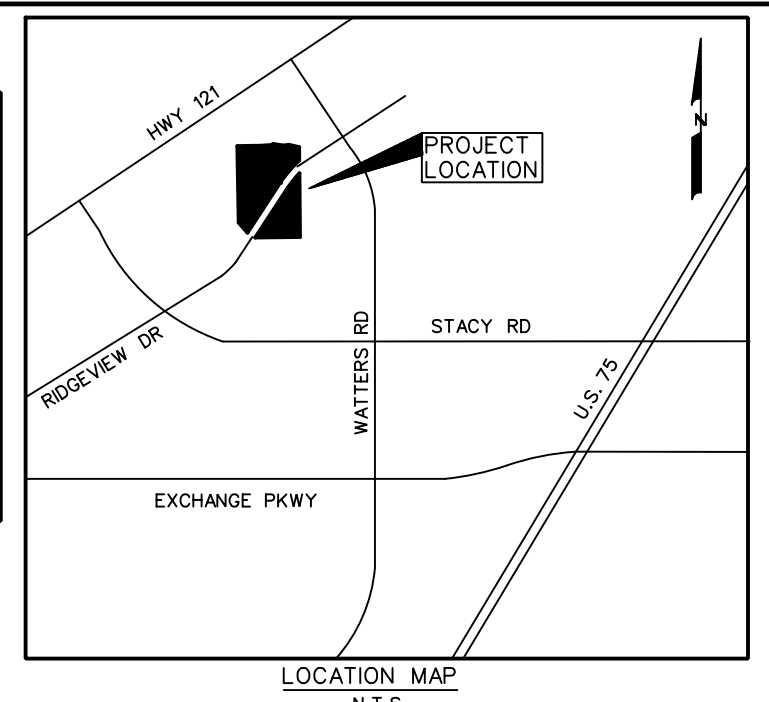
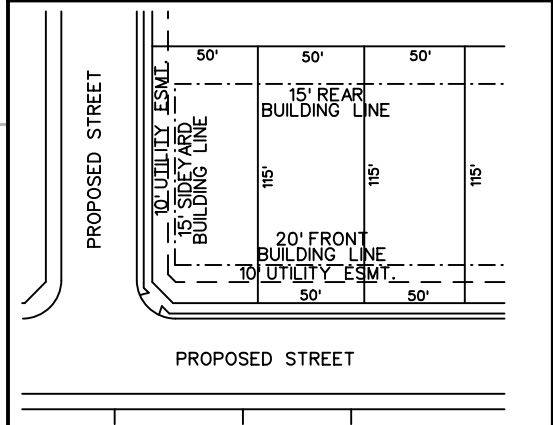
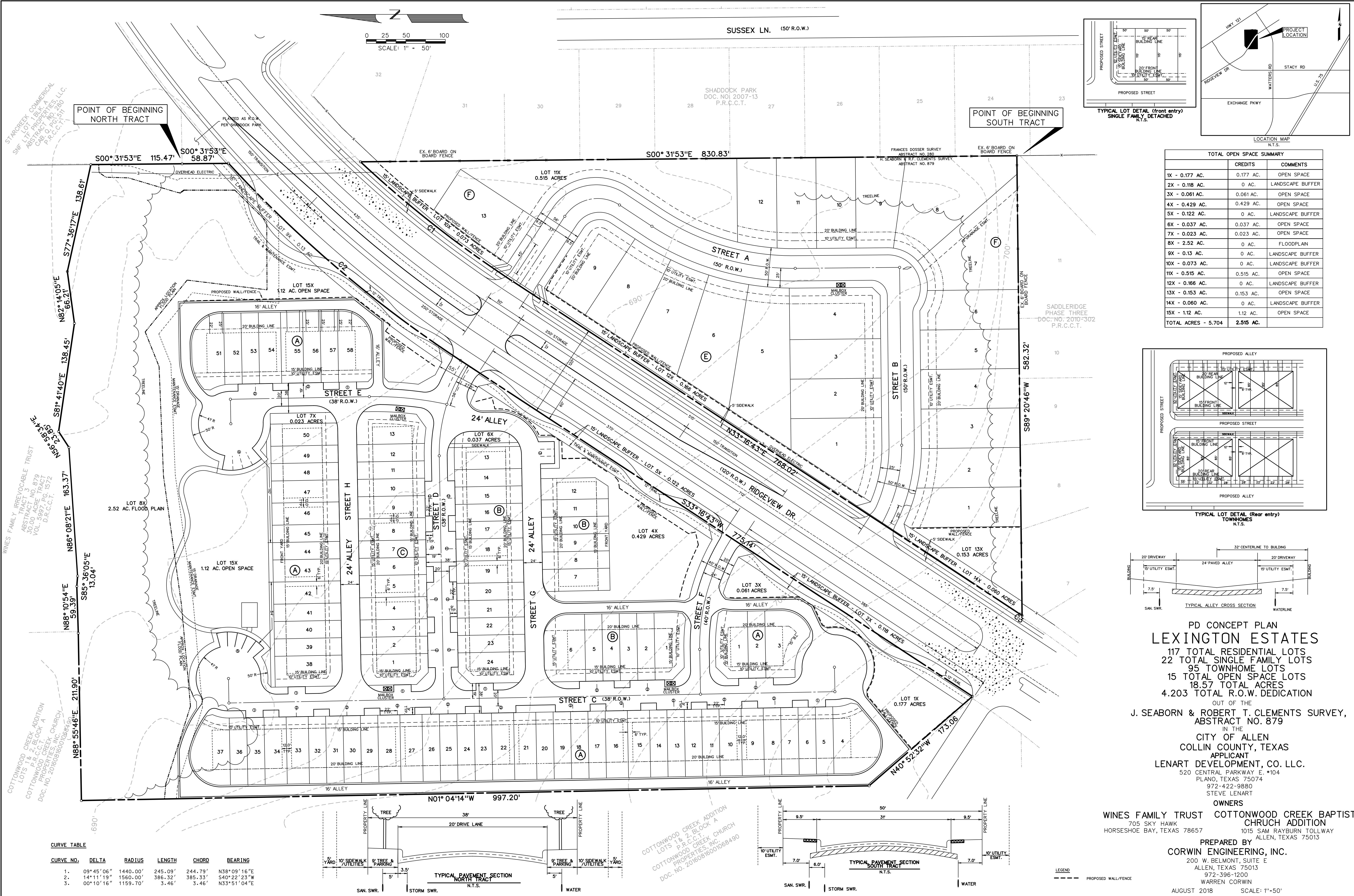
