

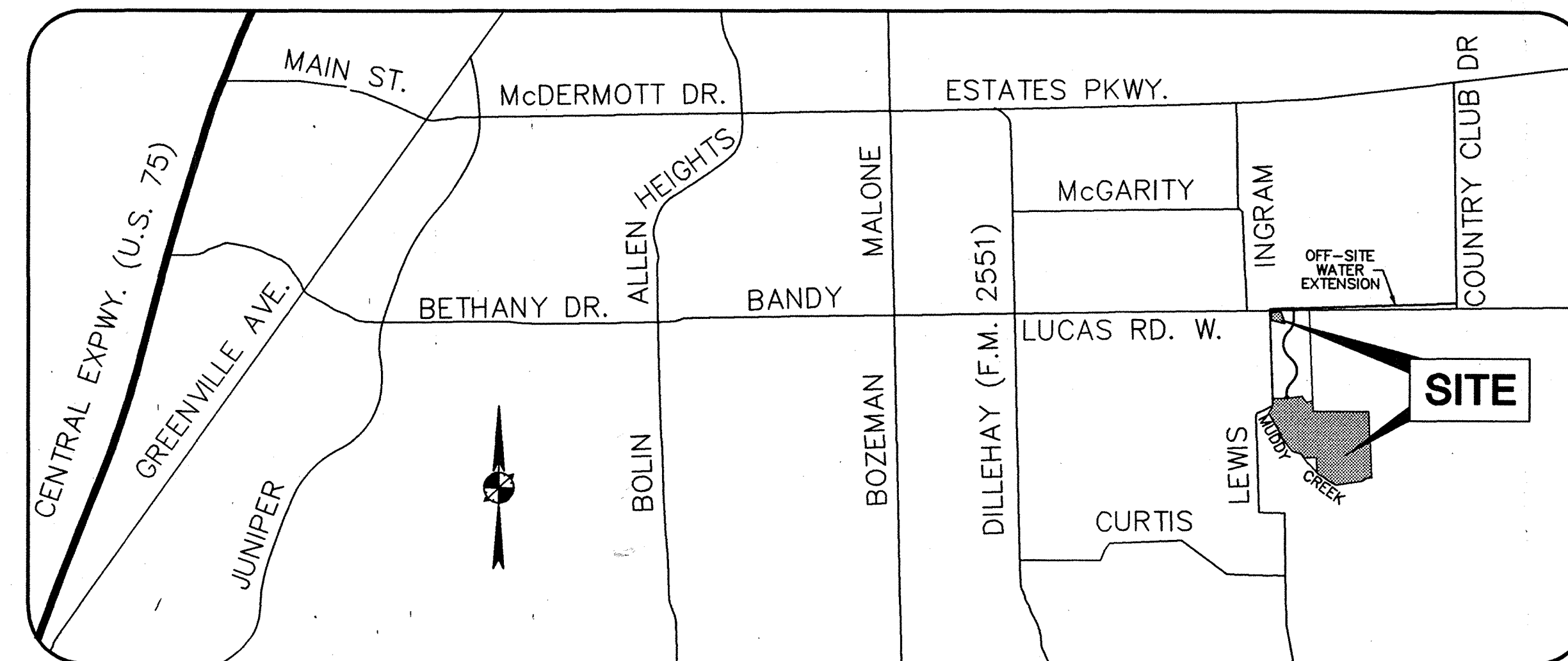
# DEVELOPMENT PLANS FOR

# ESTATES AT AUSTIN TRAIL, PHASE I & OFF-SITE WATER EXTENSION

## CITY OF LUCAS, COLLIN COUNTY, TEXAS

**DEVELOPER:** VAEVICTUS GROUP, INC.  
1701 N. COLLINS BOULEVARD  
SUITE 1100  
RICHARDSON, TEXAS 75080  
(972) 644-2400

**ENGINEER:** BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
(972) 991-0011



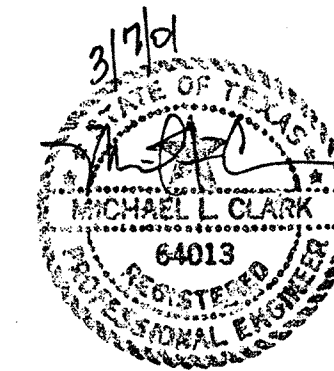
**VICINITY MAP**  
N.T.S.

### SHEET INDEX

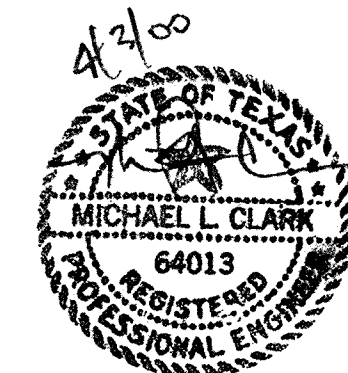
SHEET NO.	DESCRIPTION
1	COVER SHEET
2a,b	FINAL PLAT
3	DRAINAGE AREA MAP
4	PAVING PLAN AUSTIN TRAIL STA. 23+72.98 TO STA. 34+00
5	PAVING PLAN AUSTIN TRAIL STA. 34+00 TO STA. 44+00
6	PAVING PLAN AUSTIN TRAIL & BARTON SPRINGS RD. STA. 44+00 TO STA. 54+00
7	PAVING PLAN BARTON SPRINGS RD. STA. 54+00 TO STA. 63+00
8	PAVING PLAN BARTON SPRINGS RD. STA. 63+00 TO STA. 66+82.38 & ROUND ROCK RD.
9	GRADING PLAN
10	DRAINAGE DITCH PROFILES
11	STORMWATER POLLUTION PREVENTION PLAN
12	ON-SITE WATER PLAN
13-15	OFF-SITE WATER PLAN
16-21	STANDARD DETAILS

### BENCHMARK:

- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
- TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'

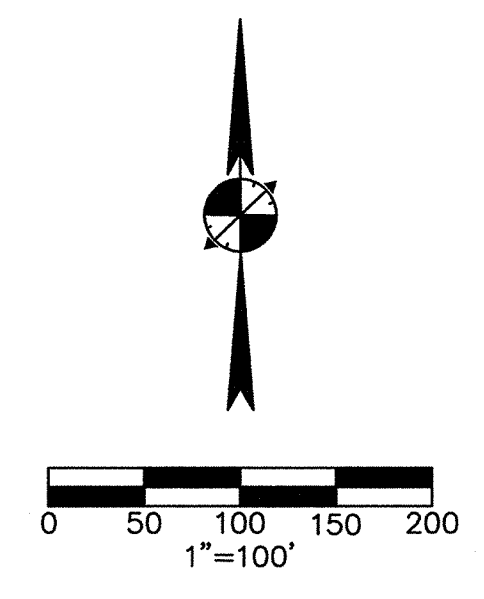


AS-BUILT DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

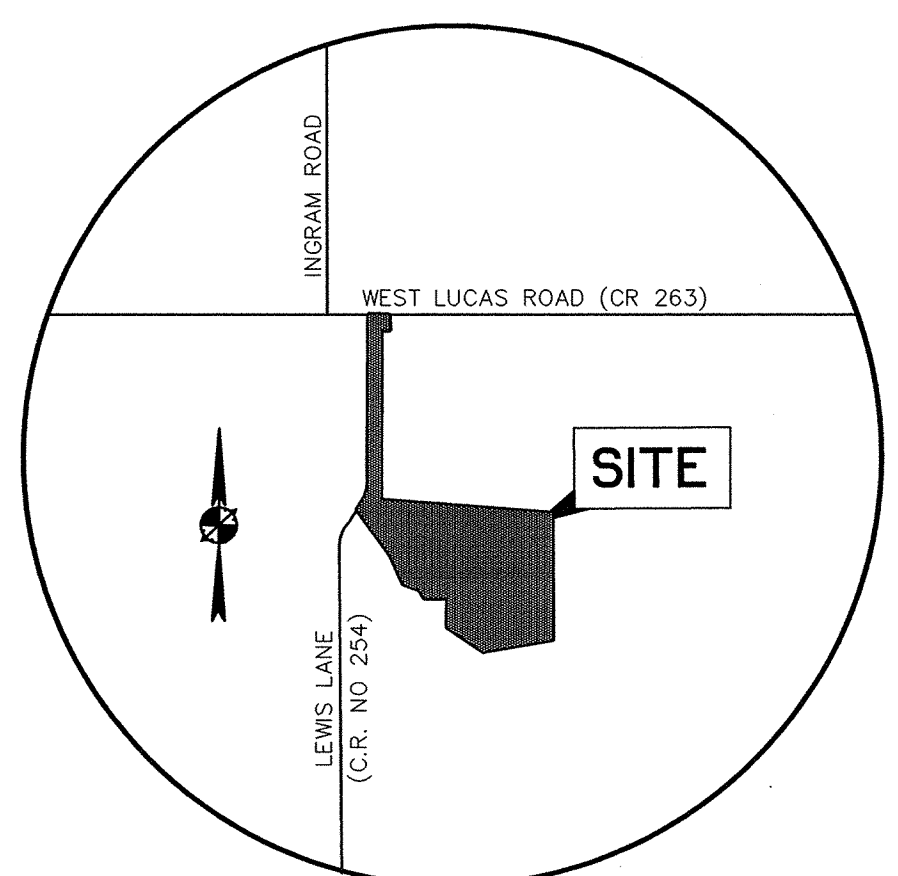


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CITY OF LUCAS  
MAR 08 2001

**b Bury+Partners**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel 972/991-0011 Fax 972/991-0278  
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McCAMY PROPERTIES, LTD.  
C.C.F.N. 94-0041597  
D.R.C.C.T.



VICINITY MAP  
N.T.S.

JAS. LOVELADY SURVEY,  
ABSTRACT NO. 538

- LEGEND**
- ◇ STREET NAME CHANGE
  - B.L. BUILDING LINE
  - (CM) CONTROL MONUMENT
  - (595.5) MINIMUM FINISH FLOOR ELEVATION
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.E. STREET EASEMENT
  - IRF IRON ROD FOUND
  - FNC FENCE
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS

RECEIVED  
CITY OF LUCAS  
NOV 14 2000

PAUL ANDERTON  
C.C.F.N. 96-0032862  
D.R.C.C.T.

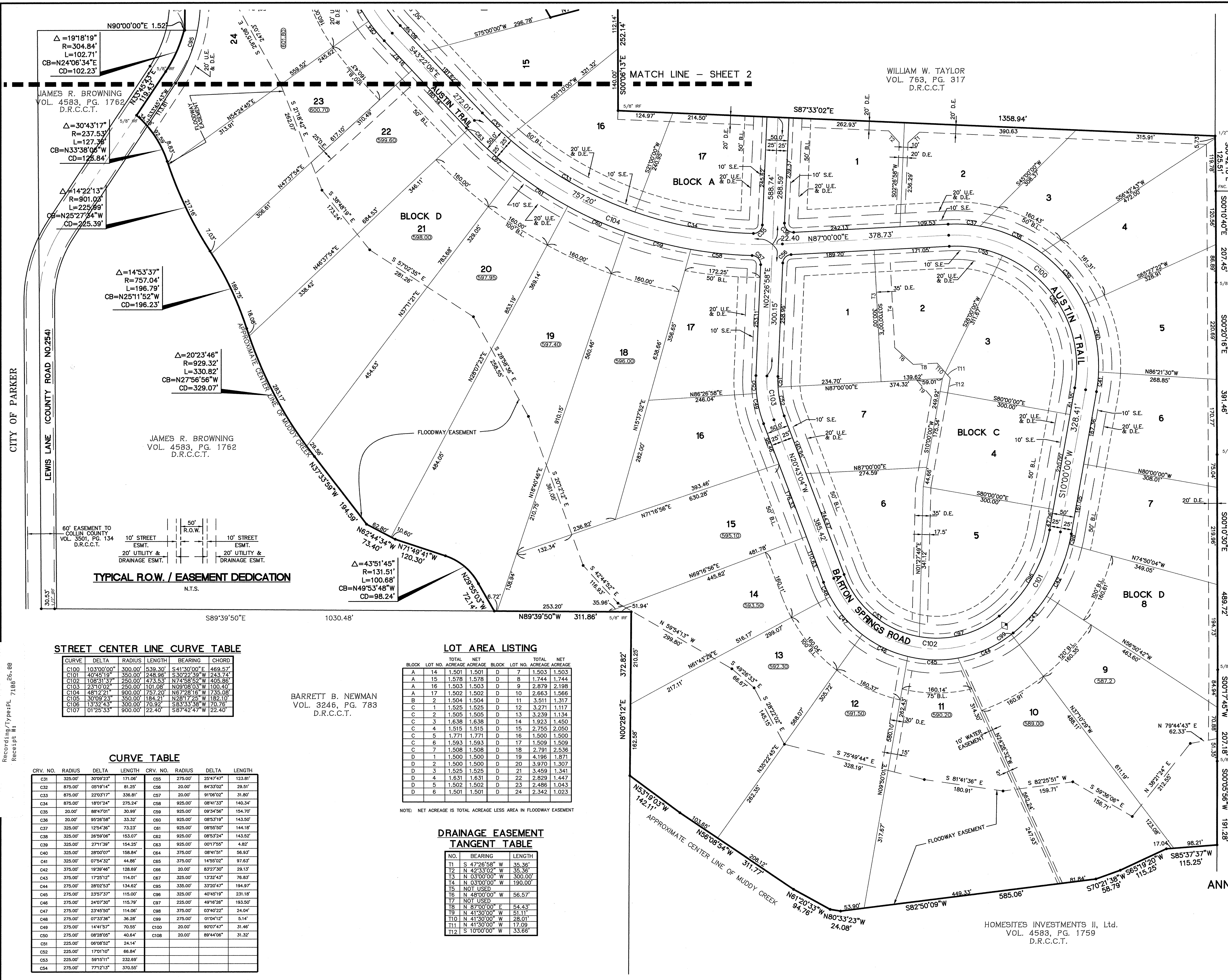
- NOTES:**
1. ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAPS STAMPED "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT BEING N00°12'13"E, THE SAME AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 96-0108084, D.R.C.C.T.
  3. REFERENCE BENCHMARK: FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF FM 262 ELEV. = 637.32'

**FINAL PLAT  
ESTATES AT AUSTIN TRAIL  
PHASE I**

36 RESIDENTIAL LOTS ON 83.845 ACRES  
ZONED R-1.5  
OUT OF THE  
ANN S. HURT SURVEY, ABSTRACT NO. 428  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
SEPTEMBER 27, 2000

OWNER:  
LUCAS AUSTIN TRAIL, L.P.  
1600 N. COLLINS BLVD., SUITE 2100  
RICHARDSON, TEXAS 75080  
(972) 644-2400  
CONTACT: WILLIAM A. GILLIGAN

ENGINEER/SURVEYOR:  
BURY + PARTNERS - DPW, INC.  
5510 HARVEST HILL ROAD, SUITE 100  
DALLAS, TEXAS 75234  
(972) 991-0011  
CONTACT: MICHAEL L. CLARK, P.E.



△=19°18'19"  
R=304.84'  
L=102.71'  
CB=N24°06'34"E  
CD=102.23'

△=30°43'17"  
R=237.53'  
L=127.76'  
CB=N33°38'06"W  
CD=125.84'

△=14°22'13"  
R=901.00'  
L=225.89'  
CB=N25°27'54"W  
CD=225.39'

△=14°53'37"  
R=757.04'  
L=196.79'  
CB=N25°11'52"W  
CD=196.23'

△=20°23'46"  
R=929.32'  
L=330.82'  
CB=N27°56'56"W  
CD=329.07'

△=43°51'45"  
R=131.51'  
L=100.68'  
CB=N49°53'48"W  
CD=98.24'

JAMES R. BROWNING  
VOL. 4583, PG. 1762  
D.R.C.C.T.

**TYPICAL R.O.W. / EASEMENT DEDICATION**

N.T.S.

60' EASEMENT TO COLLIN COUNTY VOL. 3501, PG. 134 D.R.C.C.T.	10' STREET ESMT.	5' R.O.W.	10' STREET ESMT.
20' UTILITY & DRAINAGE ESMT.	20' UTILITY & DRAINAGE ESMT.		

**STREET CENTER LINE CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C100	103°00'00"	300.00'	539.30'	S41°30'00"E	469.57'
C101	40°45'19"	350.00'	248.96'	S30°22'39"W	243.74'
C102	108°31'37"	250.00'	473.53'	N74°38'52"W	405.86'
C103	23°10'02"	750.00'	101.08'	N09°08'03"W	100.40'
C104	48°12'21"	900.00'	125.20'	N67°28'16"W	125.08'
C105	30°09'23"	350.00'	184.21'	N28°17'25"W	182.10'
C106	13°32'43"	300.00'	70.82'	S83°33'38"W	70.76'
C107	01°25'33"	900.00'	22.40'	S87°42'47"W	22.40'

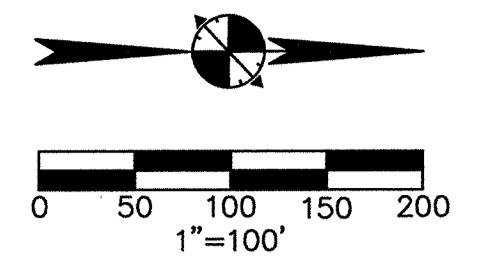
**LOT AREA LISTING**

BLOCK	LOT NO.	TOTAL ACRES	NET ACRES
A	14	1.501	1.501
A	15	1.578	1.578
A	16	1.503	1.503
A	17	1.502	1.502
B	2	1.504	1.504
C	1	1.525	1.525
C	2	1.505	1.505
C	3	1.638	1.638
C	4	1.515	1.515
C	5	1.771	1.771
C	6	1.593	1.593
C	7	1.508	1.508
D	1	1.500	1.500
D	2	1.500	1.500
D	3	1.525	1.525
D	4	1.631	1.631
D	5	1.502	1.502
D	6	1.501	1.501

**DRAINAGE EASEMENT TANGENT TABLE**

NO.	BEARING	LENGTH
T1	S 47°26'58" W	35.36'
T2	N 42°33'02" W	35.36'
T3	N 03°00'00" W	300.00'
T4	N 03°00'00" W	190.00'
T5	NOT USED	
T6	N 48°00'00" W	56.57'
T7	NOT USED	
T8	N 87°00'00" E	54.43'
T9	N 41°30'00" W	51.11'
T10	N 41°30'00" W	28.01'
T11	N 41°30'00" W	17.08'
T12	S 10°00'00" W	33.66'

Filed for Record in Collin County, Texas  
Honorable Helen Starmer  
Collin County Clerk  
On Mar 06 2001  
At 3:55pm  
Doc/Num : 2001-0025751  
Recording/Type: PL 718626.00  
Receipt #:



STATE OF TEXAS  
COUNTY OF COLLIN

OWNER'S CERTIFICATE

BEING a 83.845 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, Town of Lucas, Collin County, Texas and being a portion of that called 128.920 acre tract of land described in deed to Lucas Austin Trail, L.P., recorded in Volume 4583, Page 1735, Deed Records of Collin County, Texas (DRCC), said 83.845 acre tract of land being more particularly described as follows:

BEGINNING at a P.K. nail found for the point of intersection of the centerline of West Lucas Road, (F.M. Road 263) with the centerline of Lewis Lane, (County Road No. 254) and being the northwest corner of said 128.920 acre tract of land same being the northeast corner of that certain tract of land described in deed to Bedell Family, L.P., recorded in Volume 4670, Page 1295, DRCC;

THENCE North 89°56'19" East along said centerline of West Lucas Road, a distance of 229.35 feet to a P.K. nail with shiner set for corner from which a P.K. nail found for the northeast corner of said 178.34 acre tract of land same being the northeast corner of that certain tract of land described in deed to William W. Taylor recorded in Volume 763, Page 317, DRCC, bears North 89°56'19" East, a distance of 743.82 feet;

THENCE South 00°03'41" East, a distance of 40.00 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner;

THENCE South 31°14'00" East, a distance of 214.77 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of curvature of a non-tangent curve to the left having a radius of 50.00 feet;

THENCE along said common line the following:

South 00°06'13" East a distance of 252.14 feet to a 5/8-inch iron rod found for the southwest corner of said Taylor tract of land;

South 87°33'02" East, a distance of 1358.94 feet to a 1/2-inch iron rod found for the southeast corner of said Taylor tract of land same being the most easterly northeast corner of said 128.920 acre tract of land and being in the west line of that certain tract of land described in deed to McCamy Properties, Ltd., recorded in Collin County Clerk's File No. 94-0041597, DRCC;

THENCE South 00°42'18" East along the common line of said 128.920 acre tract of land and said McCamy tract of land, a distance of 125.51 feet to a metal fence corner post found for the southwest corner of said McCamy tract of land same being the northwest corner of that certain tract of land described in deed to Paul Anderson recorded in Collin County Clerk's File No. 96-0032862, DRCC;

THENCE along the common line of said 128.920 acre tract of land and said Anderson tract of land the following:

South 00°10'40" East, a distance of 207.45 feet to a 5/8-inch iron rod found for corner;

South 00°20'16" East, a distance of 391.46 feet to a 5/8-inch iron rod found for corner;

South 00°10'30" East, a distance of 489.72 feet to a 5/8-inch iron rod found for corner;

THENCE along the common line of said 128.920 acre tract of land and said Browning tract of land and generally along the centerline of said Muddy Creek the following:

North 29°55'03" West, a distance of 72.14 feet to the point of curvature of a non-tangent curve to the left having a radius point which bears South 62°02'05" West, a distance of 131.51 feet;

Northwesterly with said curve to the left through a central angle of 43°51'45" for an arc distance of 100.68 feet, a chord bearing of North 49°53'48" West and a chord distance of 98.24 feet to the point of tangency;

North 71°49'41" West, a distance of 120.30 feet to a point for corner;

North 62°44'34" West, a distance of 73.40 feet to a point for corner;

North 37°33'59" West, a distance of 194.59 feet to the point of curvature of a non-tangent curve to the right having a radius point which bears North 51°51'11" East, a distance of 929.32 feet;

Northwesterly with said curve to the right through a central angle of 20°23'46" for an arc distance of 330.82 feet, a chord bearing of North 27°56'56" West and a chord distance of 329.07 feet to the point of reverse curvature of a curve to the left having a radius of 757.04 feet;

Northwesterly with said curve to the left through a central angle of 14°53'37" for an arc distance of 196.79 feet, a chord bearing of North 25°11'52" West and a chord distance of 196.23 feet to the point of reverse curvature of a curve to the right having a radius of 901.03 feet;

Northwesterly with said curve to the right through a central angle of 14°22'15" for an arc distance of 225.99 feet, a chord bearing of North 25°27'34" West and a chord distance of 225.39 feet to the point of reverse curvature of a curve to the left having a radius of 237.53 feet;

Northwesterly with said curve to the left through a central angle of 14°22'15" for an arc distance of 127.36 feet, a chord bearing of North 33°38'08" West and a chord distance of 125.84 feet to a 5/8-inch iron rod found for the end of said curve and being in the centerline of a 60-foot wide easement to Collin County described in deed recorded in Volume 3501, Page 134, DRCC, and being in the approximate centerline of said Lewis Lane;

THENCE along the common line of said 128.920 acre tract of land and said Browning tract of land and generally along said centerline of Lewis Lane the following:

North 33°45'43" East, a distance of 119.43 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the left having a radius of 304.84 feet;

Northeasterly with said curve to the left through a central angle of 19°18'19" for an arc distance of 102.71 feet, a chord bearing of North 24°08'54" East and a chord distance of 102.23 feet to a 5/8-inch iron rod found for corner in the west line of said 128.920 acre tract of land and being a south line of that certain tract of land described in deed to the Bedell Family, L.P., recorded in Volume 4670, Page 1295, DRCC;

THENCE along the common line of said 128.920 acre tract of land and said Bedell tract of land the following:

North 90°00'00" East, a distance of 1.52 feet to a 5/8-inch iron rod found for corner in the approximate centerline of said Lewis Lane;

North 00°12'13" East along said approximate centerline, a distance of 2299.01 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 3,652,299 square feet or 83.845 acres of land.

DO HEREBY dedicate same to be known as **ESTATES AT AUSTIN TRAIL, PHASE I**, an addition to the City of Lucas, Collin County, Texas and dedicate to the public the streets, alleys, easements, parks and other open spaces as shown hereon.

EXECUTED this 23<sup>rd</sup> day of **NOVEMBER** 2000.

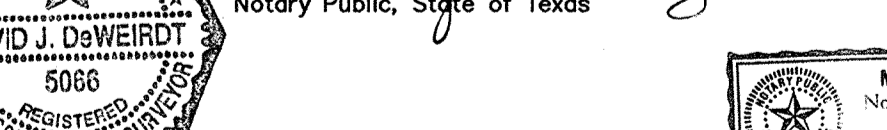
By: *William A. Gilligan*  
Authorized Representative of Lucas Austin Trail, L.P.  
William A. Gilligan, President  
Zyland Lovejoy Corporation, General Partners.

STATE OF TEXAS  
COUNTY OF COLLIN

That I, David J. De Weirtd, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Lucas, Texas.

