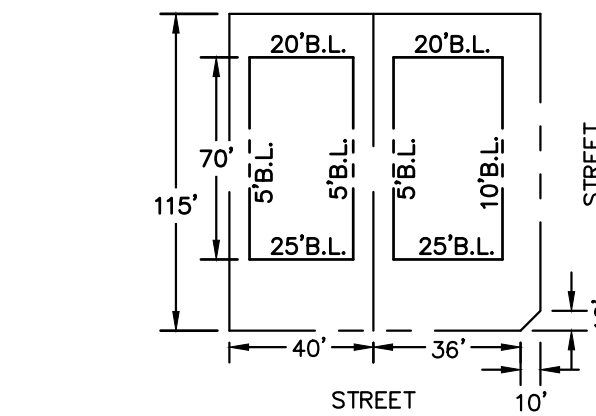
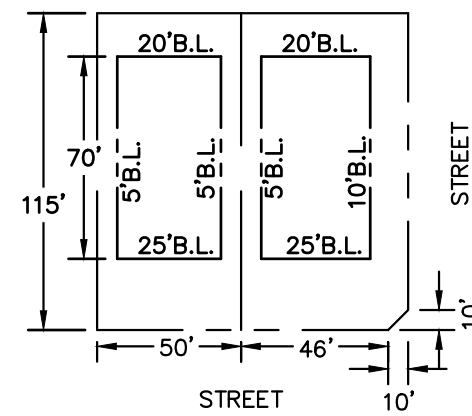


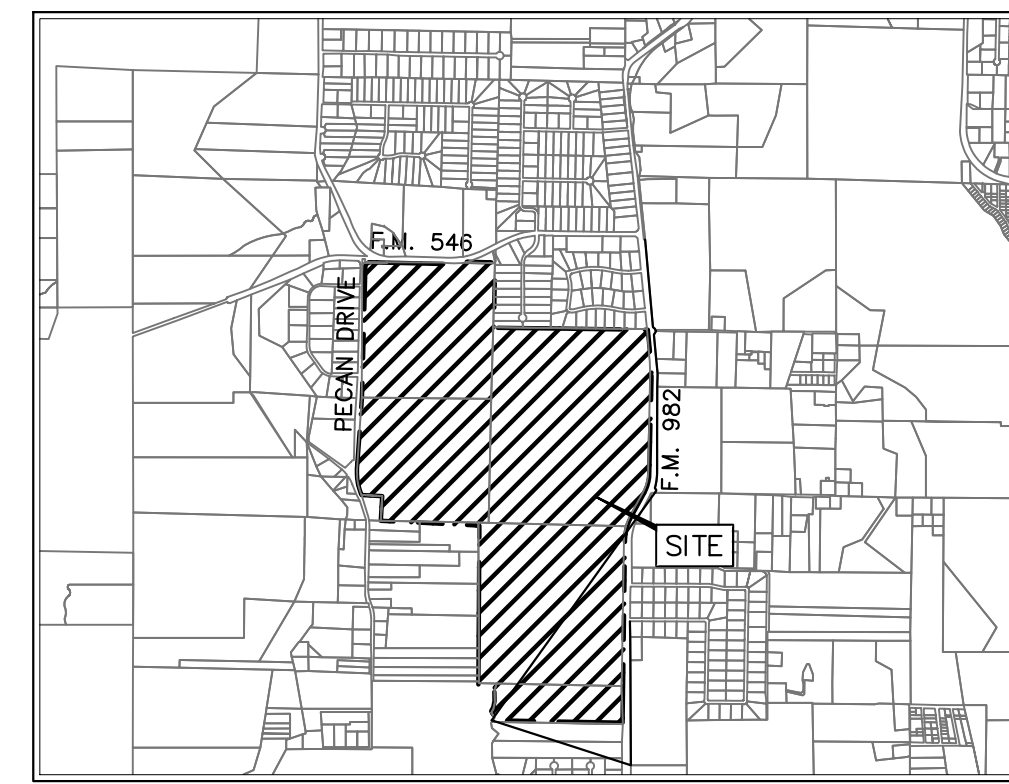
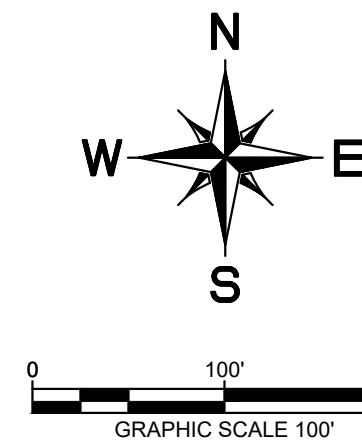
PLOTTED BY: HENSLEY, TODD 11/20/2018 10:07 PM
DWS NAME: K:\P\CD\03373\03373\COUNTRY LAKES\CAD\PRELIMINARY\ANSI\HENSLEY_P\PRELIMINARY PLAT.DWG (P-1 Preliminary Plot)
This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TYPICAL 40' LOT SETBACK DETAIL
NTS



TYPICAL 50' LOT SETBACK DETAIL
NTS



VICINITY MAP
SCALE: 1" = 3,000'



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

GENERAL NOTES

- PROPERTY LOCATED IN COLLIN COUNTY AND OUTSIDE ANY CITY ETJ LIMITS.
- CITY OF PRINCETON WILL BE THE SANITARY SEWER PROVIDER.
- CULLEOKA WILL BE THE WATER PROVIDER.
- ALL STRUCTURES AND FENCES ON PROPERTY ARE TO BE REMOVED WITH DEVELOPMENT, UNLESS OTHERWISE SHOWN AND NOTED.
- ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF THE SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
- ALL OPEN SPACES LABELED AS "COMMON AREAS" SHALL BE DEDICATED AS DRAINAGE EASEMENTS.
- TOPOGRAPHIC SURVEY DATA OBTAINED FROM COLLIN COUNTY LIDAR INFORMATION.
- ALL ROW CLIPS ARE 10'X10' UNLESS OTHERWISE NOTED.

COUNTY PROJECT NUMBER: XXXXXXXXXX

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	063233700

2018

ONEWORLD ESTATE, LLC
DOC#20120217000185470
D.R.C.C.T.

ONEWORLD ESTATE, LLC
DOC#20120217000185470
D.R.C.C.T.

RUSH FELICIA & SAIGUNG
LIVING TRUST
ABS A0890 S D TERRY
SURVEY

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

25' LANDSCAPE
BUFFER
ROBERTSON TRU
ABS A0890 S D TERRY
SURVEY

