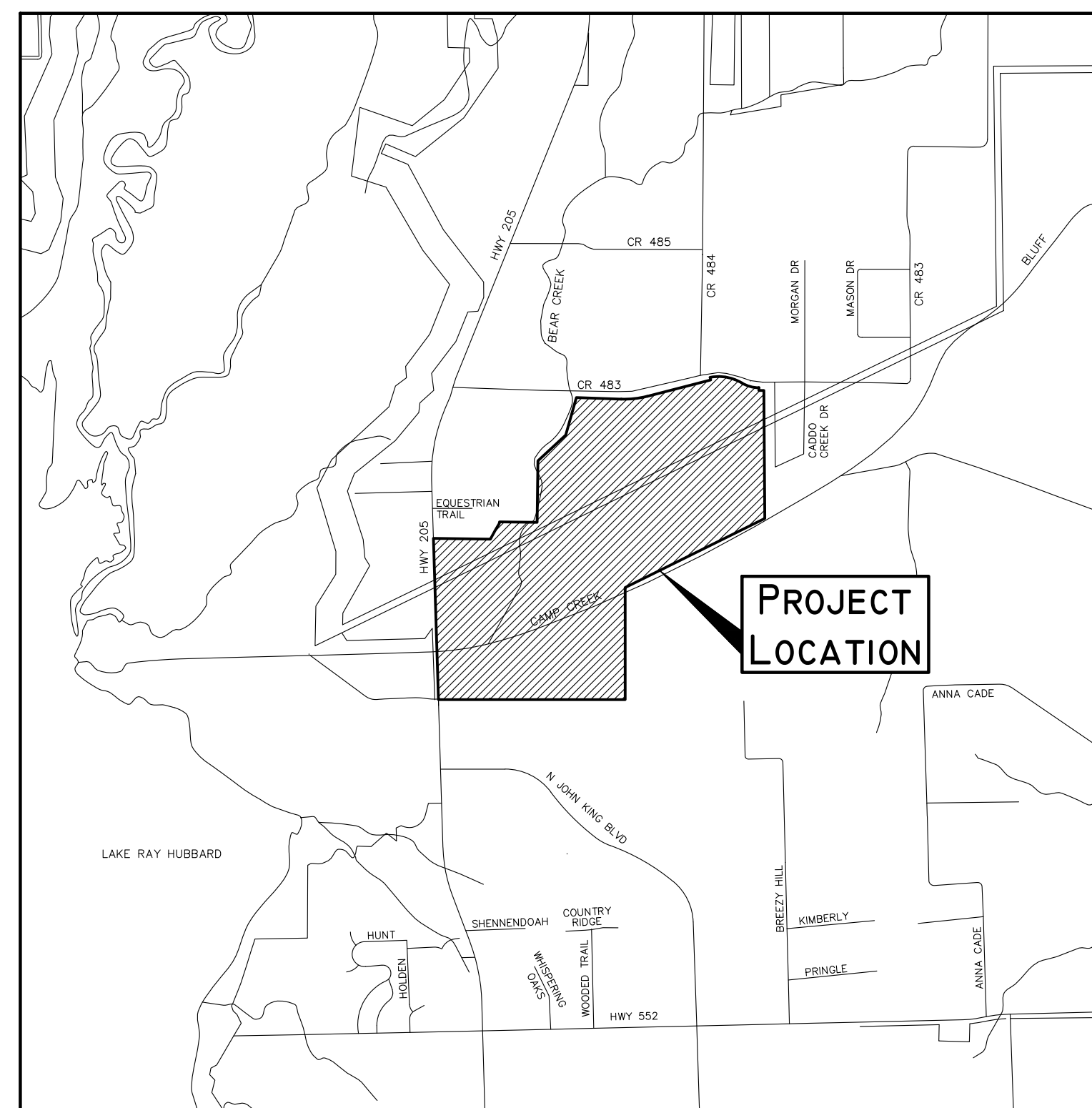


PRELIMINARY PLAT & CONCEPTUAL PAVING, DRAINAGE, & UTILITIES FOR HILLSTEAD SUBDIVISION

LAVON ETJ COLLIN COUNTY, TEXAS



VICINITY MAP

1"=2,500'

JANUARY 2022

PROJECT NUMBER: 1000-0001-01



LIST OF SHEETS

SHEET No.	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT (1 OF 8)
3	PRELIMINARY PLAT (2 OF 8)
4	PRELIMINARY PLAT (3 OF 8)
5	PRELIMINARY PLAT (4 OF 8)
6	PRELIMINARY PLAT (5 OF 8)
7	PRELIMINARY PLAT (6 OF 8)
8	PRELIMINARY PLAT (7 OF 8)
9	PRELIMINARY PLAT (8 OF 8)
10	OVERALL DEVELOPMENT PLAN
11	TYPICAL SECTIONS
12	WATER OVERALL (1 OF 3)
13	WATER OVERALL (2 OF 3)
14	WATER OVERALL (3 OF 3)
15	SEWER LAYOUT (1 OF 4)
16	SEWER LAYOUT (2 OF 4)
17	SEWER LAYOUT (3 OF 4)
18	SEWER LAYOUT (4 OF 4)
19	STORM SEWER LAYOUT (1 OF 3)
20	STORM SEWER LAYOUT (2 OF 3)
21	STORM SEWER LAYOUT (3 OF 3)
22	TRAIL PLAN

OWNER/DEVELOPER:

BEAR CAMP RESIDENTIAL, LP
CONTACT: RYLAN YOWELL
10210 N CENTRAL EXPY, SUITE 300
DALLAS, TX, 75231
TELEPHONE NUMBER: (972) 385-4121

REVIEWING JURISDICTION:

FREEMAN-MILLICAN, INC. o.b.o CITY OF LAVON
CONTACT: MARK HILL
9330 LYNDON B. JOHNSON FWY
DALLAS, TX, 75243
TELEPHONE NUMBER: (214) 503-0555

WATER INFRASTRUCTURE:

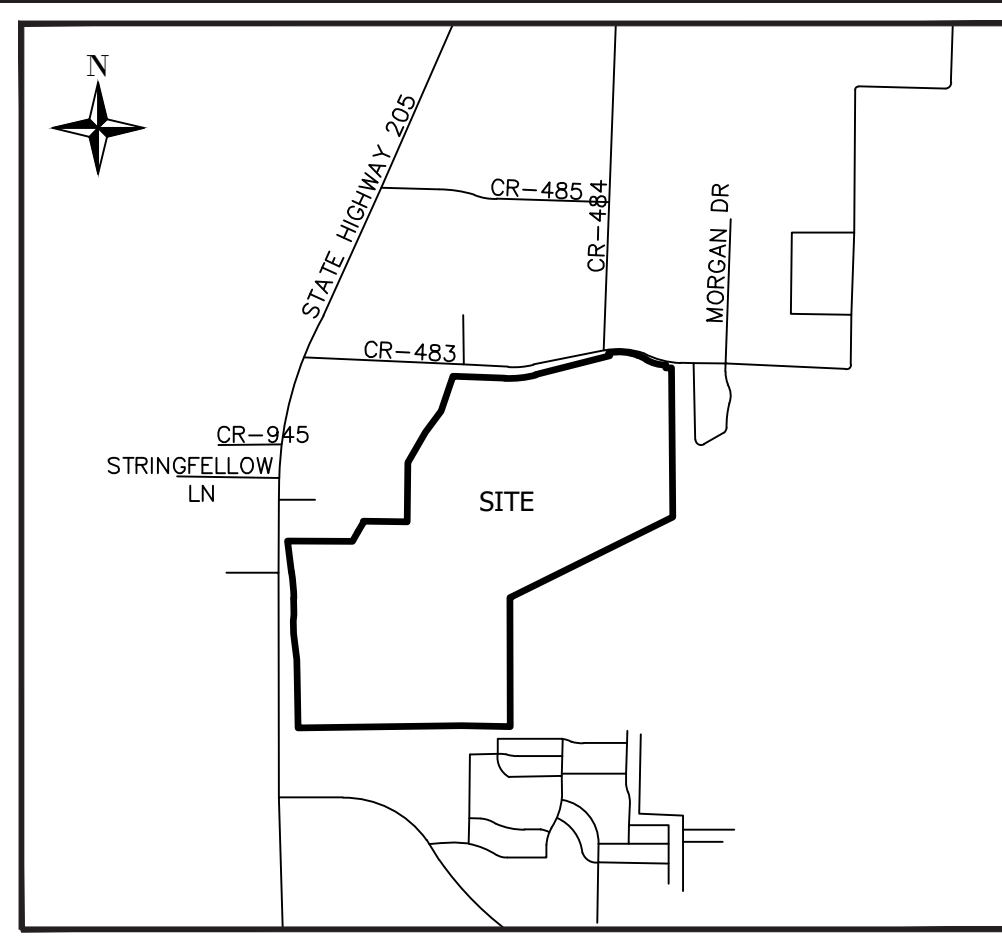
BEAR CREEK SPECIAL UTILITY DISTRICT
CONTACT: CAMILLE REAGAN
16881 CO RD 541
LAVON, TX, 75166
TELEPHONE NUMBER: (972) 843-2101

CIVIL ENGINEER:

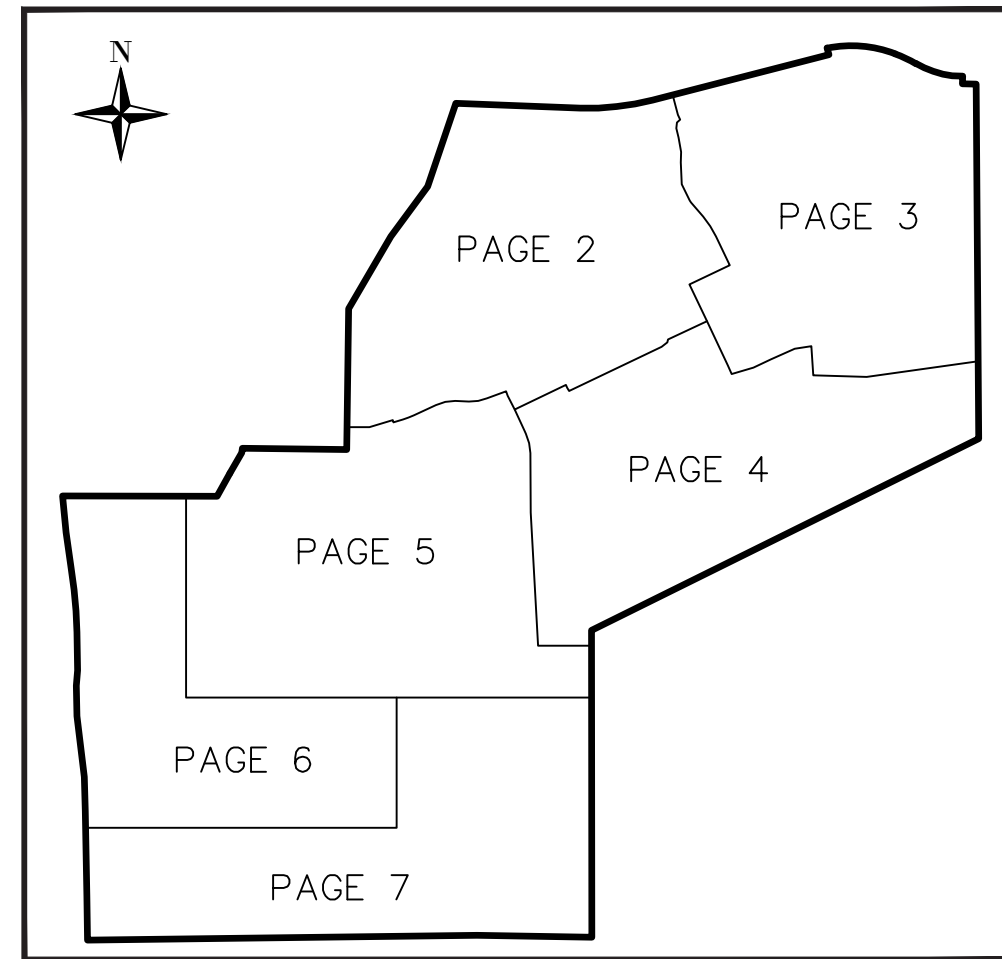
SOUTHLAND CONSULTING ENGINEERS, INC.
CONTACT: JORGE GONZALEZ-RODILES
10210 N CENTRAL EXPY, SUITE 400
DALLAS, TX, 75231
TELEPHONE NUMBER: (214) 578-0088

SURVEYOR:

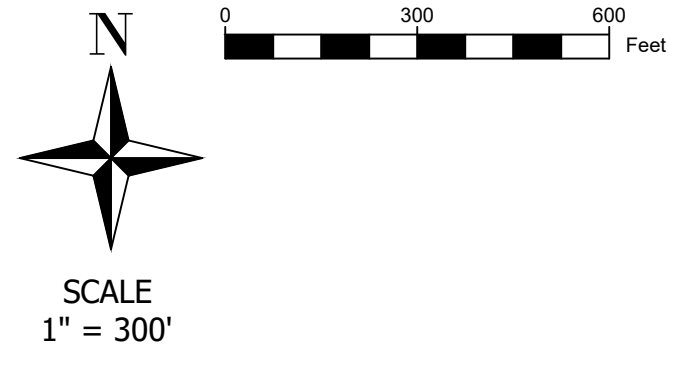
YAZEL PEEBLES & ASSOCIATES LLC
CONTACT: KENNETH YAZEL
1901 CENTRAL DR SUITE 820
BEDFORD, TX, 76021
TELEPHONE NUMBER: (817) 268-3316



VICINITY MAP
NOT TO SCALE



SITE PAGE MAP
NOT TO SCALE



- NOTES
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.0000152710.
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OVERALL MAP

RESIDENTIAL LOTS		NON-RESIDENTIAL LOTS	
BLOCK A	113	BLOCK A	9
BLOCK B	10	BLOCK B	1
BLOCK C	36	BLOCK C	1
BLOCK D	34	BLOCK D	1
BLOCK E	30	BLOCK E	1
BLOCK F	42	BLOCK F	1
BLOCK G	52	BLOCK G	1
BLOCK H	30	BLOCK H	1
BLOCK I	17	BLOCK I	1
BLOCK J	9	BLOCK J	3
BLOCK K	80	BLOCK K	1
BLOCK L	26	BLOCK L	1
BLOCK M	23	BLOCK M	1
BLOCK N	31	BLOCK N	1
BLOCK P	18	BLOCK O	1
BLOCK Q	25	BLOCK Q	1
BLOCK R	21	BLOCK R	1
BLOCK T	49	BLOCK S	1
BLOCK U	29	BLOCK T	1
BLOCK V	20	BLOCK W	1
BLOCK W	38	BLOCK AA	1
BLOCK X	36	BLOCK DD	1
BLOCK Y	19	TOTAL	31
BLOCK Z	19		
BLOCK BB	22		
BLOCK CC	27		
BLOCK DD	11		
BLOCK EE	17		
BLOCK FF	14		
BLOCK GG	14		
TOTAL	912		

Preliminary Plat for Review Purposes Only
Recommended for Approval

Date: _____

Chairman, Planning and Zoning Commission

Approved for preparation of Final Plat:

Date: _____

Mayor, City of Lavon, Texas

OWNER/DEVELOPER:
BEAR CAMP RESIDENTIAL LP
10210 N. CENTRAL EXPRESSWAY,
SUITE 300
DALLAS, TX 75231

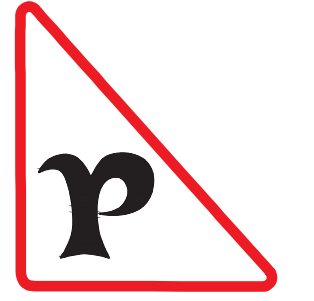
SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

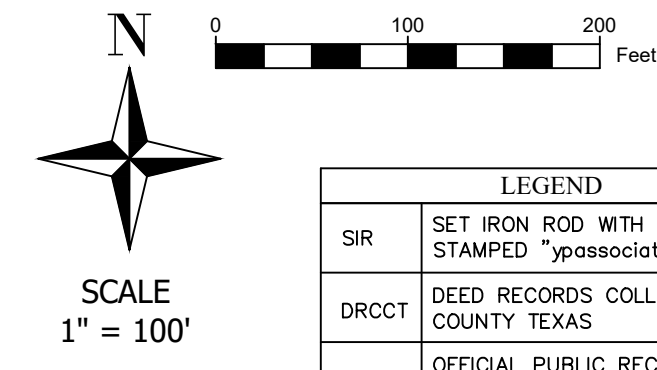
**PRELIMINARY PLAT
HILLSTEAD
SUBDIVISION
OF 487.06 ACRES**

BEING PART OF A CALLED 228.692 ACRE TRACT AND PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 773 THE J. STRICKLAND SURVEY, ABSTRACT NO. 794 THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 AND THE CI CO. SURVEY, ABSTRACT NO. 1051 912 RESIDENTIAL LOTS 31 NON-RESIDENTIAL LOTS

CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS



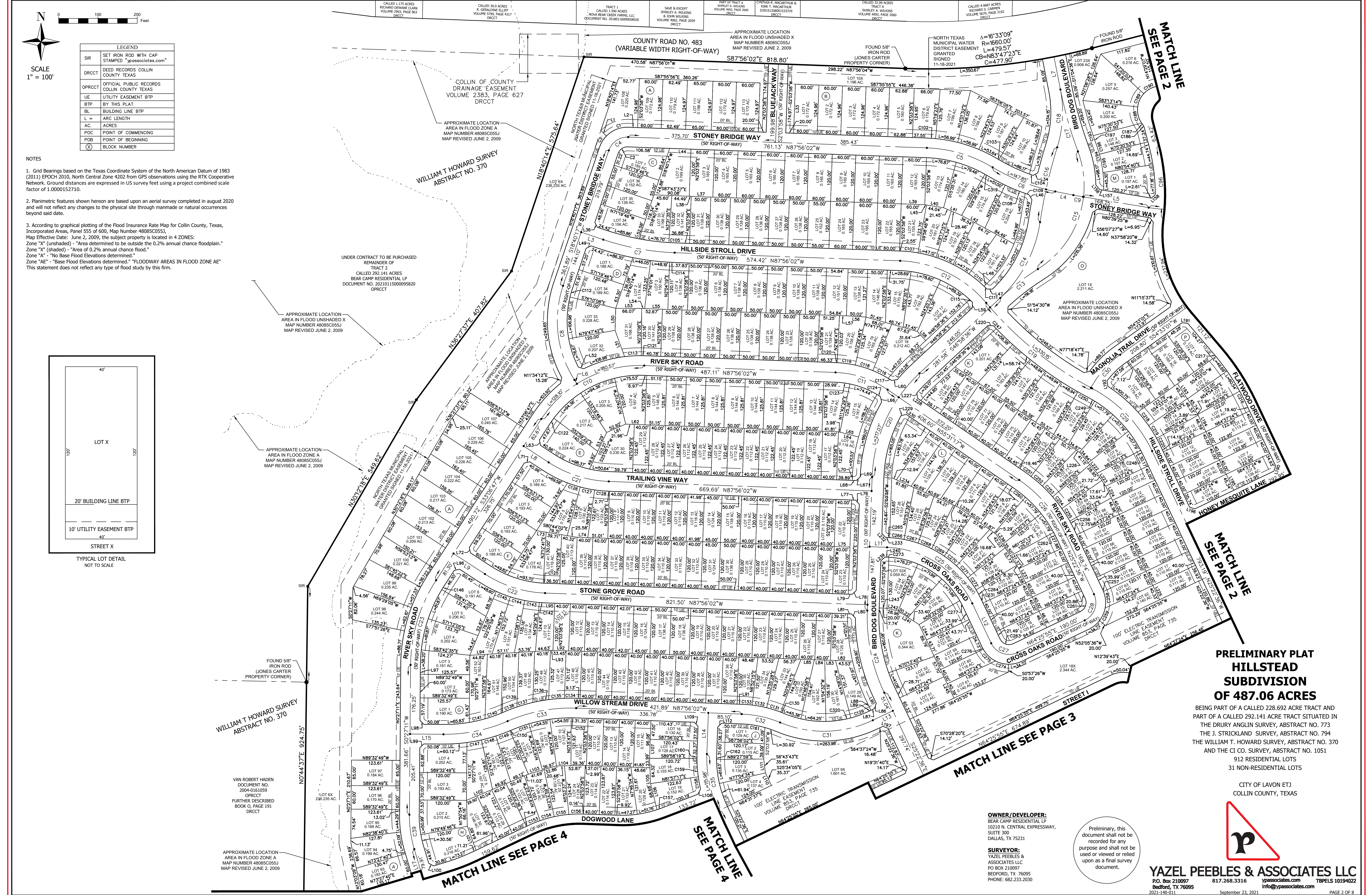
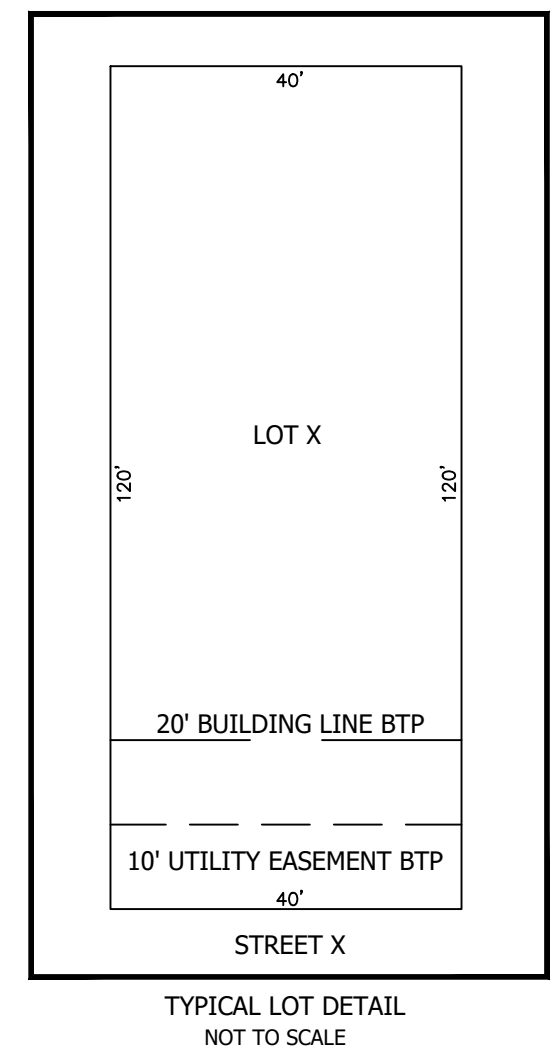
YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095 817.268.3316 info@ypassociates.com
September 23, 2021 September 23, 2021 TBPELS 10194022



LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L =	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(X)	BLOCK NUMBER

NOTES

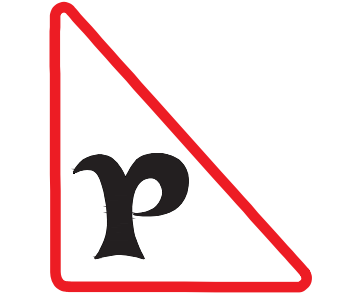
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CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
 P.O. Box 210097 817.268.3316 ypassociates.com TPPLS10194022
 Bedford, TX 76095 info@ypassociates.com
 2021-140-011 September 23, 2021 PAGE 2 OF 8

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OWNER/DEVELOPER:
 BEAR CAMP RESIDENTIAL LP
 10210 N. CENTRAL EXPRESSWAY,
 SUITE 300
 DALLAS, TX 75231

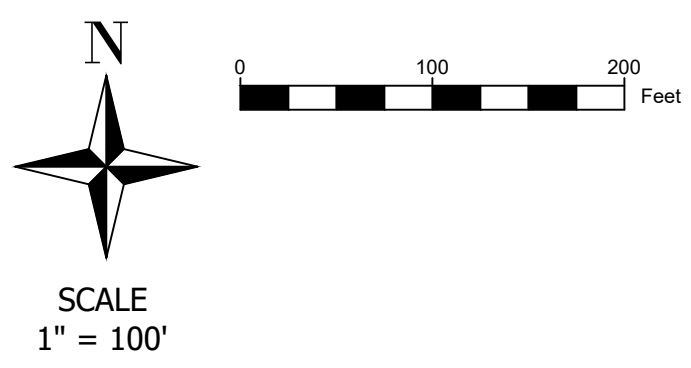
SURVEYOR:
 YAZEL PEEBLES &
 ASSOCIATES LLC
 PO BOX 210097
 BEDFORD, TX 76095
 PHONE: 682.233.2030

MATCH LINE SEE PAGE 3

MATCH LINE SEE PAGE 4

MATCH LINE SEE PAGE 2

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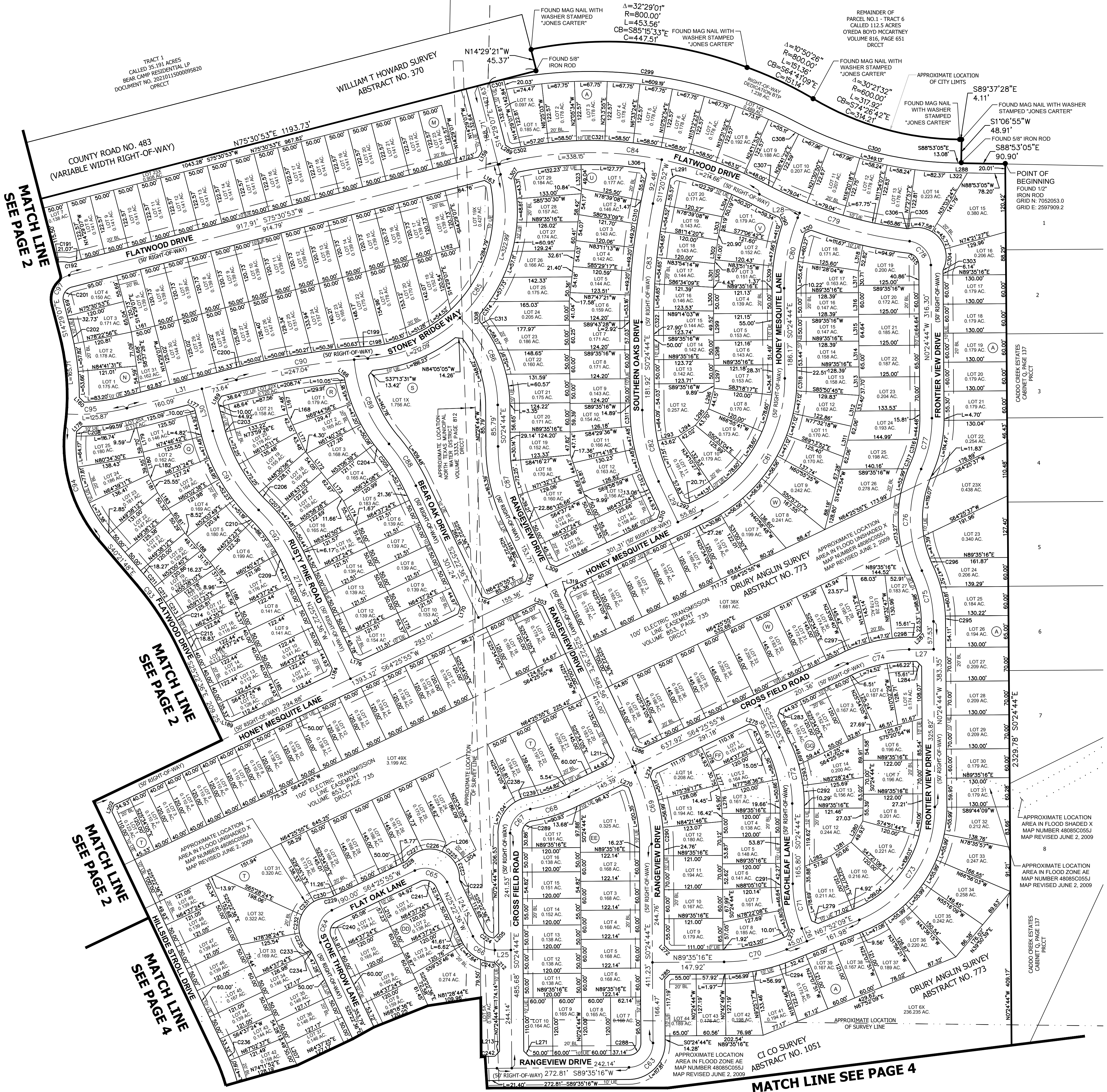
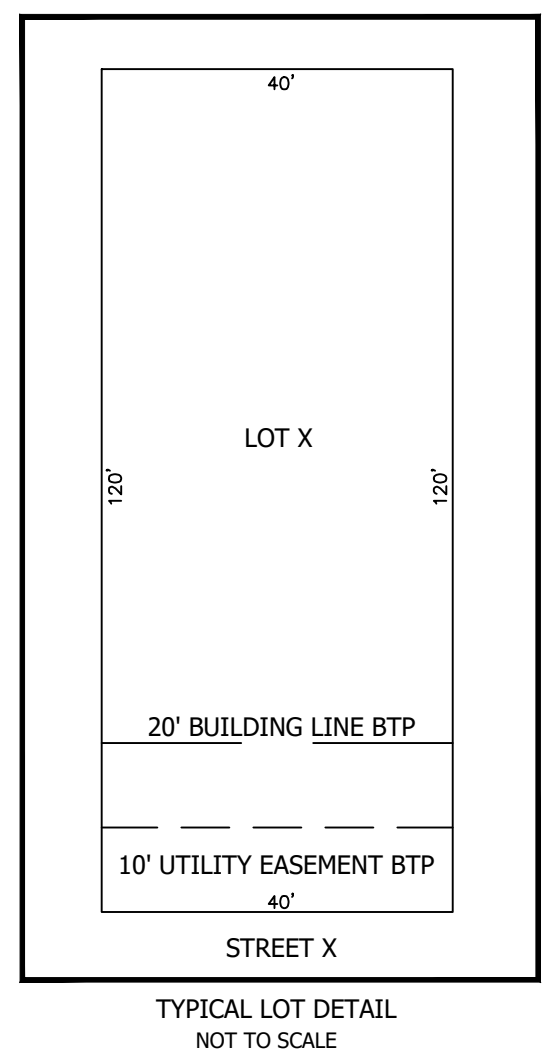
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LEGEND	
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DRCCCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
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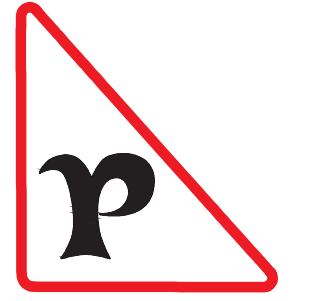


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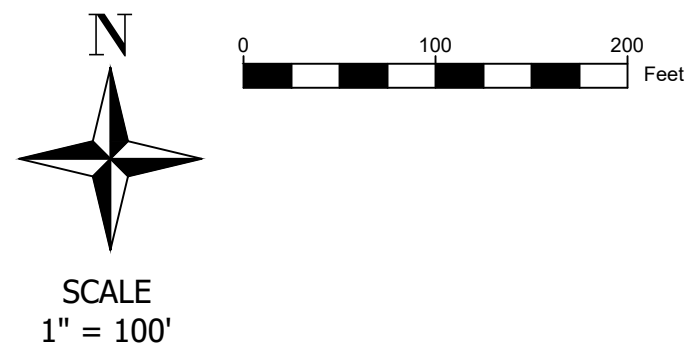
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CITY OF LAVON ETJ
 COLLIN COUNTY, TEXAS



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 P.O. Box 210097 817.268.3316 ypassociates.com TPPELS 10194022
 Bedford, TX 76095 info@ypassociates.com
 2021-140-011 September 23, 2021 PAGE 3 OF 8

MATCH LINE SEE PAGE 4

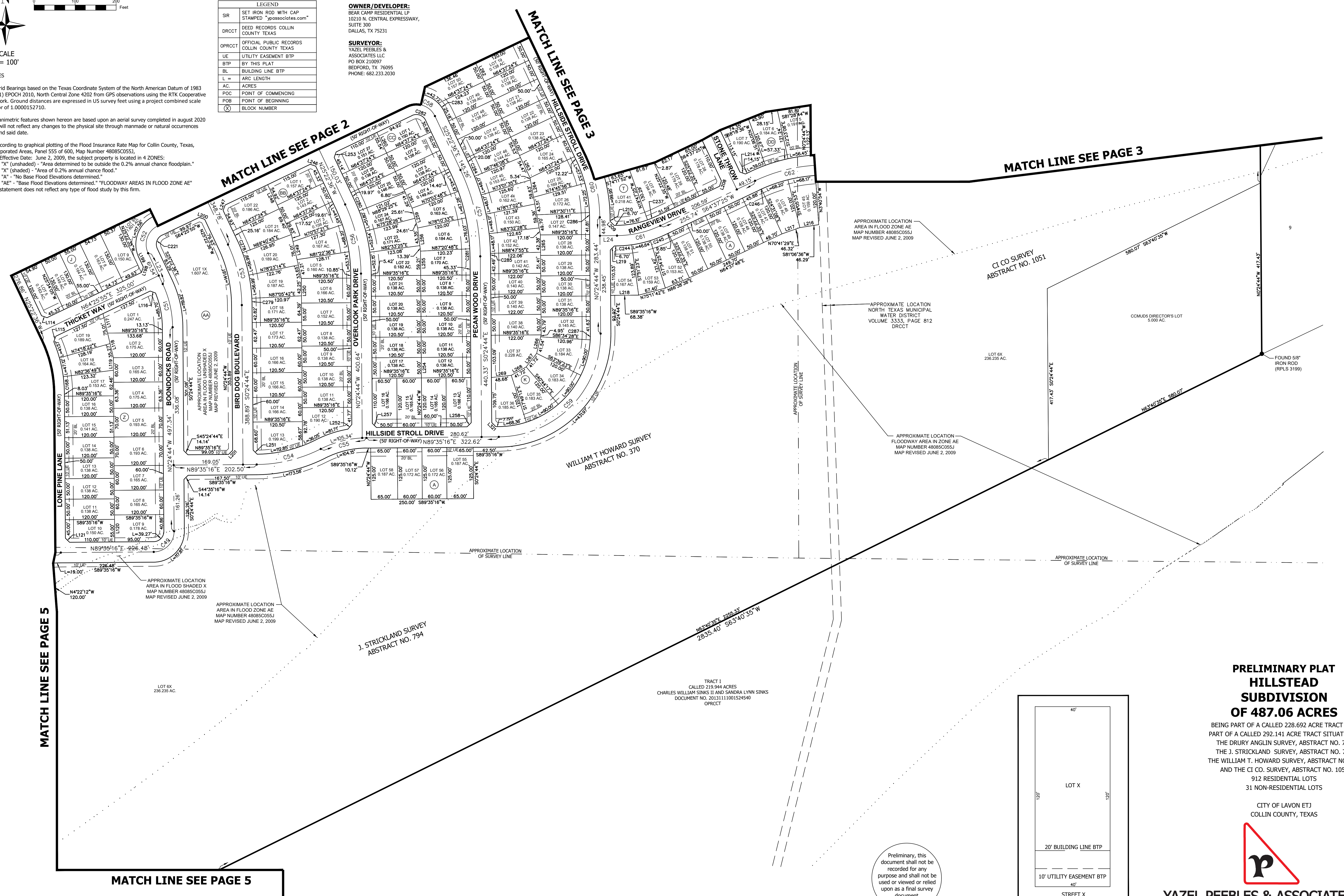


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 10210 N. CENTRAL EXPRESSWAY,
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 DALLAS, TX 75231

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 YAZEL PEEBLES &
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 PO BOX 210097
 BEDFORD, TX 76095
 PHONE: 682.233.2030

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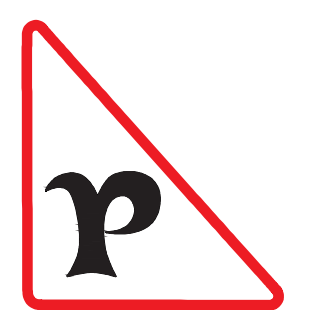
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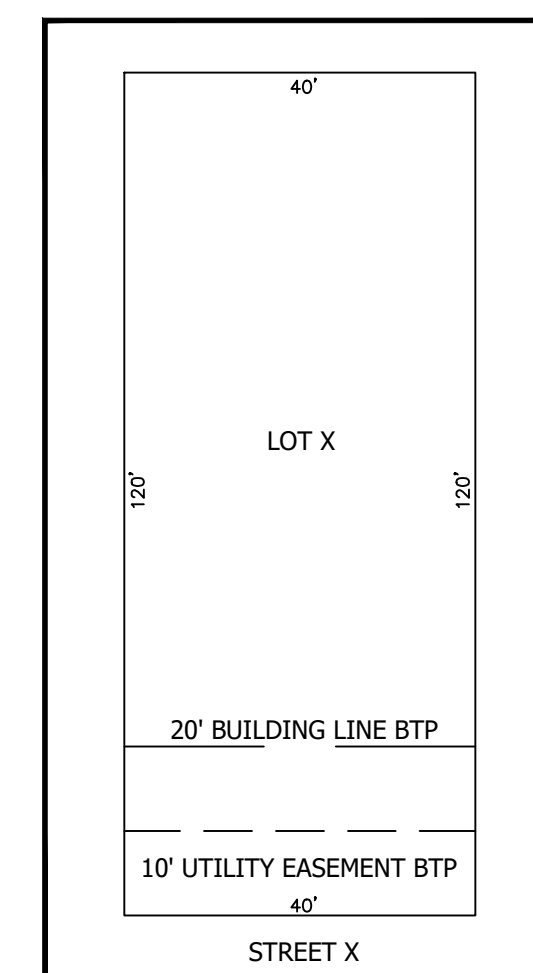
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 COLLIN COUNTY, TEXAS