Before me, the undersigned authority, on this day personally appeared William A. Gilligan known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 23<sup>rd</sup> day of **NOVEMBER** 2000.  
*Mary E. Bazemore*  
Notary Public, State of Texas



STATE OF TEXAS  
Before me, the undersigned authority, on this day personally appeared David J. De Weirtd, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office this 23<sup>rd</sup> day of **NOVEMBER** 2000.  
*Mary E. Bazemore*  
Notary Public, State of Texas



Recommended for Approval  
*David Taylor* 11-6-20  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas Date:

Approved For Construction  
*David Taylor* 11-6-00  
Mayor, City of Lucas, Texas Date:

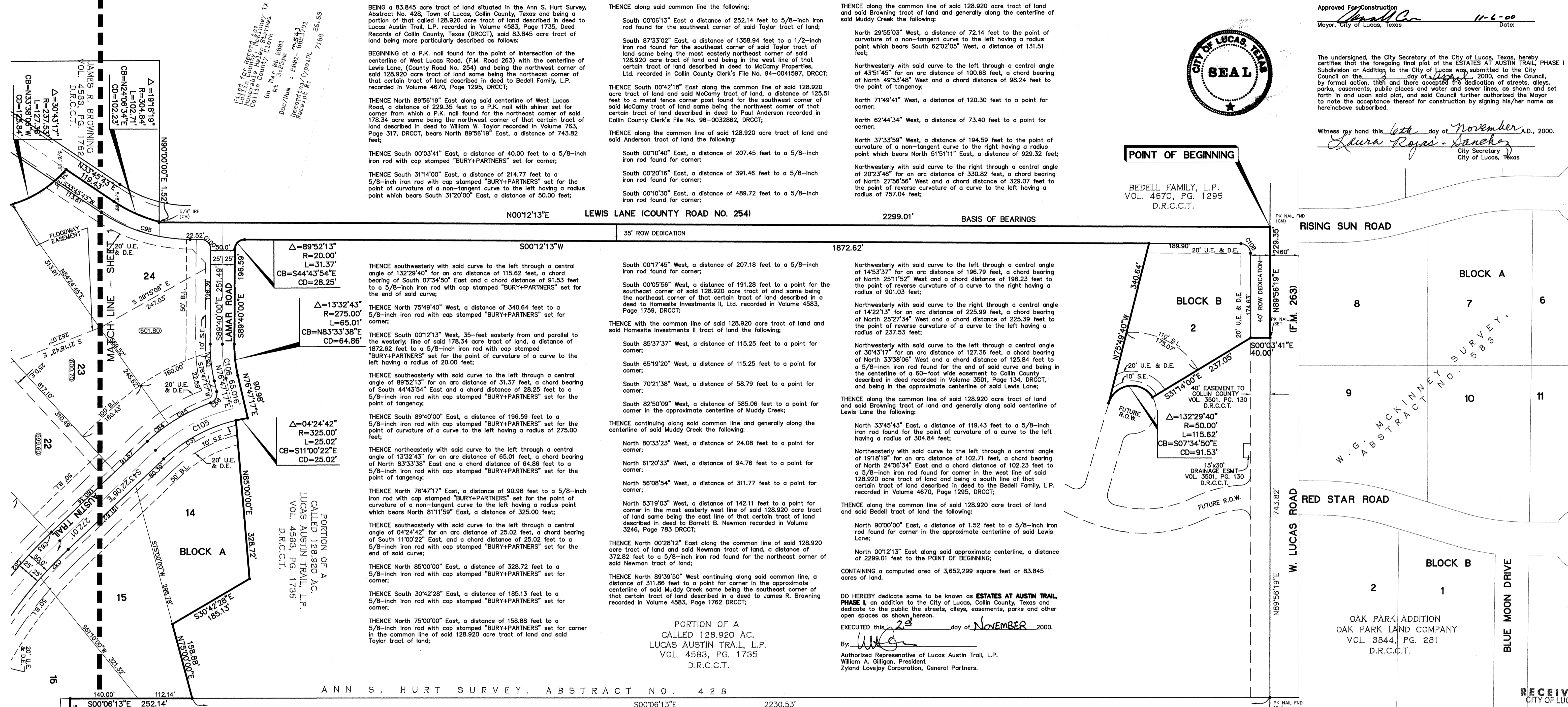
The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the ESTATES AT AUSTIN TRAIL, PHASE I Subdivision or Addition to the City of Lucas was submitted to the City Council on the 23<sup>rd</sup> day of **NOVEMBER**, 2000, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 23<sup>rd</sup> day of **NOVEMBER** A.D., 2000.  
*Laura Rojas Sanchez*  
City Secretary  
City of Lucas, Texas



POINT OF BEGINNING

BEDELL FAMILY, L.P.  
VOL. 4670, PG. 1295  
D.R.C.C.T.



- NOTES:
- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAPS STAMPED "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED.
  - BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT BEING N00°12'13"E, THE SAME AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 96-0108084, D.R.C.C.T.
  - REFERENCE BENCHMARK: FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF FM 262  
ELEV. = 637.32'

LEGEND

◇	STREET NAME CHANGE
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
(585.5)	MINIMUM FINISH FLOOR ELEVATION
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	STREET EASEMENT



PHILLIP M. KAPP  
VOL. 686, PG. 436  
D.R.C.C.T. NOV 14 2000

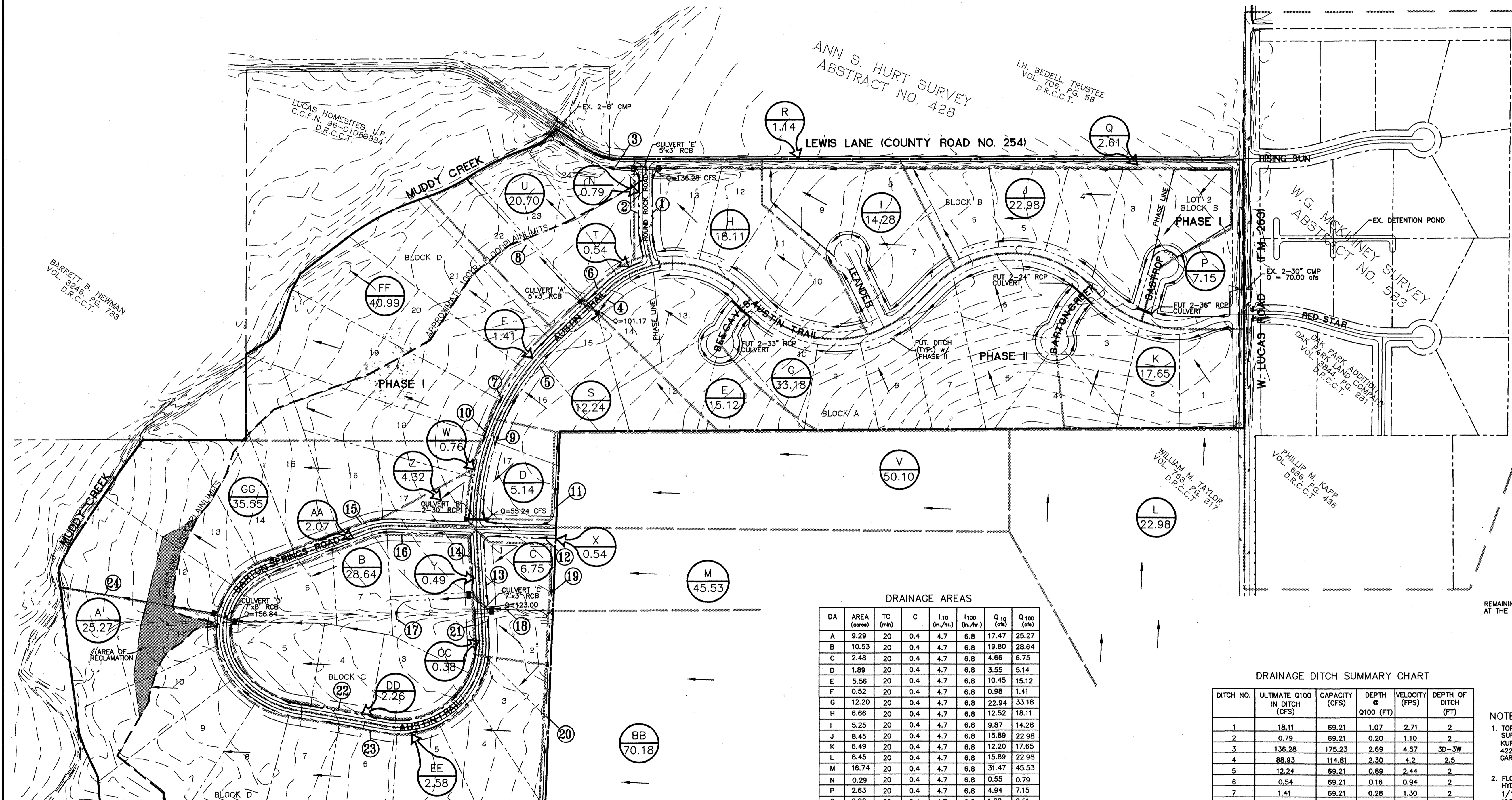
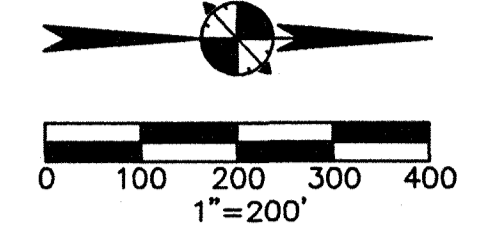
**FINAL PLAT**  
**ESTATES AT AUSTIN TRAIL**  
**PHASE I**  
36 RESIDENTIAL LOTS ON 83.845 ACRES  
ZONED R-1.5  
SITUATED IN THE  
ANN S. HURT SURVEY, ABSTRACT NO. 428  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
SEPTEMBER 27, 2000

OWNER:  
LUCAS AUSTIN TRAIL, L.P.  
1600 N. COLLINS BLVD., SUITE 2100  
RICHARDSON, TEXAS 75080  
(972) 644-2400  
CONTACT: WILLIAM A. GILLIGAN

ENGINEER/SURVEYOR:  
BURY + PARTNERS - DFW, INC.  
5310 HARVEST HILL ROAD, SUITE 100  
DALLAS, TEXAS 75234  
(972) 991-0011  
CONTACT: MICHAEL L. CLARK, P.E.

**LEGEND**

- DRAINAGE AREA DESIGNATION
- DRAINAGE DITCH NO.
- DRAINAGE AREA DIVIDE
- DITCH
- FLOW ARROW



NOTE:  
OFFSITE DRAINAGE AREA NORTH OF LUCAS ROAD = 57.12 AC. PROP. DISCHARGE FROM 2'-30" CMP @ LUCAS ROAD = 70.00 CFS. BASED ON PLANS BY KURTZ, BEDFORD ASSC. FOR THE OAK PARK ADDITION, DATED 12/14/99.

**DRIVEWAY CULVERTS**

LOT/BLOCK	Q	PIPE SIZE
15/A	88.93	6'X3'
12,13,14/D	59.56	2-30"
15,16,17/D	59.56	2-30"
15/A	12.24	1-24"

REMAINING LOTS WITHIN PHASE I WILL REQUIRE 1-18" RCP CULVERT AT THE DRIVEWAY TO CARRY A FLOW OF LESS THAN OR EQUAL TO 8 CFS.

**DRAINAGE AREAS**

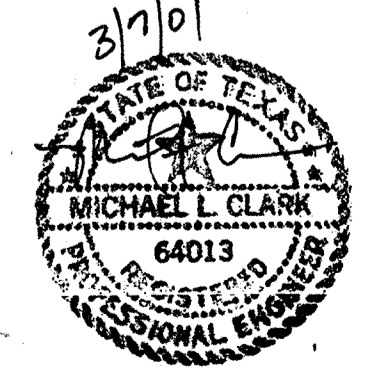
DA	AREA (acres)	TC (min)	C	I <sub>10</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)
A	9.29	20	0.4	4.7	6.8	17.47	25.27
B	10.53	20	0.4	4.7	6.8	19.80	28.64
C	2.48	20	0.4	4.7	6.8	4.66	6.75
D	1.89	20	0.4	4.7	6.8	3.55	5.14
E	5.56	20	0.4	4.7	6.8	10.45	15.12
F	0.52	20	0.4	4.7	6.8	0.98	1.41
G	12.20	20	0.4	4.7	6.8	22.94	33.18
H	6.66	20	0.4	4.7	6.8	12.52	18.11
I	5.25	20	0.4	4.7	6.8	9.87	14.28
J	8.45	20	0.4	4.7	6.8	15.89	22.98
K	6.49	20	0.4	4.7	6.8	12.20	17.65
L	8.45	20	0.4	4.7	6.8	15.89	22.98
M	16.74	20	0.4	4.7	6.8	31.47	45.53
N	0.29	20	0.4	4.7	6.8	0.55	0.79
P	2.63	20	0.4	4.7	6.8	4.94	7.15
Q	0.96	20	0.4	4.7	6.8	1.80	2.61
R	0.42	20	0.4	4.7	6.8	0.79	1.14
S	4.50	20	0.4	4.7	6.8	8.46	12.24
T	0.20	20	0.4	4.7	6.8	0.38	0.54
U	7.61	20	0.4	4.7	6.8	14.31	20.70
V	18.42	20	0.4	4.7	6.8	34.63	50.10
W	0.28	20	0.4	4.7	6.8	0.53	0.76
X	0.20	20	0.4	4.7	6.8	0.38	0.54
Y	0.18	20	0.4	4.7	6.8	0.34	0.49
Z	1.59	20	0.4	4.7	6.8	2.99	4.32
AA	0.76	20	0.4	4.7	6.8	1.43	2.07
BB	25.80	20	0.4	4.7	6.8	48.50	70.18
CC	0.14	20	0.4	4.7	6.8	0.26	0.38
DD	0.83	20	0.4	4.7	6.8	1.56	2.26
EE	0.95	20	0.4	4.7	6.8	1.79	2.58
FF	15.07	20	0.4	4.7	6.8	28.33	40.99
GG	13.07	20	0.4	4.7	6.8	24.57	35.55

**DRAINAGE DITCH SUMMARY CHART**

DITCH NO.	ULTIMATE Q100 IN DITCH (CFS)	CAPACITY (CFS)	DEPTH @ Q100 (FT)	VELOCITY (FPS)	DEPTH OF DITCH (FT)
1	18.11	69.21	1.07	2.71	2
2	0.79	69.21	0.20	1.10	2
3	136.28	175.23	2.69	4.57	30-3W
4	88.93	114.81	2.30	4.2	2.5
5	12.24	69.21	0.89	2.44	2
6	0.54	69.21	0.16	0.94	2
7	1.41	69.21	0.28	1.30	2
8	109.55	175.23	2.45	4.32	3
9	5.14	69.21	0.36	1.48	2
10	0.76	69.21	0.20	1.10	2
11	50.1	114.81	1.75	3.49	2.5
12	0.54	69.21	0.16	0.94	2
13	7.29	69.21	0.69	2.09	2
14	0.49	69.21	0.15	0.92	2
15	60.32	114.81	1.92	3.68	2.5
16	2.07	69.21	0.35	1.45	2
17	152.51	252	2.87	4.74	3.50
18	115.71	175.71	2.51	4.38	3
19	45.53	114.81	1.66	3.45	2.50
20	70.18	114.81	2.01	3.86	2.50
21	0.38	69.21	0.13	0.84	2
22	2.26	69.21	0.37	1.51	2
23	2.58	69.21	0.39	1.57	2
24	219.74	276.66	3.04	5.52	3.50-4W

NOTE:  
1. TOPOGRAPHIC INFORMATION SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY: KURTZ-BEDFORD & ASSOCIATES, INC. 4222 ROSEHILL ROAD, SUITE 2 GARLAND, TEXAS 75043  
2. FLOOD PLAN INFORMATION BASED ON FLOOD PLAN HYDROLOGY & HYDRAULICS STUDY FOR MUDDY CREEK (UPPER REACH) DATED 1/1/00, PERFORMED BY: HYDROLOGY ASSOCIATES 5050 PEAR RIDGE DRIVE, SUITE 3404 DALLAS, TEXAS 75287

AS-BUILT DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



**Bury+Partners**  
Consulting Engineers and Surveyors  
1407 W. Loop West, Suite 100  
Burrhead, TX 75007  
Tel: 972-991-6270  
Fax: 972-991-6270  
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**STATE OF TEXAS**  
REGISTERED PROFESSIONAL ENGINEER  
MICHAEL L. CLARK  
64013

**ESTATES AT AUSTIN TRAIL, PHASE I**  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEICTUS GROUP, INC.

Scale: 1" = 200' Date: 03/30/00  
Designed By: B.M.B.  
Drawn By: J.L.J.  
Checked By: M.L.C.  
File: 09005DMA.DWG  
Project No.: 30090-05

**SHEET 3**

**GENERAL PAVING NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LUCAS STANDARDS AND SPECIFICATIONS.
  2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF LUCAS.
  3. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER MUST BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES.
- ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
4. IN ACCORDANCE WITH THE CITY OF LUCAS STANDARDS AND SPECIFICATION, PAVEMENT SHALL BE 6" THICK, 3,600 PSI REINFORCED CONCRETE PAVEMENT ON 6" THICK LIME STABILIZED (7%) COMPACTED SUBGRADE. THE SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AND WITHIN THE RANGE OF 1 PERCENT BELOW AND 3 PERCENT ABOVE THE MATERIALS OPTIMUM MOISTURE CONTENT. THE COMPACTED MOISTURE CONTENT OF LIMESTONE, IF ENCOUNTERED, IS NOT CRITICAL AND CAN BE WAIVED. (SEE THE STANDARD PAVING DETAIL ON SHEET 6.)
  5. THE CONTRACTOR SHALL NOT REMOVE ANY TREES WITHOUT PRIOR APPROVAL BY THE OWNER REPRESENTATIVE. ANY TREES REMOVED SHALL BE BURNED ON-SITE AT AN OWNER APPROVED LOCATION OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMITS REQUIRED FOR BURNING TREES.

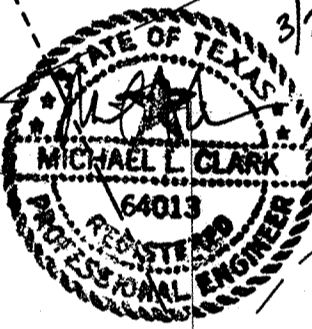
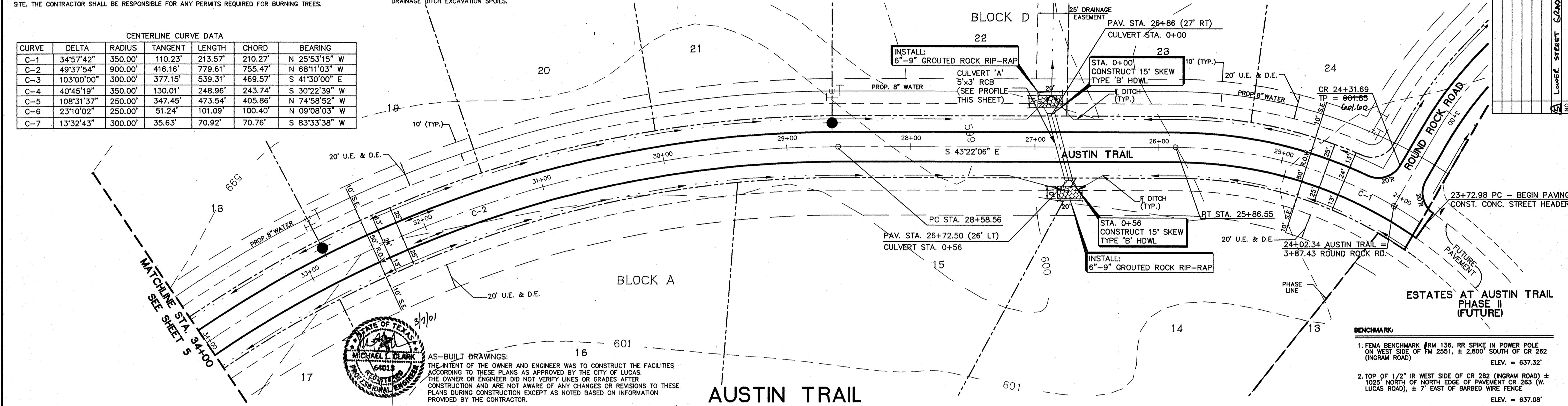
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SET OF PLANS TO THE DESIGN ENGINEER IDENTIFYING ANY CHANGES MADE DURING CONSTRUCTION FOR THE DESIGN ENGINEER'S USE TO PREPARE RECORD DRAWINGS FOR SUBMITTAL TO THE CITY.
7. THE OWNER SHALL PROVIDE CONSTRUCTION STAKING ON A ONE-TIME BASIS AS FOLLOWS:
  - a. ROUGH CUT GRADING: STREET ALIGNMENT AND GRADE AT 100-FOOT INTERVALS, LEFT AND RIGHT ALONG THE STREET RIGHT-OF-WAY.
  - b. DITCH GRADING: ALIGNMENT AND GRADE AT 100-FOOT INTERVALS FOR DITCHES OUTSIDE THE STREET RIGHT-OF-WAY.
  - c. FINAL PAVING: ALIGNMENT AND GRADE AT 50-FOOT INTERVALS, LEFT AND RIGHT ALONG THE STREET RIGHT-OF-WAY.
 ADDITIONAL STAKING OR RESTAKING WILL BE PROVIDED AT THE CONTRACTORS EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFFSITE IMPROVEMENTS TO LEWIS LANE FROM W. LUCAS ROAD TO MUDDY CREEK THESE IMPROVEMENTS SHALL CONSIST OF A TWO APPLICATION BITUMINOUS SURFACE TREATMENT AS SPECIFIED IN ITEM 5.6. OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION. IMPROVEMENTS TO LEWIS LANE SHALL BE PERFORMED UPON COMPLETION OF ALL ON-SITE CONSTRUCTION TO ESTATES AT AUSTIN TRAIL. (SEE THE STANDARD DETAIL ON SHEET 8.)
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER REGARDING PLACEMENT OF DRAINAGE DITCH EXCAVATION SPOILS.

**GENERAL STORM SEWER NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LUCAS STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. ALL RCP SHALL BE A MINIMUM OF CLASS III.
5. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUPPORT P-EXCAVATIONS, TRENCHING AND SHARING OF THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
6. WATER LINES ARE SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO WATER PLAN FOR MORE DETAIL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SET OF PLANS TO THE DESIGN ENGINEER IDENTIFYING ANY CHANGES MADE DURING CONSTRUCTION FOR THE DESIGN ENGINEER'S USE TO PREPARE RECORD DRAWINGS FOR SUBMITTAL TO THE CITY.
8. THE OWNER SHALL PROVIDE CONSTRUCTION STAKING ON A ONE-TIME BASIS TO STAKE ALIGNMENT AND GRADE FOR CULVERTS.

