

VINEYARD HILL ESTATES, LLC.
(CALLED 60.62 ACRES)
DOC. NO.
20211006002042910
O.P.R.C.C.T

VINEYARD HILL ESTATES, LLC.
(CALLED 60.62 ACRES)
DOC. NO.
20211006002042910
O.P.R.C.C.T

LOT 6, BLOCK A
SANNER ADDITION
VOLUME 2011
PAGE 180
O.P.R.C.C.T

NATHAN HOLTON
(CALLED 2.000 ACRES)
VOLUME 5407
PAGE 5942
O.P.R.C.C.T

LOT 15X, BLOCK E

MELISSA FARMS, LLC.
(CALLED TRACT 1-32.56 ACRES)
DOC. NO.
2023000135583
O.P.R.C.C.T

DOUGLAS RAY GRAVES
(PART OF 207 1/2 ACRES)
VOLUME 4463
PAGE 2253
O.P.R.C.C.T

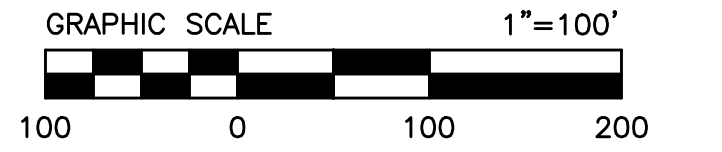
JOHN FERRARO &
SPOUSE SHARON K.
FERRARO
(CALLED 2.00 ACRES)
DOC. NO.
20110609000596000
O.P.R.C.C.T

PRICE E. ABLES
& WIFE LISA L.
FERRARO
VOLUME 3148
PAGE 342
O.P.R.C.C.T

MATNEY FAMILY REVOCABLE
LIVING TRUST
VOLUME 5868
PAGE 2729
O.P.R.C.C.T

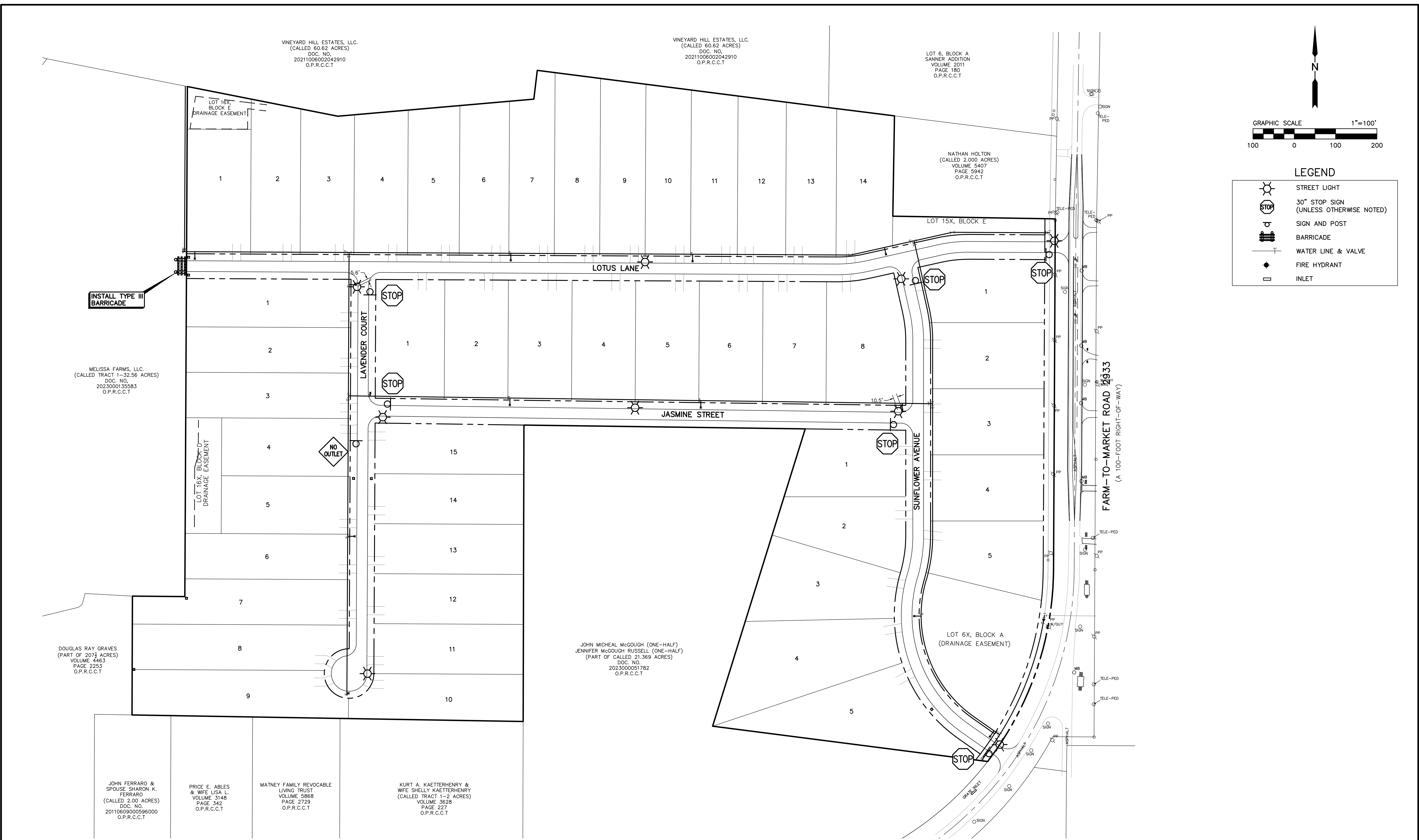
KURT A. KAETTERHENRY &
WIFE SHELLY KAETTERHENRY
(CALLED TRACT 1-2 ACRES)
VOLUME 3628
PAGE 227
O.P.R.C.C.T