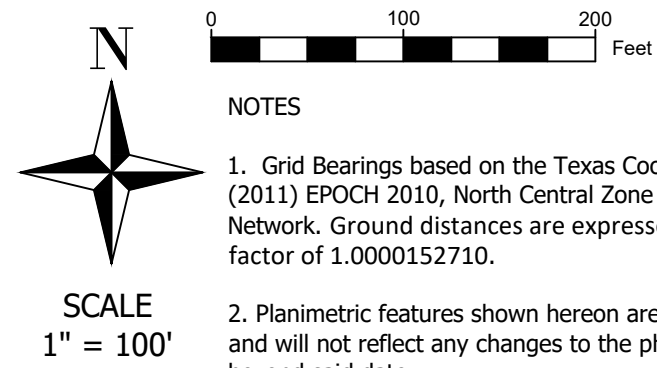


YAZEL PEEBLES & ASSOCIATES LLC
 P.O. Box 210097 817.268.3316 ypassociates.com TPPELS10194022
 Bedford, TX 76095 info@ypassociates.com
 2021-140-011 September 23, 2021 PAGE 4 OF 8



TYPICAL LOT DETAIL
 NOT TO SCALE

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OPRCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
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L	ARC LENGTH
AC	ACRES
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POB	POINT OF BEGINNING
(X)	BLOCK NUMBER

OWNER/DEVELOPER:
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 SUITE 300
 DALLAS, TX 75231

SURVEYOR:
 YAZEL PEEBLES &
 ASSOCIATES LLC
 P.O. BOX 210097
 BEDFORD, TX 76095
 PHONE: 682.233.2030

MATCH LINE SEE PAGE 2

MATCH LINE SEE PAGE 2

MATCH LINE SEE PAGE 6

MATCH LINE SEE PAGE 4

MATCH LINE SEE PAGE 6

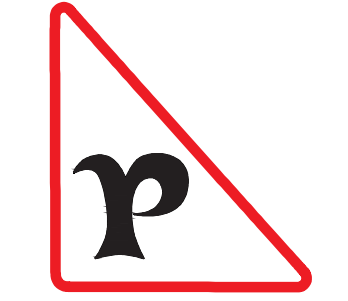
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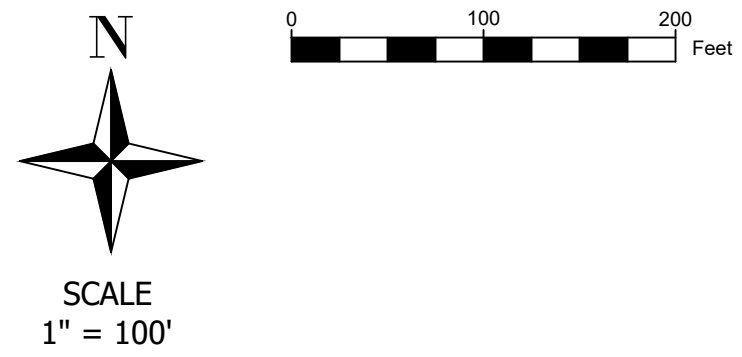
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NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L3	N71°19'46"W	59.42	L69	N02°03'58"E	0.41	L134	N02°35'31"W	33.32	L199	N25°22'36"W	25.63	L264	S10°18'16"E	48.31
L4	N78°45'35"W	47.03	L70	N02°03'58"E	10.41	L135	N00°24'44"W	107.49	L200	N70°28'20"W	14.12	L265	S00°24'44"E	50.00
L5	N80°39'25"W	169.80	L71	S78°06'47"W	14.14	L136	N74°00'21"W	20.00	L201	N44°35'16"E	14.14	L266	N13°34'55"E	46.49
L6	S32°25'15"E	11.82	L72	S11°53'19"E	14.14	L137	N44°44'26"E	14.10	L202	S19°31'40"W	14.17	L267	N93°48'10"E	41.72
L7	N11°04'36"W	84.82	L73	N80°44'02"W	24.86	L138	N25°22'35"W	54.93	L203	N70°28'20"W	14.12	L268	N60°43'15"E	41.72
L8	N56°53'13"W	75.96	L74	S87°56'02"E	27.01	L139	N13°34'55"W	41.38	L204	S58°10'51"W	51.09	L269	N83°17'12"E	48.68
L9	N56°53'13"W	95.45	L75	S87°56'02"E	40.00	L140	N70°28'20"W	14.12	L205	N44°49'05"E	14.09	L270	N69°01'10"W	13.77
L10	S02°03'58"W	340.41	L76	N42°56'02"W	14.14	L141	N00°24'44"W	50.00	L206	S23°38'58"W	20.00	L271	S45°24'44"E	14.14
L11	S87°56'02"E	44.56	L77	N87°56'02"W	10.00	L142	N03°14'48"W	10.90	L207	S25°22'36"E	50.00	L272	S45°24'44"E	14.14
L12	S25°22'36"E	112.44	L78	N47°03'58"E	14.14	L143	N03°14'48"W	4.39	L208	N19°37'24"E	14.14	L273	N23°05'42"E	14.20
L13	S64°37'24"W	56.48	L79	S87°56'02"E	10.00	L144	N00°24'44"W	70.16	L209	S45°24'44"E	14.14	L274	S20°44'29"W	14.48
L14	N02°03'58"E	104.87	L80	N43°49'18"W	14.37	L145	N80°07'40"E	14.18	L210	S00°24'44"E	9.98	L275	N70°28'20"W	14.12
L15	N89°32'49"W	85.08	L81	N87°56'02"W	10.00	L146	S08°22'49"W	33.26	L211	N19°31'40"E	14.17	L276	S00°44'06"E	45.90
L16	N87°56'02"W	90.08	L82	S87°56'02"E	56.30	L147	S08°22'49"W	62.02	L212	N45°20'10"W	14.16	L277	S20°55'04"E	45.21
L17	S16°32'20"E	88.00	L83	N87°56'02"W	27.32	L148	S24°54'59"W	60.03	L213	N44°31'29"E	14.16	L278	S25°34'05"E	54.93
L18	S73°27'40"W	65.80	L84	N87°56'02"W	26.59	L149	N24°54'59"E	65.86	L214	S70°41'29"E	14.14	L279	S66°55'49"E	14.09
L19	N89°35'16"E	30.00	L85	N87°56'02"W	34.06	L150	N45°17'13"W	14.17	L215	S25°22'36"E	57.23	L280	N28°53'35"E	49.93
L20	N52°58'16"W	7.88	L86	N19°37'24"E	14.14	L151	N08°12'25"W	13.67	L216	N08°10'36"E	46.29	L281	N56°28'23"E	50.66
L21	S49°22'20"E	10.02	L87	N64°37'24"E	10.00	L152	N59°49'36"W	60.11	L217	N70°41'29"E	46.32	L282	N67°52'09"E	57.80
L22	N47°16'47"W	13.03	L88	N25°22'36"W	26.04	L153	N22°02'33"W	20.00	L218	N89°35'16"E	68.38	L283	S19°31'40"W	14.17
L23	N25°22'36"W	83.29	L89	N64°37'24"E	6.48	L154	N54°30'44"E	52.92	L219	N45°35'16"E	14.14	L284	N45°24'44"W	14.14
L24	S89°35'16"W	41.70	L90	N25°22'36"W	16.04	L155	N34°51'08"E	52.92	L220	N08°05'17"W	14.16	L285	S44°35'16"W	14.14
L25	S89°35'16"W	33.00	L91	S87°56'02"E	12.75	L156	S39°56'05"E	15.33	L221	S53°11'17"E	70.65	L286	S70°28'20"E	14.12
L26	S22°07'51"E	28.40	L92	S87°56'02"E	40.00	L157	S89°39'25"E	10.08	L222	S39°57'08"E	35.26	L287	N44°35'16"E	14.14
L27	S89°35'16"W	50.61	L93	S86°34'53"W	6.58	L158	N49°30'41"E	13.30	L223	S34°06'22"E	39.33	L288	S88°53'05"E	104.51
L28	S22°07'38"W	10.60	L94	N86°34'53"E	56.63	L159	N30°30'53"E	14.14	L224	S25°22'36"E	40.00	L289	S88°29'49"E	14.39
L29	S25°22'36"E	92.91	L95	N87°56'02"W	25.39	L160	S44°58'49"E	13.89	L225	S25°22'36"E	40.03	L290	N23°23'15"W	14.70
L30	N14°29'07"W	89.92	L96	S78°06'47"W	14.14	L161	N75°30'53"E	50.00	L226	N55°31'17"W	9.82	L291	S73°22'28"W	13.86
L31	S75°30'53"W	233.73	L97	S00°27'11"W	24.06	L162	N75°30'53"E	50.00	L227	S07°51'19"E	13.53	L292	S70°28'20"E	14.12
L32	N25°22'36"W	84.72	L98	S44°32'49"E	14.14	L163	N58°33'36"E	13.92	L228	S53°11'17"E	10.03	L293	N78°17'18"E	43.62
L33	N02°03'58"E	124.96	L99	S45°27'11"W	14.14	L164	S70°28'20"E	14.12	L229	S77°09'44"W	13.60	L294	N56°29'46"E	42.02
L34	N61°02'28"E	13.61	L100	S61°32'20"E	14.14	L165	N19°31'40"E	14.17	L230	S53°11'17"E	10.02	L295	N39°03'21"E	43.70
L35	S26°19'48"E	14.14	L101	N19°59'38"W	64.85	L166	N53°02'04"W	14.63	L231	S25°22'36"E	10.95	L296	N14°53'01"E	44.15
L36	S87°56'02"E	60.00	L102	N67°03'45"E	72.05	L167	S11°02'14"E	47.48	L232	S42°56'02"E	14.14	L297	S00°23'44"E	47.49
L37	N87°56'02"E	5.00	L103	N73°35'45"E	37.58	L168	S25°25'04"E	24.77	L233	S88°53'05"E	4.56	L298	S00°22'44"E	51.49
L38	S87°56'02"E	60.00	L104	N89°04'35"E	36.97	L169	S30°30'53"W	14.14	L234	S66°03'23"E	40.69	L299	S00°23'44"E	55.00
L39	S80°59'39"E	48.41	L105	N02°18'44"W	40.33	L170	N19°31'40"E	14.17	L235	S54°30'25"E	29.92	L300	N00°23'44"E	49.00
L40	S66°53'09"E	49.90	L106	S13°55'26"E	68.68	L171	S25°25'04"E	61.07	L236	S33°37'00"E	31.18	L301	N03°08'05"E	49.05
L41	S61°29'09"E	67.43	L107	S02°03'58"W	48.58	L172	S37°42'55"E	68.85	L237	S25°22'36"E	40.00	L302	N07°25'43"E	49.07
L42	N61°29'09"W	50.67	L108	N27°22'03"E	15.01	L173	S73°42'55"E	55.54	L238	N25°22'36"W	41.66	L303	N10°24'32"E	49.09
L43	N87°56'06"W	54.40	L109	N42°56'02"W	14.14	L174	S27°26'10"E	55.32	L239	S47°03'58"W	14.14	L304	N23°46'46"E	50.19
L44	N80°59'39"W	4.36	L110	N25°34'05"W	35.37	L175	S25°22'36"E	55.37	L240	N87°56'02"W	4.56	L305	S03°08'05"W	49.05
L45	N30°36'11"W	15.03	L111	N06°43'43"W	35.61	L176	S70°28'20"E	14.12	L241	N57°22'38"W	63.61	L306	N34°50'44"W	13.86
L46	S88°21'48"E	14.23	L112	S47°03'58"W	14.14	L177	S77°09'44"W	14.14	L242	S77°09'44"W	14.14	L307	S32°23'15"W	14.08
L47	N46°58'36"E	9.96	L113	S30°22'04"W	14.64	L178	S48°13'23"W	15.10	L243	S87°56'02"E	20.00	L308	S00°19'09"W	15.31
L48	S63°40'14"W	14.14	L114	S70°28'20"E	14.12	L179	S14°29'07"E	51.36	L244	S25°22'36"E	43.30	L309	S70°28'20"E	14.12
L49	N01°48'47"E	56.22	L115	S20°15'15"W	14.35	L180	S14°29'07"E	47.89	L245	N25°22'36"W	59.92	L310	N19°31'40"E	14.17
L50	N19°53'58"W	71.07	L116	N69°31'20"W	13.89	L181	N25°55'39"W	41.36	L246	N70°28'20"W	14.12	L311	N11°22'54"E	65.11
L51	S72°50'39"E	14.33	L117	S13°15'10"E	48.74	L182	S25°55'39"E	15.82	L247	S19°31'40"W	14.17	L312	N14°22'54"E	65.75
L52	S89°35'16"E	66.07	L118	S13°15'10"E	61.54	L183	S33°56'55"E	39.99	L248	N25°22'36"W	65.35	L313	N00°24'44"W	58.72
L53	S87°56'02"E	7.36	L119	N00°24'44"W	30.62	L184	N19°31'40"E	14.17	L249	S12°48'39"E	44.92	L314	N00°24'44"W	53.44
L54	S87°56'02"E	59.27	L120	S00°24'44"E	65.86	L185	S25°22'36"E	55.34	L250	S00°24'44"E	60.00	L315	N00°24'44"W	50.00
L55	N86°28'28"W	50.02	L121	S45°24'44"E	14.14	L186	S25°22'36"E	58.48	L251	S45°25'22"E	14.14	L316	N00°24'44"W	50.00
L56	N87°56'02"W	17.56	L122	N40°47'40"E	15.18	L187	S37°23'17"E	53.97	L252	N40°28'09"E	15.29	L317	N00°24'44"W	45.89
L57	S43°01'24"E	31.64	L123	S87°36'04"E	14.31	L188	S40°54'29"E	71.81	L253	S07°00'31"E	56.74	L318	N10°23'56"E	52.82
L58	N01°34'19"E	14.04	L124	S00°24'44"E	72.24	L189	S70°28'20"E	14.12	L254	S00°24'44"E	50.00	L319	S19°31'40"W	14.17
L59	N81°35'25"E	14.75	L125	S00°24'44"E	60.00	L190	N19°31'40"E	14.17	L255	S00°24'44"E	59.21	L320	S64°32'49"W	14.02
L60	S66°30'02"E	52.92	L126	N70°28'20"W	14.12	L191	N82°54'24"W	14.79	L256	S07°00'31"E	56.74	L321	S45°24'44"E	14.14
L61	S87°56'02"E	49.00	L127	S19°31'40"W	14.17	L192	S10°49'36"E	13.68	L257	S45°24'44"E	14.14	L322	N88°53'05"W	26.32
L62	S11°53'13"E	14.14	L128	N11°59'40"W	66.20	L193	S33°40'07"E	45.92	L258	N44°35'16"E	14.14	L323	N01°31'02"W	49.04
L63	N75°28'34"W	53.07	L129	N25°22'36"W	50.00	L194	S25°22'36"E	48.57	L259	S15°52'50"E	50.22			
L64	S75°28'34"E	49.09	L130	N25°22'36"W	55.35	L195	S25°22'36"E	45.34	L260	S25°22'36"E	55.54			
L65	N12°36'02"W	14.60	L131	N78°50'09"W	55.50	L196	S70°28'20"E	14.12	L261	S23°28'16"E	48.09			
L66	N47°03'58"E	14.14	L132	N51°48'15"W	52.46	L197	N70°28'20"E	14.14	L262	S25°22'36"E	50.00			
L67	S87°56'02"E	10.00	L133	N23°46'24"W	58.94	L198	N19°31'40"E	14.17	L263	S25°22'36"E	60.00			

**PRELIMINARY PLAT
 HILLSTEAD
 SUBDIVISION
 OF 487.06 ACRES**

BEING PART OF A CALLED 228.692 ACRE TRACT AND PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 773 THE J. STRICKLAND SURVEY, ABSTRACT NO. 794 THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 AND THE CI CO. SURVEY, ABSTRACT NO. 1051 912 RESIDENTIAL LOTS 31 NON-RESIDENTIAL LOTS

CITY OF LAVON ETJ
 COLLIN COUNTY, TEXAS



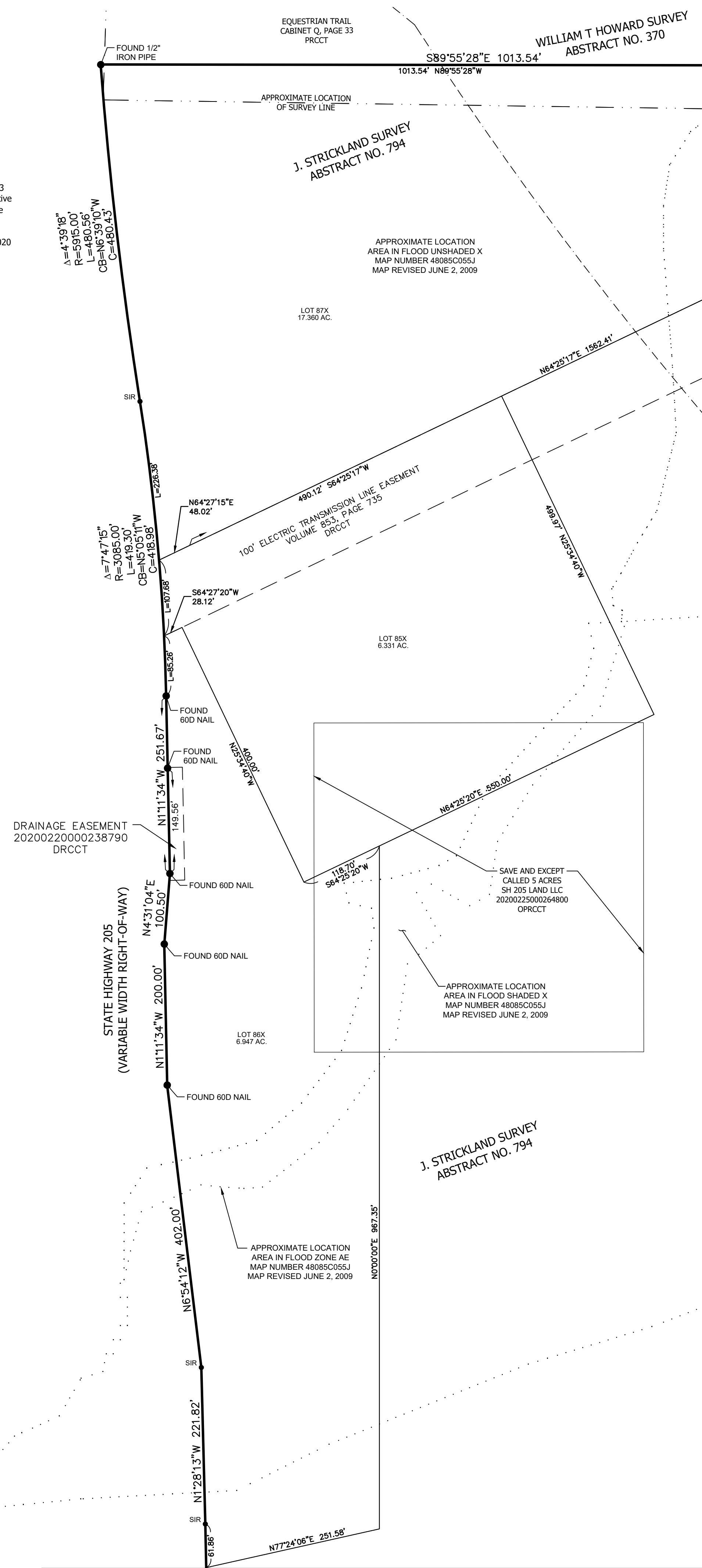


- NOTES**
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.0000152710.
 - Planimetric features shown hereon are based upon an aerial survey completed in August 2020 and will not reflect any changes to the physical site through manmade or natural occurrences beyond said date.
 - According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C055J, Map Effective Date: June 2, 2009, the subject property is located in 4 ZONES:
 Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain."
 Zone "Y" (shaded) - "Area of 0.2% annual chance flood."
 Zone "A" - "No Base Flood Elevations determined."
 Zone "AE" - "Base Flood Elevations determined." "FLOODWAY AREAS IN FLOOD ZONE AE" This statement does not reflect any type of flood study by this firm.

LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCC	DEED RECORDS COLLIN COUNTY TEXAS
OPRCC	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(X)	BLOCK NUMBER

OWNER/DEVELOPER:
 BEAR CAMP RESIDENTIAL LP
 10210 N. CENTRAL EXPRESSWAY,
 SUITE 300
 DALLAS, TX 75231

SURVEYOR:
 YAZEL PEEBLES &
 ASSOCIATES LLC
 PO BOX 210097
 BEDFORD, TX 76095
 PHONE: 682.233.2030

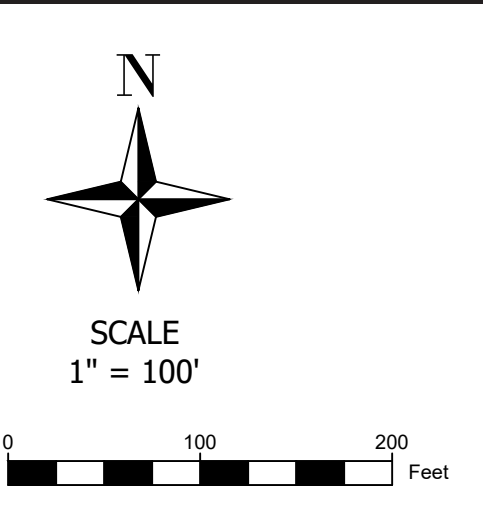


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	73°23'44"	50.00'	64.05'	S55°22'06"W	59.76'
C5	28°52'09"	350.00'	176.35'	N73°29'58"W	174.49'
C6	19°41'42"	500.00'	171.87'	N68°54'44"W	171.03'
C7	16°36'16"	640.00'	185.47'	N79°37'54"W	184.82'
C8	51°05'29"	280.00'	249.68'	S06°52'31"E	241.49'
C9	1°53'50"	750.00'	24.83'	N79°42'30"W	24.83'
C10	58°57'12"	300.00'	308.68'	S62°35'22"W	295.24'
C11	32°24'45"	250.00'	141.43'	N71°43'40"W	139.55'
C12	47°58'13"	300.00'	251.17'	N63°56'56"W	243.90'
C13	11°04'48"	625.00'	120.86'	N52°31'00"E	120.67'
C14	38°33'00"	330.00'	222.03'	N27°42'06"E	217.87'
C15	78°32'13"	250.00'	342.68'	N18°47'17"E	316.48'
C16	8°58'17"	1250.00'	195.72'	N12°54'44"E	195.52'
C17	9°24'14"	1000.00'	164.13'	N15°46'42"W	163.94'
C18	28°28'28"	300.00'	149.09'	N03°09'38"E	147.56'
C19	22°11'58"	900.00'	348.71'	N51°03'49"W	346.53'
C20	44°54'38"	380.00'	297.86'	S24°31'17"W	290.29'
C21	31°02'48"	300.00'	162.56'	N72°24'38"W	160.58'
C22	31°02'48"	300.00'	162.56'	N72°24'38"W	160.58'
C23	32°39'36"	400.00'	228.01'	S16°46'59"W	224.93'
C24	27°26'34"	450.00'	215.53'	S11°39'19"E	213.48'
C25	62°33'26"	250.00'	272.96'	S56°39'19"E	259.60'
C26	30°08'42"	350.00'	184.14'	N40°26'57"W	182.03'
C27	90°11'29"	50.00'	78.71'	S70°28'20"E	70.83'
C28	89°48'31"	50.00'	78.71'	N19°31'40"E	70.59'
C29	36°47'12"	350.00'	224.72'	N43°46'12"W	220.88'
C30	26°02'17"	250.00'	113.61'	S41°31'53"W	112.64'
C31	48°00'55"	290.00'	243.03'	S88°37'52"W	235.98'
C32	20°34'21"	280.00'	100.54'	N77°38'51"W	100.00'
C33	25°40'05"	400.00'	179.20'	S79°13'55"W	177.70'
C34	24°03'18"	400.00'	167.94'	S78°25'32"W	166.71'
C35	27°26'34"	310.00'	148.48'	N11°39'19"W	147.06'
C36	22°54'28"	300.00'	119.94'	S80°36'44"W	119.15'
C37	27°26'34"	275.00'	131.72'	S78°20'41"W	130.48'
C38	8°50'16"	500.00'	77.12'	S69°02'32"W	77.05'
C39	16°59'31"	300.00'	88.97'	S08°02'34"E	88.64'
C40	16°07'35"	300.00'	84.44'	S08°28'32"E	84.16'
C41	90°00'00"	260.00'	408.41'	S45°24'44"E	367.70'
C42	64°50'39"	50.00'	56.59'	N32°00'35"E	53.62'
C43	25°19'43"	400.00'	176.83'	N12°15'08"E	175.39'
C44	90°00'00"	50.00'	78.54'	N20°05'01"W	70.71'
C45	12°06'45"	600.00'	126.84'	N59°01'38"W	126.61'
C46	17°35'57"	1000.00'	307.16'	N31°49'42"E	305.96'
C47	46°52'03"	250.00'	204.50'	N23°50'46"W	198.84'
C48	66°33'33"	300.00'	348.50'	N56°18'30"E	329.23'
C49	90°00'00"	50.00'	78.54'	N44°35'16"E	70.71'
C50	24°57'52"	300.00'	130.71'	N12°53'40"W	129.68'
C51	24°57'52"	250.00'	108.93'	N12°53'40"W	108.07'
C52	89°48'31"	50.00'	78.37'	N19°31'40"E	70.59'
C53	24°57'52"	350.00'	152.50'	S12°53'40"E	151.30'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C54	26°31'18"	350.00'	162.01'	N76°19'37"E	160.57'
C55	26°31'18"	250.00'	115.72'	N76°19'37"E	114.69'
C56	24°57'52"	400.00'	174.28'	N12°53'40"W	172.91'
C57	24°57'52"	500.00'	217.86'	S12°53'40"E	216.14'
C58	90°11'29"	50.00'	78.71'	S70°28'20"E	70.83'
C59	90°00'00"	250.00'	392.70'	N44°35'16"E	353.55'
C60	24°57'52"	350.00'	152.50'	N12°53'40"W	151.30'
C61	24°57'51"	250.00'	108.93'	S77°06'20"W	108.07'
C62	24°57'51"	400.00'	174.28'	S77°06'20"W	172.91'
C63	90°00'00"	50.00'	78.54'	S44°35'16"W	70.71'
C64	89°48'31"	50.00'	78.37'	S19°31'40"W	70.59'
C65	90°11'29"	50.00'	78.71'	N70°28'20"W	70.83'
C66	65°02'08"	50.00'	56.75'	N57°53'40"W	53.76'
C67	80°52'15"	50.00'	70.57'	S40°01'24"W	64.86'
C68	16°01'36"	300.00'	83.92'	S72°26'43"W	83.64'
C69	24°57'52"	350.00'	152.50'	S12°53'40"W	151.30'
C70	21°43'07"	350.00'	132.67'	N78°43'42"E	131.88'
C71	21°43'07"	250.00'	94.77'	S11°16'18"E	94.20'
C72	24°57'51"	275.00'	119.82'	S12°53'40"E	118.87'
C73	68°16'53"	250.00'	297.93'	N33°43'42"E	280.61'
C74	25°09'21"	300.00'	131.72'	S77°00'35"W	130.66'
C75	24°49'43"	250.00'	108.34'	N12°49'35"W	107.49'
C76	49°39'26"	250.00'	216.67'	N00°24'44"W	209.95'
C77	24°49'43"	250.00'	108.34'	N12°00'07"E	107.49'
C78	82°38'56"	50.00'	72.12'	N14°41'42"W	66.03'
C79	20°48'27"	900.00'	328.85'	N72°39'27"W	325.05'
C80	22°32'23"	380.00'	149.49'	S10°51'27"W	148.53'
C81	64°50'39"	300.00'	339.52'	S32°00'36"W	321.69'
C82	24°57'52"	350.00'	152.50'	S12°53'40"E	151.30'
C83	11°45'36"	1200.00'	246.30'	S05°28'04"W	245.87'
C84	42°13'54"	750.00'	552.81'	N83°22'10"W	540.38'
C85	100°31'01"	305.00'	535.08'	S35°48'24"W	469.05'
C86	46°11'25"	250.00'	201.62'	S23°30'57"E	196.20'
C87	24°57'52"	350.00'	152.50'	S12°53'40"E	151.30'
C88	14°45'33"	400.00'	103.04'	S32°45'22"E	102.75'
C89	35°22'46"	310.00'	191.42'	S22°26'46"E	188.39'
C90	10°31'01"	1500.00'	275.33'	S80°46'24"W	274.95'
C91	31°16'22"	350.00'	191.03'	N30°07'18"W	188.67'
C92	20°22'53"	350.00'	124.50'	N35°34'02"W	123.85'
C93	14°59'12"	600.00'	156.94'	S32°52'12"E	156.49'
C94	47°43'18"	305.00'	254.04'	S16°30'09"E	246.76'
C95	23°49'42"	400.00'	166.35'	S87°25'44"W	165.16'
C96	21°50'37"	500.00'	190.62'	S03°33'48"E	189.47'
C97	90°00'00"	50.00'	78.54'	S30°30'53"W	70.71'
C98	24°57'51"	280.00'	122.00'	N12°53'40"W	121.04'
C102	3°15'25"	375.00'	21.32'	S86°18'19"E	21.31'
C103	0°26'40"	475.00'	3.68'	S99°17'13"E	3.68'
C104	1°13'09"	472.48'	10.05'	S70°30'30"E	10.05'
C105	1°27'37"	615.00'	15.67'	S87°12'14"E	15.67'
C107	7°54'50"	325.00'	44.89'	S83°58'37"E	44.85'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C108	6°00'15"	525.00'	55.02'	N67°37'47"W	54.99'
C109	1°06'03"	525.00'	10.09'	N71°10'56"W	10.09'
C110	8°44'52"	325.00'	49.62'	S50°43'26"E	49.57'
C111	1°45'53"	325.00'	10.01'	S45°28'03"E	10.01'
C112	4°50'22"	255.00'	21.54'	S16°15'03"W	21.53'
C113	7°30'56"	325.00'	42.63'	N86°46'40"E	42.60'
C114	1°02'55"	665.00'	12.17'	N87°24'35"W	12.17'
C115	2°08'10"	275.00'	10.01'	N45°54'45"W	10.01'
C116	9°11'07"	275.00'	44.09'	S63°11'37"E	44.04'
C117	2°05'38"	275.00'	10.05'	S57°33'15"E	10.05'
C118	9°43'01"	275.00'	46.64'	S72°38'41"E	46.58'
C119	9°43'01"	275.00'	46.64'	S82°21'42"E	46.58'
C120	0°42'49"	275.00'	3.43'	S87°34'37"E	3.43'
C121	1°31'50"	325.00'	8.68'	S88°41'57"E	8.68'
C122	3°52'52"	275.00'	18.71'	S35°03'42"W	18.70'
C123	9°38'31"	225.00'	37.86'	N83°06'47"W	37.82'
C124	1°02'49"	225.00'	10.00'	N50°03'43"W	10.00'
C125	1°08'43"	275.00'	5.50'	S87°21'40"E	5.50'
C126	5°56'31"	325.00'	33.70'	N72°07'25"W	33.69'
C127	6°38'40"	325.00'	37.69'	N78°25'01"W	37.67'
C128	6°11'41"	325.00'	35.14'	N84°50'11"W	35.12'
C129	10°24'35"	265.00'	48.15'	N69°49'41"E	48.08'
C130	1°40'15"	305.00'	8.89'	S86°11'11"E	8.89'
C131	7°03'13"	305.00'	37.55'	S72°32'55"E	37.52'
C132	7°03'13"	305.00'	37.55'	S79°36'08"E	37.52'
C133	4°48'17"	305.00'	25.58'	S85°31'53"E	25.57'
C134	4°09'55"	425.00'	30.90'	N80°59'01"E	30.89'
C135	5°26'01"	425.00'	40.31'	N85°11'03"E	40.29'
C136	5°31'22"	425.00'	40.97'	N79°42'21"E	40.95'
C137	5°40'16"	425.00'	42.07'	N74°06'33"E	42.05'
C138	4°52'32"	425.00'	36.17'	N68°50'09"E	36.16'
C139	1°08'36"	375.00'	7.48'	N66°58'10"E	7.48'
C140	6°33'39"	375.00'	42.94'	N70°49'18"E	42.92'
C141	6°17'35"	375.00'	41.19'	N77°14'55"E	41.17'
C142	2°25'38"	325.00'	13.77'	N86°43'13"W	13.77'
C143	6°38'40"	325.00'	37.69'	N82°11'04"W	37.67'
C144	6°38'40"	325.00'	37.69'	N75°32'23"W	37.67'
C145	6°45'44"	325.00'	38.36'	N68°50'11"W	38.33'
C146	1°48'22"	375.00'	11.82'	S32°12'36"W	11.82'
C147	5°03'04"	425.00'	37.47'	S79°49'22"W	37.46'
C148	5°09'03"	425.00'	38.21'	S74°43'18"W	38.19'
C149	5°09'03"	425.00'	38.21'	S69°34'15"W	38.19'
C150	0°36'05"	425.00'	4.46'	S66°41'41"W	4.46'
C151	7°11'25"	375.00'	47.06'	S69°59'51"W	47.03'
C152	1°48'11"	375.00'	11.80'	N88°50'07"W	11.80'
C153	6°00'13"	300.00'	31.43'	N67°37'30"E	31.42'
C154	7°09'24"	300.00'	37.47'	N74°12'19"E	37.45'
C155	7°09'22"	300.00'	37.47'	N81°21'42"E	37.44'
C156	7°07'35"	300.00'	37.31'	N88°30'10"E	37.29'
C157	2°16'35"	275.00'	10.93'	N70°17'48"E	10.93'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C158	5°25'42"	335.00'	31.74'	N10°45'33"W	31.73'
C159	8°04'24"	335.00'	47.20'	N04°00'31"W	47.16'
C160	2°02'17"	335.00'	1		



