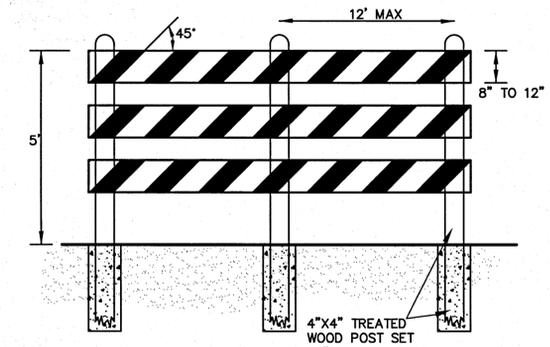


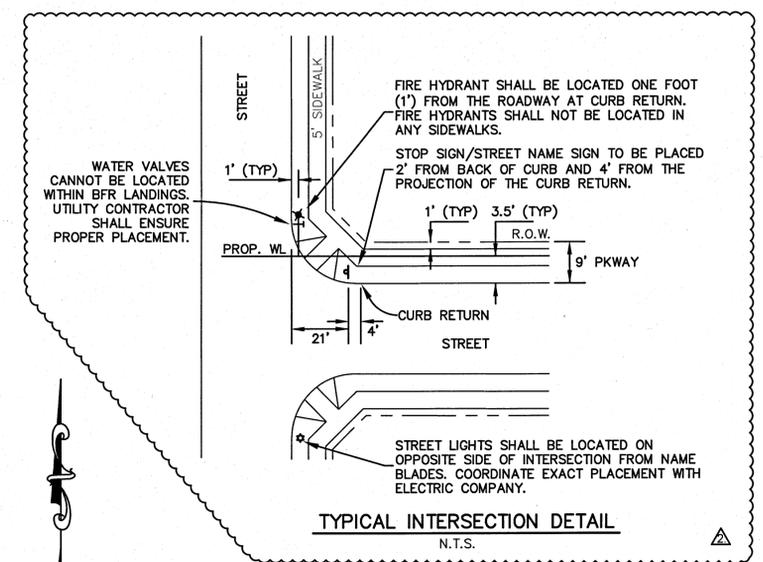
LEGEND	
	30° STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET



- NOTES:
- Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 - Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
N.T.S.

RECORD DRAWINGS
 THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
 JBI PARTNERS, INC.
 BY: [Signature]
 DATE: 7/17/18



TYPICAL INTERSECTION DETAIL
N.T.S.

- NOTES:
 TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



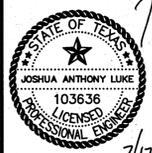
BENCHMARKS

- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of County Road No. 679. Elev. = 564.68
- "X" cut on concrete apron located approximately 18' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of County Road No. 679. Elev. = 577.27
- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of County Road No. 679. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE
1	INCREASED INTERSECTION RADII FROM 20' TO 25'	AJR	3/14/18			
2	REVISED INTERSECTION DETAIL	AJR	3/14/18			
3	INCREASED B.O.C. WIDTH FROM 27' TO 32'	AJR	3/14/18			
4	REVISED SIGN LOCATIONS					

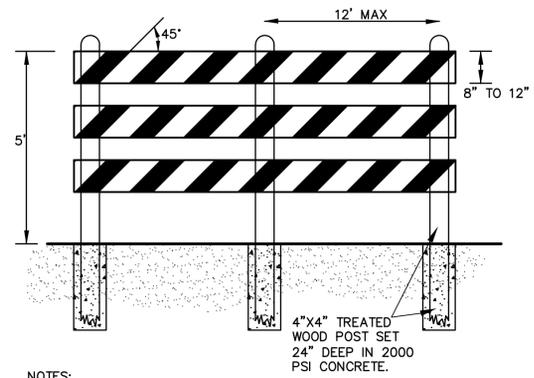
The seal appearing on this document was authorized by Joshua Anthony Luke, P.E. 103636. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
 7/17/18



16301 Quorum Drive
 Suite 200 B
 Addison, Texas 75001
 Main 972.248.7676
 Fax 972.248.1414
 www.jbipartners.com

SIGNAGE & LIGHTING PLAN		PROJECT NO. H0E281
MAGNOLIA POINTE, PHASE 1		SHEET NO. 41
Double R MUD No. 1, Collin County, Texas		

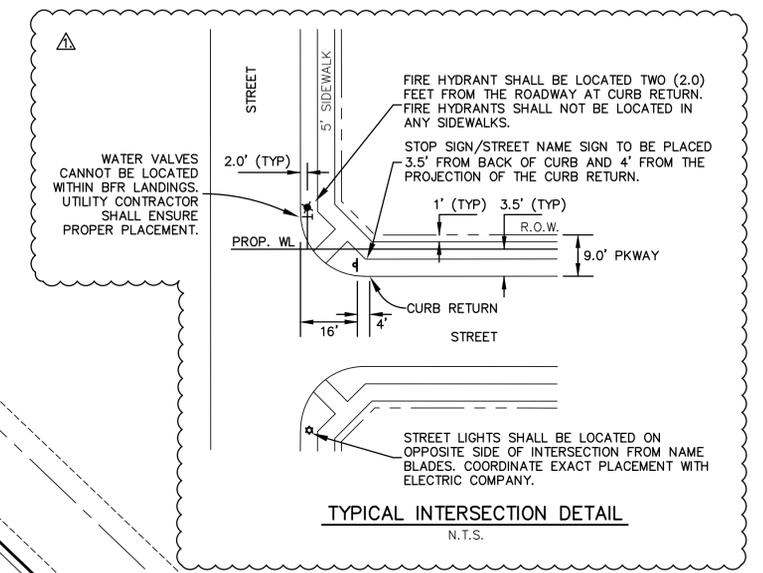
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



- NOTES:
- Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 - Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
N.T.S.

LEGEND	
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	EXISTING TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET



TYPICAL INTERSECTION DETAIL
N.T.S.

- NOTES:
- TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

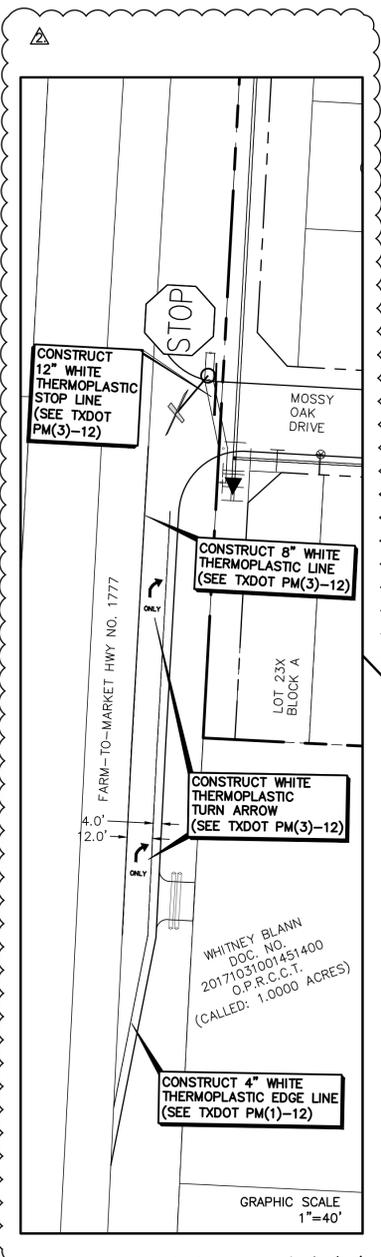
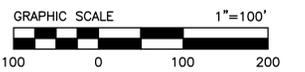
RECORD DRAWING

This record drawing is a compilation of sealed engineering drawings for this project modified by information furnished by the contractor. Based on the contractors' information, general inspection provided by the city, and my personal field visits of the project, they are in general conformance of the design plans prepared under my direction and seal. Revisions as directed by the owner/developer or field conditions have been reflected through information furnished under my direction and by the contractor and identified specifically as changes made on these record drawings.

Signed, Engineer of Record

[Signature]

Printed Name: Jesus Ramirez Hernandez, PE
DATE: April 15, 2020

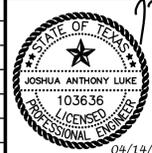


BENCHMARKS

- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of County Road No. 679. Elev. = 564.68
- 2' x 2' cut on concrete apron located approximately 16' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of County Road No. 679. Elev. = 577.27
- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of County Road No. 679. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE
1	REVISED LOCATION DETAIL	AJR	6/4/18			
2	ADDED TURN LANE STRIPING	AJR	6/28/18			



The seal appearing on this document was authorized by Joshua Anthony Luke, P.E. 103636. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com

SIGNAGE AND LIGHTING PLAN

MAGNOLIA, PHASE 2
Double R MUD No. 1, Collin County, Texas

PROJECT NO.	HOE281
SHEET NO.	46

SUSAN WILLS
 DOC. NO. 20110812000853390
 O.P.R.C.C.T.
 (CALLED: 55 ACRES)

LEGEND

- 30" STOP SIGN (UNLESS OTHERWISE NOTED)
- SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
- EX. SIGN & POST LOCATION
- 12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
- PROPOSED FIRE HYDRANT
- TYPE III BARRICADE
- EXISTING TYPE III BARRICADE
- PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
- PROPOSED INLET

