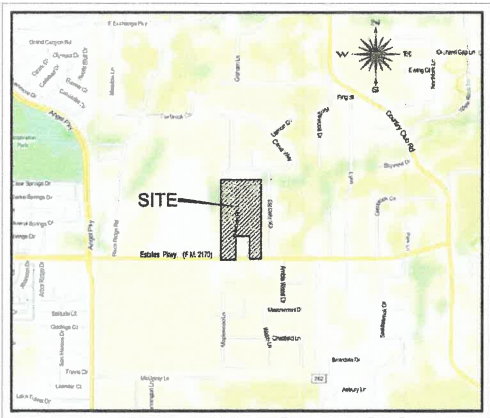


Civil Plans

Rimrock Estates

Lucas, Texas

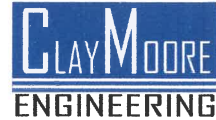


VICINITY MAP
N.T.S.

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	12/19/2014
	PRELIMINARY PLAT	
C-1	GENERAL NOTES	12/19/2014
C-2	PAVING PLAN & PROFILE 0+00 TO 8+00	12/19/2014
C-3	PAVING PLAN & PROFILE 8+00 TO END	12/19/2014
C-4	GRADING PLAN	12/19/2014
C-5	WATER PLAN	12/19/2014
C-6A	DRAINAGE AREA MAP EXISTING CONDITIONS	12/19/2014
C-6B	DRAINAGE AREA MAP EXISTING CONDITIONS	12/19/2014
C-7	STORM SEWER PLAN	12/19/2014
C-8	EROSION CONTROL PLAN	12/19/2014
L-1	LANDSCAPE PLAN	

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
CITY SUBMITTAL	2/28/2014
CITY SUBMITTAL	3/5/2014
CITY SUBMITTAL	7/18/2014
CITY SUBMITTAL	7/31/2014
CITY SUBMITTAL	8/26/2014
CITY SUBMITTAL	9/05/2014
CITY SUBMITTAL	9/23/2014
CITY SUBMITTAL	10/01/2014
CITY SUBMITTAL	10/31/2014
CITY SUBMITTAL	11/11/2014
CITY SUBMITTAL	11/21/2014
CITY SUBMITTAL	12/19/2014

ENGINEER



TEXAS REGISTRATION #14199
1105 CHEEK SPARGER RD
SUITE #1
COLLEYVILLE, TX 76034
PH. 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

Developer

POLARIS CONSTRUCTION
1732 JOHNSON RD.
KELLER, TEXAS 76248
CONTACT: BRIAN DEMMA

Owner

LUCAS PROJECT, LLC
1301 ALTO VISTA
FAIRVIEW, TEXAS 75069
CONTACT: MICHAEL C. MCCHESENEY

APPROVED
CITY OF LUCAS
CITY ENGINEER DATE

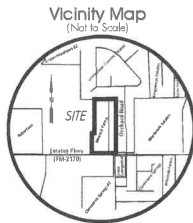


12/31/14

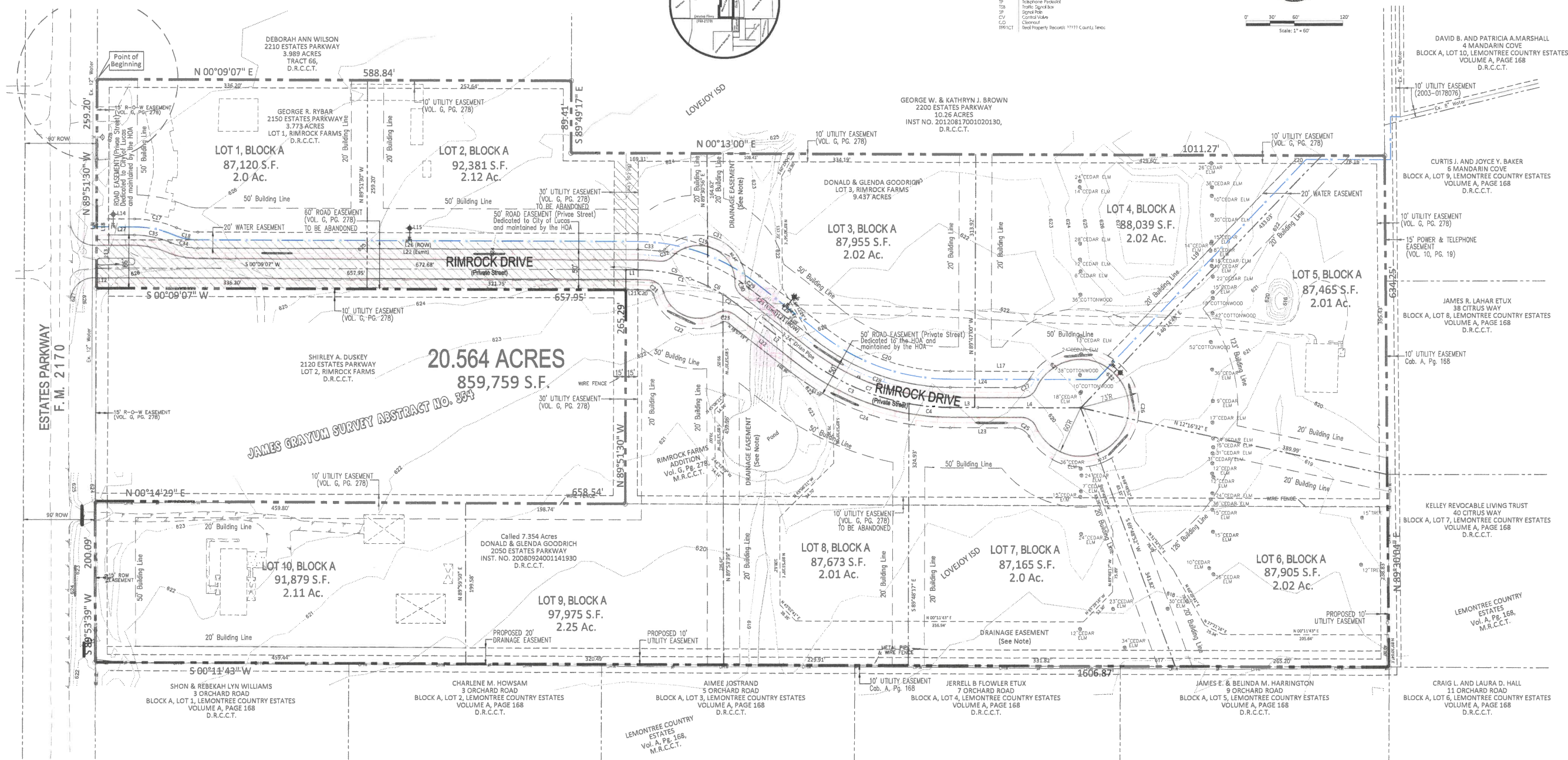
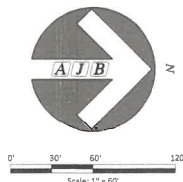
December 2014



STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)



LEGEND
PS Iron Rod Found
P Iron Rod Set
GRI Power Pole
R Iron Rod
WV Water Valve
WV Water Meter
S&H Sanitary Sewer Manhole
LH Light Pole
LH Light Meter
TV Cable TV
TV Telephone Pole
T Traffic Signal Pole
C Control Valve
C Control Valve
RRICT Road Property Records 11111 County Taxes



