DEVELOPMENT PLANS FOR

SONOMA VERDE - PHASE 1B

CITY OF McLENDON-CHISHOLM, TEXAS

General Notes:

1. Construction shall meet the requirements of the City of McLendon Chisholm Standards of Design and Standard Details which fall in accordance with NTCOG Standards.

2. All fill areas to be density controlled and compacted to 95%density at optimum moisture content. Compacted with sheep foot roller. Density tests to be provided at each 12 inch lifts.

3. Pavement thickness shall be a minimum of 6 inch thickness with a strength of 3600 psi at 28 days and reinforced with No. 3 bar at 24 inch centers.

4. All streets to be constructed with minimum of 6% lime stabilized subgrade compacted to 95% standard proctor density , lime series to be performed to verify.

5. It shall be the responsibility of the contractor to locate and verify all existing utilities prior to the beginning of construction to insure no conflicts between all utilities.

6. Where water pipelines either cross or otherwise come within 9 feet of a sanitary sewer, the sewer pipeline shall be a minimum working pressure of 150 psi.

7. All water lines installed to be PVC pipe Class 200 conforming to AWWA Standard C-900 fitting to be mechanical or O ring.

8. All water lines to be installed a minimum of 48 inches deep measured from the top of pipe.

9. All storm inlets shall be cast in place.

10. Utility contractor shall use megalugs when installing the water line and double strap services when installing the services.

11. Water services shall be a minimum of 1" SDR -9 polyethylene pipe installed with two in line nylon ball cutoff valves inside the meter box. Corporation cock shall be Mueller No H-15000 with straight coupling nut or approved equal . curb stops shall be Mueller No h-15174MK oriseal or approved equal.

12. All water lines shall be pressure tested and disinfected per NCTCOG standards in the presence of the City.

13. All gate valves shall be Mueller or approved equal and conform to AWWA C-500 specifications. All gate valves shall be iron body, bronze mounted double disk, parallel seat non rising stem, internal wedging type.

14. All fire hydrants to be located 2'-6' behind the curb line. All fire hydrants to be Mueller or approved equal.

15. All handicap ramps to be installed with paving.

16. Blue EMS disk to be installed at every change in direction, services and valves on waterlines.

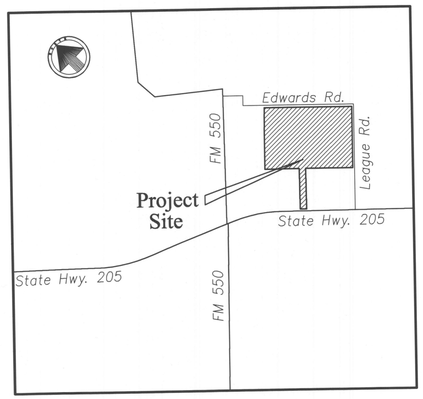
17. Green EMS disk to be installed at every change in direction, manhole, cleanout, and service on the sewerlines.

18. All gravity sewer shall be either SDR-35 or SDR-26 depending on the depth of cut

19. All sanitary sewer manholes to be precast.

20. All sanitary sewer manholes to have inside drop connections where applicable.

21. All sanitary sewer lines and manholes to be tested per NCTCOG standards in the presence of the City.



LOCATION MAP

INDEX of SHEETS

Sheet No.	Title
1	Cover Sheet
2 - 8	Final Plat
9- 20	Paving Plans & Profiles
21	Water & Sanitary Sewer Plan
22 - 30	Sanitary Sewer Profiles
32 A-B	Drainage Area Map
33 - 38	Storm Sewer Plans & Profiles
39 - 43	Grading Plans
44	Erosion Control Plan
45 - 48	Lift Station Plans
49 - 53	League Road Improvement Plans
53 A-B	Street Light & Signage Plan
A-D	Details

BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

STATE OF TEXAS · CHRISTOPHER R. CUNY · 65642 · REGISTERED PROFESSIONAL ENGINEER

Applicant ~ Developer

MC 550 LAND HOLDINGS, L.P.

#2 Horizon Court

Heath, Texas 75032

(972) 772-9400

~ Engineer ~

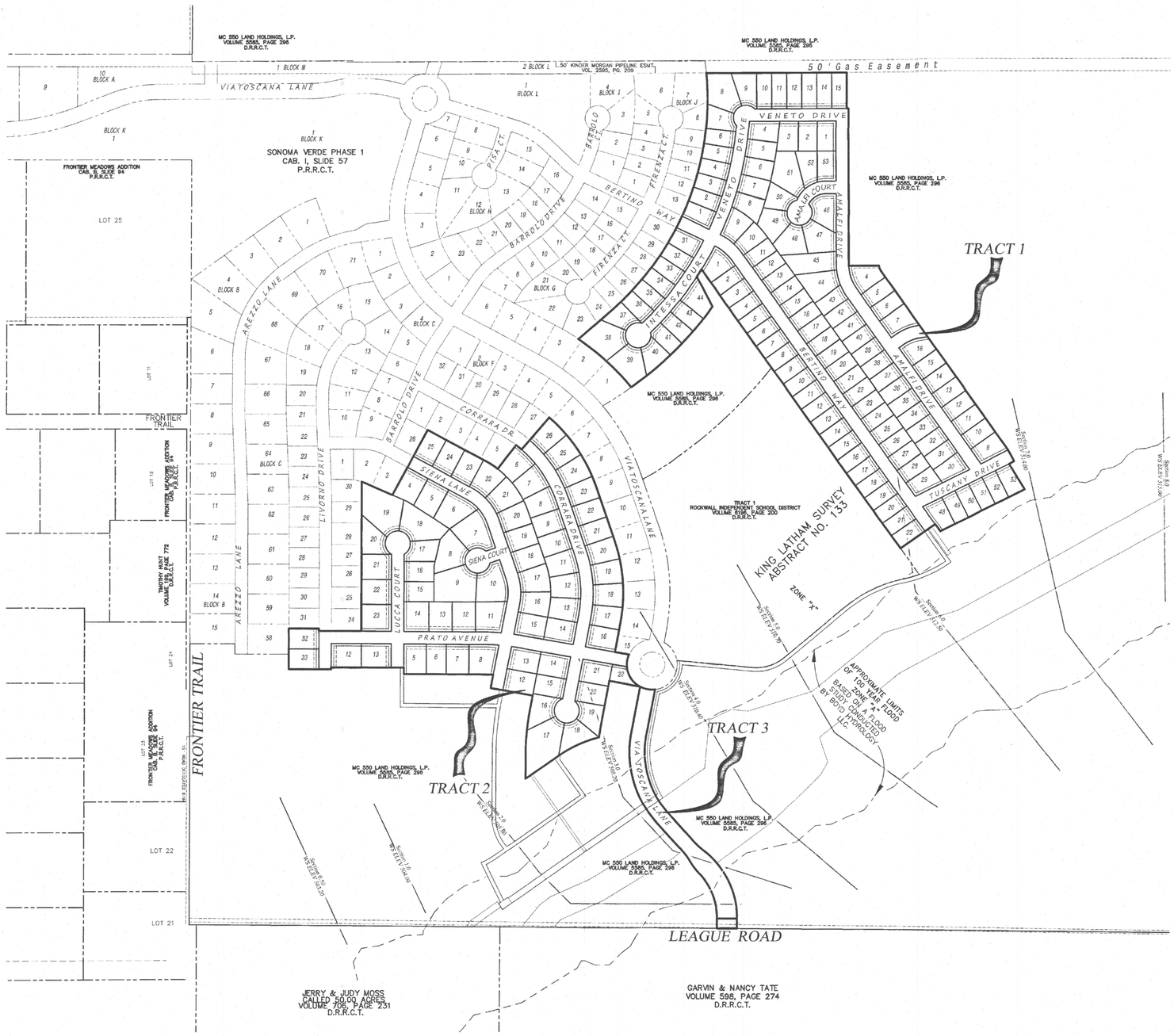
F.C. CUNY CORPORATION

#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700

June 27, 2016

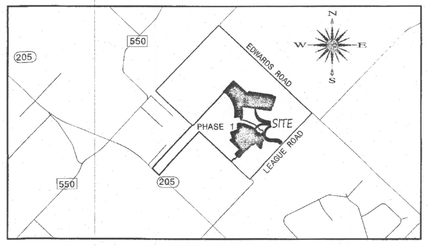
Construction Record Drawings

20160000010477 1/7 PLAT 06/23/2016 11:28:54 AM

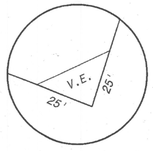


NOT TO SCALE

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "MADDOX SURVEYING R.P.L.S. 5430" UNLESS OTHERWISE NOTED ON SAID PLAT.
3. ACCORDING TO MAP NO. 48397C0130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
4. WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY BOYD HYDROLOGY LLC.
5. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.



VICINITY MAP
N.T.S.



VISIBILTY EASEMENT DETAIL
N.T.S.

LEGEND
IRF - IRON ROD FOUND
SF - SQUARE FEET
CAB. - CABINET
VOL. - VOLUME
PG. - PAGE
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
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I 381

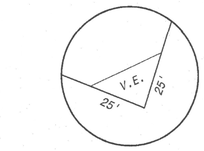
~ KEYMAP ~

FINAL PLAT
SONOMA VERDE PHASE 1B

TRACT 1 = 30.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON–CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:	Surveyor:
MC 550 LAND HOLDINGS, L.P. MC 550 INVESTORS, L.P. #2 Horizon Court Heath, Texas 75032 (972) 772-9400	F.C. CUNY CORP. #2 Horizon Court Heath, Texas 75032 (469) 402-7700	MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416 FIRM REG NO. 10013200
June 14, 2016	Not to Scale	Sheet 1 of 7



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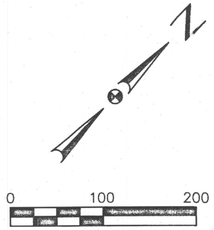

SCALE IN FEET

TRACT 1 LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	345.00'	20°43'07"	124.76'	N 79°46'19" E	124.08'
C2	345.00'	9°23'19"	56.53'	S 85°10'28" E	56.47'
C3	345.00'	17°55'33"	107.94'	N 78°22'32" E	107.50'
C4	345.00'	12°10'54"	73.35'	S 86°34'15" E	73.21'
C5	1415.00'	4°12'59"	104.13'	N 26°24'40" W	104.11'
C6	1415.00'	3°09'42"	78.08'	N 30°06'01" W	78.07'
C7	1415.00'	3°09'42"	78.08'	N 33°15'43" W	78.07'
C8	1415.00'	3°09'40"	78.07'	N 36°25'24" W	78.06'
C9	1415.00'	3°27'11"	85.28'	N 39°43'49" W	85.26'
C10	1415.00'	2°51'39"	70.65'	N 25°44'00" W	70.64'
C11	1415.00'	4°27'04"	109.93'	N 29°23'22" W	109.90'
C12	1415.00'	4°57'07"	122.30'	N 34°05'28" W	122.26'
C13	1415.00'	4°53'23"	120.76'	N 39°00'43" W	120.72'

TRACT 1 CENTER LINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	28°44'01"	100.30'	N 85°09'11" E	99.25'
C2	200.00'	35°11'48"	122.86'	N 62°52'54" W	120.94'
C3	200.00'	28°44'48"	100.35'	N 23°53'36" E	99.30'
C4	490.00'	0°29'25"	4.19'	N 38°01'18" E	4.19'
C5	1270.00'	22°56'08"	508.38'	S 30°40'54" E	505.00'
C6	1270.00'	22°12'20"	492.20'	S 08°06'39" E	489.13'
C7	100.00'	73°50'52"	128.89'	S 07°47'33" W	120.15'

TRACT 1 CENTER LINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°47'10" E	145.00'
L2	N 70°47'10" E	25.14'
L3	S 80°28'48" E	115.47'
L4	N 16°10'29" E	26.56'
L5	N 45°17'01" W	17.72'
L6	N 09°31'12" E	45.13'
L7	S 44°42'59" W	25.00'
L8	S 44°42'59" W	67.59'
L9	S 29°07'52" E	29.27'
L10	S 88°36'37" E	13.75'

TRACT 1 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°42'59" E	6.41'
L2	S 45°17'01" E	17.72'
L3	S 74°44'30" E	50.00'
L4	S 16°10'29" W	23.51'
L5	N 80°28'48" W	35.02'

TRACT 1 BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	175.00'	2°23'09"	7.29'	S 46°28'35" E	7.29'
C2	55.00'	27°35'07"	26.48'	S 66°41'15" E	26.22'
C3	1295.00'	1°33'52"	35.36'	S 12°31'05" E	35.36'
C4	1415.00'	18°35'36"	459.19'	S 00°10'07" W	457.18'
C5	965.00'	17°00'59"	286.60'	S 87°21'27" W	285.54'
C6	1125.00'	55°00'28"	1080.08'	N 22°50'59" W	1039.07'

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I 382

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FINAL PLAT
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MC 550 INVESTORS, L.P.
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Heath, Texas 75032
(972) 772-9400

Engineer:
F.C. CUNY CORP.
#2 Horizon Court
Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
FIRM REG NO. 10013200

June 14, 2016 | 1" = 100' | Sheet 2 of 7

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I 383

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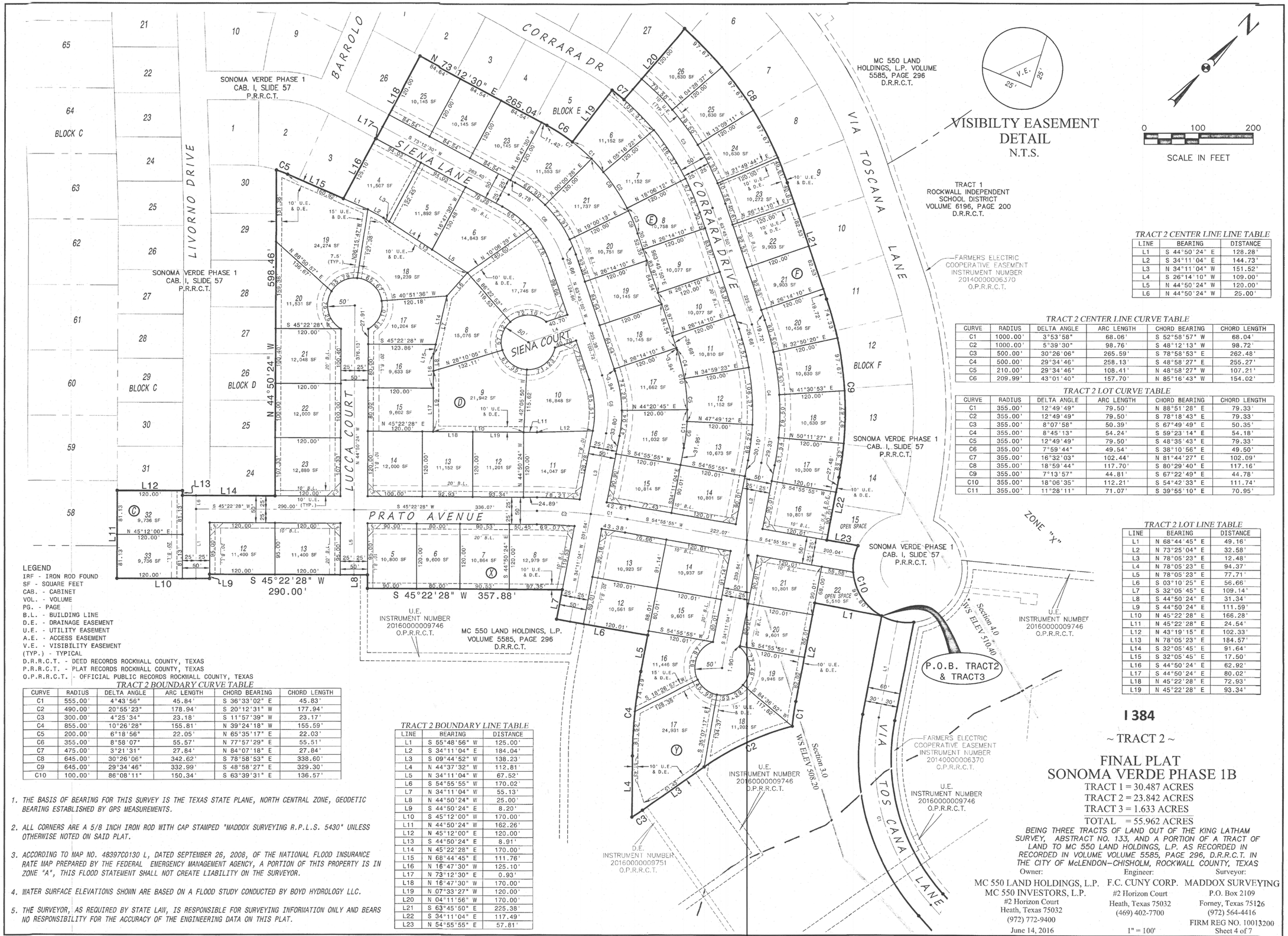

VISIBILTY EASEMENT DETAIL
N.T.S.

TRACT 2 CENTER LINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°50'24" E	128.28'
L2	S 34°11'04" E	144.73'
L3	N 34°11'04" W	151.52'
L4	S 26°14'10" W	109.00'
L5	N 44°50'24" W	120.00'
L6	N 44°50'24" W	25.00'

TRACT 2 CENTER LINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00'	3°53'58"	68.06'	S 52°58'57" W	68.04'
C2	1000.00'	5°39'30"	98.76'	S 48°12'13" W	98.72'
C3	500.00'	30°26'06"	265.59'	S 78°58'53" E	262.48'
C4	500.00'	29°34'46"	258.13'	S 48°58'27" E	255.27'
C5	210.00'	29°34'46"	108.41'	N 48°58'27" W	107.21'
C6	209.99'	43°01'40"	157.70'	N 85°16'43" W	154.02'

TRACT 2 LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	355.00'	12°49'49"	79.50'	N 88°51'28" E	79.33'
C2	355.00'	12°49'49"	79.50'	S 78°18'43" E	79.33'
C3	355.00'	8°07'58"	50.39'	S 67°49'49" E	50.35'
C4	355.00'	8°45'13"	54.24'	S 59°23'14" E	54.18'
C5	355.00'	12°49'49"	79.50'	S 48°35'43" E	79.33'
C6	355.00'	7°59'44"	49.54'	S 38°10'56" E	49.50'
C7	355.00'	16°32'03"	102.44'	N 81°44'27" E	102.09'
C8	355.00'	18°59'44"	117.70'	S 80°29'40" E	117.16'
C9	355.00'	7°13'57"	44.81'	S 67°22'49" E	44.78'
C10	355.00'	18°06'35"	112.21'	S 54°42'33" E	111.74'
C11	355.00'	11°28'11"	71.07'	S 39°55'10" E	70.95'

TRACT 2 LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°44'45" E	49.16'
L2	N 73°25'04" E	32.58'
L3	N 78°05'23" E	12.48'
L4	N 78°05'23" E	94.37'
L5	N 78°05'23" E	77.71'
L6	S 03°10'25" E	56.66'
L7	S 32°05'45" E	109.14'
L8	S 44°50'24" E	31.34'
L9	S 44°50'24" E	111.59'
L10	N 45°22'28" E	166.28'
L11	N 45°22'28" E	24.54'
L12	N 43°19'15" E	102.33'
L13	N 78°05'23" E	184.57'
L14	S 32°05'45" E	91.64'
L15	S 32°05'45" E	17.50'
L16	S 44°50'24" E	62.92'
L17	S 44°50'24" E	80.02'
L18	N 45°22'28" E	72.93'
L19	N 45°22'28" E	93.34'

TRACT 2 BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	555.00'	4°43'56"	45.84'	S 36°33'02" E	45.83'
C2	490.00'	20°55'23"	178.94'	S 20°12'31" W	177.94'
C3	300.00'	4°25'34"	23.18'	S 11°57'39" W	23.17'
C4	855.00'	10°26'28"	155.81'	N 39°24'18" W	155.59'
C5	200.00'	6°18'56"	22.05'	N 65°35'17" E	22.03'
C6	355.00'	8°58'07"	55.57'	N 77°57'29" E	55.51'
C7	475.00'	3°21'31"	27.84'	N 84°07'18" E	27.84'
C8	645.00'	30°26'06"	342.62'	S 78°58'53" E	338.60'
C9	645.00'	29°34'46"	332.99'	S 48°58'27" E	329.30'
C10	100.00'	86°08'11"	150.34'	S 63°39'31" E	136.57'

TRACT 2 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°48'56" W	125.00'
L2	S 34°11'04" E	184.04'
L3	S 09°44'52" W	138.23'
L4	N 44°37'32" W	112.81'
L5	N 34°11'04" W	67.52'
L6	S 54°55'55" W	170.02'
L7	N 34°11'04" W	55.13'
L8	N 44°50'24" W	25.00'
L9	S 44°50'24" E	8.20'
L10	S 45°12'00" W	170.00'
L11	N 44°50'24" W	162.26'
L12	N 45°12'00" E	120.00'
L13	S 44°50'24" E	8.91'
L14	N 45°22'28" E	170.00'
L15	N 68°44'45" E	111.76'
L16	N 16°47'30" W	125.10'
L17	N 73°12'30" E	0.93'
L18	N 16°47'30" W	170.00'
L19	N 07°33'27" W	120.00'
L20	N 04°11'56" W	170.00'
L21	S 63°45'50" E	225.38'
L22	S 34°11'04" E	117.49'
L23	N 54°55'55" E	57.81'

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O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

1. *THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.*
2. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "MADDOX SURVEYING R.P.L.S. 5430" UNLESS OTHERWISE NOTED ON SAID PLAT.*
3. *ACCORDING TO MAP NO. 48397C0130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.*
4. *WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY BOYD HYDROLOGY LLC.*
5. *THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.*

I 384

~ TRACT 2 ~

FINAL PLAT
SONOMA VERDE PHASE 1B

TRACT 1 = 30.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

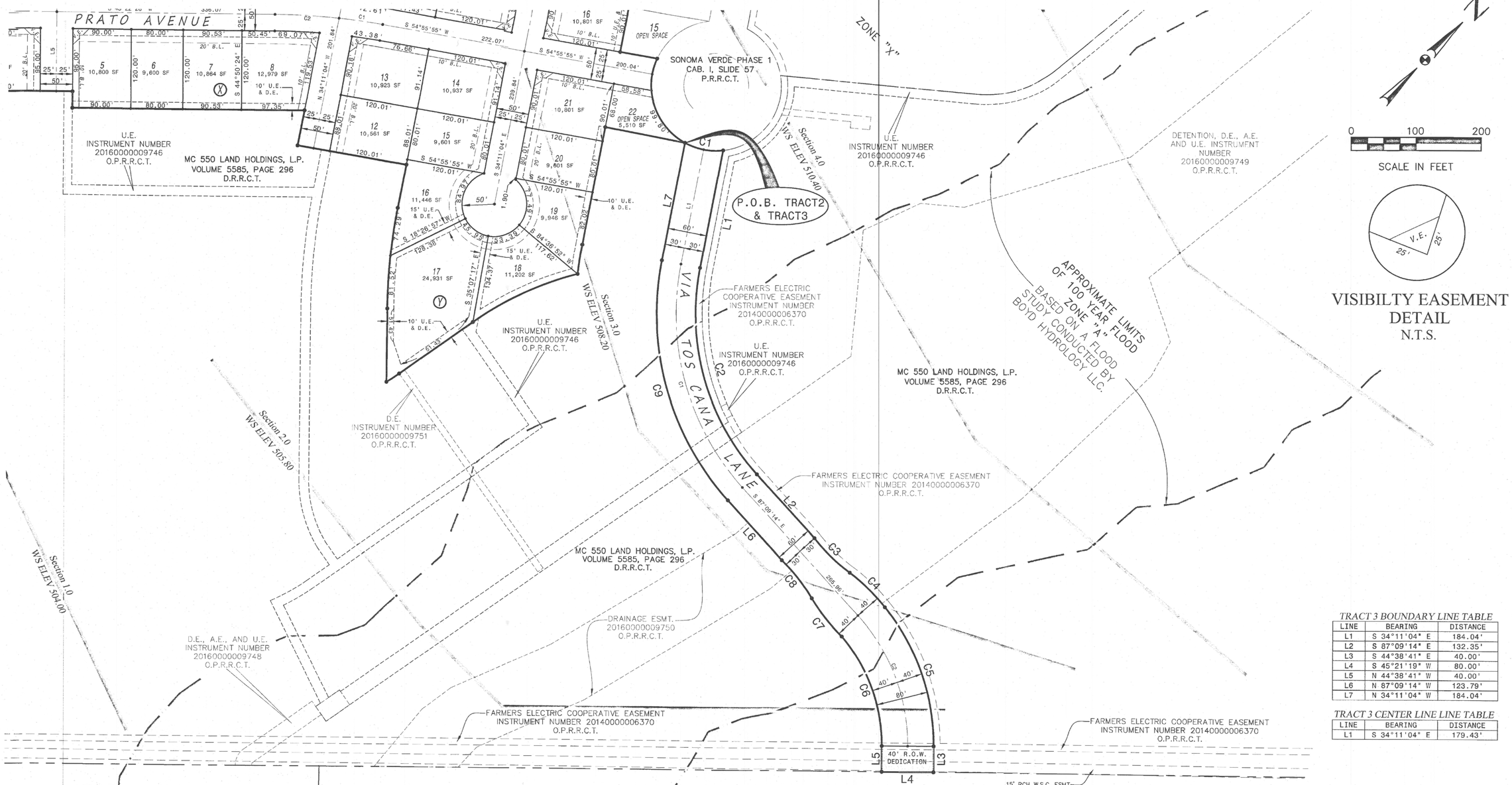
BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON–CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner:
MC 550 LAND HOLDINGS, L.P.
MC 550 INVESTORS, L.P.
#2 Horizon Court
Heath, Texas 75032
(972) 772-9400

Engineer:
F.C. CUNY CORP.
#2 Horizon Court
Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
FIRM REG NO. 10013200

June 14, 2016
1" = 100'



TRACT 3 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°11'04" E	184.04'
L2	S 87°09'14" E	132.35'
L3	S 44°38'41" E	40.00'
L4	S 45°21'19" W	80.00'
L5	N 44°38'41" W	40.00'
L6	N 87°09'14" W	123.79'
L7	N 34°11'04" W	184.04'

TRACT 3 CENTER LINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°11'04" E	179.43'

TRACT 3 CENTER LINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00'	52°58'09"	369.80'	S 60°40'09" E	356.77'
C2	300.00'	42°13'20"	221.08'	S 66°02'33" E	216.11'

TRACT 3 BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	34°54'55"	60.94'	N 55°48'56" E	60.00'
C2	370.00'	52°58'09"	342.06'	S 60°40'09" E	330.01'
C3	300.00'	14°34'29"	76.31'	N 89°04'46" E	76.11'
C4	300.00'	14°33'32"	76.23'	N 89°26'40" E	76.03'
C5	340.00'	39°11'02"	232.52'	S 64°29'23" E	228.02'
C6	260.00'	40°30'13"	183.80'	N 65°13'39" W	180.00'
C7	300.00'	14°22'21"	75.25'	N 83°14'57" W	75.06'
C8	300.00'	14°22'18"	75.25'	N 83°20'02" W	75.05'
C9	430.00'	52°58'09"	397.53'	N 60°40'09" W	383.52'

LEGEND
IRF - IRON ROD FOUND
SF - SQUARE FEET
CAB. - CABINET
VOL. - VOLUME
PG. - PAGE
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
A.E. - ACCESS EASEMENT
V.E. - VISIBILITY EASEMENT
(TYP.) - TYPICAL
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

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4. *WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY BOYD HYDROLOGY LLC.*
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I 385

~ TRACT 3 ~

FINAL PLAT
SONOMA VERDE PHASE 1B

TRACT 1 = 30.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner:
MC 550 LAND HOLDINGS, L.P.
MC 550 INVESTORS, L.P.
#2 Horizon Court
Heath, Texas 75032
(972) 772-9400

Engineer:
F.C. CUNY CORP.
#2 Horizon Court
Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
FIRM REG NO. 10013200

June 14, 2016
1" = 100'
Sheet 5 of 7

LEGAL DESCRIPTION:
TRACT 1

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the north corner of Lot 7, Block J of Sonoma Verde Phase 1 an addition to the City of McLendon Chisholm as recorded in Cabinet I, Slide 57 of the Plat Records Rockwall County, Texas.

THENCE through the interior of said MC 550 tract the following courses and distances;

THENCE North 44 degrees 44 minutes 56 seconds East, a distance of 560.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 143.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 6.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 605.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 175.00 feet, a central angle of 02 degrees 23 minutes 09 seconds, an arc length of 7.29 feet, a chord bearing of South 46 degrees 28 minutes 35 seconds East, a distance of 7.29 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 66 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 80 degrees 28 minutes 48 seconds East, a distance of 871.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 74 degrees 44 minutes 30 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 16 degrees 10 minutes 29 seconds West, a distance of 23.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 76 degrees 24 minutes 58 seconds East, a distance of 120.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 18 degrees 08 minutes 56 seconds West, a distance of 377.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 80 degrees 28 minutes 48 seconds West, a distance of 35.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 09 degrees 31 minutes 12 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 80 degrees 28 minutes 48 seconds West, a distance of 1371.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1295.00 feet, a central angle of 01 degrees 33 minutes 52 seconds, an arc length of 35.36 feet, a chord bearing of South 12 degrees 31 minutes 05 seconds East, a distance of 35.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 73 degrees 13 minutes 44 seconds East, a distance of 134.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1415.00 feet, a central angle of 18 degrees 35 minutes 36 seconds, an arc length of 459.19 feet, a chord bearing of South 00 degrees 10 minutes 07 seconds West, a distance of 457.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 1 Block G of said Sonoma Verde Phase 1, said point also being at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and along the northeast line of said Sonoma Verde Phase 1 having a radius of 965.00 feet, a central angle of 17 degrees 00 minutes 59 seconds, an arc length of 286.60 feet, a chord bearing of South 87 degrees 21 minutes 27 seconds West, a distance of 285.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the southeast corner of Lot 23, Block G of said Sonoma Verde Phase 1;

THENCE North 03 degrees 59 minutes 42 seconds East continuing along said northeast line of Sonoma Verde Phase 1 a distance of 154.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 1125.00 feet, a central angle of 55 degrees 00 minutes 28 seconds, an arc length of 1080.08 feet, a chord bearing of North 22 degrees 50 minutes 59 seconds West, a distance of 1039.07 feet to the POINT OF BEGINNING containing 1,328,015 square Feet, or 30.487 acres of land.

LEGAL DESCRIPTION:
TRACT 2

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the easterly line of Sonoma Verde Phase 1 an addition to the City of McLendon Chisholm as recorded in Cabinet I, Slide 57 of the Plat Records Rockwall County, Texas said point also being the proposed east corner of Lot 22, Block Y of Tract 2 of this plat.

