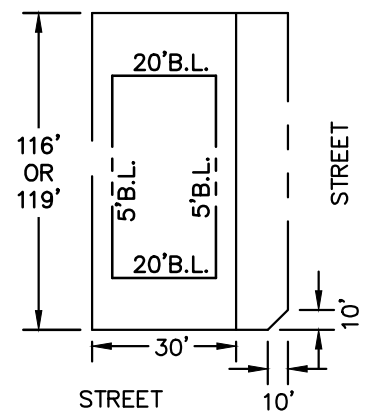
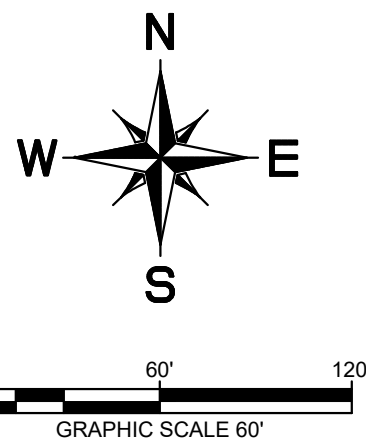


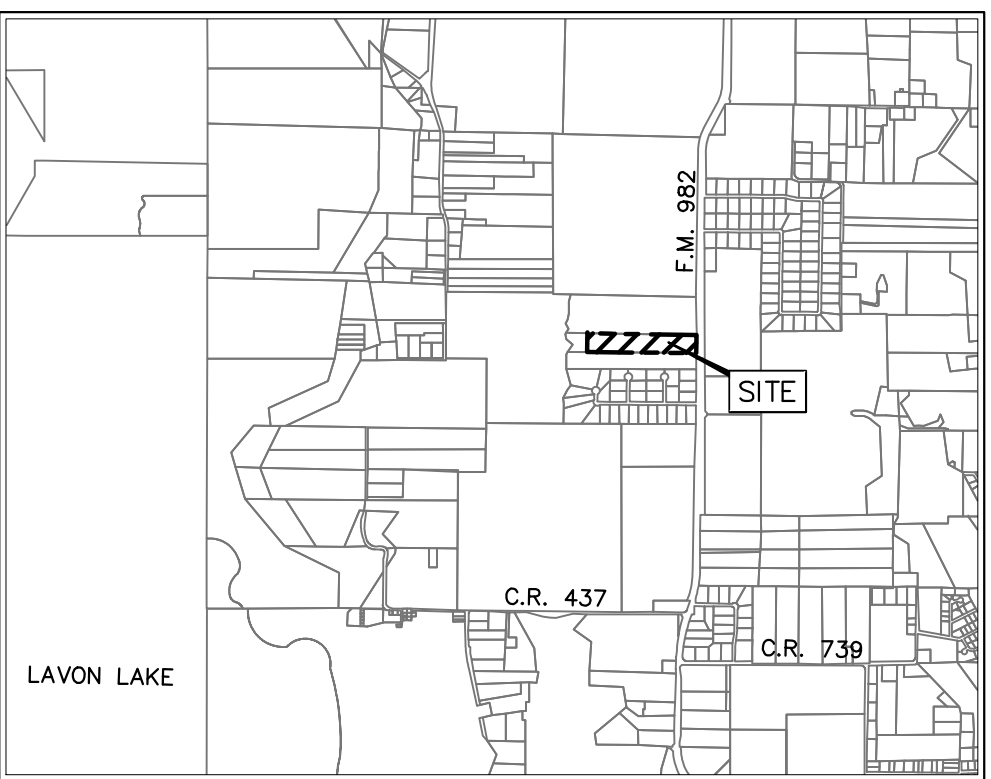


TYPICAL 30' LOT SETBACK DETAIL
NTS

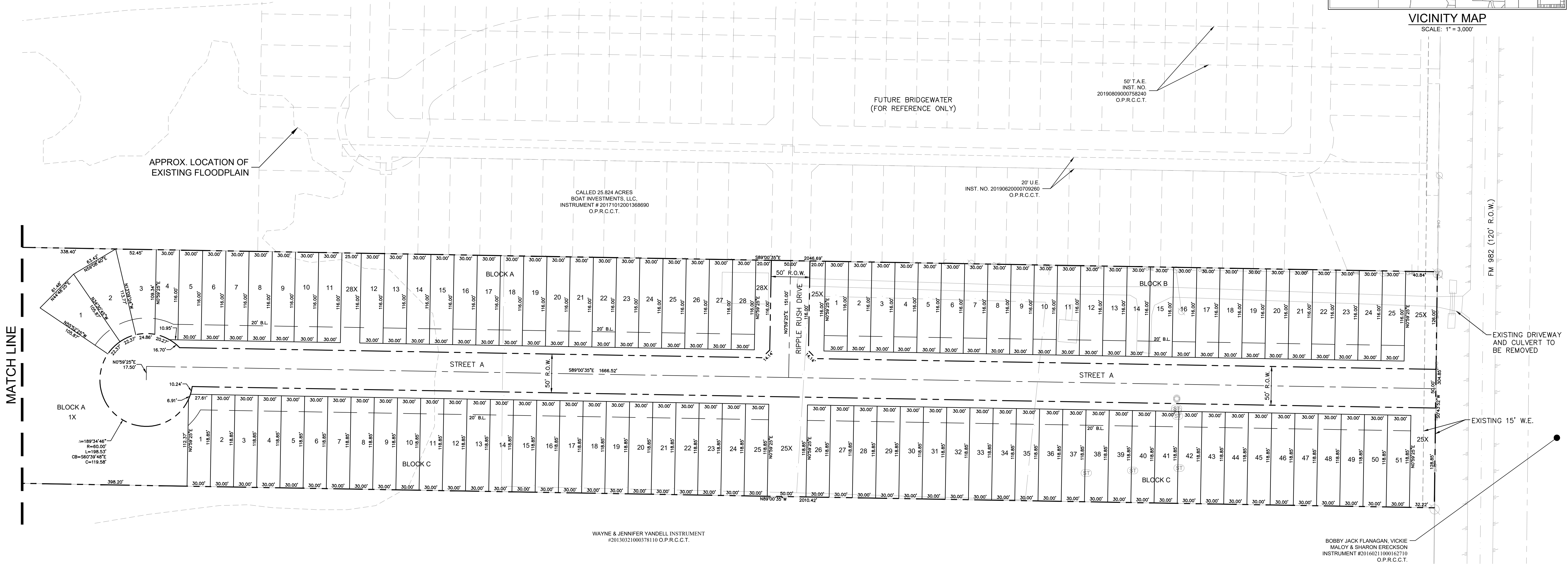
- GENERAL NOTES**
1. PROPERTY LOCATED IN COLLIN COUNTY AND OUTSIDE ANY CITY ETJ LIMITS.
 2. CITY OF PRINCETON WILL BE THE SANITARY SEWER PROVIDER.
 3. CULLEOKA WILL BE THE WATER PROVIDER.
 4. ALL STRUCTURES AND FENCES ON PROPERTY ARE TO BE REMOVED WITH DEVELOPMENT, UNLESS OTHERWISE SHOWN AND NOTED.
 5. TOPOGRAPHIC SURVEY DATA OBTAINED FROM COLLIN COUNTY LIDAR INFORMATION.
 6. ALL ROW CLIPS ARE 10'X10' UNLESS OTHERWISE NOTED.

LEGEND & ABBREVIATIONS

—	PROPERTY LINE
◆	STREET NAME CHANGE
— OHE —	EXISTING OVERHEAD POWER LINE
— W —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER LINE
- - - - -	EXISTING STORM SEWER LINE
⊕	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
○	EXISTING SANITARY SEWER MANHOLE
○ SSE	SANITARY SEWER EASEMENT



VICINITY MAP
SCALE: 1" = 3,000'



MATCH LINE

MATCH LINE

