

PRELIMINARY PLAT WHITETAIL RUN

BEING A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA

38 LOTS ZONED: LDR FUTURE LAND USE: MU-S
APRIL 2021

UTILITY PROVIDERS

SAN, SEWER & WATER - ECUA
MR. ROBYN EGAN
P.O. BOX 17089
PENSACOLA, FL. 32522-7089
PH: (850) 969-6511

ELECTRIC - GULF POWER
MR. ALLEN THOMPSON
5120 DOGWOOD DRIVE
MILTON, FL. 32570
PH: (850) 549-1225

NATURAL GAS - PENSACOLA ENERGY
MRS. DIANE MOORE
1625 ATWOOD DRIVE
PENSACOLA, FL. 32514
PH: (850) 474-5319

CABLE - COX CABLE
MR. TROY YOUNG
2421 EXECUTIVE PLAZA
PENSACOLA, FL. 32504
PH: (850) 857-4564

TELEPHONE - AT&T FLORIDA
MR. STEVE KENNINGTON
6689 EAST MAGNOLIA ST.
MILTON, FL. 32570
PH: (850) 812-4848

SUNSHINE STATE ONE-CALL
200 LAKE ELLENOR DRIVE, SUITE 200
ORLANDO, FL. 32809
PH: (800) 432-4770

TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS
MRS. JOHNNY COX
3363 WEST PARK PLACE
PENSACOLA, FL. 32505
PH: (850) 595-3404

SITE DATA

Property Owners: Peggy McDonald, Erwin White, Sharon Harrel, Selton White,
Joan White, Nathan & Daniel White
33371 Juniper Rd
Seminole, AL 36574

Developer: Breland Homes Coastal, LLC
9949-A Bellaton Ave.
Daphne, AL 36526

Surveyor: Mullins, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(251) 263-3513 - kevin@mullinsllc.net
Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(251) 975-0653 - eric@mullinsllc.net
Eric Lane, P.E. - FL License # 86920

Gross Project Area: 9.77 Acres
Wetland Area: 0 Acres
Gross Density: 3.89 Units / Acre (Residential)
Current Zoning: LDR
Type of Subdivision: Single-Family
Number of Lots: 38 Lots
Contour Interval: One-Foot
Datum: Florida North NAD1983 & NGVD88
Street Length: 984 L.F.
Type of Streets: Private
R/W Width: 50'
Pavement Width: 26' B.O.C. To B.O.C.
Street Maintenance: Private
Stormwater Maintenance: Private
Min. Lot Area: 52.00' x 136.0' (7,100 SF)
Min. Lot Width at Building Line: 52.00 feet
Min. Depth of Front Yard: 25 feet
Min. Depth of Rear Yard: 25 feet
Min. Width of Each Side Yard: On each side, 5 feet or 10% of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet
Max. Building Height (feet): 45 feet

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1 PERCENT AND 0.2 PERCENT ANNUAL CHANCE FLOODPLAINS, NO BFEs OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0270G, MAP REVISION DATED SEPTEMBER 29, 2006.

SURVEY NOTES:

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOOT PRN).
- BASIS OF BEARINGS: S 02°55'52" W (WESTERLY R/W BRIDLEWOOD ROAD).
- DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK.
- FIELD WORK COMPLETED: OCTOBER 26, 2020.
- REFERENCES USED IN THIS SURVEY: O.R. BOOK 7101 PAGE 1607 AND NATIONAL LAND SALES SUBDIVISION RECORDED IN O.R. BOOK 102 PAGE 600 ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA.