THENCE through the interior of said MC 550 tract the following courses and distances;

THENCE South 55 degrees 48 minutes 56 seconds West, a distance of 125.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 04 degrees 43 minutes 56 seconds, an arc length of 45.84 feet, a chord bearing of South 36 degrees 33 minutes 02 seconds East, a distance of 45.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve continuing to the left having a radius of 490.00 feet, a central angle of 20 degrees 55 minutes 23 seconds, an arc length of 178.94 feet, a chord bearing of South 20 degrees 12 minutes 31 seconds West, a distance of 177.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 09 degrees 44 minutes 52 seconds West, a distance of 138.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 300.00 feet, a central angle of 04 degrees 25 minutes 34 seconds, an arc length of 23.18 feet, a chord bearing of South 11 degrees 57 minutes 39 seconds West, a distance of 23.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 37 minutes 32 seconds West, a distance of 112.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 855.00 feet, a central angle of 10 degrees 26 minutes 28 seconds, an arc length of 155.81 feet, a chord bearing of North 39 degrees 24 minutes 18 seconds West, a distance of 155.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 67.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 54 degrees 55 minutes 55 seconds West, a distance of 170.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 55.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 357.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 290.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 8.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 50 minutes 24 seconds West continuing through the interior of said MC 550 tract and partially along the easterly line of said Sonoma Verde Phase 1, a distance of 162.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the south corner of Lot 31, Block C of said Sonoma Verde Phase 1;

THENCE along the easterly line of said Sonoma Verde Phase 1 the following courses and distances;

THENCE North 45 degrees 12 minutes 00 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 31, Block C of said Sonoma Verde Phase 1;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 8.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 45 degrees 22 minutes 28 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 24, Block D of said Sonoma Verde Phase 1;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 598.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 200.00 feet, a central angle of 06 degrees 18 minutes 56 seconds, an arc length of 22.05 feet, a chord bearing of North 65 degrees 35 minutes 17 seconds East, a distance of 22.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 68 degrees 44 minutes 45 seconds East, a distance of 111.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 3, Block D of said Sonoma Verde Phase 1;

THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 125.10 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 3, Block D of said Sonoma Verde Phase 1;

THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 0.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 6, Block E of said Sonoma Verde Phase 1;

THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 265.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 355.00 feet, a central angle of 08 degrees 58 minutes 07 seconds, an arc length of 55.57 feet, a chord bearing of North 77 degrees 57 minutes 29 seconds East, a distance of 55.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 5, Block E of said Sonoma Verde Phase 1;

THENCE North 07 degrees 33 minutes 27 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 5, Block E of said Sonoma Verde Phase 1 and at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 475.00 feet, a central angle of 03 degrees 21 minutes 31 seconds, an arc length of 27.84 feet, a chord bearing of North 84 degrees 07 minutes 18 seconds East, a distance of 27.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 04 degrees 11 minutes 56 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 27, Block F of said Sonoma Verde Phase 1 at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 645.00 feet, a central angle of 30 degrees 26 minutes 06 seconds, an arc length of 342.62 feet, a chord bearing of South 78 degrees 58 minutes 53 seconds East, a distance of 338.60 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 63 degrees 45 minutes 50 seconds East, a distance of 225.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 645.00 feet, a central angle of 29 degrees 34 minutes 46 seconds, an arc length of 332.99 feet, a chord bearing of South 48 degrees 58 minutes 27 seconds East, a distance of 329.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 117.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the south corner of Lot 15, Block F of said Sonoma Verde Phase 1;

THENCE North 54 degrees 55 minutes 55 seconds East, a distance of 57.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 15, Block F of said Sonoma Verde Phase 1 and at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 100.00 feet, a central angle of 86 degrees 08 minutes 11 seconds, an arc length of 150.34 feet, a chord bearing of South 63 degrees 39 minutes 31 seconds East, a distance of 136.57 feet to the POINT OF BEGINNING containing 1,038,548 square Feet, or 23.842 acres of land.

I 386

FINAL PLAT
SONOMA VERDE PHASE 1B

TRACT 1 = 30.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

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P.O. Box 2109
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FIRM REG NO. 10013200

June 14, 2016

LEGAL DESCRIPTION:
TRACT 3

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THENCE with said curve to the left and said easterly line, having a radius of 100.00 feet, a central angle of 34 degrees 54 minutes 55 seconds , an arc length of 60.94 feet, a chord bearing of North 55 degrees 48 minutes 56 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE through the interior of said MC 550 tract the following courses and distances;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 370.00 feet, a central angle of 52 degrees 58 minutes 09 seconds, an arc length of 342.06 feet, a chord bearing of South 60 degrees 40 minutes 09 seconds East, a distance of 330.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 87 degrees 09 minutes 14 seconds East, a distance of 132.35 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 34 minutes 29 seconds, an arc length of 76.31 feet, a chord bearing of North 89 degrees 04 minutes 46 seconds East, a distance of 76.11 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 33 minutes 32 seconds, an arc length of 76.23 feet, a chord bearing of North 89 degrees 26 minutes 40 seconds East, a distance of 76.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a compound curve to continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 340.00 feet, a central angle of 39 degrees 11 minutes 02 seconds, an arc length of 232.52 feet, a chord bearing of South 64 degrees 29 minutes 23 seconds East, a distance of 228.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 44 degrees 38 minutes 41 seconds East, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner lying in League Road same being the southeasterly line of said MC 550 tract;

THENCE South 45 degrees 21 minutes 19 seconds West along said southeasterly line and said League Road, a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE departing said southeasterly line and said League Road and through the interior of said MC 550 tract the following courses and distances;

THENCE North 44 degrees 38 minutes 41 seconds West, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 260.00 feet, a central angle of 40 degrees 30 minutes 13 seconds, an arc length of 183.80 feet, a chord bearing of North 65 degrees 13 minutes 39 seconds West, a distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 22 minutes 21 seconds, an arc length of 75.25 feet, a chord bearing of North 83 degrees 14 minutes 57 seconds West, a distance of 75.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a second reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 22 minutes 18 seconds, an arc length of 75.25 feet, a chord bearing of North 83 degrees 20 minutes 02 seconds West, a distance of 75.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 87 degrees 09 minutes 14 seconds West, a distance of 123.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 430.00 feet, a
central angle of 52 degrees 58 minutes 09 seconds, an arc length of 397.53 feet, a chord bearing of North 60 degrees 40 minutes 09 seconds West, a distance of 383.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 184.04 feet to the POINT OF BEGINNING containing 71,126 square Feet, or 1.633 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 21 DAY OF June, 2016.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALLISON M. STEWART
Notary Public, State of Texas
Comm. Expires 04-01-2020
Notary ID 124834849

APPROVED

I hereby certify that the above and foregoing plat of Sonoma Verde Phase 1B to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the 9th day of June 2015. ~~2015~~.16

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this the 23rd day of June, 2016.

City Secretary
City of McLendon-Chisholm, Texas

Recommended for Final Approval:

Chairman
Planning & Zoning Commission

Date June 22, 2016

CITY OF McLENDON-CHISHOLM CORPORATE SEAL TEXAS

Approved:

Mayor
City of McLendon-Chisholm, Texas

Date June 22, 2016

OWNER'S CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

THAT WE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 1B AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JANUARY 13, 2015, AND ATTACHED TO CITY ORDINANCE NO. 2015-02, ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S MC 550 INVESTORS L.P. &
MC 550 LAND HOLDINGS L.P.

BY: MANAGER OF MC 550 GP LLC,
General partner of each

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, Russell Phillips, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DAVID O. BUTLER
Notary Public, State of Texas
Comm. Expires 03-24-2020
Notary ID 126458457

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/23/2016 11:28:54 AM
$350.00
20160000010477

I 387

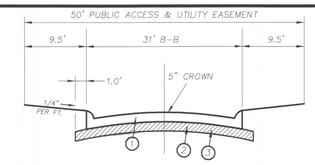
FINAL PLAT
SONOMA VERDE PHASE 1B

TRACT 1 = 30.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:	Surveyor:
MC 550 LAND HOLDINGS, L.P. MC 550 INVESTORS, L.P. #2 Horizon Court Heath, Texas 75032 (972) 772-9400	F.C. CUNY CORP. #2 Horizon Court Heath, Texas 75032 (469) 402-7700	MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416 FIRM REG NO. 10013200

June 14, 2016



TYPICAL PAVING SECTION

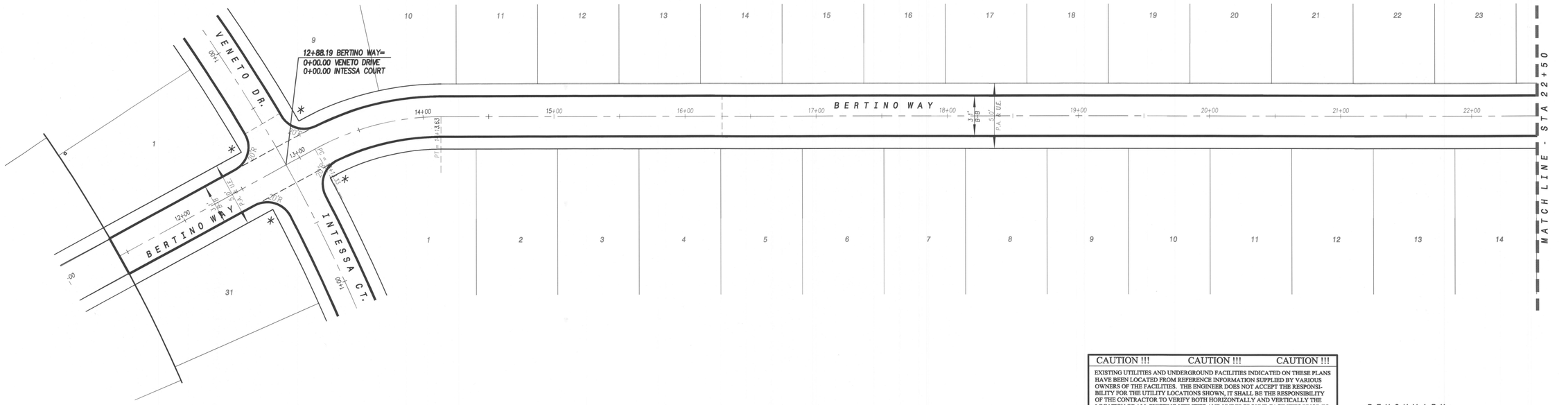
1. 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
2. Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 7% by weight of lime to a depth of 6" shall be required. See Geotech for recommendations.
3. Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.

* BARRIER FREE RAMP

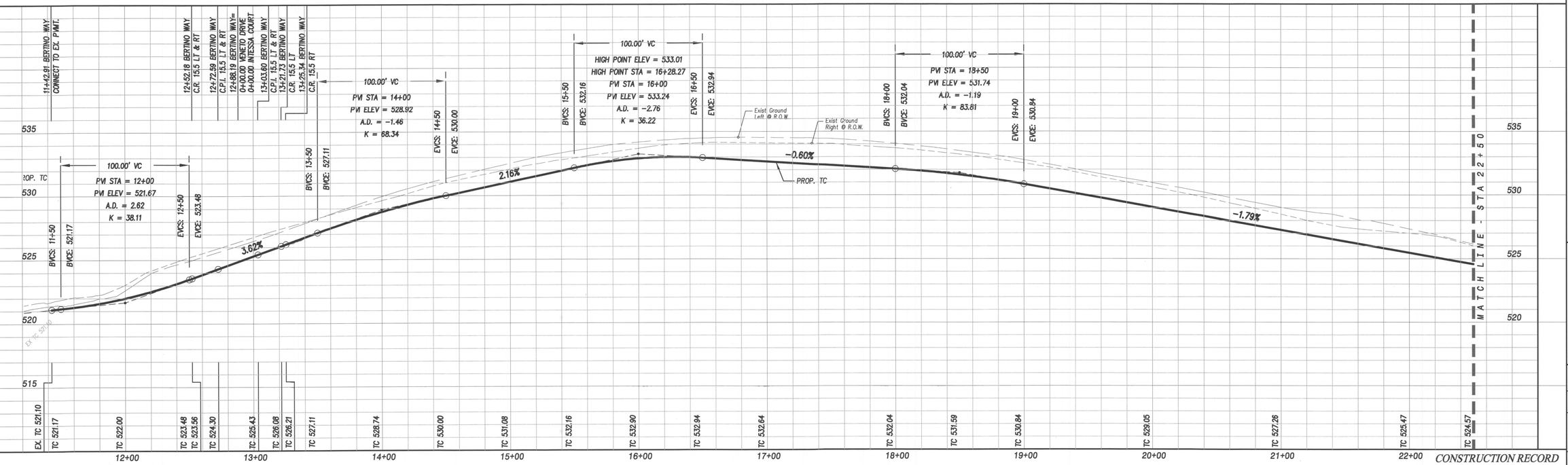
N E S W

40 20 0 40 80

1" = 40'



BERTINO WAY



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BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
PROFESSIONAL ENGINEER

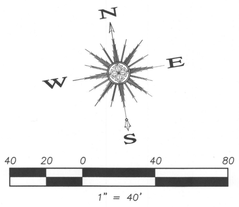
6-21-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

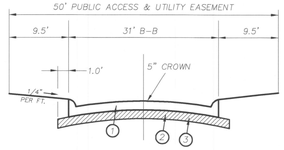
Sheet Title: **Bertino Way**
Sta. Ex. Pvmt. to 22+50
Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	9 of 53

CONSTRUCTION RECORD



* BARRIER FREE RAMP



TYPICAL PAVING SECTION

1. 6" 3600 PSI Class 'C' concrete pavement with No. 3 bars 24" on centers both ways.
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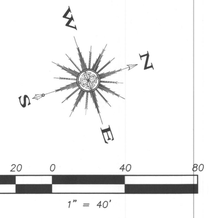

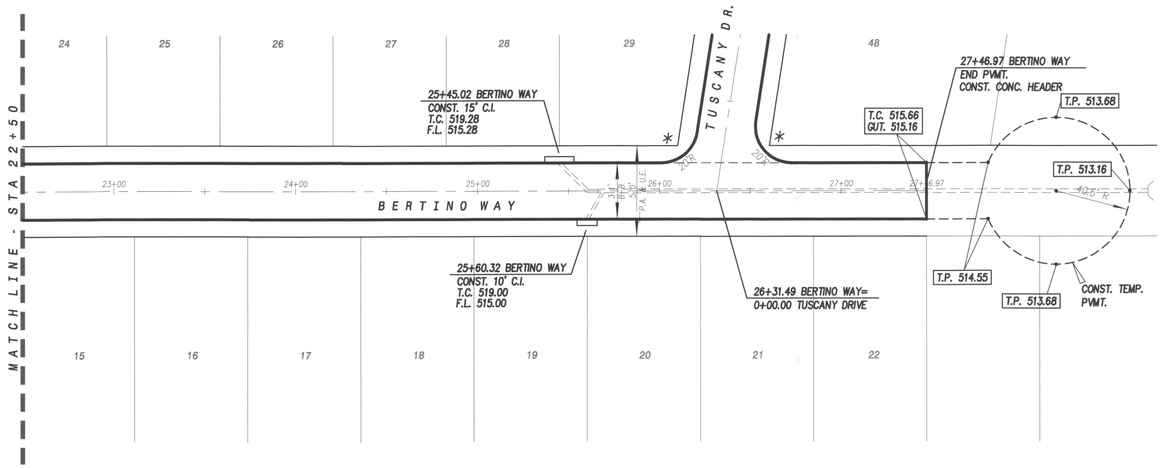

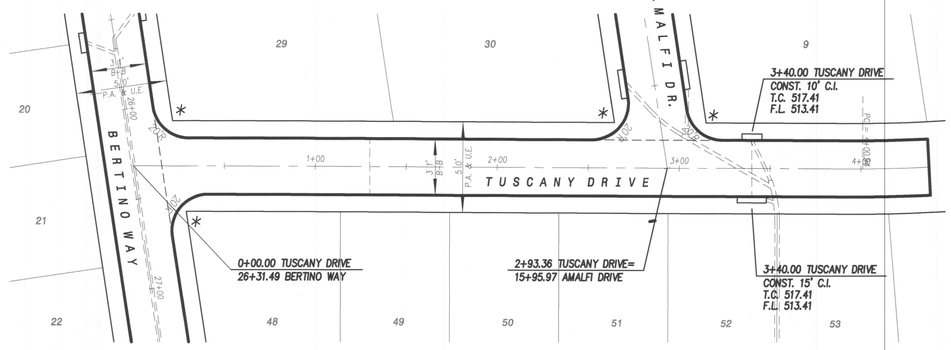

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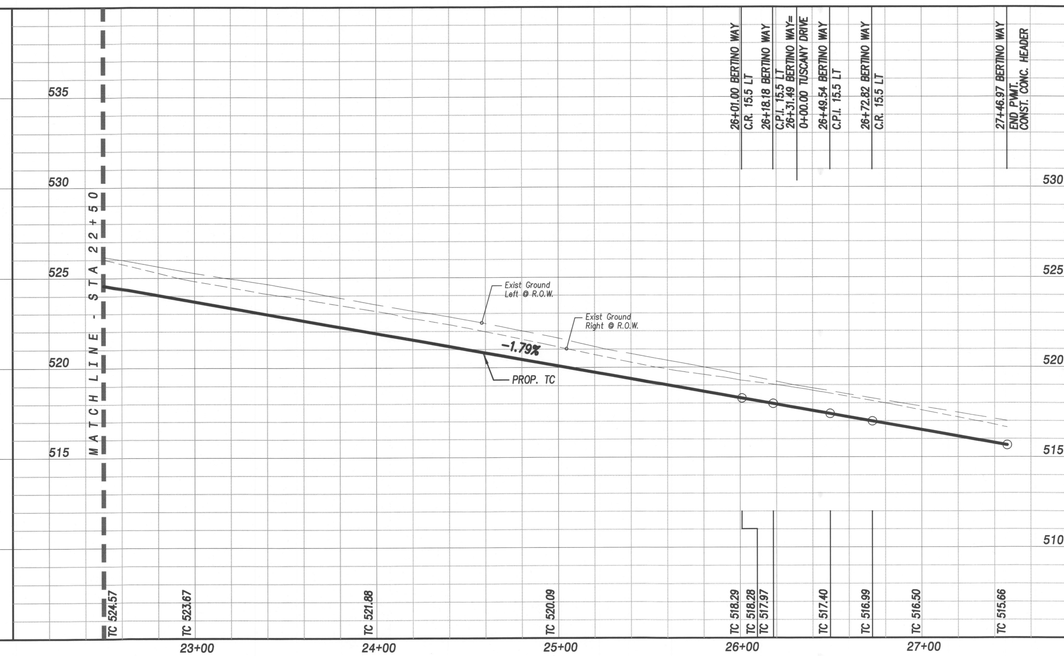
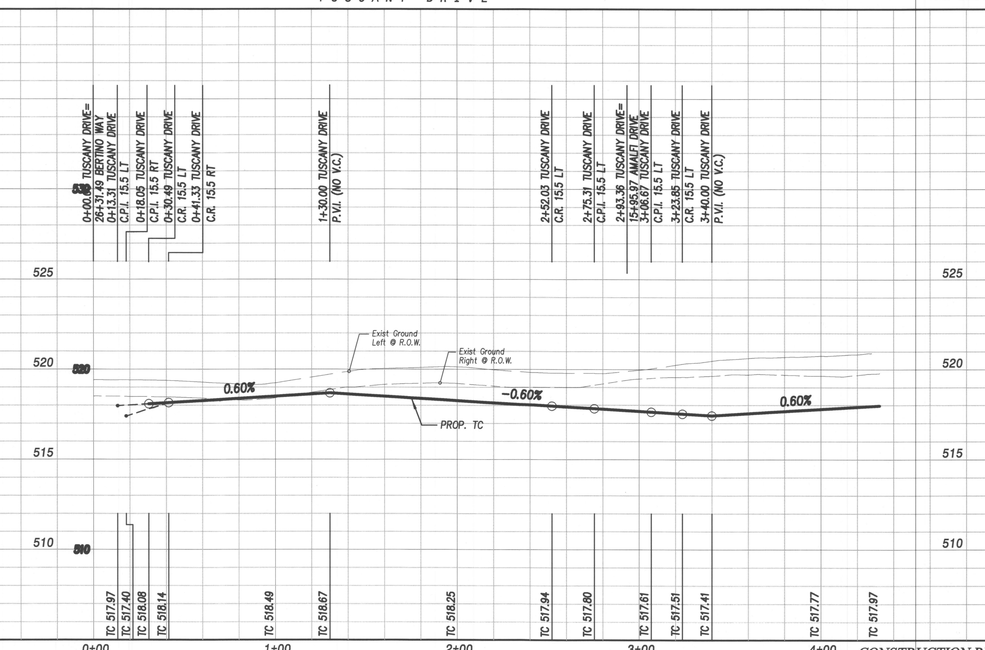
U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

BERTINO WAY



TUSCANY DRIVE



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

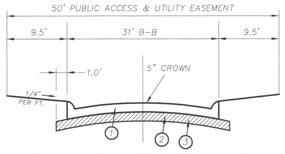
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: **Tuscany Dr. & Bertino Way Sta. 22+50 to End Paving Plan & Profile**

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	10 of 53

* BARRIER FREE RAMP



TYPICAL PAVING SECTION

1. 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
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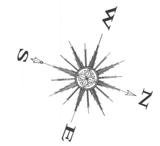
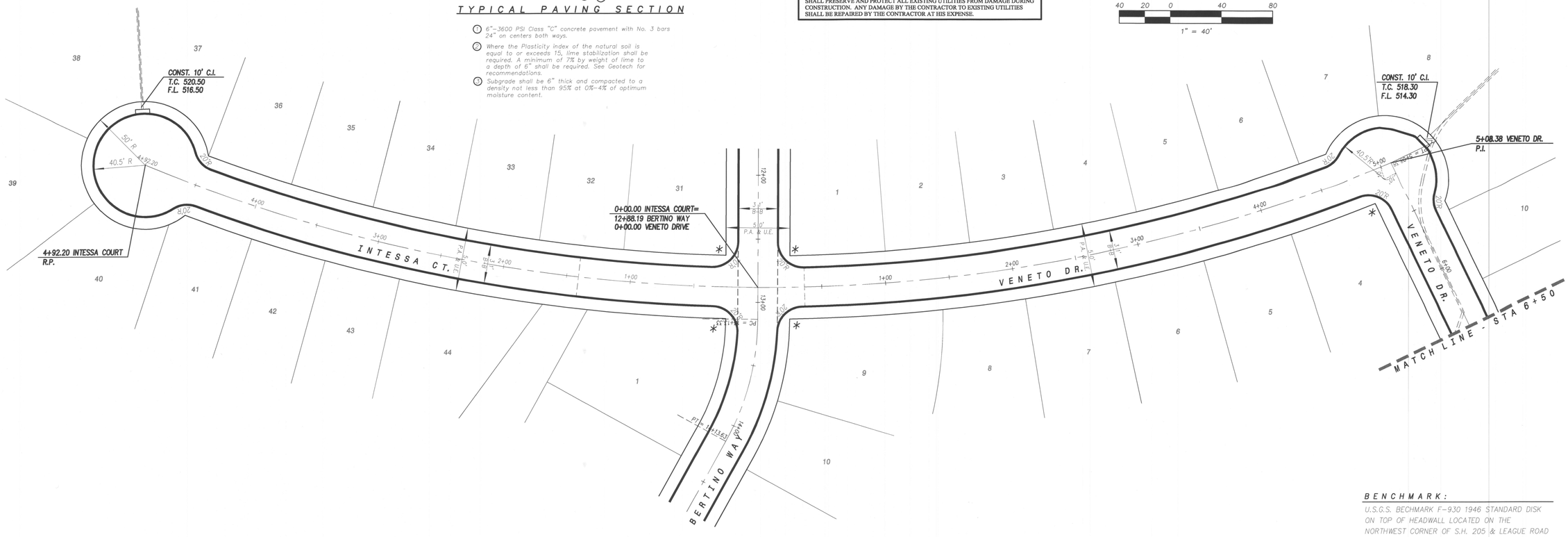


40 20 0 40 80

1" = 40'



BENCHMARK:

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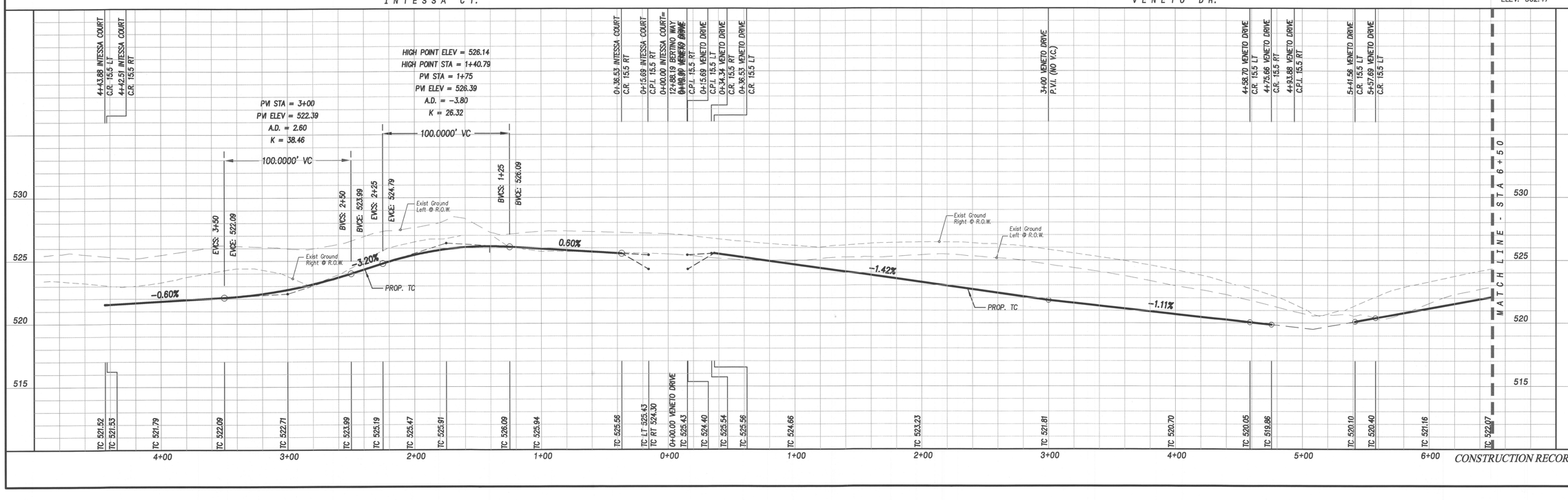
ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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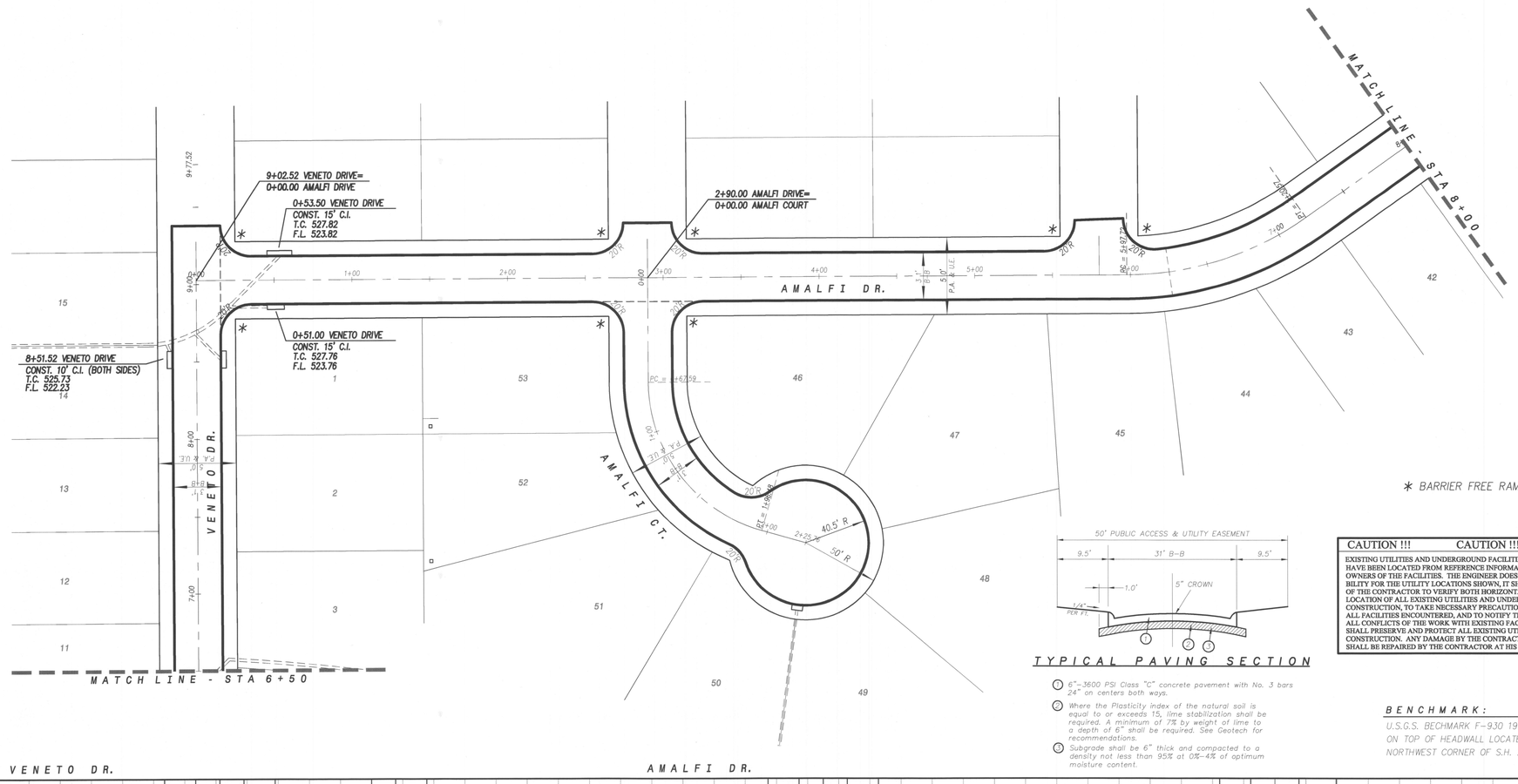
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: Intessa Ct. & Veneto Dr. Sta. 0+00 to 6+50 Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	11 of 53



* BARRIER FREE RAMP

TYPICAL PAVING SECTION

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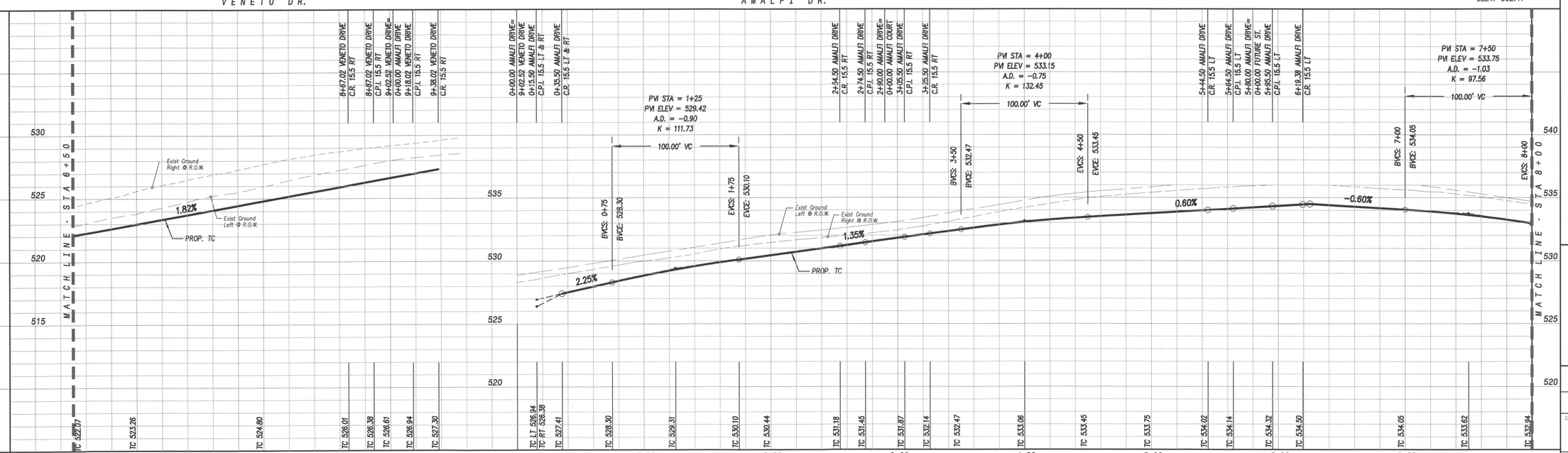