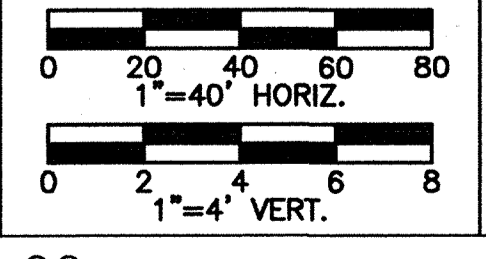
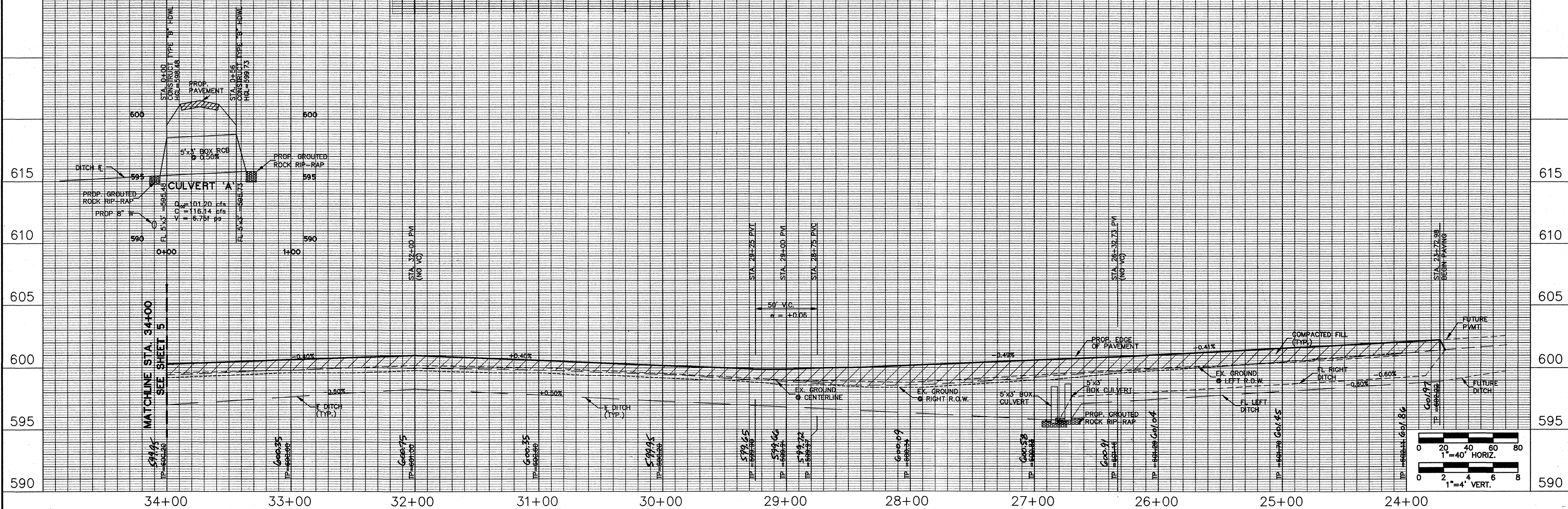
CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	34°57'42"	350.00'	110.23'	213.57'	210.27'	N 25°53'15" W
C-2	49°37'54"	900.00'	416.16'	779.61'	755.47'	N 68°11'03" W
C-3	103°00'00"	300.00'	377.15'	539.31'	469.57'	S 41°30'00" E
C-4	40°45'19"	350.00'	130.01'	248.96'	243.74'	S 30°22'39" W
C-5	108°31'37"	250.00'	347.45'	473.54'	405.86'	N 74°58'52" W
C-6	23°10'02"	250.00'	51.24'	101.09'	100.40'	N 09°08'03" W
C-7	13°32'43"	300.00'	35.63'	70.92'	70.76'	S 83°33'38" W



AS-BUILT DRAWINGS:  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

- BENCHMARK:**
1. FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD) ELEV. = 637.32'
  2. TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE ELEV. = 637.08'



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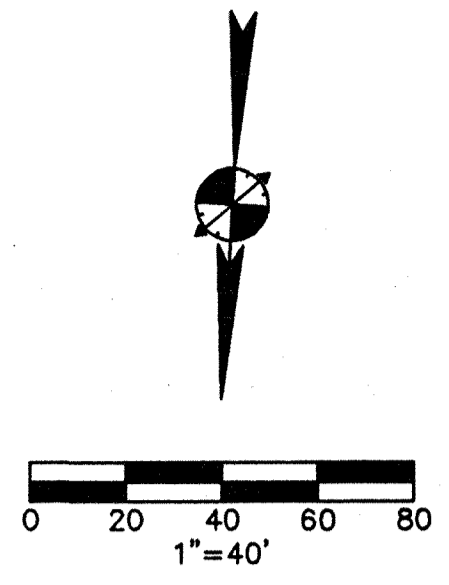
Project No. 00905P1.DWG  
 Checked By: M.L.C.  
 Drawn By: J.L.J.  
 Designed B.M.B.  
 Scale: AS NOTED Date: 03/30/00

**PAVING PLAN AND PROFILE**  
**AUSTIN TRAIL**  
 STA. 23+72.98 TO STA. 34+00

**ESTATES AT AUSTIN TRAIL, PHASE I**  
 LUCAS, TEXAS  
 A DEVELOPMENT OF  
 VAECIUCTUS GROUP, INC.

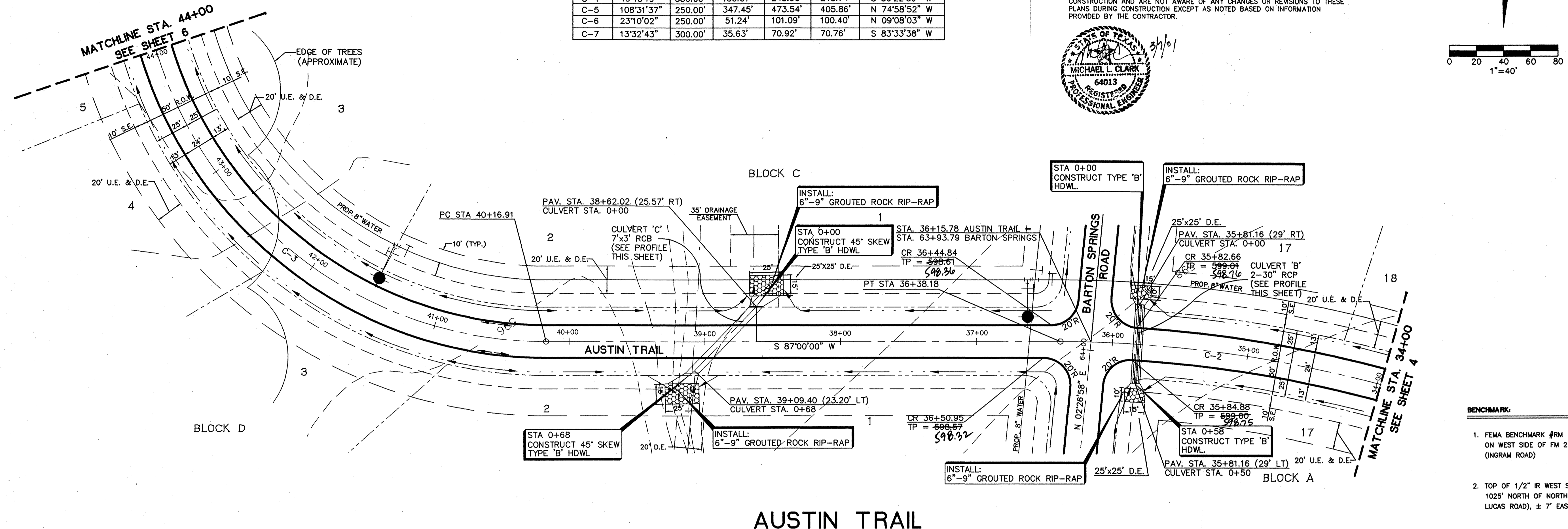
CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	34°57'42"	350.00'	110.23'	213.57'	210.27'	N 25°53'15" W
C-2	49°37'54"	900.00'	416.16'	779.61'	755.47'	N 68°11'03" W
C-3	103°00'00"	300.00'	377.15'	539.31'	469.57'	S 41°30'00" E
C-4	40°45'19"	350.00'	130.01'	248.96'	243.74'	S 30°22'39" W
C-5	108°31'37"	250.00'	347.45'	473.54'	405.86'	N 74°58'52" W
C-6	23°10'02"	250.00'	51.24'	101.09'	100.40'	N 09°08'03" W
C-7	13°32'43"	300.00'	35.63'	70.92'	70.76'	S 83°33'38" W

AS-BUILT DRAWINGS:  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



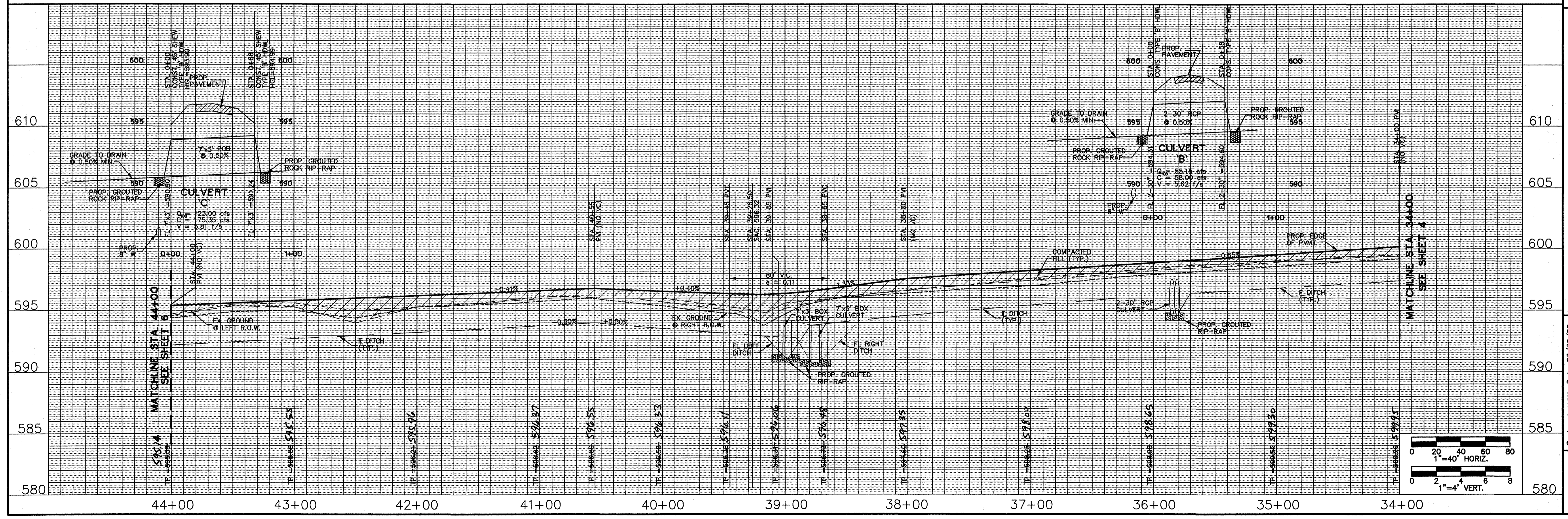
NO.	REVISION	DATE	BY	APP.
1	REVISED	03/30/00	M.L.C.	

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- BENCHMARK:**
- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 282 (INGRAM ROAD) ELEV. = 637.32'
  - TOP OF 1/2" IR WEST SIDE OF CR 282 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT OR 283 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE ELEV. = 637.08'

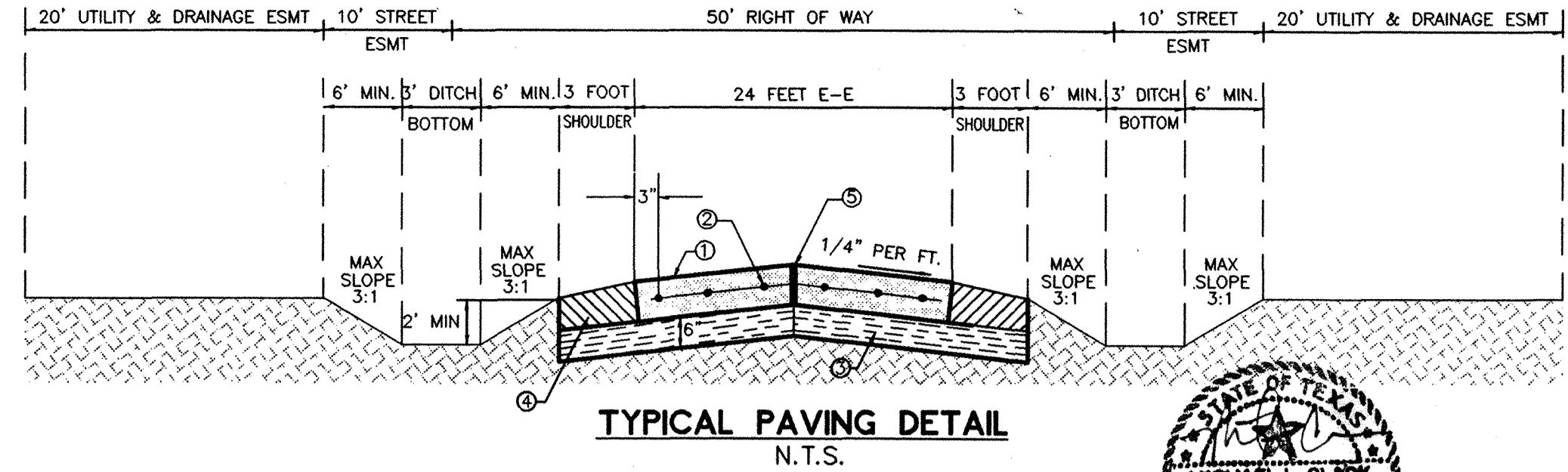
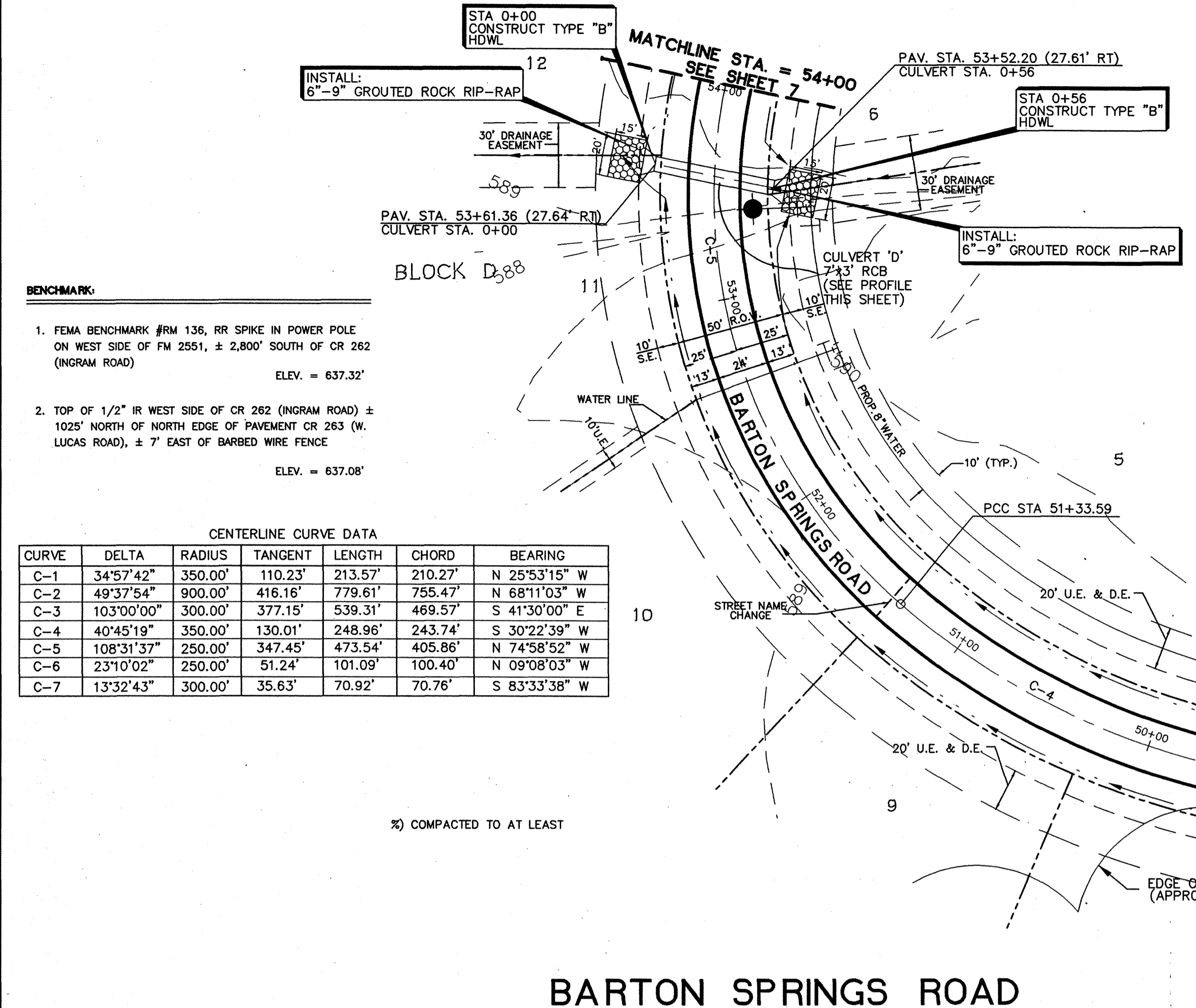
**AUSTIN TRAIL**



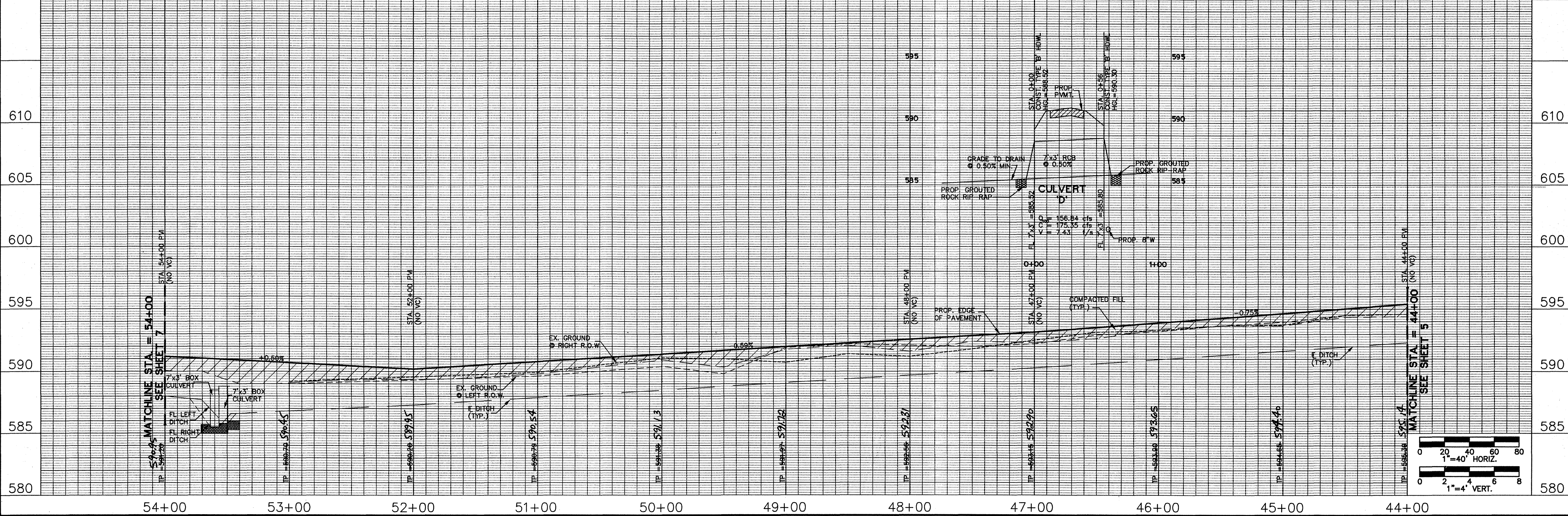
**PAVING PLAN AND PROFILE  
 AUSTIN TRAIL  
 STA. 34+00 TO STA. 44+00**

**ESTATES AT AUSTIN TRAIL, PHASE I  
 LUCAS, TEXAS  
 A DEVELOPMENT OF  
 VAECIUS GROUP, INC.**

Scale: AS NOTED, Date: 03/30/00  
 Designed: B.M.B.  
 Drawn By: J.L.J.  
 Checked By: M.L.C.  
 File: 00901PV2.DWG  
 Project No.: 30090-05



- PAVEMENT SHALL BE 6" THICK, 3600 PSI STRENGTH CONCRETE.
- NO. 3 BARS ON 18" CENTERS BOTH WAYS.
- SUBGRADE SHALL BE 6" THICK LINE STABILIZED (7%) 95 PERCENT OF STANDARD PROCTOR.
- SHOULDERS SHALL BE CONSTRUCTED WITH 6" TOPSOIL.
- LONGITUDINAL SAWJOINT ALONG CENTERLINE SHALL BE PROVIDED.
- SAWED TRAVERSE DUMMY JOINTS SHALL BE SPACED AT 15'.
- TRAVERSE EXPANSION JOINT SHALL BE LOCATED AT INTERSECTIONS AND SPACED AT 60' MAXIMUM.
- DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.



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 Consulting Engineers and Surveyors  
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Professional Engineer  
 MICHAEL L. CLARK  
 64013  
 3/7/01

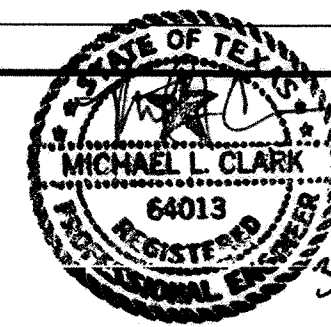
**PAVING PLAN AND PROFILE**  
**AUSTIN TRAIL & BARTON SPRINGS ROAD**  
**STA. 44+00 TO STA. 54+00**

**ESTATES AT AUSTIN TRAIL, PHASE I**  
 LUCAS, TEXAS  
 A DEVELOPMENT OF  
 VAEVICTUS GROUP, INC.

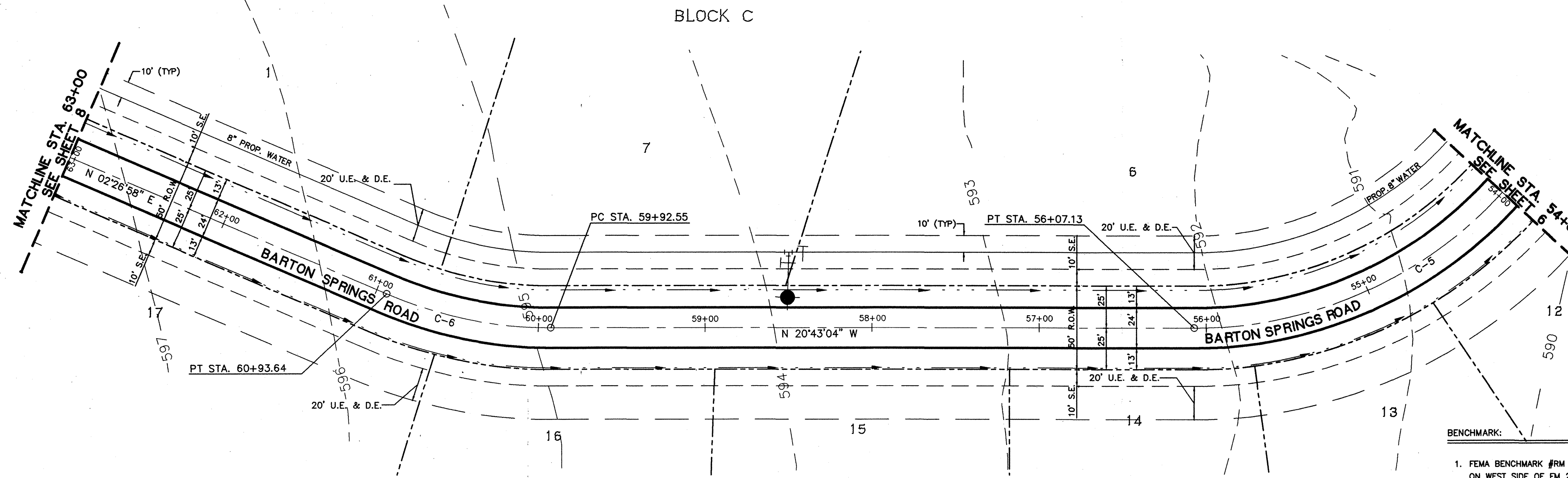
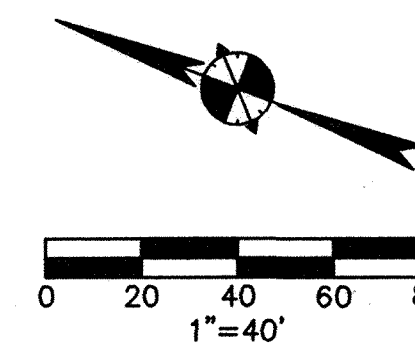
Scale: AS NOTED Date: 03/30/00  
 Designed: B.M.B.  
 Drawn By: J.L.J.  
 Checked By: M.L.C.  
 File: 00901P1V3.DWG  
 Project No.: 30090-05

**SHEET 6**

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	34°57'42"	350.00'	110.23'	213.57'	210.27'	N 25°53'15" W
C-2	49°37'54"	900.00'	416.16'	779.61'	755.47'	N 68°11'03" W
C-3	103°00'00"	300.00'	377.15'	539.31'	469.57'	S 41°30'00" E
C-4	40°45'19"	350.00'	130.01'	248.96'	243.74'	S 30°22'39" W
C-5	108°31'37"	250.00'	347.45'	473.54'	405.86'	N 74°58'52" W
C-6	23°10'02"	250.00'	51.24'	101.09'	100.40'	N 09°08'03" W
C-7	13°32'43"	300.00'	35.63'	70.92'	70.76'	S 83°33'38" W

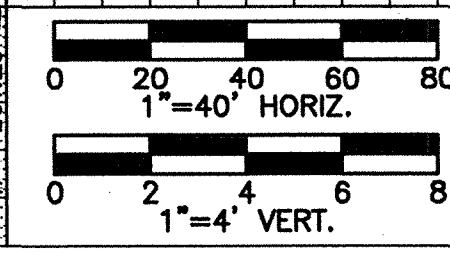
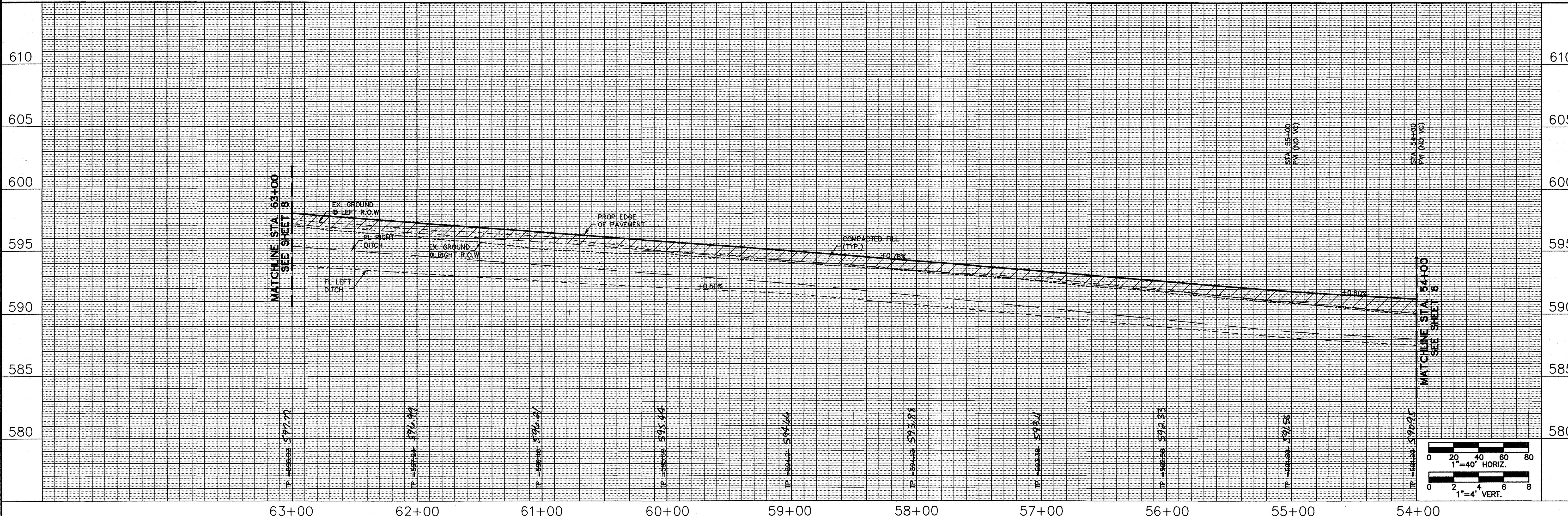


