

**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.



CALLLED 14.927 ACRES
MARK TURNER
DOC. # 20150413000407840
O.P.R.C.C.T.

LEGEND

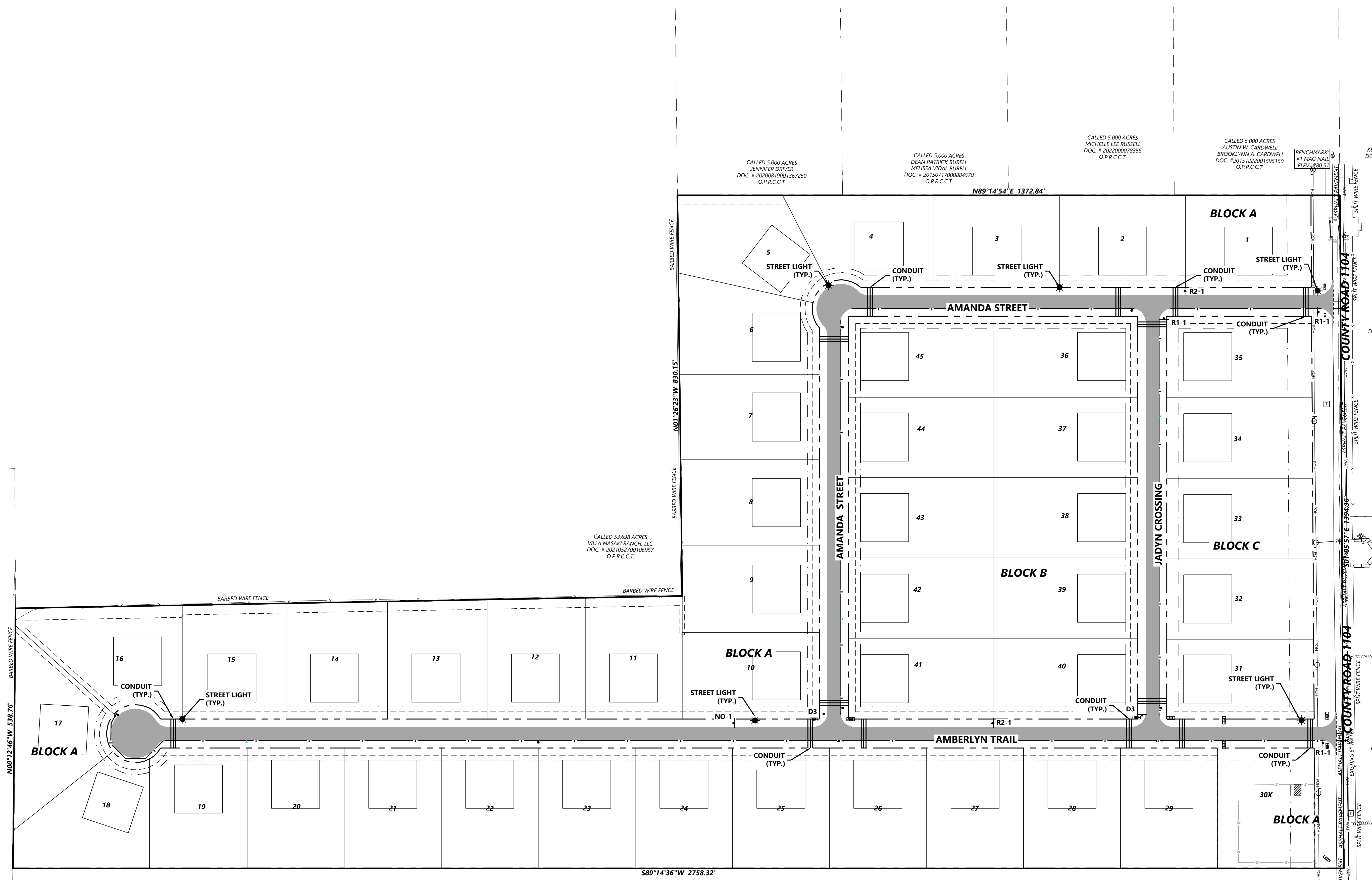
- STREET LIGHT LOCATION
- STREET LIGHT WITH SIGN LOCATION
- R1-1 STOP SIGN LOCATION
- R2-1 SPEED LIMIT SIGN
- D3 STREET SIGN WITH STOP SIGN LOCATION
- NO-1 NO OUTLET
- 2-4" CONDUIT (SCHEDULE 40 PVC W/PULL STRINGS)
- 3-4" CONDUIT (SCHEDULE 40 PVC W/PULL STRINGS)

CALLLED 57.62 ACRES
PAMELA LETZEL & LEWIS SCOTT WALLACE
DOC. # 20180410000439230
O.P.R.C.C.T.

BENCHMARK LIST:

BENCHMARK #1 - MAG NAIL SET ON THE WEST EDGE OF COUNTY ROAD 1104 AND BEING SOUTH APPROXIMATELY 556± FEET FROM THE CENTERLINE INTERSECTION OF COUNTY ROAD 1104 AND COUNTY ROAD 1103.
ELEVATION = 780.51

BENCHMARK #2 - MAG NAIL SET ON THE WEST EDGE OF COUNTY ROAD 1104 AND BEING SOUTH APPROXIMATELY 2,353± FEET FROM THE CENTERLINE INTERSECTION OF COUNTY ROAD 1104 AND COUNTY ROAD 1103.
ELEVATION = 753.64



CALLLED 5.000 ACRES
JENNIFER DRIVER
DOC. # 20200819001367250
O.P.R.C.C.T.

CALLLED 5.000 ACRES
DEAN PATRICK BURELL
MEISSA VIDAL BURELL
DOC. # 20150717000884570
O.P.R.C.C.T.

CALLLED 5.000 ACRES
MICHELLE LEE RUSSELL
DOC. # 202200078356
O.P.R.C.C.T.

CALLLED 5.000 ACRES
AUSTIN W. CARDWELL
BROOKLYN A. CARDWELL
DOC. # 20151222001595150
O.P.R.C.C.T.

BENCHMARK #1
MAG NAIL
ELEV = 780.51

CALLLED 12.000 ACRES
KENDALL & SUSAN CLARK
DOC. # 20140307000214770
O.P.R.C.C.T.

CALLLED 53.698 ACRES
VILLA MASAKI RANCH, LLC
DOC. # 2021052700106957
O.P.R.C.C.T.

CALLLED 556.456 ACRES
EAST CELINA, LLC
DOC. # 202200074767
O.P.R.C.C.T.

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____
 VERTICAL SCALE: _____

INITIAL ISSUE: XX/XX/XX
 REVISIONS: _____
 PREPARED FOR:
IDEAS, INC.
 9244 PRESTON PLACE, SUITE 306
 FRISCO, TEXAS 75035

PREPARED FOR:
IDEAS, INC.
 9244 PRESTON PLACE, SUITE 306
 FRISCO, TEXAS 75035

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: MITTEN D. LEE, P.E.
 P.E. No.: 36451
 Date: 01/30/2023
Westwood

61 ACRES
 CELINA, TEXAS

Westwood
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TPE FIRM REGISTRATION NO. F-11756
 TPLS FIRM REGISTRATION NO. 10074301

SIGNAGE PLAN

SHEET NUMBER:

2.08

PROJECT NUMBER: 0041754.00 DATE: 01/30/2023

61 ACRES