CONSTRUCTION RECORD

Revision	Date	Description

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#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
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Texas Registered Engineering Firm F-7449

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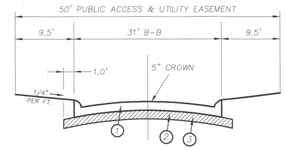
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: Almalfi Dr. Sta. 0+00 to 8+00 & Veneto Dr. Sta. 6+50 to End Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	12 of 53

* BARRIER FREE RAMP



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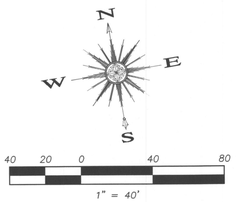

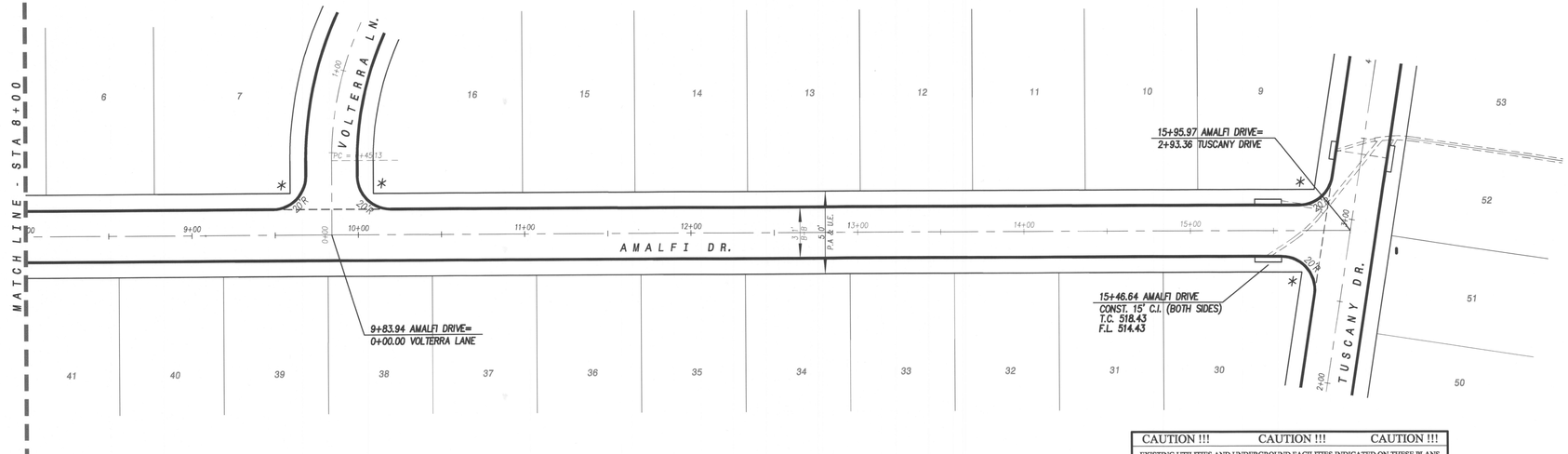

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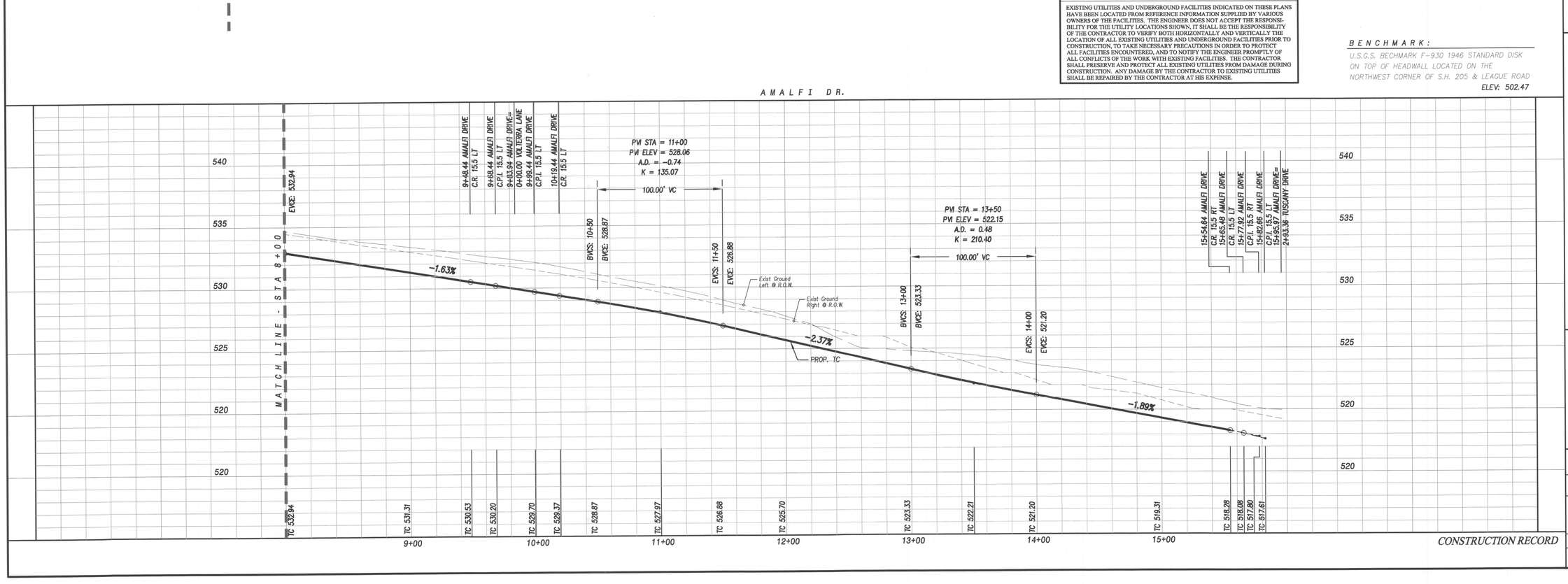
BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

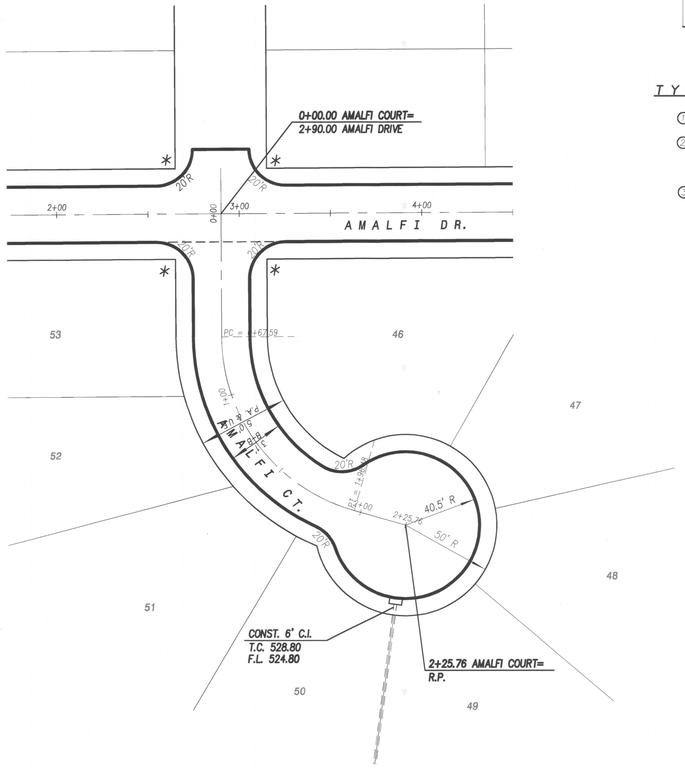
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

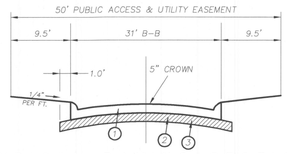
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Almalfi Drive
Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	13 of 53





TYPICAL PAVING SECTION

1. 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
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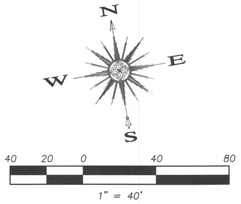
* BARRIER FREE RAMP



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BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

AMALFI CT.

0+00.00 AMALFI COURT=
2+90.00 AMALFI DRIVE
0+15.50 AMALFI COURT
C.P.I. 15.5 LT & RT
0+35.50 AMALFI COURT
C.R. 15.5 LT & RT
1+68.52 AMALFI COURT
C.R. 15.5 LT
1+81.04 AMALFI COURT
C.R. 15.5 RT
2+25.76 AMALFI COURT
R.P.

TC LT 531.87
TC RT 531.45
TC 531.99
TC 531.11
TC 530.17
TC 530.00

Exist Ground Left @ R.O.W.
Exist Ground Right @ R.O.W.
-1.37%
PROP. TC

0+00
1+00
2+00

VOLTERRA LN.

0+00.00 VOLTERRA LANE=
9+83.94 AMALFI DRIVE
0+15.50 VOLTERRA LANE
C.P.I. 15.5 LT & RT
0+35.50 VOLTERRA LANE
C.R. 15.5 LT & RT
1+62.36 VOLTERRA LANE
END CONC PVMT

TC LT 530.20
TC RT 529.70
TC 530.32
TC 530.71
TC 531.08

Exist Ground Left @ R.O.W.
Exist Ground Right @ R.O.W.
0.60%
PROP. TC

0+00
1+00
1+00

535 530 525 520 540

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: Almalfi Ct. & Volterra Ln. Sta. 0+00 to 8+00 Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	14 of 53

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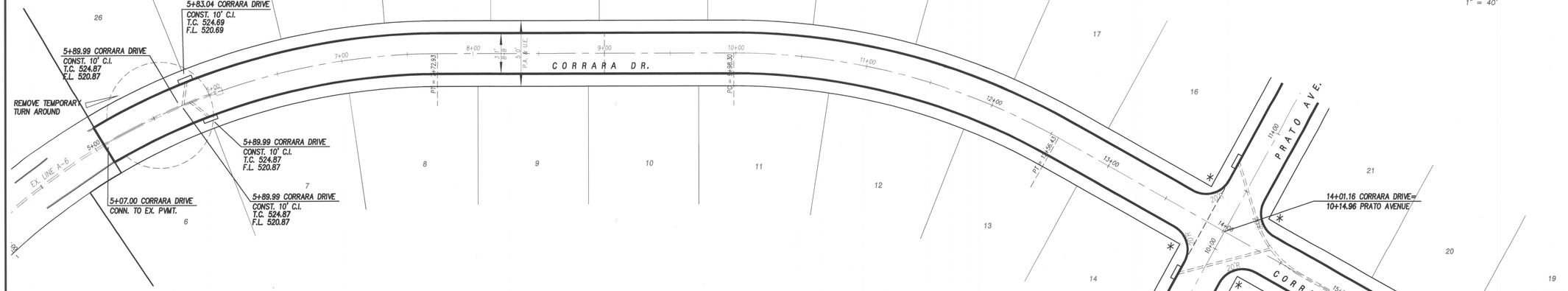

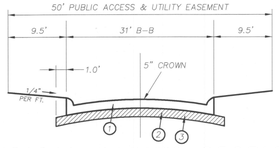

TYPICAL PAVING SECTION

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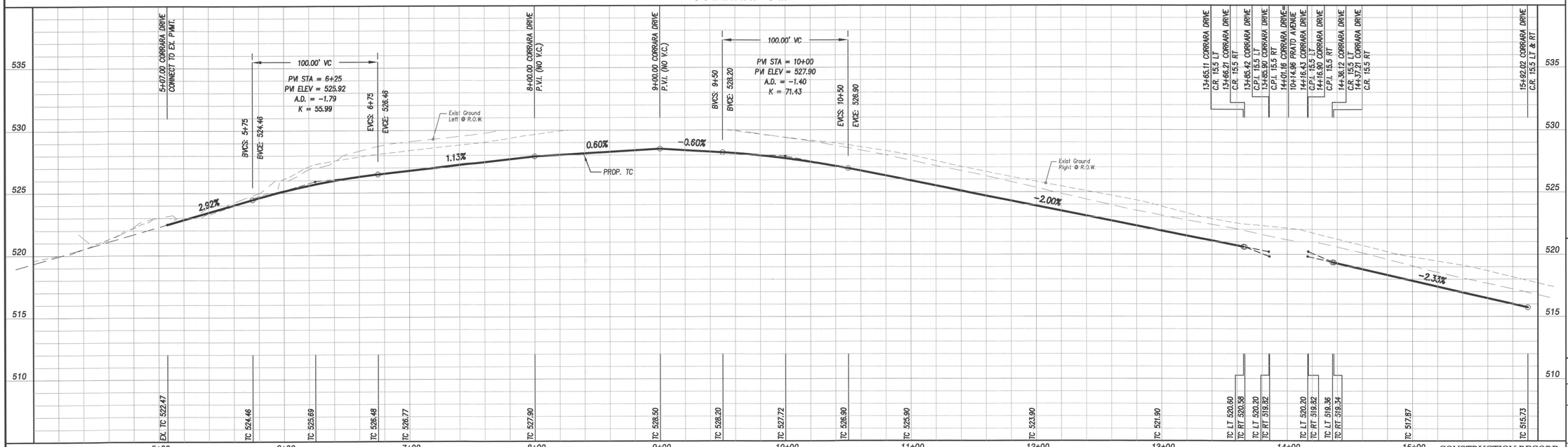
* BARRIER FREE RAMP

BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

CORRARA DR.



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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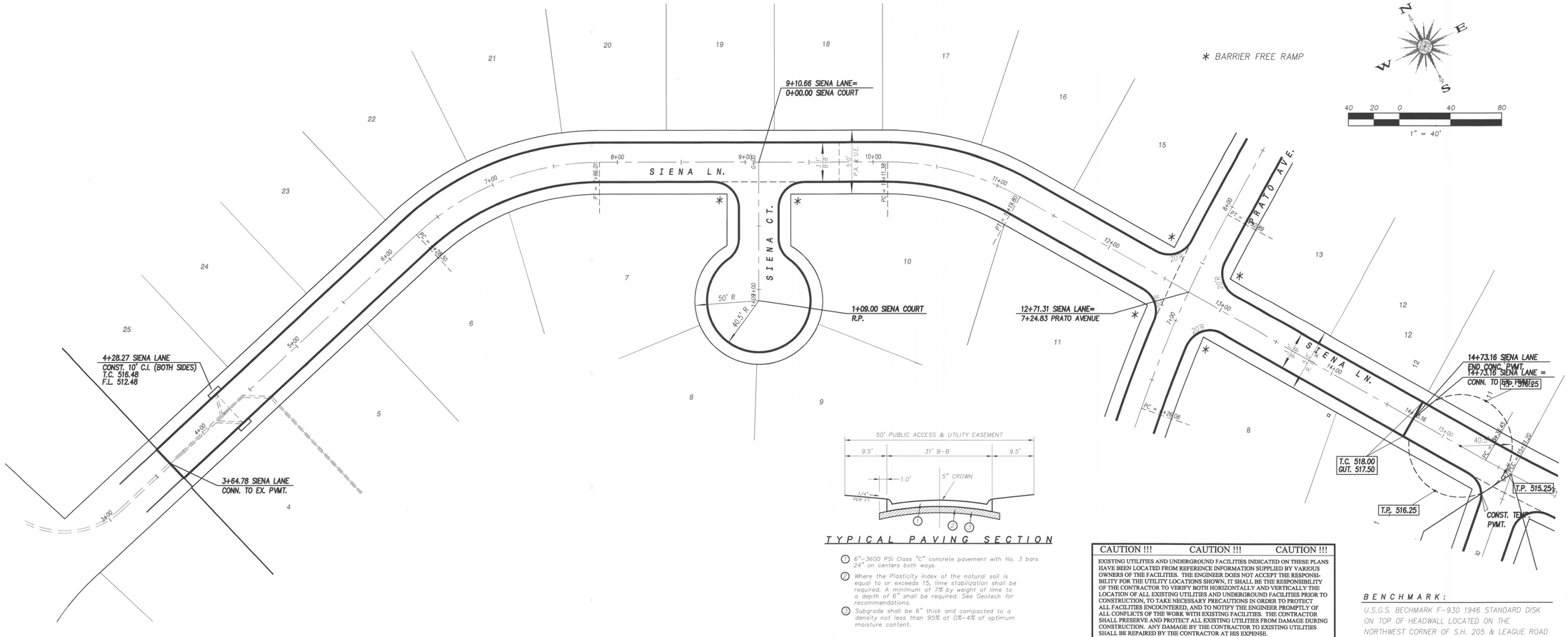
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Corrara Drive
Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	15 of 53



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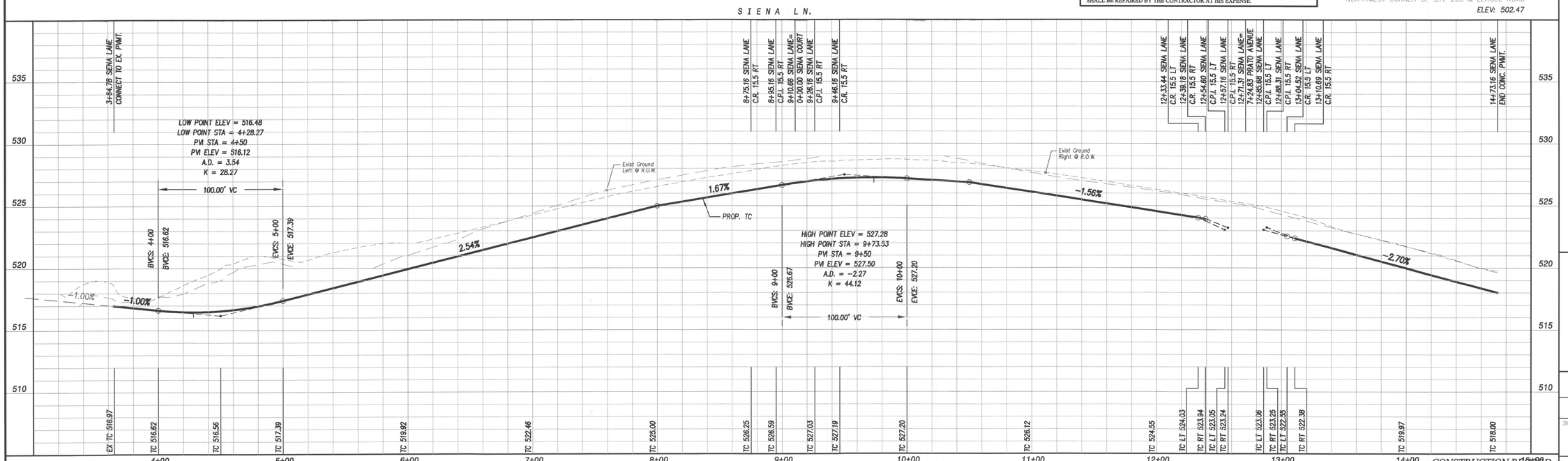
ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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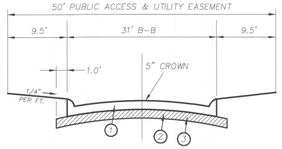
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: **Siena Lane**
Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	16 of 53

* BARRIER FREE RAMP



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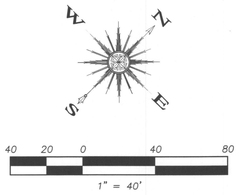
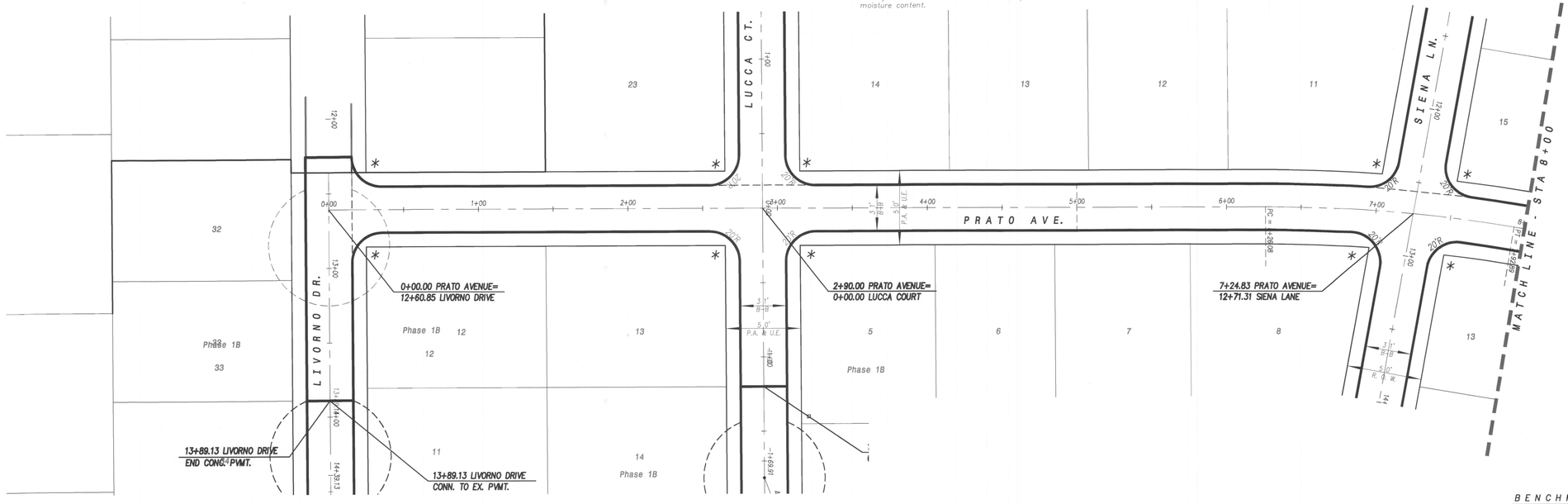
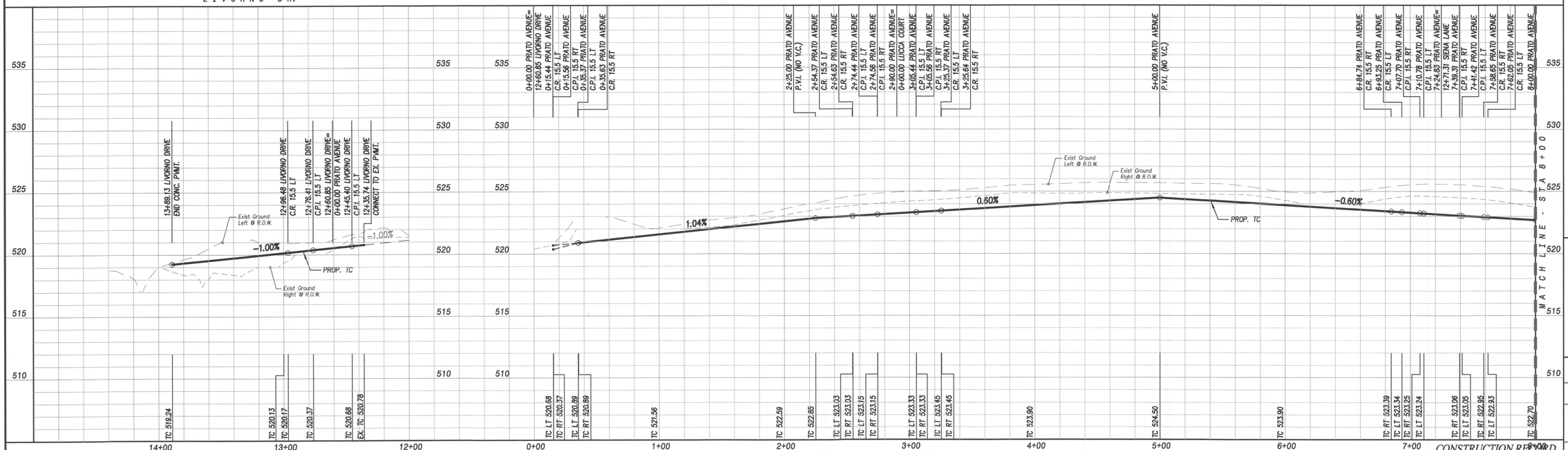




BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

STATE OF TEXAS · CHRISTOPHER R. CUNY · 65642 · REGISTERED PROFESSIONAL ENGINEER

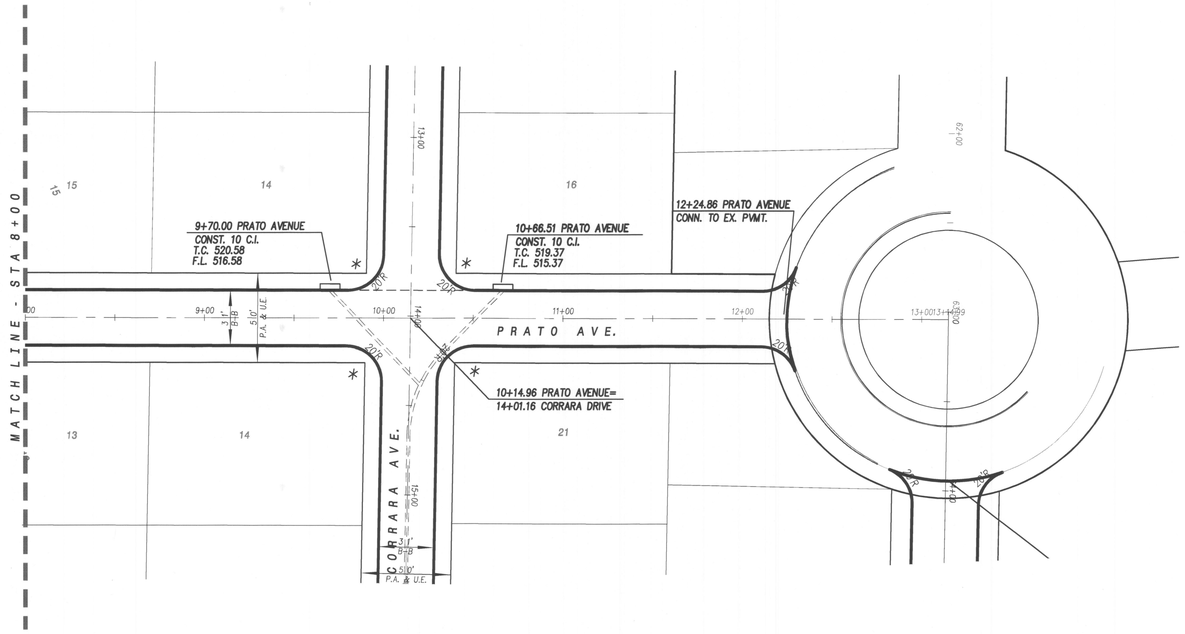
6-27-2016

Drawn By: FC CUNY	Checked By: FC CUNY
Date: 06-16	Project No.:

Sheet Title: Livorno Dr. & Prato Ave. Sta. 0+00 to 8+00 Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	17 of 53

Sonoma Verde Phase 1B



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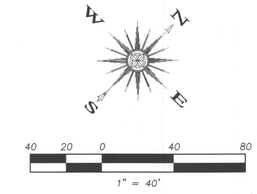

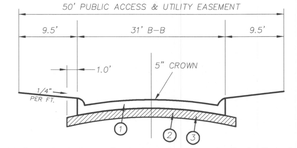

TYPICAL PAVING SECTION

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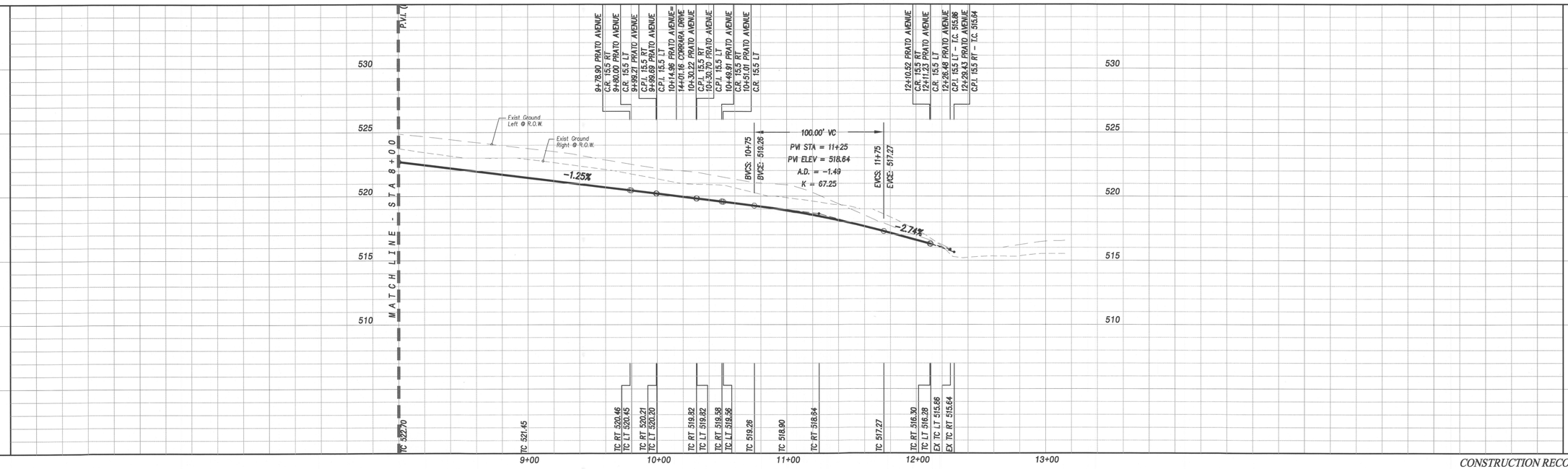
ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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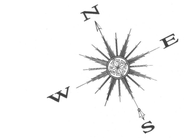
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: Prato Ave. Sta. 8+00. to End Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	18 of 53



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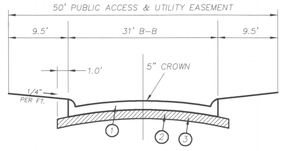

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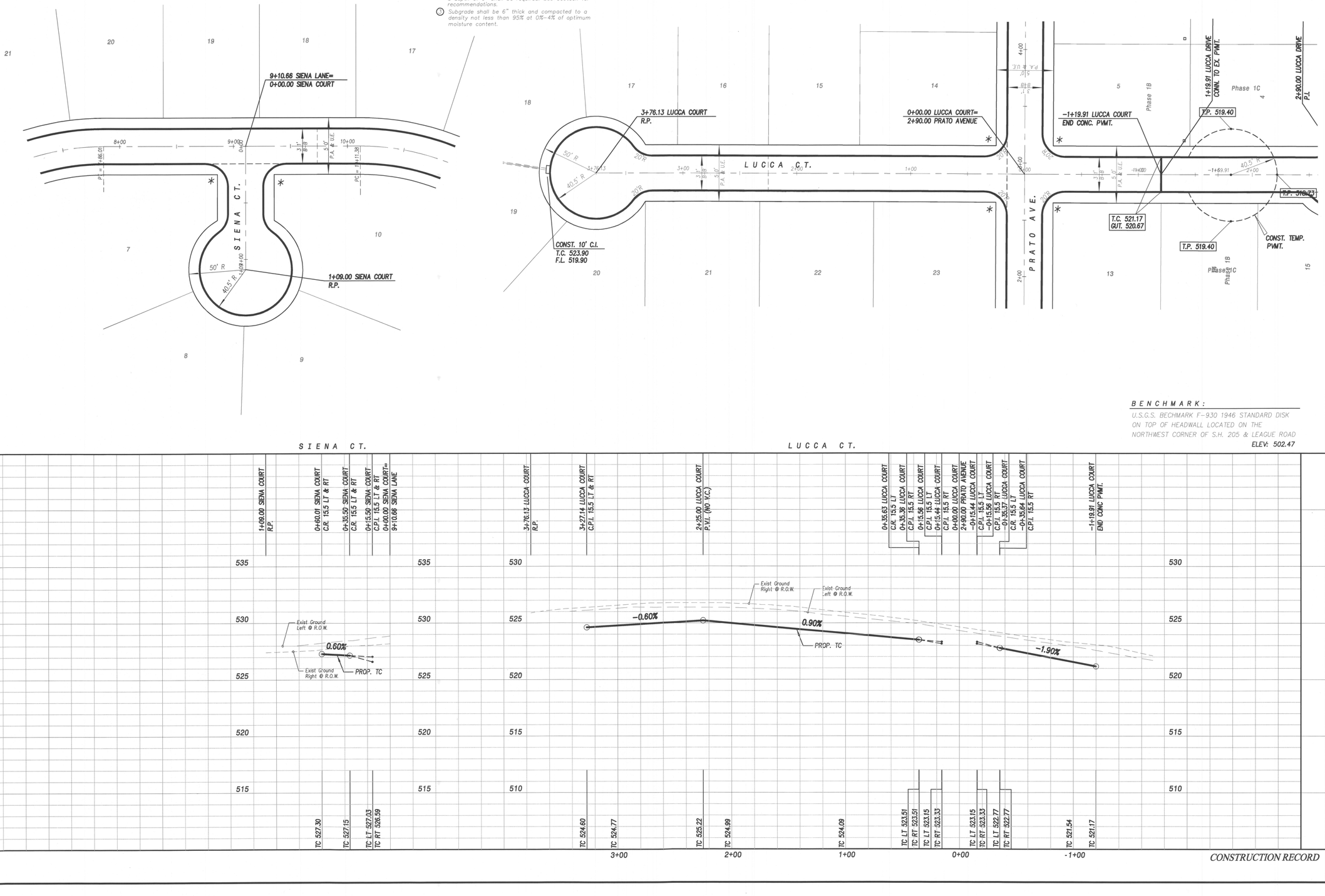


BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD.