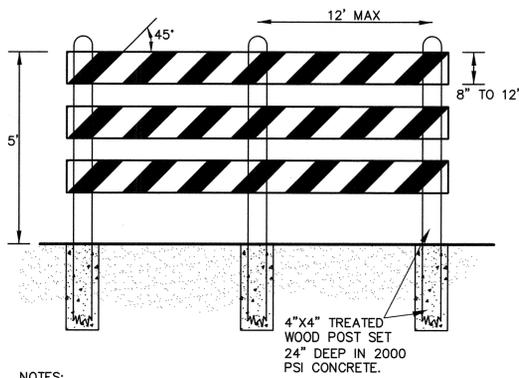
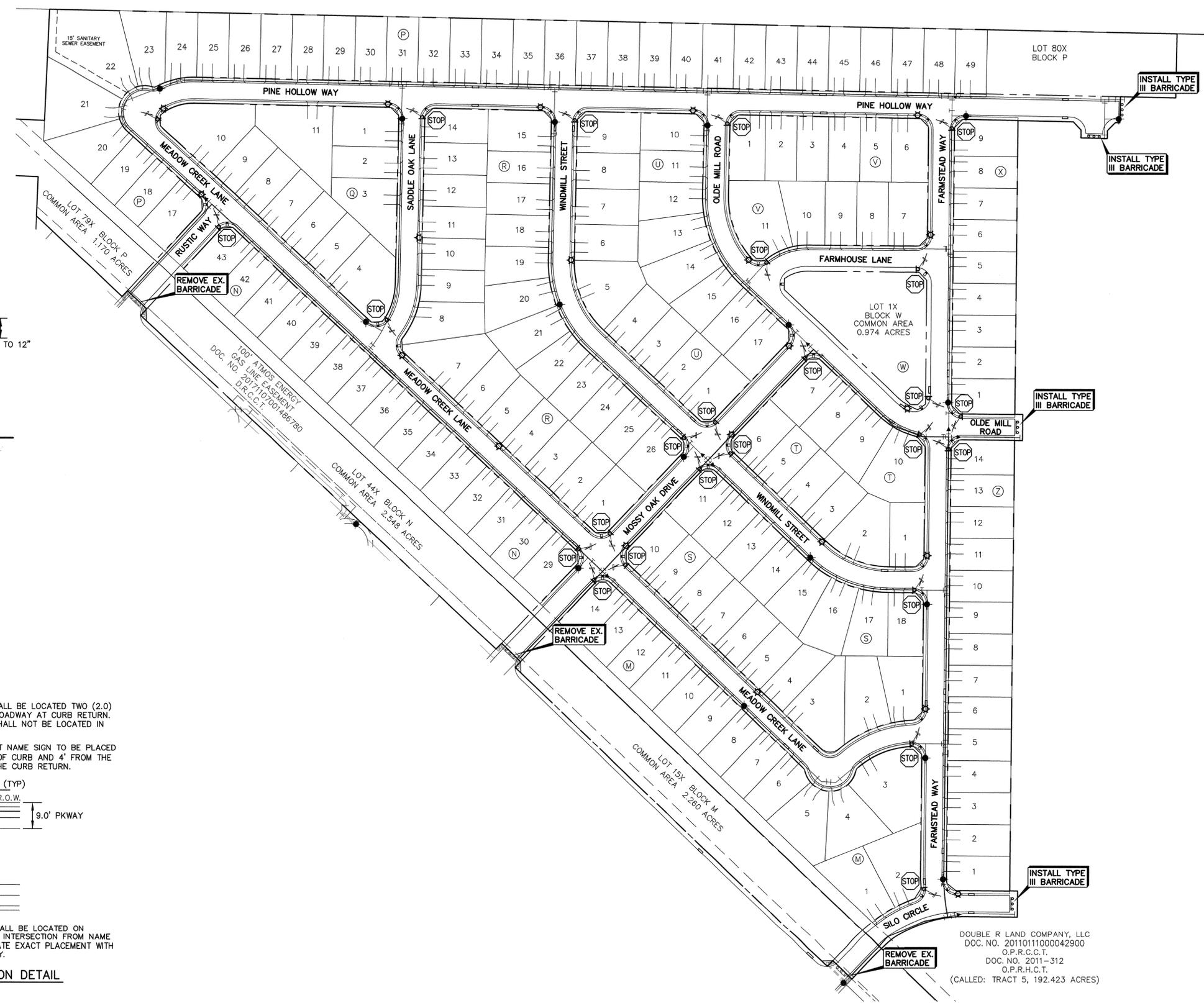
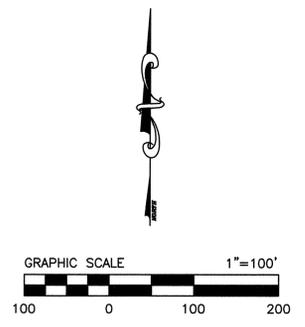
NOTES:
 TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

RECORD DRAWING
 This record drawing is a compilation of sealed engineering drawings for this project modified by information furnished by the contractor. Based on the contractors' information, general inspection provided by the city, and my personal field visits of the project, they are in general conformance of the design plans prepared under my direction and seal. Revisions as directed by the owner/developer or field conditions have been reflected through information furnished under my direction and by the contractor and identified specifically as changes made on these record drawings.

Signed, Engineer of Record

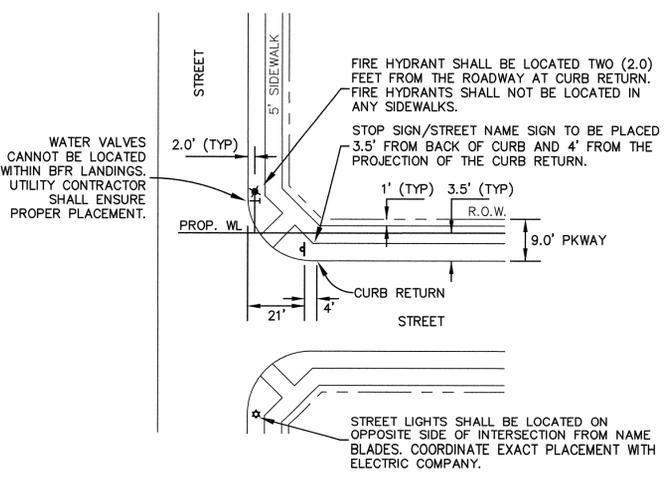
 Printed Name: Jesus Ramirez Hernandez, PE
 DATE: April 14, 2020

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



NOTES:
 1. Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 2. Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 3. The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
 N.T.S.



TYPICAL INTERSECTION DETAIL
 N.T.S.

BENCHMARKS

- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of County Road No. 679. Elev. = 584.68
- "X" cut on concrete apron located approximately 15' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of County Road No. 679. Elev. = 577.27
- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of County Road No. 679. Elev. = 586.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Joshua Anthony Luke, P.E. 103636. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS
 2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972.248.7676
 TBPE No. F-438
 TBPLS No. 10076000

SIGNAGE & LIGHTING PLAN

MAGNOLIA, PHASE 3

Double R MUD No. 1, Collin County, Texas

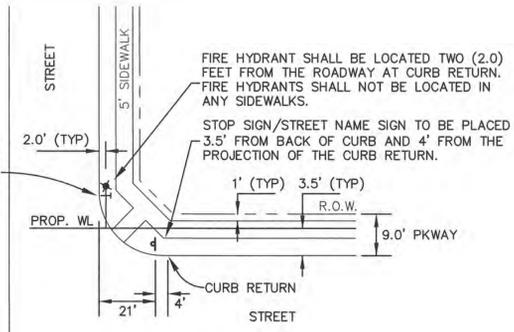
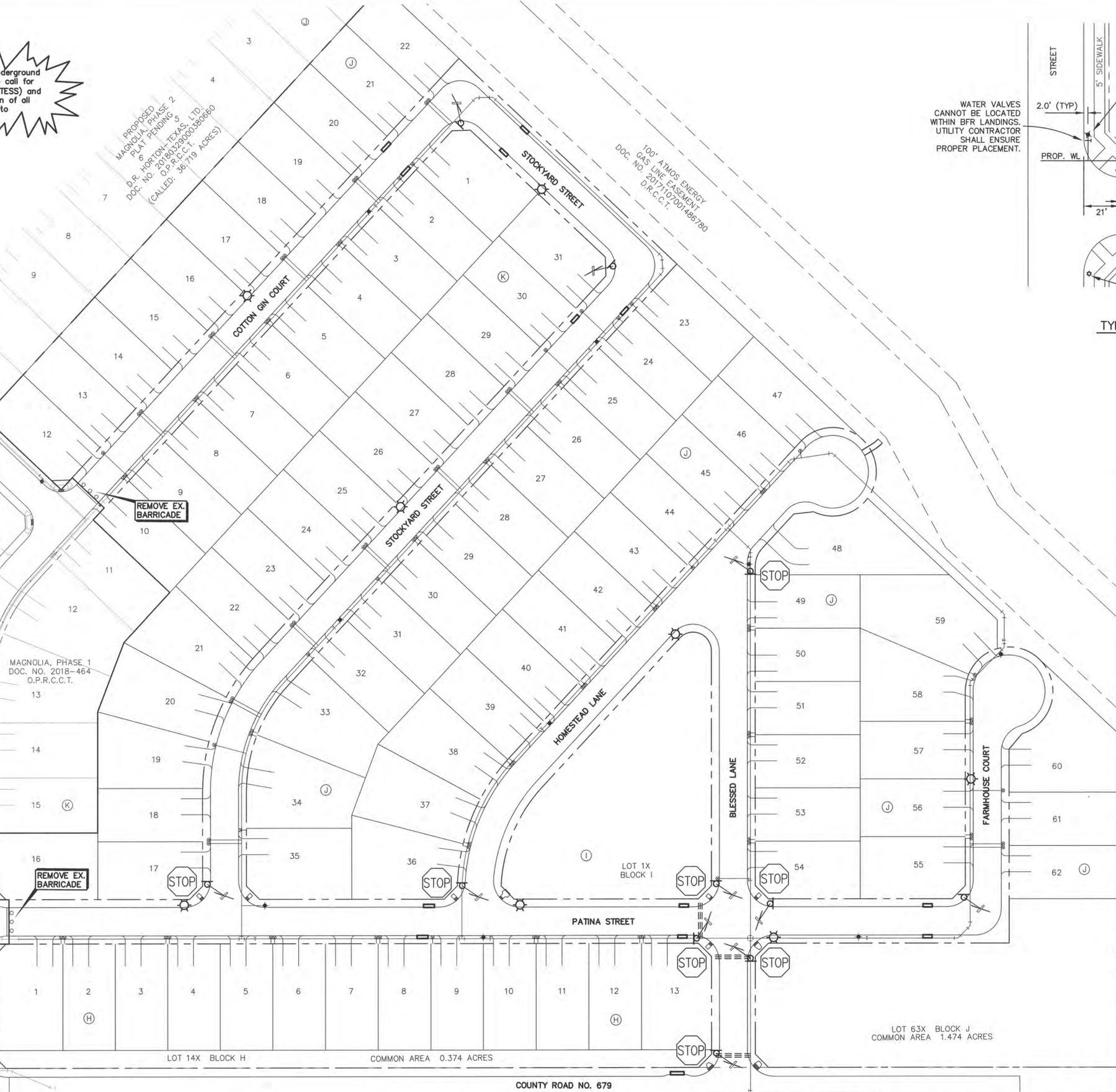
PROJECT NO. HOE281
 SHEET NO. 47