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C208	2°03'07"	280.00'	10.03'	S04°43'54"W	10.03'
C209	3°56'37"	325.00'	22.37'	N27°20'54"W	22.36'
C210	1°08'53"	325.00'	6.51'	N45°11'03"W	6.51'
C211	2°22'28"	625.00'	25.90'	S39°10'34"E	25.90'
C212	3°37'31"	625.00'	39.54'	S36°10'35"E	39.54'
C213	3°33'12"	625.00'	38.76'	S32°35'14"E	38.76'
C214	3°33'12"	625.00'	38.76'	S29°02'01"E	38.76'
C215	1°52'49"	625.00'	20.51'	S26°19'00"E	20.51'
C216	3°41'29"	575.00'	37.04'	N27°13'20"W	37.04'
C217	0°36'40"	575.00'	6.13'	N40°03'28"W	6.13'
C218	6°45'56"	375.00'	44.28'	S38°18'25"E	44.25'
C219	5°48'11"	375.00'	37.98'	S32°01'21"E	37.97'
C220	3°44'40"	375.00'	24.51'	S27°14'56"E	24.50'
C221	89°48'31"	25.00'	39.19'	S19°31'40"W	35.30'
C222	24°36'12"	19.50'	8.37'	S13°04'30"E	8.31'
C223	31°02'45"	60.50'	32.78'	S16°17'47"E	32.38'
C224	60°26'58"	25.00'	26.38'	S55°36'05"E	25.17'
C225	34°33'52"	60.50'	36.50'	S49°06'06"E	35.95'
C226	38°46'56"	60.50'	40.95'	S85°46'30"E	40.17'
C227	35°05'14"	60.50'	37.05'	N57°17'25"E	36.47'
C228	24°20'57"	19.50'	8.29'	N52°15'33"E	8.22'
C229	24°20'28"	19.50'	8.28'	N76°36'09"E	8.22'
C230	28°29'28"	60.50'	30.08'	N74°39'31"E	29.78'
C231	35°53'11"	60.50'	37.89'	N42°28'11"E	37.28'
C232	35°53'11"	60.50'	37.89'	N06°35'00"E	37.28'
C233	16°18'29"	19.50'	5.55'	N41°32'28"W	5.53'
C234	8°00'40"	19.50'	2.73'	N29°22'56"W	2.72'
C235	38°29'45"	60.50'	40.65'	N30°36'28"W	39.89'
C236	2°25'13"	375.00'	15.84'	S24°09'59"E	15.84'
C237	5°35'11"	225.00'	21.94'	N67°25'00"E	21.93'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C238	22°04'46"	75.00'	28.90'	N69°28'46"E	28.72'
C239	4°35'18"	275.00'	22.02'	N78°08'53"E	22.02'
C240	89°48'31"	25.00'	39.19'	S19°31'40"W	35.30'
C241	90°11'29"	25.00'	39.35'	N70°28'20"W	35.41'
C242	3°46'44"	425.00'	28.03'	N87°06'53"E	28.03'
C243	22°03'00"	75.00'	28.86'	N77°51'36"W	28.69'
C244	7°26'39"	275.00'	35.73'	S85°51'56"W	35.70'
C245	7°48'11"	275.00'	37.45'	S68°31'30"W	37.42'
C246	0°51'27"	375.00'	5.61'	S65°03'08"W	5.61'
C247	0°37'10"	925.00'	10.00'	N43°46'20"W	10.00'
C248	2°30'11"	325.00'	14.20'	N26°37'41"W	14.20'
C249	3°42'15"	325.00'	21.01'	N60°17'41"W	21.01'
C250	1°44'16"	925.00'	28.06'	N61°18'00"W	28.05'
C251	2°58'45"	375.00'	19.50'	S54°01'55"E	19.50'
C252	5°48'11"	375.00'	37.98'	S49°38'27"E	37.97'
C253	5°48'11"	375.00'	37.98'	S43°50'16"E	37.97'
C254	5°48'11"	375.00'	37.98'	S38°02'04"E	37.97'
C255	5°48'11"	375.00'	37.98'	S32°13'53"E	37.97'
C256	3°57'12"	375.00'	25.87'	S27°21'12"E	25.87'
C257	3°04'07"	75.00'	4.02'	S23°50'33"E	4.02'
C258	32°51'58"	75.00'	43.02'	S05°52'30"E	42.43'
C259	27°20'55"	75.00'	35.80'	S24°13'56"W	35.46'
C260	6°40'59"	325.00'	37.91'	N52°10'48"W	37.89'
C261	89°48'31"	25.00'	39.19'	N19°31'40"E	35.30'
C262	3°05'11"	325.00'	17.51'	N26°55'11"W	17.50'
C263	90°11'29"	25.00'	39.35'	S70°28'20"E	35.41'
C264	5°38'40"	275.00'	27.09'	S28°11'56"E	27.08'
C265	1°08'00"	275.00'	5.44'	S87°22'02"E	5.44'
C266	7°41'41"	275.00'	36.93'	S82°57'11"E	36.90'
C267	7°46'17"	275.00'	37.30'	S75°13'12"E	37.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C268	7°46'17"	275.00'	37.30'	S67°26'55"E	37.27'
C269	7°46'17"	275.00'	37.30'	S59°40'38"E	37.27'
C270	8°15'24"	275.00'	39.63'	S51°39'47"E	39.60'
C271	8°44'33"	275.00'	41.96'	S43°09'49"E	41.92'
C272	7°46'17"	275.00'	37.30'	S34°54'24"E	37.27'
C273	1°23'07"	225.00'	5.44'	N87°14'29"W	5.44'
C274	26°32'32"	75.00'	34.74'	N75°46'18"W	34.43'
C275	33°05'53"	75.00'	43.33'	N45°57'06"W	42.73'
C276	4°01'34"	75.00'	5.27'	N27°23'23"W	5.27'
C277	5°05'15"	225.00'	19.98'	N27°55'14"W	19.97'
C278	5°03'21"	375.00'	33.09'	S22°50'55"E	33.08'
C279	2°29'34"	375.00'	16.31'	S01°39'31"E	16.31'
C280	3°52'00"	425.00'	28.68'	S23°26'36"E	28.68'
C281	2°14'28"	475.00'	18.58'	N01°31'58"W	18.58'
C282	90°11'29"	25.00'	39.35'	N70°28'20"W	35.41'
C283	19°19'36"	75.00'	25.30'	S35°02'24"E	25.18'
C284	3°08'44"	525.00'	28.82'	S23°48'14"E	28.82'
C285	0°47'21"	525.00'	7.23'	S00°48'24"E	7.23'
C286	2°05'05"	325.00'	11.82'	N01°23'16"W	11.82'
C287	3°50'16"	225.00'	15.07'	N01°30'24"E	15.07'
C288	90°00'00"	25.00'	39.27'	N44°35'16"E	35.36'
C289	80°49'14"	25.00'	35.26'	S39°59'53"W	32.41'
C290	5°13'30"	375.00'	34.20'	S03°01'29"E	34.19'
C291	1°30'06"	275.00'	7.21'	N01°09'47"W	7.21'
C292	7°06'52"	300.00'	37.25'	S03°58'10"E	37.23'
C293	8°21'33"	300.00'	43.77'	S11°42'22"E	43.73'
C294	4°00'05"	375.00'	26.19'	S69°52'11"W	26.18'
C295	2°16'09"	275.00'	10.89'	S01°32'49"E	10.89'
C296	4°14'33"	225.00'	16.66'	S23°06'21"E	16.66'
C297	2°24'25"	325.00'	13.65'	N65°38'07"E	13.65'

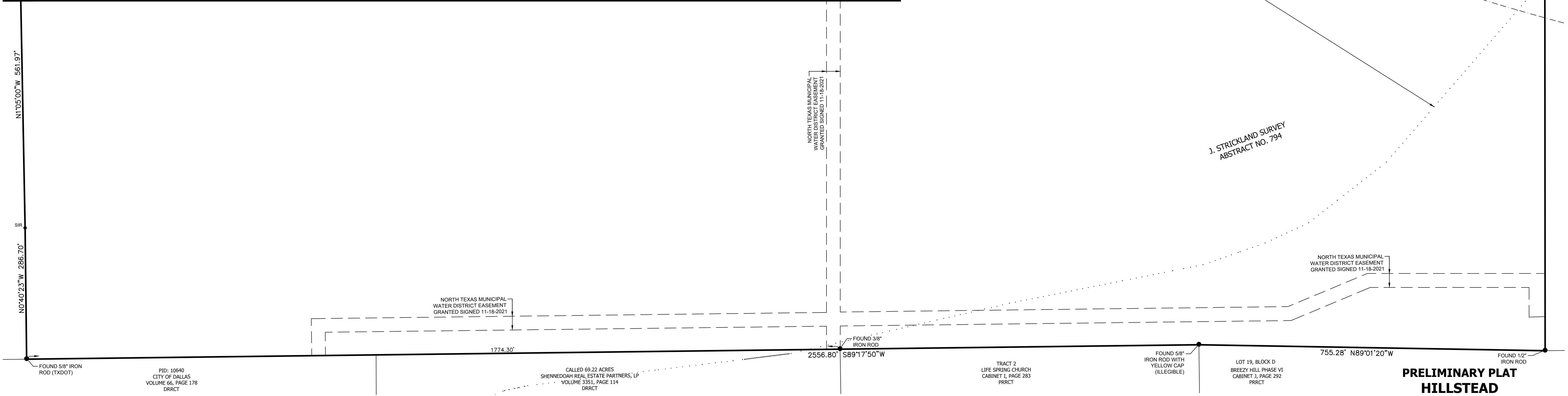
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C298	6°08'03"	325.00'	34.79'	N86°31'15"E	34.78'
C299	40°50'16"	917.57'	654.00'	S82°41'59"E	640.25'
C300	26°35'46"	732.00'	339.79'	S75°35'12"E	336.74'
C301	1°52'30"	917.57'	30.03'	S77°49'08"W	30.02'
C302	1°28'51"	775.00'	20.03'	N78°36'47"E	20.03'
C303	23°39'53"	19.50'	8.05'	S11°25'13"W	8.00'
C304	38°53'42"	60.50'	41.07'	S03°48'18"W	40.29'
C305	15°55'19"	19.50'	5.42'	N84°03'56"E	5.40'
C306	5°32'52"	19.50'	1.89'	S85°12'00"E	1.89'
C307	1°03'25"	875.00'	16.14'	S62°46'55"E	16.14'
C308	1°05'38"	752.00'	14.36'	N62°49'52"W	14.36'
C309	6°33'29"	405.00'	46.36'	N02°52'00"E	46.33'
C310	2°14'01"	1225.00'	47.75'	N10°13'52"E	47.75'
C311	5°05'40"	375.00'	33.34'	N02°57'34"W	33.33'
C312	5°21'35"	375.00'	35.08'	N22°41'48"W	35.07'
C313	2°23'42"	275.00'	11.50'	S38°03'05"E	11.49'
C314	5°36'56"	330.00'	32.34'	S37°16'40"W	32.33'
C315	82°31'37"	25.00'	36.01'	N41°40'32"W	32.98'
C316	13°29'29"	225.00'	52.98'	N17°39'36"E	52.86'
C317	13°29'29"	225.00'	52.98'	N17°39'36"E	52.86'
C318	4°33'59"	325.00'	25.90'	S01°52'16"W	25.90'
C319	1°19'43"	325.00'	7.54'	N59°44'05"W	7.54'
C320	13°53'30"	265.00'	64.25'	N81°58'44"E	64.09'
C321	4°19'29"	775.00'	58.50'	S89°55'49"E	58.48'
C322	1°10'41"	1175.00'	24.16'	S00°10'37"W	24.16'

MATCH LINE SEE PAGE 5

MATCH LINE SEE PAGE 6

2015.41' S02°22'E

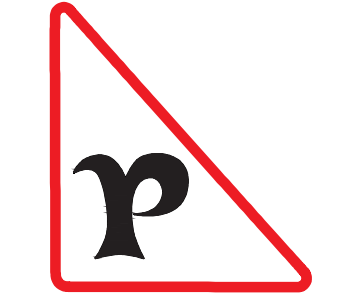
MATCH LINE SEE PAGE 6



**PRELIMINARY PLAT
HILLSTEAD
SUBDIVISION
OF 487.06 ACRES**

BEING PART OF A CALLED 228.692 ACRE TRACT AND PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 773 THE J. STRICKLAND SURVEY, ABSTRACT NO. 794 AND THE CI CO. SURVEY, ABSTRACT NO. 1051 912 RESIDENTIAL LOTS 31 NON-RESIDENTIAL LOTS

CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS



OWNER/DEVELOPER:
BEAR CAMP RESIDENTIAL LP
10210 N. CENTRAL EXPRESSWAY,
SUITE 300
DALLAS, TX 75231

SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TPPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2021-140-011 September 23, 2021 PAGE 7 OF 8

- NOTES**
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.0000152710.
 - Planimetric features shown hereon are based upon an aerial survey completed in August 2020 and will not reflect any changes to the physical site through manmade or natural occurrences beyond said date.
 - According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C055, Map Effective Date: June 2, 2009, the subject property is located in 4 ZONES:
Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain."
Zone "X" (shaded) - "Area of 0.2% annual chance flood."
Zone "A" - "No Base Flood Elevations determined."
Zone "AE" - "Base Flood Elevations determined." "FLOODWAY AREAS IN FLOOD ZONE AE"
This statement does not reflect any type of flood study by this firm.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L =	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
⊗	BLOCK NUMBER

LEGAL DESCRIPTION

BEING a 487.060 acre tract of land situated in the Drury Anglin Survey, Abstract No. 773, the J. Strickland Survey, abstract No. 794, the William T. Howard Survey, Abstract No. 370 and the William T. Howards Survey Abstract No. 1051, located in Collin County, Texas and being a portion of a Tract of Land described as Tract 2 in Special Warranty Deed to Bear Camp Residential LP recorded in Document No. 20210115000095820, Official Public Records Collin County, Texas (OPRCCT) and all of a tract of land described in Special Warranty Deed to Bear Camp Residential LP recorded in Document No. 20201216002263780 of said OPRCCT, as determined from a survey by Desirée L. Hurst, RPLS 6230 on October 18, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 70520353.0 and Easting 2597909.2 in the South right-of-way line of County Road No. 483, a variable width right-of-way, at the Northeast corner of said Bear Camp Residential Tract 2 and at the Northwest corner of Lot 1, Block 1 of Caddo Creek Estates an Addition to Collin County recorded in Cabinet Q, Page 137, Plat Records, Collin County, Texas (PRCCT);

THENCE South 0°24'44" East (Grid Bearings based on said Texas Coordinate System), a distance of 2,329.78 feet to a found 5/8 inch iron rod stamped "RPLS 3199" in the North line of a tract of land described in deed as Tract 1 to Charles William Sinks II and Sandra Lynn Sinks, recorded in Document No. 20131111001524540 of said OPRCCT at the Southeast corner of said Bear Camp Residential Tract 2 and at the Southwest corner of Lot 9, Block 1 of said Caddo Creek Estates;

THENCE South 63°40'35" West, a distance of 2,835.40 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" in the East line of said Bear Creek Residential tract 20201216002263780 at the most Southerly corner of said Bear Camp Residential Tract 2 and the Northwest corner of said Sinks tract;

THENCE South 0°02'22" East, a distance of 2,015.41 feet to a found 1/2 inch iron rod in the North line of Breezy Hill Phase VI an Addition to Rockwall County recorded in Cabinet J, Page 292, Plat Records, Rockwall County, Texas (PRRCT) at the Southeast corner of said Bear Creek Residential tract 20201216002263780 and the Southwest corner of said Sinks tract;

THENCE North 89°01'20" West, with the Southline of said Bear Creek Residential tract 20201216002263780, a distance of 755.28 feet to a found 5/8 inch iron rod with yellow cap at the Northwest corner of said Breezy Hill Phase VI Addition;

THENCE South 89°17'50" West, a distance of 2,558.80 feet to a found 5/8 inch iron rod stamped "TXDOT" in the East right of way line of State Highway 205, a variable width right of way, at the Southeast corner of said Bear Creek Residential tract 20201216002263780;

THENCE with said East right-of-way line the following nine (9) courses and distances:

- 1. North 0°40'23" West, a distance of 286.70 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
2. North 1°05'00" West, a distance of 561.97 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
3. North 1°28'13" West, a distance of 221.82 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
4. North 6°54'12" West, a distance of 402.00 feet to a found 60D Nail;
5. North 1°11'34" West, a distance of 200.00 feet to a found 60D Nail;
6. North 4°31'04" East, a distance of 100.50 feet to a found 60D Nail;
7. North 1°11'34" West, a distance of 251.67 feet to a found 60D Nail at the beginning of a curve to the left having a radius of 3,085.00 feet and whose chord bears North 5°05'11" West, a distance of 418.98 feet;
8. Northerly along said to the left curve through a central angle of 7°47'15" an arc distance of 419.30 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the beginning of reverse curve to the right having a radius of 5,915.00 feet and whose chord bears North 6°39'10" West, a distance of 480.43 feet;
9. Northerly along said curve to the right through a central angle of 4°39'18" an arc distance of 480.56 feet to a found 1/2 inch iron pipe at the Northwest corner of Bear Creek Residential tract 20201216002263780 and the Southwest corner Equestrian Trail, an Addition to Collin County recorded in Cabinet Q, Page 33, of said PRCCT;

THENCE South 89°55'28" East, with the North line of said Bear Creek Residential tract 20201216002263780, a distance of 1,013.54 feet to a found 1/2 inch iron rod at the Southeast corner of said Equestrian Trail Addition;

THENCE with the East line of said Equestrian Trail Addition and the West line of said Bear Creek Residential Tract 2 the following three (3) courses and distances:

- 1. North 29°12'41" East, a distance of 172.19 feet to a found 1/2 inch iron rod;
2. North 30°23'59" East, a distance of 155.34 feet to a found 1/2 inch iron rod;
3. North 8°00'33" East, a distance of 30.55 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" at the common corner of said Bear Creek Residential Tract 2 and a tract of land described in Deed to Van Robert Haden, recorded in Document No. 2004-0161059 of said OPRCCT being further described in Book O, Page 191, Deed Records, Collin County, Texas (DRCCT);

THENCE South 80°14'33" East, a distance of 684.64 feet to a found 5/8 inch iron rod "Jones Carter Property Corner" at the common corner of said Bear Creek Residential Tract 2 and said Haden tract;

THENCE North 0°44'37" East, a distance of 924.75 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";

THENCE over and across said Bear Creek Residential Tract 2 the following three (3) courses and distances:

- 1. North 30°12'18" East, a distance of 549.62 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
2. North 36°27'37" East, a distance of 407.82 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com";
3. North 18°40'14" East, a distance of 575.64 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" in the South right-of-way line of said County Road No. 483 and the North line of said Bear Creek Residential Tract 2;

THENCE with the North line Bear Creek Residential Tract 2 and the South right-of-way line of said County Road No. 483 the following ten (10) courses and distances:

- 1. South 87°56'02" East, a distance of 818.80 feet to a found 5/8 inch iron rod "Jones Carter Property Corner" at the beginning of a curve to the left having a radius of 1,660.00 feet and whose chord bears North 83°47'23" East, a distance of 477.90 feet;
2. Easterly along said curve to the left through a central angle of 16°33'09" an arc distance of 479.57 feet to a found 5/8 inch iron rod;
3. North 75°30'53" East, a distance of 1,193.73 feet to a found 5/8 inch iron rod;
4. North 14°29'21" West, a distance of 45.37 feet to a found mag nail with washer stamped "Jones Carter" in the approximate centerline of said County Road No. 483 and at the beginning of a non-tangent curve to the right having a radius of 800.00 feet and whose chord bears South 85°15'33" East, a distance of 447.51 feet;
5. Easterly along said curve to the right through a central angle of 32°29'01" an arc distance of 453.56 feet to a found mag nail with washer stamped "Jones Carter" at the beginning of a non-tangent curve to the right having a radius of 800.00 feet and whose chord bears South 64°41'09" East, a distance of 151.14 feet;
6. Southeasterly along said curve to the right through a central angle of 10°50'26" an arc distance of 151.36 feet to a found mag nail with washer stamped "Jones Carter" at the beginning of a reverse curve to the left having a radius of 600.00 feet and whose chord bears South 74°26'42" East, a distance of 314.21 feet;
7. Easterly along said curve to the left through a central angle of 30°21'32" an arc distance of 317.92 feet to a found mag nail with washer stamped "Jones Carter";
8. South 89°37'28" East, a distance of 4.11 feet to a found mag nail with washer stamped "Jones Carter";
9. South 1°06'55" West, a distance of 48.91 feet to a found 5/8 inch iron rod in said South right-of-way line;
10. South 88°53'05" East, a distance of 90.90 feet to the POINT OF BEGINNING and containing 487.060 acres of land, more or less.

SURVEYOR'S CERTIFICATE

THAT, I, DESIRÉE L. HURST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lavon.

