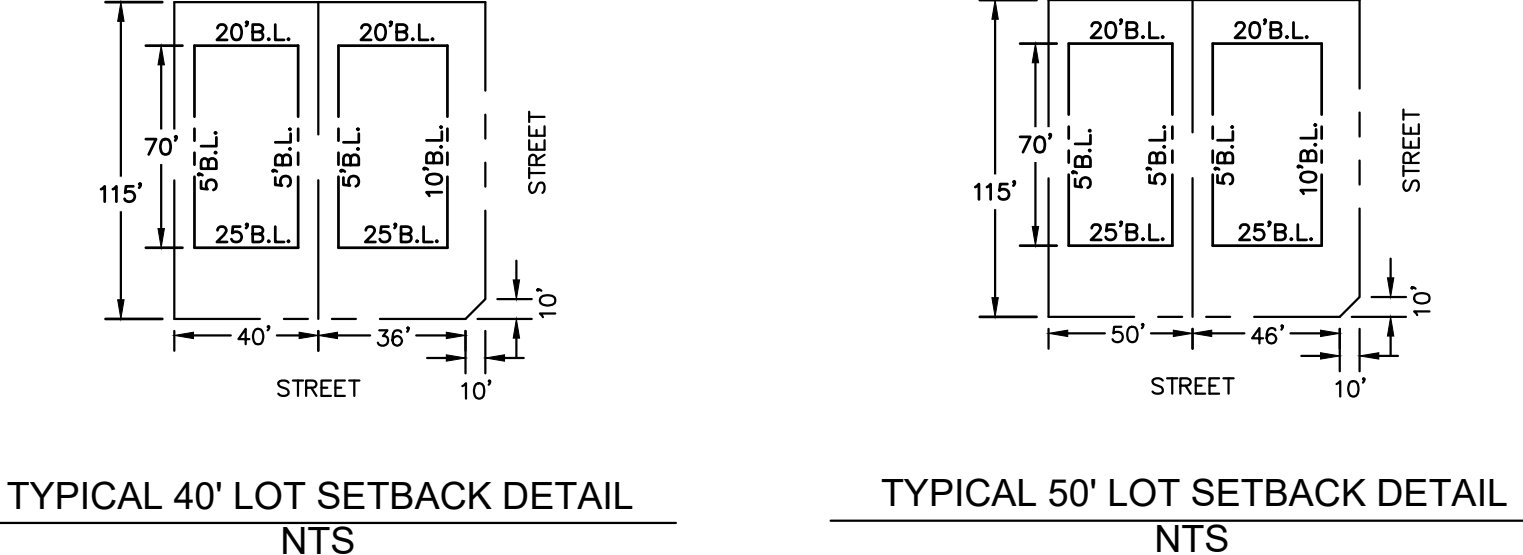
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KHA	KDWJL	BLM	AS SHOWN	JANUARY	063233700

PLOTTED BY LAVEY, JAKI 4/24/2018 5:51 PM  
 DWG NAME: K:\PROJECTS\2018\COUNTRY LAKES\PRELIMINARY\PLANS\PRELIMINARY PLAT.DWG (P2) (Preliminary) [in]  
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BILLY RAY HORTON  
VOL. 4886, PG. 5135  
D.R.C.C.T.

LAFON ESTATES  
VOL. F PG. 24  
P.R.C.C.T.