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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

MAGNOLIA, PHASE 2
 PLAT PENDING
 D.R. HORTON, TEXAS, LTD.
 DOC. NO. 20180320003806680
 O.P.R.C.C.T.
 (CALLED: 36,719 ACRES)

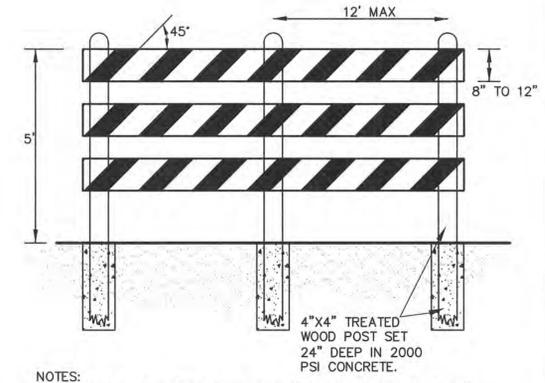
100' ATMOS ENERGY
 GAS LINE EASEMENT
 DOC. NO. 2017107001486780
 D.R.C.C.T.



TYPICAL INTERSECTION DETAIL
 N.T.S.

LEGEND	
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12" TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	EXISTING TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET

NOTES:
 TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

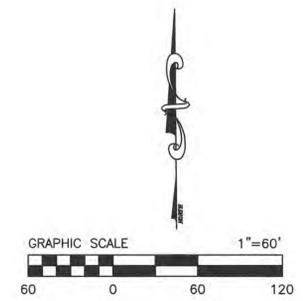


NOTES:
 1. Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 2. Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 3. The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
 N.T.S.

DARSHAN SINGH
 DOC. NO. 2018032000711660
 O.P.R.C.C.T.
 (CALLED: 12.09 ACRES)

RECORD DRAWINGS
 THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC. HAS NOT VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCURRED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
 JBI PARTNERS, INC.
 BY: *Joshua Anthony Luke*
 DATE: 8/2/19



BENCHMARKS

- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of County Road No. 679. Elev. = 564.66
- 2" x 4" concrete apron located approximately 16' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of County Road No. 679. Elev. = 577.27
- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of County Road No. 679. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Joshua Anthony Luke, P.E. 103636. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
 8/2/19



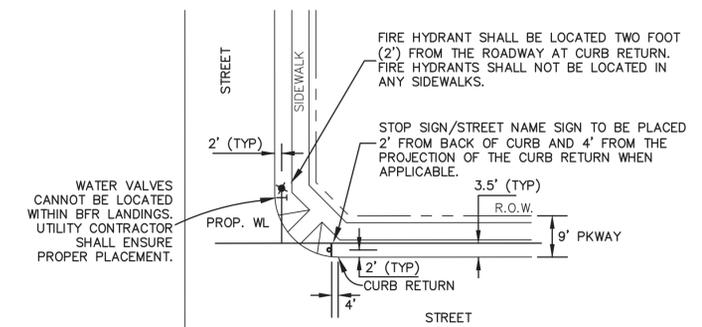
JBI PARTNERS
 2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972.248.7676
 TBPE No. F-438
 TBPLS No. 10076000

SIGNAGE & LIGHTING PLAN		PROJECT NO.
SHEET 1		H0E281
MAGNOLIA, PHASE 4		SHEET NO.
Double R MUD No. 1, Collin County, Texas		45

Plotted by: Wing Plot Date: 8/2/2019 12:03 PM
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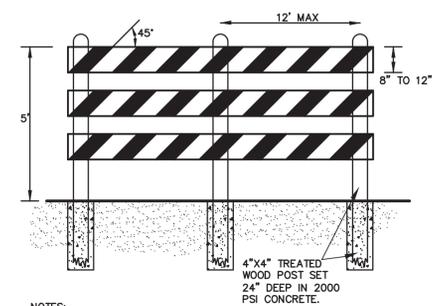
LEGEND

- 30" STOP SIGN (UNLESS OTHERWISE NOTED)
- SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
- EX. SIGN & POST LOCATION
- 12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
- PROPOSED FIRE HYDRANT
- TYPE III BARRICADE
- PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
- PROPOSED INLET



TYPICAL INTERSECTION DETAIL
N.T.S.

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



NOTES:
1. Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
2. Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
3. The sides or barricades facing traffic shall have retroreflective rail faces.

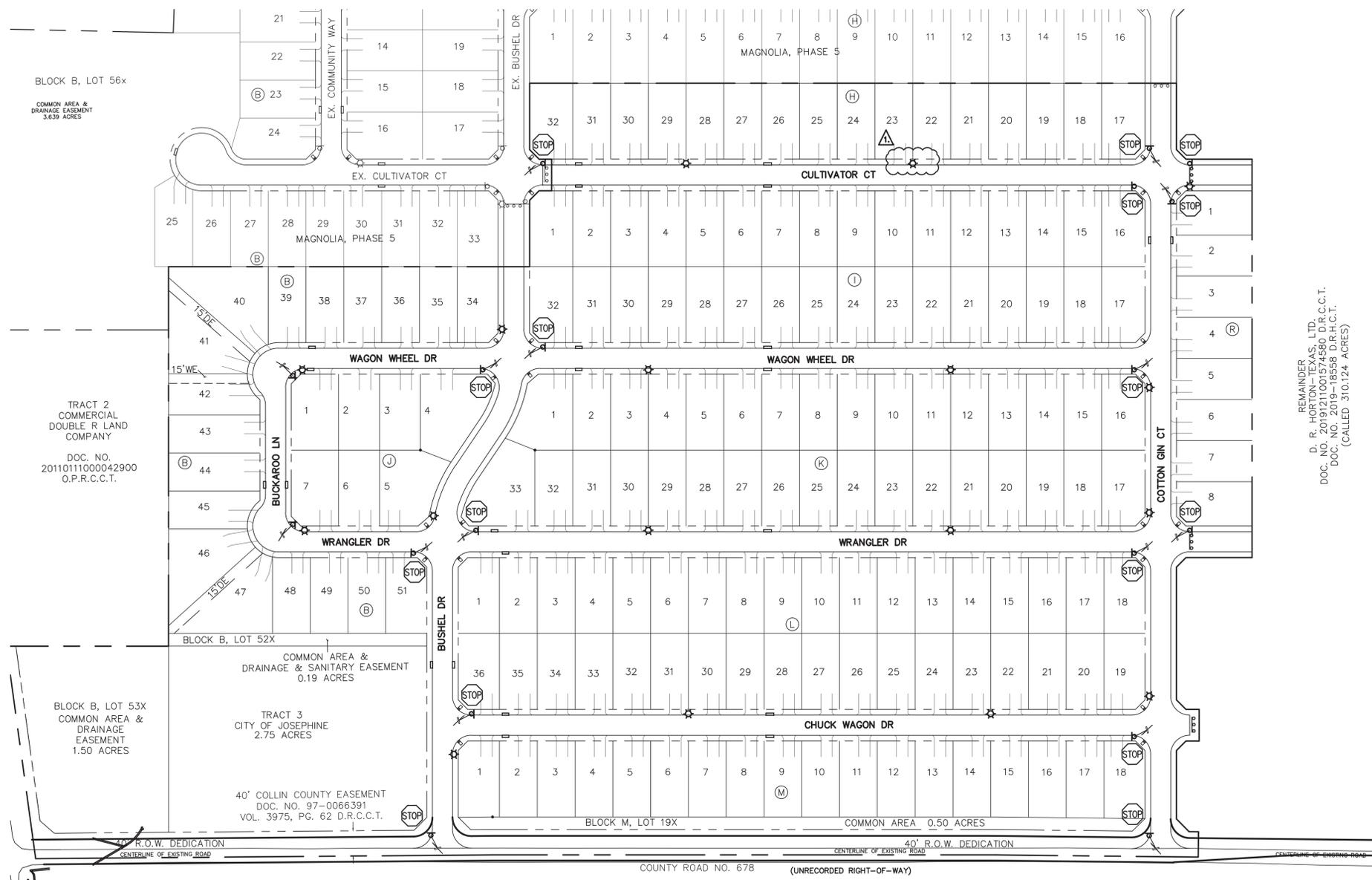
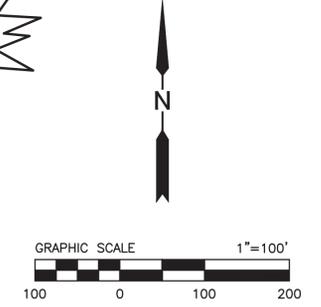
TYPE III BARRICADE DETAIL
N.T.S.