UTILITIES NARRATIVE:

POTABLE WATER:
AFTER RECEIVING ECUA, FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM. CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM:
AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ECUA GRAVITY SEWER SYSTEM VIA CONSTRUCTION OF A LOW PRESSURE FORCE MAIN SYSTEM. THE INDIVIDUAL GRINDER PUMP STATIONS SHALL BE MAINTAINED BY THE HOMEOWNERS. UPON COMPLETION, ANY PORTION OF THE SYSTEM WITHIN THE R/W WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:
AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE STORMWATER SYSTEM SHALL BE MAINTAINED BY HOA AND WILL STAY PRIVATE.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

GENERAL NOTES:

- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE / SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3475. AS-BUILT PLANS AND CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W TOLL FREE AT 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER / DRAINAGE COMPONENTS AND / OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS (2 WORKING DAYS) IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- A FENCE RESTRICTION NOTE WILL BE ADDED TO THE FINAL PLAT STATING THAT THE OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN DRAINAGE EASEMENTS, THAT EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER.
- THE DEVELOPER / CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.
- RETENTION / DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER / CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND / OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/ DETENTION AREAS.
- DEVELOPER/ CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/ DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF 2 YEAR COMPLIANCE PERIOD.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. AN APPROVED PRELIMINARY PLAT RESERVES THE DENSITY APPLIED FOR. HOWEVER, ALL LAND AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS CONSTRUCTION PLANS, ONCE APPROVED, ALLOW THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY TO PROCEED (BUT NOT DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS).
- NO HERITAGE TREES ARE LOCATED ON SITE.

ENGINEERS STATEMENT:

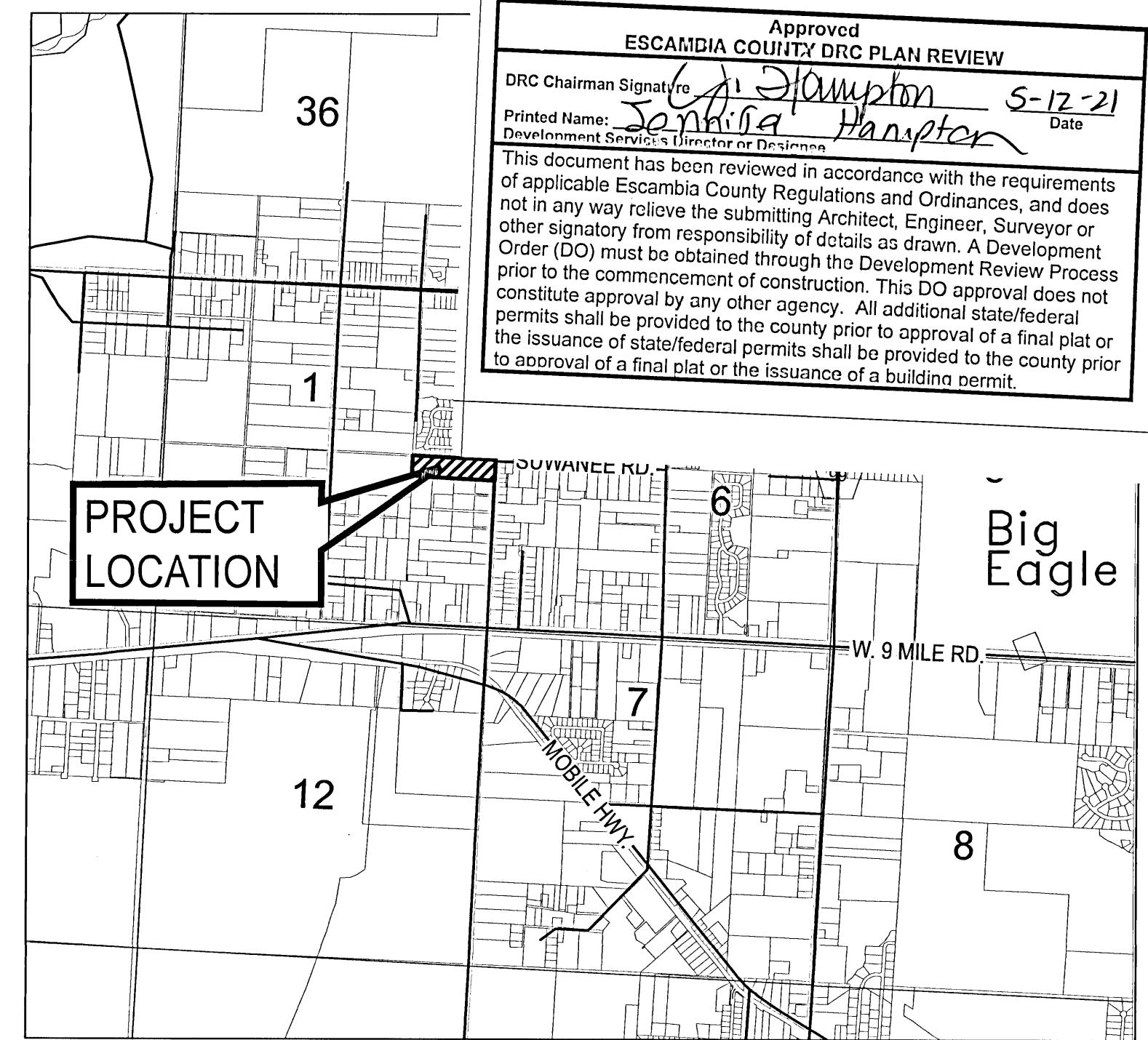
I, ERIC NEIL LANE P.E., AM THE ENGINEER OF RECORD FOR WHITETAIL RUN, AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