MATCH LINE SEE SHEET P-1

MATCH LINE SEE SHEET P-4

### LEGEND & ABBREVIATIONS

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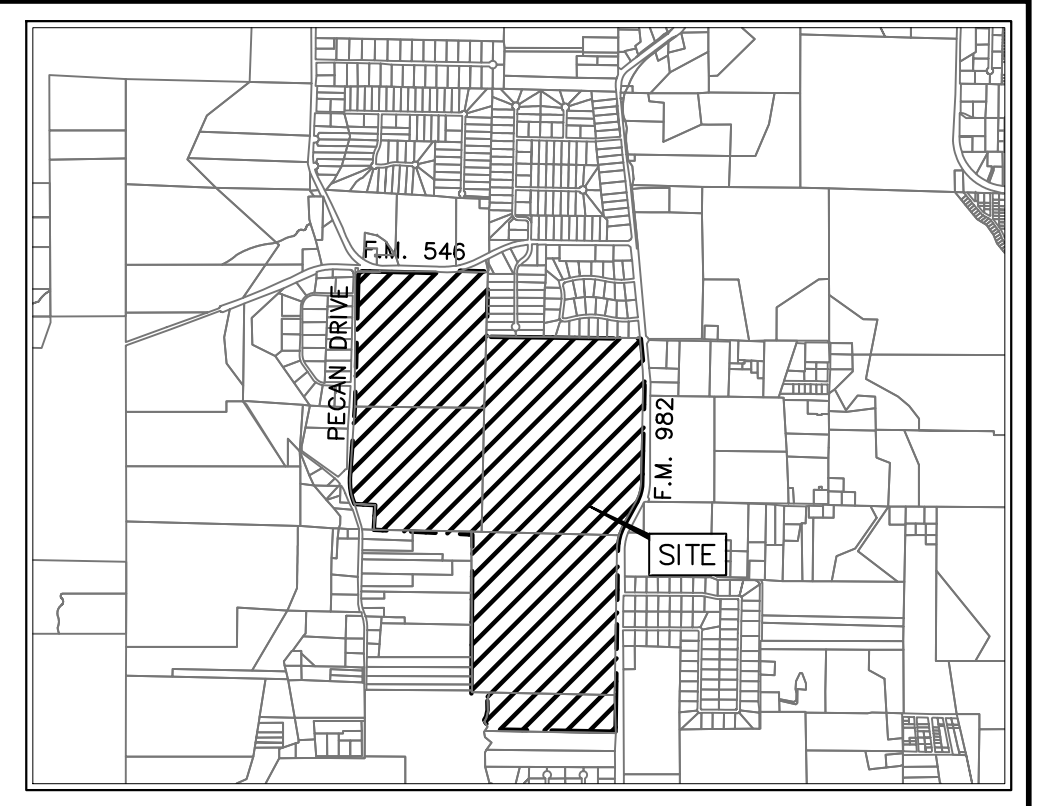
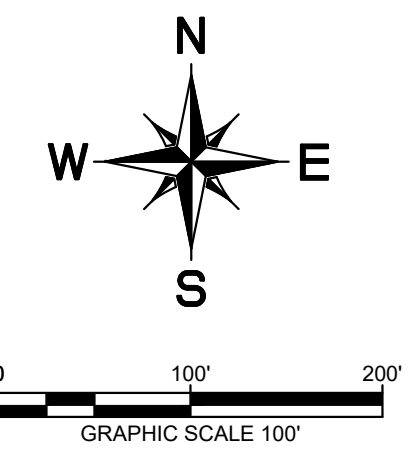
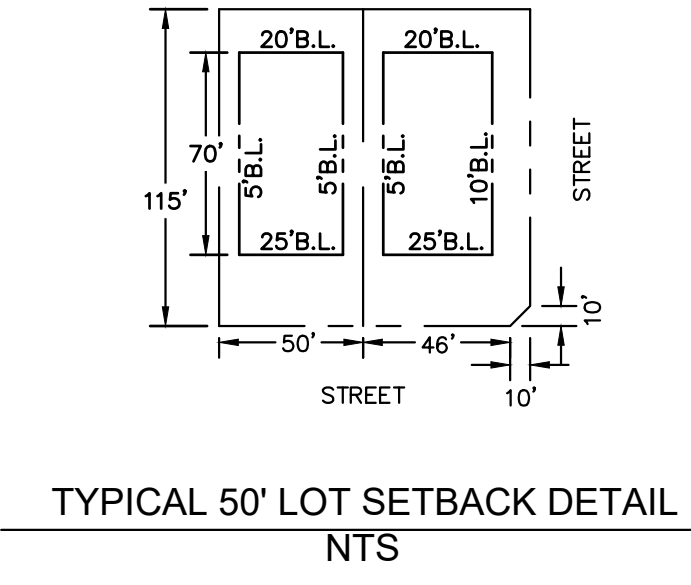
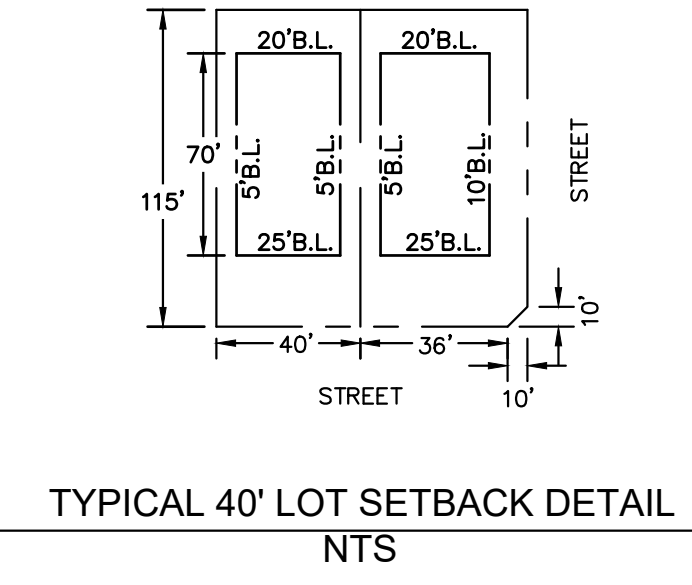