RECORD DRAWING
This record drawing is a compilation of sealed engineering drawings for this project modified by information furnished by the contractor. Based on the contractor's information, general inspection provided by the city, and my personal field visits of the project, they are in general conformance of the design plans prepared under my direction and seal. Revisions as directed by the owner/developer or field conditions have been reflected through information furnished under my direction and by the contractor and identified specifically as changes made on these record drawings.

Signed, Engineer of Record

Printed Name: Jesus Ramirez Hernandez, PE
DATE: December 14, 2020

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



REMAINDER
D. R. HORTON-TEXAS, LTD.
DOC. NO. 2019121001574580 D.R.C.C.T.
DOC. NO. 2019-18558 D.R.H.C.T.
(CALLED 310.124 ACRES)

BENCHMARKS

- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of Double R Pass. Elev. = 564.68
- 'X' cut on concrete apron located approximately 18' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of Double R Pass. Elev. = 577.27
- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of Double R Pass. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE
1	RELOCATED STREET LIGHT	VL	04/23/20			

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE & LIGHTING PLAN

MAGNOLIA, PHASE 6

Magnolia Pointe MUD No.1, Collin County, Texas

PROJECT NO. HOE302
SHEET NO. 8.01

Drawing: H:\Projects\HOE302-Magnolia-322\Engineering\dwg\PHASE 6\HOE302-PH2-SL.dwg Saved By: vifing Save Time: 4/23/2020 11:34 AM Plotted by: jramirez Plot Date: 12/14/2020 4:14 PM



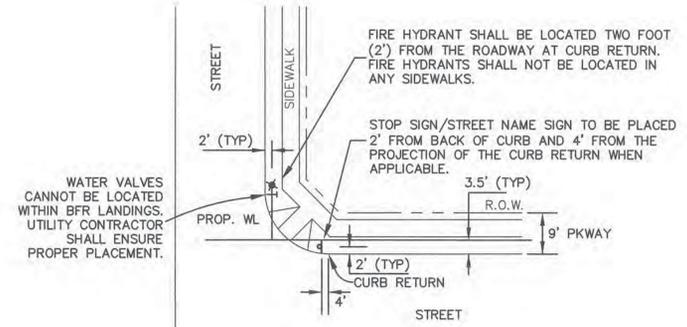
REMAINDER
D. R. HORTON-TEXAS, LTD.
DOC. NO. 20191211001574580 D.R.C.C.T.
DOC. NO. 2019-18558 D.R.H.C.T.
(CALLED 310.124 ACRES)

50' KINDER MORGAN NORTH
TEXAS PIPELINE COMPANY, LLC
VOL. 5147, PG. 2188
D.R.C.C.T.
VOL. 896, PG. 313
D.R.H.C.T.

REMAINDER
D. R. HORTON-TEXAS, LTD.
DOC. NO. 20191211001574580 D.R.C.C.T.
DOC. NO. 2019-18558 D.R.H.C.T.
(CALLED 310.124 ACRES)

CENTERLINE OF
CONOCO PIPELINE COMPANY
RIGHT-OF-WAY AND EASEMENT
VOL. 3020, PG. 884
VOL. 2231, PG. 648
VOL. 593, PG. 172
D.R.C.C.T.
(NO DEFINED WIDTH)

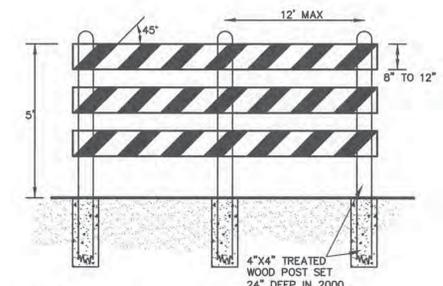
UNDERGROUND PIPELINE
(PER BIT LOCATE)



TYPICAL INTERSECTION DETAIL
N.T.S.

LEGEND	
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



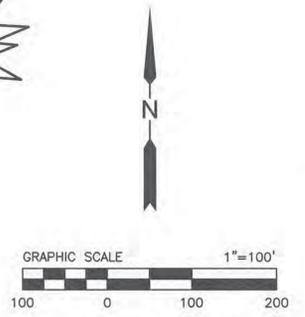
- NOTES:
- Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 - Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
N.T.S.

RECORD DRAWING
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Signed, Engineer of Record
[Signature]
Printed Name: Jesus Ramirez Hernandez, PE
DATE: May 7, 2021

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



BENCHMARKS

- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 4 feet east of the west edge of asphalt paving along Farm-to-Market Highway No. 177 and being approximately 3,200 feet north of Double R Pass. Elev. = 564.68
- 2"x cut on concrete apron located approximately 18' west of the west edge of asphalt paving along Farm-to-Market Highway No. 177 and being approximately 1,500 feet north of Double R Pass. Elev. = 577.27
- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 177 and being approximately 25 feet south of the centerline of Double R Pass. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Jesus Ramirez Hernandez, P.E. 136783. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

[Seal]
7-21-2021

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

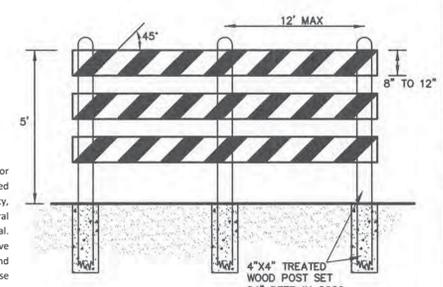
SIGNAGE AND LIGHTING PLAN		PROJECT NO. HOE302
MAGNOLIA, PHASE 7		SHEET NO. 8.01
Magnolia Pointe MUD No.1, Collin & Hunt Counties, Texas		

Drawing: H:\Projects\HOE302-Magnolia-322\Engineering\dwg\PHASE 7\HOE302-PH7-SL.dwg Saved By: Viny Save Time: 6/22/2020 3:37 PM Plotted by: viny Plot Date: 7/15/2020 2:39 PM

LEGEND

- 30" STOP SIGN (UNLESS OTHERWISE NOTED)
- SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
- EX. SIGN & POST LOCATION
- TYPE III BARRICADE
- PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



- NOTES:
- Nominal lumber dimensions are satisfactory for barricade roll width dimensions.
 - Roll stripe widths shall be 6 inches except where roll lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective roll faces.

TYPE III BARRICADE DETAIL
N.T.S.

RECORD DRAWING

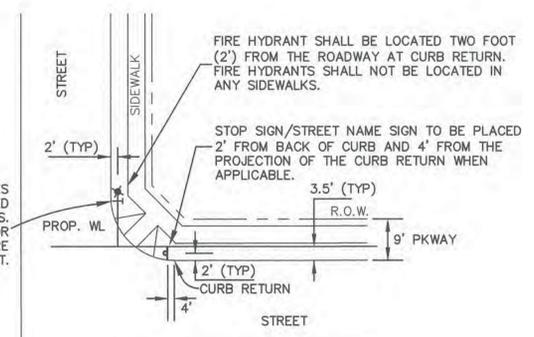
This record drawing is a compilation of sealed engineering drawings for this project modified by information furnished by the contractor. Based on the contractors' information, general inspection provided by the city, and my personal field visits of the project, they are in general conformance of the design plans prepared under my direction and seal. Revisions as directed by the owner/developer or field conditions have been reflected through information furnished under my direction and by the contractor and identified specifically as changes made on these record drawings.

Signed, Engineer of Record

[Signature]