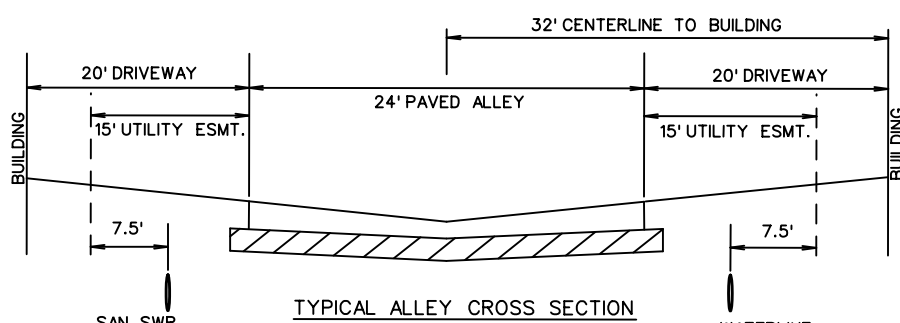
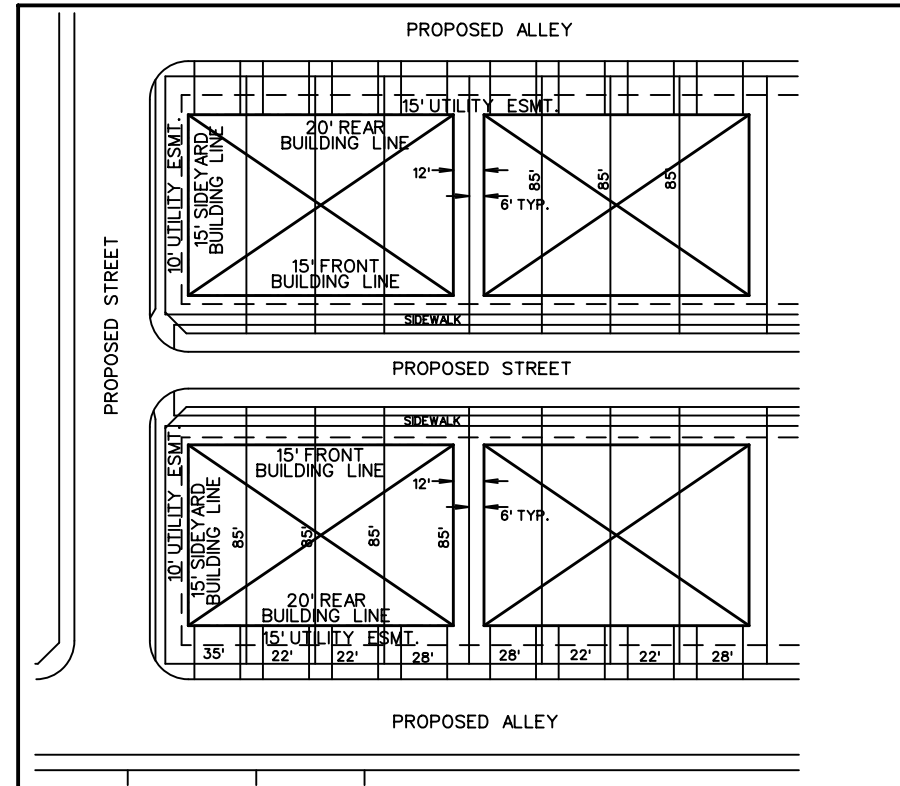