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PLOTTED BY: LAVAY, JAKI 02/20/2018 4:52:21 PM  
 DWG NAME: K:\PROJECTS\2018\COUNTRY LAKES\CD\PRELIMINARY\PLANSHEETS\PL\_P1.PLT  
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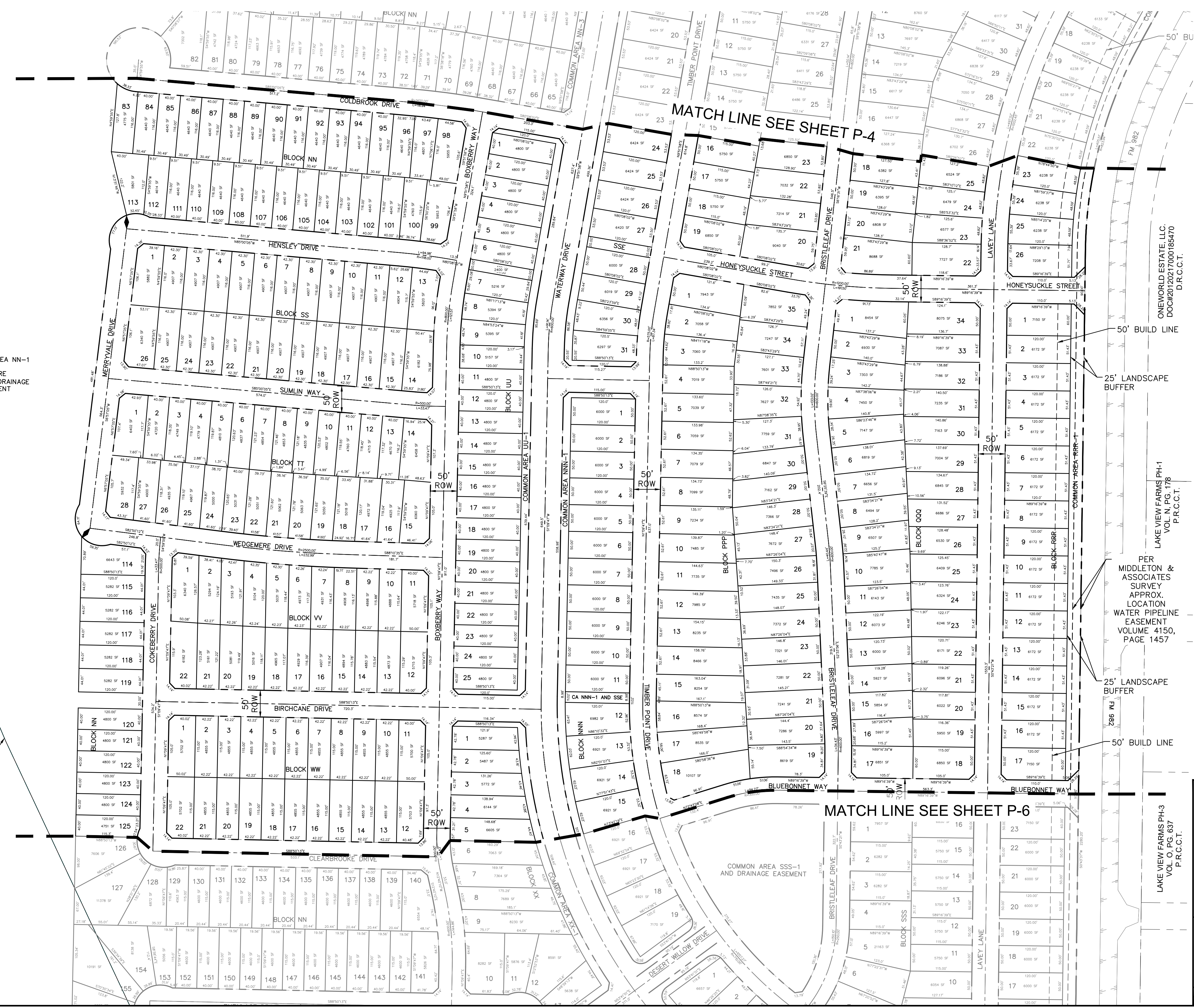
