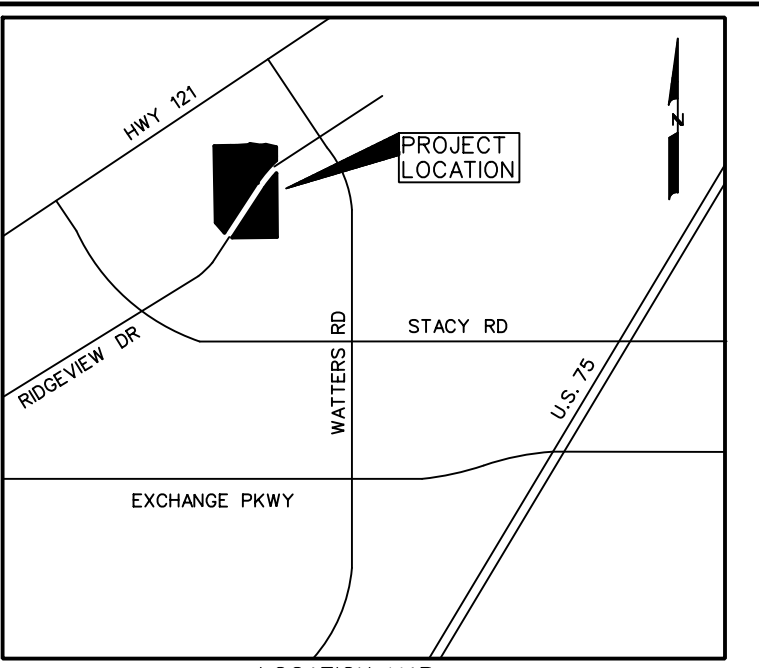
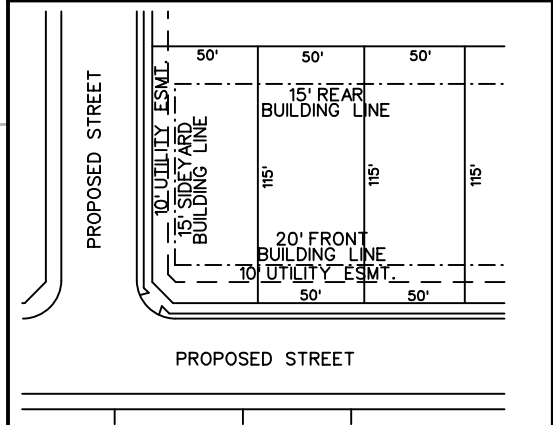
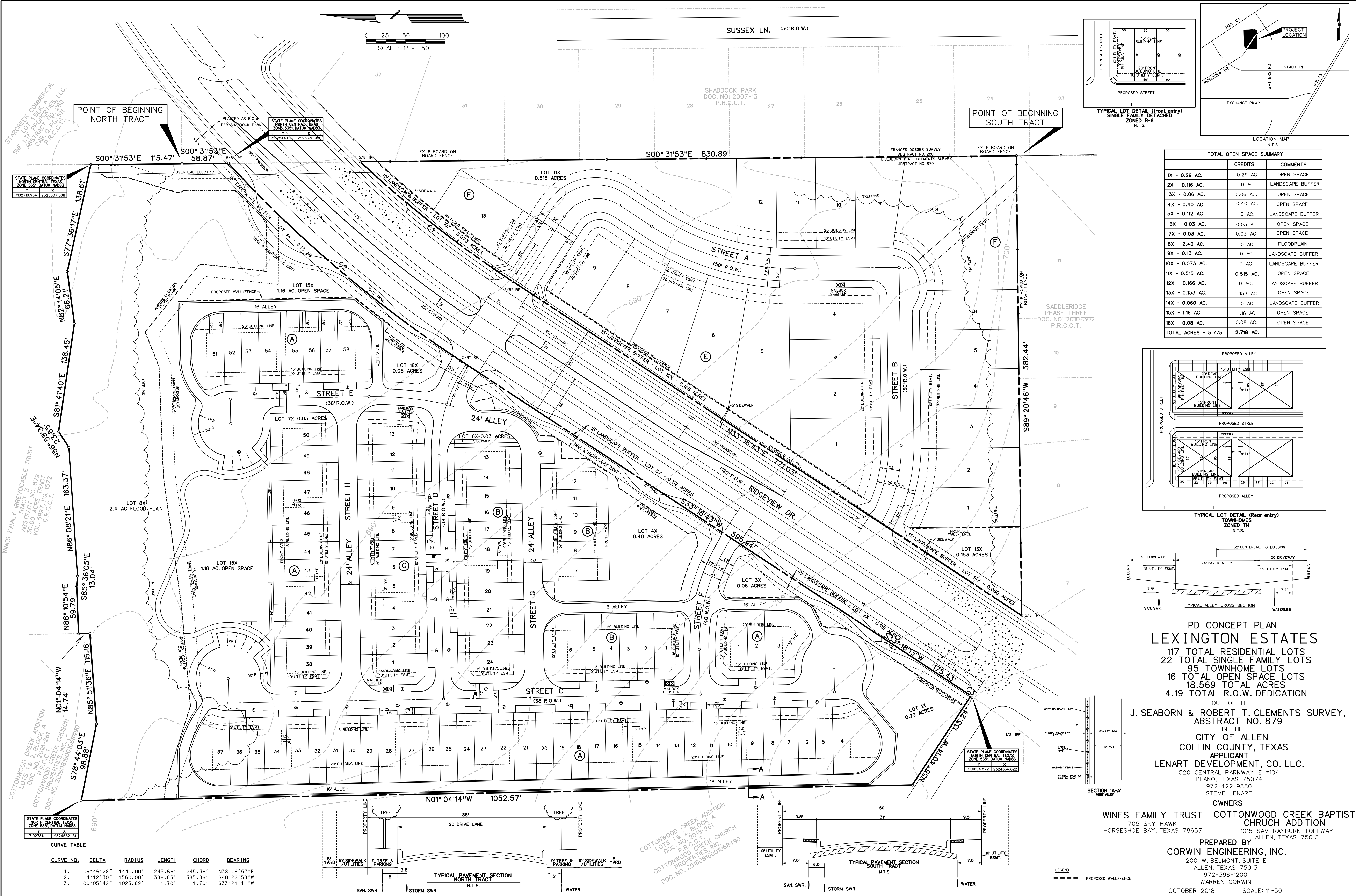