LINE	BEARING	DISTANCE
L1	N 00°09'07\"	336.20'
L2	N 89°51'30\"	259.20'
L3	N 00°09'07\"	336.20'
L4	N 89°51'30\"	259.20'
L5	N 00°09'07\"	336.20'
L6	N 89°51'30\"	259.20'
L7	N 00°09'07\"	336.20'
L8	N 89°51'30\"	259.20'
L9	N 00°09'07\"	336.20'
L10	N 89°51'30\"	259.20'
L11	N 00°09'07\"	336.20'
L12	N 89°51'30\"	259.20'
L13	N 00°09'07\"	336.20'
L14	N 89°51'30\"	259.20'
L15	N 00°09'07\"	336.20'
L16	N 89°51'30\"	259.20'
L17	N 00°09'07\"	336.20'
L18	N 89°51'30\"	259.20'
L19	N 00°09'07\"	336.20'
L20	N 89°51'30\"	259.20'
L21	N 00°09'07\"	336.20'
L22	N 89°51'30\"	259.20'
L23	N 00°09'07\"	336.20'
L24	N 89°51'30\"	259.20'
L25	N 00°09'07\"	336.20'
L26	N 89°51'30\"	259.20'
L27	N 00°09'07\"	336.20'
L28	N 89°51'30\"	259.20'
L29	N 00°09'07\"	336.20'
L30	N 89°51'30\"	259.20'
L31	N 00°09'07\"	336.20'
L32	N 89°51'30\"	259.20'
L33	N 00°09'07\"	336.20'
L34	N 89°51'30\"	259.20'
L35	N 00°09'07\"	336.20'
L36	N 89°51'30\"	259.20'
L37	N 00°09'07\"	336.20'
L38	N 89°51'30\"	259.20'
L39	N 00°09'07\"	336.20'
L40	N 89°51'30\"	259.20'
L41	N 00°09'07\"	336.20'
L42	N 89°51'30\"	259.20'
L43	N 00°09'07\"	336.20'
L44	N 89°51'30\"	259.20'
L45	N 00°09'07\"	336.20'
L46	N 89°51'30\"	259.20'
L47	N 00°09'07\"	336.20'
L48	N 89°51'30\"	259.20'
L49	N 00°09'07\"	336.20'
L50	N 89°51'30\"	259.20'
L51	N 00°09'07\"	336.20'
L52	N 89°51'30\"	259.20'
L53	N 00°09'07\"	336.20'
L54	N 89°51'30\"	259.20'
L55	N 00°09'07\"	336.20'
L56	N 89°51'30\"	259.20'
L57	N 00°09'07\"	336.20'
L58	N 89°51'30\"	259.20'
L59	N 00°09'07\"	336.20'
L60	N 89°51'30\"	259.20'
L61	N 00°09'07\"	336.20'
L62	N 89°51'30\"	259.20'
L63	N 00°09'07\"	336.20'
L64	N 89°51'30\"	259.20'
L65	N 00°09'07\"	336.20'
L66	N 89°51'30\"	259.20'
L67	N 00°09'07\"	336.20'
L68	N 89°51'30\"	259.20'
L69	N 00°09'07\"	336.20'
L70	N 89°51'30\"	259.20'
L71	N 00°09'07\"	336.20'
L72	N 89°51'30\"	259.20'
L73	N 00°09'07\"	336.20'
L74	N 89°51'30\"	259.20'
L75	N 00°09'07\"	336.20'
L76	N 89°51'30\"	259.20'
L77	N 00°09'07\"	336.20'
L78	N 89°51'30\"	259.20'
L79	N 00°09'07\"	336.20'
L80	N 89°51'30\"	259.20'
L81	N 00°09'07\"	336.20'
L82	N 89°51'30\"	259.20'
L83	N 00°09'07\"	336.20'
L84	N 89°51'30\"	259.20'
L85	N 00°09'07\"	336.20'
L86	N 89°51'30\"	259.20'
L87	N 00°09'07\"	336.20'
L88	N 89°51'30\"	259.20'
L89	N 00°09'07\"	336.20'
L90	N 89°51'30\"	259.20'
L91	N 00°09'07\"	336.20'
L92	N 89°51'30\"	259.20'
L93	N 00°09'07\"	336.20'
L94	N 89°51'30\"	259.20'
L95	N 00°09'07\"	336.20'
L96	N 89°51'30\"	259.20'
L97	N 00°09'07\"	336.20'
L98	N 89°51'30\"	259.20'
L99	N 00°09'07\"	336.20'
L100	N 89°51'30\"	259.20'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C2	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C3	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C4	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C5	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C6	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C7	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C8	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C9	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C10	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C11	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C12	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C13	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C14	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C15	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C16	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C17	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C18	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C19	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C20	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C21	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C22	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C23	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C24	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C25	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C26	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C27	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C28	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C29	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C30	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C31	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C32	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C33	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C34	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C35	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C36	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C37	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C38	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C39	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C40	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C41	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C42	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C43	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C44	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C45	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C46	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C47	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C48	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C49	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C50	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C51	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C52	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C53	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C54	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C55	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C56	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C57	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C58	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C59	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C60	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C61	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C62	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C63	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C64	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C65	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C66	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C67	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C68	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C69	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C70	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C71	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C72	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C73	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C74	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C75	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C76	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C77	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C78	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C79	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C80	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C81	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C82	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C83	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C84	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C85	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C86	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C87	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C88	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C89	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C90	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C91	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C92	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C93	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C94	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C95	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C96	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C97	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C98	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C99	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'
C100	200.00'	31°10'53\"	111.17'	N 34°04'33\" E	108.74'

Drainage Easement Note:
Drainage Easement dedicated to the HOA and to be maintained by the HOA.

Lots or portions of lots within the floodplain or area of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.

GENERAL NOTE:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FLOOD STATEMENT: According to Community Panel No. 4805SC0405, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Engineer:
Claymore Engineering, Inc.
1105 Cheek Sparger Road, Suite 1
Colleville, Texas 76034
817-281-0572

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS DONALD AND GLENDA GOODRICH and GEORGE R. RYBAR are the owners of a 20.564 acre tract of land situated in the James Grayums Survey, Tract No. 354, City of Lucas, Collin County, Texas, being all of Tract 1 and Tract 3 of Rimrock Farms Addition an addition to the City of Lucas according to the plat recorded in Cabinet G, Page 278 of the Plat Records of Collin County, Texas (PRCCT) and being all of a called 7.354 acre tract of land described in a deed to Donald and Glenda Goodrich recorded in cdf 20080924001141930 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of Estates Parkway (FM-2170) (90 feet right of way) and being the southwest corner of Tract 1;

THENCE along the west line of Tract 1, NORTH 00°09'07" EAST a distance of 588.84 feet to a 5/8 inch iron rod set for the most westerly northwest corner of Tract 1;

THENCE along the north line of Tract 1, SOUTH 89°49'17" EAST a distance of 89.41 feet to a 5/8 inch iron rod set for an interior ell corner of Tract 1;

THENCE with the west line of Tract 1 and continuing along the west line of Tract 3, NORTH 00°13'00" EAST a distance of 1011.27 feet to a 5/8 inch iron rod set for the northwest corner of Tract 3 and located in the south line of Lemontree Country Estates an addition to the City of Lucas according to the plat recorded in Cabinet A, Page 168 (PRCCT);

THENCE along the south line of Lemontree Country Estates, NORTH 89°30'04" EAST a distance of 634.25 feet to a 5/8 inch iron rod set for an interior ell corner of Lemontree Country Estates;

THENCE with the west line of Lemontree Country Estates, SOUTH 00°11'43" WEST a distance of 1606.87 feet to a 5/8 inch iron rod set for corner in the north line of Estates Parkway (FM2170);

THENCE along the north line of Estates Parkway (FM-2170), SOUTH 89°53'39" WEST a distance of 200.09 feet to a 5/8 inch iron rod set for the southeast corner of Tract 2 of said Rimrock Farms Addition;

THENCE with the east line of Tract 2, NORTH 00°14'29" EAST a distance of 658.54 feet to a 5/8 inch iron rod set for the northeast corner of Tract 2;

THENCE with the north line of Tract 2, NORTH 89°51'30" WEST a distance of 265.29 feet to a 5/8 inch iron rod set for the northwest corner of Tract 2;

THENCE with the west line of Tract 2, SOUTH 00°09'07" WEST a distance of 657.95 feet to a 5/8 inch iron rod set for the southwest corner of Tract 2 and being in the north line of said Estates Parkway (FM-2170);

THENCE along the north line of Estates Parkway (FM-2170), NORTH 89°51'30" WEST a distance of 259.20 feet to the POINT OF BEGINNING;

CONTAINING 20.564 acres or 895,759 square feet of land more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, Donald & Glenda Goodrich and George R. Rybar, Owners, do hereby bind themselves and their heirs, assigns and successors in title this plat designating the hereinabove described property as **RIMROCK ESTATES ADDITION**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and rights-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way encumber or interfere with the construction, maintenance or efficiency of its electric systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and through the said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat.

Furthermore, as the owner of the property described herein, and in contemplation of establishing the subdivision described herein, we agree to the following:

- Every owner of fee simple title to every individual lot within this subdivision shall be a member of the homeowners' association;
- The homeowners' association shall have the authority to collect membership fees;
- As applicable, it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the abated cost of abatement.
- The homeowners' association shall indemnify and hold harmless from any and all cost, expenses, suits, demands, liabilities, damages, or otherwise, including attorney's fees and cost of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City; it shall be responsible for the installation and maintenance of all landscaping areas in the public right-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at Rockwall, Texas, this ____ day of _____, ____ 2014.