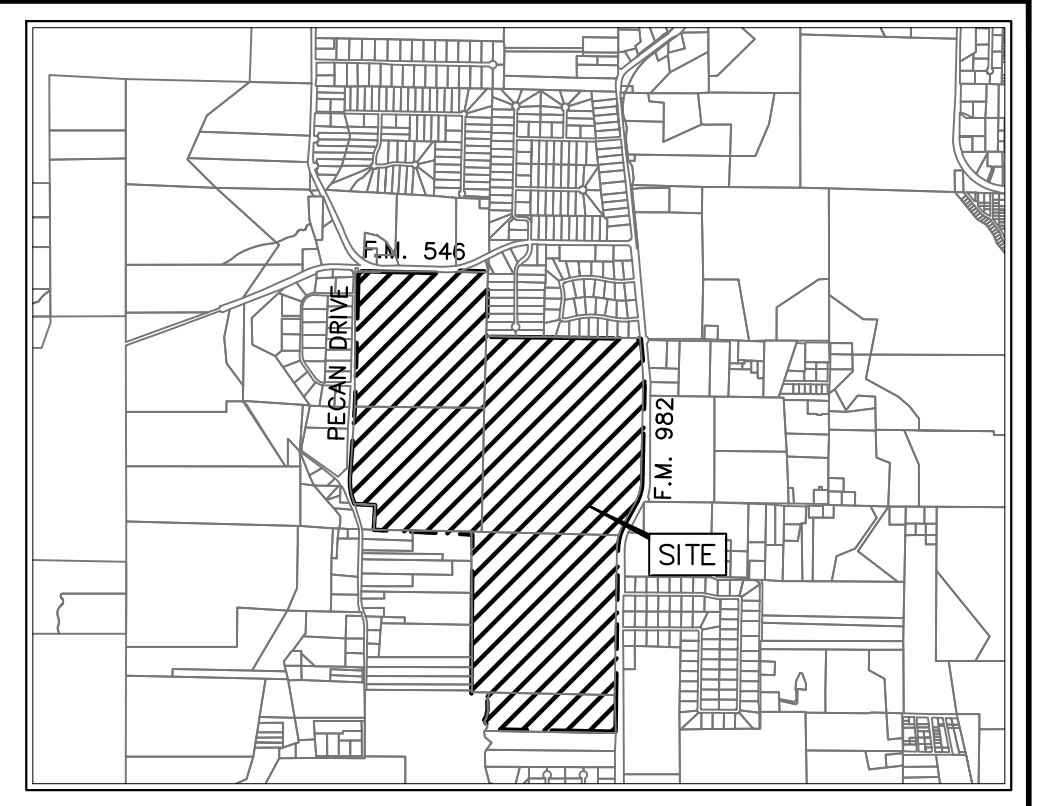
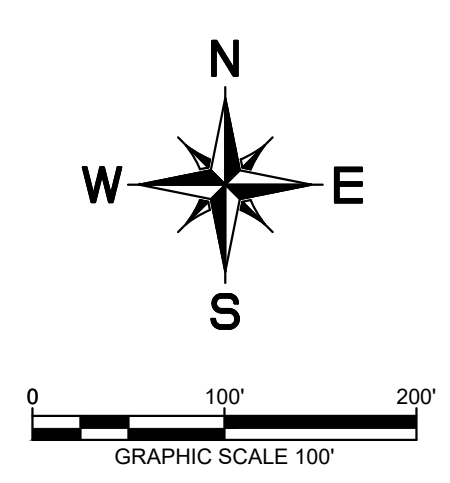
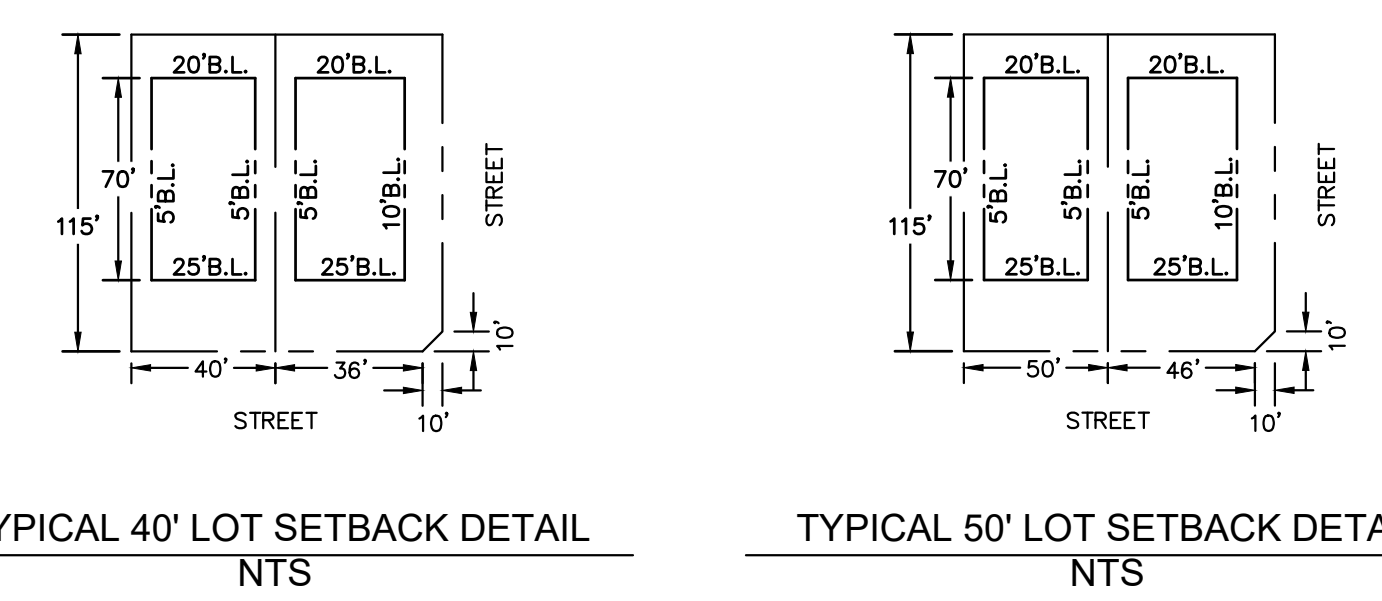
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DESIGNED KHA	DRAWN KDWJL	CHECKED BLM	SCALE AS SHOWN	DATE JANUARY	KH PROJECT NO. 063233700	P-4
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PLOTTED BY: LAVELY, JAKE 4/24/2018 4:53 PM  
 DWG NAME: K:\PROJECTS\2018\COUNTRY LAKES\CD\PRELIMINARY\PLANS\PRELIMINARY PLAT.DWG (P-4 Preliminary) [pl]  
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LAFON ESTATES  
VOL. F.P.G. 24  
P.R.C.C.T.

