

BARRETT B. NEWMAN
VOL. 3248, PG. 783
D.R.C.C.T.

LUCAS HOMESITES, L.P.
C.C.F.N. 95-01080884
D.R.C.C.T.

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

PAUL ANDERSON
C.C.F.N. 96-0032852
D.R.C.C.T.

JAS. LOVELADY SURVEY
ABSTRACT NO. 538

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

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

LEGEND

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



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.

GRADING GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
8. REFER TO THE PAVING PLANS OR PLAT FOR HORIZONTAL DIMENSIONS.
9. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
10. SITE PREPARATION, GRADING, AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION PREPARED FOR THIS PROJECT.
11. REFER TO "PAVING PLAN AND PROFILE" AND "DRAINAGE DITCH PROFILES" FOR DETAILED DITCH INFORMATION.
12. ALL FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR WITH A MAXIMUM 4:1 SLOPE.
13. TOPOGRAPHIC INFORMATION SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY:
KURTZ-BEDFORD & ASSOCIATES, INC.
4222 ROSEHILL ROAD, SUITE 2
GARLAND, TEXAS 75043

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'

Bury+Partners Consulting Engineers and Surveyors Dallas, Texas Tel 972/991-9011 fax 972/991-9276 BuryPartners-3090, Inc. Copyright 2006	
STATE OF TEXAS MICHAEL L. CLARK 64013 REGISTERED PROFESSIONAL ENGINEER	
GRADING PLAN	
ESTATES AT AUSTIN TRAIL, PHASE I LUCAS, TEXAS A DEVELOPMENT OF VAEVICTUS GROUP, INC.	
Scale: 1"=100' Date: 03/30/00	Project No.: 30990-05
Designed By: B.M.B.	
Drawn By: J.L.J.	
Checked By: M.L.C.	
File: 009059grd.DWG	
SHEET 9	

2-COURSE BITUMINOUS SURFACE

BLOCK B

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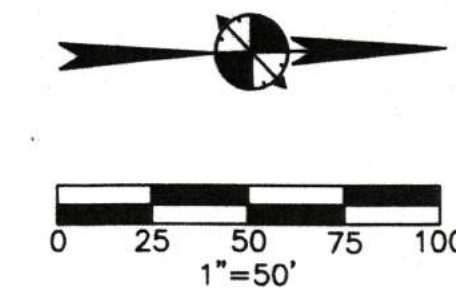
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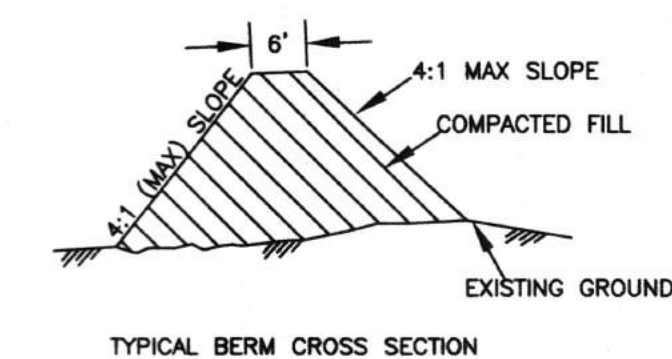
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MATCH LINE



—560—	PROPOSED CONTOUR
—560—	EXISTING CONTOUR
97.1 ₊	PROP. SPOT GRADE
(4)	DITCH NUMBER

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR ERECTION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
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9. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
10. REFER TO "PAVING PLAN AND PROFILE" AND "DRAINAGE DITCH PROFILES" FOR DETAILED DITCH INFORMATION ALONG ROADWAYS.
11. ALL FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR WITH A MAXIMUM 4:1 SLOPE.
12. TOPOGRAPHIC INFORMATION SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY: BURY+PARTNERS, DATED JANUARY, 2001.



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.