Donald Goodrich

Glenda Goodrich

George R. Rybar

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Donald and Glenda Goodrich, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared George R. Rybar, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas the ____ day of _____, 2014.

ATTEST:

Signature/Date

Name & Title

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works

Date

The director of Planning and community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision [lat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development

Date

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Austin J. Bedford, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed un my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A. J. Bedford Group, Inc.
301 Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, 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.

Given under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

"PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY"



Scale: 1" = 60'
Date: February 21, 2014
Technician: Elam
Drawn By: Elam

Checked By: A.J. Bedford
P.C.: Cyra/Spodling
File: ESTATES HWY19 PRELIMINARY
Job No.: 552031
SF No.: 6

301 N. Alamo Rd., Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
2
Of: 2

Engineer:
Clay Moore Engineering, Inc.
1105 Cheek Sparger Road, Suite 1
Colleyville, Texas 76034
817-281-0572

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

RIMROCK ESTATES ADDITION
PRELIMINARY PLAT
LOTS 1-10, BLOCK A

JAMES GRAYUM SURVEY ABSTRACT NO. 354
CITY OF LUCAS
COLLIN COUNTY, TEXAS

Owners: Donald & Glenda Goodrich
2050 Estates Pkwy
Allen, Texas 75002
214-544-7927

George R Rybar
2150 Estates Pkwy
Allen, Texas 75002
214-383-0244

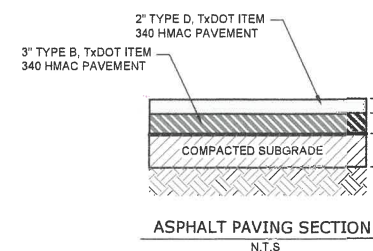
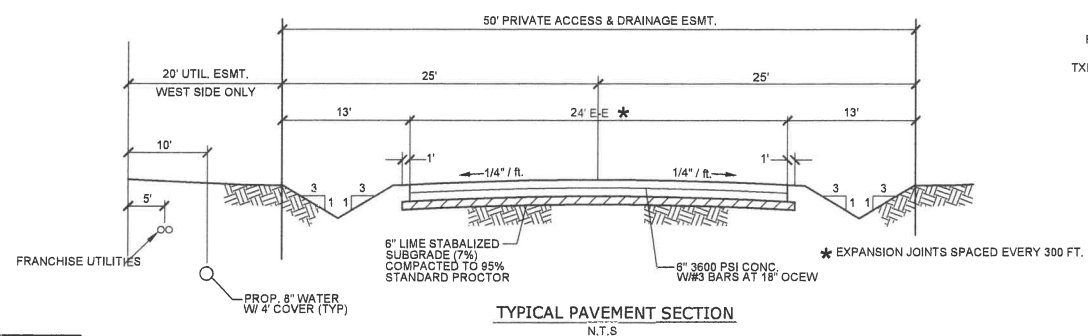
1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS. NO CITY STANDARD IS APPLICABLE. MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS".
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONSIDERED APPROXIMATE.
4. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS IDENTICAL TO THE UTILITY POLES ITEMS FOR INSTALLATION OF PIPE.
6. THE EXISTING LOCATION, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCE. HOWEVER, THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADERS CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE OR CORRECTION OF THE DRAWINGS AFTER THE ARCHITECT AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. ALL COMBUSTIBLES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
12. ALL CITY, STATE AND FEDERAL INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
13. THE CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION AND OBTAINING OF IMPROVEMENTS.
14. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WORK WITH CONSTRUCTION.
15. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
17. ALL CUT/FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE SHOWN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THIS SHALL INCLUDE WATER SPRINKLING OR OTHER SUFFICIENT METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
19. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
20. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OF RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOTFOOT.
22. THE CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SCHEDULING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS RESPONSIBLE TO PLAN THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.

1. ALL SIGN: PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE OWNER PRIOR TO INSTALLATION.
3. SEE M.E.P. PLANS FOR LOCATION OF PROPOSED BLEEVING AND CONDUTITS.
4. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
5. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
6. ANY EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND BE COMPLETED PRIOR TO ANY CONSTRUCTION JOINTS. JOINTS SHALL BE REQUIRED AT INTERRUPTIONS OF PAVING OPERATIONS SUCH AS THOSE OCCURRING AT THE END OF THE DAY OR DUE TO WEATHER OR EQUIPMENT BREAKDOWN, PLACE AT LONGITUDINAL CONSTRUCTION OR ISOLATION JOINT LOCATIONS.
7. ALL CONSTRUCTION JOINTS: SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH HOT POURED RUBBER JOINT SEALING COMPOUND.

1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY

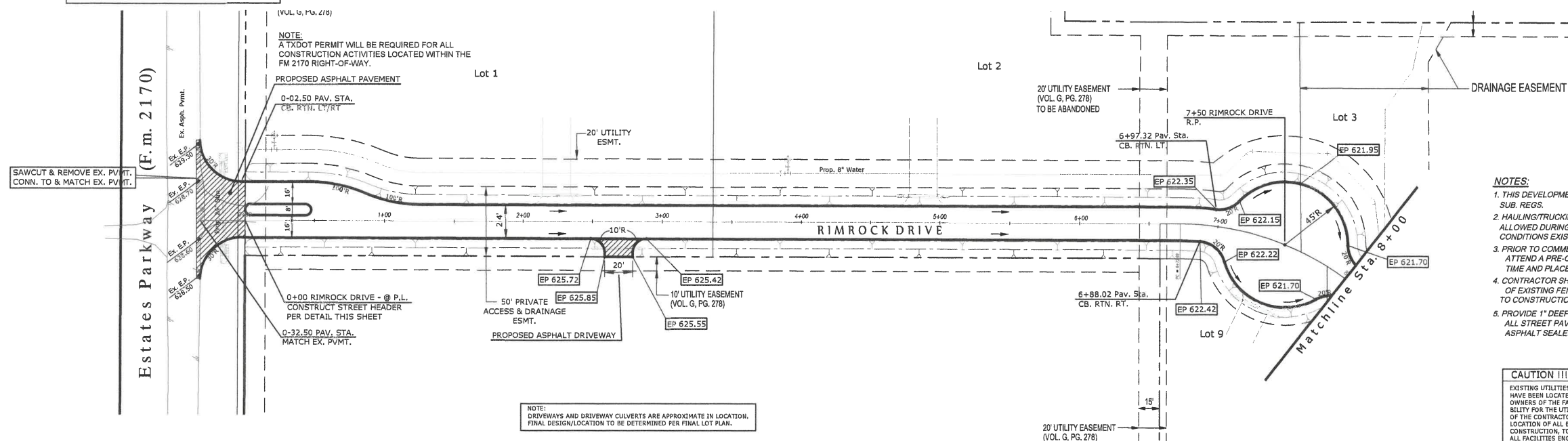
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES AND PROPOSED DRAINAGE INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
4. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
5. CONSTRUCTION ENTRANCE:
 - MINIMUM SIZE STONE: 3-INCHES DIAMETER
 - THICKNESS: NOT LESS THAN 8-INCHES
 - LENGTH: AS SHOWN ON PLAN
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
 - MAINTENANCE REQUIRED: AS NECESSARY TO PREVENT TRACKING OR FLOWING OF MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
6. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE

1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES FROM POWER OR NOT SHOWN WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED BUILDING AND DRIVE IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN AND NOT BE MOVED OR UNNECESSARILY DISPOSED OF BY THE CONTRACTOR.
6. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
7. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.
8. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
9. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID ACCORDINGLY.
10. BEFORE PAVING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROPES (PER A.D.A. & T.A.S.) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL SIDEWALK RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL, IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT, IN NO CASE SHALL LONGITUDINAL HANDICAP RAMP SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.



NOTE:
PAVEMENT BARS TO BE BENT
DOWN INTO HEADER. HEADER
PAVEMENT TO BE MONOLITHIC.

