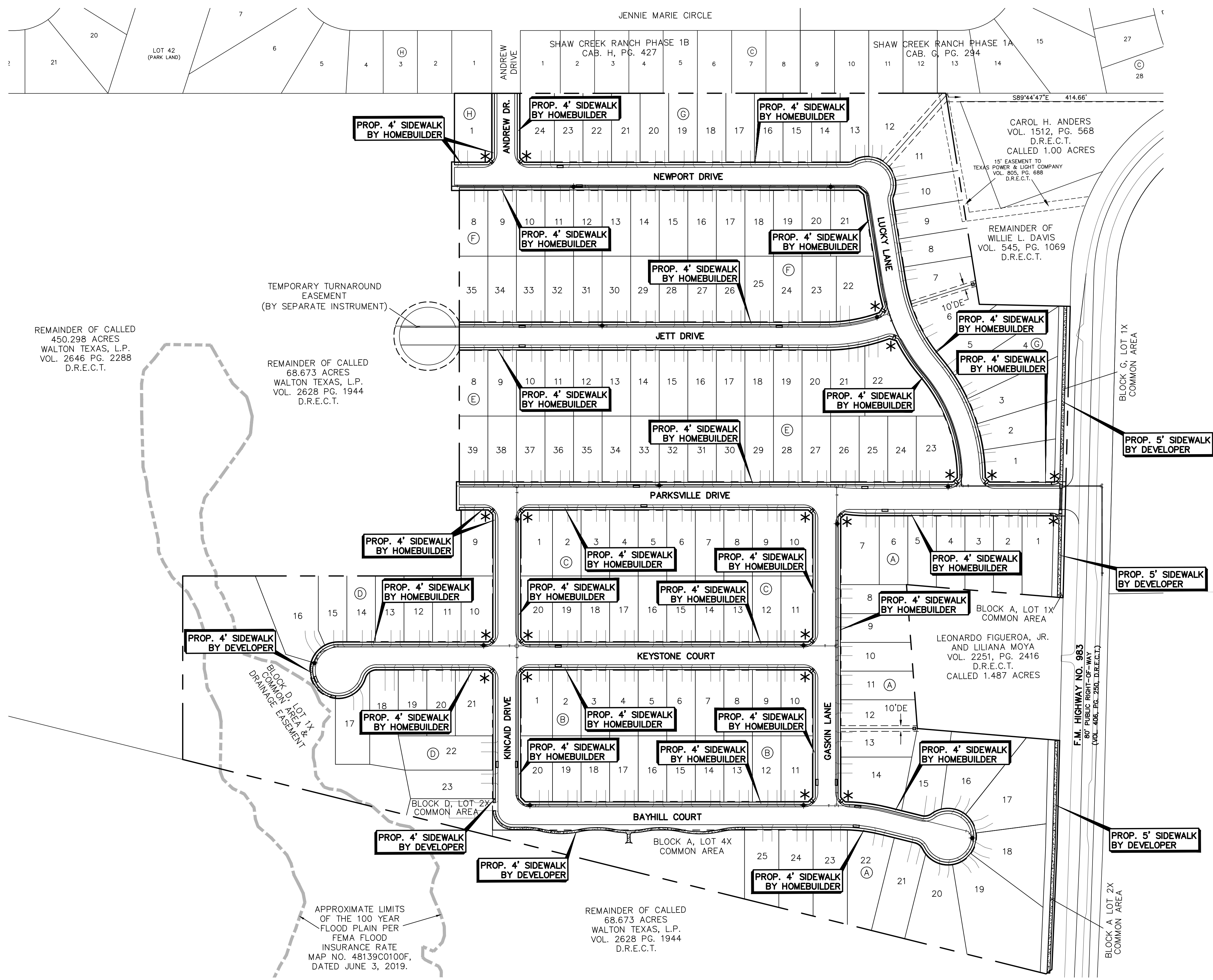


LEGEND

- Sidewalk to be Constructed by Developer.
- Sidewalk to be Constructed by Homebuilder.
- Directional Curb Ramps to be Constructed by Developer.
- Construct Lay Down Curb

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 OF CALLED 450.298 ACRES WALTON TEXAS, L.P. VOL. 2646 PG. 2288 D.R.E.C.T.