JOHN MICHAEL McGOUGH (ONE-HALF)
JENNIFER McGOUGH RUSSELL (ONE-HALF)
(PART OF CALLED 21.369 ACRES)
DOC. NO.
2023000051782
O.P.R.C.C.T



LEGEND

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

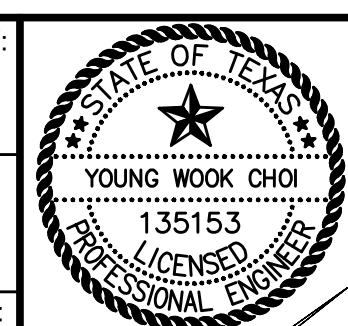


BENCHMARKS:
 BM 1) A one-half inch iron rod with red cap set at the east side of Farm-to-Market 2933 and the west side of County Road 1116, approximately 28 feet south of the approximate intersection of where the two roads meet and head north. (Elev=636.11')
 BM 2) A one-half inch iron rod with red cap set at the west side of Milrany Lane, approximately 282 feet south and 22 feet west of the approximate centerline intersection of Milrany Lane and Greenway Lane. (Elev=646.87')
 BM 3) A one-half inch iron rod with red cap set at the north side of Farm-to-Market road 2933, approximately 636 feet west and 28 feet north of the approximate centerline intersection of Farm-to-Market Road 2933 and County Road 410. (Elev=632.54')

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY: ---
 DRAWN BY: ---
 CHECKED BY: ---

06-10-2024



The seal appearing on this document was authorized by Young Wook Choi, P.E. 135153. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS

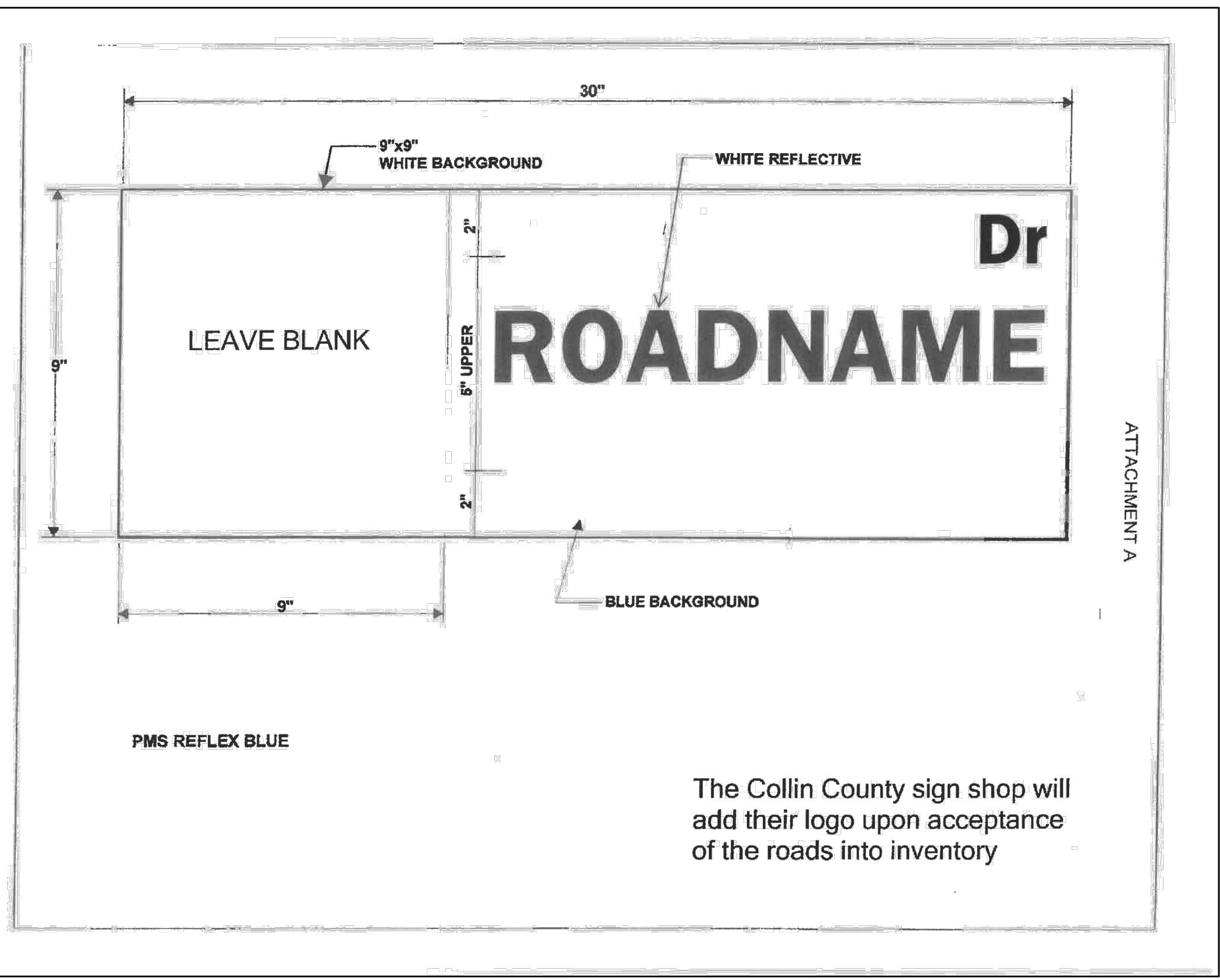
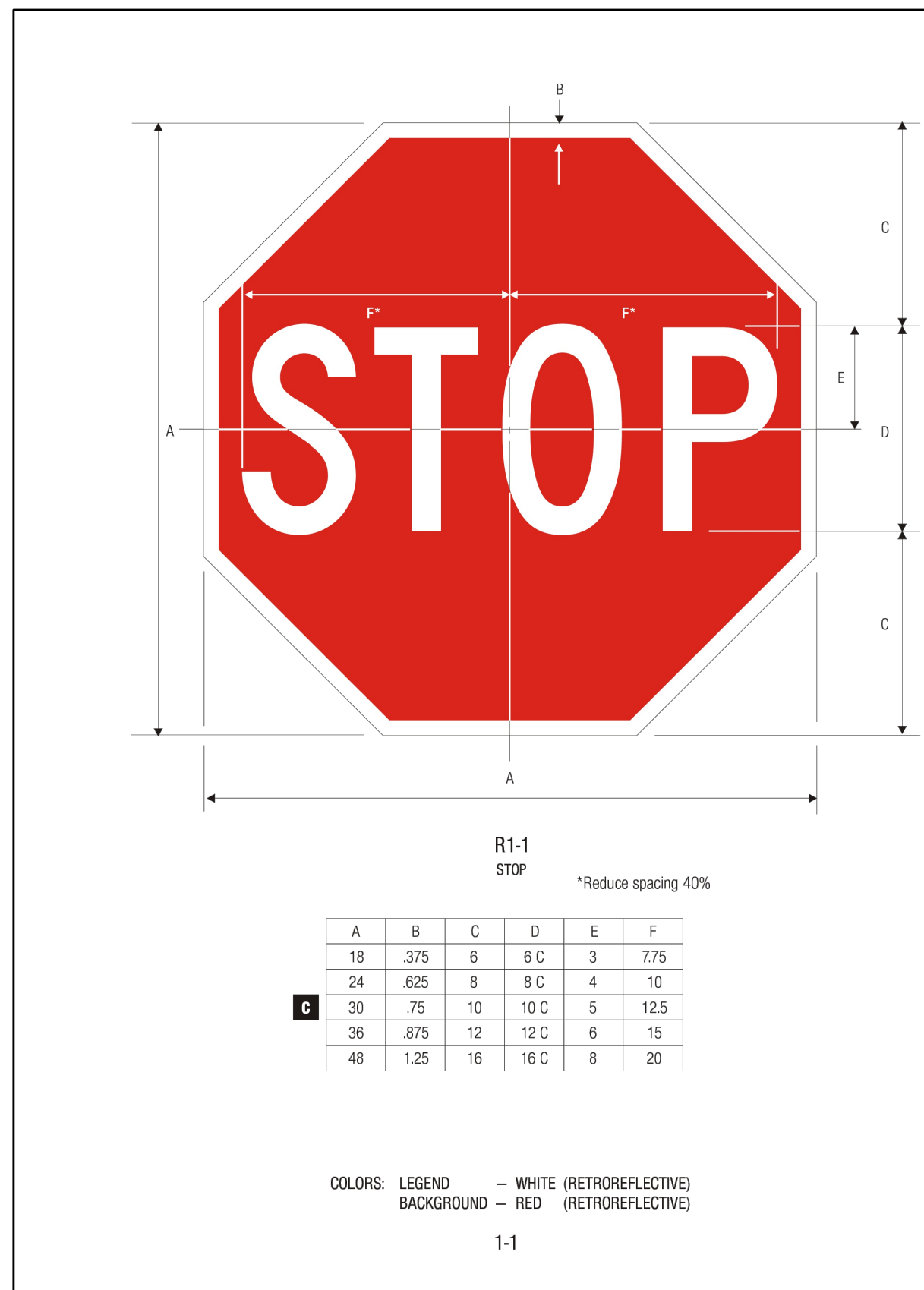
2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972.248.7676
 TBPE No. F-438
 TBPLS No. 10076000