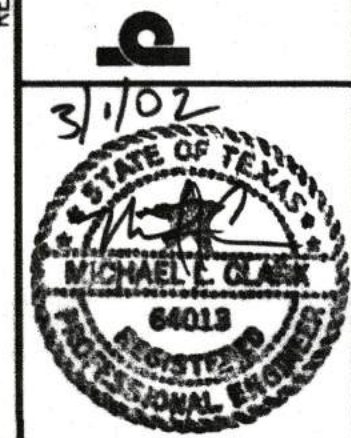
FEMA BENCHMARK #1336, RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF F.M. 2551.
 APPROX. 2800' SOUTH OF INGRAM ROAD (COUNTY ROAD 262).
 ELEVATION = 637.32' (REFERENCE BENCHMARK)

 PK NAIL APPROX. 2.4' NORTH OF SOUTH SIDE OF ASPHALT ON WEST LUCAS ROAD
 (F.M. 263) AT INTERSECTION OF LEWIS LANE (COUNTY ROAD 254). APPROX. 557' WEST OF
 RED STAR ROAD IN THE OAK PARK ADDITION.
 ELEVATION = 621.70'

 PK NAIL APPROX. 1.3' NORTH OF SOUTH SIDE OF ASPHALT ON WEST LUCAS ROAD
 (F.M. 263). APPROX. 419' EAST OF RED STAR ROAD IN THE OAK PARK ADDITION.
 ELEVATION = 620.19'

 CHISELED "X" CUT IN CONCRETE AT CENTERLINE INTERSECTION OF LAMAR ROAD
 AND AUSTIN TRAIL IN THE ESTATES AT AUSTIN TRAIL, PHASE 1 SUBDIVISION.
 ELEVATION = 602.12'

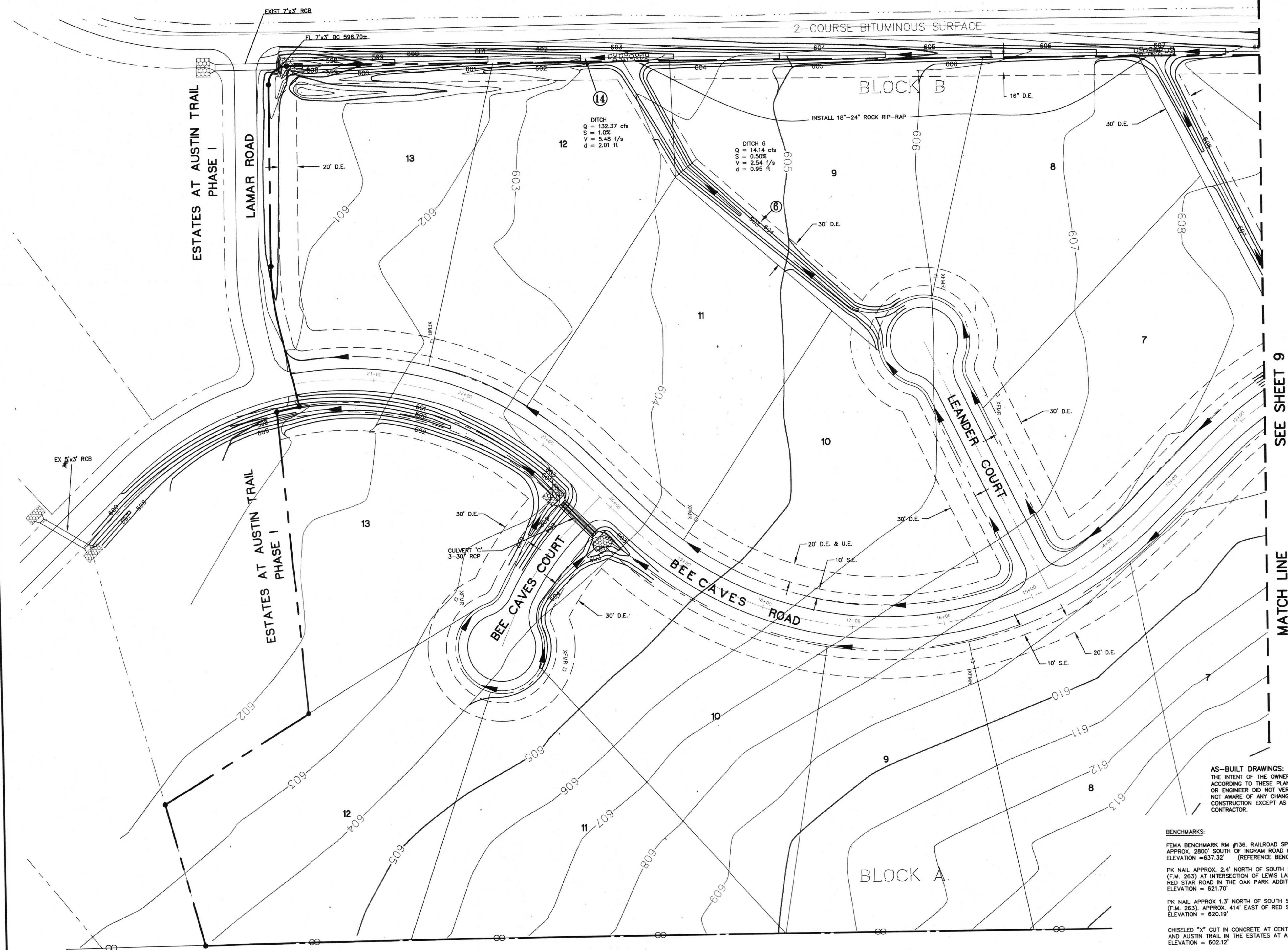
1/2" IRON ROD FOUND APPROX 6.4' EAST OF EAST EDGE OF LEWIS LANE (COUNTY ROAD 254). APPROX. 1181' SOUTH OF LEWIS LANE AND LUCAS ROAD (F.M. 283) INTERSECTION
ELEVATION = 608.01'