COMMON AREA NN-1  
FUTURE  
DETENTION/DRAINAGE  
EASEMENT

ROBERT L. HUGHART  
VOL. 4843, PG. 807  
D.R.C.C.T.

F. GARY AMY & PEGGY B. AMY  
VOL. 5638, PG. 4962  
D.R.C.C.T.

FEMA PANEL  
#480850410J  
JUNE 2, 2009  
(LUMP TO BE APPROVED  
TO REMOVE ALL 100-YR  
FLOODPLAIN FROM  
RESIDENTIAL LOTS.)

**LEGEND & ABBREVIATIONS**

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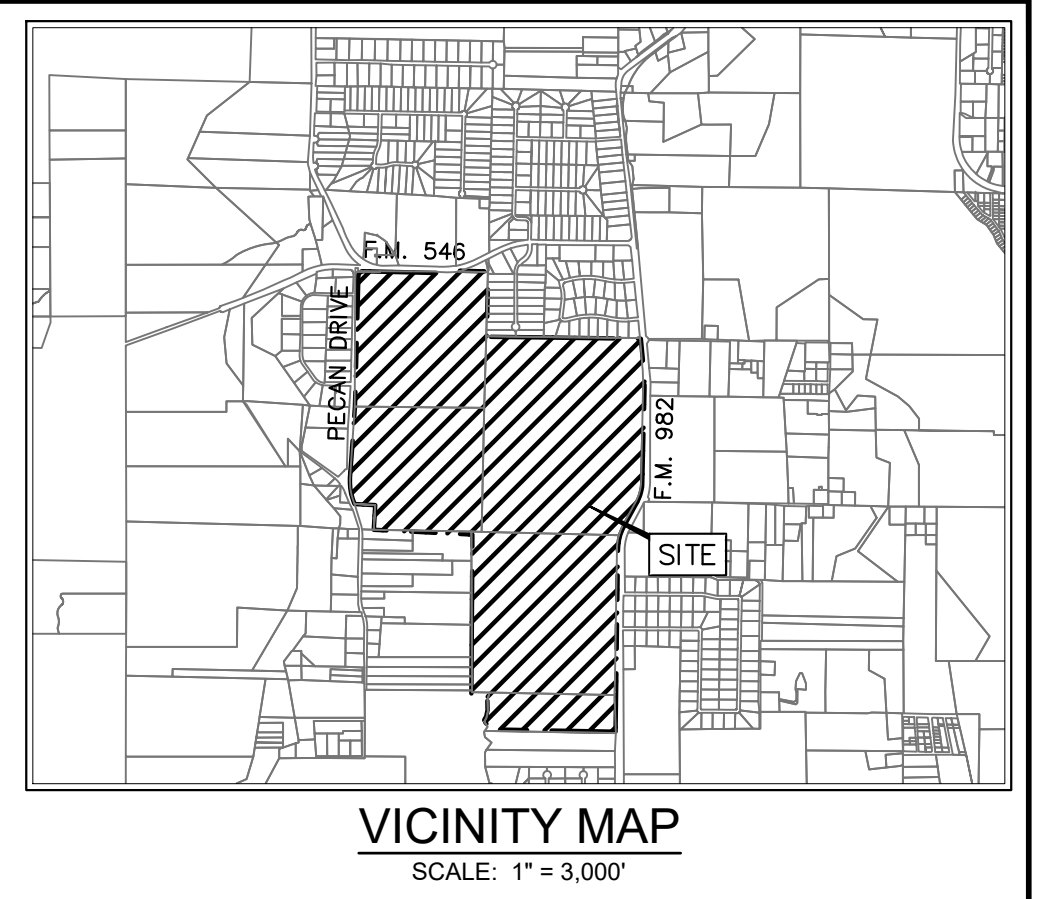
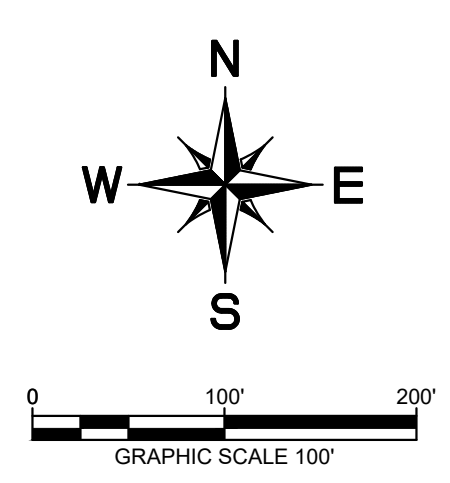
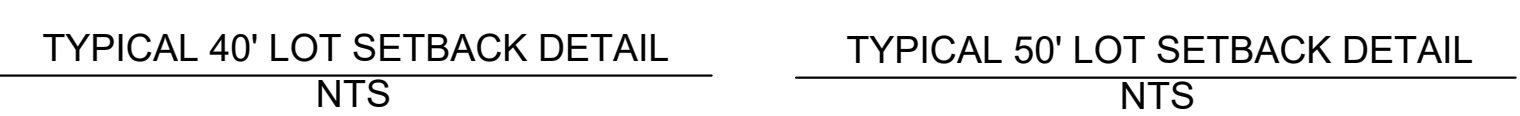
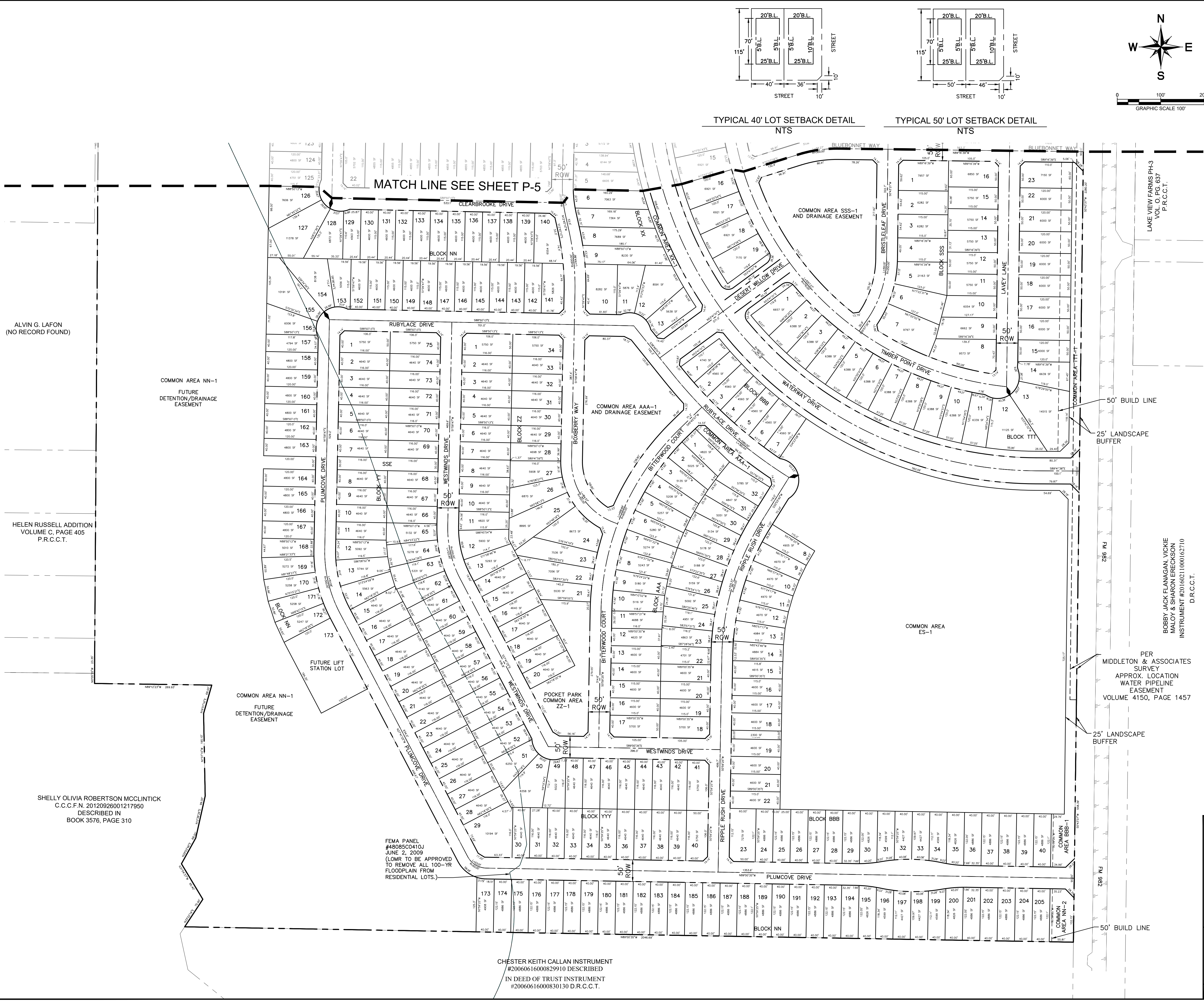