WETLAND NOTES:

WETLANDS AND ELs "ENVIRONMENTALLY SENSITIVE LANDS" DO NOT EXIST ON SITE.

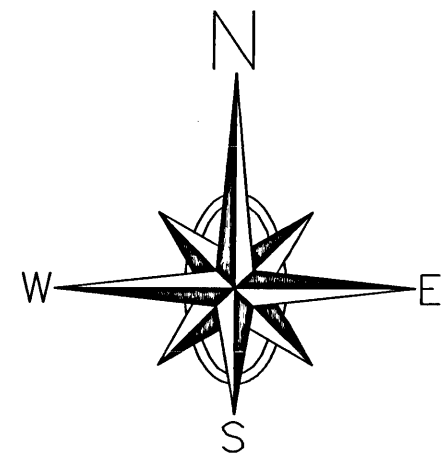
INDEX TO SHEETS

COVER _____ 1
PRELIMINARY PLAT _____ 2
LOT GRADING PLAN _____ 3



LOCATION MAP

NTS



PRELIMINARY PLAT SET
APRIL 2021

PRELIMINARY
NOT FOR
CONSTRUCTION

SHOP DRAWINGS
TO BE SUBMITTED TO:

MULLINS, LLC
ATTN: ERIC LANE, P.E.
801 WEST ROMANA ST., SUITE A
PENSACOLA, FL. 32502

PLANS PREPARED BY:

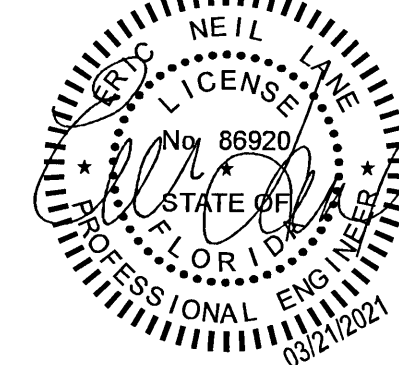
MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING

801 West Romana Street, Suite A, Pensacola, FL 32502
(850) 462-8412

Mullins Project No. 20-124P

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

ENGINEER OF RECORD: ERIC NEIL LANE P.E.
P.E. NO.: 86920

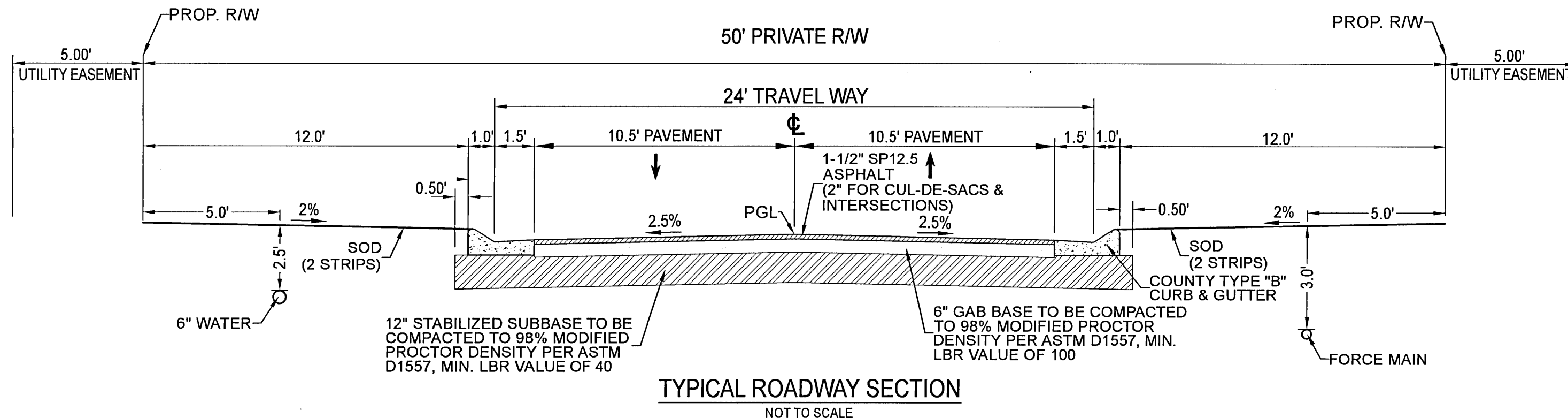


ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

SHEET NUMBER

1

1 of 3



Property Owners: Peggy McDonald, Erwin White, Sharon Harrel, Selton White, Joan White, Nathan & Daniel White
33371 Juniper Rd
Seminole, AL 36574

Developer: Breland Homes Coastal, LLC
9949-A Bellaton Ave.
Daphne, AL 36526

Surveyor: Mullins, LLC
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Pensacola, FL 32502
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PRELIMINARY PLAT WHITETAIL RUN

BEING A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA

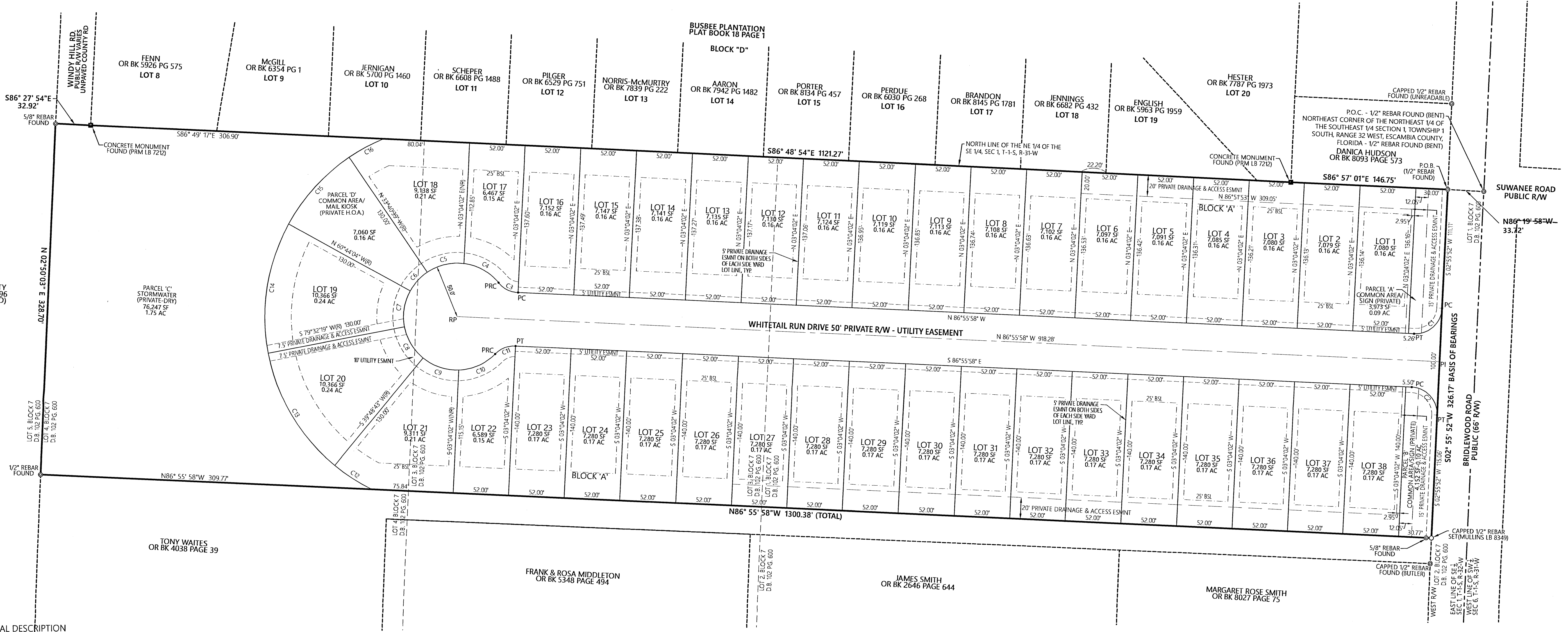
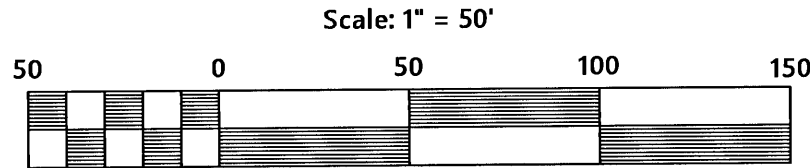
38 LOTS

