

81.586 ACRES
(3,553,876 SF)

PORTION OF 138.80 ACRES
HMD DEVELOPMENT, LLC
C.C.# 20070830001213500
(DRCC)

COMMON PARK AREA

BRENDA JO STARNES
VOL. 5410, PG. 6192
(DRCC)

JOHN CAMPBELL
VOL. 4255, PG. 2488
(DRCC)

AZRE, LLC
C.C.# 20060911001309950
(DRCC)

CARTER T. CLIFF SURVEY,
ABSTRACT NUMBER 162

GENERAL NOTES

NOTE: Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

NOTE: Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.

NOTE: The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.

NOTE: Blocking the flow of water or construction improvements in drainage easements, filling or obstruction of the floodway is prohibited.

NOTE: Collin County building permits are required for building construction, on site sewage facilities and driveway culverts.

NOTE: All lots must utilize alternative type On-Site Sewage Facilities.

NOTE: Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/ponds/etc.

NOTE: Due to the presence of a Drainage/Utility Easement bisecting lots 5/C, 35/D and 36/D, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on those lots without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services - Outbuildings, swimming pools, etc. may not be possible on Lot 5/C due to setback constraints. NOTE: Maximum dwelling size of 4-bedroom and/or 3,500 square foot on lots 35/D and 38/D and a maximum dwelling size of 3-bedroom and/or 5,500 square foot on lot 5/C. NO OSSF COMPONENT SHALL CROSS AN EASEMENT.

NOTE: Tree removal and lot grading may be required on individual lots for On-Site Sewage Facility installation and/or operation.

NOTE: Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

UTILITY SERVICE PROVIDERS

Grayson-Collin Electrical
Co-op (GCEC)
Altoaga Water Supply Corp.

PRELIMINARY/FINAL PLAT
TRAILS OF 1827 ADDITION,
SECTION TWO
81.586 ACRES ~ 45 LOTS

JESSIE STIFF SURVEY, ABSTRACT NO. 792 AND
CARTER T. CLIFF SURVEY, ABSTRACT NO. 162
COLLIN COUNTY, TEXAS

Owner: HMD DEVELOPMENT, LLC
645 LEWIS LANE
LUCAS, TEXAS 75002 (972) 743-8481
Engineer: G.M. GEER (972) 582-3959
1514 NORTH McDONALD STREET
MCKINNEY, TEXAS 75071

Scale: 1" = 100'
Date: October 1, 2007
Technician: T. Myers
Drawn By: T. Myers

Checked By: A.J. Bedford
P.C.: L. Spradling
File: Trails of 1827
Job. No. 159-082-07

4222 Rosehill Road, Suite 2 • Garland, Texas 75043
(972) 240-5999, Fax (972) 240-4466