SIGNAGE & LIGHTING PLAN

PROJECT NO. **MRP001**

ARMANI FARMS
 Collin County, Texas

SHEET NO. **7.01**



ATTACHMENT C: COLLIN COUNTY LOGO

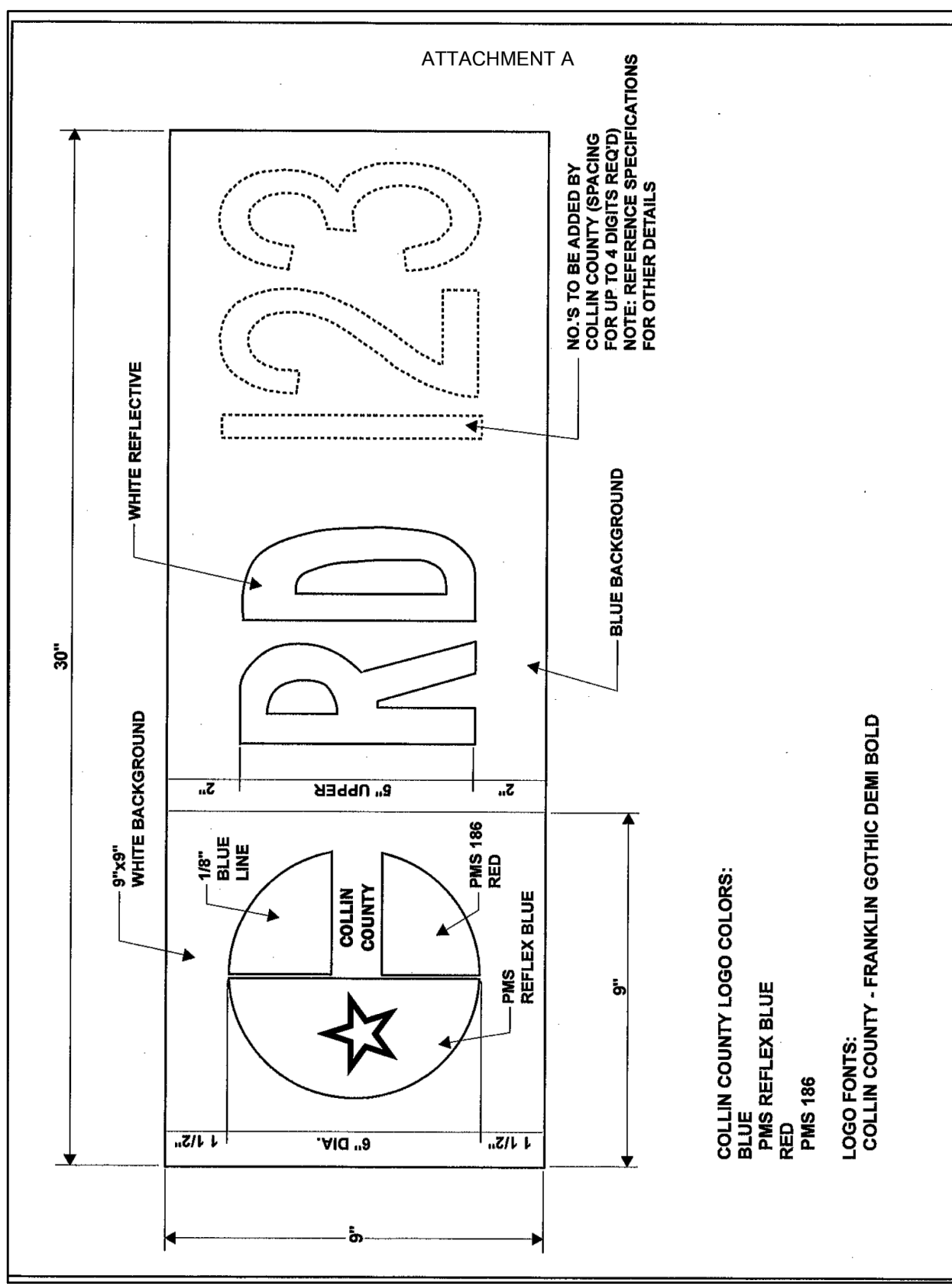
All external use of the County logo is limited to non-commercial organizations. Use of the logo for commercial gain is prohibited.

Any additional use of the logo must be approved by the County Administrator, Public Information Officer or a Commissioners Court designee.

The Collin County logo's colors are:

- White
- Black Border
- Blue: PMS Reflex Blue
- Red: PMS 186

The logo fonts are:
Collin County — Franklin Gothic Demi, Bold



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Support:

12. Section 2M.07 contains provisions for the use of recreational and cultural interest area symbols to indicate prohibited activities or items in non-road applications.

Section 2A.13 Word Messages

Standard:

01. Except as provided in Section 2A.06, all word messages shall use standard wording and letters as shown in this Manual and in the "Standard Highway Sign Designs for Texas" book (see Section 1A.11).

Guidance:

02. Word messages should be as brief as possible and the lettering should be large enough to provide the necessary legibility distance. A minimum specific ratio of 1 inch of letter height per 30 feet of legibility distance should be used.

03. Abbreviations (see Section 1A.13) should be kept to a minimum.

04. Word messages should not contain periods, apostrophes, question marks, ampersands, or other punctuation or characters that are not letters, numerals, or hyphens unless necessary to avoid confusion.

05. The solidus (slanted line or forward slash) is intended to be used for fractions only and should not be used to separate words on the same line of legend. Instead, a hyphen should be used for this purpose, such as "TRUCKS - BUSES."