ELEV: 502.47

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

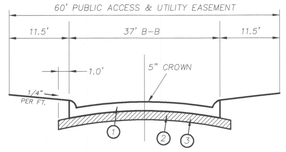
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: **Lucca Ct. & Siena Ct. Paving Plan & Profile**

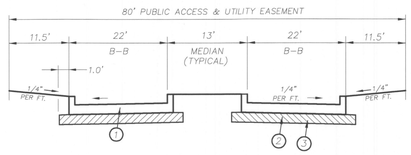
Scale:	Sheet No.:
1" = 40' h 1" = 4' v	19 of 53

* BARRIER FREE RAMP



TYPICAL PAVING SECTION

1. 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
2. Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 7% by weight of lime to a depth of 6" shall be required. See Geotech for recommendations.
3. Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.



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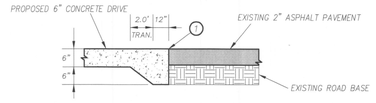
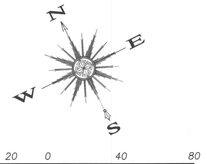
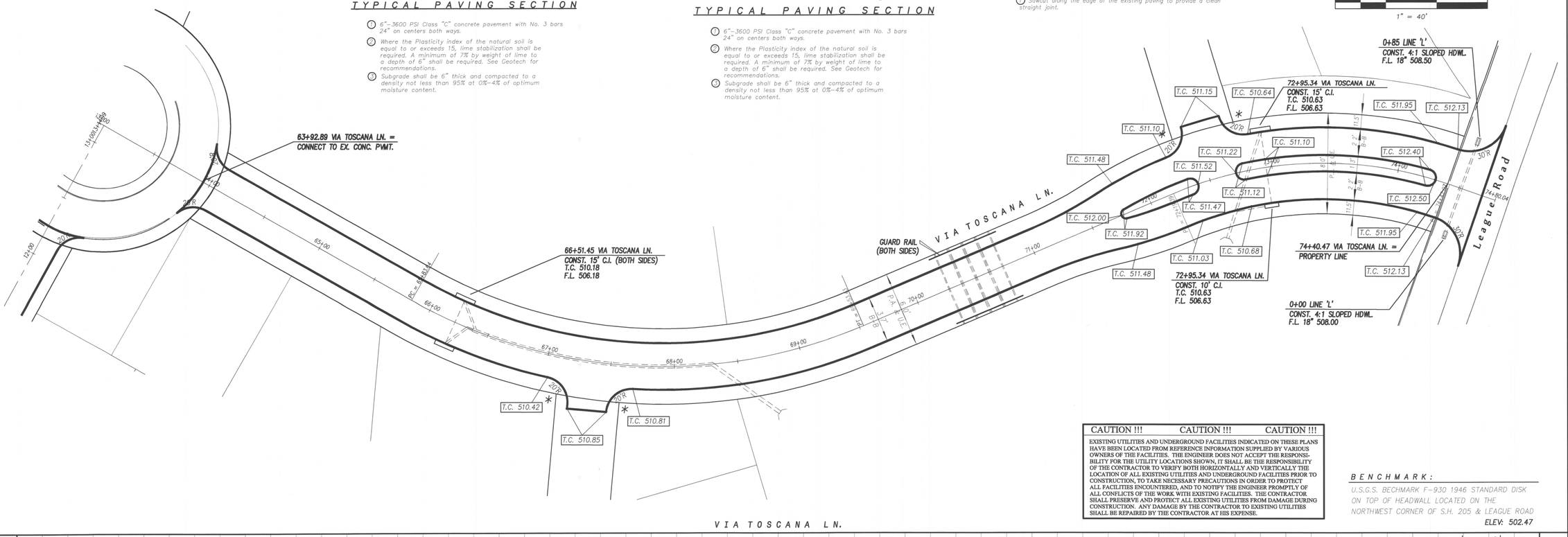


CONCRETE HEADER TO ASPHALT DETAIL

N.T.S

1. Sawcut along the edge of the existing paving to provide a clean straight joint.





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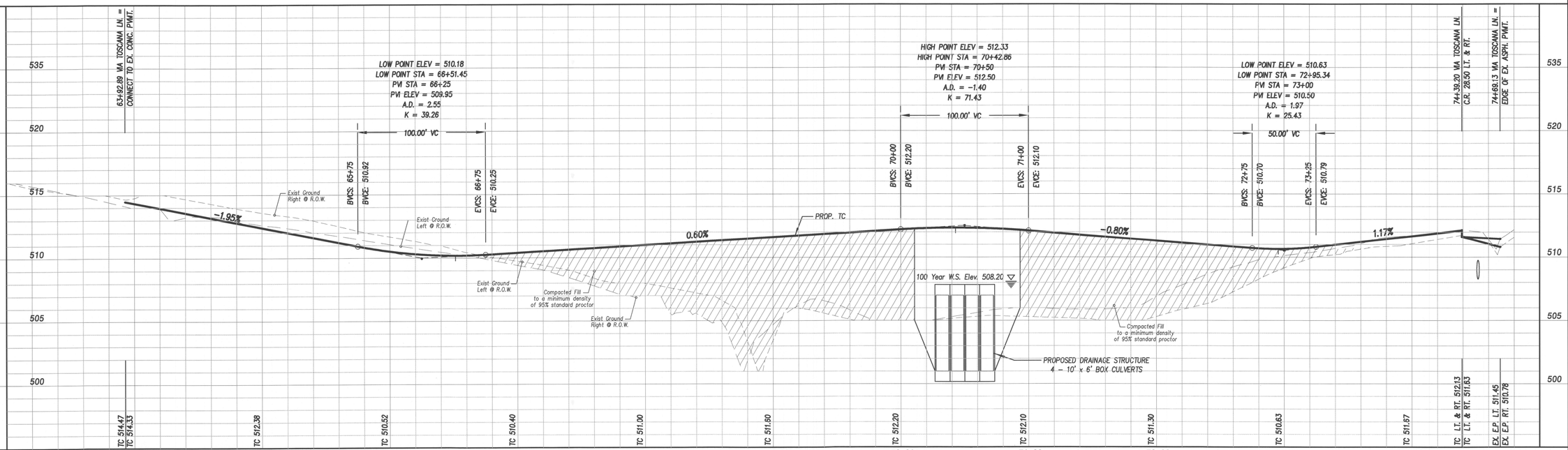
BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

VIA TOSCANA LN.



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

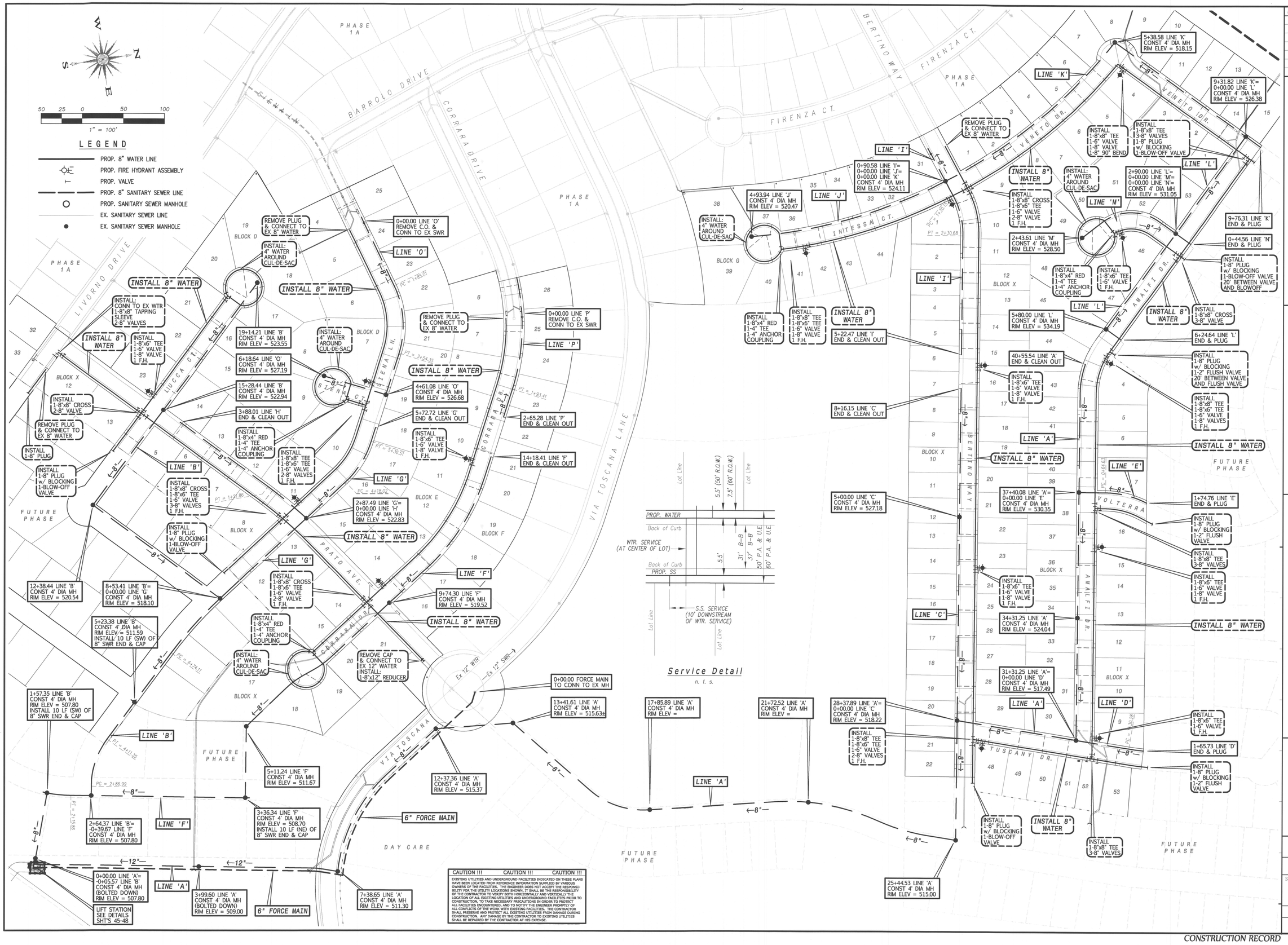
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Via Toscana Lane
Paving Plan & Profile

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	20 of 53



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Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
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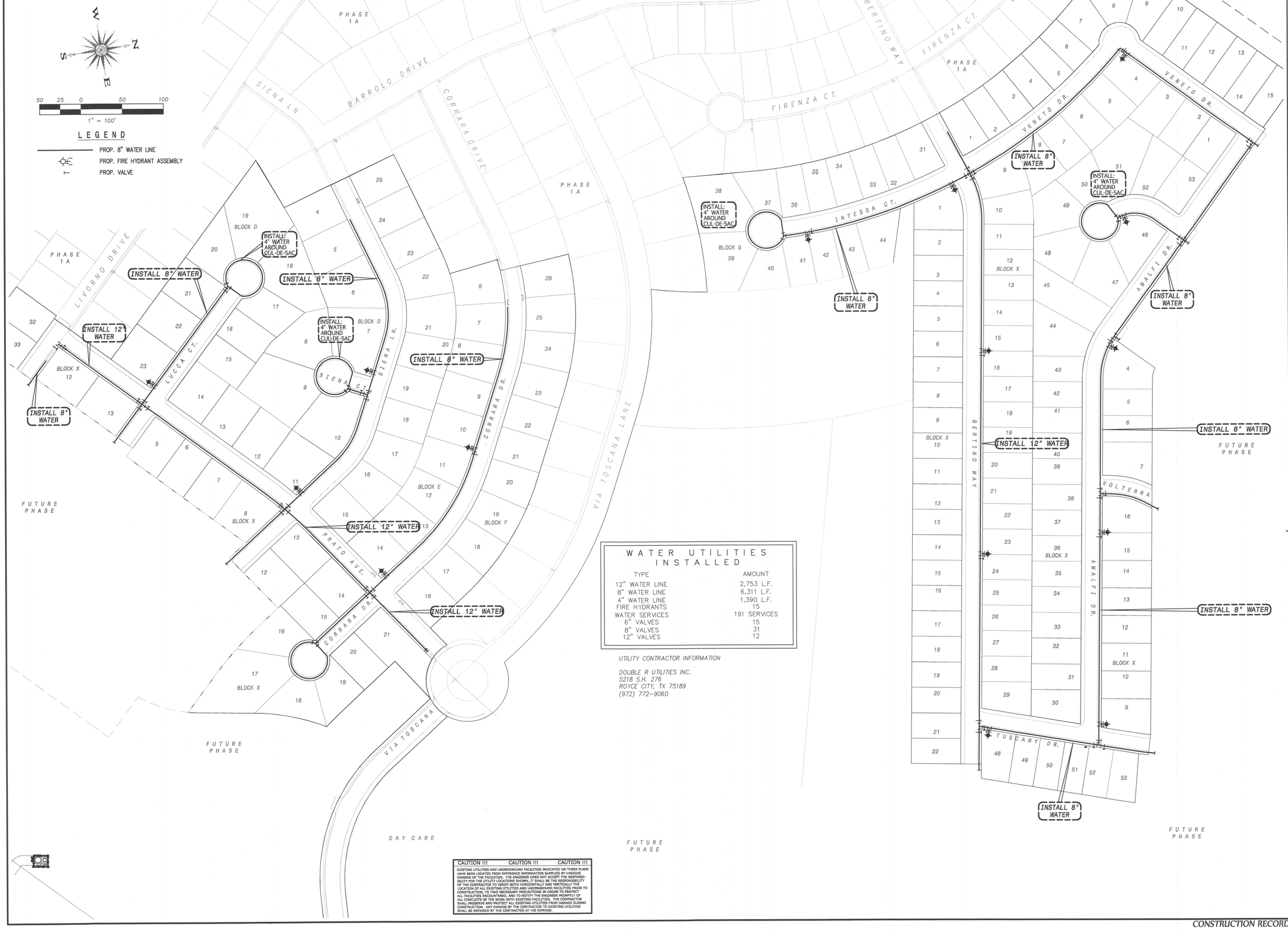
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Water & Sanitary Sewer Plan

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	21 of 53

CONSTRUCTION RECORD



WATER UTILITIES INSTALLED

TYPE	AMOUNT
12" WATER LINE	2,753 L.F.
8" WATER LINE	6,311 L.F.
4" WATER LINE	1,390 L.F.
FIRE HYDRANTS	15
WATER SERVICES	191 SERVICES
6" VALVES	15
8" VALVES	31
12" VALVES	12

UTILITY CONTRACTOR INFORMATION

DOUBLE R UTILITIES INC.
5218 S.H. 276
ROYCE CITY, TX 75189
(972) 772-9060

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Sonoma Verde
Phase One B

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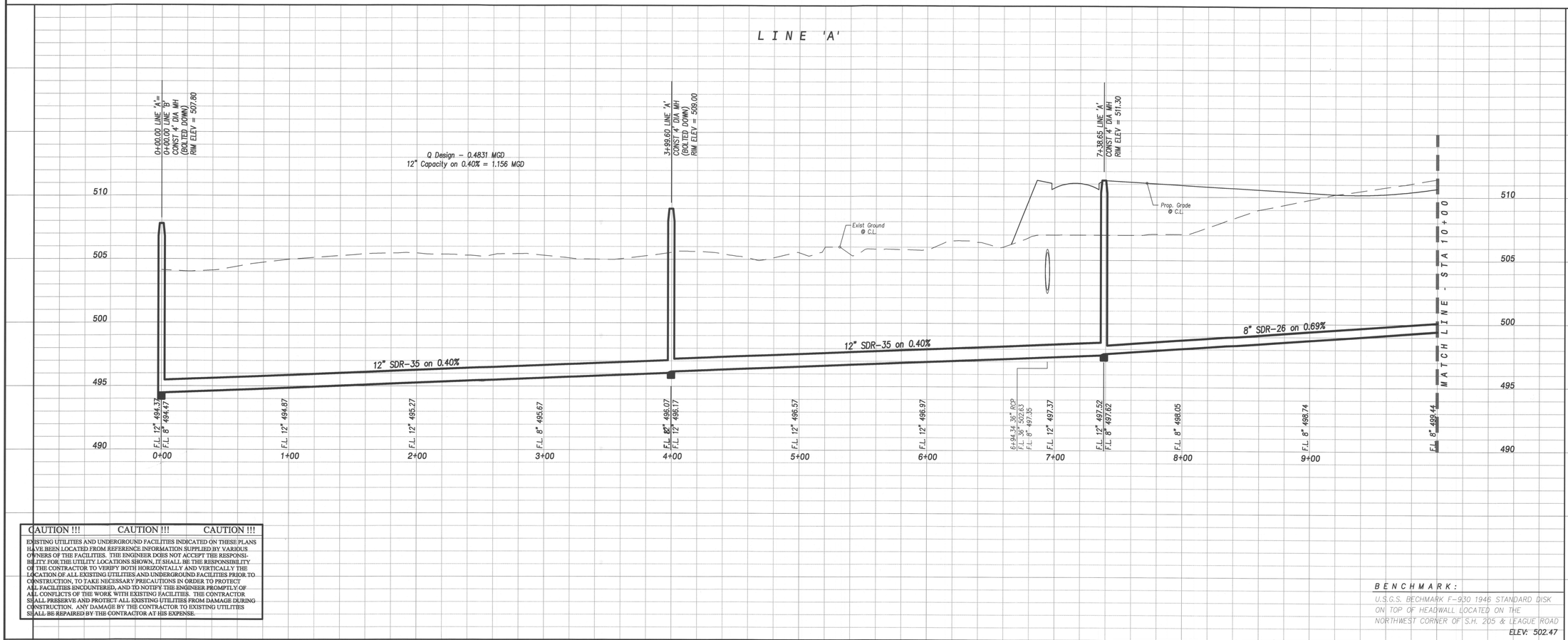
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
RCH WATER PLAN

Scale:	Sheet No.:
1" = 100'	21 of 53

CONSTRUCTION RECORD



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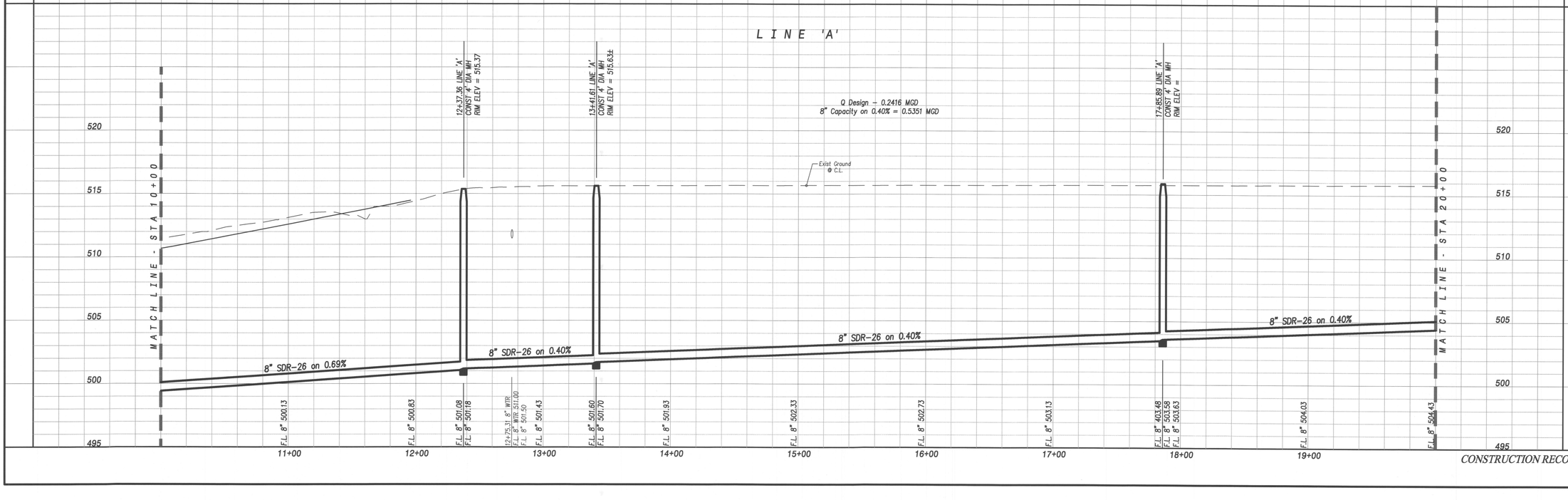

BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
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Texas Registered Engineering Firm F-7449

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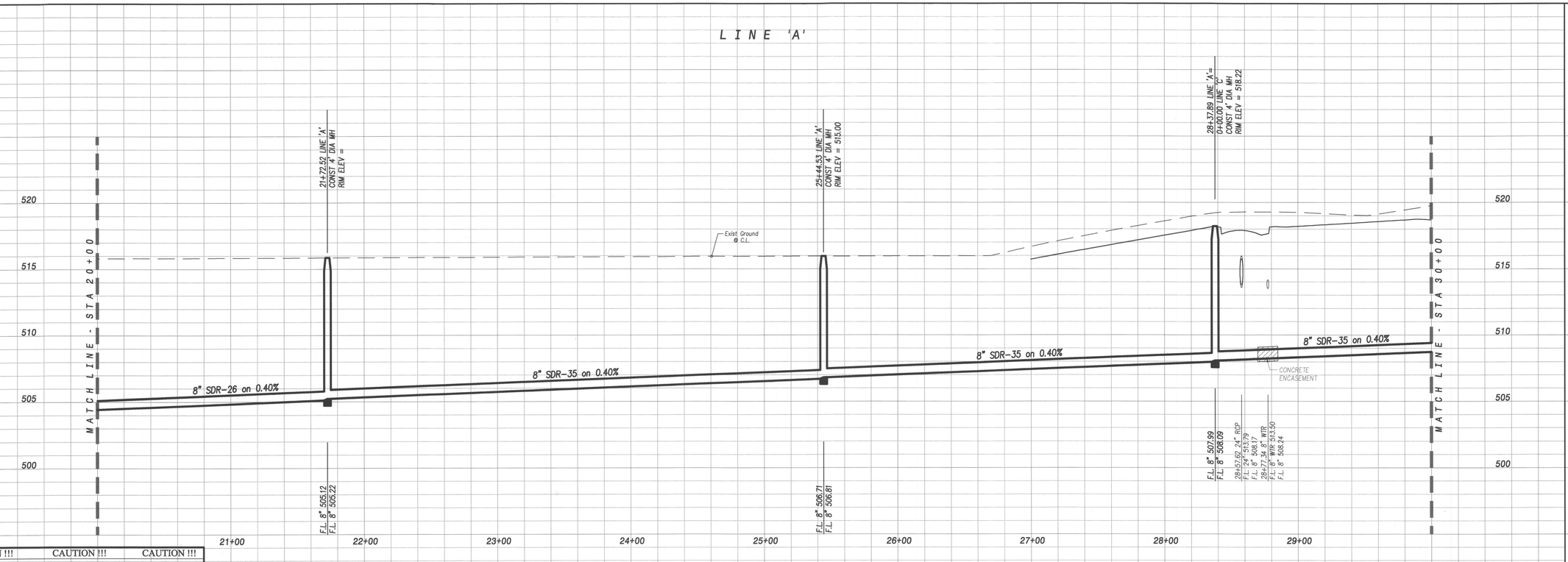
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profile
Line 'A'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	22 of 53



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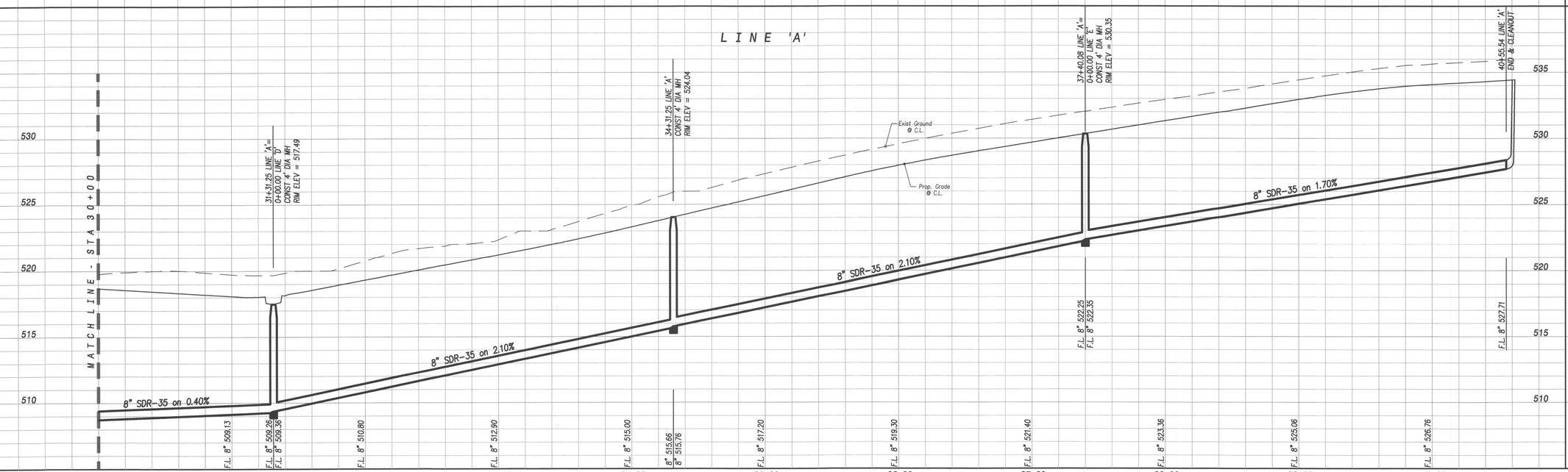

CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profile Line 'A'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	23 of 53

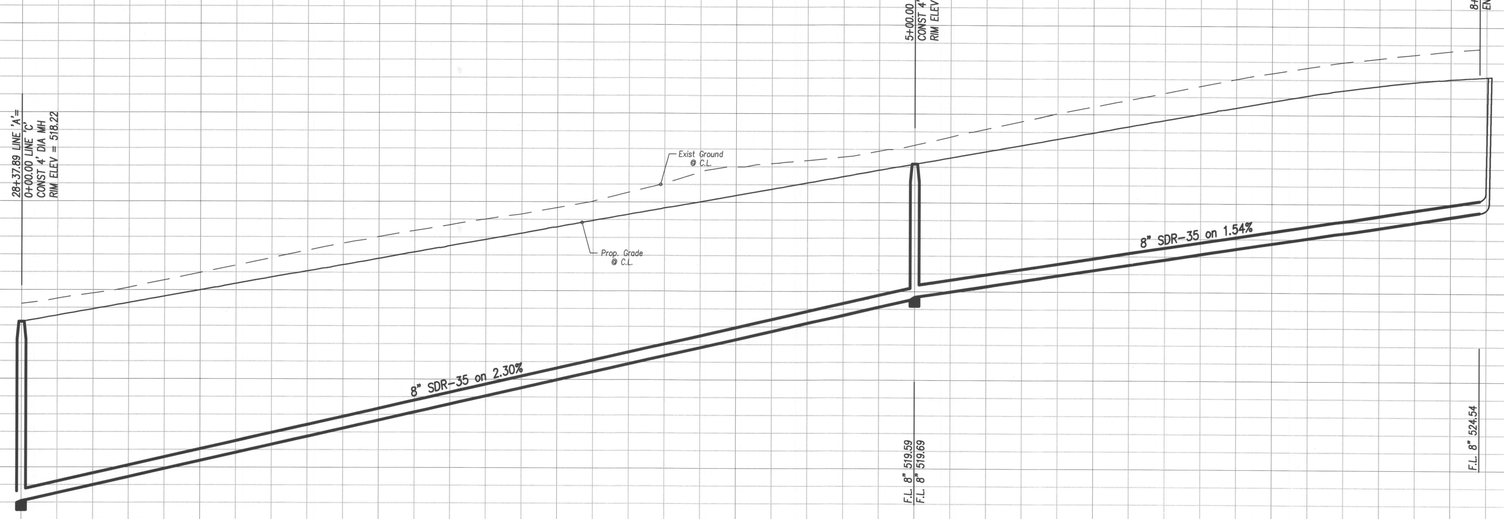
Sonoma Verde Phase 1B

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase One B

LINE 'C'