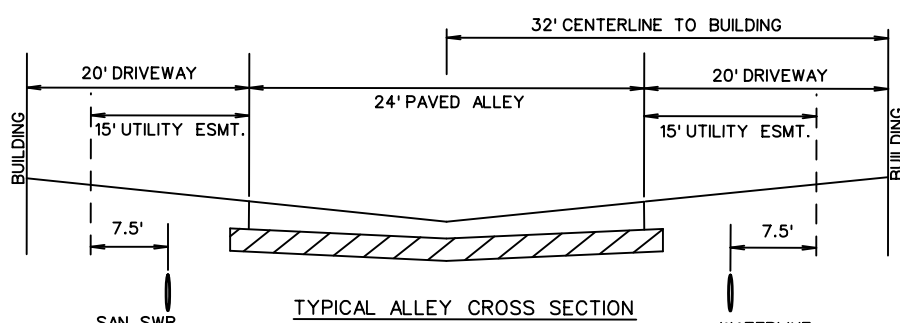
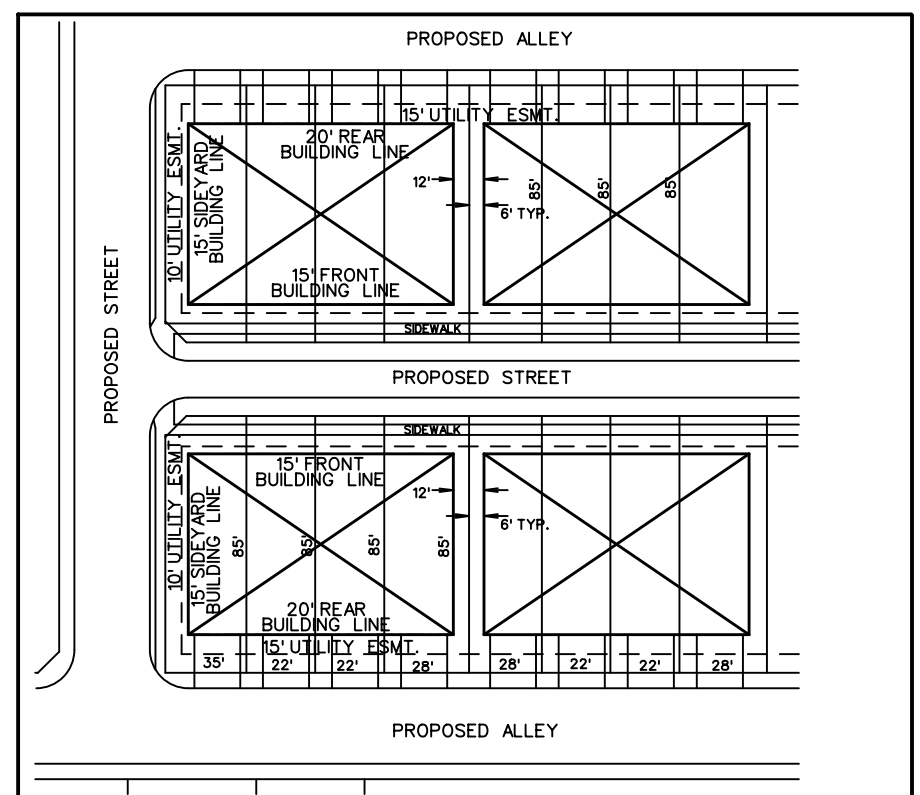