Standards:

06. Fractions shall be displayed with the numerator and denominator diagonally arranged about the solidus (slanted line or forward slash). The overall height of the fraction is measured from the top of the numerator to the bottom of the denominator, each of which is vertically aligned with the upper and lower ends of the solidus. The overall height of the fraction shall be determined by the height of the numerals within the fraction, and shall be 1.5 times the height of an individual numeral within the fraction.

Support:

07. The "Standard Highway Sign Designs for Texas" book (see Section 1A.11) contains details regarding the layouts of signs.

08. When initials are used to represent an abbreviation for separate words (such as "U.S." for a United States route), the initials should be separated by a space of between 1/2 and 3/4 of the letter height of the initials.

09. When an interstate route is displayed in text form instead of using the route shield, a hyphen should be used for clarity, such as "75-50."

Standard:

10. All sign lettering shall be in upper-case letters as provided in the "Standard Highway Sign Designs for Texas" book (see Section 1A.11), unless otherwise provided in this Manual for a particular sign or type of message.

11. The sign lettering for names of places, streets, and highways shall be composed of a combination of lower-case letters with initial upper-case letters.

Support:

12. Letter height is expressed in terms of the height of an upper-case letter. For mixed-case legends (those composed of an initial upper-case letter followed by lower-case letters), the height of the lower-case letters is derived from the specified height of the initial upper-case letter based on a prescribed ratio. Letter heights for mixed-case legends might be expressed in terms of both the upper- and lower-case letters, or in terms of the initial upper-case letter alone. When the height of a lower-case letter is specified or determined from the prescribed ratio, the reference is to the nominal loop height of the letter. The term loop height refers to the portion of a lower-case letter that extends slightly above and below the baselines projected from the top and bottom of such a non-rounded letter so that the appearance of a uniform letter height within a word is achieved. The actual loop height of a rounded lower-case letter is slightly greater than the nominal loop height and this additional height is excluded from the expression of the lower-case letter height.

Standard:

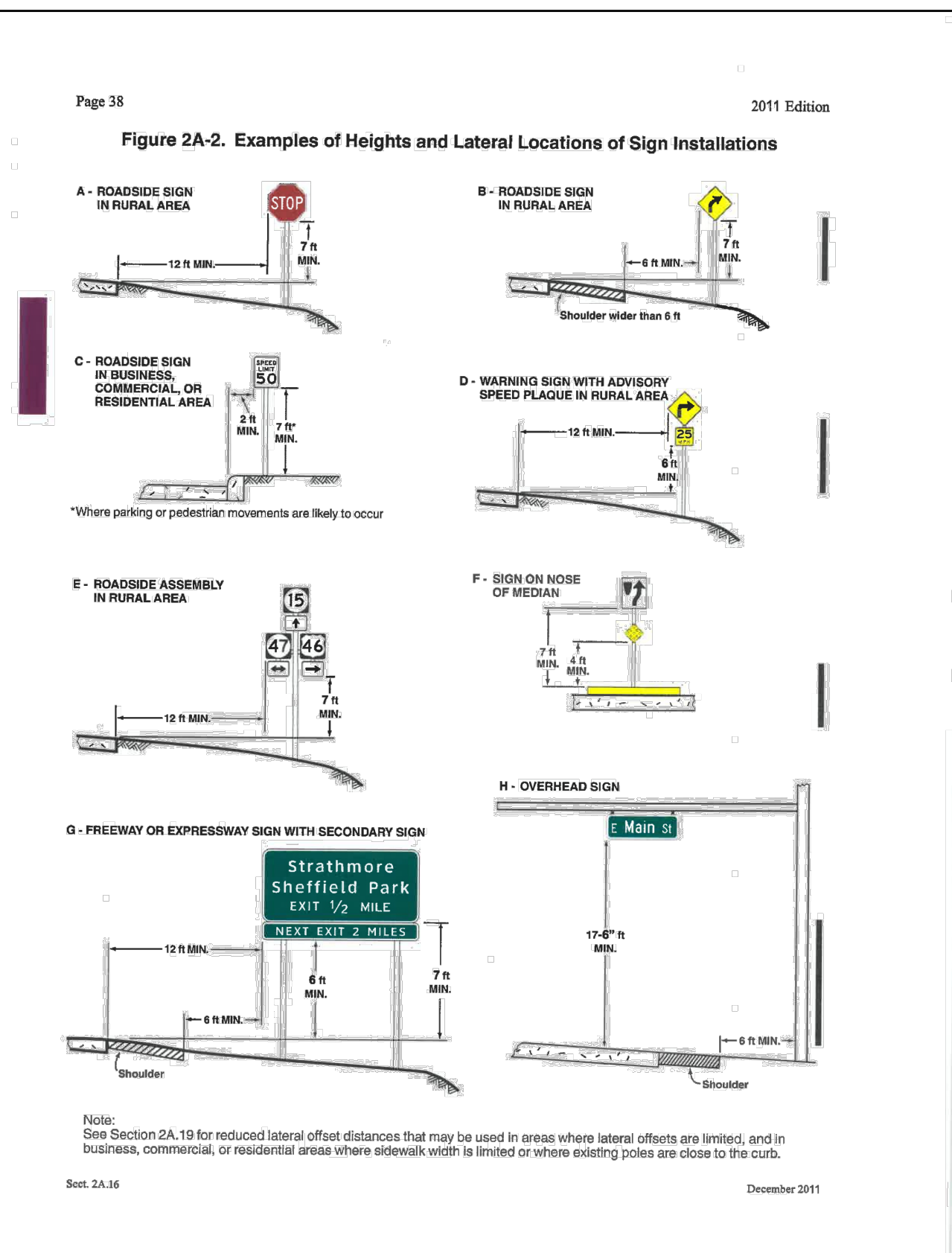
13. When a mixed-case legend is used, the height of the lower-case letters shall be 3/4 of the height of the initial upper-case letter.