ZONED: LDR

FUTURE LAND USE: MU-S

APRIL 2021

LEGEND	
BSL	~ BUILDING SETBACK LINE
R/W	~ RIGHT OF WAY
AC	~ ACRES
SF	~ SQUARE FEET
ESMNT	~ EASEMENT
P.O.C.	~ POINT OF COMMENCEMENT
P.O.B.	~ POINT OF BEGINNING
(NR)	~ NON-RADIAL
(R)	~ RADIAL



WHITETAIL RUN LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND SUBJECT TO A 33 FOOT ROAD EASEMENT ON THE EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 N 86°19'58" W A DISTANCE OF 33.72' TO A 1/2" REBAR FOUND ON THE WESTERLY MARGIN OF THE RIGHT OF WAY FOR BRIDLEWOOD ROAD, SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID WESTERLY MARGIN S 02°55'52" W A DISTANCE OF 326.17' TO A CAPPED 1/2" REBAR SET (MULLINS LB 8349);

THENCE LEAVING SAID WESTERLY MARGIN N 86°55'58" W A DISTANCE OF 1,300.38' TO A 1/2" REBAR FOUND;

THENCE N 02°50'03" E A DISTANCE OF 328.70' TO A 5/8" REBAR FOUND ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1;

THENCE RUNNING ALONG SAID SOUTH 1/4 LINE S 86°27'54" E A DISTANCE OF 32.92' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHWEST CORNER OF LOT 8, BLOCK D, BUSBEE PLANTATION AS RECORDED IN PLAT BOOK 18 PAGE 1, ESCAMBIA COUNTY, FLORIDA;

THENCE ALONG THE SOUTHERLY LINE OF SAID BUSBEE PLANTATION S 86°48'54" E A DISTANCE OF 1,121.27' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHEAST CORNER OF LOT 20;

THENCE LEAVING SAID SOUTHERLY LINE OF BUSBEE PLANTATION S 86°57'01" E A DISTANCE OF 146.75' TO THE POINT OF BEGINNING, CONTAINING 9.77 ACRES, MORE OR LESS.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051, AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:
J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258

SITE DATA

TAX PARCEL ID: 29-IN-31-2103-000-000

OVERALL SITE AREA: 9.77 ACRES (9.77 BUILDABLE)

SETBACK REQUIREMENTS:

FRONT SETBACK: TWENTY-FIVE FEET (25')