AS-BUILT DRAWINGS:  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



**BARTON SPRINGS ROAD**

- BENCHMARK:
- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
  - TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'



NO.	DATE	BY	REVISION
1	07/30/00	M.L.C.	AS-BUILT

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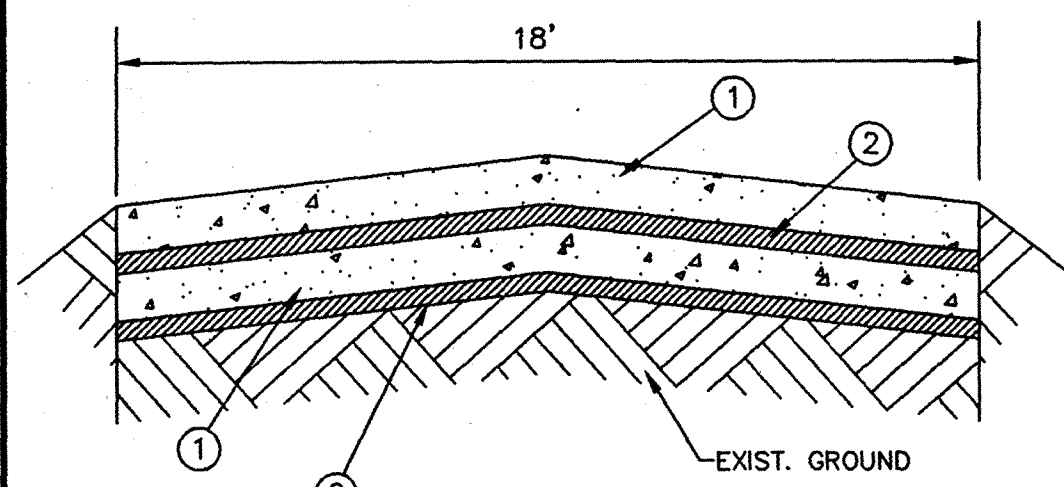
**STATE OF TEXAS**  
 MICHAEL L. CLARK  
 64013  
 REGISTERED PROFESSIONAL ENGINEER

**PAVING PLAN AND PROFILE**  
**BARTON SPRINGS ROAD**  
**STA 54+00 TO STA 63+00**

**ESTATES AT AUSTIN TRAIL, PHASE I**  
**LUCAS, TEXAS**  
 A DEVELOPMENT OF  
**VAEVICTUS GROUP, INC.**

Scale: AS NOTED Date: 03/30/00  
 Designed B.M.B.  
 Drawn by J.L.J.  
 Checked By M.L.C.  
 File: 0080IPV4.DWG  
 Project No.: 30080-05



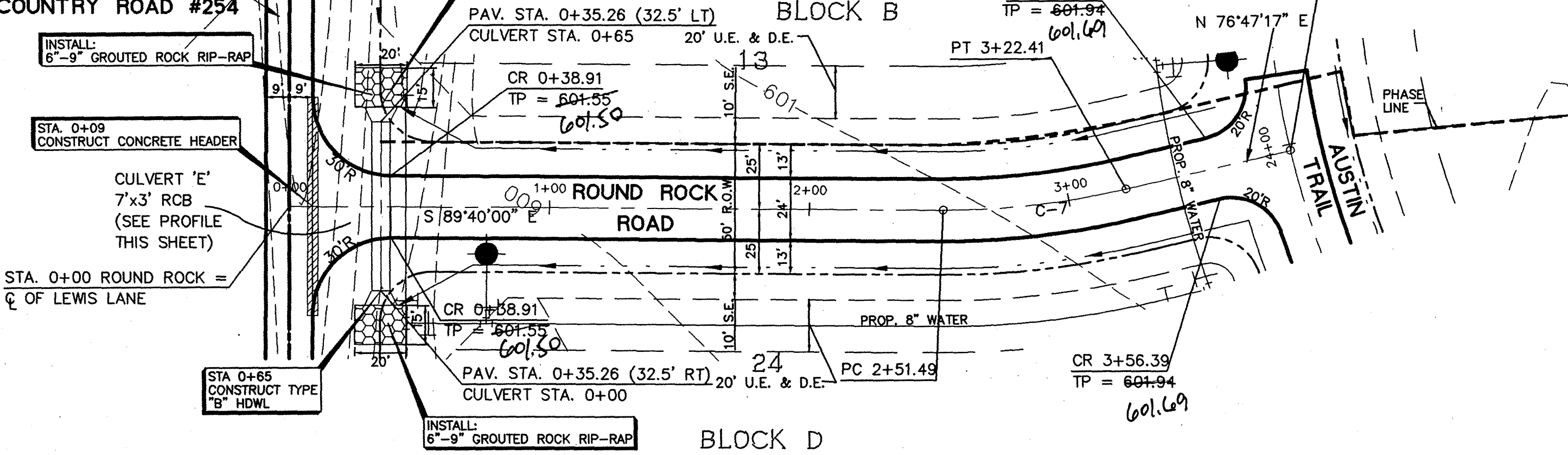


**TWO APPLICATION BITUMINOUS SURFACE LEWIS LANE IMPROVEMENTS DETAIL**  
N.T.S.

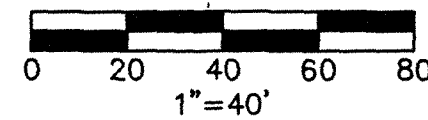
1. AGGREGATE—SEE ITEM 5.6.2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS FOR SPECIFICATIONS AND APPLICATION RATES.
2. OIL ASPHALT—SEE ITEM 2.4.2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS FOR SPECIFICATIONS AND APPLICATION RATES.

INSTALL:  
TWO APPLICATION BITUMINOUS SURFACE, PER DETAIL THIS SHEET

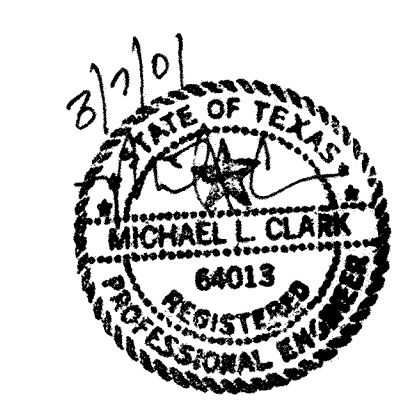
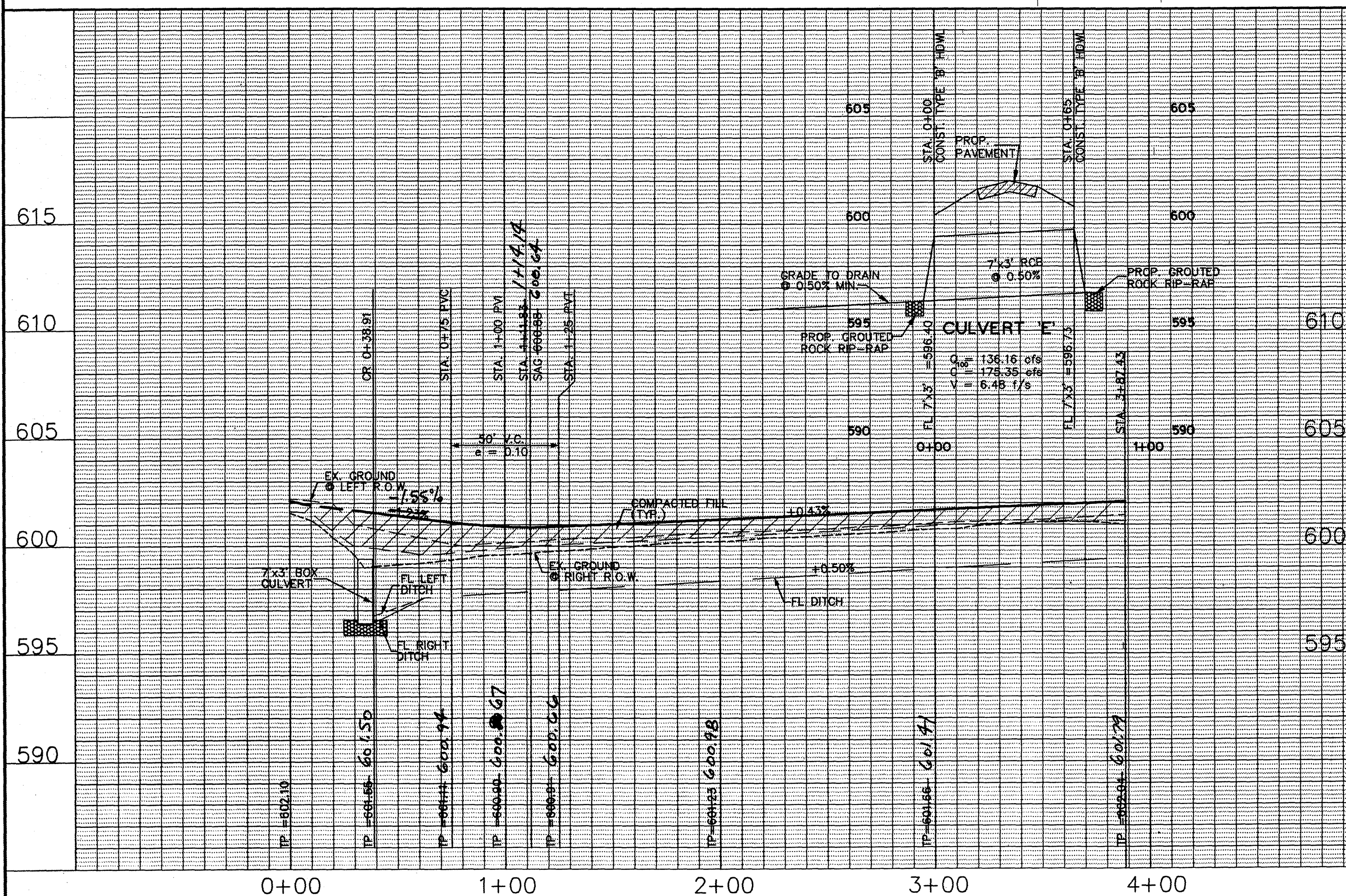
**LEWIS LANE COUNTRY ROAD #254**



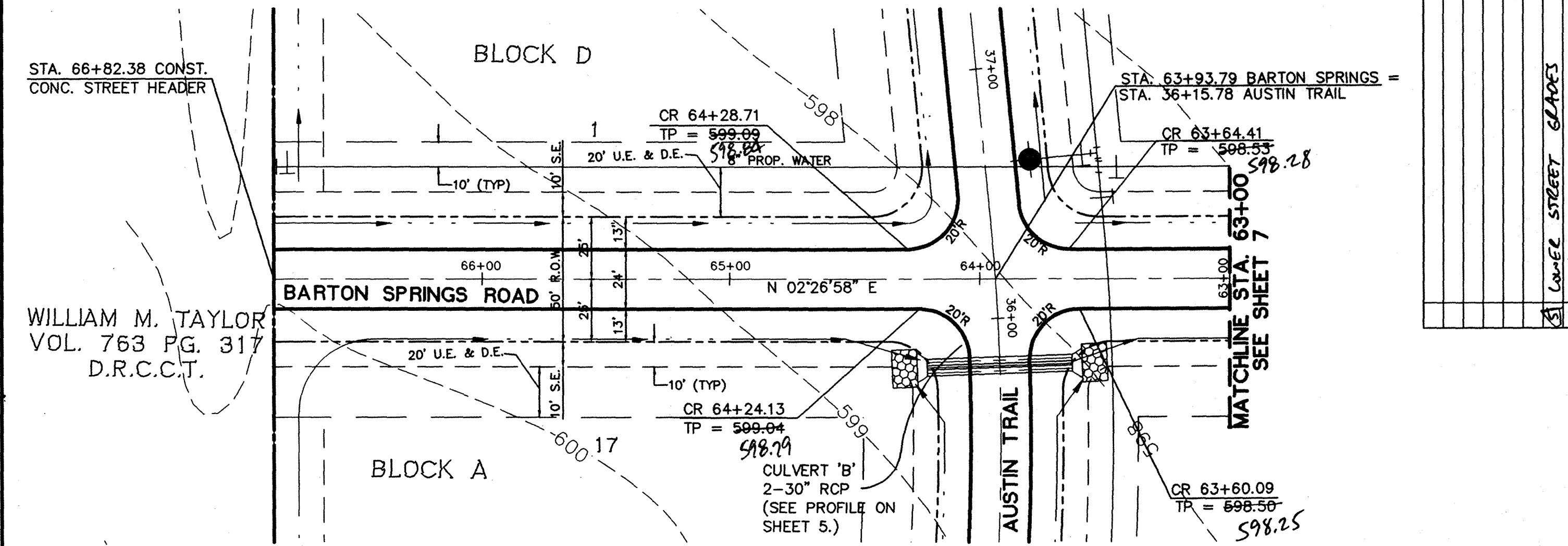
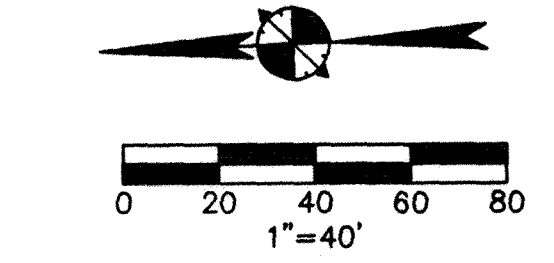
CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	34°57'42"	350.00'	110.23'	213.57'	210.27'	N 25°53'15" W
C-2	49°37'54"	900.00'	416.16'	779.61'	755.47'	N 68°11'03" W
C-3	103°00'00"	300.00'	377.15'	539.31'	469.57'	S 41°30'00" E
C-4	40°45'19"	350.00'	130.01'	248.96'	243.74'	S 30°22'39" W
C-5	108°31'37"	250.00'	347.45'	473.54'	405.86'	N 74°58'52" W
C-6	23°10'02"	250.00'	51.24'	101.09'	100.40'	N 09°08'03" W
C-7	13°32'43"	300.00'	35.63'	70.92'	70.76'	S 83°33'38" W



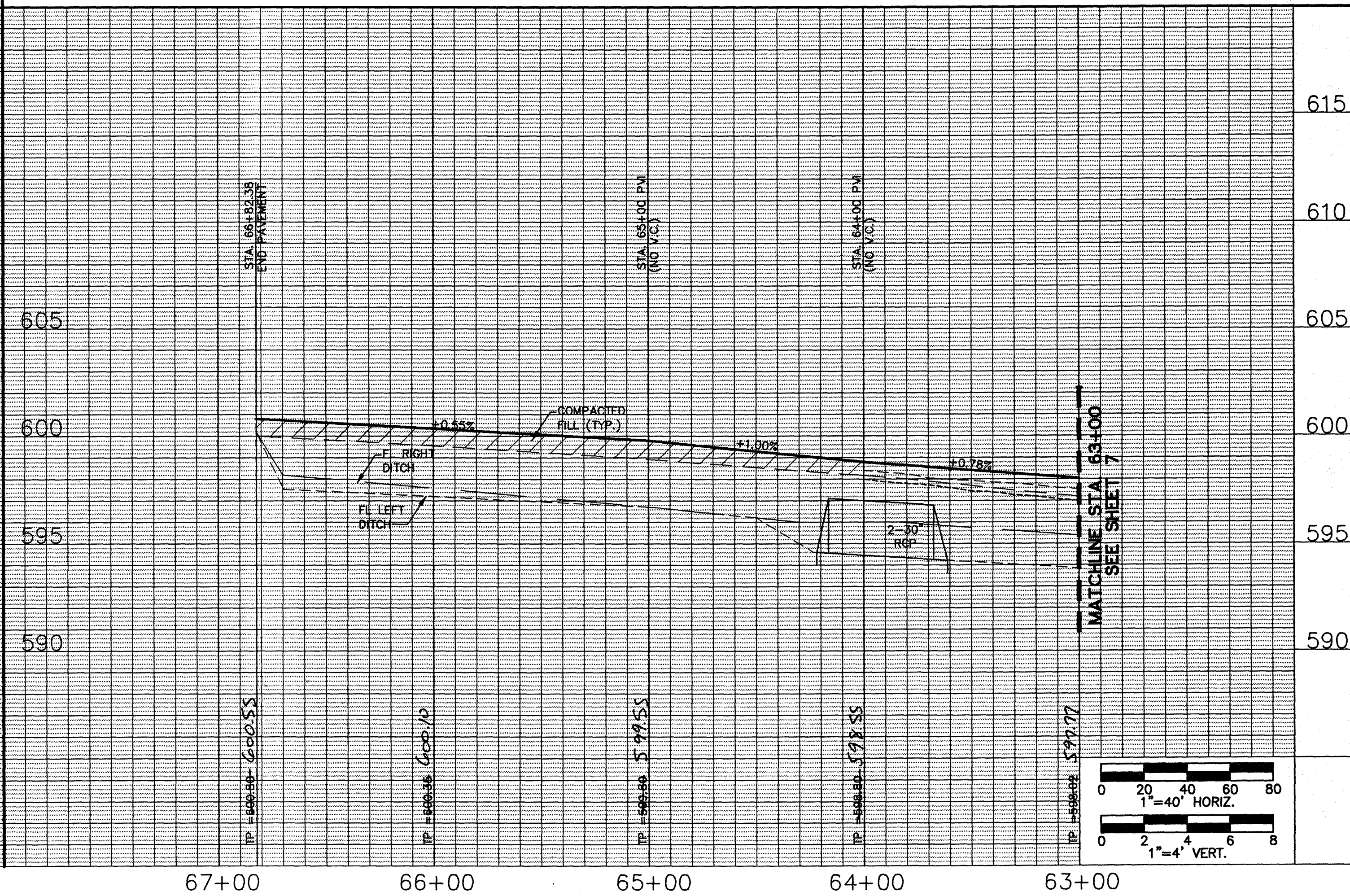
**ROUND ROCK ROAD**



AS-BUILT DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



**BARTON SPRINGS ROAD**



- BENCHMARK:**
1. FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 282 (INGRAM ROAD)  
ELEV. = 637.32'
  2. TOP OF 1/2" IR WEST SIDE OF CR 282 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'

**PAVING PLAN AND PROFILE  
BARTON SPRINGS ROAD  
STA. 63+00 TO STA. 66+82.38  
ROUND ROCK ROAD**

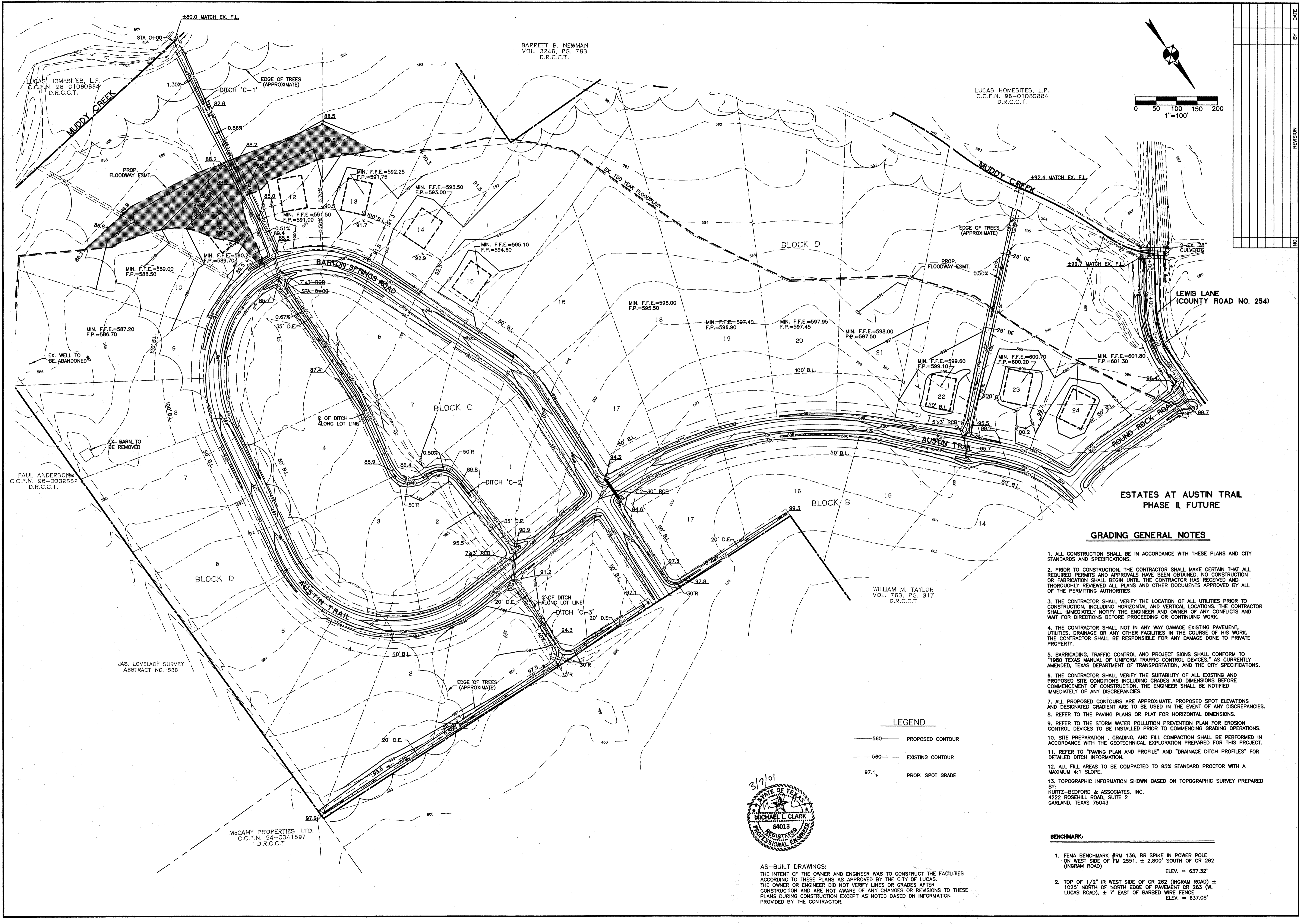
**ESTATES AT AUSTIN TRAIL, PHASE I  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.**

Scale: AS NOTED Date: 03/30/00  
Designed: B.M.B.  
Drawn by: J.L.J.  
Checked by: M.L.C.  
File: 00901PV5.DWG  
Project No.: 30090-05

**Bury+Partners**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel: 972/961-0001 Fax: 972/961-0278  
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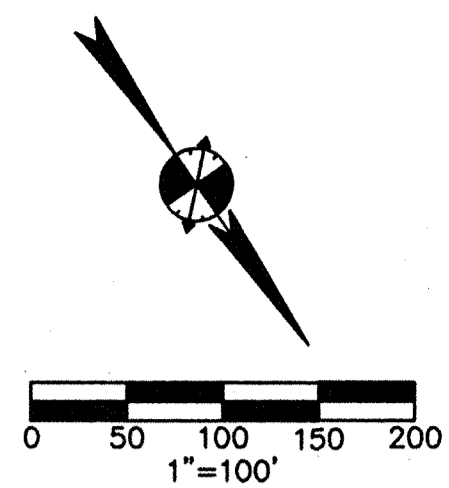
**REVISION**

NO.	DATE	BY	DESCRIPTION
1	03/30/00	J.L.J.	ISSUE FOR CONSTRUCTION



BARRETT B. NEWMAN  
VOL. 3246, PG. 783  
D.R.C.C.T.

LUCAS HOMESITES, L.P.  
C.C.F.N. 96-01080884  
D.R.C.C.T.