Desirée L. Hurst Date
Registered Professional Land Surveyor No. 6230

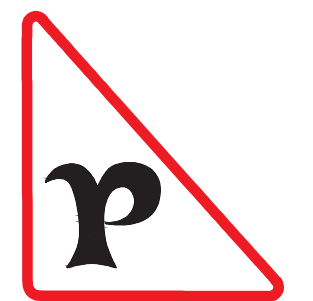
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

OWNER/DEVELOPER: BEAR CAMP RESIDENTIAL LP 10210 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75231
SURVEYOR: YAZEL PEEBLES & ASSOCIATES LLC PO BOX 210097 BEDFORD, TX 76095 PHONE: 682.233.2030

PRELIMINARY PLAT HILLSTEAD SUBDIVISION OF 487.06 ACRES

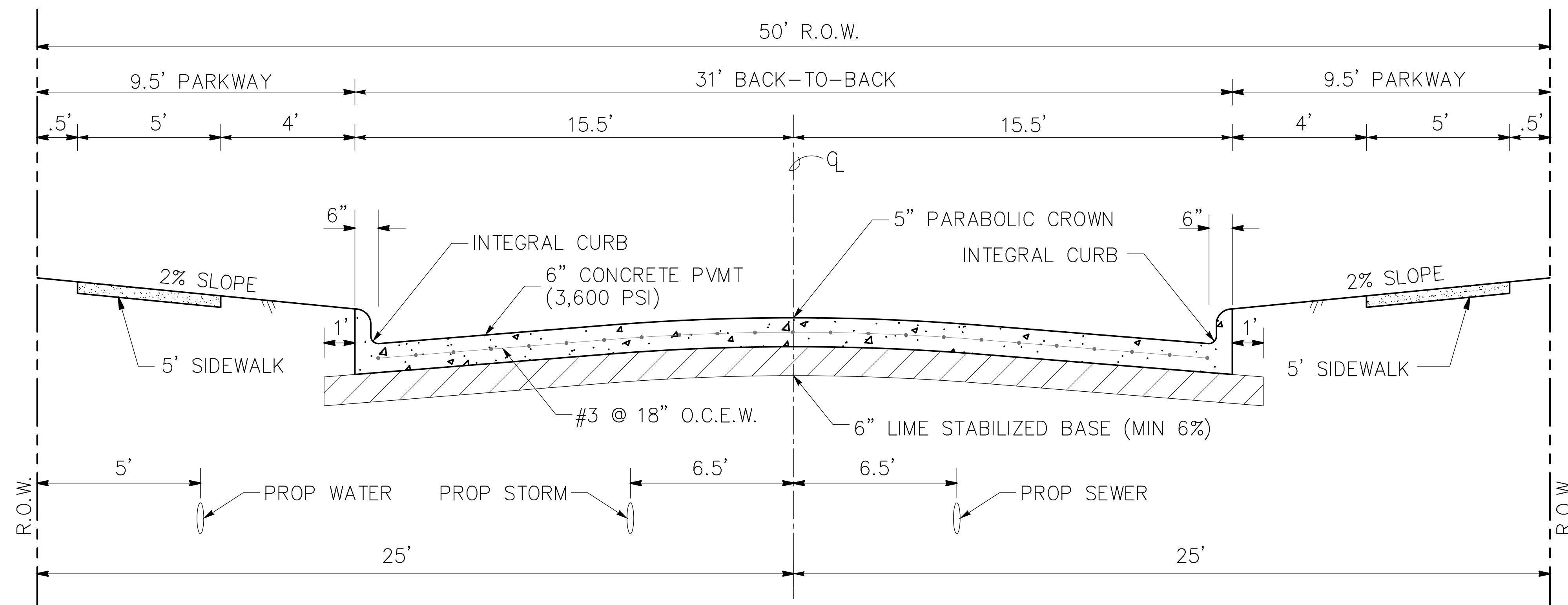
BEING PART OF A CALLED 228.692 ACRE TRACT AND PART OF A CALLED 292.141 ACRE TRACT SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 773 THE J. STRICKLAND SURVEY, ABSTRACT NO. 794 THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 AND THE CI CO. SURVEY, ABSTRACT NO. 1051 912 RESIDENTIAL LOTS 31 NON-RESIDENTIAL LOTS

CITY OF LAVON ETJ COLLIN COUNTY, TEXAS

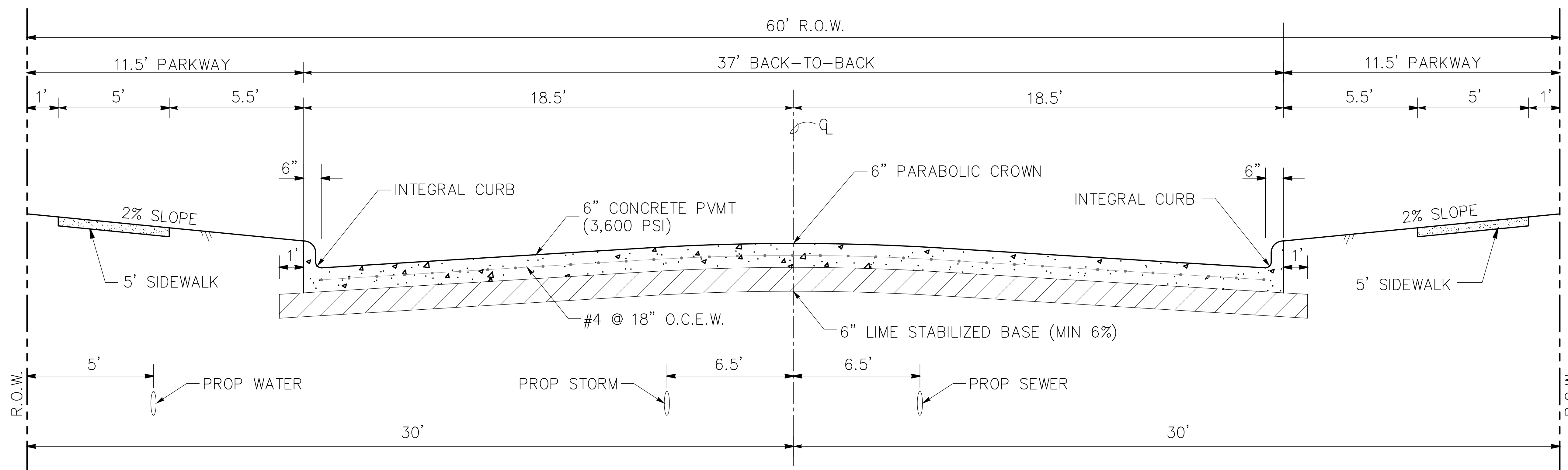


YAZEL PEEBLES & ASSOCIATES LLC P.O. Box 210097 Bedford, TX 76095 817.268.3316 ypassociates.com info@ypassociates.com TPEELS 10194022 September 23, 2021 PAGE 8 OF 8

Path: C:\Users\csongy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\A-Design\CAD\Plan Set\Lumpkin P.P. - Typical Section.dwg - csongy Plot Date: Monday, January 24, 2022 11:55:30 AM



TYPICAL SECTION
RESIDENTIAL STREET (50' RIGHT-OF-WAY)
 N.T.S.



TYPICAL SECTION
RESIDENTIAL COLLECTOR (60' RIGHT-OF-WAY)
 N.T.S.

REV. NO.	DATE	REVISION

HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. TYPICAL SECTIONS

Southland
 CONSULTING ENGINEERS
 10210 N. Central Expy, Suite 400
 Dallas, TX 75231
 Telephone Number: 214-578-0088
 TBPB Firm Number: F-22988

CAUTION!!
 Contractor to Call 811 and Verify
 the Location of all Existing Utilities
 Prior to the Start of Any
 Construction Activities.

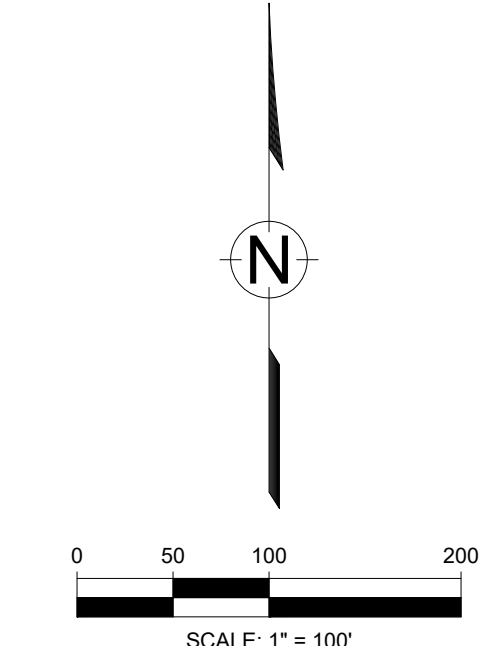
Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS

Path: C:\Users\kconroy\My Computer\Projects\1000-001-01 Lumpkin - Preliminary Plat\A-Design\CAD\Plan Set\Lumpkin P.P. - Water Layout.dwg - conroy Plot Date: Monday, January 24, 2022 11:55:39 AM



LEGEND

---	PLAT BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED WATER
---	PROPOSED SEWER
---	PROPOSED STORM
---	PROPOSED BACK OF CURB
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ASPHALT ROAD
---	FLOODPLAIN
○	FIRE HYDRANT ASSEMBLY
○	SEWER MANHOLE
○	STORM SEWER INLET
○	GATE VALVE
○	EXISTING POWER POLE



REV.	BY	DATE

HILLSTEAD SUBDIVISION
 CITY OF LAVON, COLLIN COUNTY, TX
 PROVIDENT REALTY ADVISORS, INC.
 WATER OVERALL (1 OF 3)

Southland
 CONSULTING ENGINEERS
 10210 N. Central Expy., Suite 400
 Dallas, TX 75231
 Telephone Number: 214-578-0088
 TDBE Firm Number: F-22988

CAUTION!!
 Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS
12
SHEET NO.

- NOTES:**
- All proposed water lines are to be 8" unless otherwise noted.
 - All proposed water lines are to be in accordance with rules, regulations, and construction methods set forth by Bear Creek Special Utility District (BCSUD) and the Texas Commission on Environmental Quality (TCEQ).
 - The water system is to be owned and operated by BCSUD. Camille Reagan - General Manager - (972) 843-2101
Chad Martin - Field Supervisor - (214) 675-1142
 - Fire hydrant assemblies are to include all fittings, tees, and valves.
 - All water appurtenances shown are graphical in nature and should be installed per the latest edition of Bear Creek SUD's general notes and details.

MATCH LINE
THIS SHEET

MATCH LINE
THIS SHEET

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 14

Connect to Exist 12" Water Installed with Hwy 205 Plan Set (By Others)

Don M. Hamilton & Cledia B. Hamilton
Called 30.984 Acres
Doc. No. 2013-1017380
R.P.R.C.C.T.

Prop Offsite 12" Water (By Separate Plan Set)

Bore 12" Water Under CR 483 (By Separate Plan Set)

Dwight Anthony & Kaitlyn Anthony
Called 1.97 Acres
Doc. No. 20170313000322230
R.P.R.C.C.T.

Richard Dewayne Clark
Called 1.175 Acres
Vol. 2903, Pg. 863
D.R.C.C.T.

R. Geraldine Elliff
Called 3.00 Acres
Vol. 5799, Pg. 4317
D.R.C.C.T.

Collin County 100'x150' Drainage Facility Esmt
Vol. 2383, Pg. 627
D.R.C.C.T.

Under Contract to be Purchased
Remainder of Tract 2
Called 292.141 Acres
Bear Camp Residential, LP
Doc. No. 20210115000095820
O.P.R.C.C.T.

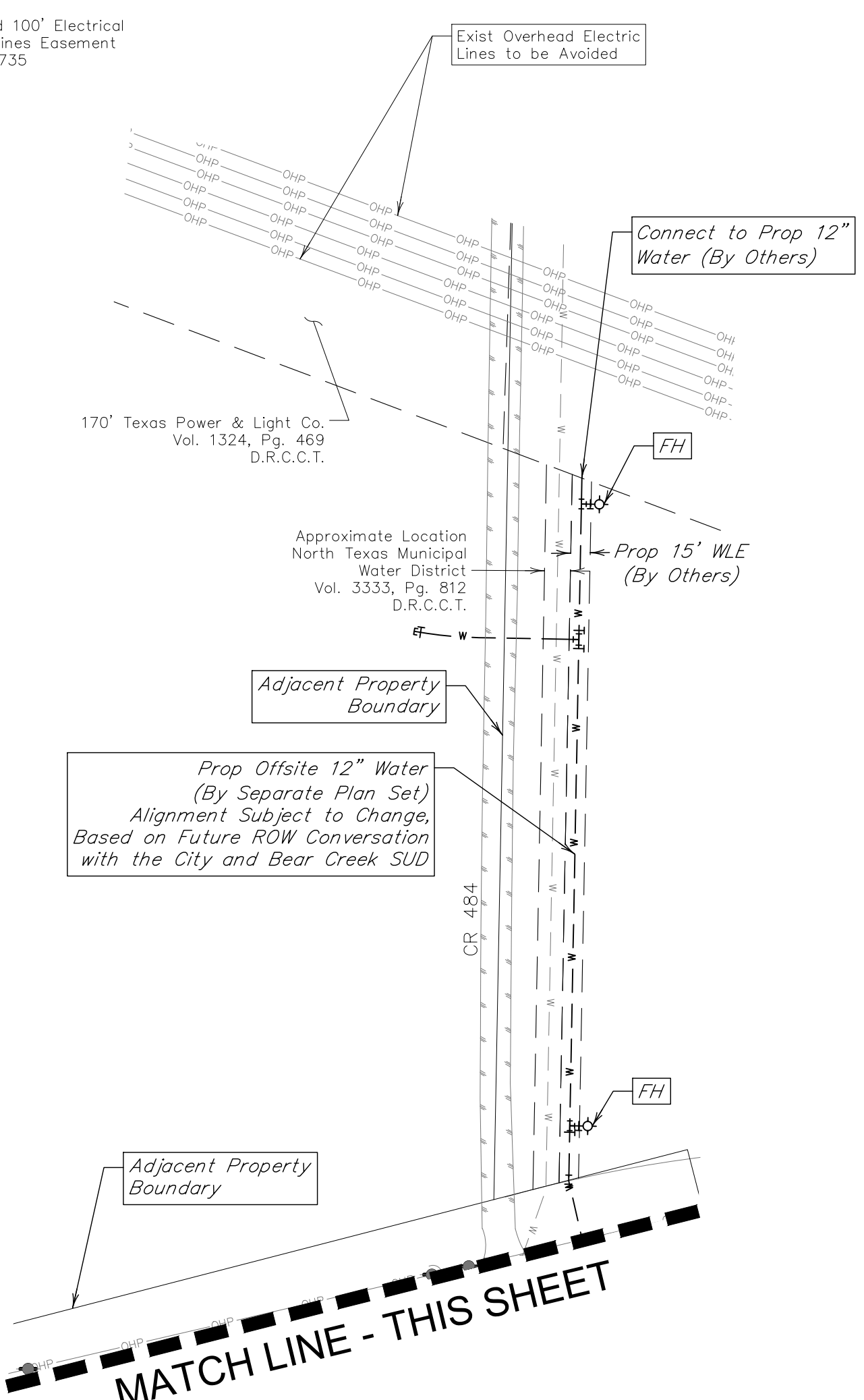
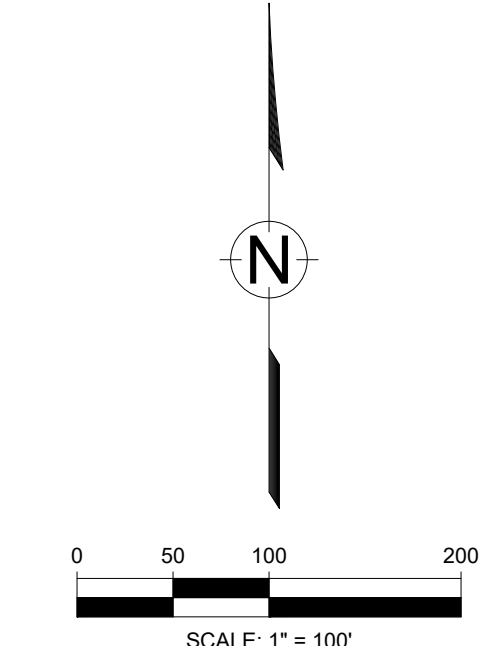
City of Garland 100' Electrical Transmission Lines Easement
Vol. 853, Pg. 735
D.R.C.C.T.

Path: C:\Users\lscowg\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Water Layout.dwg - csonig Plot Date: Monday, January 24, 2022 11:55:45 AM



LEGEND

	PLAT BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORM
	PROPOSED BACK OF CURB
	EXISTING ASPHALT ROAD
	FLOODPLAIN
	FIRE HYDRANT ASSEMBLY
	SEWER MANHOLE
	STORM SEWER INLET
	GATE VALVE
	EXISTING POWER POLE



MATCH LINE - THIS SHEET (top left)

MATCH LINE - SEE SHEET 12 (bottom left)

MATCH LINE - SEE SHEET 14 (bottom left)

REV. NO.	DATE	REV. BY	REVISION
HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. WATER OVERALL (2 OF 3)			
 Southland CONSULTING ENGINEERS 10210 N. Central Expy., Suite 400 Dallas, TX 75231 Telephone Number: 214-578-0088 TBP# Firm Number: F-22988			
CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.			
Status: Review Purposes Only Date: January 2022 Project #: 1000-001-01 Design By: CAS Drawing By: CAS			
13			
SHEET NO.			

- NOTES:**
- All proposed water lines are to be 8" unless otherwise noted.
 - All proposed water lines are to be in accordance with rules, regulations, and construction methods set forth by Bear Creek Special Utility District (BCSUD) and the Texas Commission on Environmental Quality (TCEQ).
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 - Fire hydrant assemblies are to include all fittings, tees, and valves.
 - All water appurtenances shown are graphical in nature and should be installed per the latest edition of Bear Creek SUD's general notes and details.

