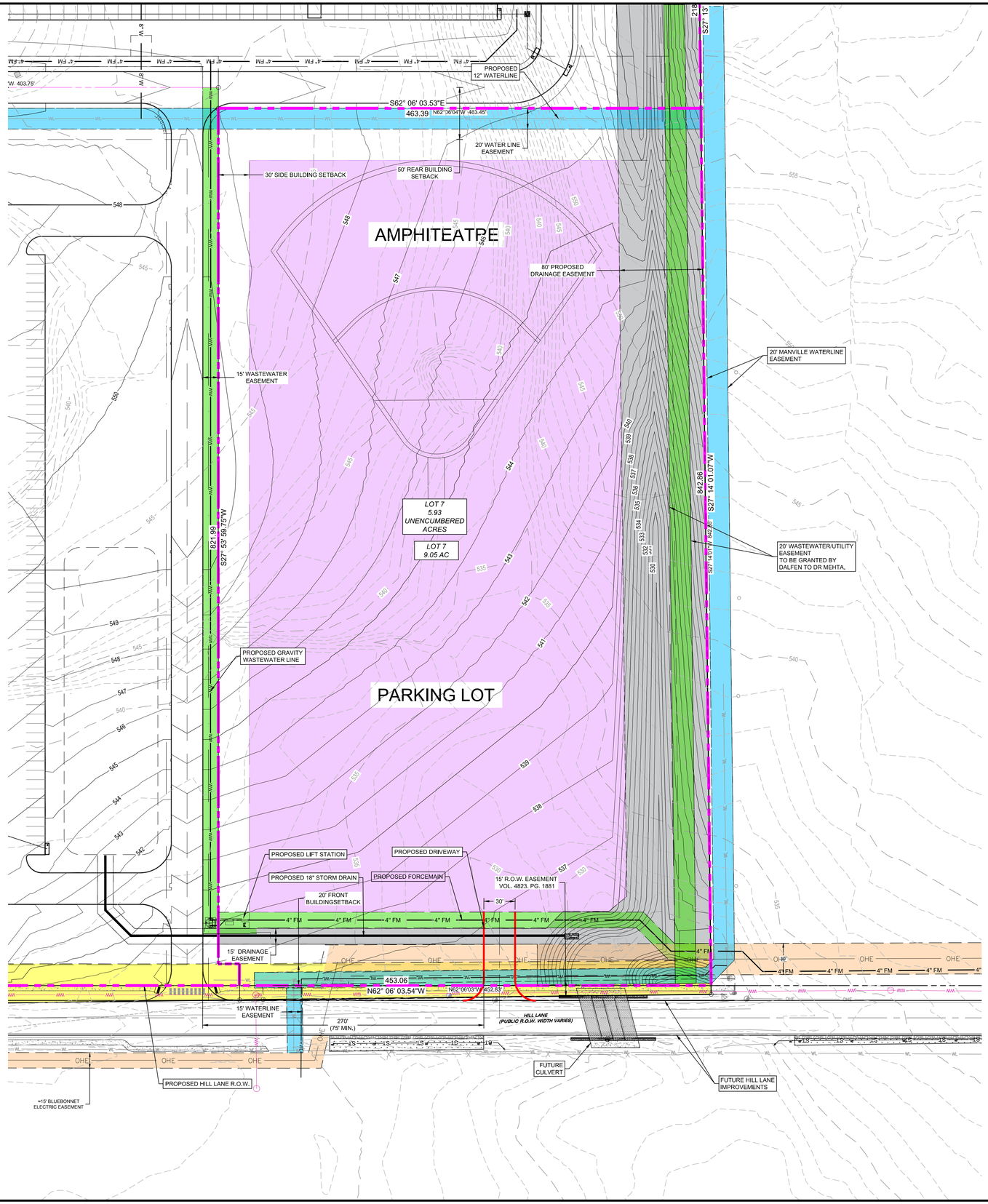

50 0 50 100

SCALE: 1 INCH = 50 FT

## LEGEND

- R.O.W.
- EASEMENT LINE
- 40' PRIVATE ROAD ACCESS EASEMENT
- LOT LINE
- BUILDING SETBACK
- ROAD CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- FM — EXISTING FORCE MAIN
- WW — EXISTING WASTEWATER LINE
- WL — EXISTING WATER LINE
- OU — EXISTING OVERHEAD UTILITY
- SD — EXISTING STORM DRAIN

NOTE:
1. ALL UTILITY AND DRAINAGE LOCATIONS ARE APPROXIMATE AND MAY CHANGE PENDING FINAL PERMIT REVIEW AND APPROVAL.

- MANVILLE WATERLINE EASEMENT
- WASTEWATER UTILITY EASEMENT
- BLUEBONNET ELECTRIC EASEMENT
- AWU EASEMENT
- DRAINAGE EASEMENT


Bowman
TBPE Firm Registration No. F-14309


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REVISIONS

| REVISION | DESCRIPTION | DATE |
|---|---|---|
| --- | --- | --- |

# PARK LAND DEDICATION EXHIBIT

MANOR DOWNS
HILL LANE
MANOR, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF JOSEPH P. COHAN, P.E. #115224 ON FEBRUARY 26 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

| DESIGN | DRAWN | CHKD |
|---|---|---|
| JPC | LDB | MGC |

JOB No. 070422-01-002

SHEET 1 OF 1

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION


\\TX-AUST-TF-VAP\FASTData\TALONFAST_CORE\TALONFAST.SRV\Shared_Projects\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Exhibits\Lot 7 Exhibit\070422-01-002_Lot 7 Exhibit.dwg, OVERALL SITE PLAN, February 26, 2025, 4:34 PM, mcarrion