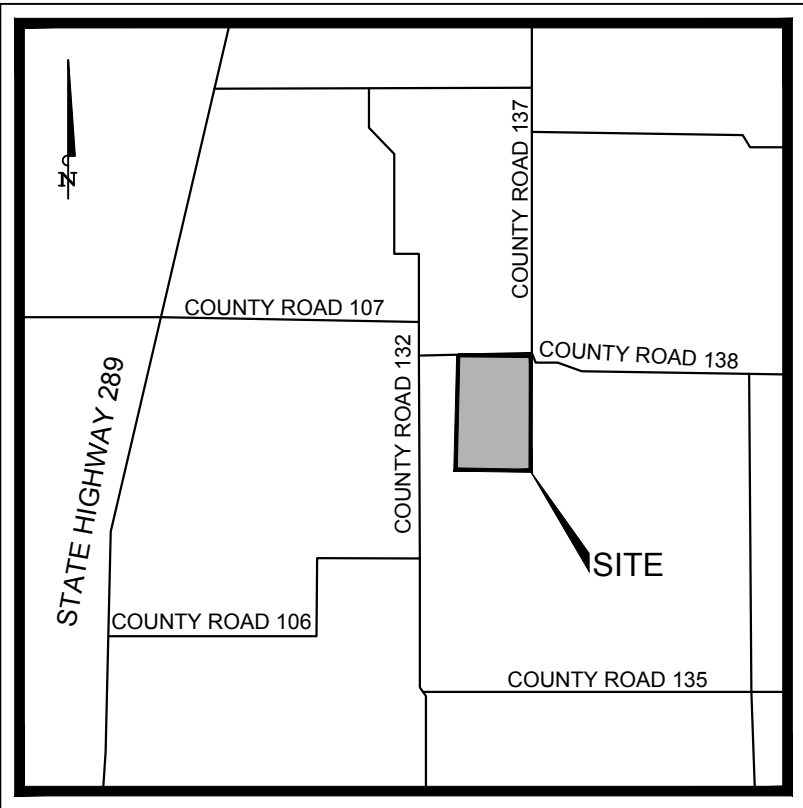
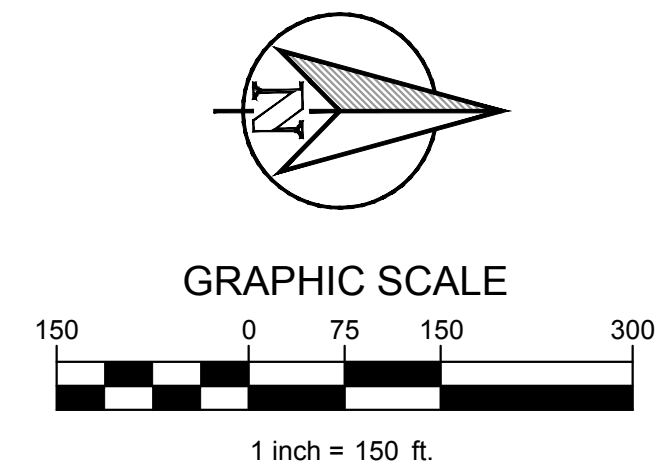
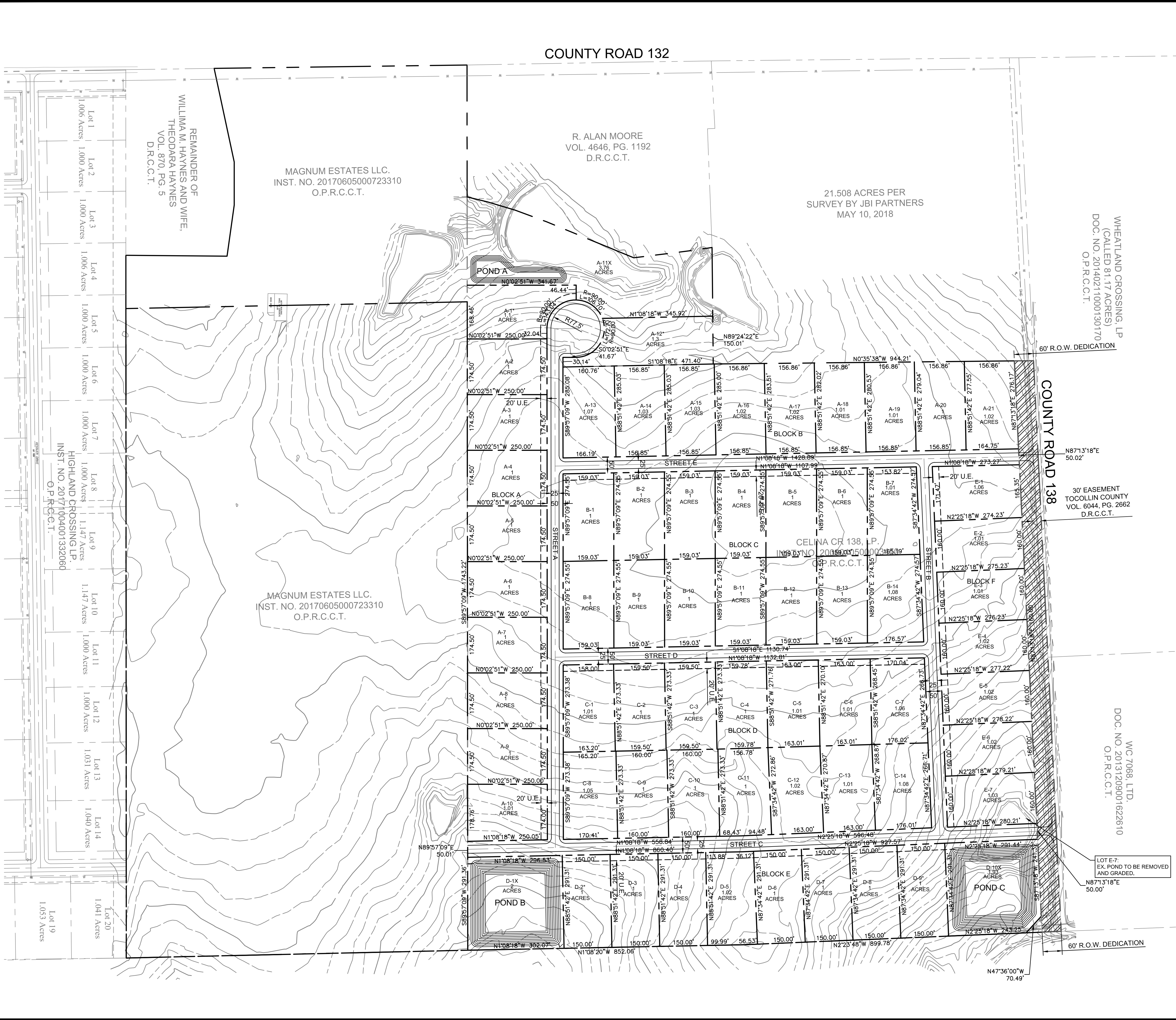


PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/17/2018 4:16 PM
 LOCATION: \\LENNY\DRIVE\CLAYMOORE\SHARED\PROJECTS\HSM CELINA\CADD\SHEETS\C-1 PRELIMINARY PLAT.DWG
 LAST SAVED: 12/17/2018 4:16 PM



VICINITY MAP
NTS

LAND USE	SINGLE FAMILY RESIDENTIAL
SITE DATA	
MIN. LOT AREA	43560 SF
MIN. LOT AREA	1 AC
BUILDING SETBACK	25 FT
DESIGNATED ROW WIDTH	50 FT
ROADWAY WIDTH	25 FT
PLAT SUMMARY	
BLOCK A	LOTS 1-21
BLOCK B	LOTS 1-14
BLOCK C	LOTS 1-14
BLOCK D	LOTS 1-10
BLOCK E	LOTS 1-7
TOTAL LOTS	66

* LOTS A-1, A-12, D-2, D-9 WILL RECEIVE PLAT NOTES FOR ADDITIONAL SETBACK AND PLANNING DUE TO THE PROXIMITY OF PONDS ON NEIGHBORING LOTS.

BRISTOL HEIGHTS

LEGAL DESCRIPTION: A PART OF TRACT 1, 80.60 ACRES OF C. NOLAN SURVEY, ABSTRACT NO. A0664 COLLIN COUNTY, TEXAS	
TOTAL AREA: 80.60 AC (3,510,936 SF)	
OWNER TRACT 1: CELINA CR 138 LP 7500 SAN JACINTO PL. PLANO, TX 75024	APPLICANT: HSM DALCON, INC. 14001 DALLAS PKWY., 11TH FLOOR DALLAS, TX 75240 PH: 972-386-1480
ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817-281-0572	
SURVEYOR: TNP, INC. 825 WATERS CREEK BLVD., SUITE M300 ALLEN, TX 75013 PH: 214-461-9867	
COUNTY: COLLIN	SURVEY: C. NOLAN
ABSTRACT: A0664	STATE: TEXAS

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
PHONE: 817.281.0072
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOORE-ENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: **DREW DONOSKY**
P.E. No 125651 Date 11/02/2018

BRISTOL HEIGHTS
COUNTY RD 138 AND COUNTY RD 132
COLLIN COUNTY, TEXAS

No.	DATE	REVISION	BY

PRELIMINARY PLAT

DESIGN: LRR
DRAWN: LRR
CHECKED: ASD
DATE: 12/17/2018
SHEET
C-1

File No. XXX