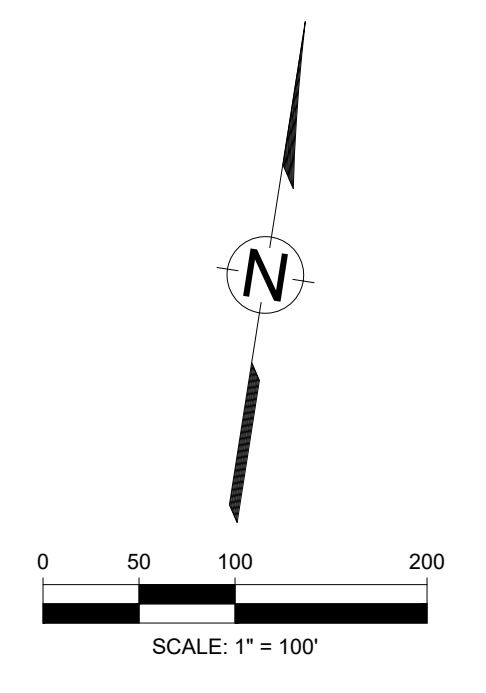
Path: C:\Users\csongy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Water Layout.dwg - csongy Plot Date: Monday, January 24, 2022 11:55:49 AM



City of Garland 100' Electrical Transmission Lines Easement Vol. 853, Pg. 735 D.R.C.C.T.
Exist Overhead Electric Lines to be Avoided

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 13




LEGEND

- PLAT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM
- PROPOSED BACK OF CURB
- EXISTING OVERHEAD ELECTRIC
- EXISTING ASPHALT ROAD
- FLOODPLAIN
- FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE
- STORM SEWER INLET
- GATE VALVE
- EXISTING POWER POLE

NOTES:

- 1.) All proposed water lines are to be 8" unless otherwise noted.
- 2.) All proposed water lines are to be in accordance with rules, regulations, and construction methods set forth by Bear Creek Special Utility District (BCSUD) and the Texas Commission on Environmental Quality (TCEQ).
- 3.) The water system is to be owned and operated by BCSUD. Camille Reagan - General Manager - (972) 843-2101
Chad Martin - Field Supervisor - (214) 675-1142
- 4.) Fire hydrant assemblies are to include all fittings, tees, and valves.
- 5.) All water appurtenances shown are graphical in nature and should be installed per the latest edition of Bear Creek SUD's general notes and details.

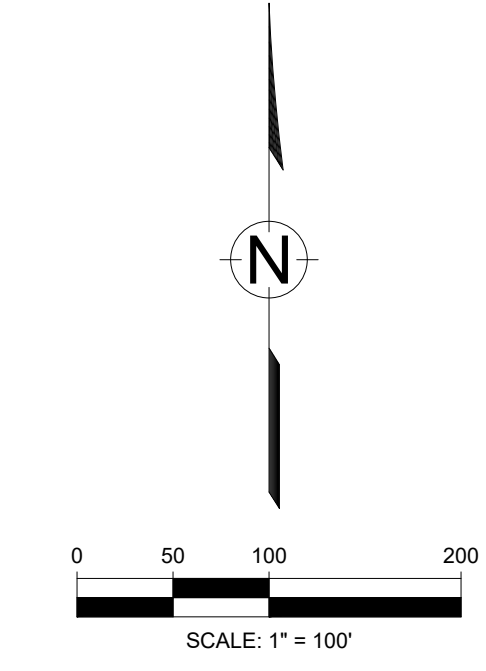
REV. NO.	DATE	REVISION	REV. BY
HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. WATER OVERALL (3 OF 3)			
 Southland CONSULTING ENGINEERS 10210 N. Central Expy, Suite 400 Dallas, TX 75231 Telephone Number: 214-578-0088 TBBE Firm Number: F-22988			
CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.			
Status: Review Purposes Only			
Date: January 2022			
Project #: 1000-001-01			
Design By: CAS			
Drawing By: CAS			
14			
SHEET NO.			

Path: C:\Users\ccong\OneDrive\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Sewer Layout.dwg - congy Plot Date: Monday, January 24, 2022 11:55:58 AM



LEGEND

---	PLAT BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
W W W	PROPOSED WATER
SS SS SS	PROPOSED SEWER
STM STM STM	PROPOSED STORM
---	PROPOSED BACK OF CURB
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ASPHALT ROAD
---	FLOODPLAIN
○	FIRE HYDRANT ASSEMBLY
○	SEWER MANHOLE
○	STORM SEWER INLET
○	GATE VALVE
○	EXISTING POWER POLE
→	FLOW DIRECTION



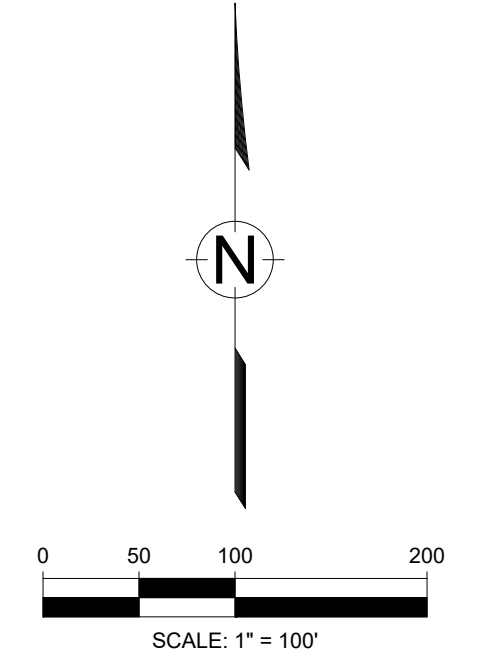
REV. NO.	REV. BY	DATE	REVISION
HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. SEWER LAYOUT (1 OF 4)			
Southland CONSULTING ENGINEERS 10210 N. Central Expy., Suite 400 Dallas, TX 75231 Telephone Number: 214-578-0088 TBP# Firm Number: F-22988			
<p>CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.</p>			
<p>Status: Review Purposes Only Date: January 2022 Project #: 1000-001-01 Design By: CAS Drawing By: CAS</p>			
<p>NOTES:</p> <ol style="list-style-type: none"> All proposed sanitary sewer lines are to be 8" unless otherwise noted. All proposed sanitary sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon and the Texas Commission on Environmental Quality (TCEQ). The sanitary sewer system is to be owned and operated by Collin County Municipal Utility District No. 5. 			
<p>15 SHEET NO.</p>			

Path: C:\Users\ccong\OneDrive\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Sewer Layout.dwg - ccong Plot Date: Monday, January 24, 2022 11:56:03 AM



LEGEND

	PLAT BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORM
	PROPOSED BACK OF CURB
	EXISTING OVERHEAD ELECTRIC
	FLOODPLAIN
	FIRE HYDRANT ASSEMBLY
	SEWER MANHOLE
	STORM SEWER INLET
	GATE VALVE
	EXISTING POWER POLE
	FLOW DIRECTION



REV. NO.	DATE	REV. BY
HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. SEWER LAYOUT (2 OF 4)		
 Southland CONSULTING ENGINEERS 10210 N. Central Expy., Suite 400 Dallas, TX 75231 Telephone Number: 214-576-0088 TBBE Firm Number: F-22988		
CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.		
Status: Review Purposes Only Date: January 2022 Project #: 1000-001-01 Design By: CAS Drawing By: CAS		
16 SHEET NO.		

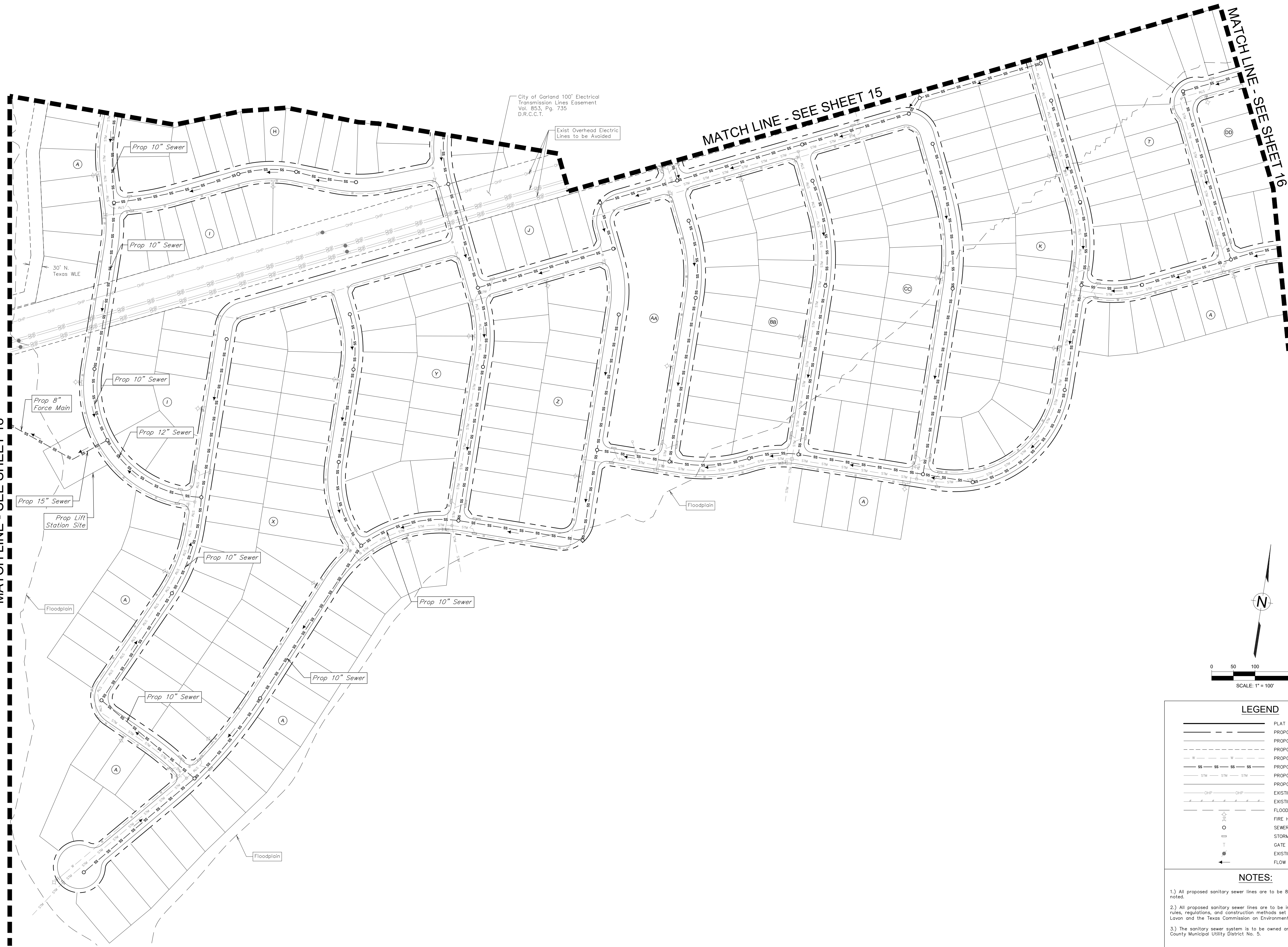
- NOTES:**
- 1.) All proposed sanitary sewer lines are to be 8" unless otherwise noted.
 - 2.) All proposed sanitary sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon and the Texas Commission on Environmental Quality (TCEQ).
 - 3.) The sanitary sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.

Path: C:\Users\csoongy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan P.P. - Sewer Layout.dwg - csoongy Plot Date: Monday, January 24, 2022 11:56:08 AM

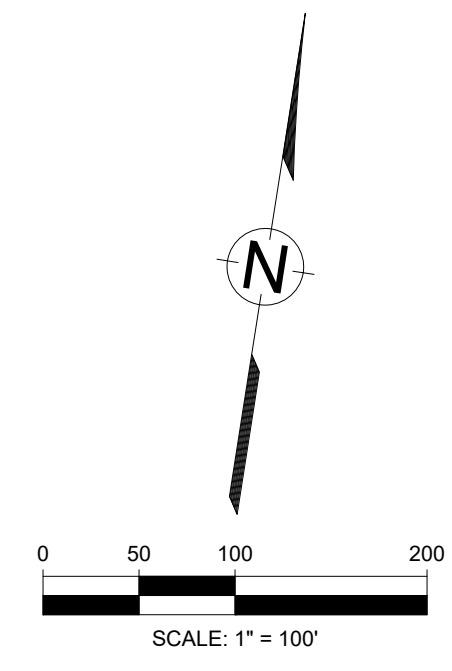
MATCH LINE - SEE SHEET 18

MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 16



City of Garland 100' Electrical Transmission Lines Easement Vol. 853, Pg. 735 D.R.C.C.T.
Exist Overhead Electric Lines to be Avoided



LEGEND

- PLAT BOUNDARY
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- W — W — W — W — PROPOSED WATER
- SS — SS — SS — SS — PROPOSED SEWER
- STM — STM — STM — PROPOSED STORM
- OHP — OHP — PROPOSED BACK OF CURB
- OHP — OHP — EXISTING OVERHEAD ELECTRIC
- — — EXISTING ASPHALT ROAD
- - - FLOODPLAIN
- H — FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE
- STORM SEWER INLET
- T — GATE VALVE
- EXISTING POWER POLE
- ← FLOW DIRECTION

NOTES:

- 1.) All proposed sanitary sewer lines are to be 8" unless otherwise noted.
- 2.) All proposed sanitary sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon and the Texas Commission on Environmental Quality (TCEQ).
- 3.) The sanitary sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.

REV. NO.	DATE	REVISION

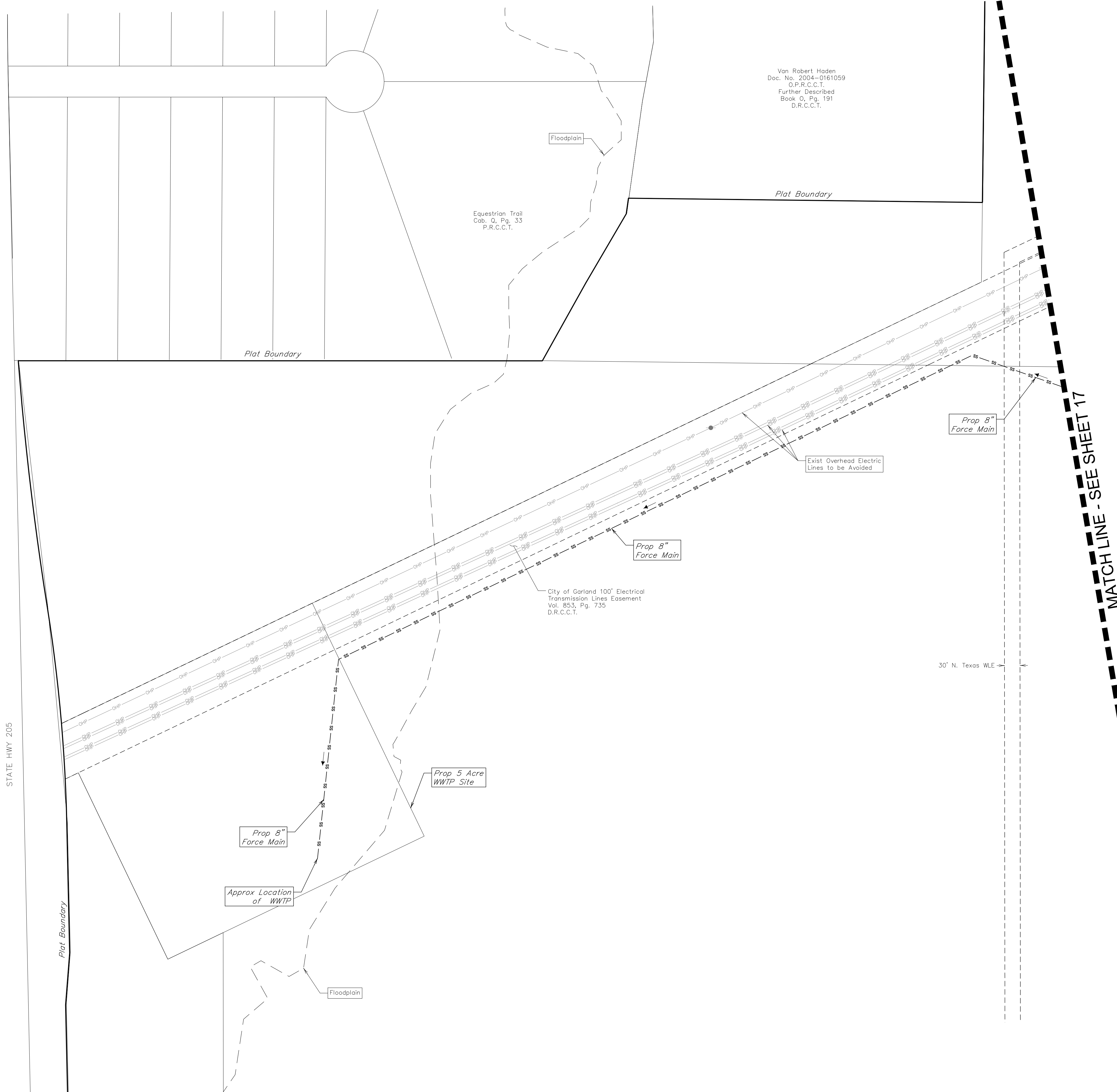
HILLSTEAD SUBDIVISION
CITY OF LAVON, COLLIN COUNTY, TX
PROVIDENT REALTY ADVISORS, INC.
SEWER LAYOUT (3 OF 4)

Southland
CONSULTING ENGINEERS
10210 N. Central Exp., Suite 400
Dallas, TX 75231
Telephone Number: 214-578-0088
TDBE Firm Number: F-22988

CAUTION!!
Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

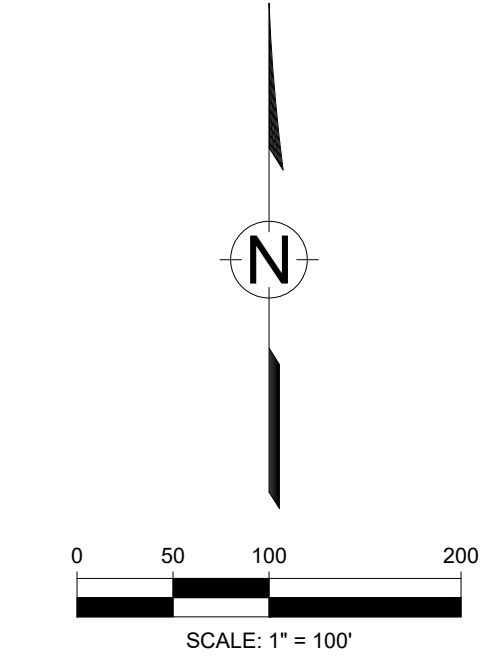
Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS

Path: C:\Users\ccong\OneDrive\Projects\1000-001-01\Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Sewer Layout.dwg - ccong Plot Date: Monday, January 24, 2022 11:56:13 AM



LEGEND

- PLAT BOUNDARY
- - - PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- W — PROPOSED WATER
- SS — SS — SS — PROPOSED SEWER
- STM — STM — STM — PROPOSED STORM
- OHP — OHP — PROPOSED BACK OF CURB
- EXISTING OVERHEAD ELECTRIC
- EXISTING ASPHALT ROAD
- FLOODPLAIN
- FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE
- STORM SEWER INLET
- GATE VALVE
- EXISTING POWER POLE
- FLOW DIRECTION



REV. NO.	DATE	REVISION

HILLSTEAD SUBDIVISION
CITY OF LAVON, COLLIN COUNTY, TX
PROVIDENT REALTY ADVISORS, INC.
SEWER LAYOUT (4 OF 4)

Southland
CONSULTING ENGINEERS
10210 N. Central Expwy, Suite 400
Dallas, TX 75231
Telephone Number: 214-578-0088
TBBE Firm Number: F-22988

CAUTION!!
Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS

18
SHEET NO.

NOTES:

- 1.) All proposed sanitary sewer lines are to be 8" unless otherwise noted.
- 2.) All proposed sanitary sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon and the Texas Commission on Environmental Quality (TCEQ).
- 3.) The sanitary sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.

