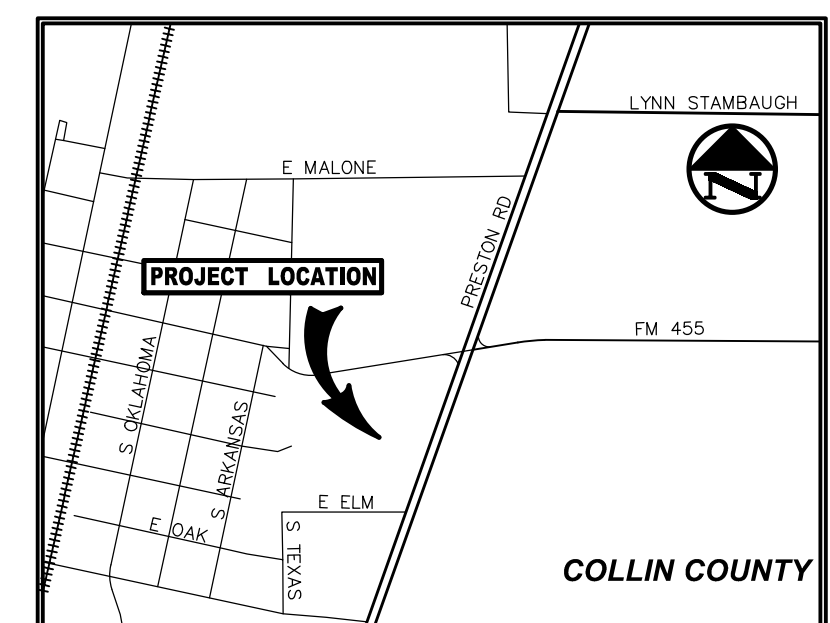


0 10 20 40 60
GRAPHIC SCALE IN FEET

- LEGEND**
- B. BOLLARD
 - EM_D ELECTRIC METER
 - PP. POWER POLE
 - LS. LIGHT STANDARD
 - WM_D WATER METER
 - ICV_D IRRIGATION CONTROL VALVE
 - FH_D FIRE HYDRANT
 - CO_D CLEANOUT
 - MH_D MANHOLE
 - TSC_D TRAFFIC SIGNAL CONTROL
 - TSP_D TRAFFIC SIGNAL POLE
 - TELE_D TELEPHONE BOX
 - FL_D FLOOD LIGHT
 - FP_D FLAG POLE
 - SIGN_D TRAFFIC SIGN
 - IRS 1/2-INCH IRON ROD
 - (C.M.) W/"PACHECO KOCH" CAP SET
 - CONTROLLING MONUMENT
 - PROPERTY LINE
 - 100-YR FLOODPLAIN
 - TOP OF BANK
 - FENCE
 - COORDINATE DESIGNATION
 - PROPOSED FENCE
 - FIRE LANE
 - GRADE BREAKS
 - SWALES



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF CLINT A. BISSETT, P.E.
TEXAS REGISTRATION NO. 93845
DATE: 12/16/2022

BENCHMARK LIST				
NO	NORTHING	EASTING	ELEV.	DESCRIPTION
501	7168485.421	2494915.448	706.56	SET "X" CUT IN CONCRETE INLET
502	7168297.901	2494851.752	707.69	SET "X" CUT IN CONCRETE INLET
503	7168092.907	2494782.308	711.97	SET "X" CUT IN CONCRETE INLET
504	7167746.067	2494215.610	707.48	SET "X" CUT IN CONCRETE HEADWALL
505	7167803.309	2494684.148	719.83	SET "X" CUT IN CONCRETE INLET
670	7163248.131	2493095.225	689.43	FD CITY OF CELINA BM #1
671	7146754.972	2503037.392	676.09	FD CITY OF CELINA BM #3

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF
COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE
NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS
DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION.
BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING
OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION
PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DIMENSIONAL CONTROL PLAN

DOE BRANCH OFFICE PARK
PRESTON ROAD
CITY OF CELINA, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CB	LCA	NOV 2022	1"=20'			C2.00

APX AREA INCLUDED IN PHASE 1
2.23 ac

THIS AREA NOT
INCLUDED IN PHASE 1
0.56 ac

4,800 SF
100% LEASED

4,800 SF
100% LEASED

4,800 SF
100% LEASED

FUTURE CITY PARK

ASWILLIAMS
12/16/2022 11:04 AM
M:\VPC-50\5037-21_392_DIMS.DWG

97 LAND COMPANY - DOE BRANCH OFFICE PARK