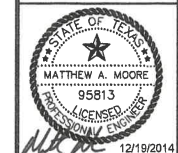
STREET HEADER DETAIL
N.T.S



NOTES:

1. THIS DEVELOPMENT SHALL FOLLOW THE CITY OF LUCAS SUB AREA REGULATIONS.
2. HAULING/TRUCKING FROM OR TO THE SITE WILL NOT BE ALLOWED DURING RAINY CONDITIONS OR WHEN MUDDY CONDITIONS EXIST.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH CITY STAFF AT TIME AND PLACE APPROVED BY CITY STAFF.
4. CONTRACTOR SHALL COORDINATE DISTURBANCE OR REMOVAL OF EXISTING FENCES & TREES WITH OWNERS 48 HOURS PRIOR TO CONSTRUCTION.
5. PROVIDE 1" DEEP SAW JOINTS AT 20' MAXIMUM SPACING ON ALL STREET PAVEMENT. FILL IN SAW JOINTS WITH APPROVED ASPHALT SEALER.

CAUTION !!	CAUTION !!	CAUTION !!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS MAY BE LOCATED IN AREAS OF THE PROJECT WHERE THE CONTRACTOR OR OTHER OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT A UTILITY SURVEY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES SHOWN HEREON, AND TO NOTIFY THE ENGINEER PRIOR TO ANY CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR REPAIRING ANY EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.		



TRIMROCK ESTATES
Lucas, Texas

Developer:
POLARIS CONSTRUCTION
1732 Johnson Road
Keller, Texas 76248
Contact: Brian Demma

Owner:
LLUCAS PROJECT, LLC
1301 Alto Vista
Fairview, Texas 75069
Contact: Michael C. McChesney

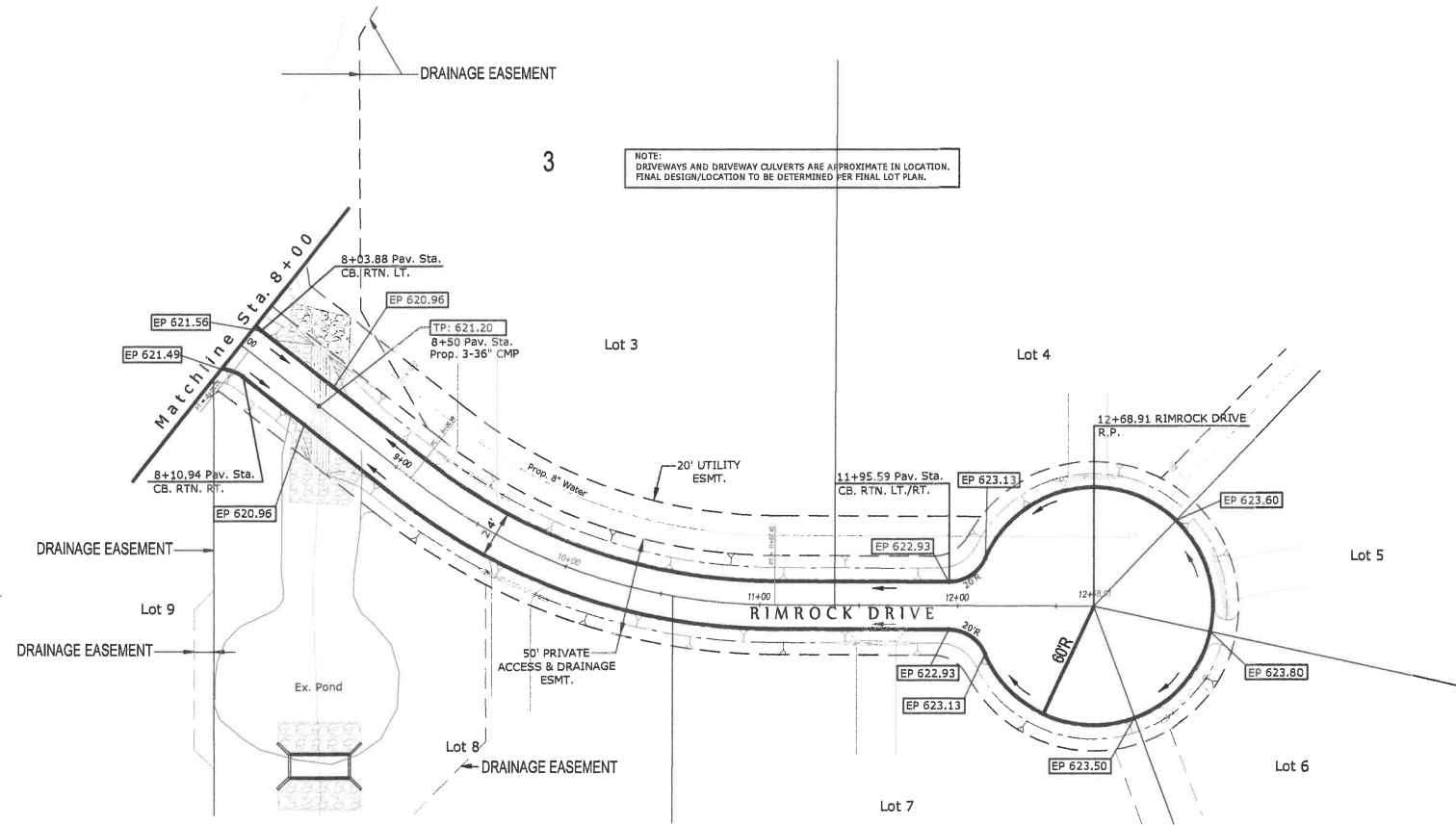
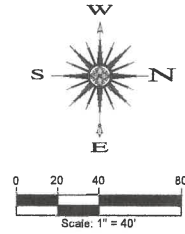
[illegible]

Paving Plan/Profile
Sta. 0 + 00 to 8 + 00

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	MAM
DATE:	12/19/2014

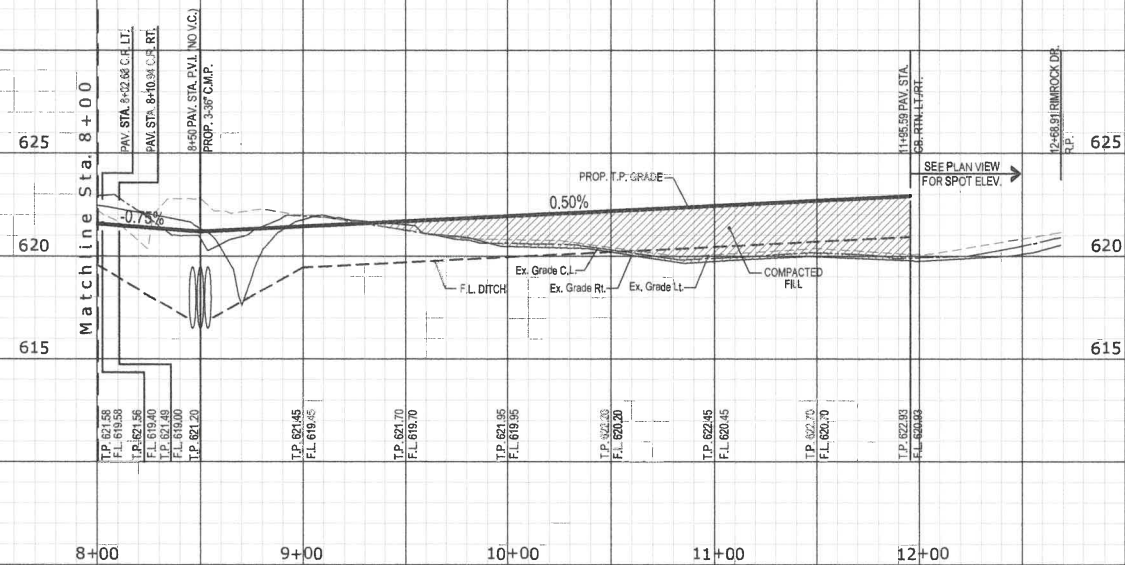
C-2 of C-8
File No. 2014-019

PLOTTED BY: CM
PLOT DATE:
LOCATION:
LAST SAVED:



CAUTION !!! CAUTION !!! CAUTION !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.