TOTAL OPEN SPACE SUMMARY		
	CREDITS	COMMENTS
1X - 0.177 AC.	0.177 AC.	OPEN SPACE
2X - 0.118 AC.	0 AC.	LANDSCAPE BUFFER
3X - 0.061 AC.	0.061 AC.	OPEN SPACE
4X - 0.429 AC.	0.429 AC.	OPEN SPACE
5X - 0.122 AC.	0 AC.	LANDSCAPE BUFFER
6X - 0.037 AC.	0.037 AC.	OPEN SPACE
7X - 0.023 AC.	0.023 AC.	OPEN SPACE
8X - 2.52 AC.	0 AC.	FLOODPLAIN
9X - 0.13 AC.	0 AC.	LANDSCAPE BUFFER
10X - 0.073 AC.	0 AC.	LANDSCAPE BUFFER
11X - 0.515 AC.	0.515 AC.	OPEN SPACE
12X - 0.166 AC.	0 AC.	LANDSCAPE BUFFER
13X - 0.153 AC.	0.153 AC.	OPEN SPACE
14X - 0.060 AC.	0 AC.	LANDSCAPE BUFFER
15X - 1.12 AC.	1.12 AC.	OPEN SPACE
TOTAL ACRES - 5.704	2.515 AC.	



PD CONCEPT PLAN
LEXINGTON ESTATES
117 TOTAL RESIDENTIAL LOTS
22 TOTAL SINGLE FAMILY LOTS
95 TOWNHOME LOTS
15 TOTAL OPEN SPACE LOTS
18.57 TOTAL ACRES
4.203 TOTAL R.O.W. DEDICATION