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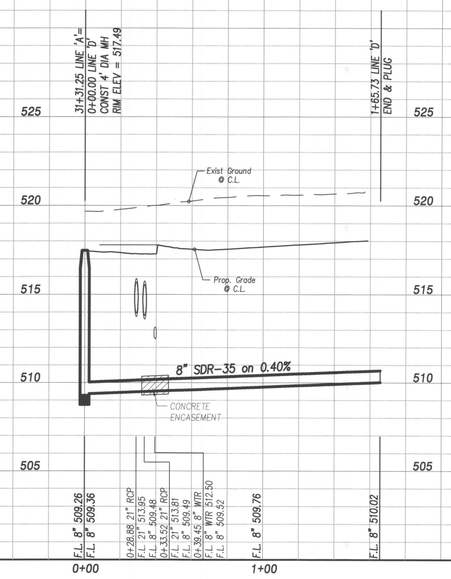
ELEV: 502.47

LINE 'D'



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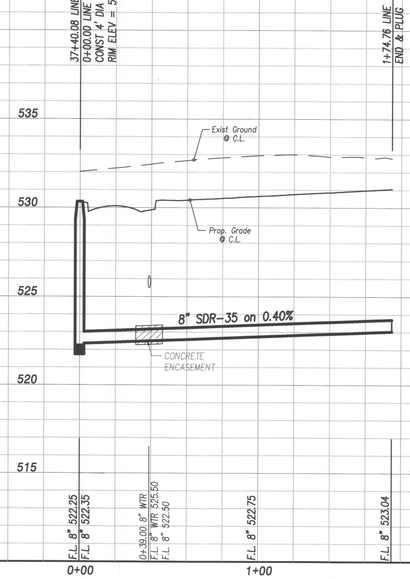


CONSTRUCTION RECORD

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

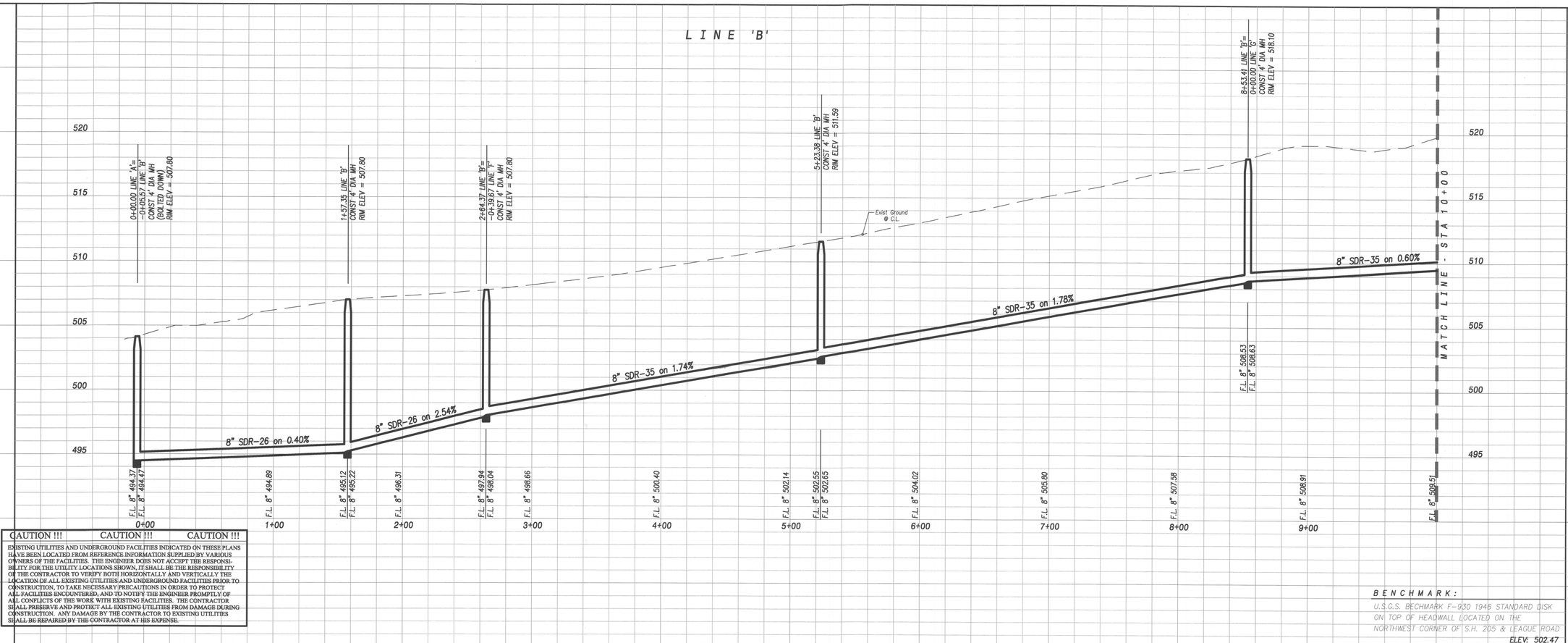
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profiles
Lines 'C', 'D', 'E'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	24 of 53



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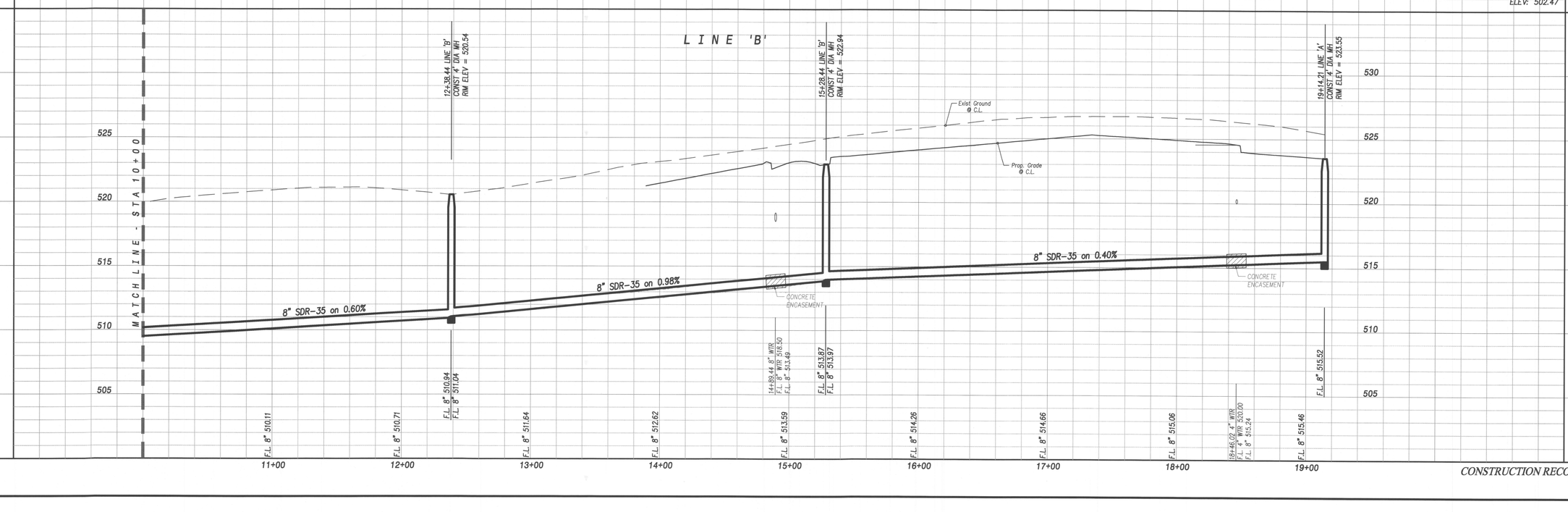

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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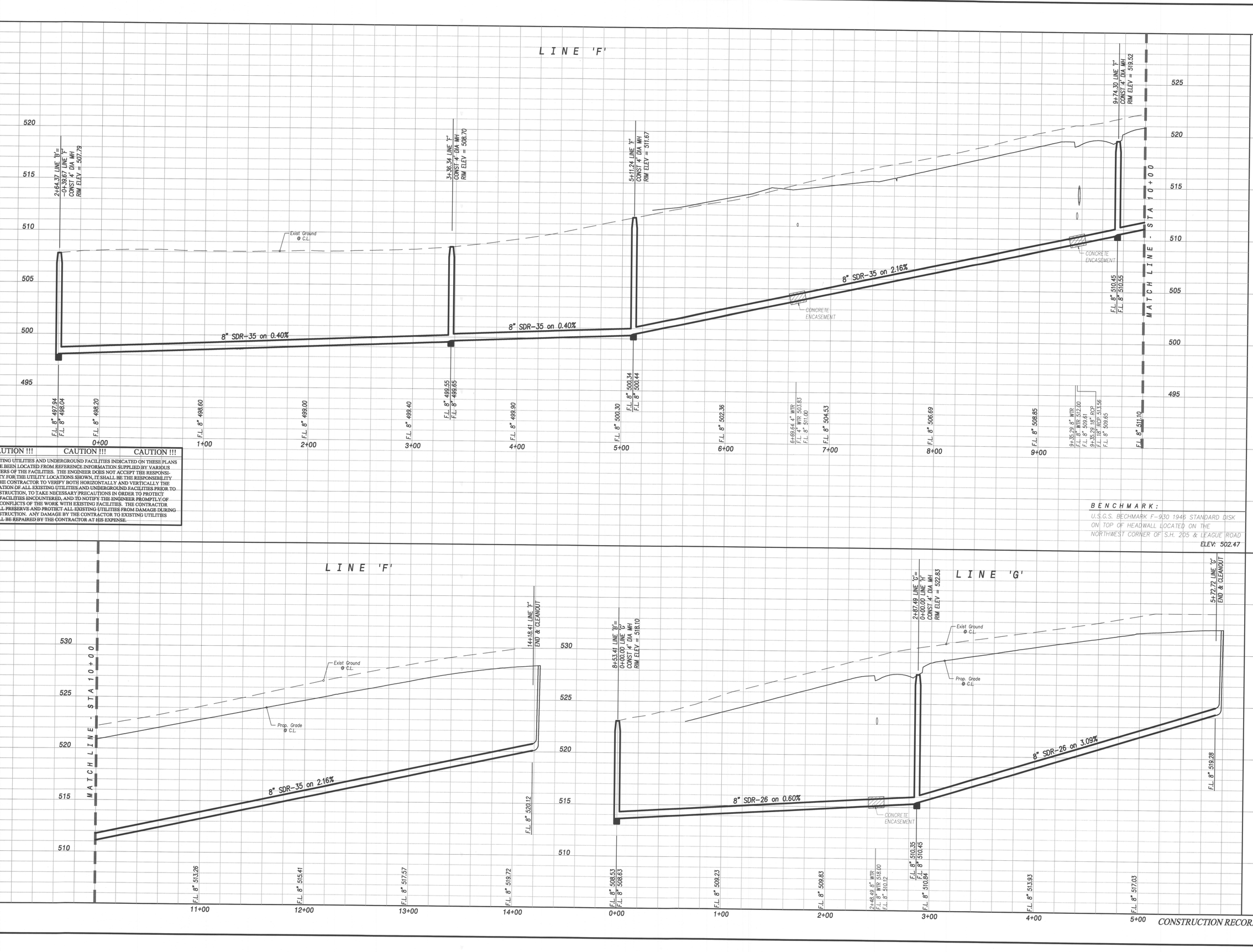
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profile
Line 'B'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	25 of 53



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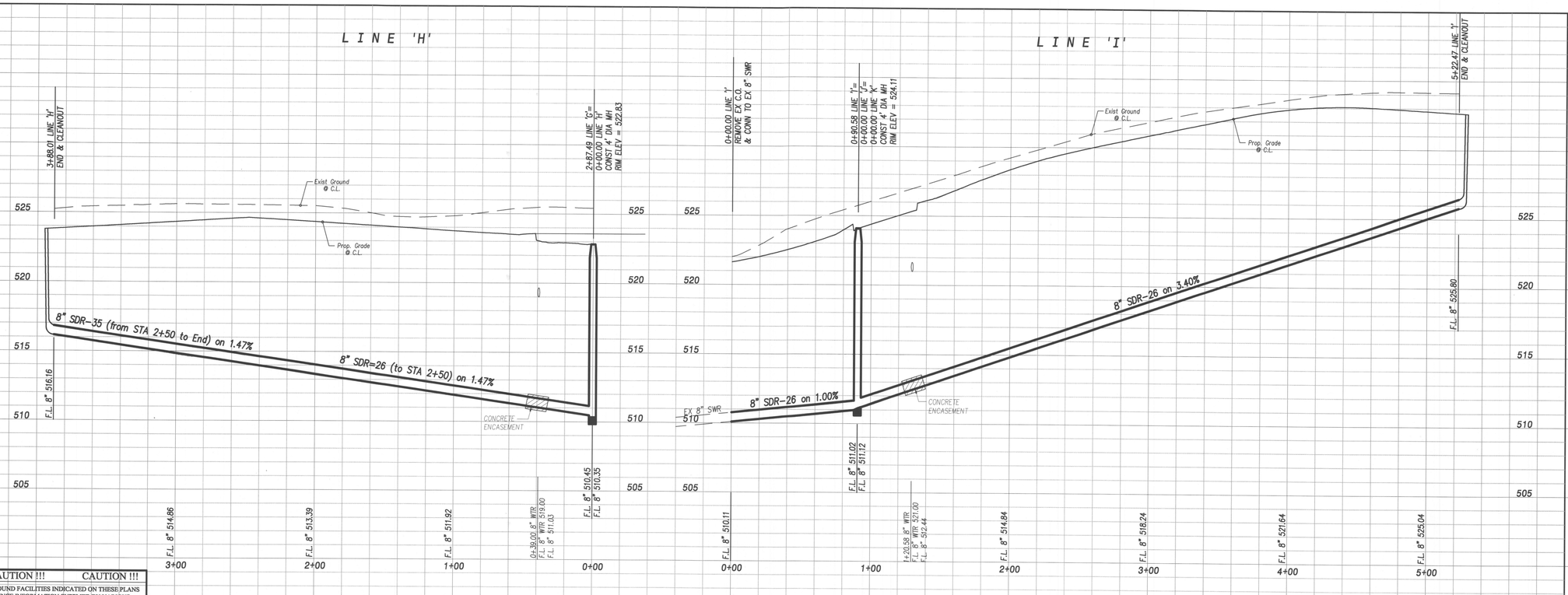
Sheet Title:
Sanitary Sewer Profiles
Lines 'F', 'G'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	26 of 53

Sonoma Verde Phase 1B



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.

CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

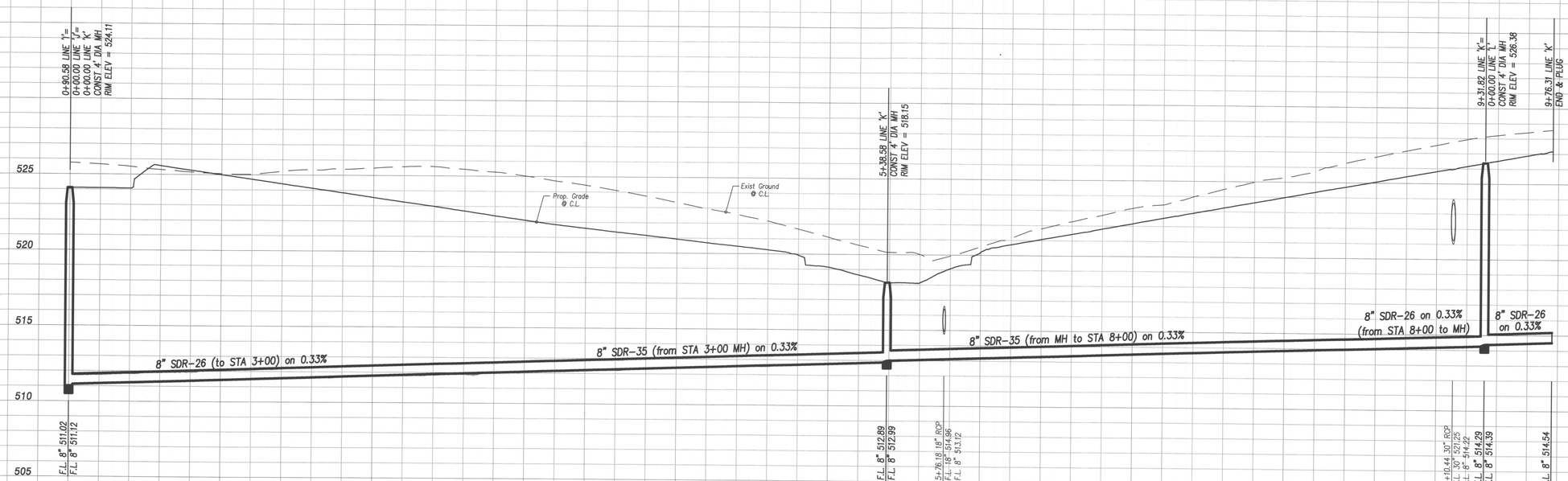
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
LICENSED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profiles
Lines 'H', 'I', 'J', 'L'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	27 of 53

LINE 'K'



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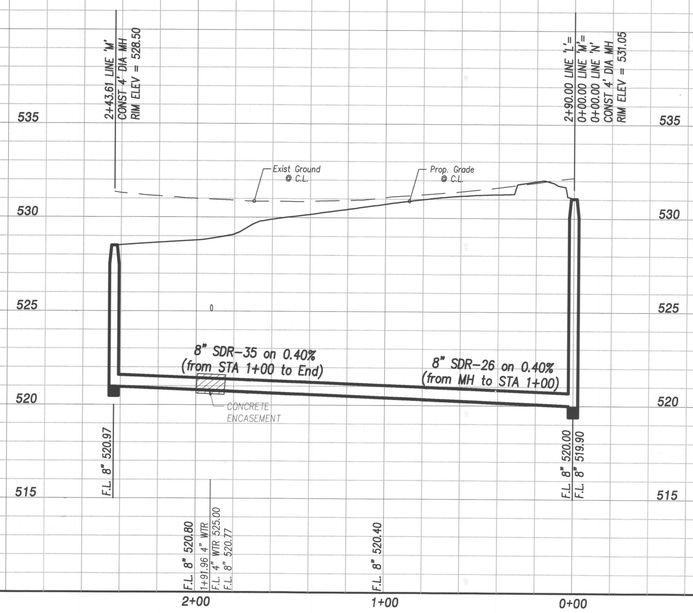
BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

LINE 'M'



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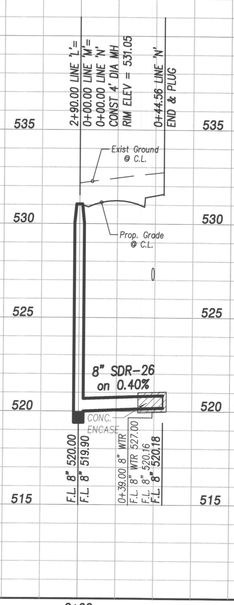

CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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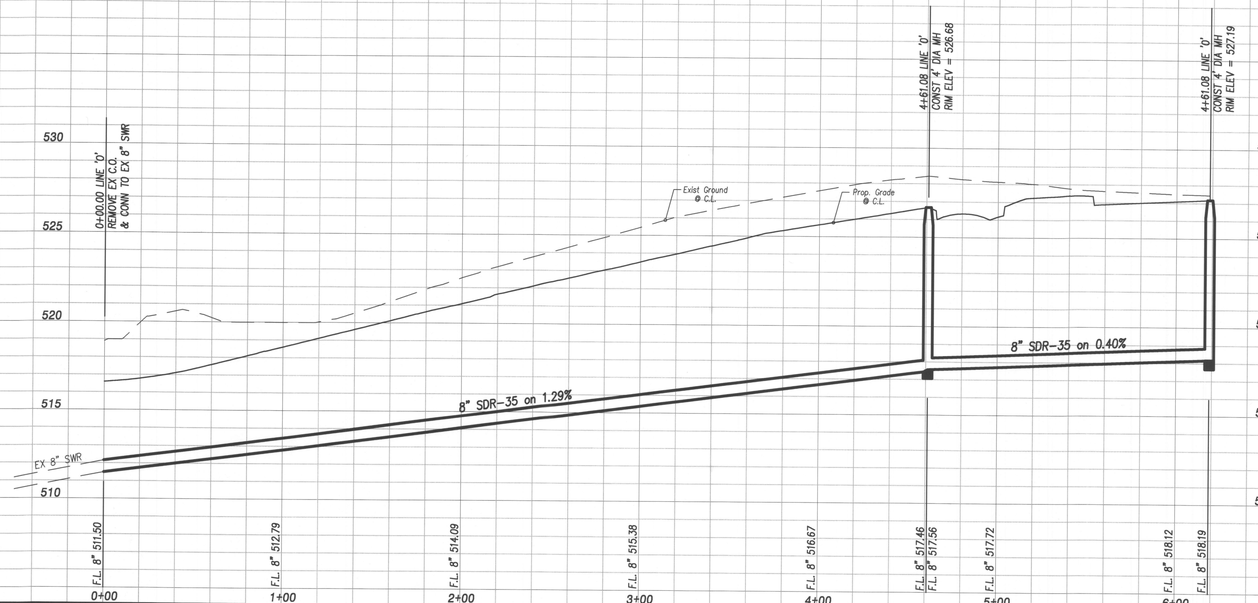
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profiles
Lines 'K', 'M', 'N'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	28 of 53

LINE 'O'



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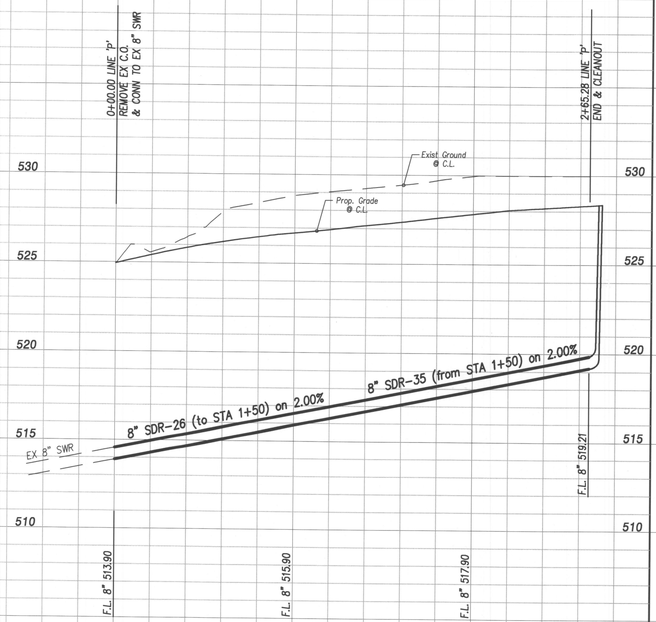

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ELEV: 502.47

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

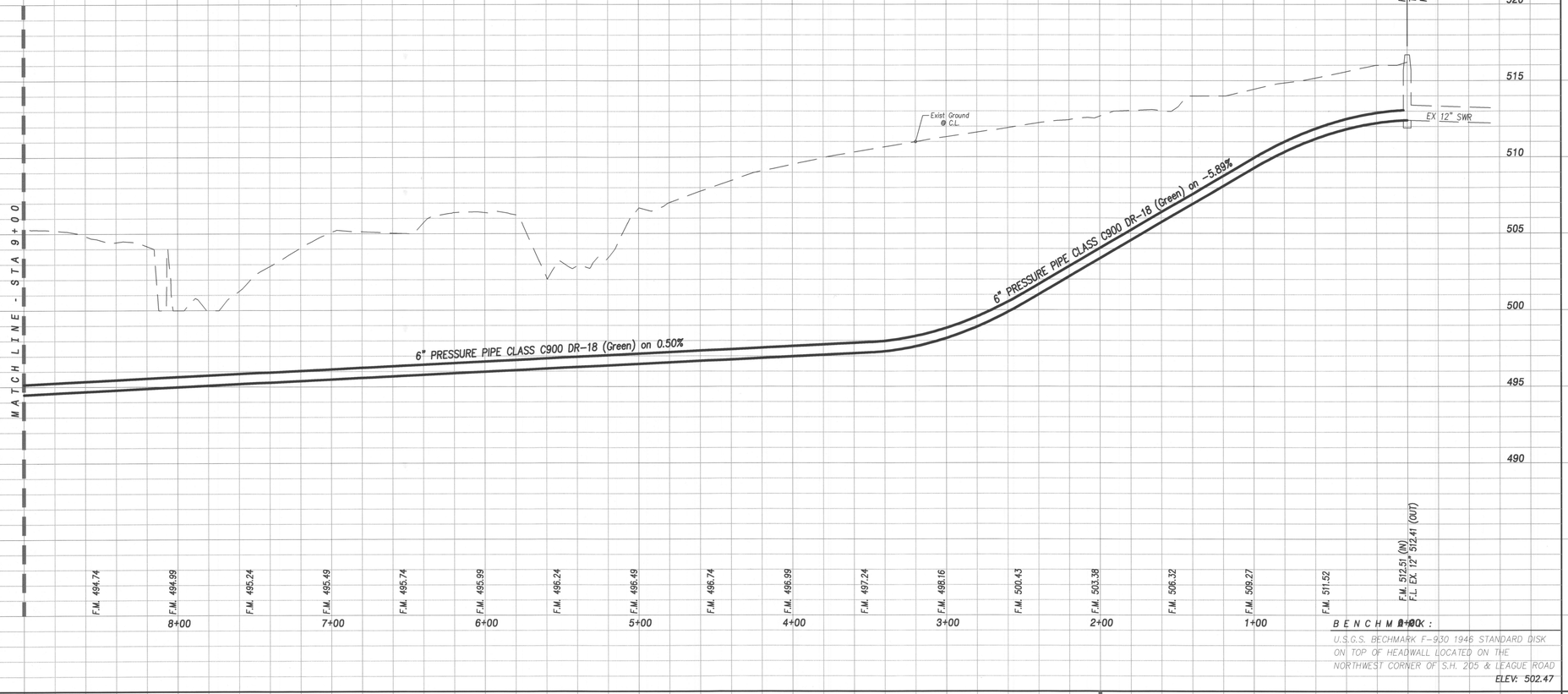
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profiles
Lines 'O', 'P'

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	29 of 53

FORCE MAIN



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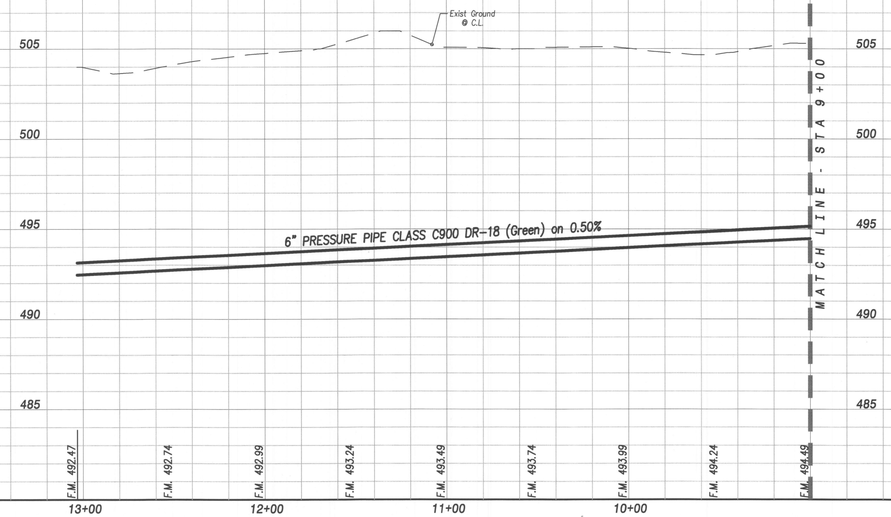
ELEV: 502.47

FORCE MAIN



CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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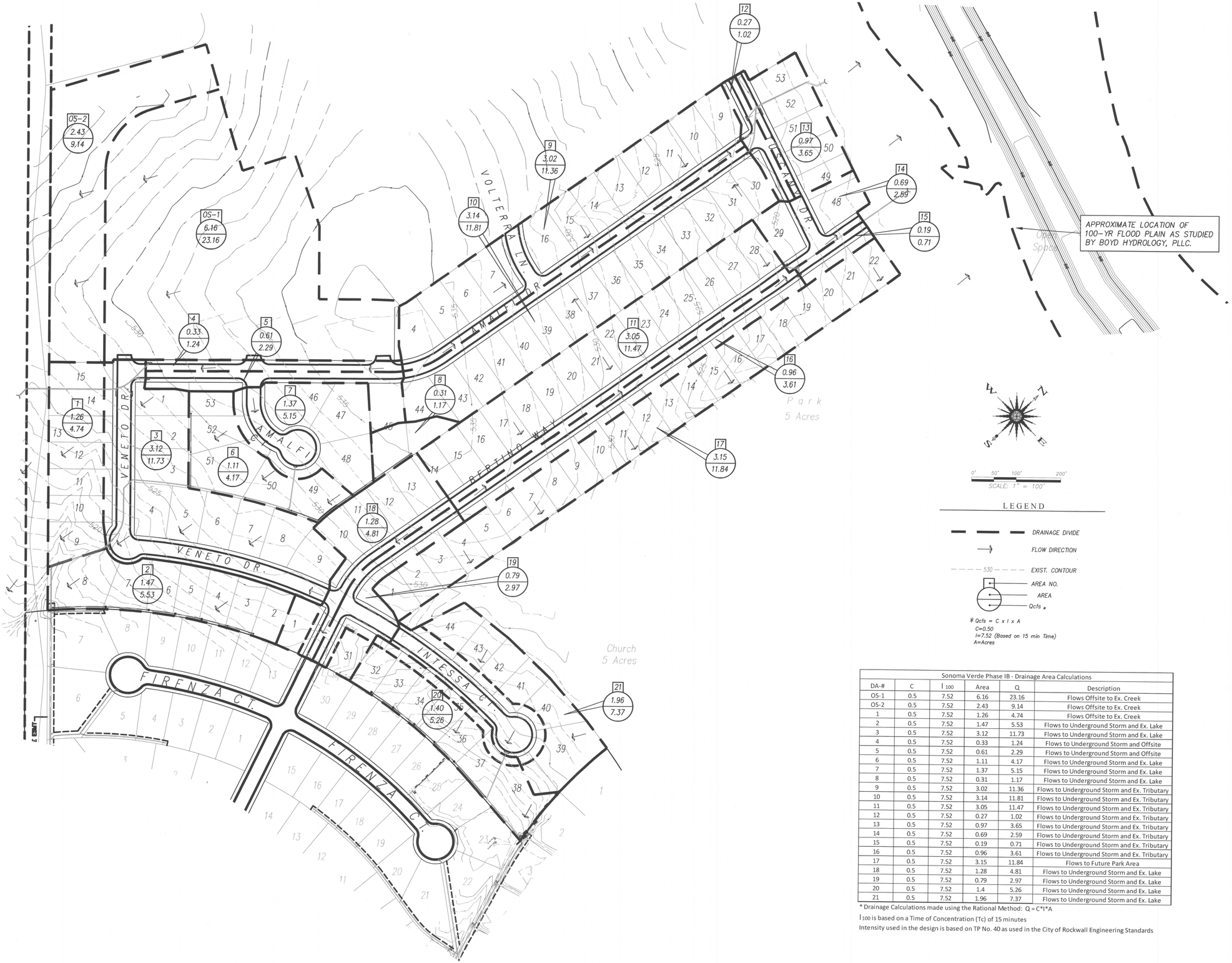
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Sanitary Sewer Profile Force Main