CM
PLOT BY:
PLOT DATE:
LAST SAVED:



RIMROCK ESTATES
Lucas, Texas

Developer:
RIMROCK ESTATES, LLC
1702 Arroyo Road
Keller, Texas 76248
Contact: Brian Gentry

Owner:
RIMROCK ESTATES, LLC
1301 7th Street
Frisco, Texas 75034
Contact: Brian Gentry

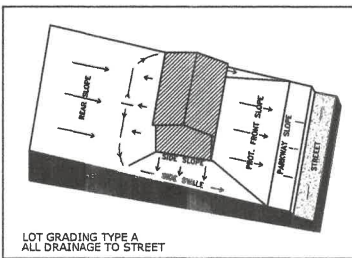
No.	DATE	REVISION	BY

Paving Plan/Profile
Sta. 8 + 00 to End

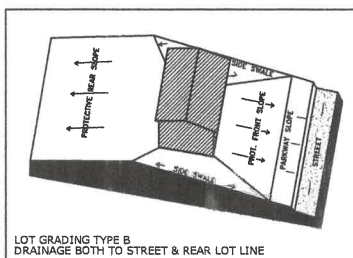
DESIGN: CLO
DRAWN: CLO
CHECKED: MAM
DATE: 12/19/2014
SHEET

C-3 of C-8
File No. 2014-019

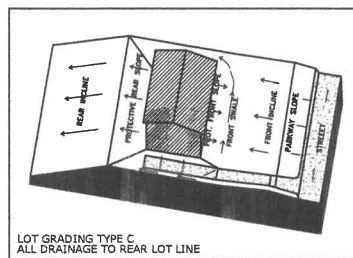
PLOTTED BY: CM
PLOT DATE:
LAST SAVED:



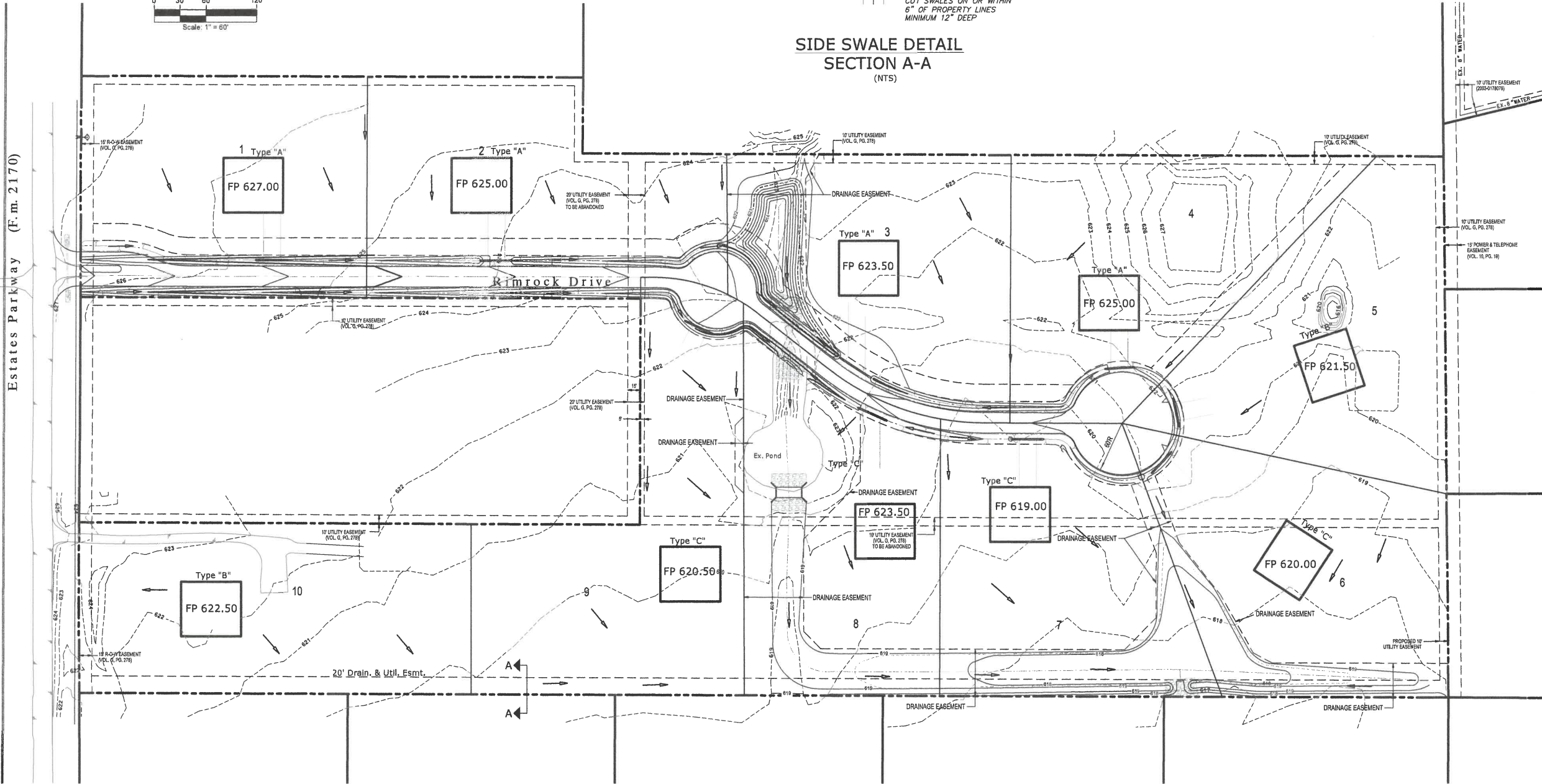
LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE



SIDE SWALE DETAIL
SECTION A-A
(NTS)

NOTE:
DRIVEWAYS AND DRIVEWAY CULVERTS ARE APPROXIMATE IN LOCATION.
FINAL DESIGN/LOCATION TO BE DETERMINED PER FINAL LOT PLAN.
REFER TO DRAINAGE AREA MAP FOR DRIVE CULVERT SIZING.

CAUTION !!! CAUTION !!! CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS
HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS
OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY
FOR THE UTILITY LOCATIONS SHOWN, IT SHALL BE THE RESPONSIBILITY
OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE
LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO
CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT
ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF
ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR
SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING
CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES
SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

TEXAS FIRM #14199
CLAY MOORE
ENGINEERING
1105 DREES SPARGER RD. SUITE #1
COLLEGEVILLE, TX 78926
PHONE: 817.231.0072
WWW.CLMOOREENGINEERING.COM



RIMROCK ESTATES
Lucas, Texas
Developer: CONSTRUCTION
MATTHEW A. MOORE
1732 Johnson Road
Keller, Texas 76248
Contract: Matthew C. McCaskey

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Grading Plan

- GENERAL NOTES:
1. THE PROCESS SHALL BE TESTED FOR COMPACTION IN EACH 8" LIFTS AND APPROVED BY AN APPROVED TESTING LABORATORY.
 2. ALL SELECT BACKFILL SHALL NOT HAVE ROCK OR STONE (DEBRIS) LARGER THAN SIX(6") INCHES IN ALL DIRECTIONS.
 3. ALL FILL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMAL MOISTURE OR PER GEO TECH SPECIFICATIONS.
 4. AREAS WHICH FAIL THE COMPACTION TEST SHALL BE EXCAVATED, THE MATERIAL REPLACED (OR NEW MATERIAL IMPORTED, DEPENDING ON MOISTURE CONTENT) RECOMPACTED AND RETESTED.
 5. ELEVATIONS SHOWN ARE FINISHED PAD ELEVATIONS.
 6. EXCESS EXCAVATION SHALL BE DISTRIBUTED AS DIRECTED BY THE DEVELOPER'S ENGINEER.