NO.	REVISION	BY	DATE

**Bury+Partners**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel 972/991-0011 Fax 972/991-0278  
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4/3/00

**GRADING PLAN**

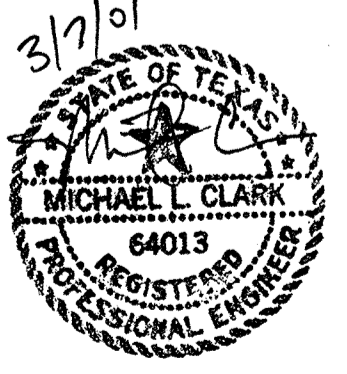
**ESTATES AT AUSTIN TRAIL, PHASE I  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEICTUS GROUP, INC.**

**GRADING GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS AND WAIT FOR DIRECTIONS BEFORE PROCEEDING OR CONTINUING WORK.
- THE CONTRACTOR SHALL NOT IN ANY WAY DAMAGE EXISTING PAVEMENT, UTILITIES, DRAINAGE OR ANY OTHER FACILITIES IN THE COURSE OF HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO PRIVATE PROPERTY.
- BARRICADING, TRAFFIC CONTROL AND PROJECT SIGNS SHALL CONFORM TO 1980 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION, AND THE CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO THE PAVING PLANS OR PLAT FOR HORIZONTAL DIMENSIONS.
- REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- SITE PREPARATION, GRADING, AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION PREPARED FOR THIS PROJECT.
- REFER TO "PAVING PLAN AND PROFILE" AND "DRAINAGE DITCH PROFILES" FOR DETAILED DITCH INFORMATION.
- ALL FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR WITH A MAXIMUM 4:1 SLOPE.
- TOPOGRAPHIC INFORMATION SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY: KURTZ-BEDFORD & ASSOCIATES, INC. 4222 ROSEHILL ROAD, SUITE 2 GARLAND, TEXAS 75043

**LEGEND**

- 560— PROPOSED CONTOUR
- - -560- - - EXISTING CONTOUR
- 97.1+ PROP. SPOT GRADE



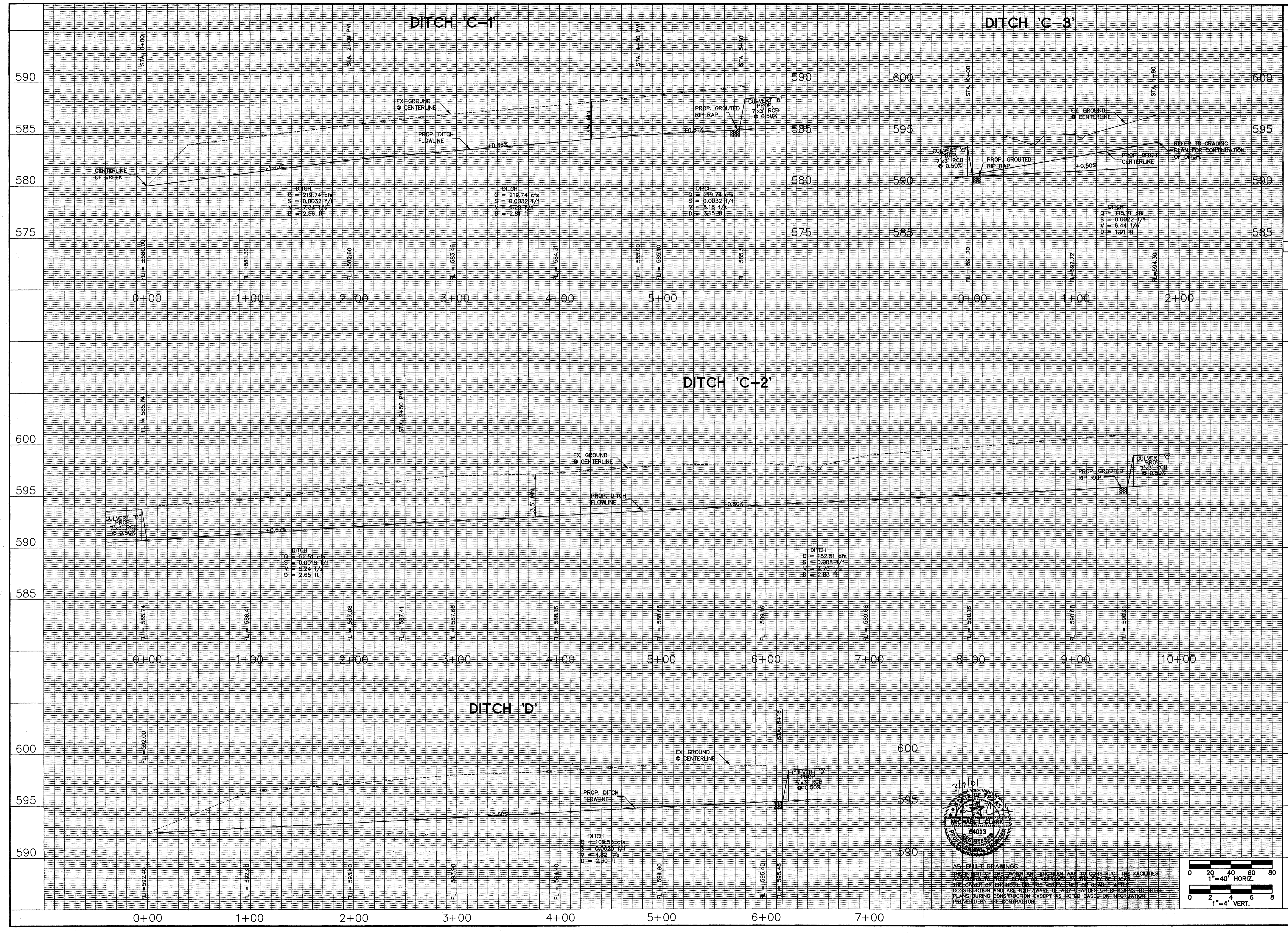
AS-BUILT DRAWINGS:  
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**BENCHMARK:**

- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD) ELEV. = 637.32'
- TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT OR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE ELEV. = 637.08'

Scale: 1"=100' Date: 03/30/00  
Designed By: B.M.B.  
Drawn By: J.L.J.  
Checked By: M.L.C.  
File: 00905grd.DWG  
Project No.: 30090-05

F:\3090-05\0905PRO.DWG Wed Apr 05 09:05:08 2000 Workstation J.L.J.



NO.	REVISION	BY	DATE

**ESTATES AT AUSTIN TRAIL, PHASE I**  
**LUCAS, TEXAS**  
 A DEVELOPMENT OF  
**VAEVICTUS GROUP, INC.**

Scale: 1" = 40' Horiz. 1" = 4' Vert.

AS-BUILT DRAWINGS:  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER HAS NOT VERIFIED THE CONSTRUCTION OF THESE FACILITIES AND IS NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

3/7/01  
 STATE OF TEXAS  
 MICHAEL L. CLARY  
 64013  
 PROFESSIONAL ENGINEER

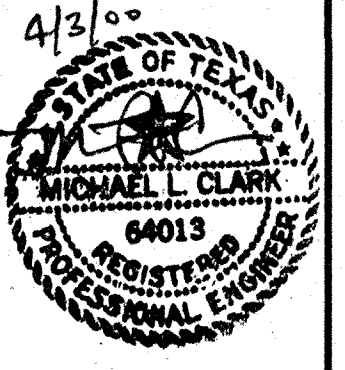
Designed By: B.M.B.  
 Drawn By: J.L.J.  
 Checked By: M.L.C.  
 File: 0905PRO.DWG  
 Project No.: 30090-05

**SHEET 10**

**Bury+Partners**  
 Consulting Engineers and Surveyors  
 Dallas, Texas Tel 972/981-0011 Fax 972/981-0278  
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413  
 STATE OF TEXAS  
 MICHAEL L. CLARY  
 64013  
 PROFESSIONAL ENGINEER

**DRAINAGE DITCH PROFILES**



**STORM WATER POLLUTION PREVENTION PLAN**

**ESTATES AT AUSTIN TRAIL, PHASE I**  
**LUCAS, TEXAS**  
 A DEVELOPMENT OF  
**VAEICTUS GROUP, INC.**

Scale: 1"=100' Date: 03/30/00  
 Designed By: B.M.B.  
 Drawn By: J.L.J.  
 Checked By: M.L.C.  
 File: 0090SEERO.DWG  
 Project No.: 30090-05

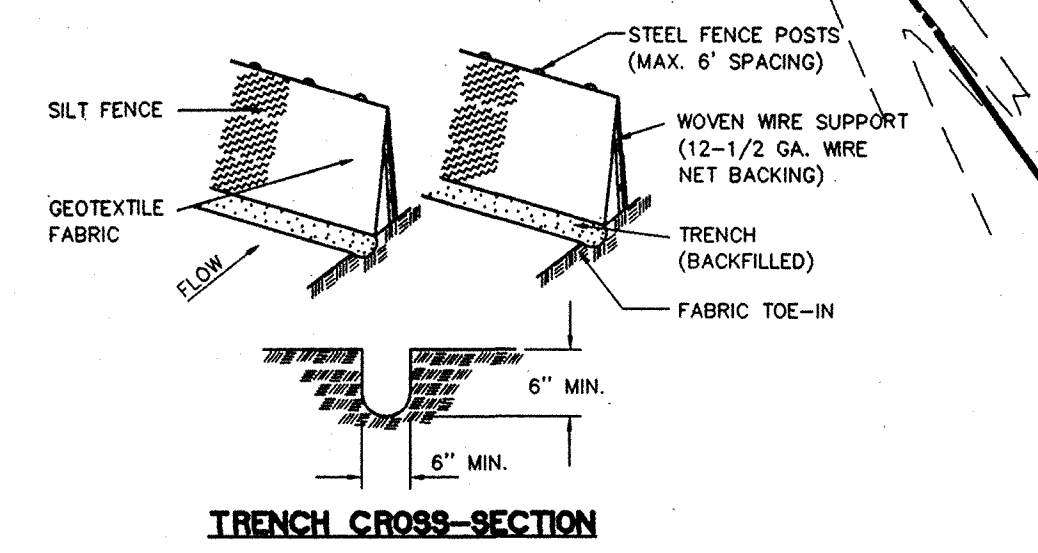


**LEGEND**  
 --- 550 --- EXISTING CONTOUR  
 --- 550 --- PROPOSED CONTOUR  
 --- --- SILT FENCE  
 F.F.E. 550.50 FINISH FLOOR ELEVATION  
 F.P.E. 550.50 FINISH PAD ELEVATION

**STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES:**

1. THE TOTAL AREA OF THE SITE WHICH WILL BE DISTURBED IS APPROXIMATELY FIFTEEN ACRES.
2. THE ESTIMATED RUNOFF COEFFICIENT AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 0.40.
3. THE RECEIVING WATERS FOR THE STORM WATER DISCHARGE FROM THE SITE WILL BE MUDDY CREEK.
4. PROCEDURE REQUIREMENTS--IN ASSOCIATION WITH CONSTRUCTION, THE OPERATOR WILL COMPLY WITH THE FOLLOWING REQUIREMENTS OF THE NPDES GENERAL PERMIT:
  - a. A CURRENT VERSION OF THIS PLAN MUST BE KEPT ON THE SITE (DURING ACTIVE CONSTRUCTION).
  - b. A NOTICE OF INTENT (NOI) (EPA FORM 3510-6) MUST BE COMPLETED, SIGNED AND MAILED TO EPA FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
  - c. DISCHARGE OF A HAZARDOUS SUBSTANCE OR OIL INTO STORM WATER IS SUBJECT TO REPORTING REQUIREMENTS. REFER TO PART III, B, OF THE NPDES GENERAL PERMIT FOR SPECIFIC REQUIREMENTS.
  - d. THE OPERATOR MUST CONDUCT INSPECTIONS OF THE PROJECT TO ASSURE COMPLIANCE WITH THE PLAN. INSPECTIONS MUST BE MADE BY QUALIFIED PERSONNEL AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN TWENTY-FOUR (24) HOURS OF A ONE-HALF INCH OR GREATER RAINFALL. AN INSPECTION REPORT FORM SHALL BE COMPLETED FOR EACH INSPECTION. INSPECTIONS MUST EVALUATE DISTURBED AREAS OF THE CONSTRUCTION SITE WHERE FINAL STABILIZATION HAS NOT BEEN ACHIEVED. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES AND SITE ENTRANCE/EXIT LOCATIONS. BASED ON INSPECTION RESULTS, THE PLAN AND POLLUTION PREVENTION CONTROL TECHNIQUES MUST BE MODIFIED IF NECESSARY IN ORDER TO ASSURE THAT NON-POLLUTED STORM WATER IS THE ONLY DISCHARGE LEAVING THE SITE (IN ACCORDANCE WITH PART IV, D.4. OF THE NPDES GENERAL PERMIT).
5. CONSTRUCTION SEQUENCING OF EROSION CONTROL DEVICES (ECD):
  - a. DITCHES ALONG LOT LINES SHALL BE GRADED FIRST TO DIRECT RUNOFF AWAY FROM THE ADJACENT PROPERTY OWNERS. VEGETATION SHALL BE ESTABLISHED IN THE DITCHES UPON COMPLETION OF GRADING. SILT FENCES SHALL BE INSTALLED ACROSS THE DITCHES AT APPROXIMATELY EVERY 300' ALONG THE LOT LINES, AS SHOWN ON THE STORM WATER POLLUTION PREVENTION PLAN, FOR TEMPORARY EROSION CONTROL.
  - b. AS CULVERTS ARE COMPLETED, SILT FENCE SHALL BE INSTALLED UPSTREAM OF THE CULVERT TO LIMIT SILTATION IN THE CULVERT.
  - c. AT THE COMPLETION OF THE PAVING AND FINAL GRADING OF THE ROADSIDE DITCHES, THE DISTURBED AREA (S) SHALL BE REVEGETATED. BETWEEN MAY 1ST AND AUGUST 31ST, UNDER FAVORABLE CONDITIONS, BERMOUDA GRASS SEED SHALL BE APPLIED AT THE RATE OF 125 POUNDS PER ACRE. BETWEEN SEPTEMBER 1ST AND APRIL 30TH, AND DECEMBER 1ST OR FEBRUARY 1ST AND APRIL 15TH, UNDER FAVORABLE CONDITIONS, RYE GRASS SEED SHALL BE APPLIED AT THE RATE OF 350 POUNDS PER ACRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM COVERAGE OF 70% MINIMUM DENSITY. A SILT FENCE SHALL BE INSTALLED ACROSS THE DITCHES AT APPROXIMATELY 300' INTERVALS AS SHOWN ON THE STORM WATER PREVENTION POLLUTION PLAN, FOR TEMPORARY EROSION CONTROL IN ACCORDANCE WITH THE LANDSCAPE PLANS. SILT FENCE SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED. CONTRACTOR
  - d. SHALL REMOVE SILT FENCE WHEN REVEGETATION IS COMPLETE.
6. MAINTENANCE:
  - a. EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER A RAINFALL OF 0.5 INCHES OR GREATER. AN INSPECTION REPORT FORM SHALL BE COMPLETED AFTER EACH INSPECTION.
  - b. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING TRACKED OFF-SITE BY CONSTRUCTION TRAFFIC. SUCH SEDIMENT SHALL BE REMOVED BEFORE IT CAN BE CONVEYED TO RECEIVING STORM DRAINS OR CREEK.
  - c. SEEDING AREAS WILL BE CHECKED TO SEE THAT GRASS COVERAGE IS MAINTAINED. AREAS WILL BE WATERED, FERTILIZED AND RESEEDING AS NEEDED.
  - d. BASED ON THE INSPECTION REPORT RESULTS, ANY NECESSARY MODIFICATION TO THE POLLUTANT DISCHARGE CONTROL TECHNIQUES AND THIS PLAN WILL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS. EACH REPORT SHALL BE SIGNED, DATED AND CONTAIN A CERTIFICATION STATEMENT AS DESCRIBED IN ACCORDANCE WITH PART VI.G. OF THE NPDES GENERAL PERMIT.

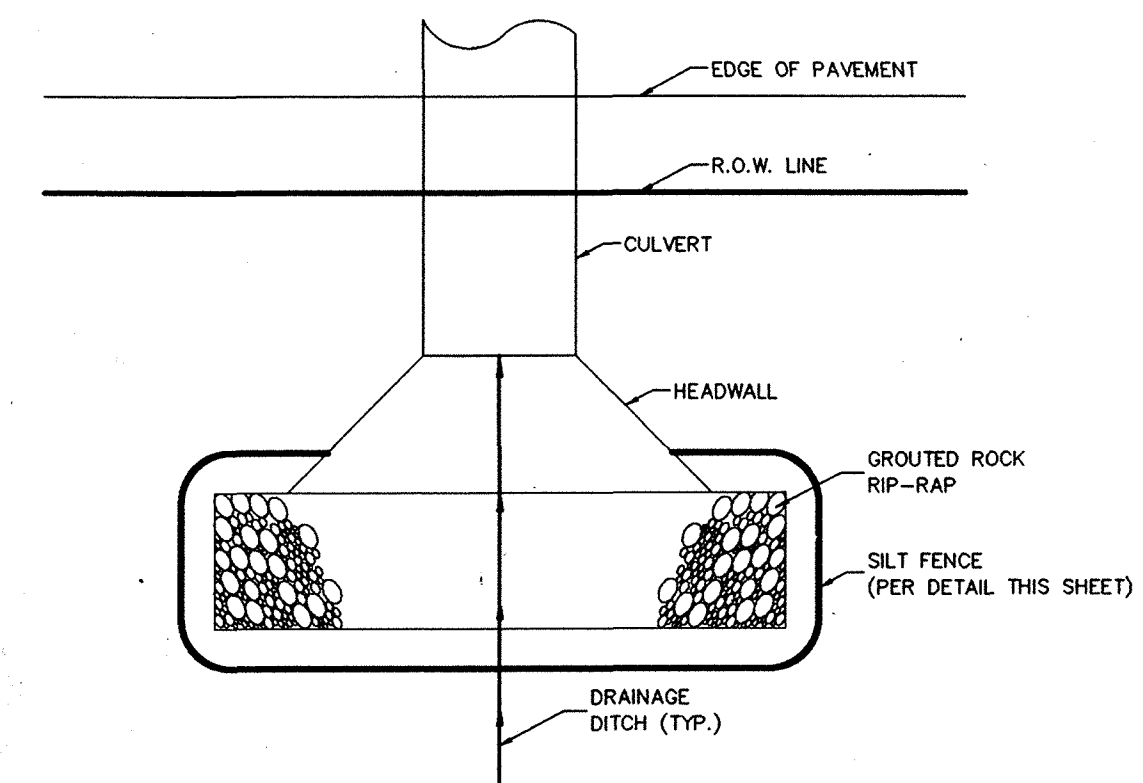
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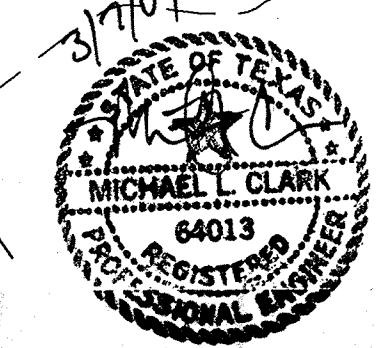
1. STEELPOSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW, WHERE FENCE CAN NOT BE TRENCHED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

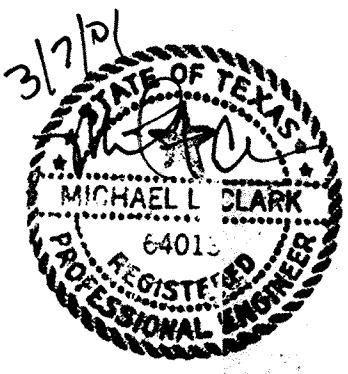
**SILT FENCE**

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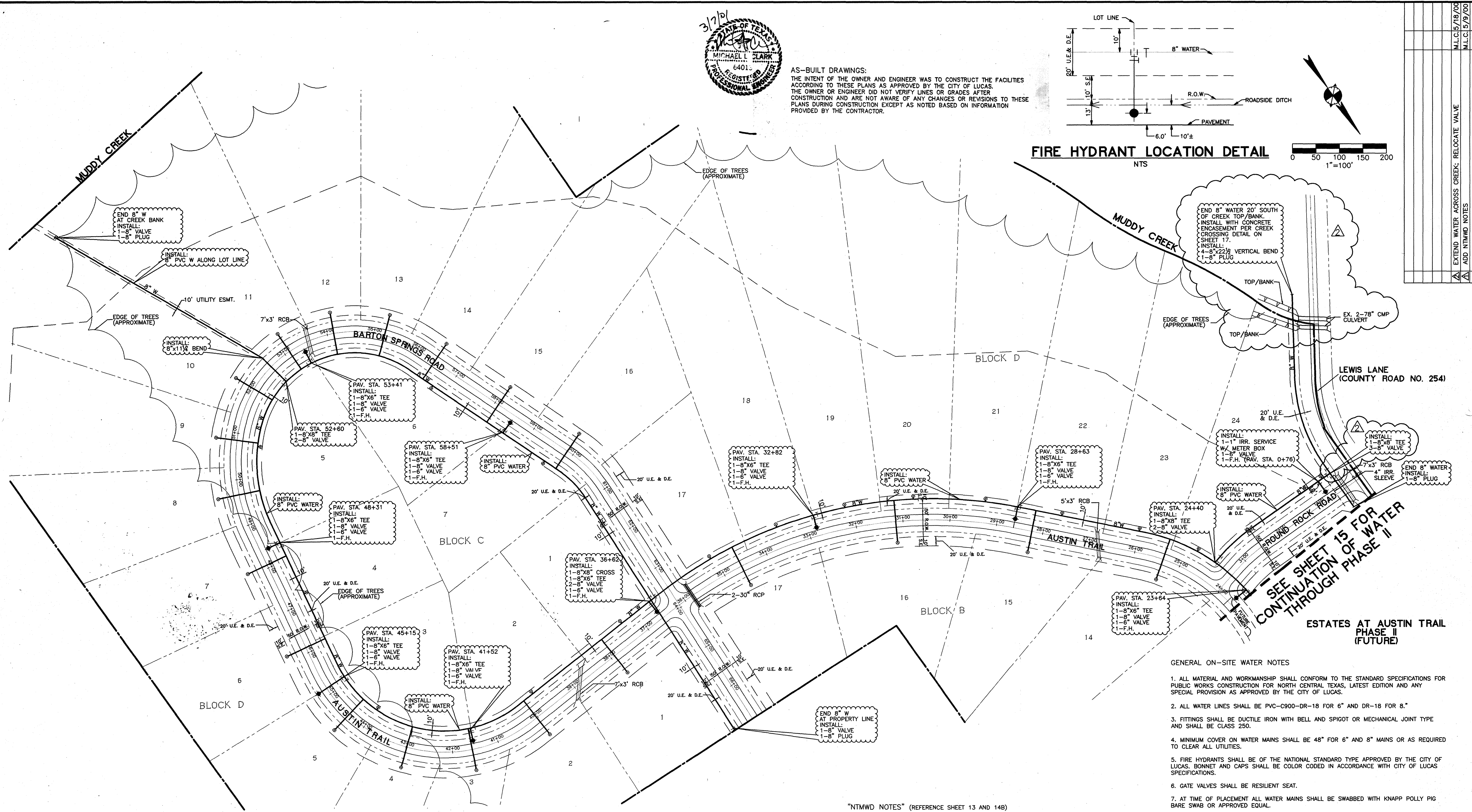
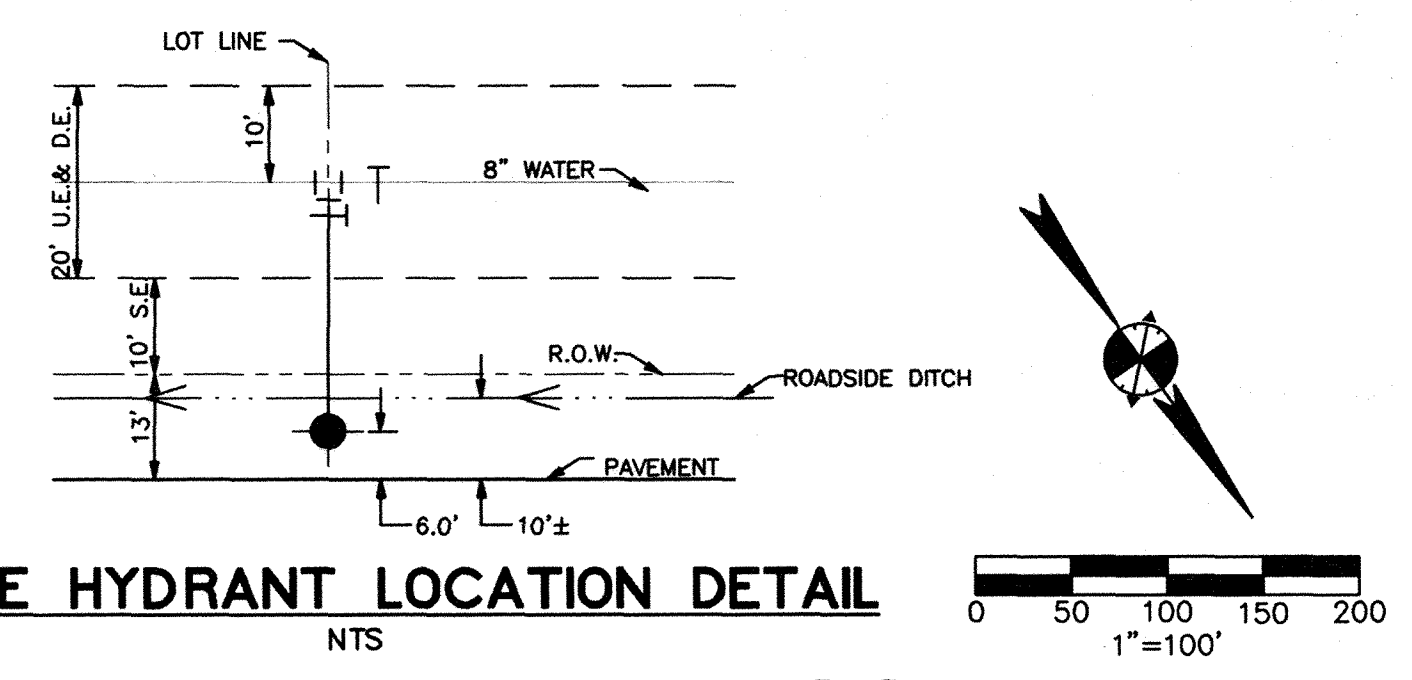


**SILT FENCE DETAIL AT HEADWALL**





AS-BUILT DRAWINGS:  
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NO.	REVISION	BY	DATE
1	ADD NITMWD NOTES		
2	EXTEND WATER ACROSS CREEK; RELOCATE VALVE		
3	MLC 15/18/00		
4	MLC 15/19/00		

**Bury+Partners**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel 972/991-0011 Fax 972/991-0278  
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STATE OF TEXAS  
MICHAEL CLARK  
64013  
REGISTERED PROFESSIONAL ENGINEER

**ON-SITE WATER PLAN**

**ESTATES AT AUSTIN TRAIL, PHASE I  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.**

**GENERAL ON-SITE WATER NOTES**

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF LUCAS.
2. ALL WATER LINES SHALL BE PVC-C900-DR-18 FOR 6" AND DR-18 FOR 8".
3. FITTINGS SHALL BE DUCTILE IRON WITH BELL AND SPIGOT OR MECHANICAL JOINT TYPE AND SHALL BE CLASS 250.
4. MINIMUM COVER ON WATER MAINS SHALL BE 48" FOR 6" AND 8" MAINS OR AS REQUIRED TO CLEAR ALL UTILITIES.
5. FIRE HYDRANTS SHALL BE OF THE NATIONAL STANDARD TYPE APPROVED BY THE CITY OF LUCAS. BONNET AND CAPS SHALL BE COLOR CODED IN ACCORDANCE WITH CITY OF LUCAS SPECIFICATIONS.
6. GATE VALVES SHALL BE RESILIENT SEAT.
7. AT TIME OF PLACEMENT ALL WATER MAINS SHALL BE SWABBED WITH KNAPP POLLY PIG BARE SWAB OR APPROVED EQUAL.
8. ALL WATER MAINS SHALL BE PLUGGED WITH A CAST IRON PLUG (OR APPROVED EQUAL) AT THE END OF EACH WORK DAY.
9. WATER SERVICES SHALL BE COPPER, TYPE K 1-INCH IN SIZE LOCATED AT THE CENTER OF EACH LOT. A METER BOX SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SET OF PLANS TO THE DESIGN ENGINEER IDENTIFYING ANY CHANGES MADE DURING CONSTRUCTION FOR THE DESIGN ENGINEER'S USE TO PREPARE RECORD DRAWINGS FOR SUBMITTAL TO THE CITY.
11. THE OWNER SHALL PROVIDE CONSTRUCTION STAKING ON A ONE-TIME BASIS TO STAKE ALIGNMENT FOR WATER MAINS AND SERVICES AND ALIGNMENT AND GRADE FOR FIRE HYDRANTS.
12. IRRIGATION SLEEVE TO BE SCHD. 40 PVC INSTALLED 24" BELOW FINISH GRADE, EXTENDED AT BOTH ENDS 4' BEYOND THE PAVEMENT AND CAP. CONTRACTOR TO MARK END OF CONDUIT. SIZE TO BE AS SHOWN ON PLANS.