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	30 of 53



LEGEND

- DRAINAGE DIVIDE
- FLOW DIRECTION
- 530 EXIST. CONTOUR
- AREA NO.
- AREA
- Qcfs *

* Qcfs = C x I x A
C=0.50
I=7.52 (Based on 15 min Time)
A=Acres

Sonoma Verde Phase IB - Drainage Area Calculations					
DA-#	C	I_{100}	Area	Q	Description
OS-1	0.5	7.52	6.16	23.16	Flows Offsite to Ex. Creek
OS-2	0.5	7.52	2.43	9.14	Flows Offsite to Ex. Creek
1	0.5	7.52	1.26	4.74	Flows Offsite to Ex. Creek
2	0.5	7.52	1.47	5.53	Flows to Underground Storm and Ex. Lake
3	0.5	7.52	3.12	11.73	Flows to Underground Storm and Ex. Lake
4	0.5	7.52	0.33	1.24	Flows to Underground Storm and Offsite
5	0.5	7.52	0.61	2.29	Flows to Underground Storm and Offsite
6	0.5	7.52	1.11	4.17	Flows to Underground Storm and Ex. Lake
7	0.5	7.52	1.37	5.15	Flows to Underground Storm and Ex. Lake
8	0.5	7.52	0.31	1.17	Flows to Underground Storm and Ex. Lake
9	0.5	7.52	3.02	11.36	Flows to Underground Storm and Ex. Tributary
10	0.5	7.52	3.14	11.81	Flows to Underground Storm and Ex. Tributary
11	0.5	7.52	3.05	11.47	Flows to Underground Storm and Ex. Tributary
12	0.5	7.52	0.27	1.02	Flows to Underground Storm and Ex. Tributary
13	0.5	7.52	0.97	3.65	Flows to Underground Storm and Ex. Tributary
14	0.5	7.52	0.69	2.59	Flows to Underground Storm and Ex. Tributary
15	0.5	7.52	0.19	0.71	Flows to Underground Storm and Ex. Tributary
16	0.5	7.52	0.96	3.61	Flows to Underground Storm and Ex. Tributary
17	0.5	7.52	3.15	11.84	Flows to Future Park Area
18	0.5	7.52	1.28	4.81	Flows to Underground Storm and Ex. Lake
19	0.5	7.52	0.79	2.97	Flows to Underground Storm and Ex. Lake
20	0.5	7.52	1.4	5.26	Flows to Underground Storm and Ex. Lake
21	0.5	7.52	1.96	7.37	Flows to Underground Storm and Ex. Lake

* Drainage Calculations made using the Rational Method: Q = C*I*A

I_{100} is based on a Time of Concentration (Tc) of 15 minutes

Intensity used in the design is based on TP No. 40 as used in the City of Rockwall Engineering Standards

CONSTRUCTION RECORD

Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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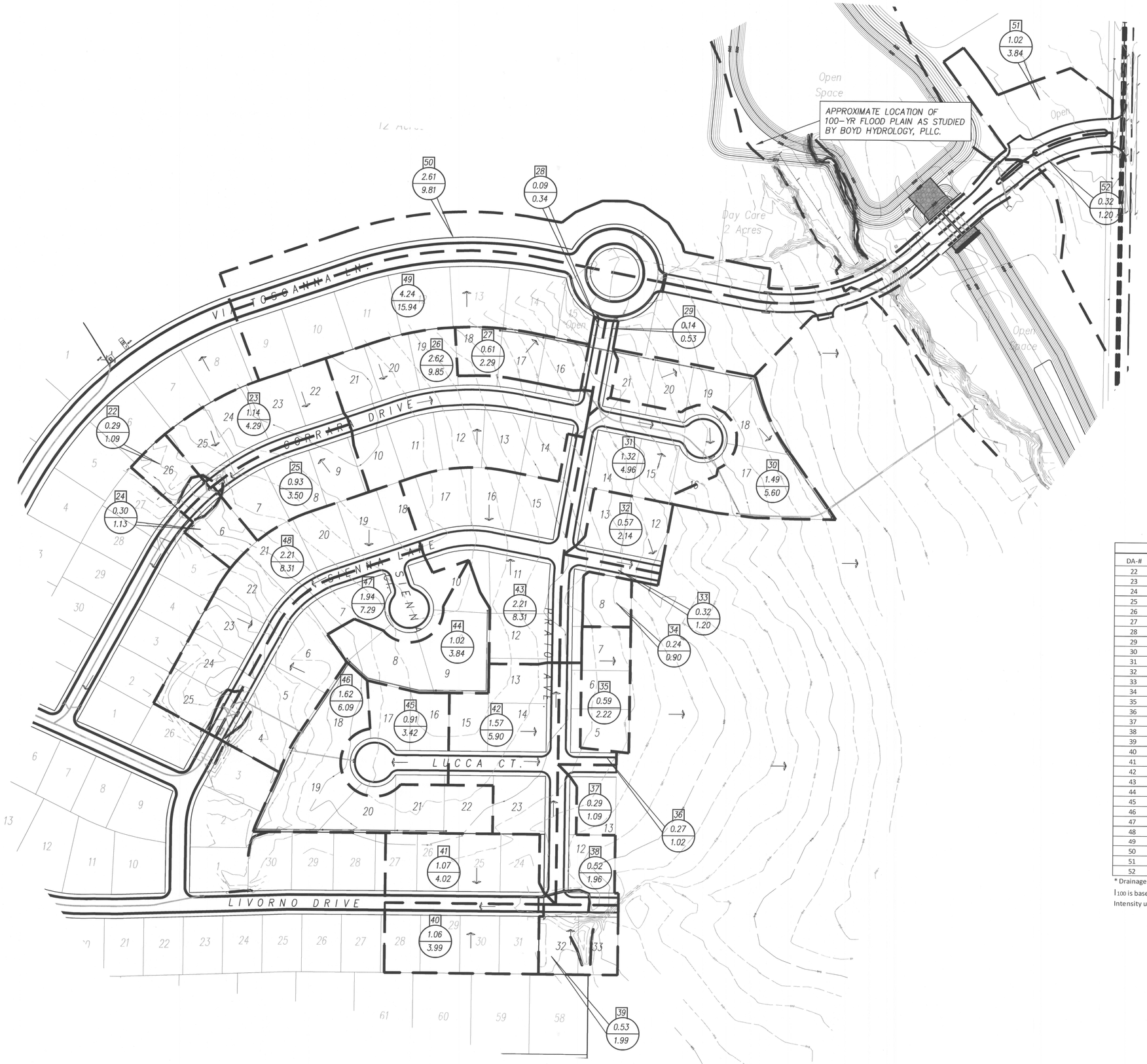
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

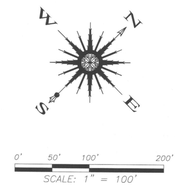
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title:
Drainage Area Map

Scale:	Sheet No.:
1" = 100'	32A of 53





LEGEND

- DRAINAGE DIVIDE
- FLOW DIRECTION
- 530 EXIST. CONTOUR
- AREA NO.
- AREA
- Qcfs *

* Qcfs = C x I x A
C=0.50
I=7.52 (Based on 15 min Time)
A=Acres

Sonoma Verde Phase IB - Drainage Area Calculations

DA-#	C	I_{100}	Area	Q	Description
22	0.5	7.52	0.29	1.09	Flows to Curb Inlet and Ex. Storm System
23	0.5	7.52	1.14	4.29	Flows to Curb Inlet and Ex. Storm System
24	0.5	7.52	0.3	1.13	Flows to Curb Inlet and Ex. Storm System
25	0.5	7.52	0.93	3.50	Flows to Curb Inlet and Ex. Storm System
26	0.5	7.52	2.62	9.85	Flows to Underground Storm and Ex. Tributary
27	0.5	7.52	0.61	2.29	Flows to Underground Storm and Ex. Tributary
28	0.5	7.52	0.09	0.34	Flows to Underground Storm and Ex. Tributary
29	0.5	7.52	0.14	0.53	Flows to Underground Storm and Ex. Tributary
30	0.5	7.52	1.49	5.60	Flows to Underground Storm and Ex. Tributary
31	0.5	7.52	1.32	4.96	Flows to Underground Storm and Ex. Tributary
32	0.5	7.52	0.57	2.14	Flows to Underground Storm and Ex. Tributary
33	0.5	7.52	0.32	1.20	Flows Offsite to Future Underground Storm
34	0.5	7.52	0.24	0.90	Flows Offsite to Future Underground Storm
35	0.5	7.52	0.59	2.22	Flows Offsite to Future Underground Storm
36	0.5	7.52	0.27	1.02	Flows Offsite to Future Underground Storm
37	0.5	7.52	0.29	1.09	Flows Offsite to Future Underground Storm
38	0.5	7.52	0.52	1.96	Flows Offsite to Future Underground Storm
39	0.5	7.52	0.53	1.99	Flows Offsite to Future Underground Storm
40	0.5	7.52	1.06	3.99	Flows to Existing Phase IA Underground Storm
41	0.5	7.52	1.07	4.02	Flows to Existing Phase IA Underground Storm
42	0.5	7.52	1.57	5.90	Flows to Underground Storm and Ex. Tributary
43	0.5	7.52	2.21	8.31	Flows to Underground Storm and Ex. Tributary
44	0.5	7.52	1.02	3.84	To Underground Storm and Phase IA Storm Line
45	0.5	7.52	0.91	3.42	To Underground Storm and Phase IA Storm Line
46	0.5	7.52	1.62	6.09	To Underground Storm and Phase IA Storm Line
47	0.5	7.52	1.94	7.29	To Underground Storm and Phase IA Storm Line
48	0.5	7.52	2.21	8.31	To Underground Storm and Phase IA Storm Line
49	0.5	7.52	4.24	15.94	To Underground Storm and Ex. Tributary
50	0.5	7.52	2.61	9.81	To Underground Storm and Ex. Tributary
51	0.5	7.52	1.02	3.84	To Underground Storm and Ex. Tributary
52	0.5	7.52	0.32	1.20	To Underground Storm and Ex. Tributary

* Drainage Calculations made using the Rational Method: Q = C*I*A

I_{100} is based on a Time of Concentration (Tc) of 15 minutes
Intensity used in the design is based on TP No. 40 as used in the City of Rockwall Engineering Standards

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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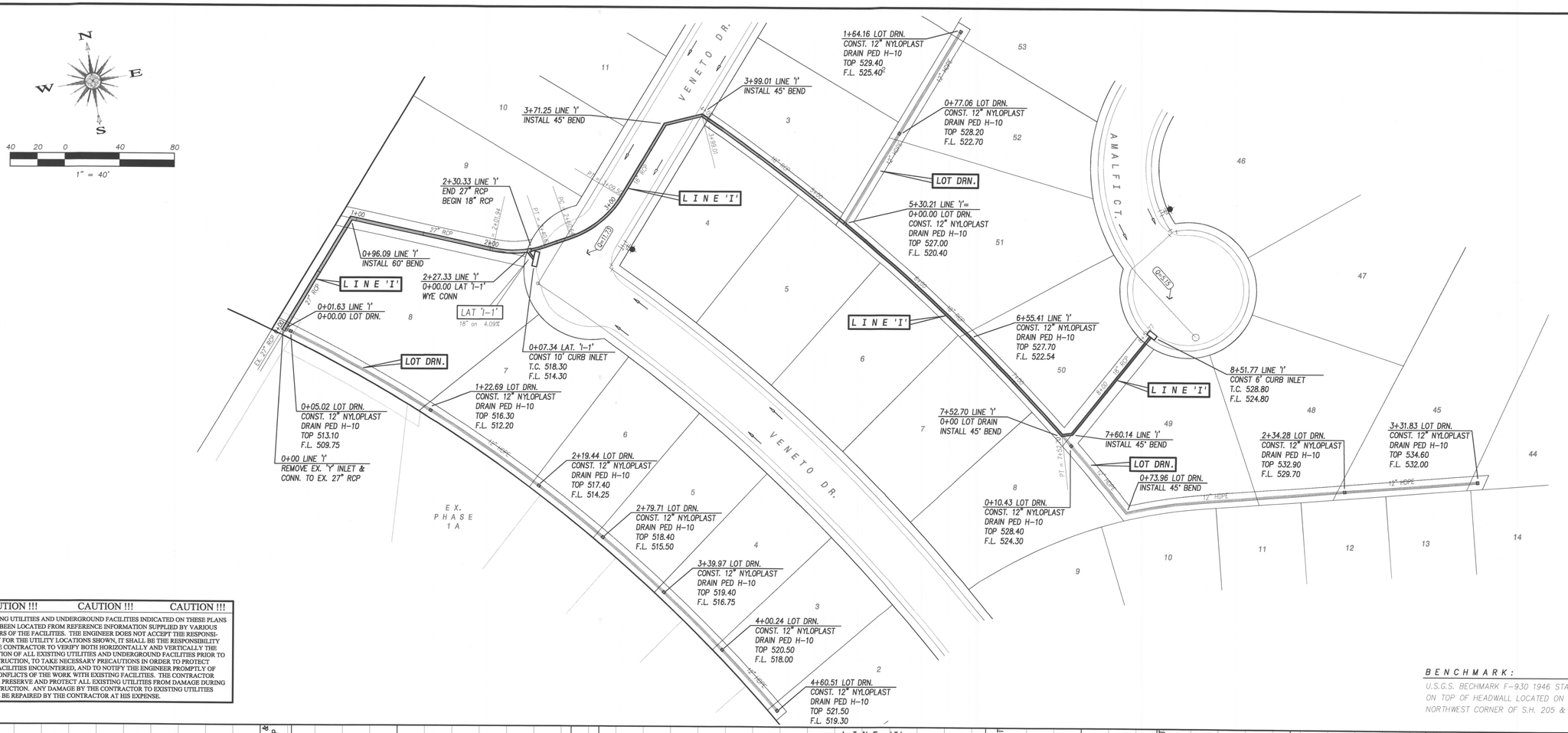
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: Drainage Area Map

Scale:	Sheet No.:
1" = 100'	32B of 53



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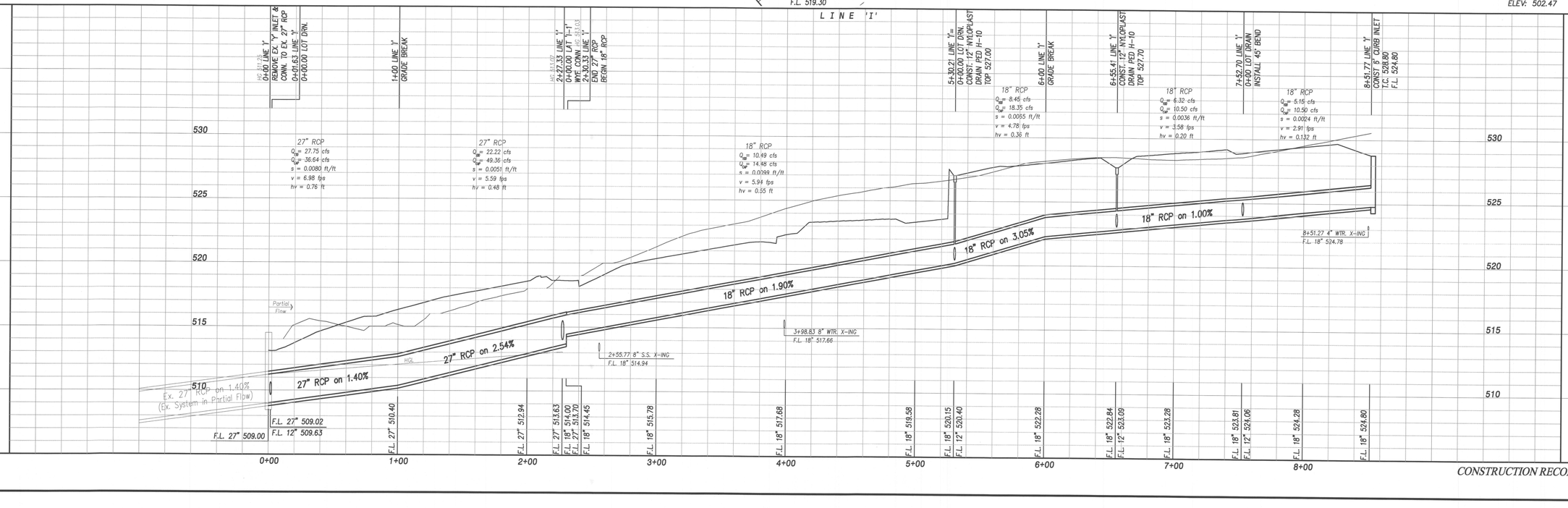

CONSTRUCTION RECORD

BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
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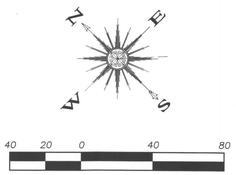
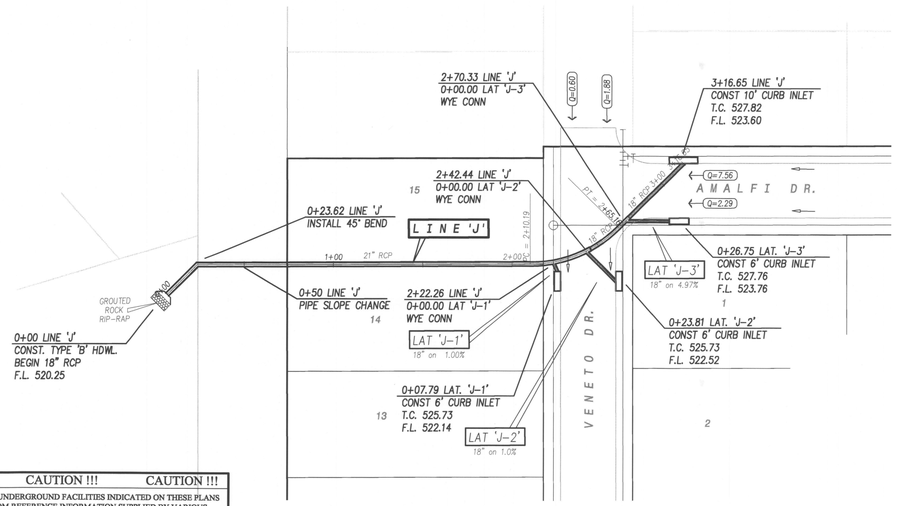
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

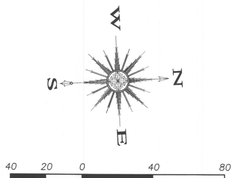
Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

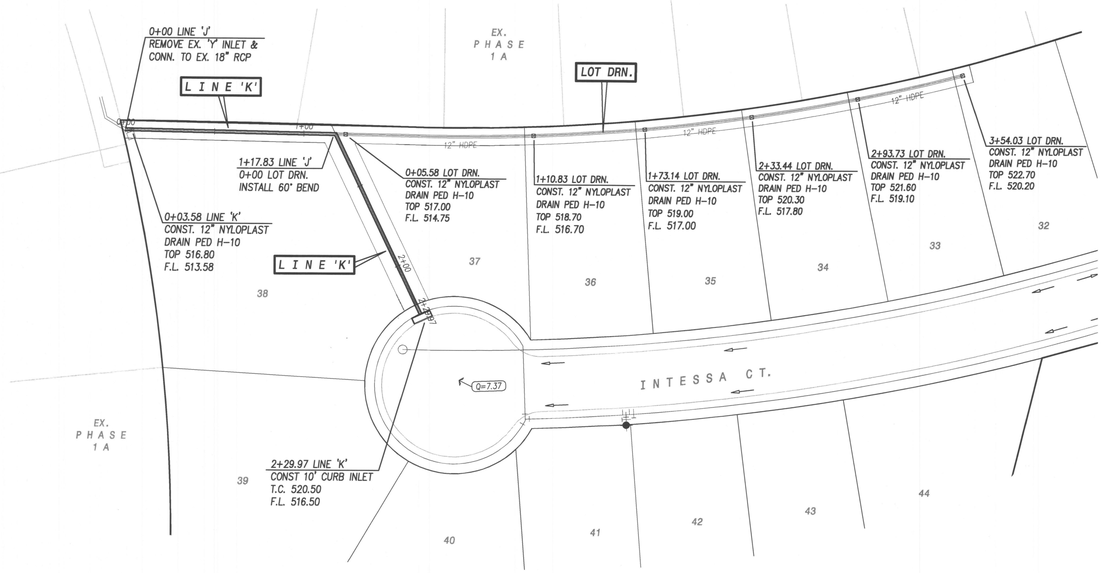
Sheet Title: Storm Sewer Plan & Profile Line 'I'

Scale:	Sheet No.:
1"=40' h 1"=4' v	33 of 53









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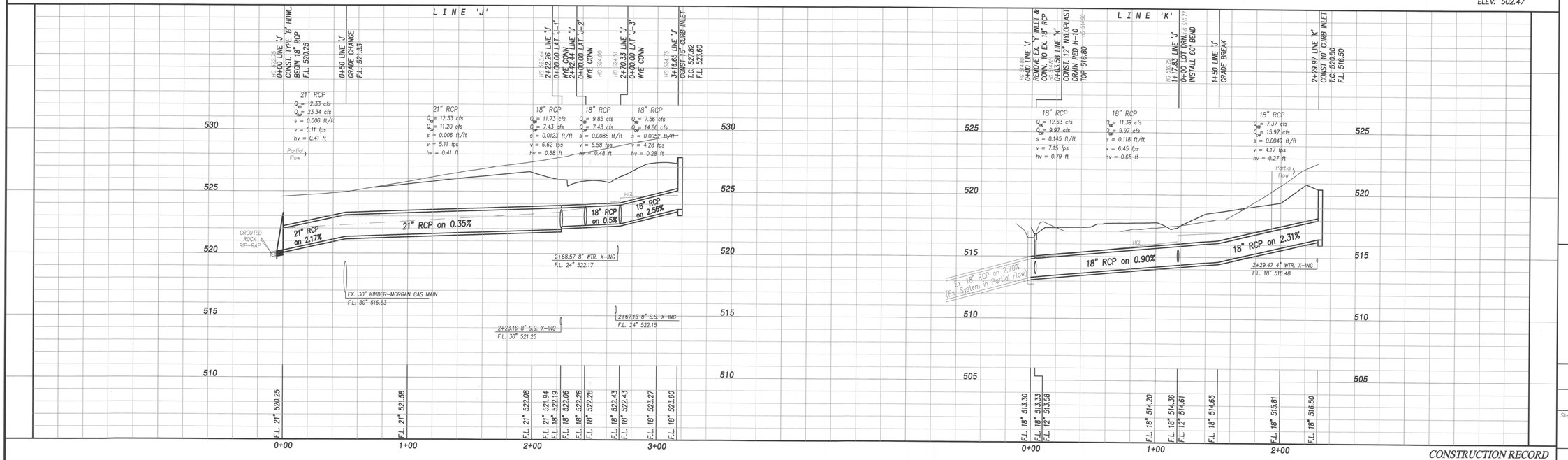
BENCHMARK:

U.S.G.S. BECHMARK F-930 1946 STANDARD DISK ON TOP OF HEADWALL LOCATED ON THE NORTHWEST CORNER OF S.H. 205 & LEAGUE ROAD

ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

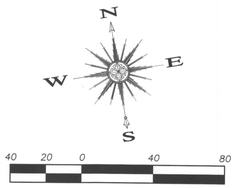
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

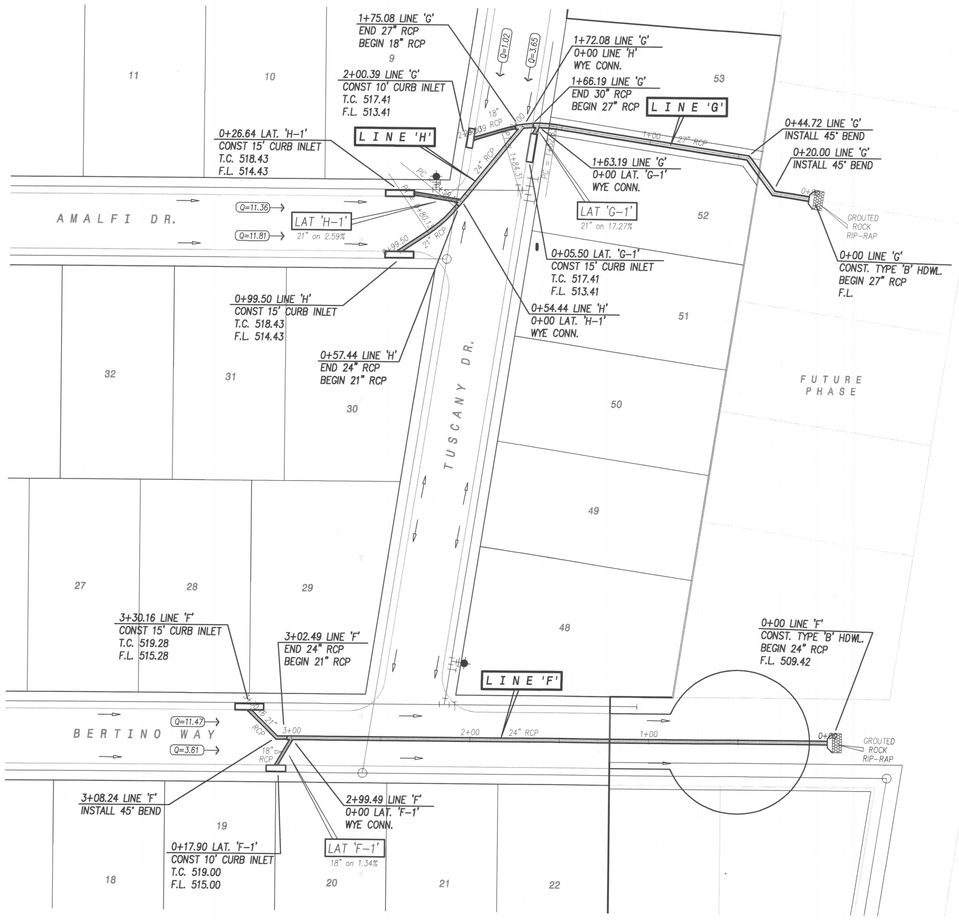
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: **Storm Sewer Plan & Profile Line 'J' & 'K'**

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	34 of 53





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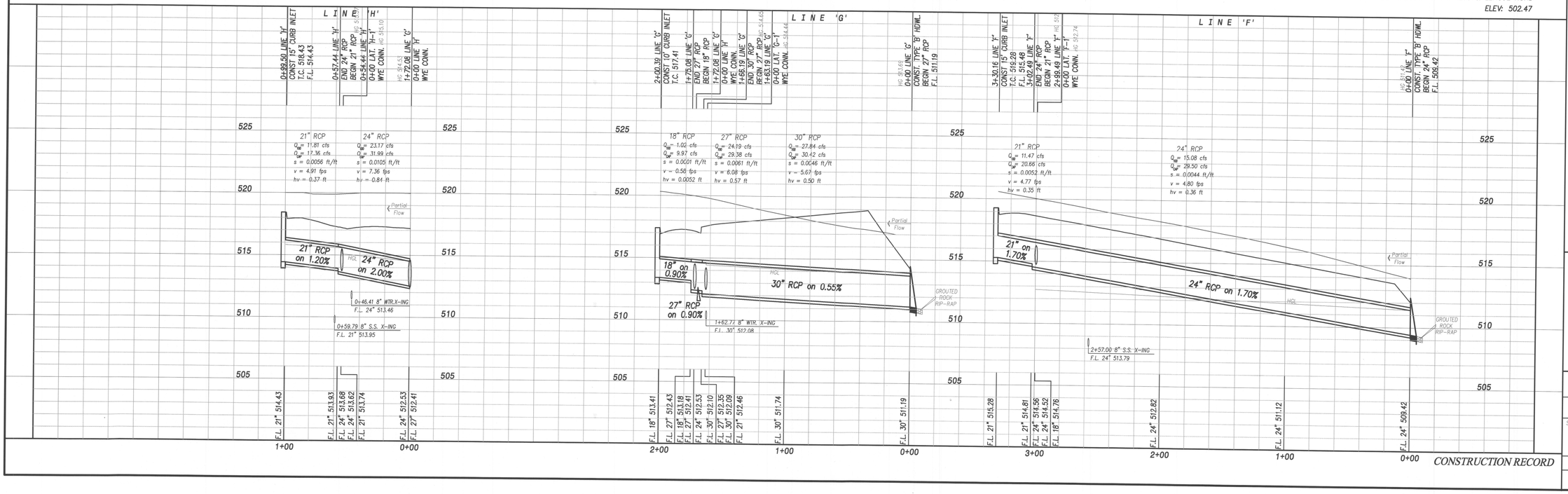
ELEV: 502.47



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase 1B

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-9700
Texas Registered Engineering Firm F-7449

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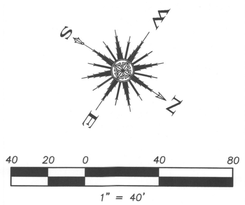
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