Van Robert Haden
Doc. No. 2004-0161059
O.P.R.C.C.T.
Further Described
Book 0, Pg. 191
D.R.C.C.T.

Equestrian Trail
Cob. 0, Pg. 33
P.R.C.C.T.

City of Garland 100' Electrical
Transmission Lines Easement
Vol. 853, Pg. 735
D.R.C.C.T.

Approx Location
of WWTP

30' N. Texas WLE

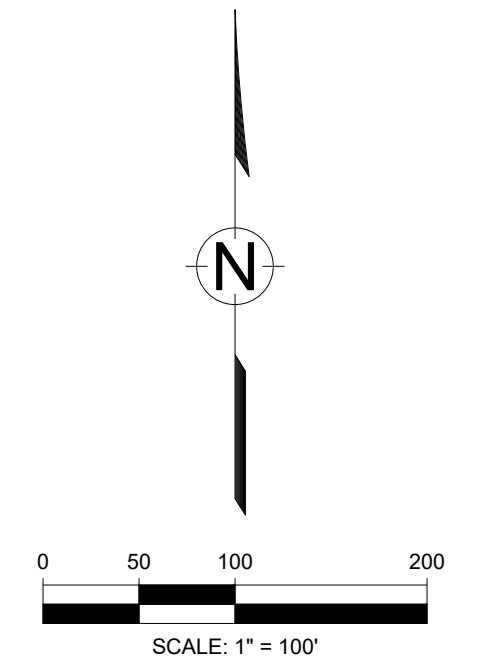
MATCH LINE - SEE SHEET 17

Path: C:\Users\congy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. Storm Layout.dwg - congy Plot Date: Monday, January 24, 2022 11:56:22 AM



LEGEND

---	PLAT BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
W W W W	PROPOSED WATER
SS SS SS SS	PROPOSED SEWER
STM STM STM	PROPOSED STORM
---	PROPOSED BACK OF CURB
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ASPHALT ROAD
---	FLOODPLAIN
○	FIRE HYDRANT ASSEMBLY
○	SEWER MANHOLE
○	STORM SEWER INLET
T	GATE VALVE
●	EXISTING POWER POLE



REV. NO.	REV. BY	DATE	REVISION

HILLSTEAD SUBDIVISION
 CITY OF LAVON, COLLIN COUNTY, TX
 PROVIDENT REALTY ADVISORS, INC.
 STORM SEWER LAYOUT (1 OF 3)

Southland
 CONSULTING ENGINEERS
 10210 N. Central Expy., Suite 400
 Dallas, TX 75231
 Telephone Number: 214-578-0088
 TBBE Firm Number: F-22988

CAUTION!!
 Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS
19
SHEET NO.

- NOTES:**
- 1.) All proposed storm sewer laterals are to be 18" unless otherwise noted.
 - 2.) All proposed storm sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon.
 - 3.) The storm sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.
 - 4.) The Lumpkin Development Drainage Impact Analysis done by Jones & Carter and dated 9/16/2021 should be referenced with this preliminary engineering.

MATCH LINE - SEE SHEET 21

MATCH LINE - SEE SHEET 22

Under Contract to be Purchased
 Remainder of Tract 2
 Called 282.141 Acres
 Bear Camp Residential, LP
 Doc. No. 20210115000095820
 O.P.R.C.C.T.

Prop NTMUCD WL (By Others)
 to be Field Verified Before the
 Installation of the Storm Outfall

Prop NTMUCD WL (By Others)
 to be Field Verified Before the
 Installation of the Storm Outfall

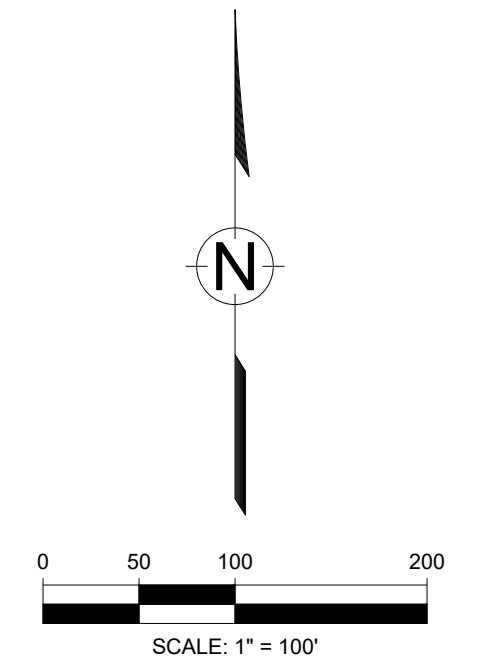
City of Garland 100' Electrical
 Transmission Lines Easement
 Vol. 853, Pg. 735
 D.R.C.C.T.

Path: C:\Users\congy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Storm Layout.dwg - congy Plot Date: Monday, January 24, 2022 11:56:28 AM



LEGEND

- PLAT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM
- PROPOSED BACK OF CURB
- EXISTING OVERHEAD ELECTRIC
- EXISTING ASPHALT ROAD
- FLOODPLAIN
- FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE
- STORM SEWER INLET
- GATE VALVE
- EXISTING POWER POLE



REV. NO.	REV. BY	DATE	REVISION

HILLSTEAD SUBDIVISION	
CITY OF LAVON, COLLIN COUNTY, TX	
PROVIDENT REALTY ADVISORS, INC.	
STORM SEWER LAYOUT (2 OF 3)	

<p>Southland CONSULTING ENGINEERS 10210 N. Central Expy., Suite 400 Dallas, TX 75231 Telephone Number: 214-578-0088 TBBE Firm Number: F-22988</p>
--

<p>CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.</p>

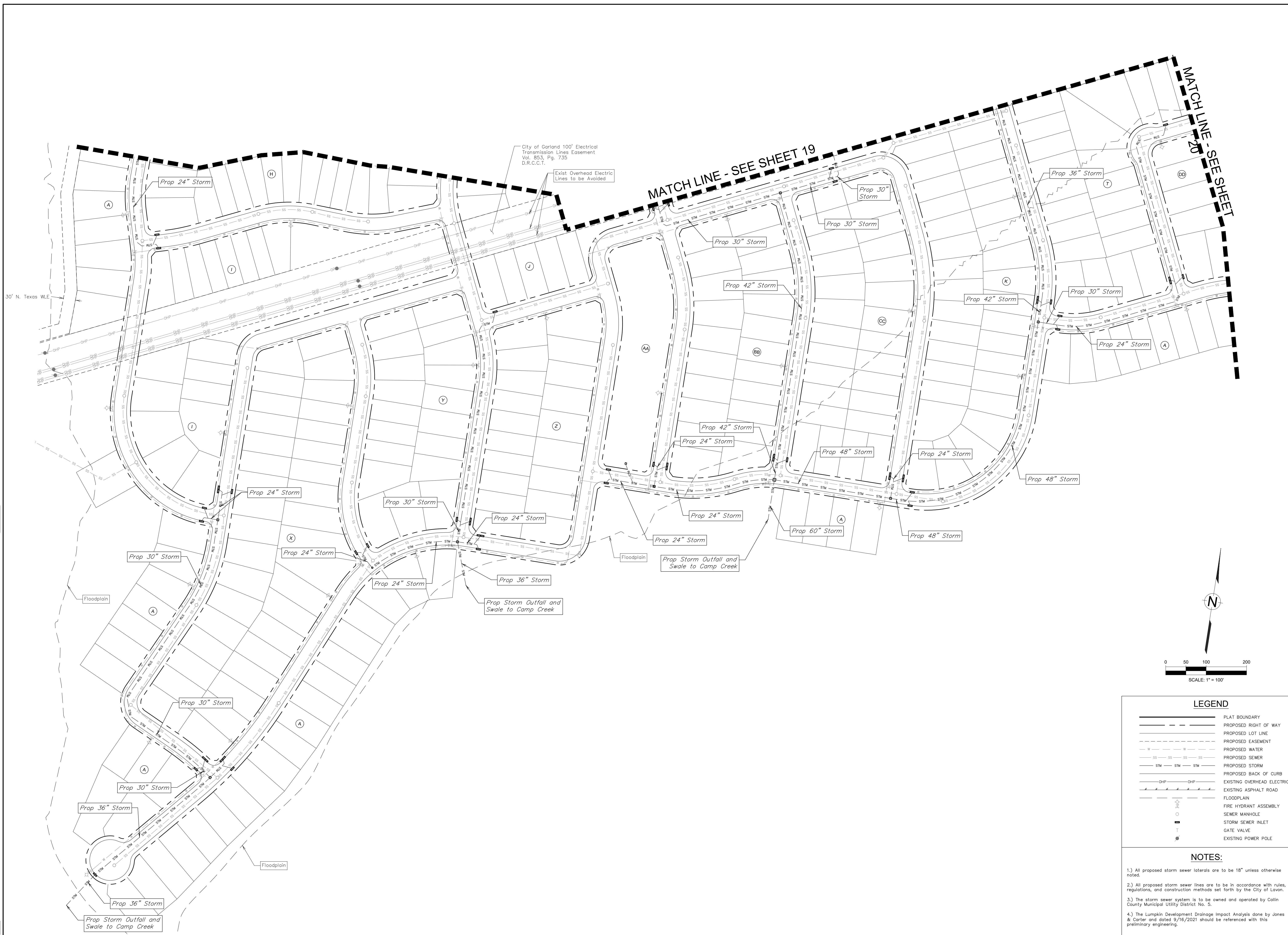
Status: Review Purposes Only
Date: January 2022
Project #: 1000-001-01
Design By: CAS
Drawing By: CAS

<p>20</p> <p>SHEET NO.</p>

NOTES:

- All proposed storm sewer laterals are to be 18" unless otherwise noted.
- All proposed storm sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon.
- The storm sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.
- The Lumpkin Development Drainage Impact Analysis done by Jones & Carter and dated 9/16/2021 should be referenced with this preliminary engineering.

Path: C:\Users\csongy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan P.P.-Storm Layout.dwg - csongy Plot Date: Monday, January 24, 2022 11:56:33 AM

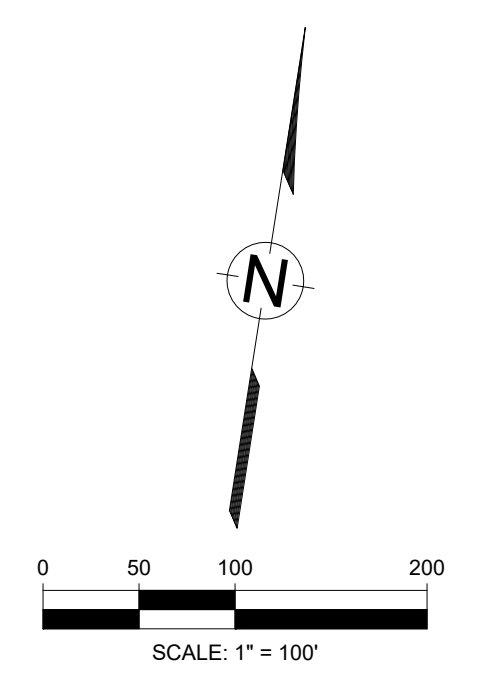


MATCH LINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20

City of Garland 100' Electrical Transmission Lines Easement Vol. 853, Pg. 735 D.R.C.C.T.

Exist Overhead Electric Lines to be Avoided



LEGEND

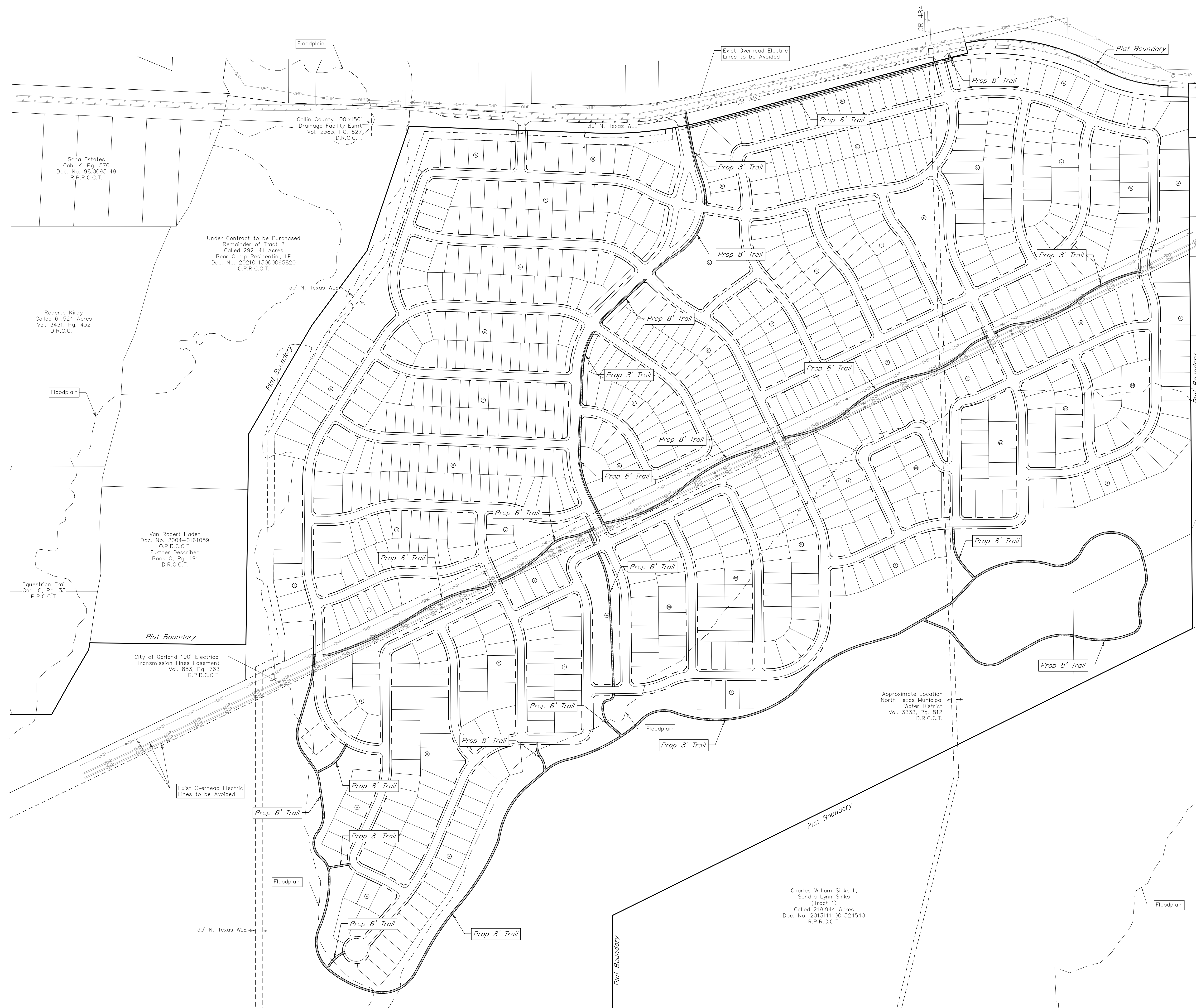
- PLAT BOUNDARY
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- W - W - PROPOSED WATER
- SS - SS - SS - PROPOSED SEWER
- STM - STM - STM - PROPOSED STORM
- - - PROPOSED BACK OF CURB
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING ASPHALT ROAD
- - - FLOODPLAIN
- ⊕ FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE
- ⊕ STORM SEWER INLET
- ⊕ GATE VALVE
- EXISTING POWER POLE

NOTES:

- 1.) All proposed storm sewer laterals are to be 18" unless otherwise noted.
- 2.) All proposed storm sewer lines are to be in accordance with rules, regulations, and construction methods set forth by the City of Lavon.
- 3.) The storm sewer system is to be owned and operated by Collin County Municipal Utility District No. 5.
- 4.) The Lumpkin Development Drainage Impact Analysis done by Jones & Carter and dated 9/16/2021 should be referenced with this preliminary engineering.

REV. NO.	DATE	REVISION	<p>HILLSTEAD SUBDIVISION CITY OF LAVON, COLLIN COUNTY, TX PROVIDENT REALTY ADVISORS, INC. STORM SEWER LAYOUT (3 OF 3)</p>
<p>Southland CONSULTING ENGINEERS 10210 N. Central Expwy, Suite 400 Dallas, TX 75231 Telephone Number: 214-578-0088 TBP# Firm Number: F-22988</p>			<p>CAUTION!! Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.</p>
<p>Status: Review Purposes Only Date: January 2022 Project #: 1000-001-01 Design By: CAS Drawing By: CAS</p>			
<p>21</p>			<p>SHEET NO.</p>

Path: C:\Users\csoongy\Sync Folder\Projects\1000-001-01 Lumpkin - Preliminary Plat\4-Design\CAD\Plan Set\Lumpkin P.P. - Trail Plan.dwg - csoongy Plot Date: Monday, January 24, 2022 11:56:42 AM



LEGEND

- PLAT BOUNDARY
- - - PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED BACK OF CURB
- - - EXISTING OVERHEAD ELECTRIC
- EXISTING ASPHALT ROAD
- - - PROPOSED 8' TRAIL
- - - FLOODPLAIN
- EXISTING POWER POLE

North Arrow

SCALE: 1" = 200'

REV. NO.	DATE	REVISION

HILLSTEAD SUBDIVISION
 CITY OF LAVON, COLLIN COUNTY, TX
 PROVIDENT REALTY ADVISORS, INC.
 TRAIL PLAN

Southland
 CONSULTING ENGINEERS
 10210 N. Central Exp., Suite 400
 Dallas, TX 75231
 Telephone Number: 214-578-0088
 TBPE Firm Number: F-22988

CAUTION!!
 Contractor to Call 811 and Verify the Location of all Existing Utilities Prior to the Start of any Construction Activities.

Status: Review Purposes Only
 Date: January 2022
 Project #: 1000-001-01
 Design By: CAS
 Drawing By: CAS