Section 2A.12 to 2A.13

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Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 1 of 5)

Sign or Plaque	Sign Designation	Section	Conventional Road Single Lane	Conventional Road Multiple Lane	Expressway	Freeway	Minimum	Oversized
STOP	R1-1	2B.05	30 x 30	36 x 36	36 x 36	36 x 36	30 x 30	48 x 48
Yield	R1-2	2B.09	30 x 30	36 x 36	36 x 36	36 x 36	30 x 30	48 x 48
To Oncoming Traffic (plaque)	R1-2aP	2B.10	24 x 18	24 x 18	36 x 30	48 x 36	24 x 18	—
To Right (plaque)	R1-2bP	2B.10	24 x 18	24 x 18	36 x 30	48 x 36	24 x 18	—
To Left (plaque)	R1-2cP	2B.10	18 x 6	18 x 6	—	—	30 x 12	—
Yield Here to Trucks	R1-5	2B.11	—	36 x 36	—	—	—	36 x 36
Yield Here to Pedestrians	R1-5a	2B.11	—	36 x 48	—	—	—	36 x 48
To Street Front Crossing	R1-6	2B.12	12 x 36	12 x 36	—	—	—	—
Overhead Ped Crossing	R1-9	2B.12	60 x 24	60 x 24	—	—	—	—
Escape Route (plaque)	R1-10P	2B.09	24 x 18	24 x 18	—	—	—	—
Speed Limit	R2-1	2B.18	24 x 30	30 x 36	36 x 48	48 x 60	18 x 24	30 x 36
Minimum Speed Limit (plaque)	R2-4P	2B.18	24 x 48	24 x 48	36 x 48	48 x 60	—	30 x 36
Maximum Speed Limit	R2-4	2B.18	24 x 48	24 x 48	36 x 48	48 x 60	—	30 x 36
Maximum Legal Speeds	R2-4CT	2B.13	—	180 x 84	—	—	—	—
Unless Otherwise Posted (plaque)	R2-4P	2B.13	24 x 18	24 x 18	—	—	—	—
Citywide (plaque)	R2-5aP	2B.13	24 x 6	24 x 6	—	—	—	—
Neighborhood (plaque)	R2-5bP	2B.13	24 x 6	24 x 6	—	—	—	—
Residential (plaque)	R2-5cP	2B.13	24 x 6	24 x 6	—	—	—	—
Movement Prohibition	R3-2.3.4.1b.27	2B.18	24 x 24	36 x 36	36 x 36	—	—	48 x 48
Mandatory Movement Lane Control	R3-5a	2B.20	30 x 36	36 x 36	—	—	—	—
Left Lane (plaque)	R3-5aP	2B.20	30 x 12	30 x 12	—	—	—	—
HOV 2+ (plaque)	R3-5bP	2B.20	24 x 12	24 x 12	—	—	—	—
Bus Lane (plaque)	R3-5cP	2B.20	30 x 12	30 x 12	—	—	—	—
Center Lane (plaque)	R3-5dP	2B.20	30 x 12	30 x 12	—	—	—	—
Right Lane (plaque)	R3-5eP	2B.20	30 x 12	30 x 12	—	—	—	—
Bus Lane (plaque)	R3-5fP	2B.20	30 x 12	30 x 12	—	—	—	—
Optional Movement Lane Control	R3-6	2B.21	30 x 36	30 x 36	—	—	—	—
Right Lane Must Turn Right (plaque)	R3-7	2B.20	30 x 36	36 x 36	—	—	—	—
Advance Intersection Lane Control	R3-8.8a.8b	2B.22	Variable x 30	Variable x 30	—	—	—	Variable x 36