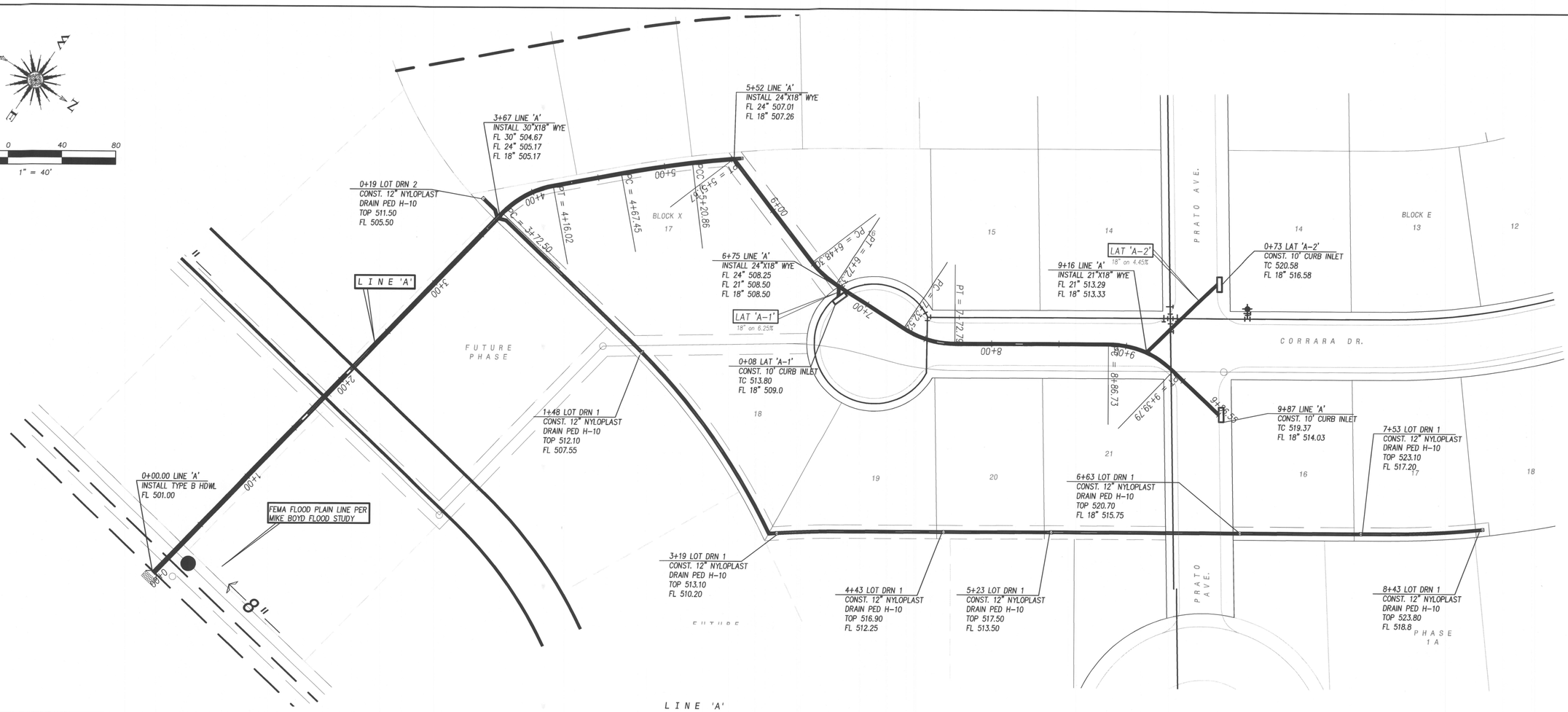
6-27-2016

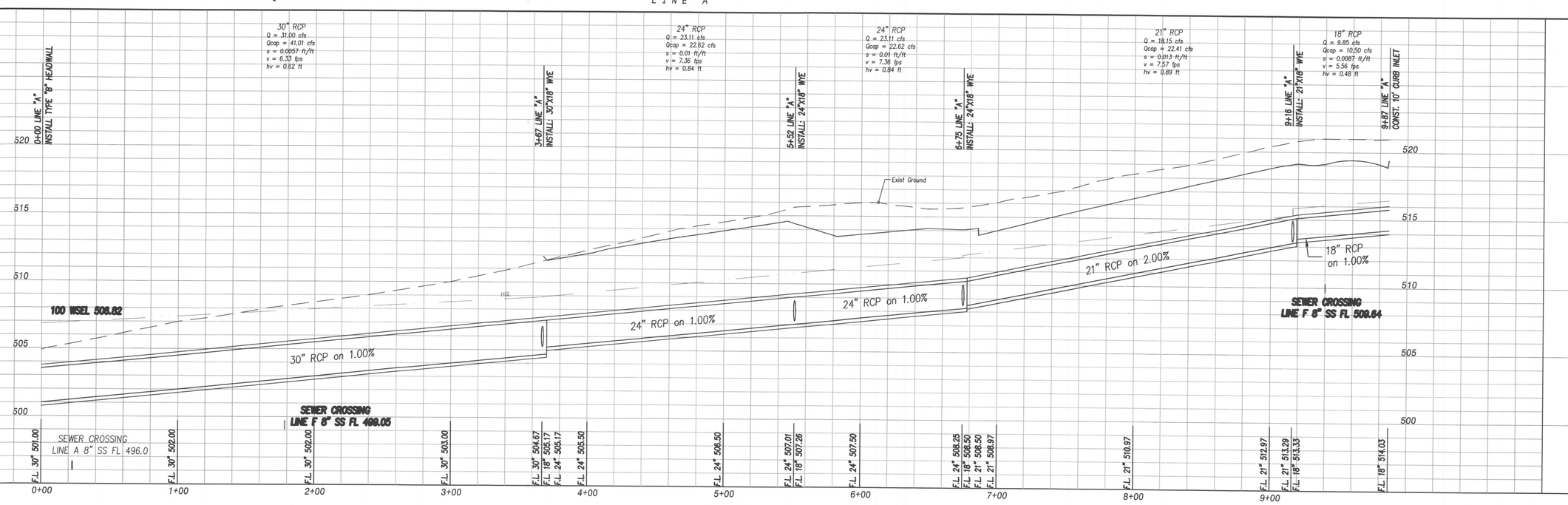
Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title: **Storm Sewer Plan & Profile Lines 'F', 'G' & 'H'**

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	35 of 53







CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
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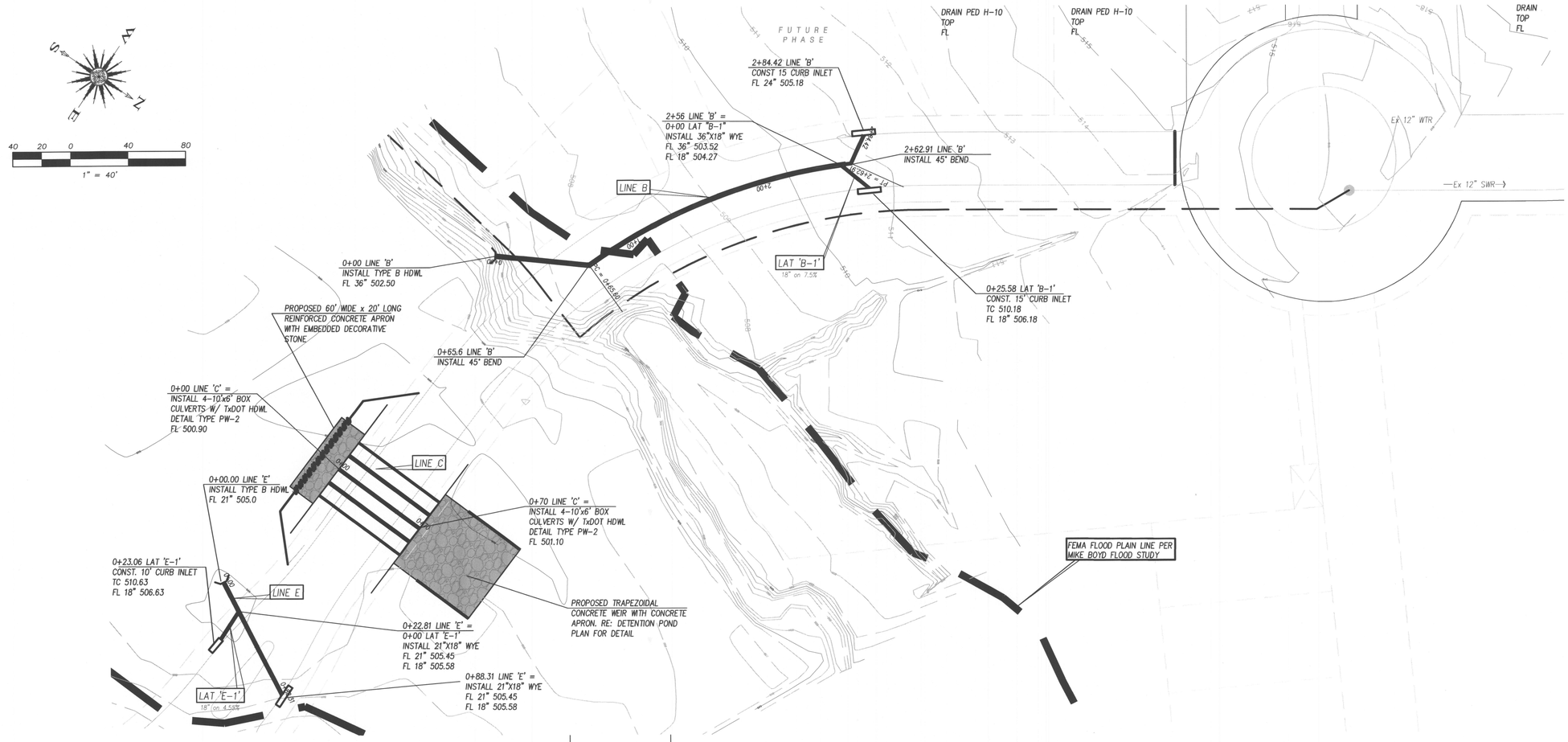
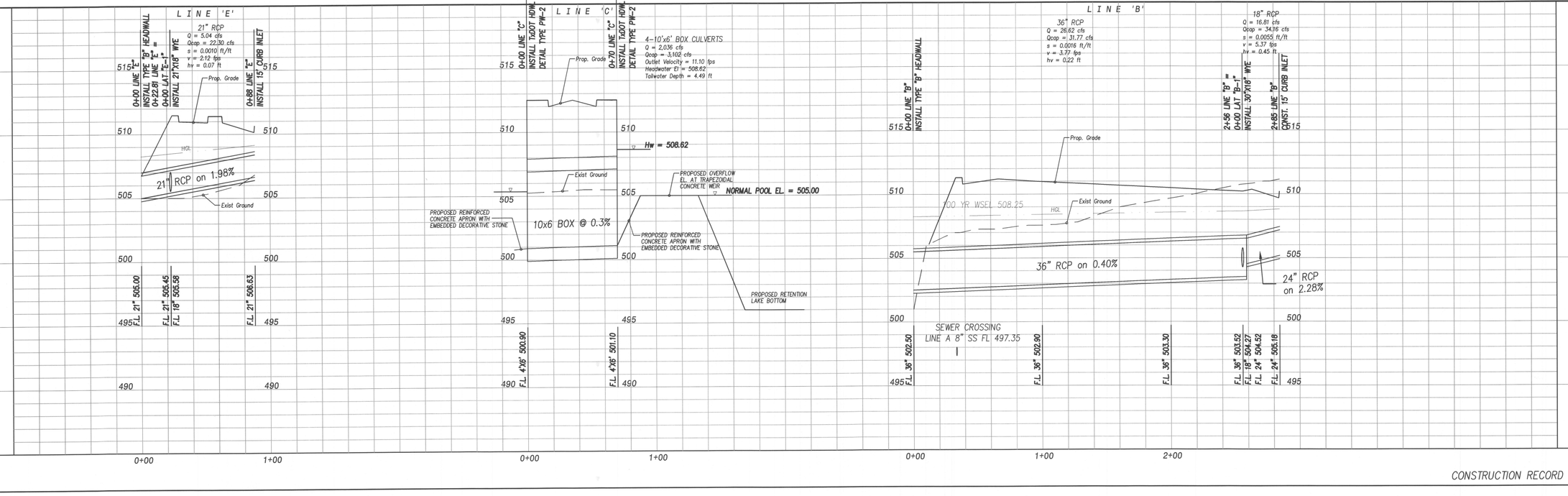
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: Storm Sewer Plan & Profile Line 'A'

Scale:	Sheet No.:
H:1" = 40' V:1" = 4'	36 of 53





CONSTRUCTION RECORD

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Owner:
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Sonoma Verde
Phase One B

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PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: **Storm Sewer Plan & Profile Line 'B', 'C', 'E'**

Scale:	Sheet No.:
H: 1" = 40' V: 1" = 4'	37 of 53

N
W E
S

40 20 0 40 80

1" = 40'

FUTURE PHASE

8"

PROPOSED RETENTION/DETENTION POND
BOTTOM OF POND ELEV. = 496.00
TOP OF RETENTION POND = 505.00
DETENTION POND 100 YR. WSEL = 508.46

100 YR FLOOD PLAIN PER STUDY PERFORMED BY BOYD HYDROLOGY, LLC.

DAY CARE

C.O.B.A.M.P. O.R.

PROPOSED 60' WIDE 1:4 TRAPEZOIDAL CONCRETE WEIR WITH CONCRETE APRON OVERFLOW AT FL = 505.00. CONCRETE WEIR AND APRON IS TO BE STEEL REINFORCED AND EMBEDDED WITH DECORATIVE ROCK. RE: DETAIL THIS SHEET.

VIA TOSCANA

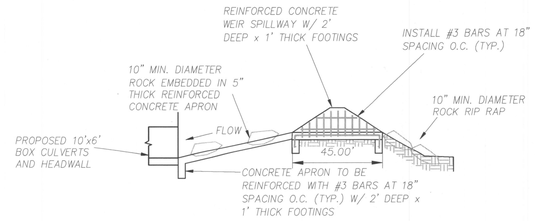
LINE C

0+70 LINE 'C' =
INSTALL 4-10'x6' BOX CULVERTS W/ TxDOT HDWL DETAIL TYPE PW-2
FL 501.10

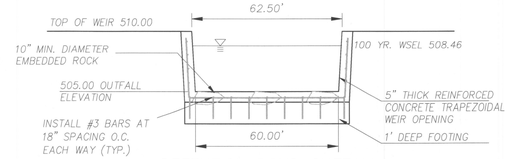
0+00 LINE 'C' =
INSTALL 4-10'x6' BOX CULVERTS W/ TxDOT HDWL DETAIL TYPE PW-2
FL 500.90

INSTALL 60' WIDE x 20' LONG REINFORCED CONCRETE APRON. APRON IS TO BE EMBEDDED WITH DECORATIVE ROCK. RE: DETAIL THIS SHEET.

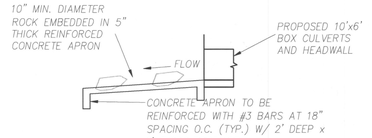
LEAGUE ROAD



DETENTION POND SPILLWAY
SECTION A–A
N.T.S.



DETENTION POND OUTFALL
SECTION B–B
N.T.S.



CULVERT OUTFALL DETAIL
N.T.S.

FOR CONSTRUCTION

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER

6-15-2015

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: Detention Pond Plan

Scale:	Sheet No.:
1" = 40'	37A of 53

100 YR STORM

Existing Conditions		
Area	128.20	acres
Time (Tc)	20	minutes
C value	0.35	
I-100yr	7.02	in/hr
Q100 yr	**314.99**	**cfs**

Per iSWM Hydrology Technical Manual
Allowable Release

Onsite Proposed Conditions		
Area	128.20	acres
Time (Tc)	10	minutes
C value	0.50	
I-100yr	9.22	in/hr
Q100 yr	**591.00**	**cfs**

Per iSWM Hydrology Technical Manual
Developed Runoff

Developed Runoff per Storm Event				
Time (min.)	*I-100 yr*	*C value*	*Area (ac)*	*Runoff (cfs)*
10	9.22	0.50	128.20	591.00
15	7.95	0.50	128.20	509.60
20	7.02	0.50	128.20	449.98
30	5.75	0.50	128.20	368.58
40	4.90	0.50	128.20	314.09
50	4.30	0.50	128.20	275.63
60	3.85	0.50	128.20	246.79
70	3.61	0.50	128.20	231.40
80	3.38	0.50	128.20	216.66
90	3.15	0.50	128.20	201.92
100	2.92	0.50	128.20	187.17

Inflow per Storm Event		
Storm Event	*Runoff*	*Inflow (ft^3)*
10	591.00	354,601
15	509.60	458,636
20	449.98	539,978
30	368.58	663,435
40	314.09	753,816
50	275.63	826,890
60	246.79	888,426
70	231.40	971,884
80	216.66	1,039,958
90	201.92	1,090,341
100	187.17	1,123,032

Outflow per Storm Event			
Storm Event	*Time*	*Release*	*Outflow (ft^3)*
10	20	314.99	188,992
15	25	314.99	236,241
20	30	314.99	283,489
30	40	314.99	377,985
40	50	314.99	472,481
50	60	314.99	566,977
60	70	314.99	661,474
70	80	314.99	755,970
80	90	314.99	850,466
90	100	314.99	944,962
100	110	314.99	1,039,458

Detention Volume			
Storm Event	*Inflow*	*Outflow*	*Storage (ft^3)*
10	354,601	188,992	165,609
15	458,636	236,241	222,395
20	539,978	283,489	256,490
30	663,435	377,985	285,450
40	753,816	472,481	281,335
50	826,890	566,977	259,913
60	888,426	661,474	226,952
70	971,884	755,970	215,914
80	1,039,958	850,466	189,492
90	1,090,341	944,962	145,379
100	1,123,032	1,039,458	83,574

Detention Volume Required (ft^3)
285,450

50 YR STORM

Existing Conditions		
Area	128.20	acres
Time (Tc)	20	minutes
C value	0.35	
I-50yr	6.35	in/hr
Q50 yr	**284.92**	**cfs**

Per iSWM Hydrology Technical Manual
Allowable Release

Onsite Proposed Conditions		
Area	128.20	acres
Time (Tc)	10	minutes
C value	0.50	
I-50yr	8.39	in/hr
Q50 yr	**537.80**	**cfs**

Per iSWM Hydrology Technical Manual
Developed Runoff

Developed Runoff per Storm Event				
Time (min.)	*I-50 yr*	*C value*	*Area (ac)*	*Runoff (cfs)*
10	8.39	0.50	128.20	537.80
15	7.21	0.50	128.20	462.16
20	6.35	0.50	128.20	407.04
30	5.18	0.50	128.20	332.04
40	4.41	0.50	128.20	282.68
50	3.86	0.50	128.20	247.43
60	3.45	0.50	128.20	221.15
70	3.24	0.50	128.20	207.68
80	3.03	0.50	128.20	194.22
90	2.82	0.50	128.20	180.76
100	2.61	0.50	128.20	167.30

Inflow per Storm Event		
Storm Event	*Runoff*	*Inflow (ft^3)*
10	537.80	322,679
15	462.16	415,945
20	407.04	488,442
30	332.04	597,668
40	282.68	678,434
50	247.43	742,278
60	221.15	796,122
70	207.68	872,273
80	194.22	932,270
90	180.76	976,115
100	167.30	1,003,806

Outflow per Storm Event			
Storm Event	*Time*	*Release*	*Outflow (ft^3)*
10	20	284.92	170,955
15	25	284.92	213,693
20	30	284.92	256,432
30	40	284.92	341,909
40	50	284.92	427,387
50	60	284.92	512,864
60	70	284.92	598,341
70	80	284.92	683,819
80	90	284.92	769,296
90	100	284.92	854,774
100	110	284.92	940,251

Detention Volume			
Storm Event	*Inflow*	*Outflow*	*Storage (ft^3)*
10	322,679	170,955	151,725
15	415,945	213,693	202,252
20	488,442	256,432	232,010
30	597,668	341,909	255,759
40	678,434	427,387	251,048
50	742,278	512,864	229,414
60	796,122	598,341	197,781
70	872,273	683,819	188,454
80	932,270	769,296	162,974
90	976,115	854,774	121,341
100	1,003,806	940,251	63,555

Detention Volume Required (ft^3)
255,759

25 YR STORM

Existing Conditions		
Area	128.20	acres
Time (Tc)	20	minutes
C value	0.35	
I-25yr	5.72	in/hr
Q25 yr	**256.66**	**cfs**

Per iSWM Hydrology Technical Manual
Allowable Release

Onsite Proposed Conditions		
Area	128.20	acres
Time (Tc)	10	minutes
C value	0.50	
I-25yr	7.59	in/hr
Q25 yr	**486.52**	**cfs**

Per iSWM Hydrology Technical Manual
Developed Runoff

Developed Runoff per Storm Event				
Time (min.)	*I-25 yr*	*C value*	*Area (ac)*	*Runoff (cfs)*
10	7.59	0.50	128.20	486.52
15	6.51	0.50	128.20	417.29
20	5.72	0.50	128.20	366.65
30	4.65	0.50	128.20	298.07
40	3.95	0.50	128.20	253.20
50	3.45	0.50	128.20	221.15
60	3.08	0.50	128.20	197.43
70	2.89	0.50	128.20	185.25
80	2.70	0.50	128.20	173.07
90	2.51	0.50	128.20	160.89
100	2.32	0.50	128.20	148.71

Inflow per Storm Event		
Storm Event	*Runoff*	*Inflow (ft^3)*
10	486.52	291,911
15	417.29	375,562
20	366.65	439,982
30	298.07	536,517
40	253.20	607,668
50	221.15	663,435
60	197.43	710,741
70	185.25	778,046
80	173.07	830,736
90	160.89	868,811
100	148.71	892,272

Outflow per Storm Event			
Storm Event	*Time*	*Release*	*Outflow (ft^3)*
10	20	256.66	153,994
15	25	256.66	192,492
20	30	256.66	230,991
30	40	256.66	307,988
40	50	256.66	384,985
50	60	256.66	461,982
60	70	256.66	538,978
70	80	256.66	615,975
80	90	256.66	692,972
90	100	256.66	769,969
100	110	256.66	846,966

Detention Volume			
Storm Event	*Inflow*	*Outflow*	*Storage (ft^3)*
10	291,911	153,994	137,918
15	375,562	192,492	183,070
20	439,982	230,991	208,992
30	536,517	307,988	228,529
40	607,668	384,985	222,683
50	663,435	461,982	201,453
60	710,741	538,978	171,762
70	778,046	615,975	162,070
80	830,736	692,972	137,764
90	868,811	769,969	98,842
100	892,272	846,966	45,306

Detention Volume Required (ft^3)
228,529

10 YR STORM

Existing Conditions		
Area	128.20	acres
Time (Tc)	20	minutes
C value	0.35	
I-10yr	4.92	in/hr
Q10 yr	**220.76**	**cfs**

Per iSWM Hydrology Technical Manual
Allowable Release

Onsite Proposed Conditions		
Area	128.20	acres
Time (Tc)	10	minutes
C value	0.50	
I-10yr	6.56	in/hr
Q10 yr	**420.50**	**cfs**

Per iSWM Hydrology Technical Manual
Developed Runoff

Developed Runoff per Storm Event				
Time (min.)	*I-10 yr*	*C value*	*Area (ac)*	*Runoff (cfs)*
10	6.56	0.50	128.20	420.50
15	5.61	0.50	128.20	359.60
20	4.92	0.50	128.20	315.37
30	3.99	0.50	128.20	255.76
40	3.38	0.50	128.20	216.66
50	2.94	0.50	128.20	188.45
60	2.62	0.50	128.20	167.94
70	2.45	0.50	128.20	157.05
80	2.29	0.50	128.20	146.79
90	2.12	0.50	128.20	135.89
100	1.99	0.50	128.20	127.56

Inflow per Storm Event		
Storm Event	*Runoff*	*Inflow (ft^3)*
10	420.50	252,298
15	359.60	323,641
20	315.37	378,446
30	255.76	460,366
40	216.66	519,979
50	188.45	565,362
60	167.94	604,591
70	157.05	659,589
80	146.79	704,587
90	135.89	733,817
100	127.56	765,354

Outflow per Storm Event			
Storm Event	*Time*	*Release*	*Outflow (ft^3)*
10	20	220.76	132,456
15	25	220.76	165,570
20	30	220.76	198,684
30	40	220.76	264,912
40	50	220.76	331,141
50	60	220.76	397,369
60	70	220.76	463,597
70	80	220.76	529,825
80	90	220.76	596,053
90	100	220.76	662,281
100	110	220.76	728,509

Detention Volume			
Storm Event	*Inflow*	*Outflow*	*Storage (ft^3)*
10	252,298	132,456	119,841
15	323,641	165,570	158,071
20	378,446	198,684	179,762
30	460,366	264,912	195,454
40	519,979	331,141	188,839
50	565,362	397,369	167,993
60	604,591	463,597	140,994
70	659,589	529,825	129,764
80	704,587	596,053	108,534
90	733,817	662,281	71,536
100	765,354	728,509	36,845

Detention Volume Required (ft^3)
195,454

WEIR CALCULATION

Trapezoidal Weir Equation	
Q = 2/3*Cd*b*sqrt(2*g)*H^(3/2)	
=	1303.00 cfs
l =	0.63
=	60.00 ft
=	32.20 ft/sec^2
lving for H =	3.46 ft

POND VOLUME

Proposed Pond Volume			
Elevation	Area	Volume	Total Volume
505	164781	0	0
506	207828	186305	186305
507	230334	219081	405386
508	123669	177002	582387
509	281105	202387	784774
510	309499	295302	1080076
511	339110	324305	1404381
100 year wsel =		508.46	

FOR CONSTRUCTION

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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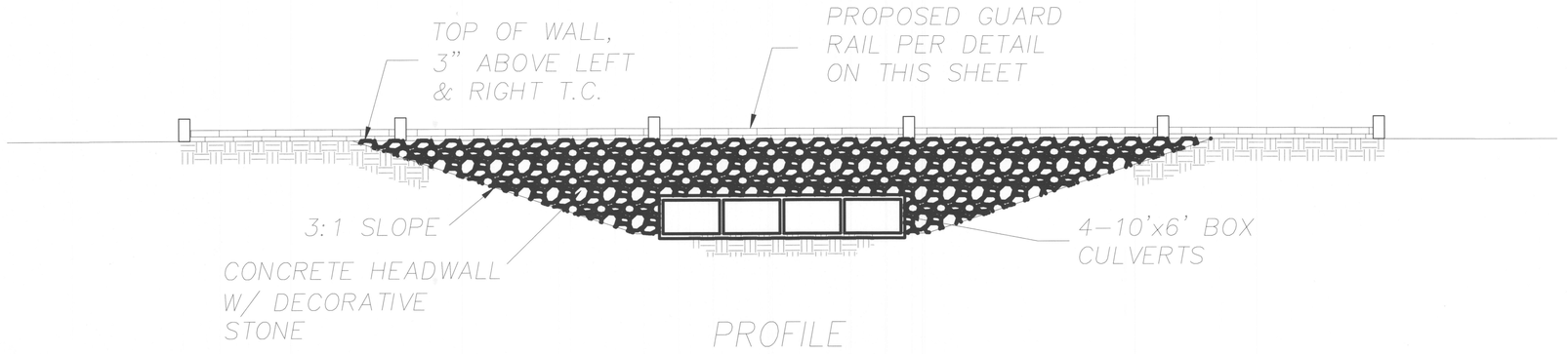
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-15-2015

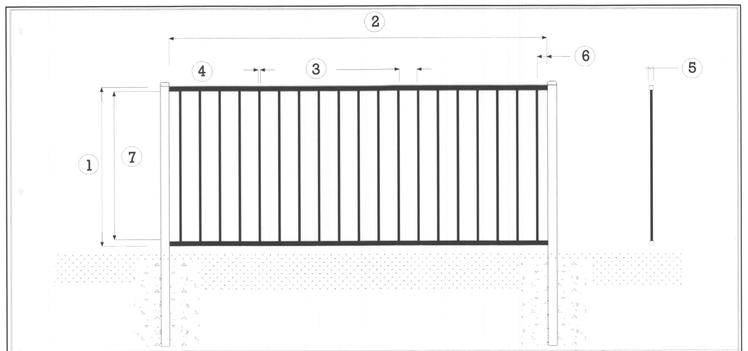
Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title:
Detention Pond Calculations

Scale:	Sheet No.:
	37B of 53



PROFILE



1	70"	5	1 1/2 x 16 Ga
2	7'-10"	6	2 1/16"
3	3 15/16"	7	5" - 7"
4	3/4 " x 16 Ga		

Strength
Isaiah 40:29-31

Product Titan Ornamental 2 Rail Flat Top 70"H x 94" W x 16 Ga
Drawing Number | Revision
Date
Part Number COMFT70X8-34

TITAN *by*
ORNAMENTAL FENCING

INTERNATIONAL ARCHITECTURAL METALS
11828 Classic Lane - Forney,Texas 75126
(972)564-3388 - fax (972) 564-3001
www.iam-metals.com

FOR CONSTRUCTION

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

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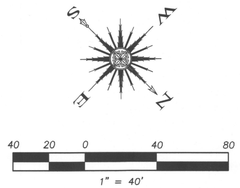
PROFESSIONAL ENGINEER

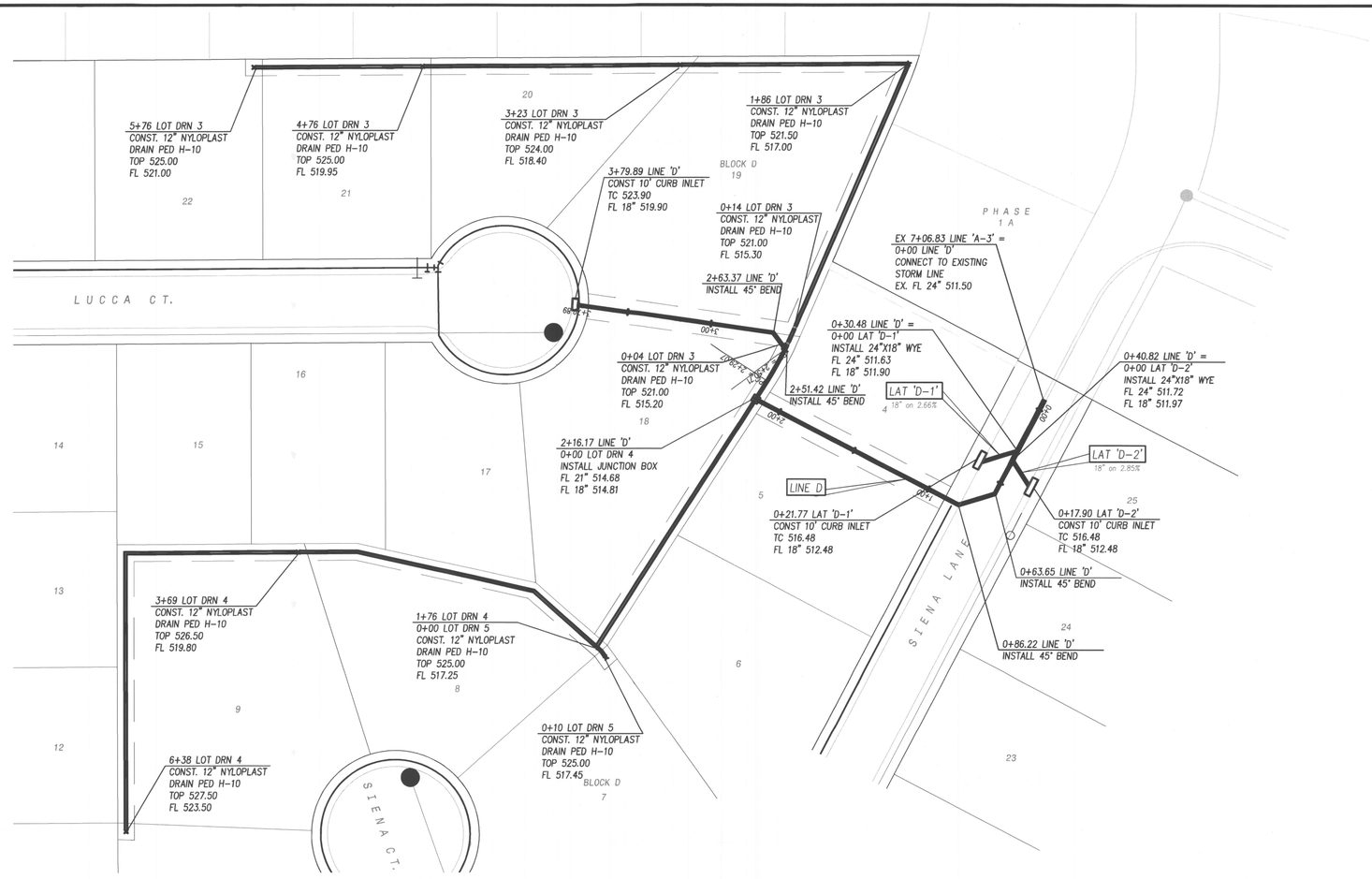
6-15-2015

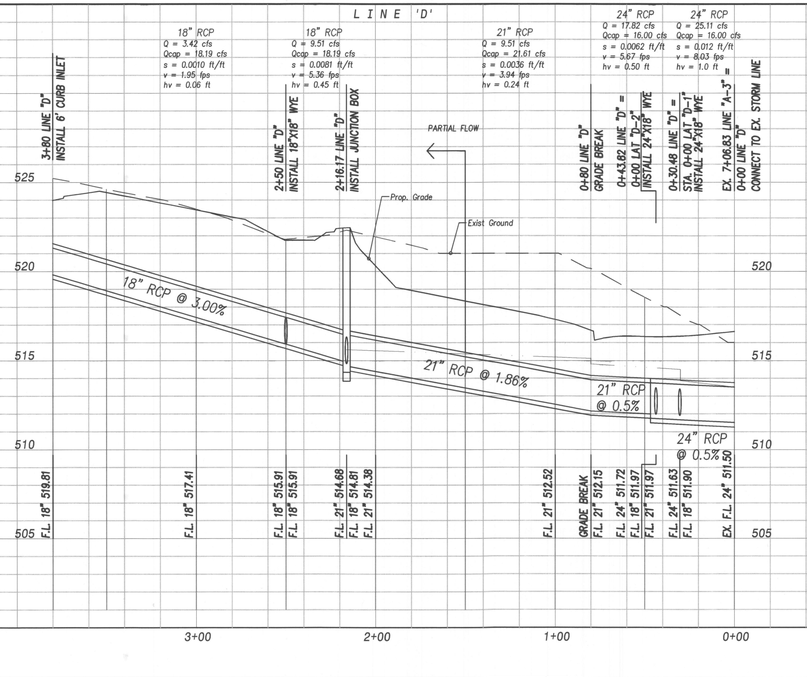
Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: **Culvert and Headwall Detail**