- BENCHMARK:**
1. FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD) ELEV. = 637.32'
  2. TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ± 1025' NORTH OF NORTH EDGE OF PAVEMENT OR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE ELEV. = 637.08'

**LEGEND**

- 8" W PROPOSED WATER
- 8" W EXISTING WATER
- 8" W PROPOSED FIRE HYDRANT AND VALVE
- 8" W EXISTING FIRE HYDRANT AND VALVE
- 8" W PROPOSED SERVICE

**GENERAL OFF-SITE WATER NOTES**

1. UNLESS OTHERWISE NOTED, ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE SPECIFICATIONS OF THE CITY WITH AMENDMENTS, THE NORTH CENTRAL COUNCIL OF GOVERNMENTS "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PARTS II AND III, LATEST EDITION, REFER TO APPLICABLE CITY "STANDARDS CONSTRUCTION DETAILS", LATEST EDITION, (SEPT. 91)
2. ALL WATER LINES SHALL BE DUCTILE IRON CLASS 51, OR PVC - C900 - DR-14 FOR 6" AND DR-18 FOR 8" AND 12".
3. FITTING SHALL BE DUCTILE IRON WITH BELL AND SPIGOT OR MECHANICAL JOINT TYPE AND SHALL BE CLASS 250.
4. MINIMUM COVER ON WATER MAINS SHALL BE 42" FOR 6", 48" FOR 8" AND 54" FOR 12" OR AS REQUIRED TO CLEAR ALL UTILITIES.
5. FIRE HYDRANTS SHALL BE A TYPE APPROVED BY THE CITY, BONNET AND CAPS SHALL BE COLOR CODED IN ACCORDANCE WITH CITY SPECIFICATIONS.
6. GATE VALVES SHALL BE OF A TYPE APPROVED BY THE CITY. SEE CITY "STANDARD CONSTRUCTION DETAILS".
7. FIRE HYDRANTS WILL BE PLACED 2.5' TO 5' FROM BACK OF CURB, OR AS REQUIRED TO CLEAR SIDEWALKS.
8. AT TIME OF PLACEMENT ALL WATER MAINS SHALL BE SWABBED WITH KNAPP POLLY PIG BARE SWAB OR APPROVED EQUAL.
9. ALL WATER MAINS SHALL BE PLUGGED WITH A CAST IRON PLUG (OR APPROVED EQUAL) AT THE END OF EACH WORKING DAY.
10. EMBEDMENTS SHALL BE AS FOLLOWS:  
D.I. WATER- CLASS "C"  
PVC WATER- CLASS "B-1"  
PVC SEWER- CLASS "H"
11. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN AND BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO HIS WORK.
12. EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE DRAWN FROM AS-BUILT PLANS OR THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFYING ENGINEER OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE ACTUAL EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES AFFECTED.

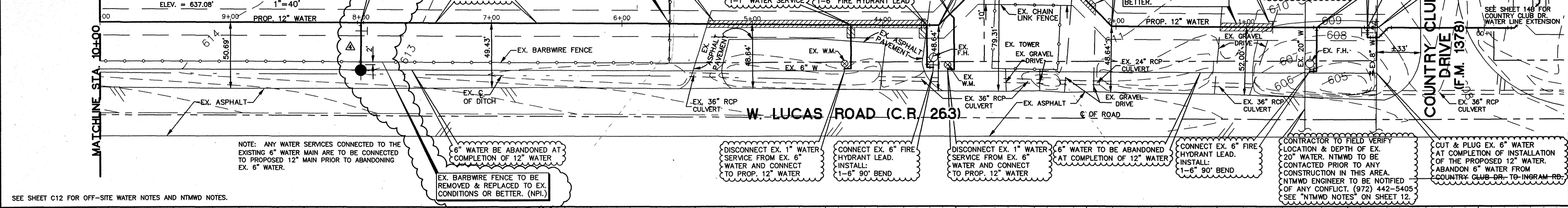
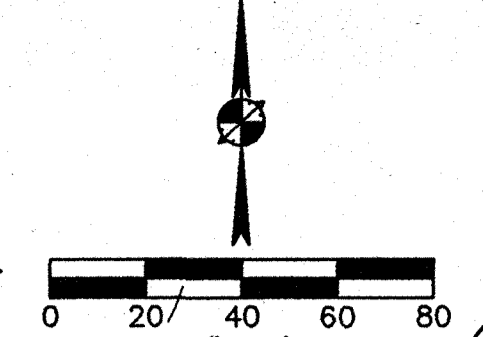
**"NTMWD NOTES" (REFERENCE SHEET 13 AND 14B)**

1. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 42-INCH TREATED WATER PIPELINE IS LOCATED ON SITE.
2. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE MINIMUM OF 5- FEET OF COVER.
3. TO ASSURE THAT EXISTING PIPELINE IS NOT DAMAGED BY PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT, WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972)420-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
4. IN AREAS WHERE THE COVER BETWEEN THE TOP OF THE NTMWD PIPELINE AND THE BOTTOM OF THE SUBGRADE IS THREE (3) FEET OR LESS, IT IS REQUESTED THAT THE SUBGRADE PREPARATION BE DELETED AND A THICKENED PAVEMENT SECTION BE USED TO LIMIT CONSTRUCTION ACTIVITIES OVER THE PIPELINE.
5. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
6. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
7. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF ONE-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES.
8. THE CONTRACTOR SHALL CONTRACT NTMWD ENGINEERING AT (972)442-5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.

WORKSTATION: J.L.J.

Date: 03/30/00  
Designed By: B.M.B.  
Drawn By: J.L.J.  
Checked By: M.L.C.  
File: 09005WTR4.DWG  
Project No.: 3090-05

- BENCHMARK:**
- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
  - TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ±1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'



NOTES: ANY WATER SERVICES CONNECTED TO THE EXISTING 6" WATER MAIN ARE TO BE CONNECTED TO PROPOSED 12" MAIN PRIOR TO ABANDONING EX. 6" WATER.

6" WATER TO BE ABANDONED AT COMPLETION OF 12" WATER

DISCONNECT EX. 1" WATER SERVICE FROM EX. 6" WATER AND CONNECT TO PROP. 12" WATER

CONNECT EX. 6" FIRE HYDRANT LEAD. INSTALL: 1-6" 90° BEND

DISCONNECT EX. 1" WATER SERVICE FROM EX. 6" WATER AND CONNECT TO PROP. 12" WATER

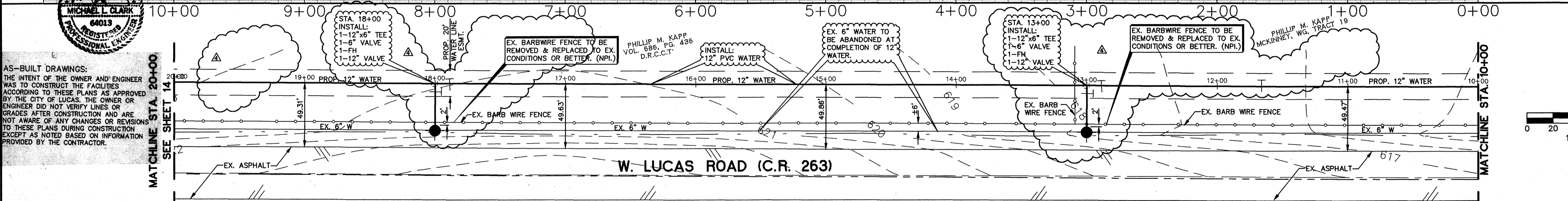
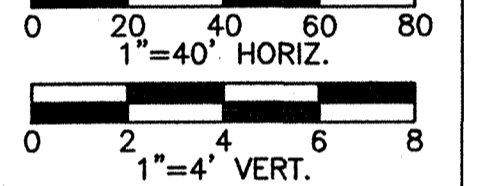
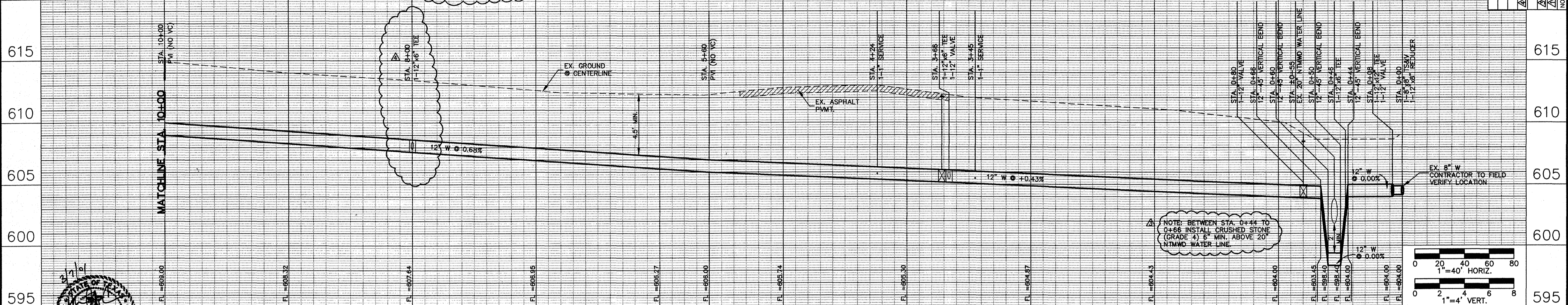
6" WATER TO BE ABANDONED AT COMPLETION OF 12" WATER

CONNECT EX. 6" FIRE HYDRANT LEAD. INSTALL: 1-6" 90° BEND

CONTRACTOR TO FIELD VERIFY LOCATION & DEPTH OF EX. 20" WATER. NTMWD TO BE CONTACTED PRIOR TO ANY CONSTRUCTION IN THIS AREA. NTMWD ENGINEER TO BE NOTIFIED OF ANY CONFLICT. (972) 442-5405. SEE "NTMWD NOTES" ON SHEET 12.

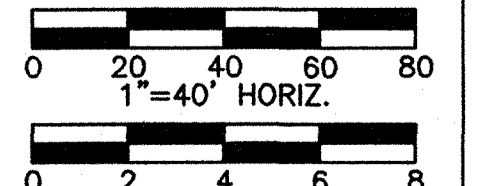
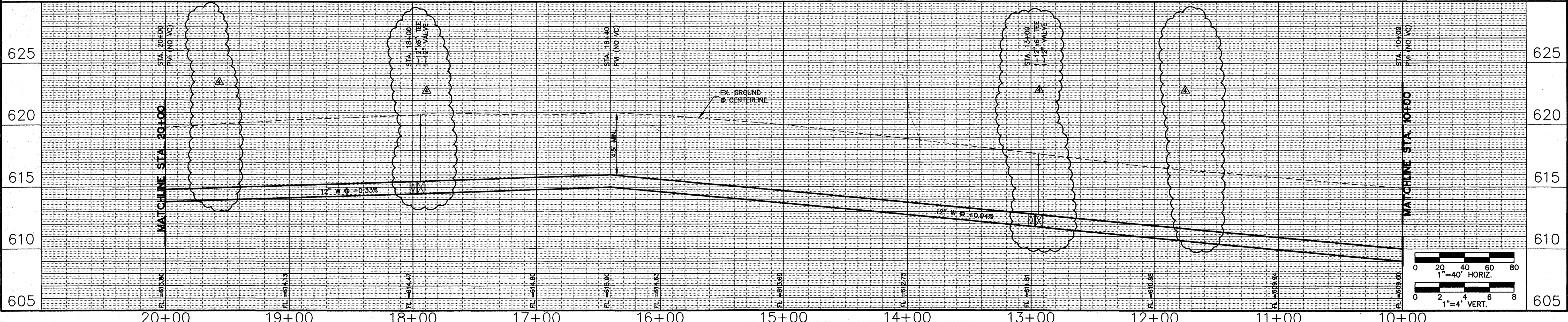
CUT & PLUG EX. 6" WATER AT COMPLETION OF INSTALLATION OF THE PROPOSED 12" WATER. ABANDON 6" WATER FROM COUNTRY CLUB DR. TO INGRAM RD.

SEE SHEET C12 FOR OFF-SITE WATER NOTES AND NTMWD NOTES.



**AS-BUILT DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

SEE SHEET C16 FOR OFF-SITE WATER NOTES



NO.	REVISION	DATE
1	ADD FHS AT STA. 8+00, 13+00 AND 18+00 RELOCATE 12" VALVES AT STA. 11+88 AND 18+88	M.L.C. 7/14/00
2	ADD NOTE FOR CRUSH STONE EMBEMENT STA. 0+44 TO 0+68	M.L.C. 9/28/00
3	RELOCATE 12" WTR. TO 20' EASEMENT PER CITY COMMENTS	M.L.C. 5/9/00

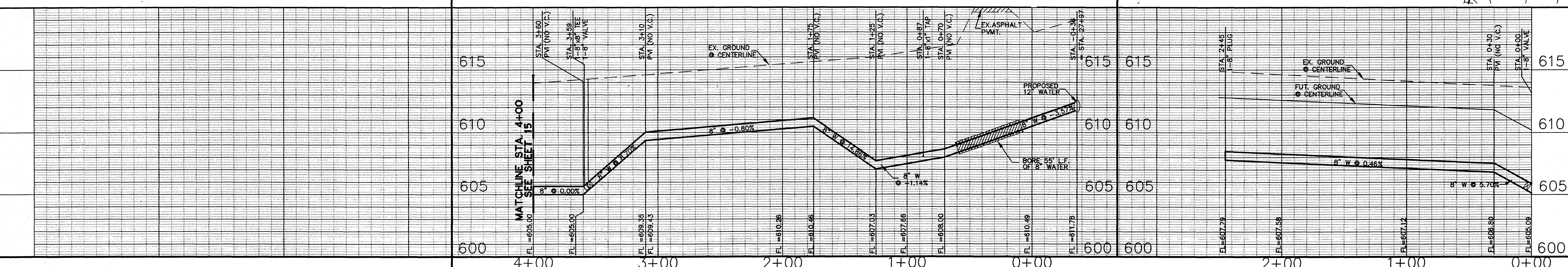
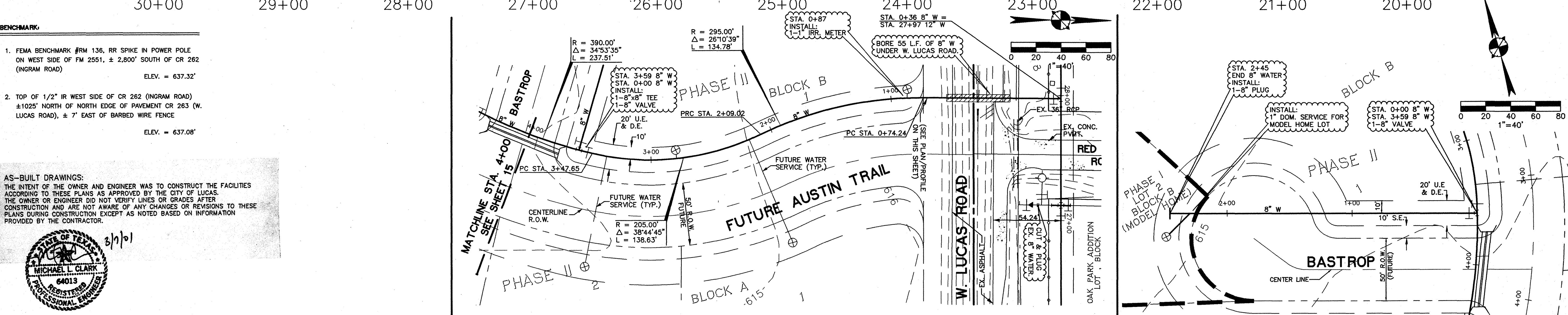
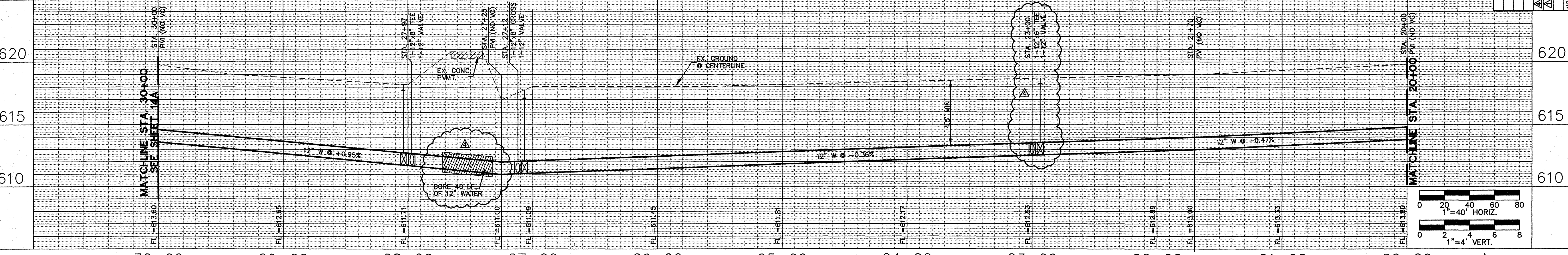
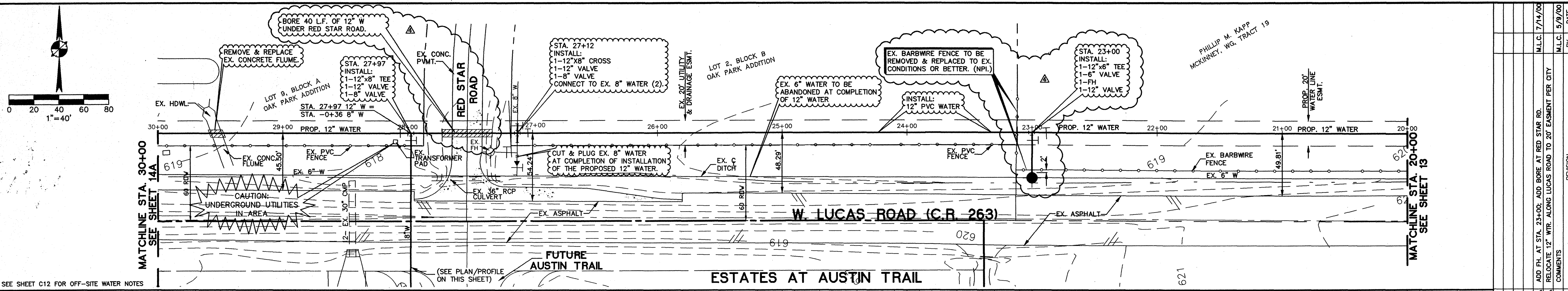
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Consulting Engineers and Surveyors  
Dallas, Texas Tel 972/961-9011 Fax 972/961-4278  
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**OFFSITE WATER PLAN**  
W. LUCAS ROAD (C.R. 263)  
STA. 0+00 TO 20+00

**ESTATES AT AUSTIN TRAIL, PHASE I**  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.

Scale: AS SHOWN Date: 03/30/00  
Designed: B.M.B.  
Drawn by: J.L.J.  
Checked By: M.L.C.  
File: 09005WTL.DWG  
Project No.: 30090-05

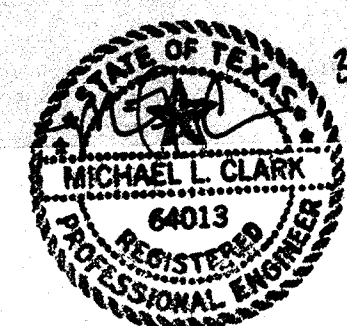
SHEET  
**13**



**BENCHMARK**

- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
- TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ±1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'

**AS-BUILT DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



NO.	REVISION	BY	DATE
1	ADD PH. AT STA. 23+00. ADD BORE AT RED STAR RD.	M.L.C.	7/14/00
2	RELOCATE 12" WTR. ALONG LUCAS ROAD TO 20' EASHPMENT PER CITY	M.L.C.	5/9/00

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Consulting Engineers and Surveyors  
Dallas, Texas Tel: 972/991-1011 Fax: 972/991-1078  
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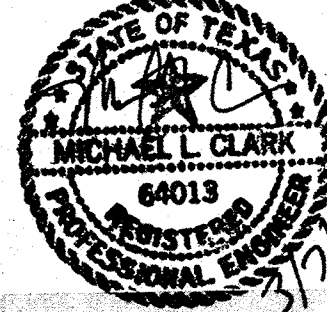
**OFF-SITE WATER PLAN**  
STA. 20+00 TO STA. 30+00

**ESTATES AT AUSTIN TRAIL, PHASE I**  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.

Scale: AS SHOWN Date: 03/30/00  
Designed: B.M.B.  
Drawn by: J.L.J.  
Checked by: M.L.C.  
File: 090005WT2.DWG  
Project No.: 30090-05

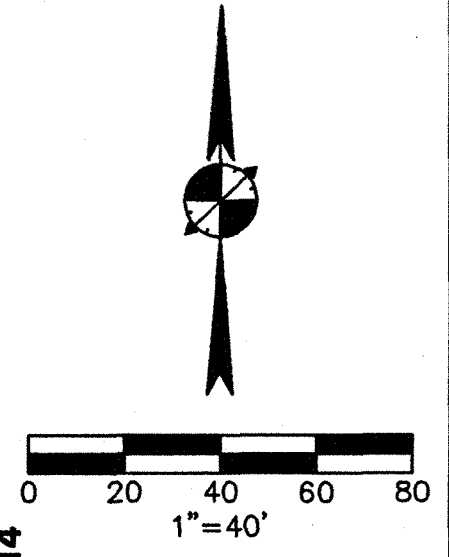
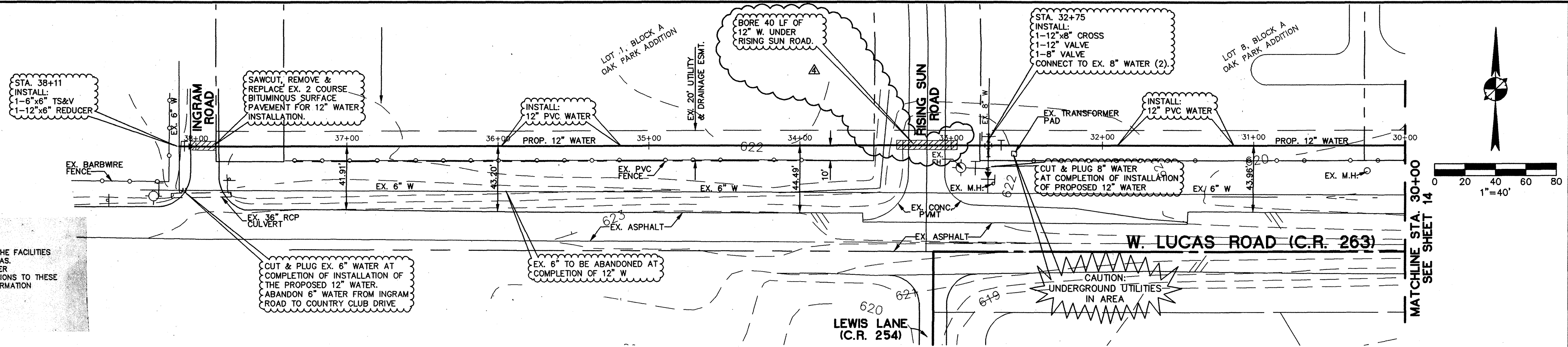
**BENCHMARK:**

- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
- TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ±1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'



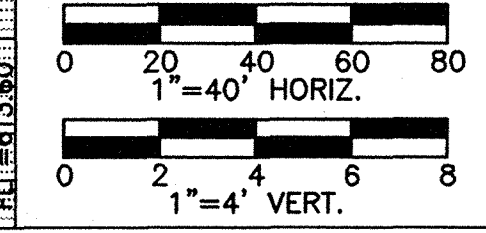
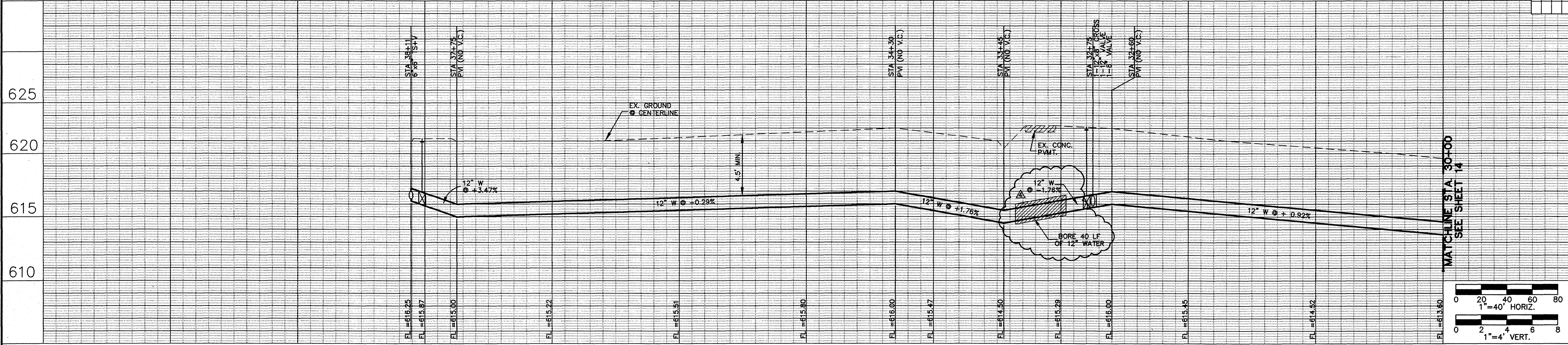
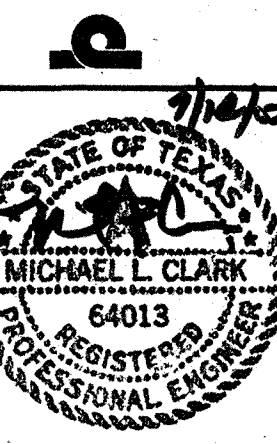
**AS-BUILT DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.