Turnaround Only	R3-8aT	2B.22A	24 x 30	30 x 36	—	—	—	—
Two-Way Left Turn Only (overhead)	R3-9a	2B.24	30 x 36	36 x 36	—	—	—	—
Two-Way Left Turn Only (groundmounted)	R3-9b	2B.24	24 x 36	24 x 36	—	—	—	36 x 48
ONEWAY	R3-9cP	2B.25	30 x 12	30 x 12	—	—	—	—
END	R3-9dP	2B.25	30 x 12	30 x 12	—	—	—	—
Reversible Lane Control (symbol)	R3-9e	2B.26	108 x 48	108 x 48	—	—	—	—
Reversible Lane Control (groundmounted)	R3-9f	2B.26	36 x 48	36 x 48	—	—	—	—
Advance Freeway Lane Control	R3-9g.9h	2B.26	108 x 36	108 x 36	—	—	—	—
Regulation Sign	R3-9i	2B.26	108 x 48	108 x 48	—	—	—	—
End/Reversible Lane	R3-9j	2B.26	24 x 36	24 x 36	—	—	—	—
Sign Right (Left) Turn Lane	R3-9k.9l	2B.27	60 x 36	60 x 36	—	—	—	—
All Turns (Left) Turn from Right Lane	R3-9m.9n	2B.27	72 x 18	72 x 18	—	—	—	—
Left Lane Must Enter Ramp	R3-9o.9p	2B.28	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
U and Left Turns with arrow	R3-9q.9r.9s	2B.27	60 x 24	60 x 24	—	—	—	—
Right Lane Must Exit	R3-9t	2B.28	—	—	78 x 36	78 x 36	—	—
Right Lane Must Exit	R3-9tT	2B.28T	—	—	48 x 48	48 x 48	—	—
Left Lane Must Enter Ramp	R3-9u.9v	2B.28A	—	—	48 x 48	48 x 48	—	—
Left Lane Must Enter FRWY	R3-9vT	2B.28A	—	—	48 x 48	48 x 48	—	—
All Traffic Must Exit	R3-9wT	2B.28B	—	—	48 x 60	—	—	—
Do Not Pass	R4-1	2B.29	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Pass With Care	R4-2	2B.29	24 x 30	24 x 30	36 x 48	48 x 60	18 x 24	36 x 48
Left Lane For Passing Only	R4-2AT	2B.29A	24 x 30	24 x 30	36 x 54	36 x 54	—	48 x 72



BENCHMARKS:

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DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

NO. REVISIONS DURING CONSTRUCTION BY DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY YOUNG WOOK CHOI, P.E. 135153. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

06-10-2024

JBI PARTNERS

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

SIGNAGE & LIGHTING DETAILS

PROJECT NO. MRP001

SHEET NO. 7.02

ARMANI FARMS
Collin County, Texas

Plotted by: ychoi Plot Date: 6/10/2024 1:49 PM

Printed by: ychoi Save Time: 6/10/2024 1:48 PM

Drawing: H:\Projects\MRP001 - Armani Farms\Phase 1\Engineering\dwg\MRP001-13.dwg Saved By: ychoi