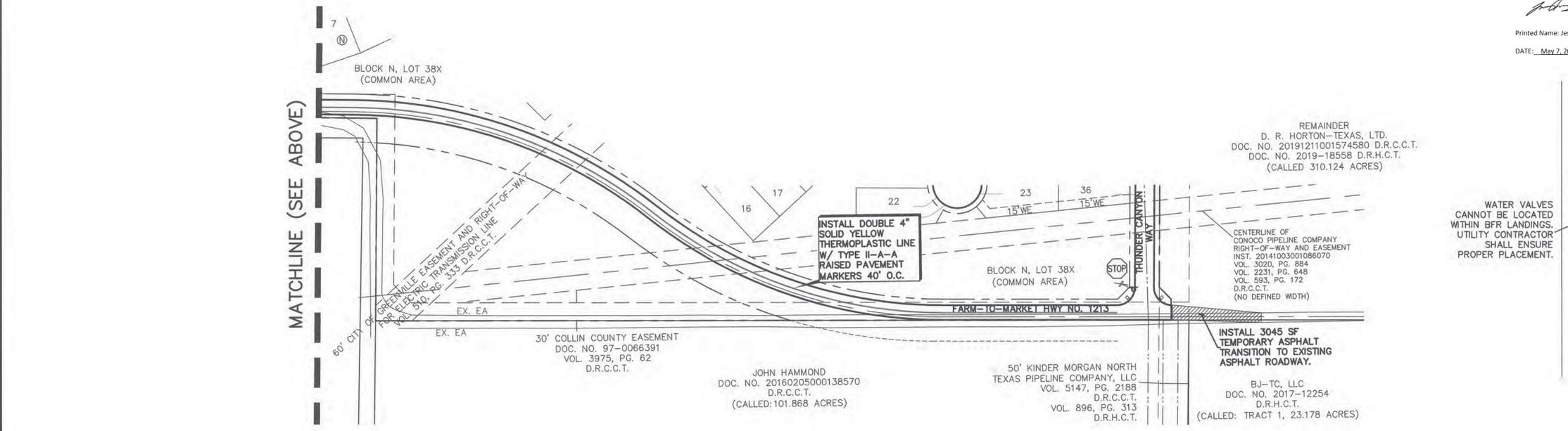
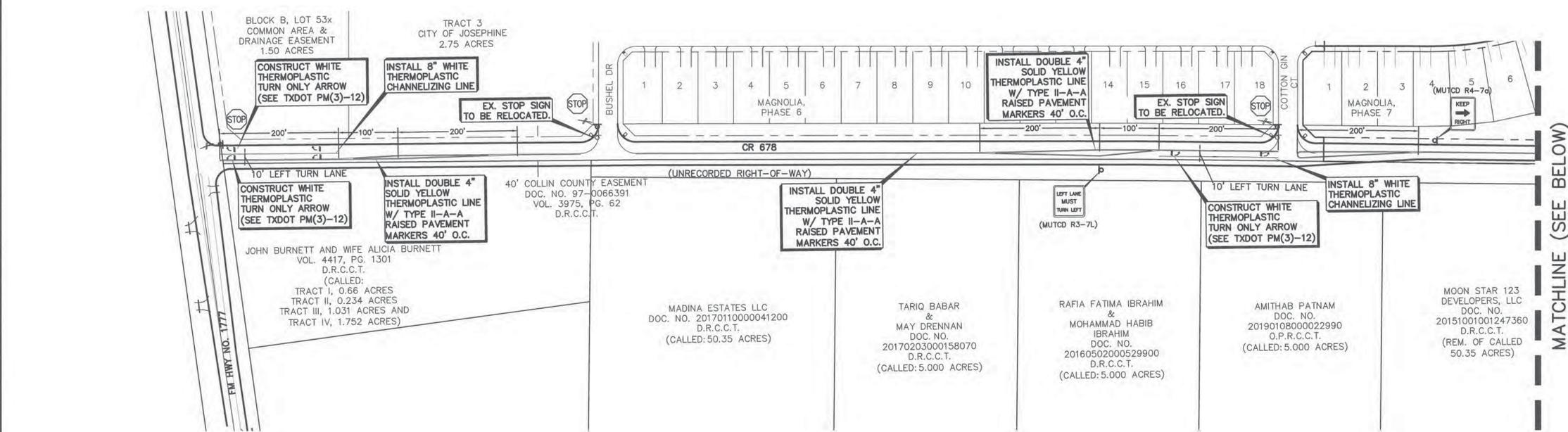
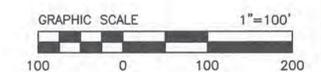
Printed Name: Jesus Ramirez Hernandez, PE

DATE: May 7, 2021



TYPICAL INTERSECTION DETAIL
N.T.S.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



BENCHMARKS

- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of Double R Pass. Elev. = 564.88
- 2'x' cut on concrete apron located approximately 18' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of Double R Pass. Elev. = 571.27
- One-half inch iron rod set with red cap stamped "TRV PNT" located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of Double R Pass. Elev. = 568.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Jesus Ramirez Hernandez, P.E. 136783. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBLPS No. 10076000

STRIPING AND SIGNAGE PLAN		PROJECT NO.
CR 678		HOE302
MAGNOLIA, PHASE 7		SHEET NO.
Magnolia Pointe MUD No.1, Collin & Hunt Counties, Texas		8.02

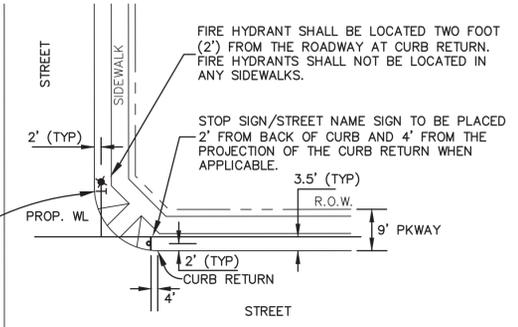
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Plotted by: ipekinis Plot Date: 10/5/2020 3:02 PM

LEGEND

- 30" STOP SIGN (UNLESS OTHERWISE NOTED)
- SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
- EX. SIGN & POST LOCATION
- 12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
- PROPOSED FIRE HYDRANT
- TYPE III BARRICADE
- PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
- PROPOSED INLET

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



TYPICAL INTERSECTION DETAIL

STREET LIGHTS SHALL BE LOCATED ON OPPOSITE SIDE OF INTERSECTION FROM NAME BLADES. COORDINATE EXACT PLACEMENT WITH ELECTRIC COMPANY.
N.T.S.

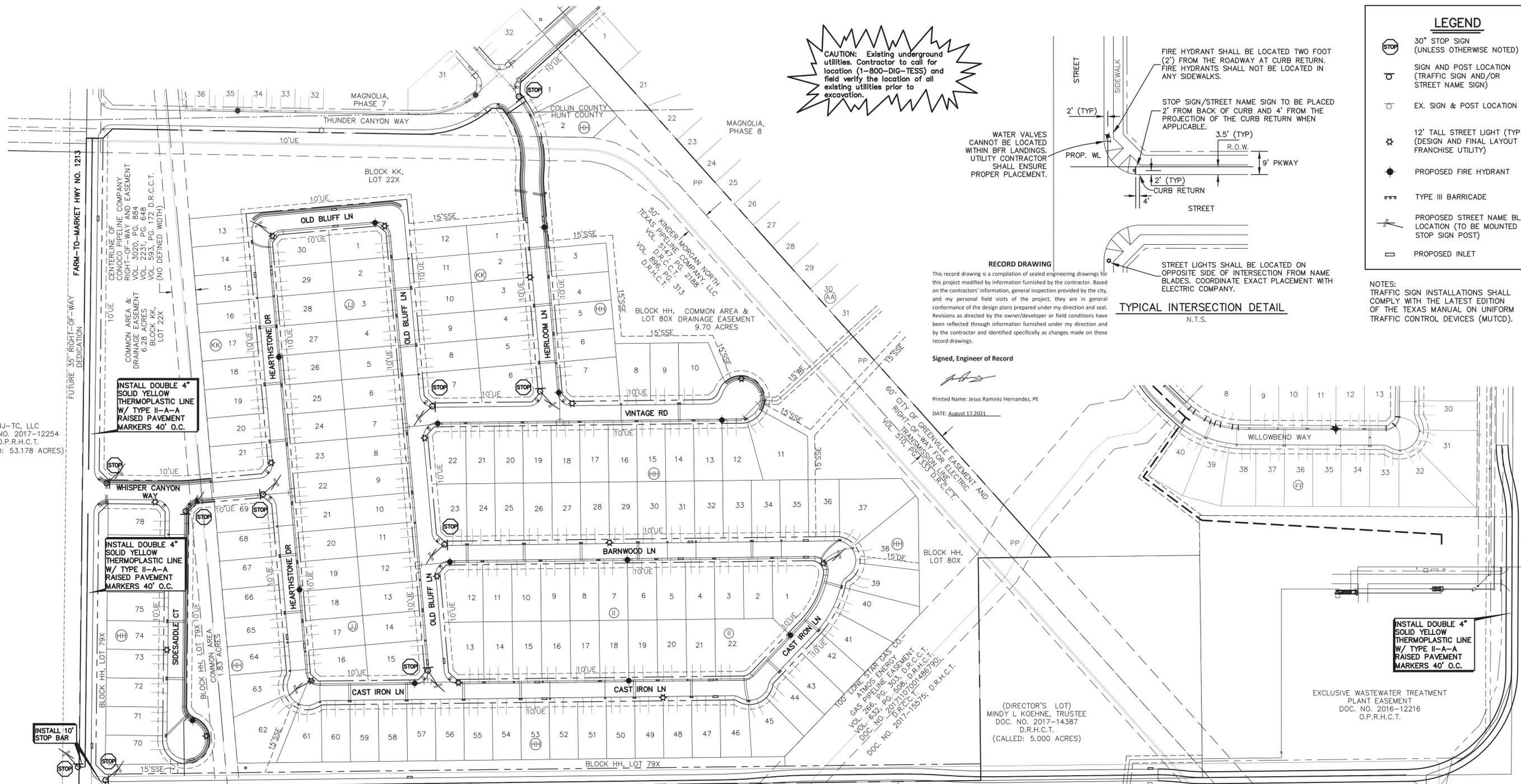
RECORD DRAWING

This record drawing is a compilation of sealed engineering drawings for this project modified by information furnished by the contractor. Based on the contractors' information, general inspection provided by the city, and my personal field visits of the project, they are in general conformance of the design plans prepared under my direction and seal. Revisions as directed by the owner/developer or field conditions have been reflected through information furnished under my direction and by the contractor and identified specifically as changes made on these record drawings.

Signed, Engineer of Record
[Signature]

Printed Name: Jesus Ramirez Hernandez, PE
DATE: August 17, 2021

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



INSTALL DOUBLE 4" SOLID YELLOW THERMOPLASTIC LINE W/ TYPE II-A-A RAISED PAVEMENT MARKERS 40' O.C.

INSTALL DOUBLE 4" SOLID YELLOW THERMOPLASTIC LINE W/ TYPE II-A-A RAISED PAVEMENT MARKERS 40' O.C.

INSTALL DOUBLE 4" SOLID YELLOW THERMOPLASTIC LINE W/ TYPE II-A-A RAISED PAVEMENT MARKERS 40' O.C.

INSTALL DOUBLE 4" SOLID YELLOW THERMOPLASTIC LINE W/ TYPE II-A-A RAISED PAVEMENT MARKERS 40' O.C.