SEE SHEET C12 FOR OFF-SITE WATER NOTES



NO.	REVISION	DATE
1	ADD BORE AT RISING SUN ROAD	M.L.C. 7/14/05
2	RELOCATE 12\"/>	

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**OFF-SITE WATER PLAN**  
STA. 30+00 TO STA. 38+11

**ESTATES AT AUSTIN TRAIL, PHASE I**  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.

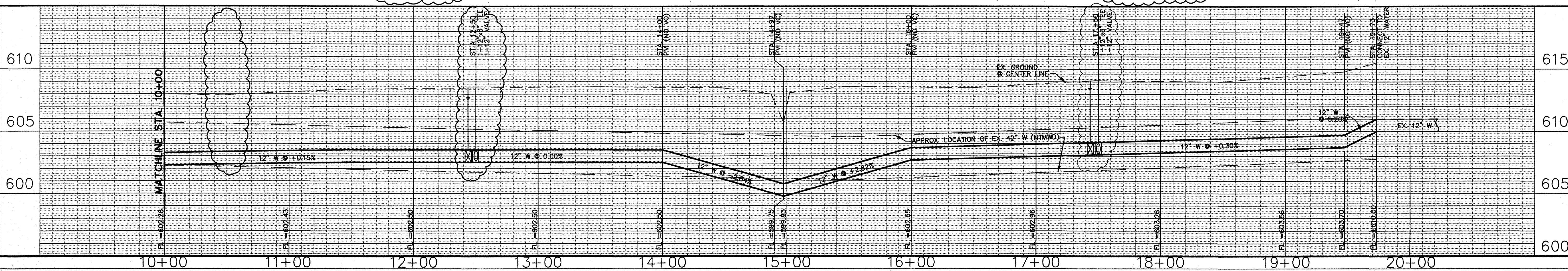
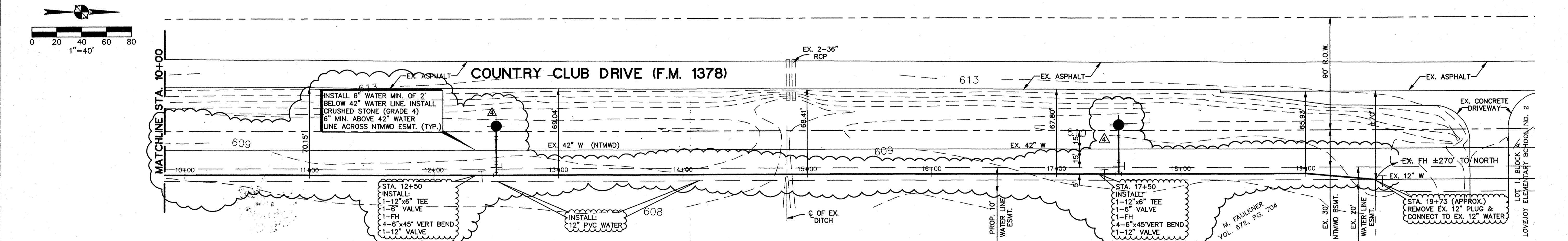
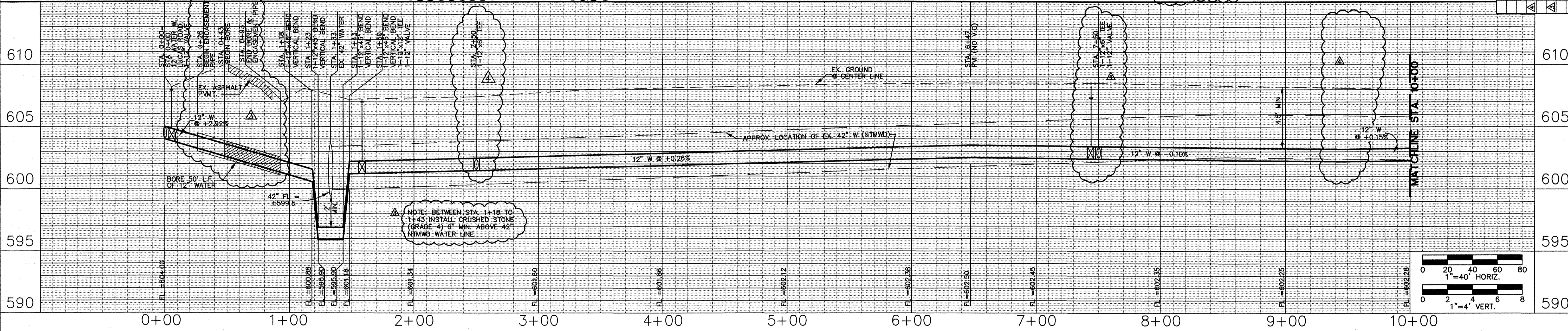
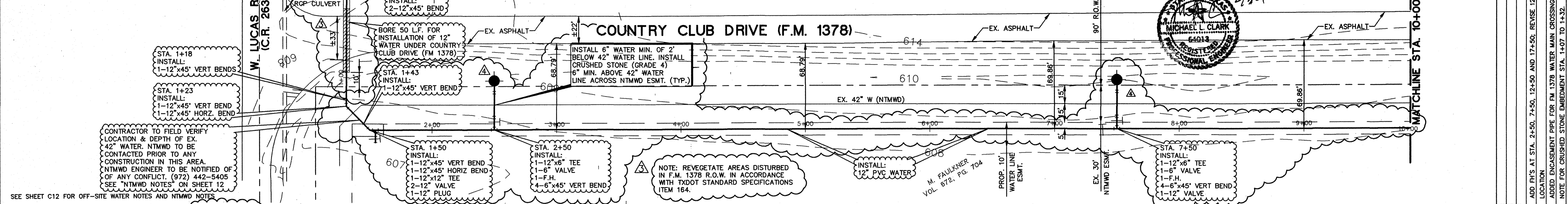
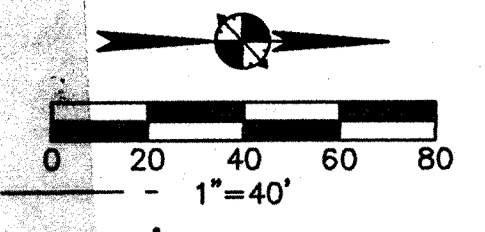
Scale: AS SHOWN Date: 03/30/00  
Designed: B.M.B.  
Drawn by: J.L.J.  
Checked By: M.L.C.  
File: 09005WTS.DWG  
Project No.: 30090-05



**BENCHMARK:**  
 1. FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD) ELEV. = 637.32'  
 2. TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ±1025' NORTH OF NORTH EDGE OF PAVEMENT FOR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE ELEV. = 637.08'

**NOTE: REFER TO TXDOT PERMIT FOR F.M. 1378 WATER LINE CROSSING. CONTACT JIMMY MCFARLAND AT (972) 542-2461, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION**

**AS-BUILT DRAWINGS:**  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



NO.	REVISION	DATE
1	ADD THIS AT STA. 2+50, 7+50, 12+50 AND 17+50; REVISE 12" WATER	M.L.C. 7/14/00
2	ADDED ENCASEMENT PIPE FOR FM 1378 WATER MAIN CROSSING; ADDED	M.L.C. 6/25/00
3	NOTE FOR CRUSHED STONE EMBANKMENT STA. 1+07 TO 1+32.	

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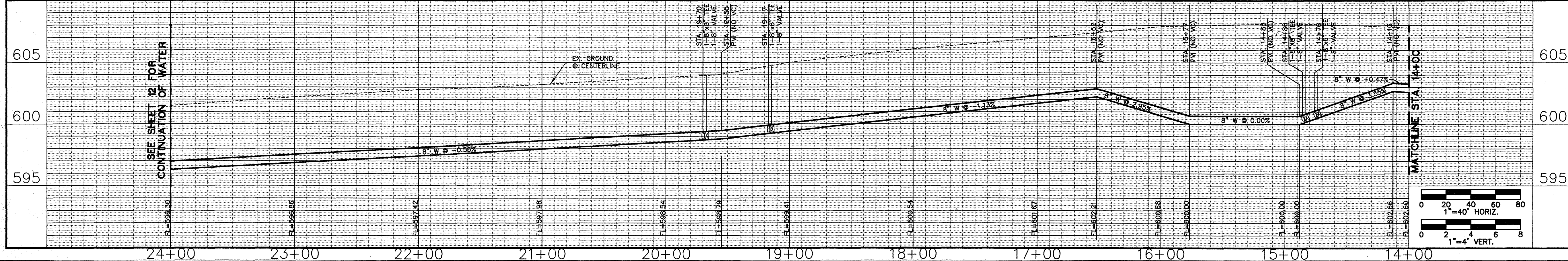
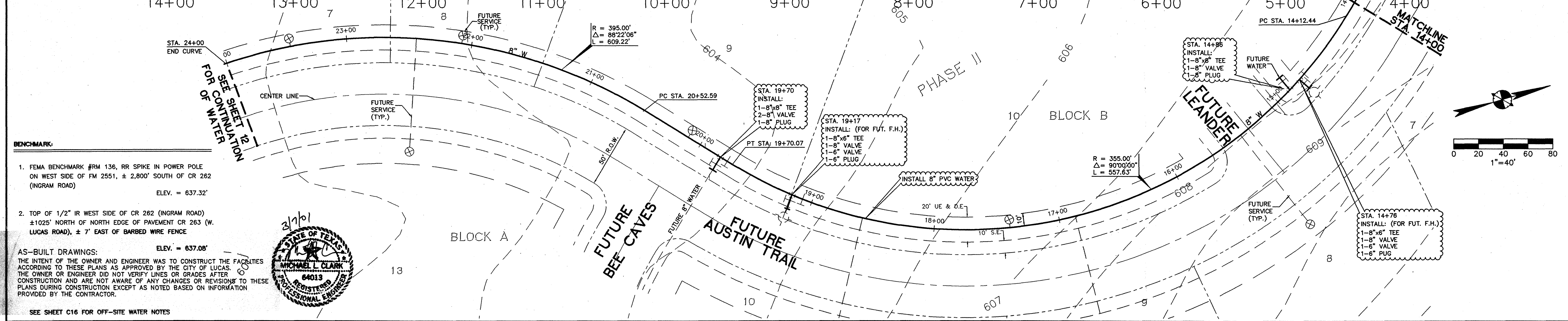
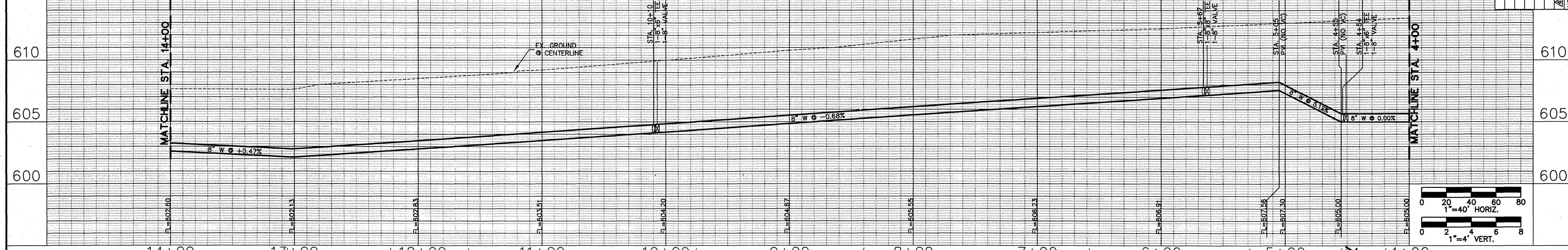
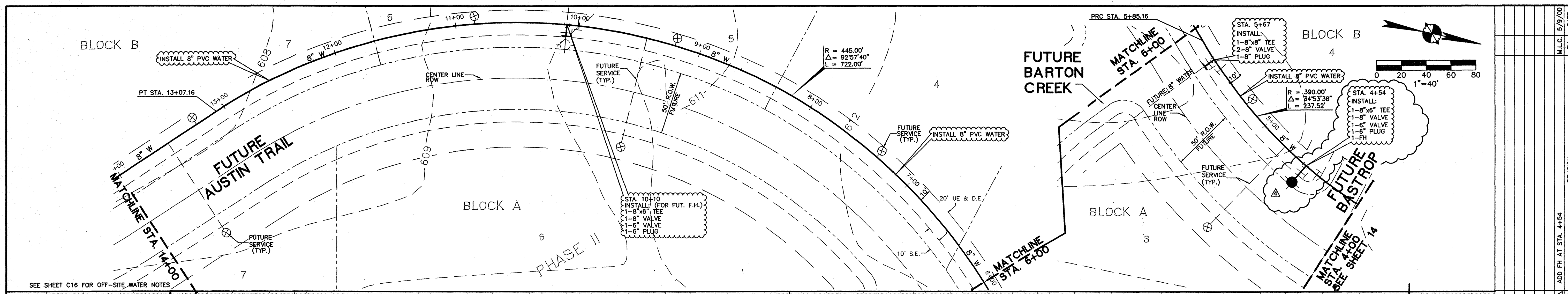
**STATE OF TEXAS**  
 REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL L. CLARK  
 64013

**OFFSITE WATER PLAN**  
**COUNTRY CLUB DRIVE (FM 1378)**  
**STA. 0+00 TO 19+73**

**ESTATES AT AUSTIN TRAIL, PHASE I**  
**LUCAS, TEXAS**  
**A DEVELOPMENT OF**  
**VAEVICTUS GROUP, INC.**

Scale: AS SHOWN Date: 05/09/00  
 Designed: B.M.B.  
 Drawn by: J.L.J.  
 Checked by: M.L.C.  
 File: 09005WTE.DWG  
 Project No.: 30090-05

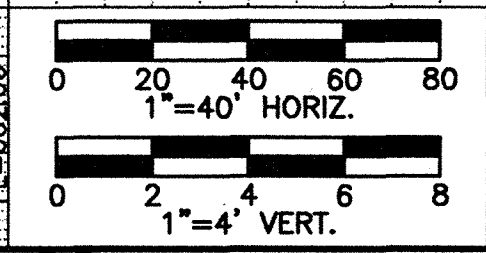
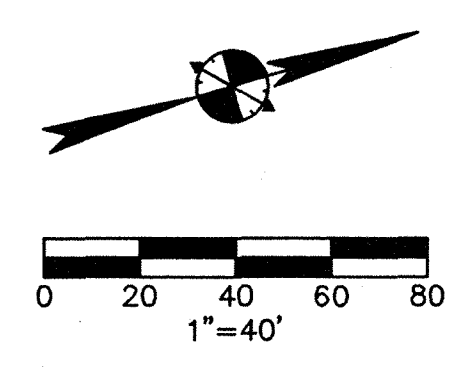
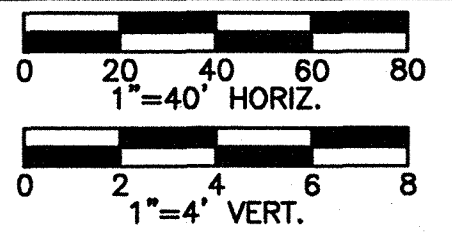
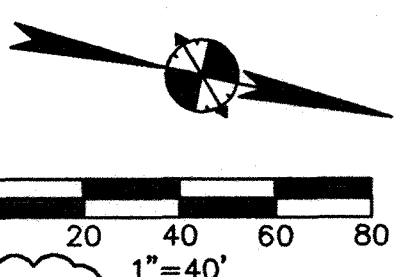
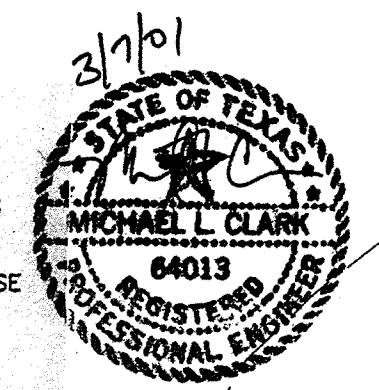
SHEET  
**14B**



**BENCHMARK:**

- FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF CR 262 (INGRAM ROAD)  
ELEV. = 637.32'
- TOP OF 1/2" IR WEST SIDE OF CR 262 (INGRAM ROAD) ±1025' NORTH OF NORTH EDGE OF PAVEMENT CR 263 (W. LUCAS ROAD), ± 7' EAST OF BARBED WIRE FENCE  
ELEV. = 637.08'

**AS-BUILT DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LUCAS. THE OWNER OR ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION AND ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.



NO.	REVISION	DATE
1	ADD FH AT STA. 4+54	M.L.C. 5/9/00

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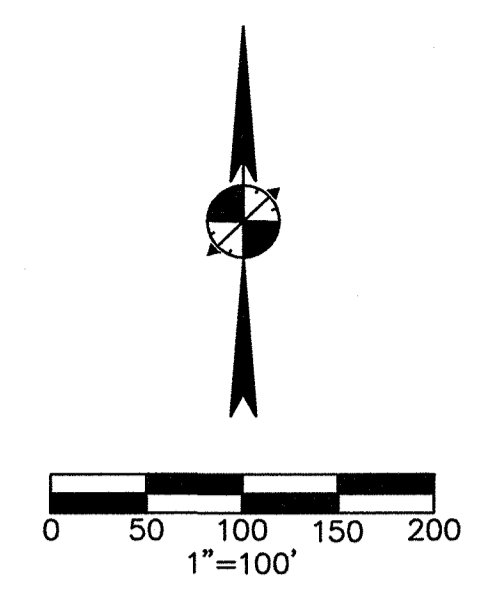
**STATE OF TEXAS**  
**MICHAEL L. CLARK**  
64013  
PROFESSIONAL ENGINEER

**OFF-SITE WATER PLAN**

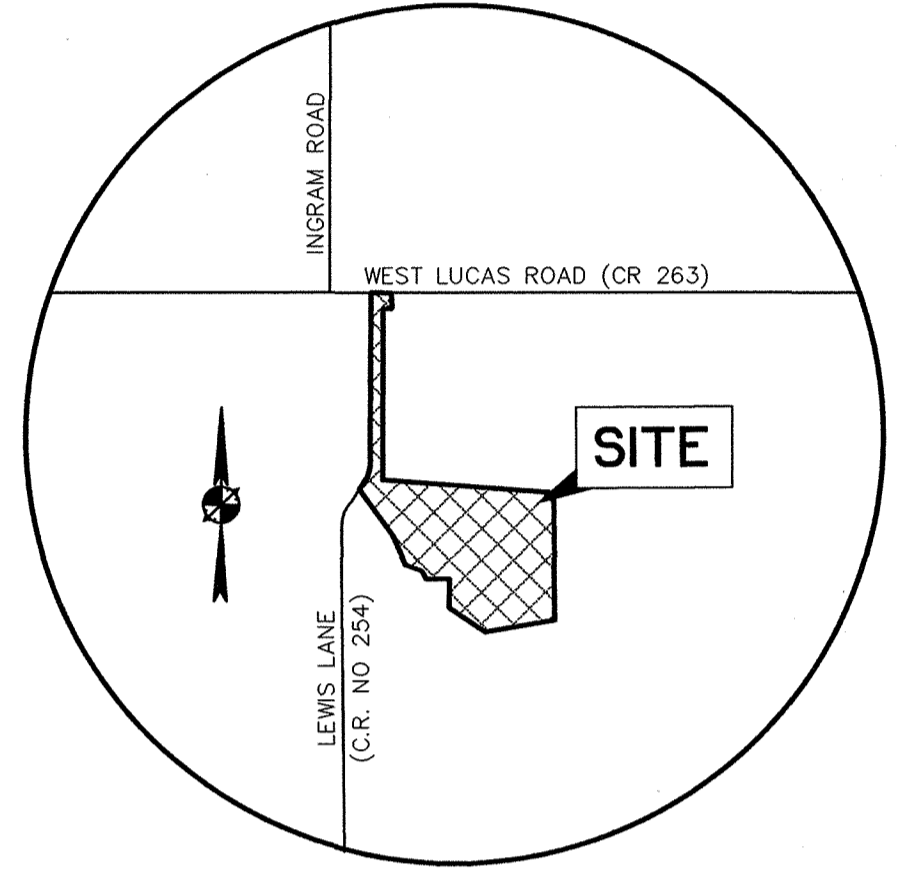
**ESTATES AT AUSTIN TRAIL, PHASE I  
LUCAS, TEXAS  
A DEVELOPMENT OF  
VAEVICTUS GROUP, INC.**

Scale: 1" = 40' Date: 03/30/00  
Designed: B.M.B.  
Drawn by: J.L.J.  
Checked by: M.L.C.  
File: 09005WT3.DWG  
Project No.: 30090-05

Collin County, Texas  
 Honorable Helen Starnes  
 Collin County Clerk  
 On: Feb 06 2002  
 At: 10:06am  
 Doc/Num: 2002-0033559  
 Recording/Type: PL 8382  
 Receipt #: N 707



McCAMY PROPERTIES, LTD.  
 C.C.F.N. 94-0041597  
 D.R.C.C.T.



VICINITY MAP  
 N.T.S.

JAS. LOVELADY SURVEY,  
 ABSTRACT NO. 538

LEGEND

- ◊ STREET NAME CHANGE
- B.L. BUILDING LINE
- (CM) CONTROL MONUMENT
- (585.5) MINIMUM FINISH FLOOR ELEVATION
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. STREET EASEMENT
- IRF IRON ROD FOUND
- FNC FENCE

D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS

PAUL ANDERTON  
 C.C.F.N. 96-0032862  
 D.R.C.C.T.