CLAY ROBERTSON
20191202001525350
O.P.R.C.C.T.
DESCRIBED IN
BOOK 3576, PAGE 310

CALLLED 25.824 ACRES
BOAT INVESTMENTS, LLC.
INSTRUMENT # 20171012001368690
O.P.R.C.C.T.

WAYNE & JENNIFER YANDELL INSTRUMENT
#20130321000378110 O.P.R.C.C.T.

BOBBY JACK FLANAGAN, VICKIE
MALOY & SHARON EREKSON
INSTRUMENT #2016021000162710
O.P.R.C.C.T.

PRELIMINARY PLAT
FOR
BRANCH VILLAGE

104 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 13.9022 ACRES
OUT OF THE
WILLIAM W. BELL SURVEY, ABSTRACT NO. 37
IN
COLLIN COUNTY, TEXAS

OWNER: Chester Keith Callan 6650 FM 982 Princeton, TX 75407 Contact: Chester Keith Callan	DEVELOPER: Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (469) 587-5200 Contact: Justin Christ, P.E.	ENGINEER/SURVEYOR: KimleyHorn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Todd A. Hensley, P.E.
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DESIGNED KHA	DRAWN BGL	CHECKED TAH	SCALE AS SHOWN	DATE FEB. 2020	KH PROJECT NO. 063451203	P-1
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