TOTAL OPEN SPACE SUMMARY		
	CREDITS	COMMENTS
1X - 0.29 AC.	0.29 AC.	OPEN SPACE
2X - 0.116 AC.	0 AC.	LANDSCAPE BUFFER
3X - 0.06 AC.	0.06 AC.	OPEN SPACE
4X - 0.40 AC.	0.40 AC.	OPEN SPACE
5X - 0.112 AC.	0 AC.	LANDSCAPE BUFFER
6X - 0.03 AC.	0.03 AC.	OPEN SPACE
7X - 0.03 AC.	0.03 AC.	OPEN SPACE
8X - 2.40 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 - 1.16 AC.	1.16 AC.	OPEN SPACE
16X - 0.08 AC.	0.08 AC.	OPEN SPACE
TOTAL ACRES - 5.775		2.718 AC.



PD CONCEPT PLAN
LEXINGTON ESTATES
117 TOTAL RESIDENTIAL LOTS
22 TOTAL SINGLE FAMILY LOTS
95 TOWNHOME LOTS
16 TOTAL OPEN SPACE LOTS
18.569 TOTAL ACRES
4.19 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

OCTOBER 2018 SCALE: 1"=50'

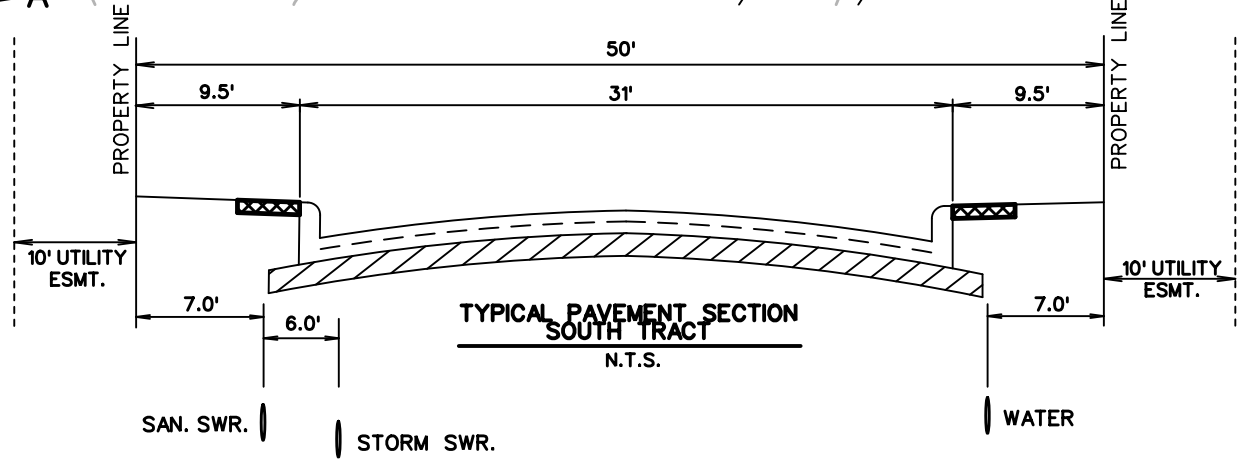
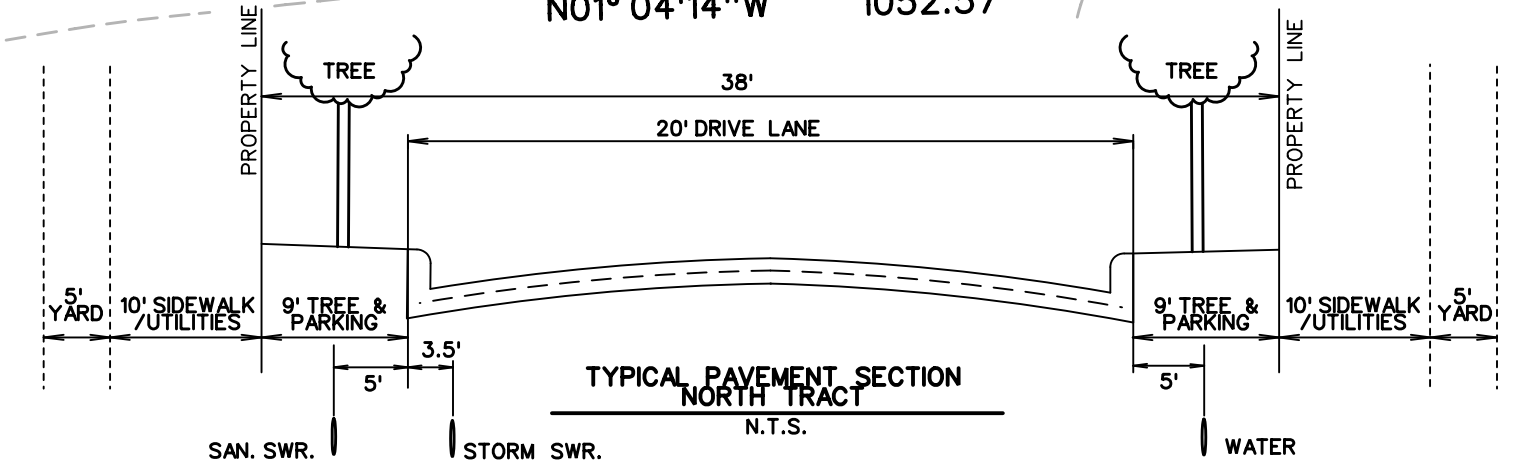
STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351 DATUM NAD83
Y X
7102718.834 2525337.368

WINE FAMILY IRREVOCABLE TRUST
TRACT NO. 879
30.00 AC. TRACT
VOL. 5907 PG. 187
D.R.C.C.T.

COTTONWOOD CREEK ADDITION
LOT 1 & 2, BLOCK A
COTTONWOOD CREEK CHURCH
DOC. NO. 2016086001068490
P.R.C.C.T.

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351 DATUM NAD83
Y X
7102733.11 2524532.181

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°46'28"	1440.00'	245.66'	245.66'	N38°09'57"E
2.	14°12'30"	1560.00'	386.85'	386.86'	S40°22'58"W
3.	00°05'42"	1025.69'	1.70'	1.70'	S33°21'11"W



LEGEND
--- PROPOSED WALL/FENCE
--- PROPOSED STREET