- NOTES:
1. ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAPS STAMPED "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT BEING N00°12'13"E, THE SAME AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 96-0108084, D.R.C.C.T.
  3. REFERENCE BENCHMARK:  
 FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2551, ± 2,800' SOUTH OF FM 262  
 ELEV. = 637.32'

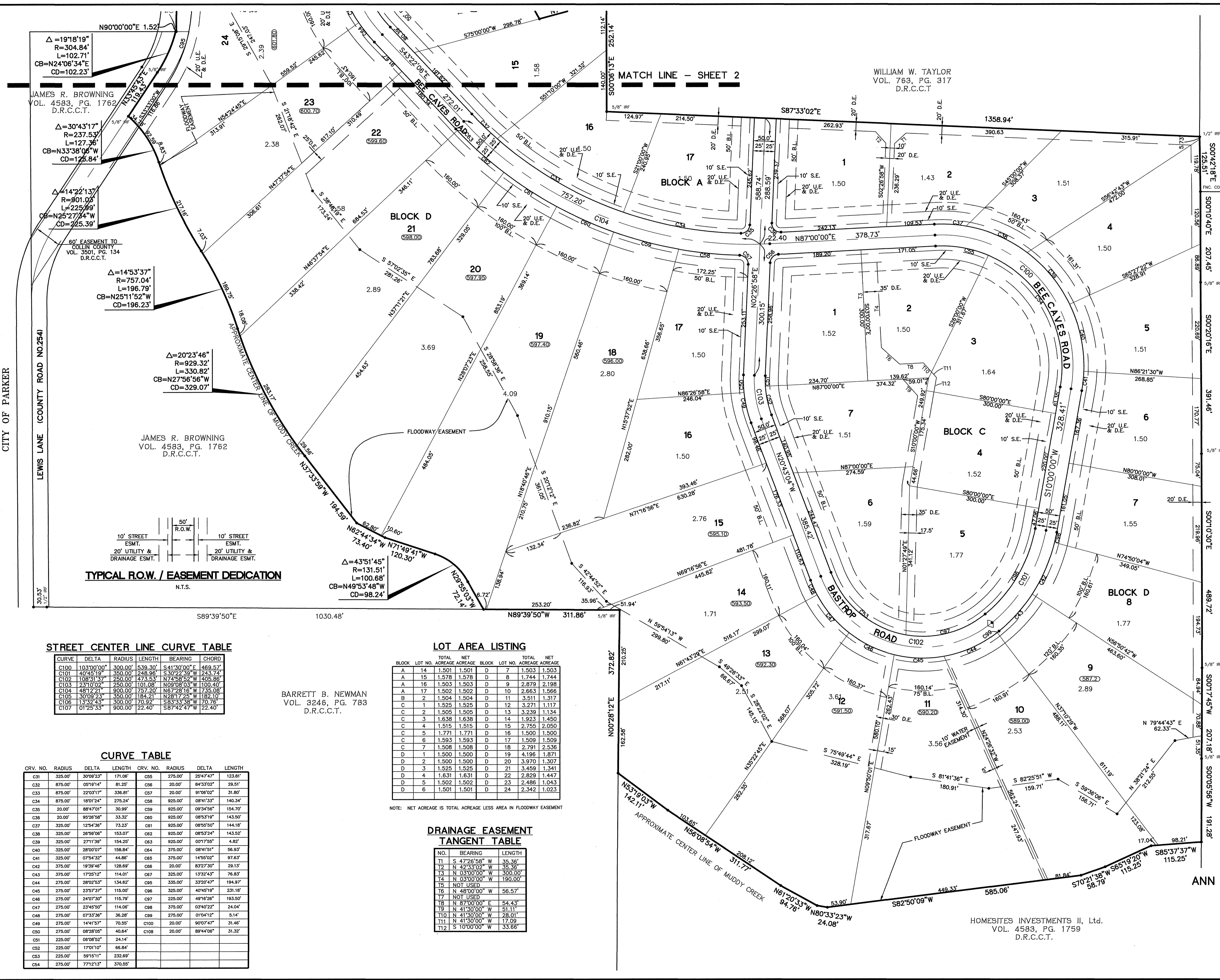
PLAT AMENDED TO CORRECT STREET NAMES, CORRECT LOCATION OF EXISTING 60' EASEMENT TO COLLIN COUNTY AND TO CORRECT DIMENSION ON LOT 24, BLOCK D.

AMENDED FINAL PLAT  
 ESTATES AT AUSTIN TRAIL  
 PHASE I

36 RESIDENTIAL LOTS ON 83.845 ACRES  
 ZONED R-1.5  
 OUT OF THE  
 ANN S. HURT SURVEY, ABSTRACT NO. 428  
 CITY OF LUCAS  
 COLLIN COUNTY, TEXAS  
 OCTOBER 23, 2001

OWNER:  
 LUCAS AUSTIN TRAIL, L.P.  
 1600 N. COLLINS BLVD., SUITE 2100  
 RICHARDSON, TEXAS 75080  
 (972) 844-2400  
 CONTACT: WILLIAM A. GILLIGAN

ENGINEER/SURVEYOR:  
 BURY + PARTNERS - DFW, INC.  
 5310 HARVEST HILL ROAD, SUITE 100  
 DALLAS, TEXAS 75234  
 (972) 991-0011  
 CONTACT: MICHAEL L. CLARK, P.E.



STREET CENTER LINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C100	103°00'00"	300.00'	539.30'	S41°30'00"E	469.57'
C101	40°45'19"	350.00'	248.96'	S30°22'39"W	243.74'
C102	108°31'37"	250.00'	473.53'	N74°58'59"W	405.86'
C103	23°10'02"	250.00'	101.08'	N09°08'03"W	100.40'
C104	48°12'21"	900.00'	757.20'	N67°28'16"W	735.08'
C105	30°29'23"	350.00'	184.21'	N28°11'23"W	182.10'
C106	13°32'43"	300.00'	70.92'	S83°33'38"W	70.16'
C107	01°25'33"	900.00'	22.40'	S87°42'47"W	22.40'

LOT AREA LISTING

BLOCK	LOT NO.	ACREAGE	NET ACREAGE
A	14	1.501	1.501
A	15	1.578	1.578
A	16	1.503	1.503
A	17	1.502	1.502
A	18	1.504	1.504
B	2	1.504	1.504
C	1	1.525	1.525
C	2	1.505	1.505
C	3	1.638	1.638
C	4	1.515	1.515
C	5	1.771	1.771
C	6	1.593	1.593
C	7	1.508	1.508
D	1	1.500	1.500
D	2	1.500	1.500
D	3	1.525	1.525
D	4	1.631	1.631
D	5	1.502	1.502
D	6	1.501	1.501

NOTE: NET ACREAGE IS TOTAL ACREAGE LESS AREA IN FLOODWAY EASEMENT

DRAINAGE EASEMENT TANGENT TABLE

NO.	BEARING	LENGTH
11	S 47°26'58"W	35.36'
12	N 42°33'02"W	35.36'
13	N 03°00'00"W	300.00'
14	N 03°00'00"W	190.00'
15	NOT USED	
16	N 48°00'00"W	56.57'
17	NOT USED	
18	N 87°00'00"E	54.43'
19	N 41°30'00"W	51.11'
110	N 41°30'00"W	28.01'
111	N 41°30'00"W	17.09'
112	S 10°00'00"W	33.56'

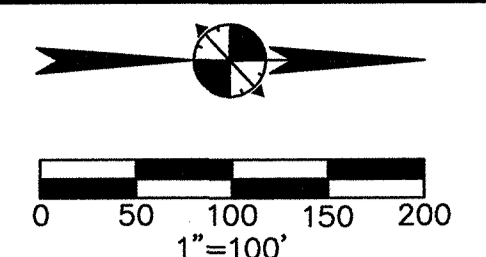
CURVE TABLE

CRV. NO.	RADIUS	DELTA	LENGTH	CRV. NO.	RADIUS	DELTA	LENGTH
C31	325.00'	30°09'23"	171.06'	C56	275.00'	29°47'47"	123.81'
C32	675.00'	05°19'14"	81.25'	C56	20.00'	84°33'02"	29.51'
C33	675.00'	22°03'17"	336.81'	C57	20.00'	91°06'02"	31.80'
C34	675.00'	18°01'24"	275.24'	C58	925.00'	08°41'33"	140.34'
C35	20.00'	88°47'01"	30.99'	C59	925.00'	09°34'56"	154.70'
C36	20.00'	95°28'58"	33.32'	C60	925.00'	08°53'19"	143.50'
C37	325.00'	12°54'36"	73.23'	C61	925.00'	08°50'50"	144.18'
C38	325.00'	26°59'06"	153.07'	C62	925.00'	08°53'24"	143.52'
C39	325.00'	27°11'39"	154.25'	C63	925.00'	00°17'55"	4.82'
C40	325.00'	28°00'07"	158.84'	C64	375.00'	08°41'51"	56.93'
C41	325.00'	07°54'32"	44.89'	C65	375.00'	14°50'02"	97.63'
C42	375.00'	19°39'46"	128.69'	C66	20.00'	83°27'30"	29.13'
C43	375.00'	17°25'12"	114.01'	C67	325.00'	13°32'43"	76.83'
C44	275.00'	28°02'53"	134.62'	C68	335.00'	33°20'47"	194.97'
C45	275.00'	23°57'37"	115.00'	C69	325.00'	40°40'19"	231.18'
C46	275.00'	24°07'30"	115.79'	C70	225.00'	49°16'26"	193.50'
C47	275.00'	23°45'50"	114.06'	C71	375.00'	03°40'22"	24.04'
C48	275.00'	07°33'36"	36.28'	C72	275.00'	01°04'12"	5.14'
C49	275.00'	14°41'57"	70.55'	C100	20.00'	90°07'47"	31.46'
C50	275.00'	08°28'05"	40.84'	C108	20.00'	89°44'06"	31.32'
C51	225.00'	06°08'52"	24.14'				
C52	225.00'	17°01'10"	66.84'				
C53	225.00'	59°15'11"	232.69'				
C54	275.00'	77°21'13"	370.55'				

BARRETT B. NEWMAN  
 VOL. 3246, PG. 783  
 D.R.C.C.T.

HOMESITES INVESTMENTS II, Ltd.  
 VOL. 4583, PG. 1759  
 D.R.C.C.T.

Filed for Record in  
Collin County, McKinney TX  
Honorable Helen Starnes  
Collin County Clerk  
On: Mar 06 2002  
At: 10:00am  
Doc/Num: 2002-0933659  
Recording/Type: PL 8352  
Receipt #: 26-08



STATE OF TEXAS  
COUNTY OF COLLIN

OWNER'S CERTIFICATE

BEING a 83.845 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, Town of Lucas, Collin County, Texas and being a portion of that called 128.920 acre tract of land described in deed to Lucas Austin Trail, L.P. recorded in Volume 4583, Page 1735, Deed Records of Collin County, Texas (DRCCCT), said 83.845 acre tract of land being more particularly described as follows:

BEGINNING at a P.K. nail found for the point of intersection of the centerline of West Lucas Road, (F.M. Road 263) with the centerline of Lewis Lane, (County Road No. 254) and being the northwest corner of said 128.920 acre tract of land some being the northeast corner of that certain tract of land described in deed to Bedell Family, L.P. recorded in Volume 4670, Page 1295, DRCCCT;

THENCE North 89°56'19" East along said centerline of West Lucas Road, a distance of 229.35 feet to a P.K. nail with shiner set for corner from which a P.K. nail found for the northeast corner of said 178.34 acre same being the northwest corner of that certain tract of land described in deed to William W. Taylor recorded in Volume 763, Page 317, DRCCCT, bears North 89°56'19" East, a distance of 743.82 feet;

THENCE South 00°03'41" East, a distance of 40.00 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner;

THENCE South 31°14'00" East, a distance of 214.77 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of curvature of a non-tangent curve to the left having a radius point which bears South 31°20'00" East, a distance of 50.00 feet;

THENCE along said common line the following:  
South 00°06'13" East a distance of 252.14 feet to 5/8-inch iron rod found for the southwest corner of said Taylor tract of land;

South 87°33'02" East, a distance of 1358.94 feet to a 1/2-inch iron rod found for the southeast corner of said Taylor tract of land same being the most easterly northeast corner of said 128.920 acre tract of land and being in the west line of that certain tract of land described in deed to McCoy Properties, Ltd. recorded in Collin County Clerk's File No. 94-0041597, DRCCCT;

THENCE South 00°42'18" East along the common line of said 128.920 acre tract of land and said McCoy tract of land, a distance of 125.51 feet to a metal fence corner post found for the southwest corner of said McCoy tract of land same being the northwest corner of that certain tract of land described in deed to Paul Anderson recorded in Collin County Clerk's File No. 96-0032862, DRCCCT;

THENCE along the common line of said 128.920 acre tract of land and said Anderson tract of land the following:  
South 00°10'40" East, a distance of 207.45 feet to a 5/8-inch iron rod found for corner;

South 00°20'18" East, a distance of 391.46 feet to a 5/8-inch iron rod found for corner;

South 00°10'30" East, a distance of 489.72 feet to a 5/8-inch iron rod found for corner;

THENCE along the common line of said 128.920 acre tract of land and said Browning tract of land and generally along the centerline of said Muddy Creek the following:  
North 29°55'03" West, a distance of 72.14 feet to the point of curvature of a non-tangent curve to the left having a radius point which bears South 62°02'05" West, a distance of 131.51 feet;

Northwesterly with said curve to the left through a central angle of 43°51'48" for an arc distance of 100.68 feet, a chord bearing of North 49°53'48" West and a chord distance of 98.24 feet to the point of tangency;

North 71°49'41" West, a distance of 120.30 feet to a point for corner;

North 62°44'34" West, a distance of 73.40 feet to a point for corner;

North 37°33'59" West, a distance of 194.59 feet to the point of curvature of a non-tangent curve to the right having a radius point which bears North 51°51'11" East, a distance of 929.32 feet;

Northwesterly with said curve to the right through a central angle of 20°23'46" for an arc distance of 330.82 feet, a chord bearing of North 27°56'56" West and a chord distance of 329.07 feet to the point of reverse curvature of a curve to the left having a radius of 757.04 feet;

POINT OF BEGINNING

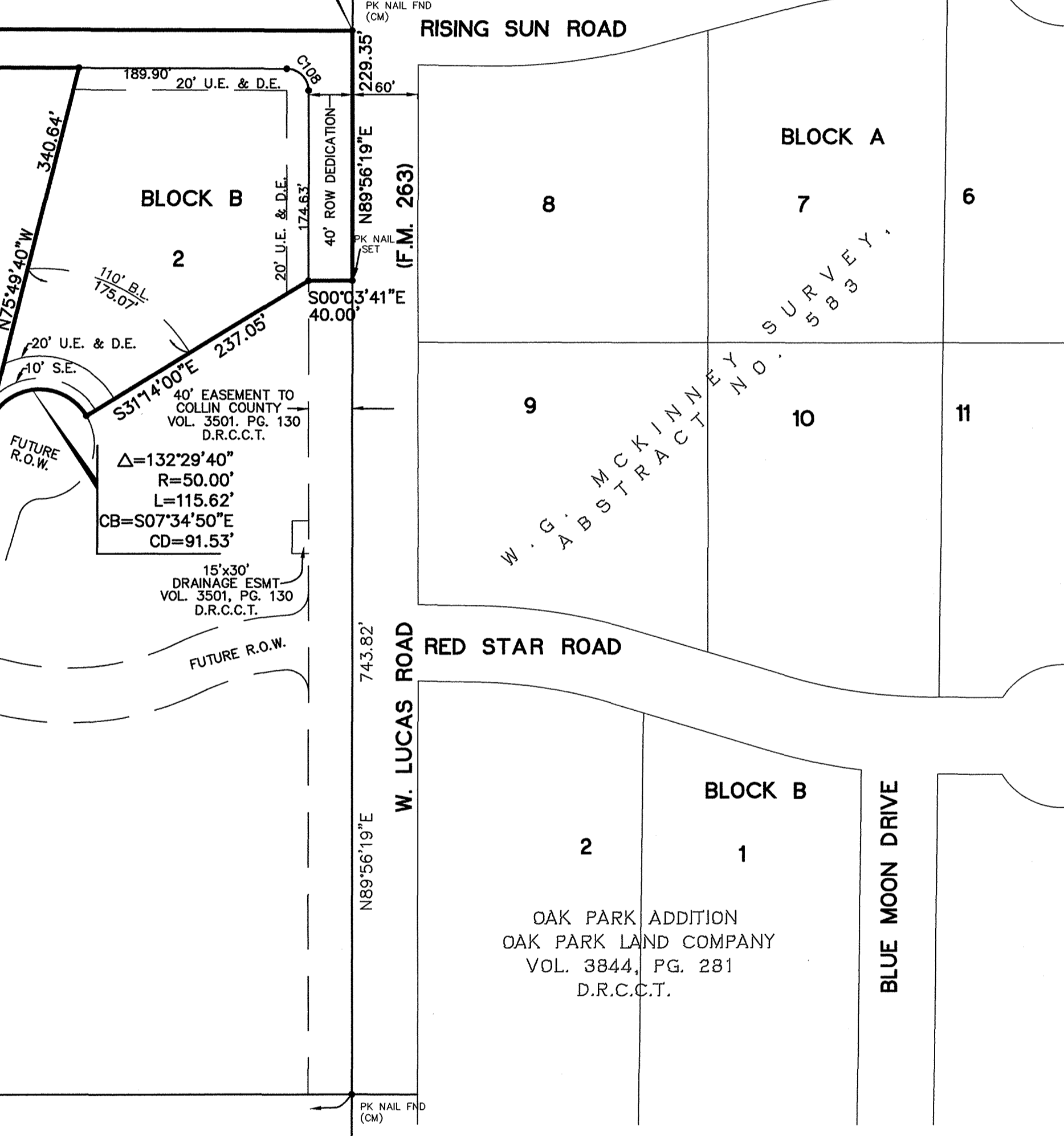
BEDELL FAMILY, L.P.  
VOL. 4670, PG. 1295  
D.R.C.C.T.

NATHA J. WILKINSON  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 11-13-2005

Recommended for Approval  
Chairman, Planning and Zoning Commission  
City of Lucas, Texas  
Date: 12/20/01  
Approved for Construction  
T. Peas  
Mayor, City of Lucas, Texas  
Date: 12-20-01

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing final plat of the ESTATES AT AUSTIN TRAIL, PHASE I Subdivision or Addition to the City of Lucas was submitted to the City Council on the 12th day of November, 2001, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this 26th day of December, A.D., 2001.  
Natha J. Wilkinson  
City Secretary  
City of Lucas, Texas



N0012'13"E LEWIS LANE (COUNTY ROAD NO. 254) 2299.01' BASIS OF BEARINGS

S0012'13"W 1872.62'

THENCE southwesterly with said curve to the left through a central angle of 132°29'40" for an arc distance of 115.62 feet, a chord bearing of South 07°34'50" East and a chord distance of 91.53 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the end of said curve;

THENCE North 75°49'40" West, a distance of 340.64 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner;

THENCE South 00°12'13" West, 35-feet easterly from and parallel to the westerly line of said 178.34 acre tract of land, a distance of 1872.62 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of curvature of a curve to the left having a radius of 20.00 feet;

THENCE southeasterly with said curve to the left through a central angle of 89°52'13" for an arc distance of 31.37 feet, a chord bearing of South 44°43'54" East and a chord distance of 28.25 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of tangency;

THENCE South 89°40'00" East, a distance of 196.59 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of curvature of a curve to the left having a radius of 275.00 feet;

THENCE northeasterly with said curve to the left through a central angle of 133°24'53" for an arc distance of 65.01 feet, a chord bearing of North 83°33'38" East and a chord distance of 64.86 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of tangency;

THENCE North 76°47'17" East, a distance of 90.98 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the point of curvature of a non-tangent curve to the left having a radius point which bears North 81°11'59" East, a distance of 325.00 feet;

THENCE southeasterly with said curve to the left through a central angle of 04°24'42" for an arc distance of 25.02 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for the end of said curve;

THENCE North 85°00'00" East, a distance of 328.72 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner;

THENCE South 30°42'28" East, a distance of 185.13 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner;

THENCE North 75°00'00" East, a distance of 158.88 feet to a 5/8-inch iron rod with cap stamped "BURY+PARTNERS" set for corner in the common line of said 128.920 acre tract of land and said Taylor tract of land;

South 00°17'45" West, a distance of 207.18 feet to a 5/8-inch iron rod found for corner;

South 00°05'56" West, a distance of 191.28 feet to a point for the southeast corner of said 128.920 acre tract of land and being the northeast corner of that certain tract of land described in a deed to Homeiste Investments II, Ltd. recorded in Volume 4583, Page 1759, DRCCCT;

THENCE with the common line of said 128.920 acre tract of land and said Homeiste Investments II tract of land the following:  
South 85°37'37" West, a distance of 115.25 feet to a point for corner;

South 65°19'20" West, a distance of 115.25 feet to a point for corner;

South 70°21'38" West, a distance of 58.79 feet to a point for corner;

South 82°50'09" West, a distance of 585.06 feet to a point for corner in the approximate centerline of Muddy Creek;

THENCE continuing along said common line and generally along the centerline of said Muddy Creek the following:  
North 80°33'23" West, a distance of 24.08 feet to a point for corner;

North 61°20'33" West, a distance of 94.76 feet to a point for corner;

North 56°08'54" West, a distance of 311.77 feet to a point for corner;

North 53°19'03" West, a distance of 142.11 feet to a point for corner in the most easterly west line of said 128.920 acre tract of land same being the east line of that certain tract of land described in deed to Barrett B. Newman recorded in Volume 3246, Page 783 DRCCCT;

THENCE North 00°28'12" East along the common line of said 128.920 acre tract of land and said Newman tract of land, a distance of 372.82 feet to a 5/8-inch iron rod found for the northeast corner of said Newman tract of land;

THENCE North 89°39'50" West continuing along said common line, a distance of 311.86 feet to a point for corner in the approximate centerline of said Muddy Creek, same being the southeast corner of that certain tract of land described in a deed to James R. Browning recorded in Volume 4583, Page 1762 DRCCCT;

PORTION OF A  
CALLED 128.920 AC.  
LUCAS AUSTIN TRAIL, L.P.  
VOL. 4583, PG. 1735  
D.R.C.C.T.

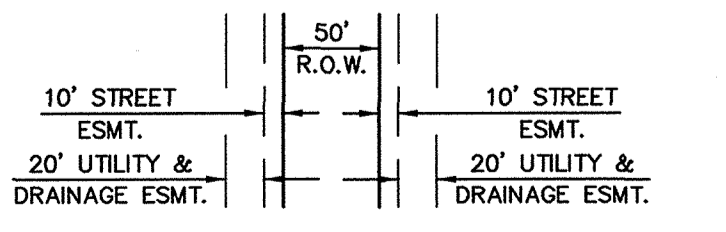
ANN S. HURT SURVEY, ABSTRACT NO. 428  
S0006'13"E 252.14' S0006'13"E 2230.53'

NOTES:

- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAPS STAMPED "BURY+PARTNERS" SET UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT BEING N0012'13"E, THE SAME AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 96-0108084, D.R.C.C.T.
- REFERENCE BENCHMARK: FEMA BENCHMARK #RM 136, RR SPIKE IN POWER POLE ON WEST SIDE OF FM 2511, ± 2,800' SOUTH OF FM 262  
ELEV. = 637.32'

LEGEND

- ◇ STREET NAME CHANGE
- B.L. BUILDING LINE
- (CM) CONTROL MONUMENT
- (595.5) MINIMUM FINISH FLOOR ELEVATION
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. STREET EASEMENT



TYPICAL R.O.W. / EASEMENT DEDICATION  
N.T.S.

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS

That I, David J. De Weirdt, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision in accordance with the plotting rules and regulations of the City of Lucas, Texas.

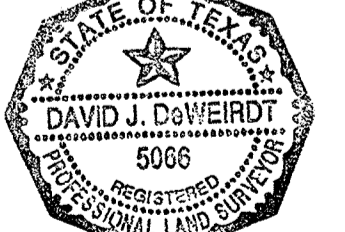
Given under my hand and seal of office this 20th day of November, 2001.  
David J. De Weirdt  
Registered Professional Land Surveyor  
Texas Registration No. 5066



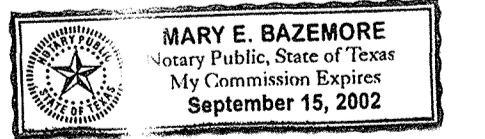
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared William A. Gilligan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20th day of November, 2001.  
Mary E. Bazemore  
Notary Public, State of Texas



WILLIAM W. TAYLOR  
VOL. 763, PG. 317  
D.R.C.C.T.



AMENDED FINAL PLAT  
ESTATES AT AUSTIN TRAIL  
PHASE I  
36 RESIDENTIAL LOTS ON 83.845 ACRES  
ZONED R-1.5  
SITUATED IN THE  
ANN S. HURT SURVEY, ABSTRACT NO. 428  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
OCTOBER 23, 2001

OWNER:  
LUCAS AUSTIN TRAIL, L.P.  
1600 N. COLLINS BLVD. SUITE 2100  
RICHARDSON, TEXAS 75080  
(972) 644-2400  
CONTACT: WILLIAM A. GILLIGAN

ENGINEER/SURVEYOR:  
BURY + PARTNERS - DFW, INC.  
5310 HARVEST HILL ROAD, SUITE 100  
RICHARDSON, TEXAS 75234  
(972) 991-0011  
CONTACT: MICHAEL L. CLARK, P.E.