INSTALL 10" STOP BAR

THE WATER TOWER NETWORK VOL. 2015, PG. 6598 D.R.H.C.T. (CALLED: 40' ACCESS EASEMENT 2.546 ACRES)

THE WATER TOWER NETWORK VOL. 2015, PG. 13635 D.R.H.C.T. (CALLED: TRACT: 1, 58.556 ACRES NET: 56.556 ACRES)

DEREK AMMERMAN AND JAN AMMERMAN VOL. 2014, PG. 670 D.R.H.C.T. (CALLED: 284.254 ACRES)

REEDS CHAPEL CEMETERY (YOUNG CEMETERY)

DEREK AMMERMAN AND JAN AMMERMAN VOL. 2014, PG. 670 D.R.H.C.T. (CALLED: 284.254 ACRES)

(DIRECTOR'S LOT) MINDY L KOEHNE, TRUSTEE DOC. NO. 2017-14387 D.R.H.C.T. (CALLED: 5.000 ACRES)

EXCLUSIVE WASTEWATER TREATMENT PLANT EASEMENT DOC. NO. 2016-12216 O.P.R.H.C.T.



BENCHMARKS

- One-half inch iron rod set with red cap stamped TRV PNT located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of Double R Pass. Elev. = 564.68
- X' cut on concrete apron located approximately 18' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of Double R Pass. Elev. = 577.27
- One-half inch iron rod set with red cap stamped TRV PNT located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of Double R Pass. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

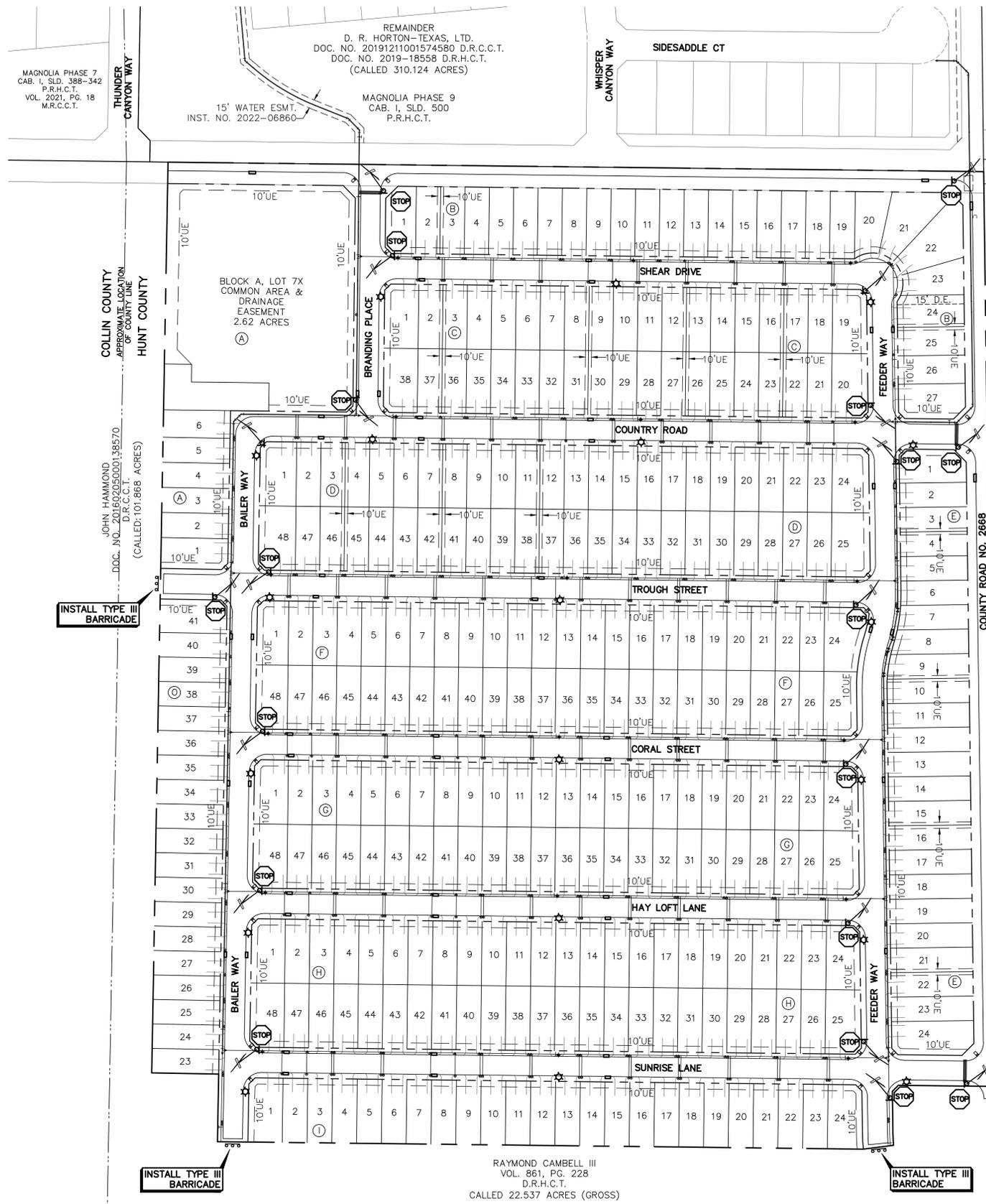
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Jesus Ramirez Hernandez, P.E. 136783. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
10/5/2020

2121 Midway Road
Suite 300
Carrlinton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE, STRIPING, & LIGHTING PLAN		PROJECT NO. HOE302
MAGNOLIA, PHASE 9		SHEET NO. 8.01
Magnolia Pointe MUD No.1, Collin & Hunt Counties, Texas		

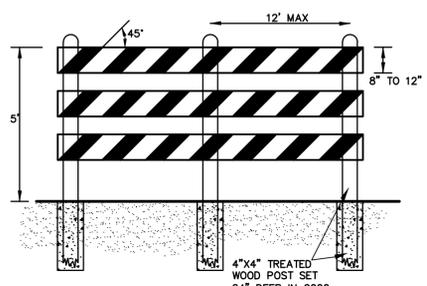
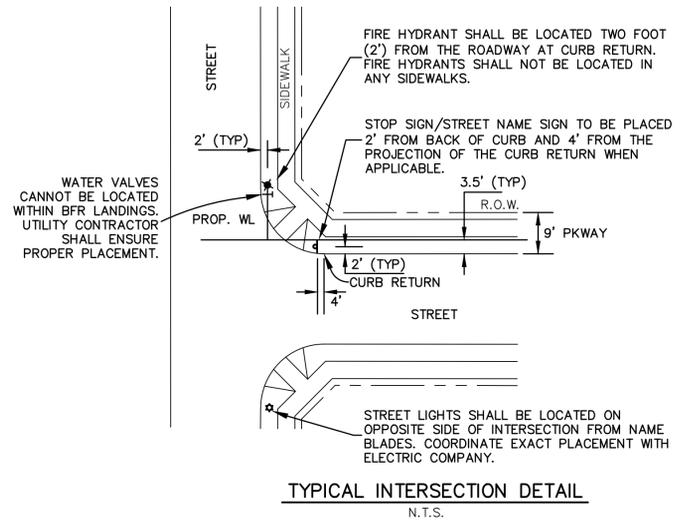
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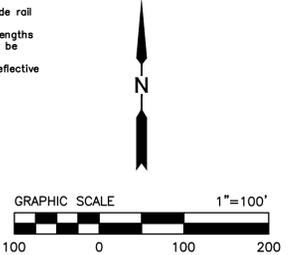
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND	
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



- NOTES:**
- Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 - Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective rail faces.



BENCHMARKS

- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 4 feet west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 3,200 feet north of Double R Pass. Elev. = 584.68
- 2' x cut on concrete apron located approximately 15' west of the west edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 1,500 feet north of Double R Pass. Elev. = 577.27
- One-half inch iron rod set with red cap stamped 'TRV PNT' located approximately 7 feet east of the east edge of asphalt paving along Farm-to-Market Highway No. 1777 and being approximately 25 feet south of the centerline of Double R Pass. Elev. = 566.04

Elevations are derived from GPS observations utilizing the Western Data Systems - RTK Network.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

Alex J. Rejcek 3/31/2022
The seal appearing on this document was authorized by Alex J. Rejcek, P.E. 142018. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