DESIGN: CLC
DRAWN: CLC
CHECKED: MAM
DATE: 12/19/2014
SHEET

RIMROCK ESTATES
Lucas, Texas

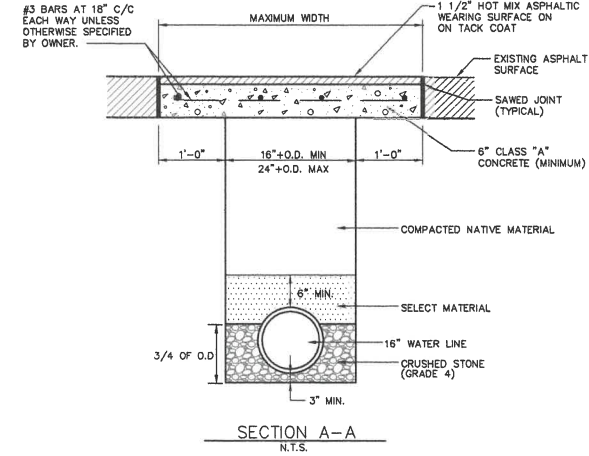
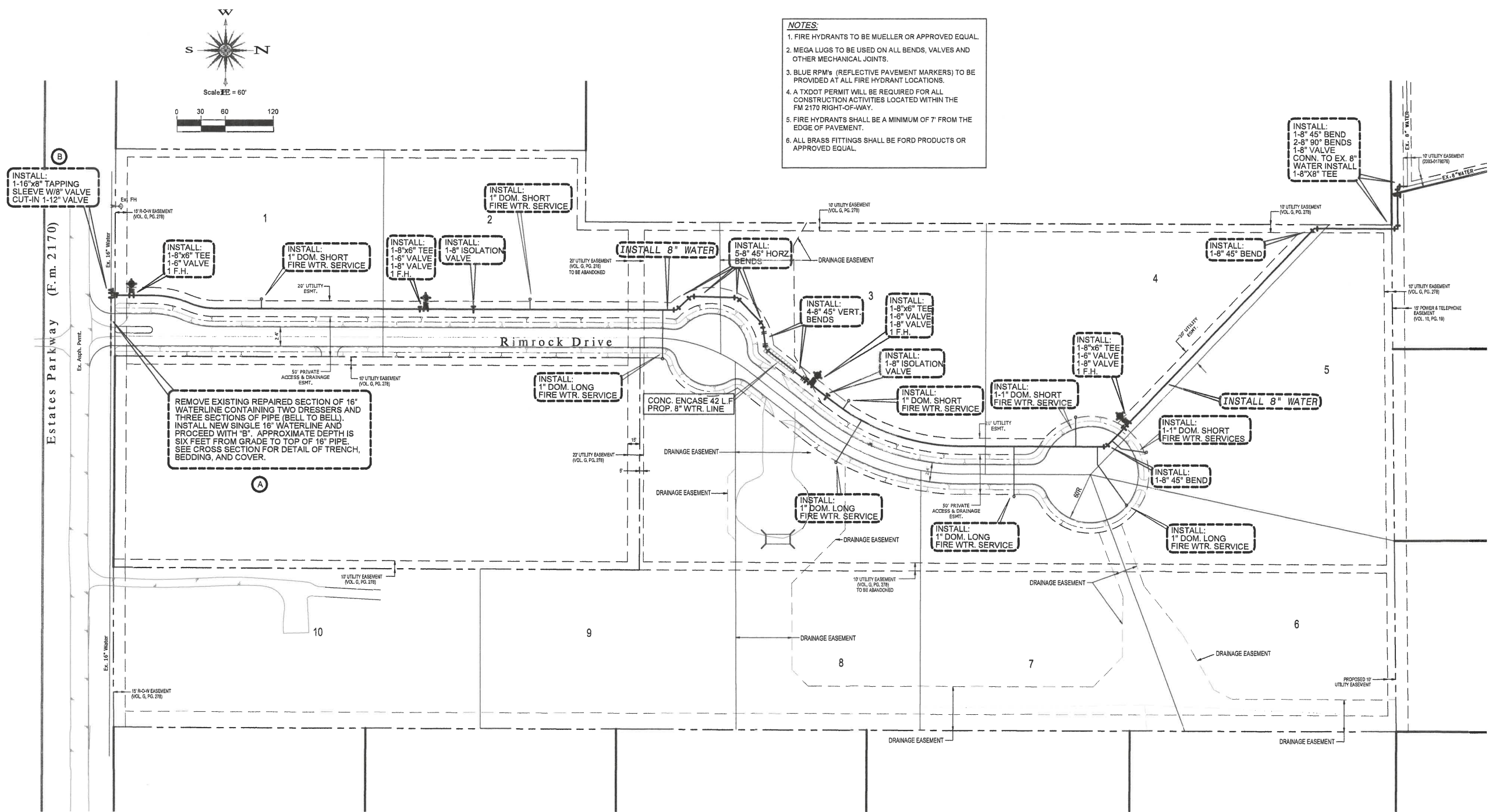
Owner: RIMROCK ESTATES, LLC
1301 14th Street
Pawnee, Texas 75059
Contract: RIMROCK ESTATES
Developer: CLAY MOORE ENGINEERING, LLC
1702 Johnson Road
Keller, Texas 76248
Contact: Matt Moore

NO.	DATE	REVISION	BY

Water Plan

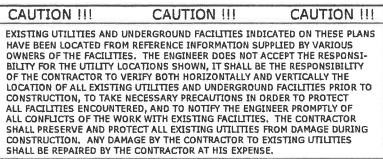
DESIGN: CLC
DRAWN: CLC
CHECKED: MAM
DATE: 12/18/2014

- NOTES:**
1. FIRE HYDRANTS TO BE MUELLER OR APPROVED EQUAL.
 2. MEGA LUGS TO BE USED ON ALL BENDS, VALVES AND OTHER MECHANICAL JOINTS.
 3. BLUE RPM'S (REFLECTIVE PAVEMENT MARKERS) TO BE PROVIDED AT ALL FIRE HYDRANT LOCATIONS.
 4. A TXDOT PERMIT WILL BE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES LOCATED WITHIN THE FM 2170 RIGHT-OF-WAY.
 5. FIRE HYDRANTS SHALL BE A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT.
 6. ALL BRASS FITTINGS SHALL BE FORD PRODUCTS OR APPROVED EQUAL.



CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

CM
PLOT DATE: 12/18/2014
LAST SAVED: 12/18/2014



HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	t_{100} (H/HR)	Q_{100} (CFS)	COLLECTION POINT
1	3.27	15	0.30	7.52	7.38	SHEET FLOWS OFFSITE
2	6.54	15	0.30	7.52	14.75	FLOWS OFFSITE VIA EX SWALE
3	5.92	15	0.30	7.52	13.36	SHEET FLOWS OFFSITE
4	4.83	15	0.30	7.52	10.90	SHEET FLOWS OFFSITE
OS-1	4.00	15	0.30	7.52	9.02	FLOWS FROM OFFSITE
OS-2	4.59	15	0.30	7.52	10.38	FLOWS FROM OFFSITE
OS-3	7.09	15	0.30	7.52	16.00	FLOWS FROM OFFSITE
OS-4	2.81	15	0.30	7.52	6.34	FLOWS FROM OFFSITE
OS-5	1.12	15	0.40	7.52	3.37	FLOWS FROM OFFSITE
OS-6	NA	15	0.30	7.52	50.80	FLOWS FROM OFFSITE
TOTAL DRAINAGE	39.05				142.27	

Legend

— 650 — Ex. Contour

▬▬▬ Drainage Divide

→ Direction of Flow

○ DRAINAGE BASIN

— AREA

● Q₁₀₀

Drainage Criteria:

$Q = CIA$

Flood Frequency - 100 yr

Time of Concentration - 15 min.

Intensity - 7.52 in/hr

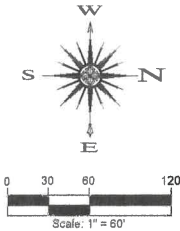
Runoff Coefficient - 0.30 (Pre-Dev.)

Runoff Coefficient - 0.40 (Post-Dev.)

PLOTTED BY: CM
PLOT DATE:
LOCATION:
LAST SAVED:

CM
PLOT DATE:
LOCATION:
LAST SAVED:

Estates Parkway (F.m. 2170)



From Lovejoy H.S.
Detention Basin Area XI
Max. Total Release Rate
Q=50.8 cfs

OS-2
11.69 AC
26.37 CFS

OS-4
NA
50.80 CFS

OS-3
2.81 AC
6.34 CFS

E
0.19 AC
0.57 CFS

OS-5
1.12 AC
3.37 CFS

OS-1
4.00 AC
9.02 CFS

C
7.03 AC
21.15 CFS

B
3.74 AC
11.25 CFS

D
3.03 AC
9.11 CFS

A
6.58 AC
19.79 CFS

CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

DETENTION POND CALCULATIONS						
POND	ONSITE FLOW TO POND (CFS)	ALLOWABLE RELEASE RATE (CFS)	OFF-SITE BYPASS THROUGH POND (CFS)	ON-SITE BYPASS THROUGH POND (CFS)	TOTAL RELEASE RATE (CFS)	STORAGE PROVIDED (CF)
POND A	19.79	14.84	83.51	24.30	122.65	15000.00
POND B	11.25	8.44	77.17	15.86	101.47	9044.00
POND C	21.15	15.86	77.17	0.00	93.03	7026.00
TOTALS	52.19	39.14				31070.00

