

Plotted by: cbreeden Plot Date: 12/22/2022 2:38 PM



NOTE:

- 1. STOP SIGN & STREET NAME SIGNS TO BE COMBINED AND INSTALLED 3' OFF OF THE BACK OF CURB AT THE CURB RETURN.
- 2. STREET LIGHTS TO BE INSTALLED 5' OFF THE BACK OF THE CURB AND 1' IN FRONT OF THE STOP SIGN AND STREET NAME SIGN.

Benchmark No. 1 Being a "MAG" nail found at the Northwest corner of the subject tract in the approximate centerline of CR 171 Northing - 7169268.00, Easting - 2516608.57 Elevation = 711.37 Benchmark No. 2

Being a "MAG" nail found 729 feet south of the northwest corner of the subject tract in the approximate centerline of CR 171 Northing — 7168539.79, Easting — 2516600.48 Elevation = 715.64

CAUTION !!! EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

TBPE No F-2121 TBLPS No. F-10043100 Www.spiarseng.com			
REDBUD ESTATES	4017		
Date			
Revisions			
Scale: 1" = 80' Drawn By: AFE			
Checked By: TCS Sheet 22			

SEI No. 22–019