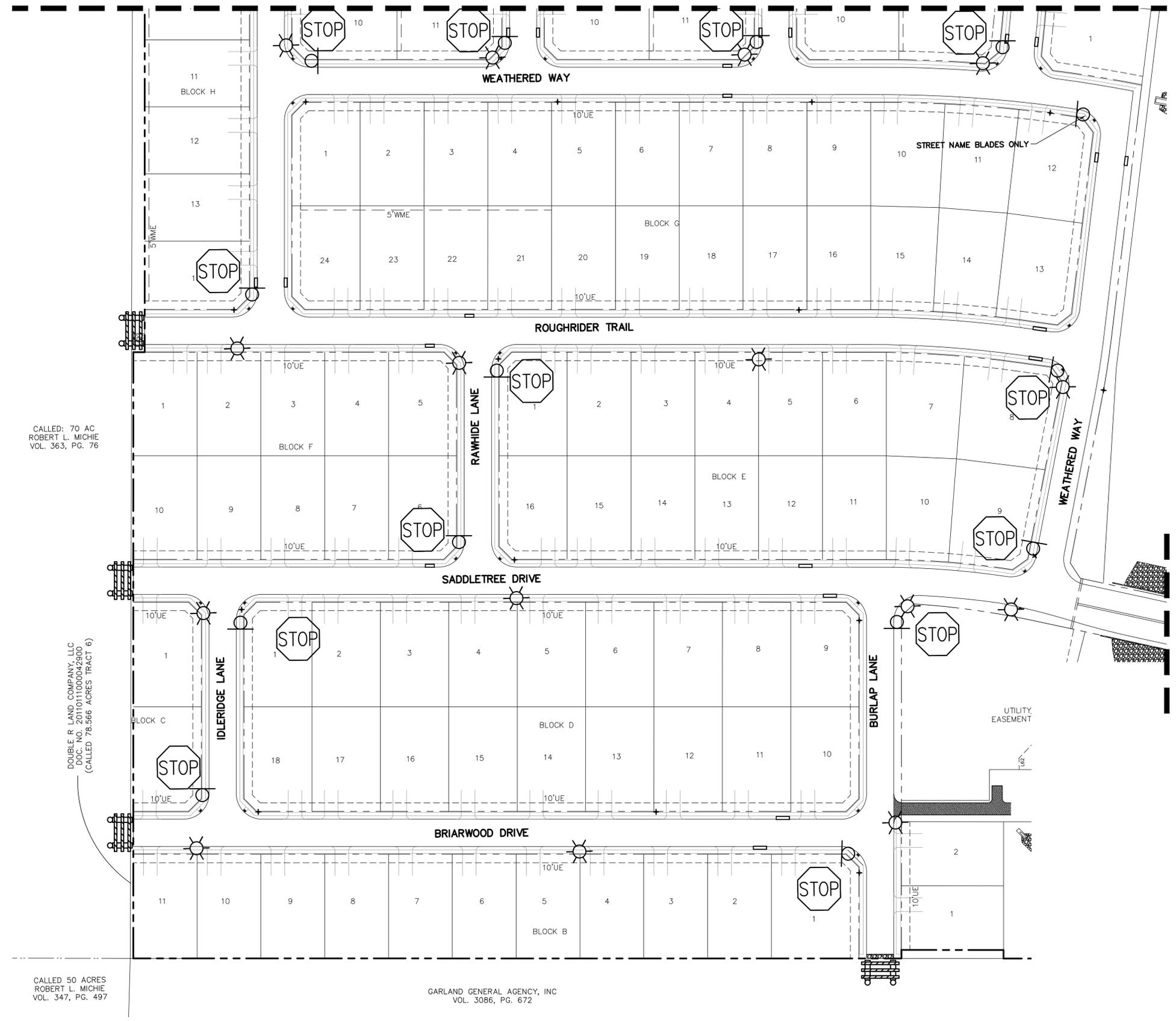
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE & LIGHTING PLAN		PROJECT NO. HOE333
MAGNOLIA, PHASE 10		SHEET NO. 8.01
Magnolia Pointe MUD No.1, Hunt County, Texas		

Drawing: H:\Projects\HOE333\Phase 10\Engineering\dwg\HOE333-SL.dwg Saved By: anoriega Save Time: 3/31/2022 12:59 PM Plotted by: arejcek Plot Date: 3/31/2022 1:24 PM

MATCHLINE SEE SHEET 8.02

LEGEND	
	STREET LIGHT
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST
	BARRICADE
	WATER LINE & VALVE
	FIRE HYDRANT
	INLET



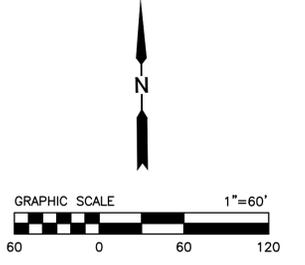
CALLED: 70 AC
ROBERT L. MICHIE
VOL. 363, PG. 76

DOUBLE R LAND COMPANY, LLC
DOC. NO. 2011011100042900
(CALLED 78.566 ACRES TRACT 6)

CALLED 50 ACRES
ROBERT L. MICHIE
VOL. 347, PG. 497

GARLAND GENERAL AGENCY, INC
VOL. 3086, PG. 672

MATCHLINE SEE
SHEET 8.02



BENCHMARKS:
 BM-1: "X" CUT ON CONCRETE APRON LOCATED APPROXIMATELY 18' WEST OF THE WEST EDGE OF ASPHALT PAVING ALONG FARM-TO-MARKET HIGHWAY NO. 1777 AND BEING APPROXIMATELY 1,500 FEET NORTH OF COUNTY ROAD NO. 679. ELEVATION= 577.27'
 BM-2: ONE-HALF INCH IRON ROD WITH CAP SET 36.5' +/- WEST OF AND 12' +/- NORTH OF NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION 588.07'
 BM-3: ONE-HALF INCH IRON ROD WITH CAP SET 44' +/- SOUTH OF AND 9' +/- EAST OF SOUTH WEST CORNER OF SUBJECT PROPERTY. ELEVATION=570.70'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:
YC
 DRAWN BY:
YC
 CHECKED BY:
CW

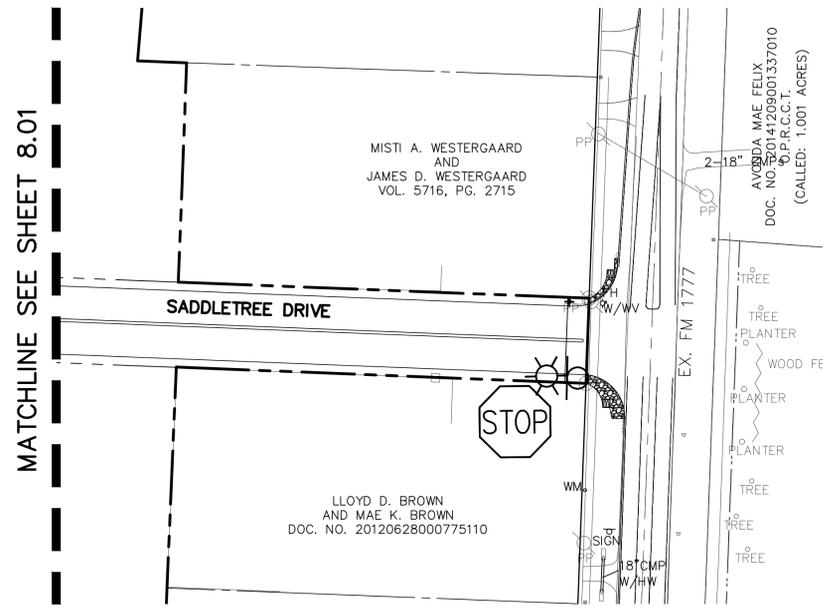
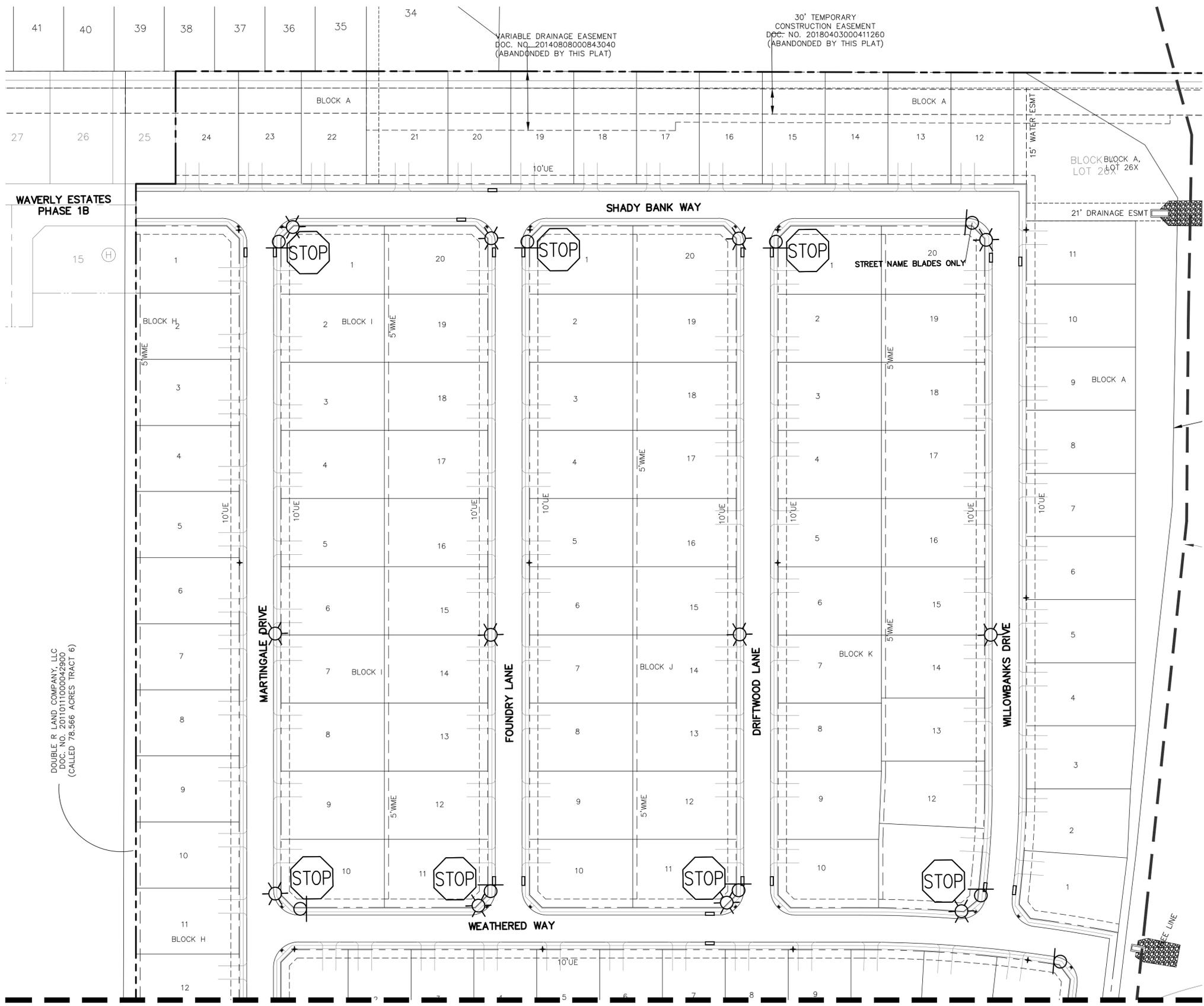
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11-08-2021