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	Inp (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
A	6.58	15	0.40	7.52	19.79	POND A
B	3.74	15	0.40	7.52	11.25	POND B
C	7.03	15	0.40	7.52	21.15	POND C
D	3.03	15	0.40	7.52	9.11	SHEET FLOWS OFFSITE
E	0.19	15	0.40	7.52	0.57	SHEET FLOWS OFFSITE
OS-1	4.00	15	0.30	7.52	9.02	FLOWS FROM OFFSITE
OS-2	11.69	15	0.30	7.52	26.37	POND C
OS-3	2.81	15	0.30	7.52	6.34	POND A
OS-4	NA	15	0.30	7.52	50.80	POND C
OS-5	1.12	15	0.40	7.52	3.37	FLOWS FROM OFFSITE
TOTAL DRAINAGE	38.07				184.41	

Drainage / Detention Calculations (100 YEAR EVENT)
Modified Rational Method

Required Storage Volume	30,554 cubic-feet
Provided Storage Volume	31,070 cubic-feet
	0.713 acre-feet

Onsite Existing Conditions	
Area	20.08 acres
Time (Tc)	15 minutes
C value	0.30
I-100yr	7.86 in/hr
Q100yr	47.32 cfs
Q100yr (T)	37.64 cfs

Onsite Proposed Conditions	
Area	20.08 acres
Time (Tc)	15 minutes
C value	0.40
I-100yr	7.86 in/hr
Q100yr	63.10 cfs

Onsite Existing Flow
Allowable Release Rate
(Existing Flow - Proposed By-Pass Flow)
Developed Runoff

Legend

- 650 Ex. Contour
- Drainage Divide
- Direction of Flow
- Prop. Storm Sewer
- DRAINAGE BASIN
- AREA
- Q₁₀₀
- Drainage Criteria:
Q = CIA
Flood Frequency - 100 yr
Time of Concentration - 15 min.
Intensity - 7.52 in/hr
Runoff Coefficient - 0.30 (Pre-Dev.)
Runoff Coefficient - 0.40 (Post-Dev.)

TEXAS PERM #14108

CLAY MOORE ENGINEERING

1100 CHERRY PARKWAY, SUITE #1
COLLEGEVILLE, TX 78023
PHONE: (817) 241-0072
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
MATTHEW A. MOORE
95813
LICENSED PROFESSIONAL ENGINEER

12/19/2014

RIMROCK ESTATES
Lucas, Texas

Developer:
POLARIS CONSTRUCTION
Keller, Texas 75248
Contact: Brian Dimsie

Owner:
LUCAS PROJECT, LLC
Keller, Texas 75248
Contact: Michael C. McChenney

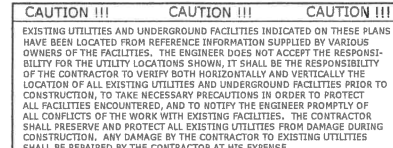
No.	DATE	REVISION	BY

Drainage Area Map
Proposed Conditions

DESIGN: C.C.
DRAWN: C.C.
CHECKED: MAM
DATE: 12/19/2014

SHEET

C-6B of C-8
File No: 2014-519



15' R-O-W EASEMENT
(VOL. G, PG. 278)

Lot 1

0+00 LINE "A"
BEGIN 24" RCP
W/6:1 S.E.T. HDWL.
F.L. 24" 624.80

20' UTILITY
ESMT.

Prop. 8" Water

LINE "A"

Prop. 24" Storm
Sewer

10' 6"

10' 6"

RIMROCK DRIVE

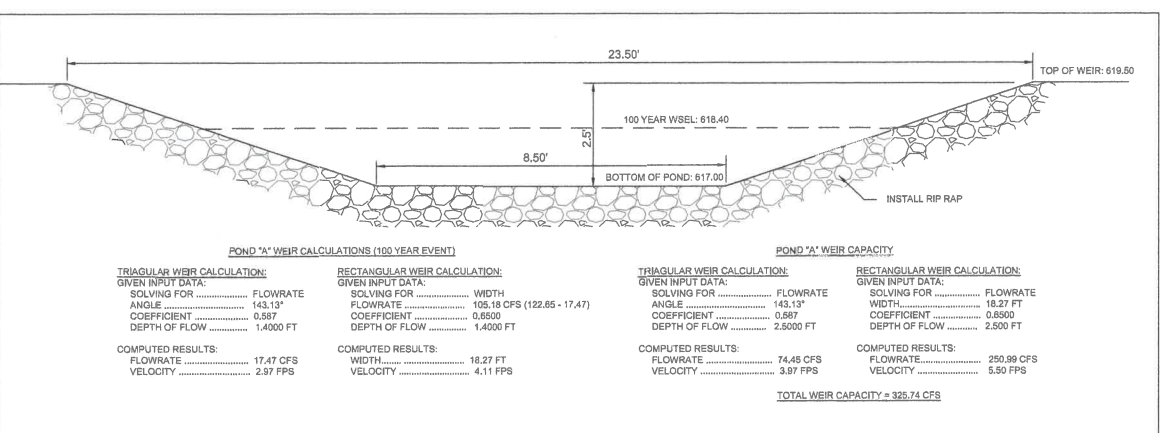
2'-4"

0+70 LINE "A"
END 24" RCP
W/6:1 S.E.T. HDWL.
F.L. 24" 624.45

50' PRIVATE
ACCESS & DRAINAGE
ESMT.

Estates Parkway (F.m. 2170)

Ex. Asph. Pmt.



EX. GRADE

3:1 MAX

29.17'

100 YEAR WSEL: 620.00

POND OUTFALL ELEVATION: 619.00

6" REINFORCED CONCRETE WITH #3 BARS 12" O.C.E.W.

3:1 MAX

EX. GRADE

TOP OF WEIR: 620.50

NORMAL POOL: 619.00

POND "B" WEIR CALCULATION (100 YEAR EVENT)

GIVEN INPUT DATA:

SOLVING FOR WIDTH 29.17 FT

FLOWRATE 101.47 CFS

COEFFICIENT 0.6500

DEPTH OF FLOW 1.000 FT

COMPUTED RESULTS:

WIDTH 29.17 FT

VELOCITY 3.48 FPS

POND "B" WEIR CALCULATION (CAPACITY)

GIVEN INPUT DATA:

SOLVING FOR FLOWRATE 186.41 CFS

WIDTH 29.17 FT

COEFFICIENT 0.6500

DEPTH OF FLOW 1.500 FT

COMPUTED RESULTS:

FLOWRATE 186.41 CFS

VELOCITY 4.28 FPS

NOTES:

1. DRAINAGE EASEMENTS AND PONDS SHALL BE MAINTAINED BY THE HOA.
2. PONDS SHALL BE KEPT "FRESH" BY INSTALLMENT OF EITHER A FOUNTAIN OR OTHER APPROVED AERATION SYSTEM.



Owner:
LUCAS PROJECT, LLC
1301 Alto Vista
Frisco, Texas 75069
Contact: Michael C. McC