[illegible]

ESTATES AT AUSTIN TRAIL, PHASE II
LUCAS, TEXAS
A DEVELOPMENT OF
LUCAS AUSTIN TRAILS, L.P.

Scale: 1"=50' Date: 08/24/01
Designed By: J.A.P.
Drawn By: E.A.C.
Checked By: J.L.M.
File: 00908GRA1.DWG
Project No.: 30090-08

LEWIS LANE (COUNTRY ROAD No. 254)



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.

BENCHMARKS:

FEMA BENCHMARK RM #136. RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF F.M. 2551.
APPROX. 2800' SOUTH OF INGRAM ROAD (COUNTY ROAD 262).
ELEVATION = 637.32' (REFERENCE BENCHMARK)

PK NAIL APPROX. 2.4' NORTH OF SOUTH SIDE OF ASPHALT ON WEST LUCAS ROAD
(F.M. 263) AT INTERSECTION OF LEWIS LANE (COUNTY ROAD 254). APPROX. 557' WEST OF
RED STAR ROAD IN THE OAK PARK ADDITION.
ELEVATION = 621.70'

PK NAIL APPROX 1.3' NORTH OF SOUTH SIDE OF ASPHALT ON WEST LUCAS ROAD
(F.M. 263). APPROX. 414' EAST OF RED STAR ROAD IN THE OAK PARK ADDITION.
ELEVATION = 620.19'

CHISELED "X" CUT IN CONCRETE AT CENTERLINE INTERSECTION OF LAMAR ROAD
AND AUSTIN TRAIL IN THE ESTATES AT AUSTIN TRAIL, PHASE 1 SUBDIVISION.
ELEVATION = 602.12'

1/2" IRON ROD FOUND APPROX 6.4' EAST OF EAST EDGE OF LEWIS LANE (COUNTY ROAD 254). APPROX. 1181' SOUTH OF LEWIS LANE AND LUCAS ROAD (F.M. 283) INTERSECTION
ELEVATION = 608.01'

[illegible]

GRADING PLAN

ESTATES AT AUSTIN TRAIL, PHASE II
LUCAS, TEXAS
A DEVELOPMENT OF
LUCAS AUSTIN TRAIL, L.P.

Scale: 1"=50' Date: 08/24/01
Designed By: J.A.P.
Drawn By: E.A.C.
Checked By: J.L.M.
File: 00908GRA2.DWG
Project No.: 30090-08

SHEET
10

Bury+Partners
Consulting Engineers and Surveyors
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