



705
LEFT TURN LANE

10' LANDSCAPE RESERVE
15' D.E.

25' LANDSCAPE RESERVE

10' ROW WIDENING

LEFT IN/OUT
RIGHT IN/OUT
COMMERCIAL DRIVEWAY
(35')

EXISTING
DETENTION POND

COMMERCIAL
TRACT

LEFT IN/OUT
RIGHT IN/OUT
COMMERCIAL DRIVEWAY
(25')

LEGEND

- DRIVEWAY
- LEFT TURN LANE
- EXISTING PAVEMENT
- GROSS ACREAGE: 5.4662 AC
- NET ACREAGE: 4.4146 AC

705
LEFT TURN LANE

FM 359
(100' ROW)

FUTURE
TRAFFIC
SIGNAL

EXISTING
CROSS CREEK WEST
SECTION TWO

SCALE: 1"=50'



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CROSS CREEK WEST COMMERCIAL TRACT

Scale: 1"=125'	Job No.: 3441-00	Date: 09/2023	Exhibit: 1
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ESTIMATED COST: \$702,290 (construction, 10% contingency, 15% engineering) - 6/20/2023