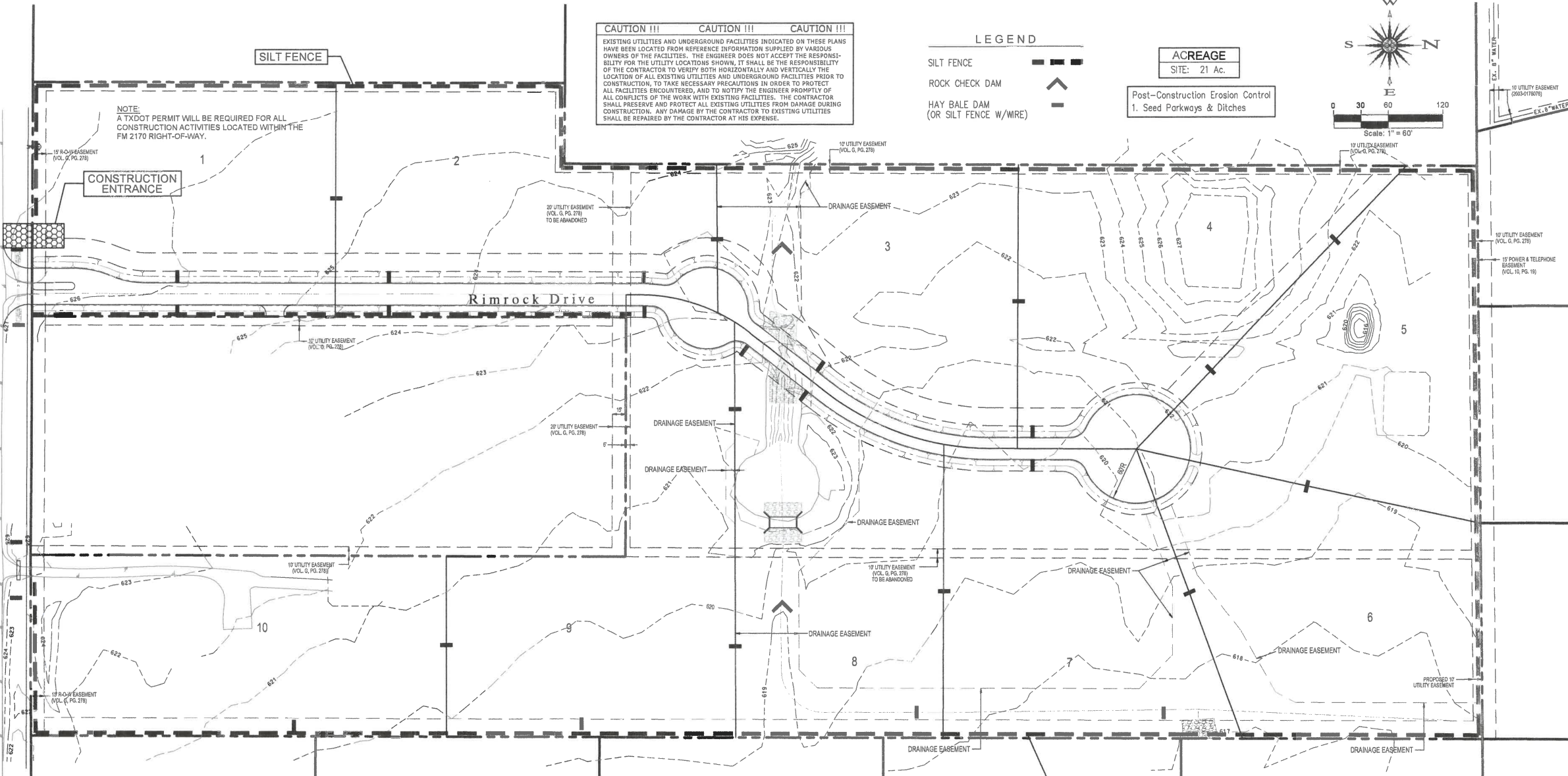
[illegible]

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	MAM
DATE:	12/19/2014

C-7 of C-8

PLOTTED BY: CM
PLOT DATE:
LOCATION:
LAST SAVED:

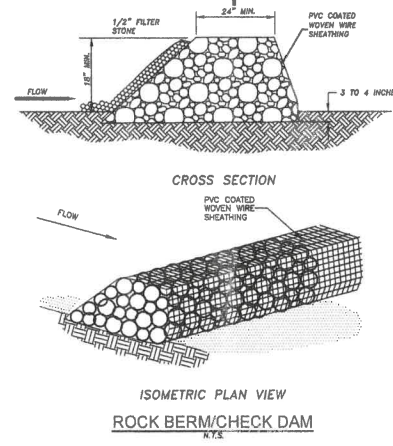
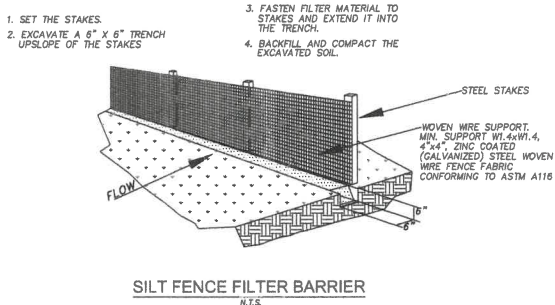
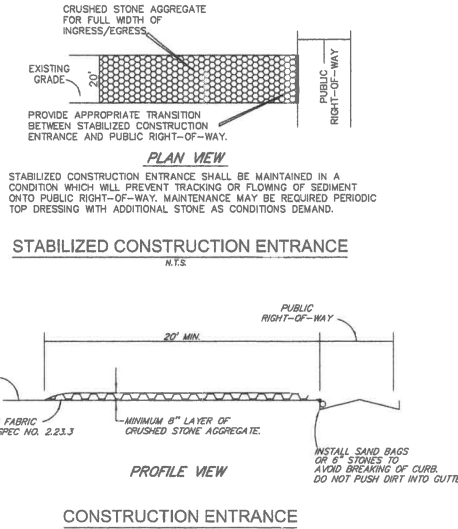
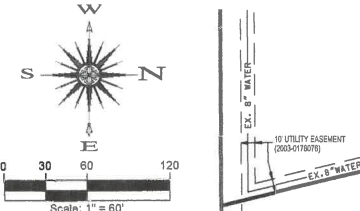
Estates Parkway (F.m. 2170)



CAUTION !!! CAUTION !!! CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

LEGEND
SILT FENCE
ROCK CHECK DAM
HAY BALE DAM (OR SILT FENCE W/WIRE)

ACREAGE
SITE: 21 Ac.
Post-Construction Erosion Control
1. Seed Parkways & Ditches



EROSION CONTROL NOTES:
A. The specific plant materials proposed to protect fill and excavated slopes shall be as indicated on the plans. Plant materials must be suitable for use under local climate and soil conditions. In general, hydroseeding or sodding Bermuda grass is acceptable during the summer months (May to August 30). Winter rye or fescue grass may be planted during times other than the summer months on a temporary measure until such time as the permanent planting can be made.
B. Prior to commencing any construction, a construction entrance and perimeter silt fence shall be installed at the locations shown.
C. At the completion of the paving and final grading, the disturbed area(s) shall be revegetated in accordance with the plans.
D. Silt fence and inlet sediment barriers shall remain in place until revegetation has been completed.
E. Disturbed areas that are seeded or sodded shall be checked periodically to see that grass coverage is properly maintained. Disturbed areas shall be watered, fertilized, and reseeded or resodded, if necessary.
F. Contractor to be responsible for obtaining all state, federal and local permits for the operation of any temporary batch plant. Location shall be coordinated with Project Manager prior to plant build-up.
G. Contractor to coordinate with Project Manager for a temporary concrete washout location. Washout location to be in place before any concrete operations begin (water, sanitary sewer, storm sewer, etc.). Location to be labeled with signs and cleaned regularly by contractor (at contractor's expense).
H. Contractor to minimize offsite vehicle tracking of sediments. Accumulation of sediments on public streets will be removed at a frequency (at contractor's expense) to prevent impact to the storm sewer before a rain event or pose a safety hazard for users of public streets.
I. During construction, water trucks and/or dust suppression chemicals should be used, as needed, by contractors or subcontractors to reduce dust.
J. Wind blown construction debris will be placed in debris collection structures or other enclosed containers and hauled off site for disposal in accordance with federal, state, and local waste disposal regulations.
K. Stating that areas in the right-of-way that are disturbed as part of this project must be stabilized by reseeding sodding or hydromulching before acceptance.
L. Install straw mat, curlex blanket, or some other erosion control method along the edge of all street and alleys. Provide a note stating that the maintenance of the curlex mat is the responsibility of the developer until the lot is being built, at which time the builder will be responsible for the maintenance.

ROCK BERM GENERAL NOTES
1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY WEEK OR AFTER EACH 1/2\"/>

TEXAS FIRM #14189

CLAY MOORE ENGINEERING

1105 SHEEP SPRING RD. SUITE #1
COLLEGEVILLE, TX 76041
PHONE: 817-281-0972
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
MATTHEW A. MOORE
95813
LICENSED PROFESSIONAL ENGINEER
12/19/2014

RIMROCK ESTATES
Lucas, Texas

Owner: RIMROCK ESTATES, LLC
1301 Ash Vista
Pawnee, Texas 75069
Contract: Matthew C. McCormery

Developer: CLAY MOORE ENGINEERING
1702 Anthony Road
Keller, Texas 76248
Contract: Brian Combs

No.	DATE	REVISION	BY

Erosion Control Plan

DESIGN: CLO
DRAWN: CLO
CHECKED: MAM
DATE: 12/19/2014

SHEET

C-8 of C-8

File No. 2014-019