REMAINDER OF CALLED 68.673 ACRES WALTON TEXAS, L.P. VOL. 2628 PG. 1944 D.R.E.C.T.

TEMPORARY TURNAROUND EASEMENT (BY SEPARATE INSTRUMENT)

BLOCK D, LOT 1X COMMON AREA & DRAINAGE EASEMENT

BLOCK D, LOT 2X COMMON AREA

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 48139C0100F, DATED JUNE 3, 2019.

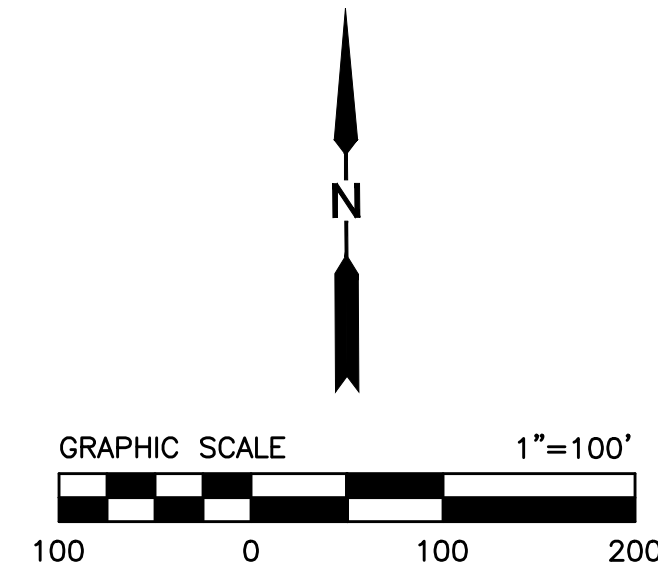
REMAINDER OF CALLED 68.673 ACRES WALTON TEXAS, L.P. VOL. 2628 PG. 1944 D.R.E.C.T.

CAROL H. ANDERS VOL. 1512, PG. 568 D.R.E.C.T. CALLED 1.00 ACRES 15' EASEMENT TO TEXAS POWER & LIGHT COMPANY VOL. 195, PG. 898 D.R.E.C.T.

REMAINDER OF WILLIE L. DAVIS VOL. 545, PG. 1069 D.R.E.C.T.

LEONARDO FIGUEROA, JR. AND LILIANA MOYA VOL. 2251, PG. 2416 D.R.E.C.T. CALLED 1.487 ACRES

F.M. HIGHWAY NO. 983 80' PUBLIC RIGHT-OF-WAY (VOL. 408, PG. 250, D.R.E.C.T.)



BENCHMARKS:

BM 1.) X CUT ON TOP OF CURB, SOUTHWEST CURB LINE OF TIDWELL DRIVE, 358 FEET SOUTHWEST OF CENTERLINE OF JESSIE DRIVE, LOCATED IN SUBDIVISION NORTHWEST OF SUBJECT TRACT. ELEV. 456.28

BM 2.) X CUT ON TOP OF CURB, SOUTHWEST LINE OF SHAW CREEK BLVD., 368 FEET SOUTHWEST OF CENTERLINE OF SERENA DRIVE, LOCATED AT THE STREET STUB-OUT AT THE NORTH CENTRAL PORTION OF THE SUBJECT TRACT. ELEV. 466.54

BM 3.) X CUT ON TOP OF CURB, WESTERLY CURB LINE OF JIMMIE BIRDWELL BLVD. AT THE INTERSECTION WITH F.M. HIGHWAY NO. 983. ELEV. 482.46

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

This document is released for the purpose of interim review under the authority of Brittany D. Crenshaw, P.E. 131924 on 6/2/2021. It is not to be used for construction or permitting purposes.

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN		PROJECT NO. HOE310
BLUFF SPRINGS, PHASE 1		SHEET NO. 9.01
City of Ferris ETJ, Ellis County, Texas		

Plotted by: Iperkins Plot Date: 6/2/2021 3:16 PM
Drawing: H:\Projects\HOE310-Bluff Springs North Overall\Overall\Engineering\dwg\PHASE 1\HOE310-PH1-SWALK.dwg Saved By: Iperkins Save Time: 5/28/2021 11:21 PM