JBI PARTNERS

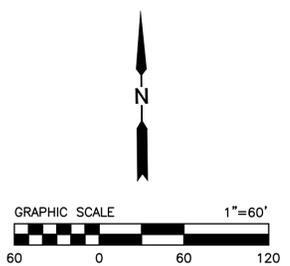
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE & LIGHTING		PROJECT NO.
SHEET 01		HOE307
WAVERLY ESTATES		SHEET NO.
Magnolia Pointe MUD No. 1, Collin County, Texas		8.01



LEGEND

	STREET LIGHT
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST
	BARRICADE
	WATER LINE & VALVE
	FIRE HYDRANT
	INLET



BENCHMARKS:

BM-1: "X" CUT ON CONCRETE APRON LOCATED APPROXIMATELY 18' WEST OF THE WEST EDGE OF ASPHALT PAVING ALONG FARM-TO-MARKET HIGHWAY NO. 1777 AND BEING APPROXIMATELY 1,500 FEET NORTH OF COUNTY ROAD NO. 679. ELEVATION= 577.27

BM-2: ONE-HALF INCH IRON ROD WITH CAP SET 36.5' +/- WEST OF AND 12' +/- NORTH OF NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION 588.07

BM-3: ONE-HALF INCH IRON ROD WITH CAP SET 44' +/- SOUTH OF AND 9' +/- EAST OF SOUTH WEST CORNER OF SUBJECT PROPERTY. ELEVATION=570.70'

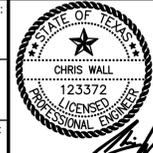
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY: YC

DRAWN BY: YC

CHECKED BY: CW

11-08-2021

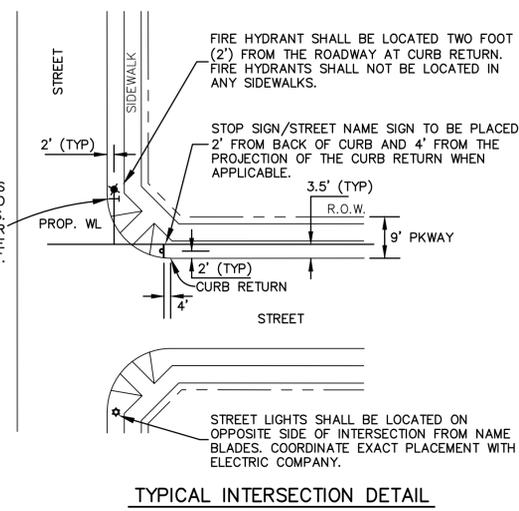
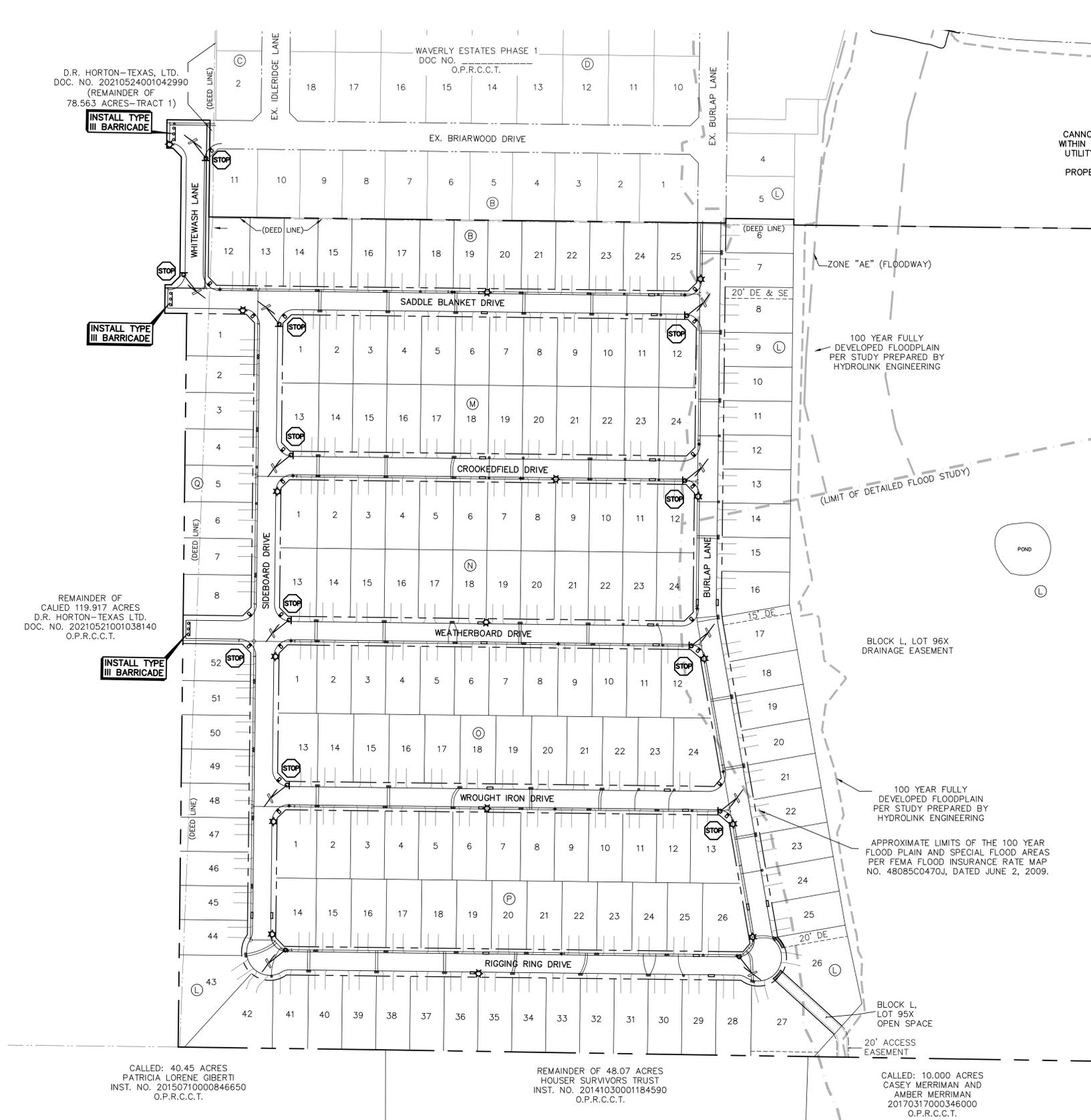


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JBI PARTNERS

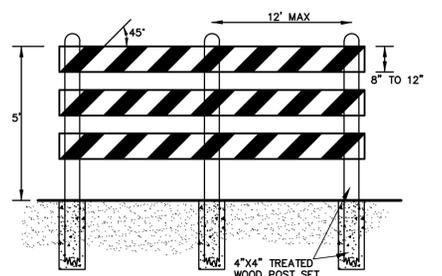
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE & LIGHTING		PROJECT NO.
SHEET 02		H0E307
WAVERLY ESTATES		SHEET NO.
Magnolia Pointe MUD No. 1, Collin County, Texas		8.02



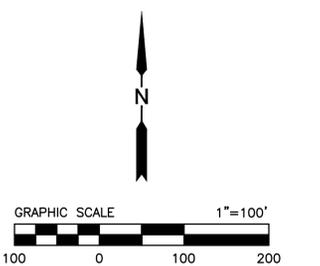
LEGEND	
	30" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	EX. SIGN & POST LOCATION
	12' TALL STREET LIGHT (TYP.) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)
	PROPOSED FIRE HYDRANT
	TYPE III BARRICADE
	PROPOSED STREET NAME BLADES LOCATION (TO BE MOUNTED ON STOP SIGN POST)
	PROPOSED INLET

NOTES:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



- NOTES:
- Nominal lumber dimensions are satisfactory for barricade rail width dimensions.
 - Rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
 - The sides or barricades facing traffic shall have retroreflective rail faces.

TYPE III BARRICADE DETAIL
N.T.S.



BENCHMARKS
 BM-1: 1" X CUT ON CONCRETE APRON LOCATED APPROXIMATELY 18' WEST OF THE WEST EDGE OF ASPHALT PAVING ALONG FARM-TO-MARKET HIGHWAY NO. 1777 AND BEING APPROXIMATELY 1,500 FEET NORTH OF COUNTY ROAD NO. 679. ELEVATION= 577.27'
 BM-2: ONE-HALF INCH IRON ROD WITH CAP SET 36.5' +/- WEST OF AND 12' +/- NORTH OF NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION 588.07'
 BM-3: ONE-HALF INCH IRON ROD WITH CAP SET 44' +/- SOUTH OF AND 9' +/- EAST OF SOUTH WEST CORNER OF SUBJECT PROPERTY. ELEVATION=570.70'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by Jesus Ramirez Hernandez, P.E. 136783. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
 3/31/2023

JBI PARTNERS
 2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972.248.7676
 TBPE No. F-438
 TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN		PROJECT NO. HOE307
WAVERLY ESTATES, PHASE 4		SHEET NO. 8.01
Magnolia Pointe MUD No.1, Collin County, Texas		

Plotted by: JRamirez Plot Date: 3/31/2023 9:44 AM
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