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DESIGNED KHA	DRAWN KDWJL	CHECKED BLM	SCALE AS SHOWN	DATE JANUARY	KH PROJECT NO. 063233700	<b>P-5</b>
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PLOTTED BY LAVEY, JANI 4/24/2018 5:24 PM  
 DWG NAME K:\PROJECTS\2018\COUNTRY LAKES\CAD\PRELIMINARY\LANSHIERS\PL\PRELIMINARY PLAT.DWG (Preliminary Plot)  
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ALVIN G. LAFON  
(NO RECORD FOUND)

HELEN RUSSELL ADDITION  
VOLUME C, PAGE 405  
P.R.C.C.T.

SHELLY OLIVIA ROBERTSON MCCLINTICK  
C.C.F.N. 20120926001217950  
DESCRIBED IN  
BOOK 3576, PAGE 310

FEMA PANEL #48085C0410J  
JUNE 2, 2009  
(LOMR TO BE APPROVED TO REMOVE ALL 100-YR FLOODPLAIN FROM RESIDENTIAL LOTS.)

CHESTER KEITH CALLAN INSTRUMENT  
#20060616000829910 DESCRIBED  
IN DEED OF TRUST INSTRUMENT  
#20060616000830130 D.R.C.C.T.

LAKE VIEW FARMS PH-3  
VOL. C, PG. 687  
P.R.C.C.T.

BOBBY JACK ELANKAN, VIKIE  
MALOY & SHARON EREKASON  
INSTRUMENT #20160211000102710  
D.R.C.C.T.

PER MIDDLETON & ASSOCIATES  
SURVEY  
APPROX. LOCATION  
WATER PIPELINE  
EASEMENT  
VOLUME 4150, PAGE 1457