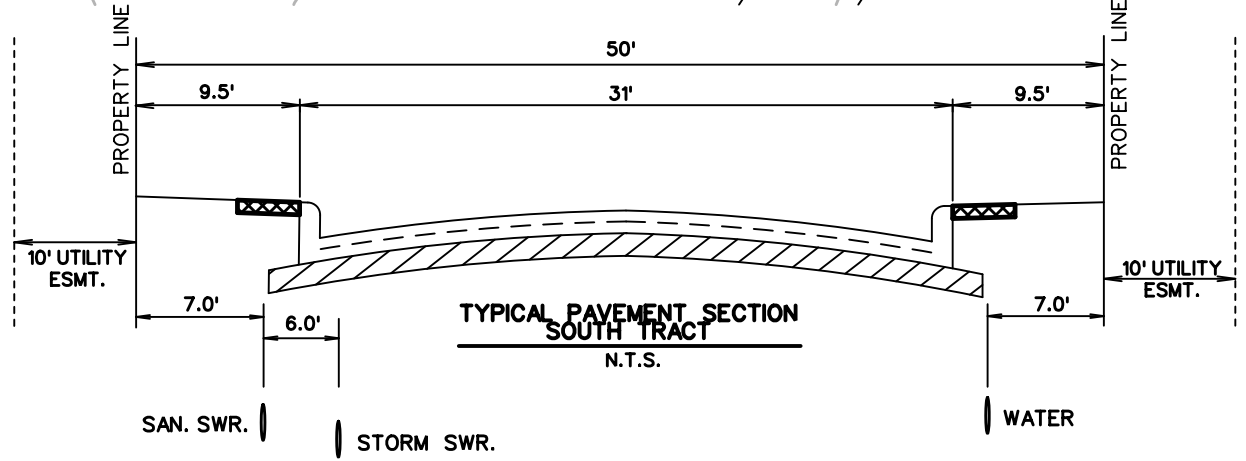
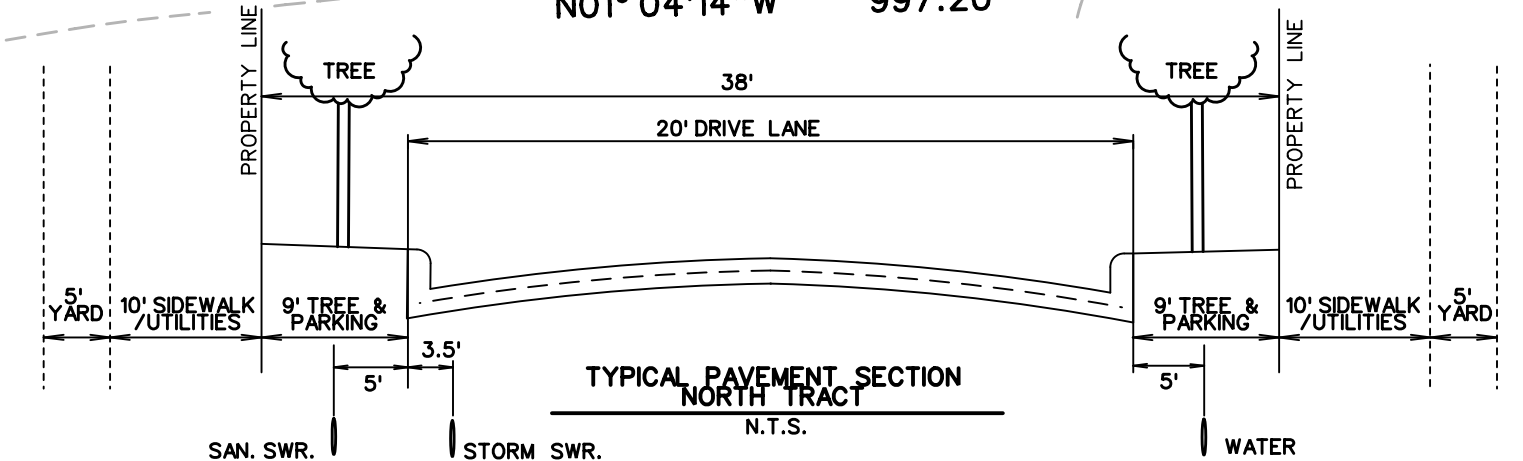
OUT OF THE
J. SEABORN & ROBERT T. CLEMENTS SURVEY,
ABSTRACT NO. 879
IN THE
CITY OF ALLEN
COLLIN COUNTY, TEXAS
APPLICANT
LENART DEVELOPMENT, CO. LLC.
520 CENTRAL PARKWAY E. #104
PLANO, TEXAS 75074
972-422-9880
STEVE LENART

OWNERS
WINES FAMILY TRUST COTTONWOOD CREEK BAPTIST CHURCH ADDITION
705 SKY HAWK HORSESHOE BAY, TEXAS 78657
1015 SAM RAYBURN TOLLWAY ALLEN, TEXAS 75013

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

AUGUST 2018 SCALE: 1"=50'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°45'06"	1440.00'	245.09'	244.79'	N38°09'16"E
2.	14°11'19"	1560.00'	386.32'	385.33'	S40°22'23"W
3.	00°10'16"	1159.70'	3.46'	3.46'	N33°51'04"E



LEGEND
--- PROPOSED WALL/FENCE