REAR SETBACK: TWENTY-FIVE FEET (25')

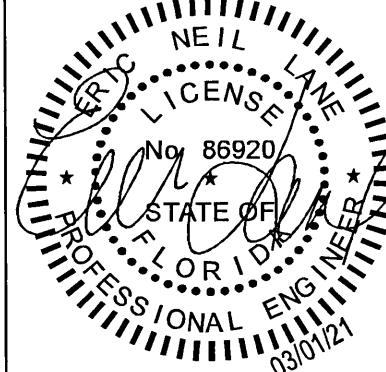
SIDES: FIVE FEET (5') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5').

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.33'	35.40'	S 47°59'57" W	90°08'10"
C2	25.00'	39.21'	35.31'	N 42°00'03" W	89°51'50"
C3	25.00'	21.03'	20.41'	N 62°50'17" W	48°11'23"
C4	50.00'	38.15'	37.23'	N 60°36'01" W	43°42'51"
C5	50.00'	35.97'	35.20'	S 76°55'57" W	41°13'13"
C6	50.00'	23.61'	23.39'	S 42°47'38" W	27°03'25"
C7	50.00'	34.67'	33.98'	S 09°24'08" W	39°43'36"
C8	50.00'	34.67'	33.98'	S 30°19'29" E	39°43'36"
C9	50.00'	35.97'	35.20'	S 70°47'54" E	41°13'13"
C10	50.00'	38.15'	37.23'	N 66°44'04" E	43°42'51"
C11	25.00'	21.03'	20.41'	N 68°58'20" E	48°11'23"
C12	180.00'	41.43'	41.34'	N 56°46'56" W	13°11'18"
C13	180.00'	124.81'	122.32'	N 03°19'29" W	39°43'36"
C14	180.00'	124.81'	122.32'	N 09°24'08" E	39°43'36"
C15	180.00'	85.00'	84.21'	N 42°47'38" E	27°03'25"
C16	180.00'	36.27'	36.20'	N 62°05'40" E	11°32'38"

REVISIONS

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face shall remain an integral part of the project. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT, DESIGN
SURVEYING
41 N. Jefferson Street, Suite 106, Pensacola, FL 32502
(850) 462-9412



ERIC NEIL LANE, PE
FL. PE. NO. 86920

Preliminary Plat for
Whitetail Run
Escambia County, FL

PREPARED FOR: Breland Homes Coastal, LLC

Preliminary Plat

Job No: 20-124P
Date: 04/01/2021
Drawn By: JKG
Checked By: ENL

SHEET NUMBER

2

2 of 3

APRIL 2021

RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5')



Engineer: Mullins, LLC
801 West Romana St., Suite A
Pensacola, FL 32502
(251) 975-0653 - eric@mullinsllc.net
Eric Lane, P.E. - FL License # 86920

= SOIL DESIGNATION NUMBER

= SILT FENCE

⊙	CAPPED REBAR SET
○	CAPPED REBAR TO BE SET
⊙	CAPPED REBAR FOUND
⊙	REBAR FOUND
⊙	CONCRETE REBAR FOUND
⊙	EXISTING UTILITY POLE
⊙	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING MAILBOX
⊙	C. POINT OF COMMENCEMENT
⊙	C. POINT OF BEGINNING
⊙	RECORD PER DEEDMAP
⊙	CAPPED REBAR FOUND
⊙	PERMANENT REFERENCE MONUMENT
⊙	POINT OF CURVATURE
⊙	POINT OF TANGENCY
⊙	POINT OF REVERSE CURVATURE
⊙	RADIUS POINT
⊙	INVERT
⊙	RIGHT OF WAY
⊙	EASEMENT
⊙	SQUARE FEET
⊙	ACRES
⊙	OVERHEAD ELECTRICAL LINES
⊙	BOUNDARY
⊙	ADJOINING BOUNDARY
⊙	SECTION LINE

Preliminary Plat for

Whitetail Run

PREPARED FOR: Breland Homes Coastal, LLC