Scale:	Sheet No.:
N.T.S.	37C of 53







Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

F.C. CUNY CORPORATION
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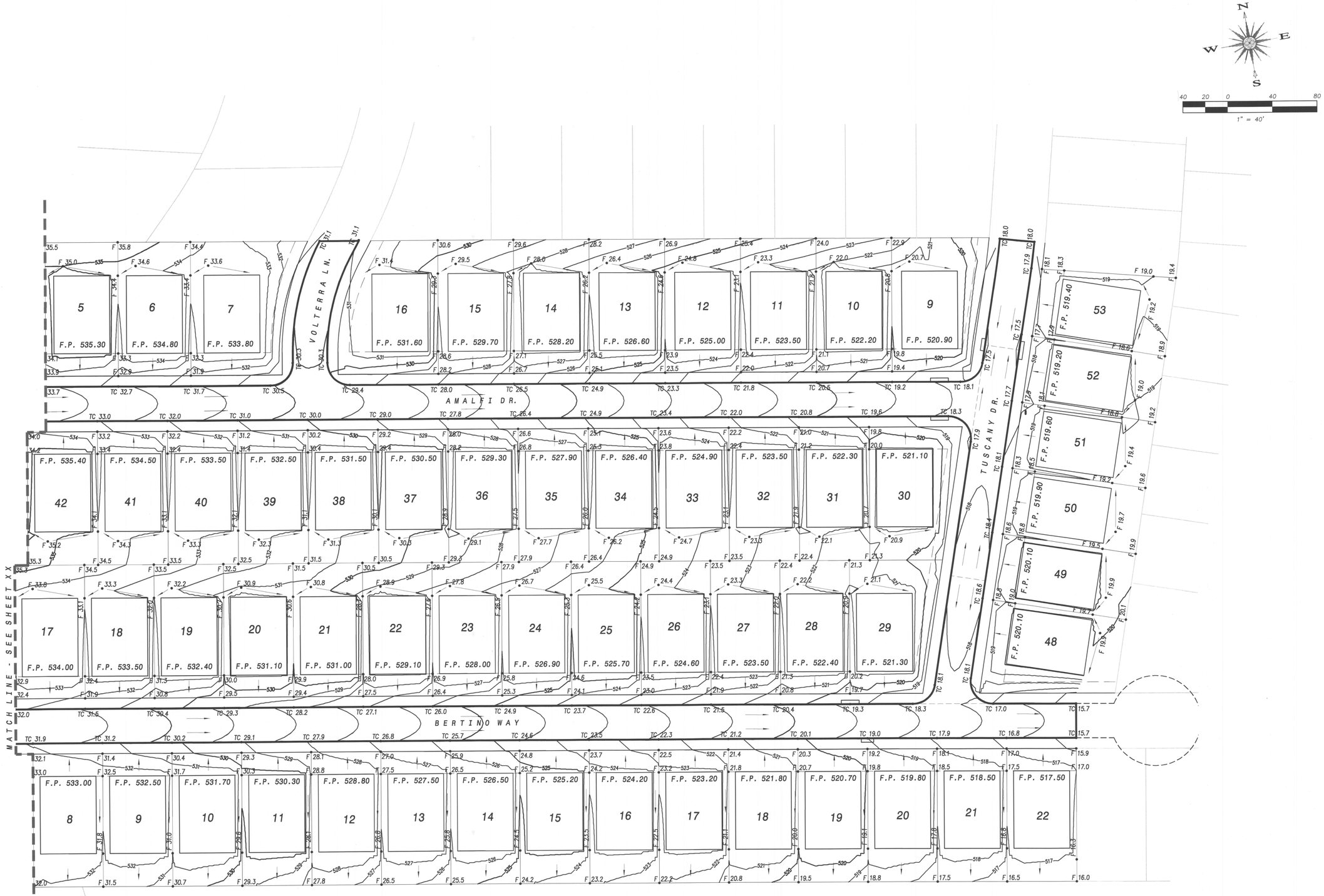
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 05-15	Project No.:

Sheet Title: Storm Sewer Plan & Profile Line 'D'

Scale:	Sheet No.:
H:1" = 40' V:1" = 4'	38 of 53

CONSTRUCTION RECORD



CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

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65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Grading Plan

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	39 of 53

CONSTRUCTION RECORD

Scale:	1" = 40' h 1" = 4'v
Sheet No:	40 of 53
Sheet Title:	Grading Plan
Date:	06-16
Project No:	
Drawn By:	FC CUNY
Checked By:	FC CUNY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER A. CUNY, P.E. 85642

6-27-2016

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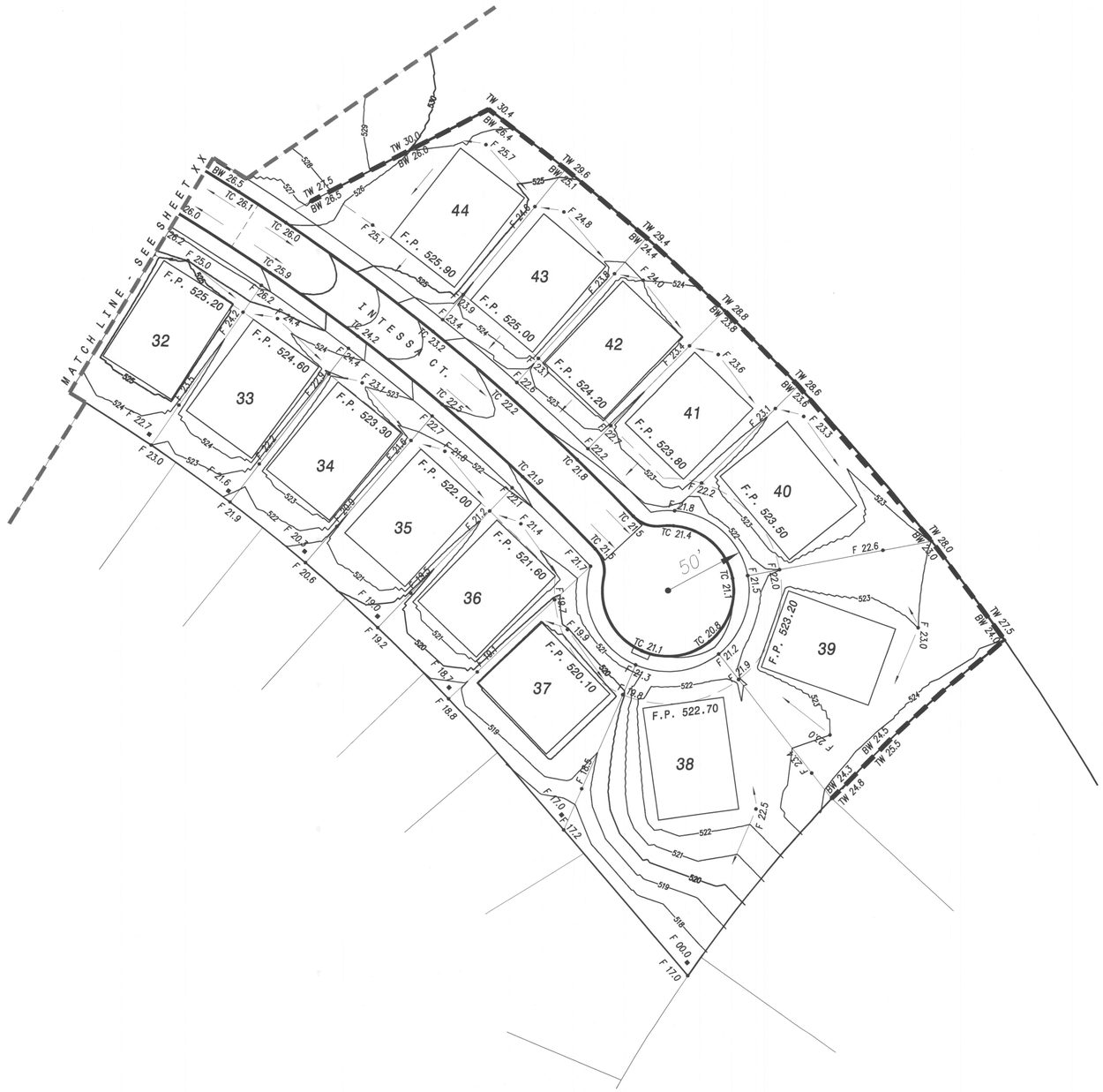
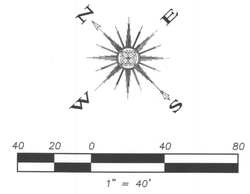
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

Sonoma Verde
Phase One B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Revision	Date	Description





Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

Sonoma Verde Phase 1B

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PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Grading Plan

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	41 of 53

CONSTRUCTION RECORD

Sonoma Verde Phase 1B

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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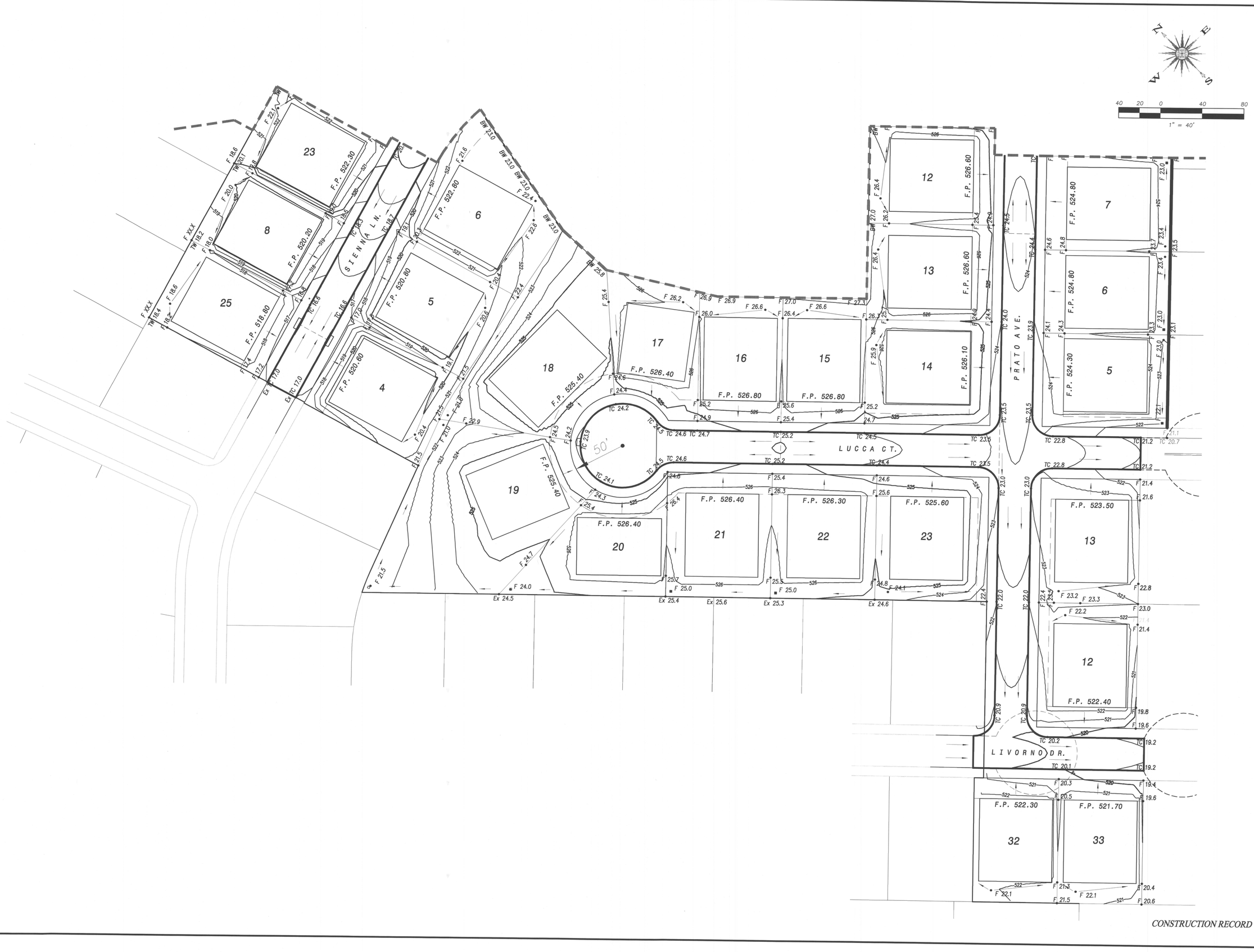
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
LICENSED
PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Grading Plan

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	42 of 53

CONSTRUCTION RECORD



Revision	Date	Description

Sonoma Verde Phase 1B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER

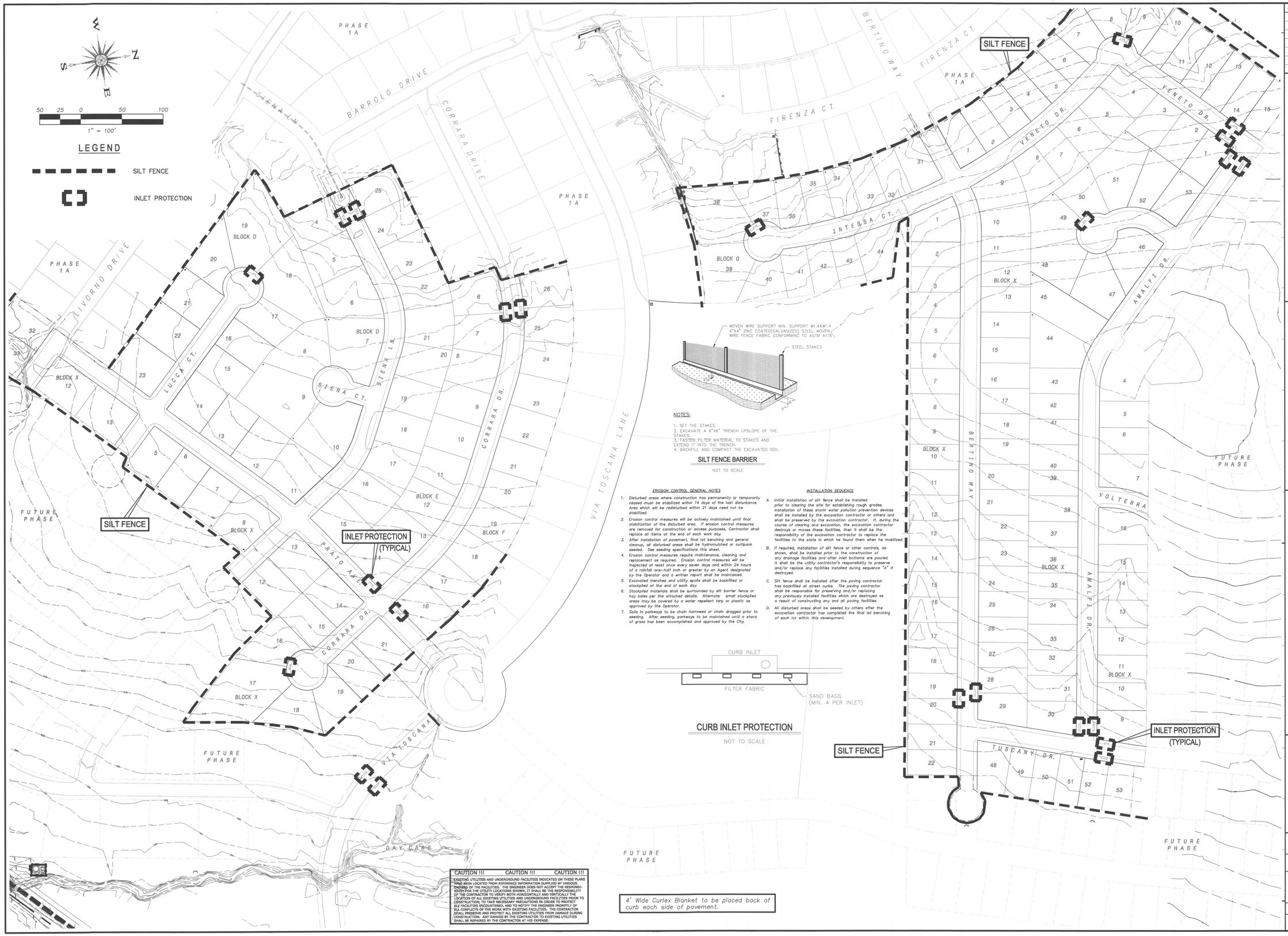
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Grading Plan

Scale:	Sheet No.:
1" = 40' h 1" = 4' v	43 of 53

CONSTRUCTION RECORD



NOTES:

1. SET THE STAKES.
2. EXCAVATE A 6"X6" TRENCH UPSLOPE OF THE STAKES.
3. FASTEN FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

SILT FENCE BARRIER

NOT TO SCALE

EROSION CONTROL GENERAL NOTES

1. *Disturbed areas where construction has permanently or temporarily ceased must be stabilized within 14 days of the last disturbance. Area which will be redisturbed within 21 days need not be stabilized.*
2. *Erosion control measures will be actively maintained until final stabilization of the disturbed area. If erosion control measures are removed for construction or access purposes, Contractor shall replace all items at the end of each work day.*
3. *After installation of pavement, final lot benching and general cleanup, all disturbed areas shall be hydromulched or cutlipack seeded. See seeding specifications this sheet.*
4. *Erosion control measures require maintenance, cleaning and replacement as required. Erosion control measures will be inspected at least once every seven days and within 24 hours of a rainfall one-half inch or greater by an Agent designated by the Operator and a written report shall be maintained.*
5. *Excavated trenches and utility spoils shall be backfilled or stockpiled at the end of each day.*
6. *Stockpiled materials shall be surrounded by silt barrier fence or hay bales per the attached details. Alternate: small stockpiled areas may be covered by a water repellent tarp or plastic as approved by the Operator.*
7. *Soils in parkways to be chain harrowed or chain dragged prior to seeding. After seeding, parkways to be maintained until a stand of grass has been accomplished and approved by the City.*

INSTALLATION SEQUENCE

A. *Initial installation of silt fence shall be installed prior to clearing the site for establishing rough grades. Installation of these storm water pollution prevention devices shall be installed by the excavation contractor or others and shall be preserved by the excavation contractor. If, during the course of clearing and excavation, the excavation contractor destroys or moves these facilities, then it shall be the responsibility of the excavation contractor to replace the facilities to the state in which he found them when he mobilized.*

B. *If required, installation of silt fence or other controls, as shown, shall be installed prior to the construction of any drainage facilities and after inlet bottoms are poured. It shall be the utility contractor's responsibility to preserve and/or replace any facilities installed during sequence "A" if destroyed.*

C. *Silt fence shall be installed after the paving contractor has backfilled all street curbs. The paving contractor shall be responsible for preserving and/or replacing any previously installed facilities which are destroyed as a result of constructing any and all paving facilities.*

D. *All disturbed areas shall be seeded by others after the excavation contractor has completed the final lot benching of each lot within this development.*

CURB INLET PROTECTION

NOT TO SCALE

4' Wide Curlex Blanket to be placed back of curb each side of pavement.

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 CONTACT THE OWNERS OF THE FACILITIES FOR ASSISTANCE, 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.

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

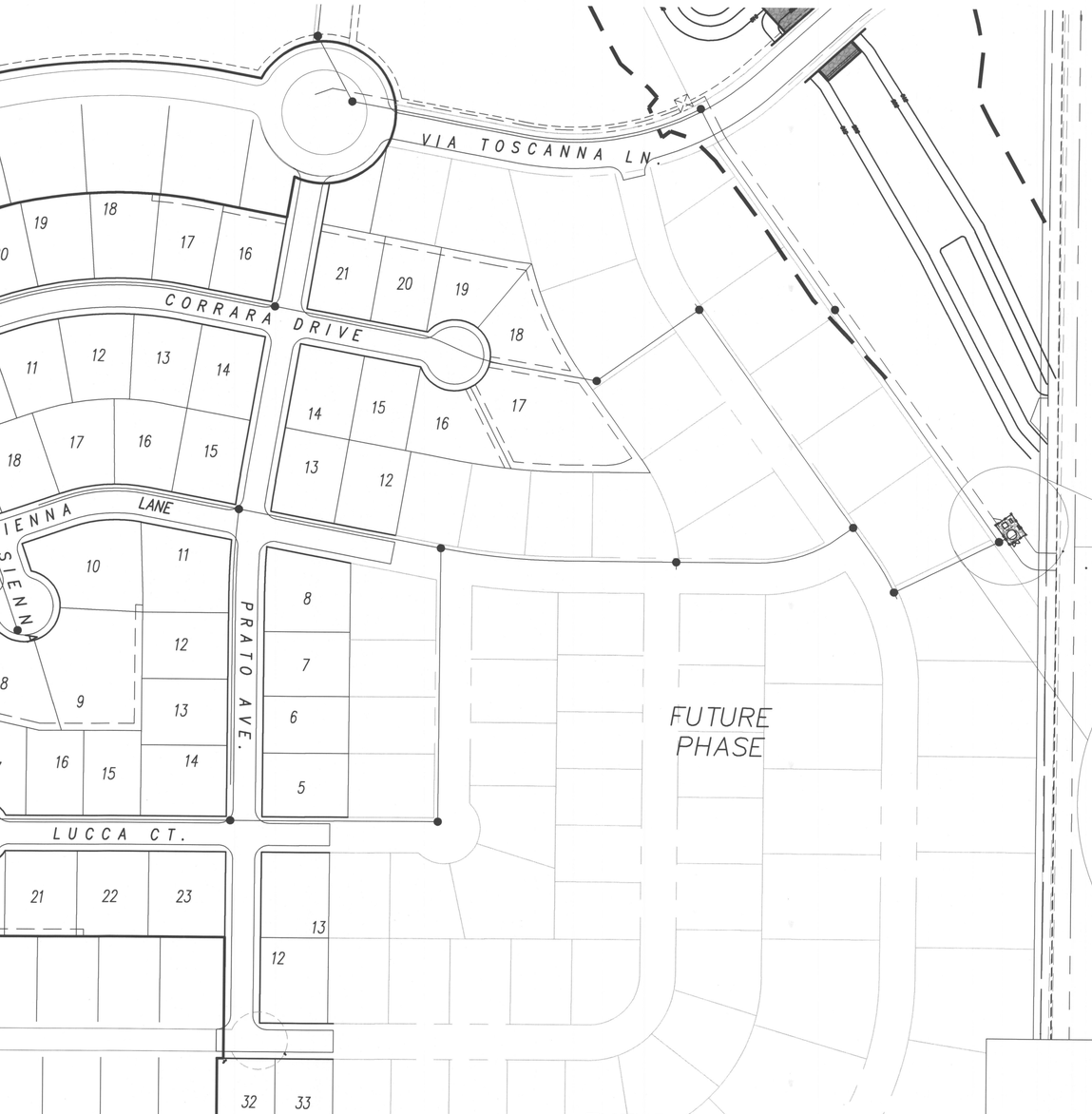
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642

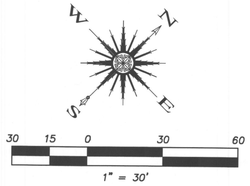
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER
6-27-2016

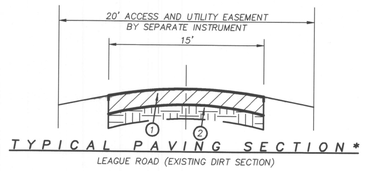
Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Erosion Control Plan

Scale:	Sheet No.:
	44 of 53





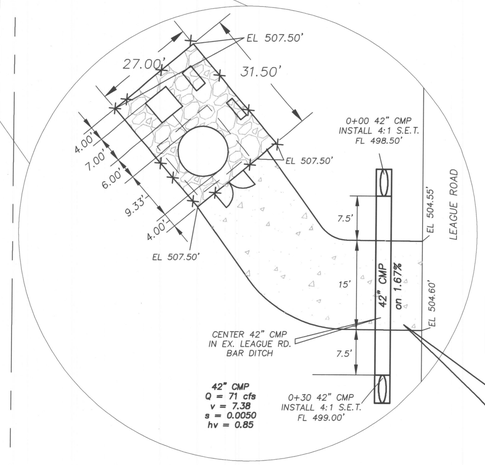


TYPICAL PAVING SECTION*

LEAGUE ROAD (EXISTING DIRT SECTION)

1. 6" HMAC
2. 12" of Lime Stabilized Subgrade (6% to 9% by dry soil weight) shall perform in accordance to Item 260 of the TxDOT Standard Specifications for Construction of Highways, Streets and Bridges.

* PAVEMENT SPECIFICATION PROVIDED BY RONE ENGINEERING



15' WIDE – 6" ASPHALT PAVEMENT FROM LEAGUE ROAD TO LIFT STATION GATE. SEE DETAIL ON THIS SHEET.

LIFT STATION GENERAL NOTES

1) AN AUDIO/VISUAL ALARM SYSTEM IS TO BE INCLUDED WITH THE LIFT STATION.

2) 3 PHASE ELECTRIC SERVICE IS TO BE PROVIDED TO THE LIFT STATION BY FARMER'S ELECTRIC COOPERATIVE. CONTRACTOR TO COORDINATE WITH CHUCK GILLEY (903) 453–0584.

3) ACCESS FRAME OPENING FOR BILCO DOOR HATCH TO BE GROUTED.

4) A PLUG/BREAKER IS TO BE INSTALLED FOR THE GENERATOR IN THE ELECTRICAL PANEL.

5) ALL JOINTS AT THE LIFT STATION, VALVE AND VALVE VAULT ARE TO BE SEALED WITH O–RING OR RAM NEK SEALS AND INTERIOR AND EXTERIOR ARE TO BE SEALED WITH NON SHRINK GROUT.

6) ALL EXPOSED CONCRETE AND GROUT SURFACES INSIDE WET WELL ARE TO BE COATED WITH HDPE COATING TO PREVENT DEGRADATION OF CONCRETE AND GROUT SURFACES BY SEWER GASES.

7) THE EXTERIOR OF ALL DUCTILE IRON PIPING SYSTEM TO BE COATED WITH A PROTECTIVE COATING SYSTEM. THE PIPING SHOULD BE COATED WITH 2–6 MIL DFT COATS (12 MILS TOTAL) OF DEVOE BAR RUST 233 EPOXY COATING OR APPROVED EQUAL.

8) DUCTILE IRON PIPE THAT IS DIRECTLY BURIED NEEDS TO BE INSTALLED IN POLYETHYLENE BAGGING.

9) THE INTERIOR OF ALL DUCTILE IRON PIPE NEEDS TO BE LINE WITH A MANUFACTURER APPLIED COATING TO PROTECT PIPING FROM CORROSION.

10) PRESSURE AND MANDREL TEST IS TO BE DONE FOR ALL SEWER MAINS PRIOR TO ACTIVATION OF THE LIFT STATION.

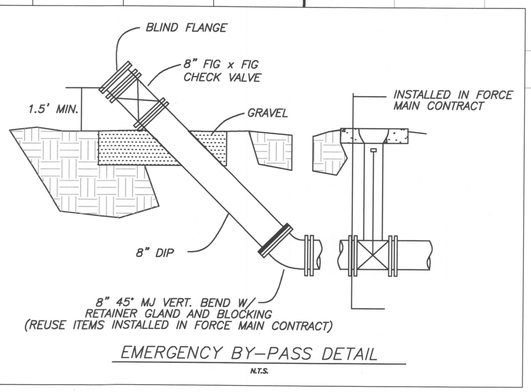
11) ALL MANHOLES ARE TO BE VACUUM TESTED PRIOR TO ACTIVATION OF THE LIFT STATION.

12) A QUICK DISCONNECT ASSEMBLY TO BE PROVIDED AT THE BASE ELEVATION OF THE PUMP CONNECTION

13) WETWELL TO BE SUPPLIED WITH A VISUAL LEVEL INDICATOR

14) DUPLEX PUPMS TO HAVE HOUR METER SUPPLIED BY MANUFACTURER

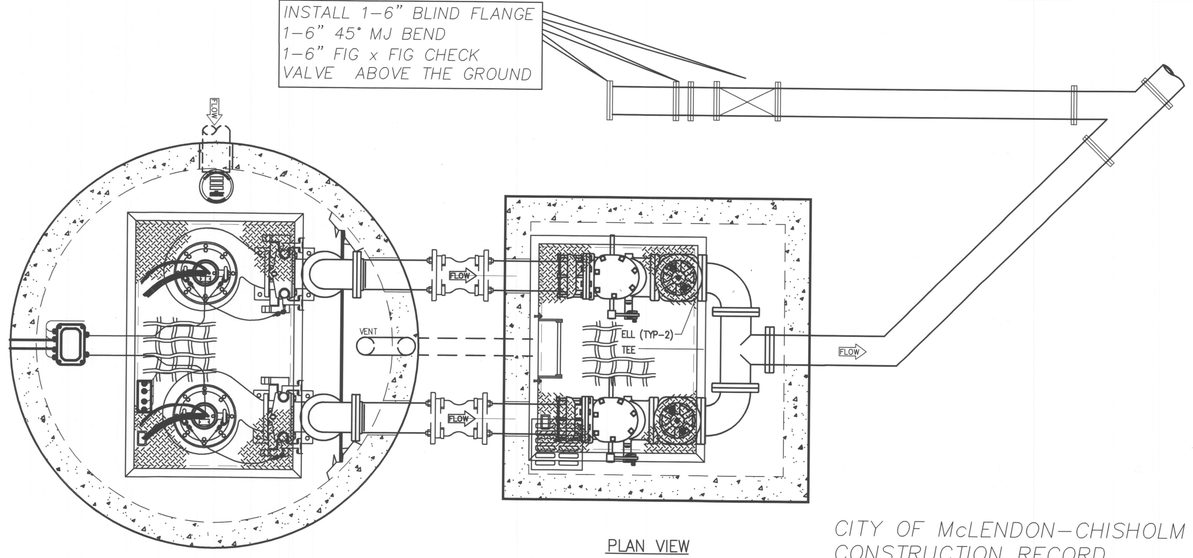
15) LIFT STATION TO BE SUPPLIED WITH LIFTING BOOM AND WINCH



EMERGENCY BY–PASS DETAIL

N.T.S.

INSTALL 1–6" BLIND FLANGE
1–6" 45° MJ BEND
1–6" FIG x FIG CHECK VALVE ABOVE THE GROUND



PLAN VIEW

CITY OF McLENDON–CHISHOLM CONSTRUCTION RECORD

Revision	Date	Description

Owner:
City of McLendon-Chisholm
1248 S. Hwy 205 • McLendon-Chisholm, TX • 75032
Phone: 972-524-2077

City of McLendon-Chisholm

SANITARY SEWER LIFT STATION

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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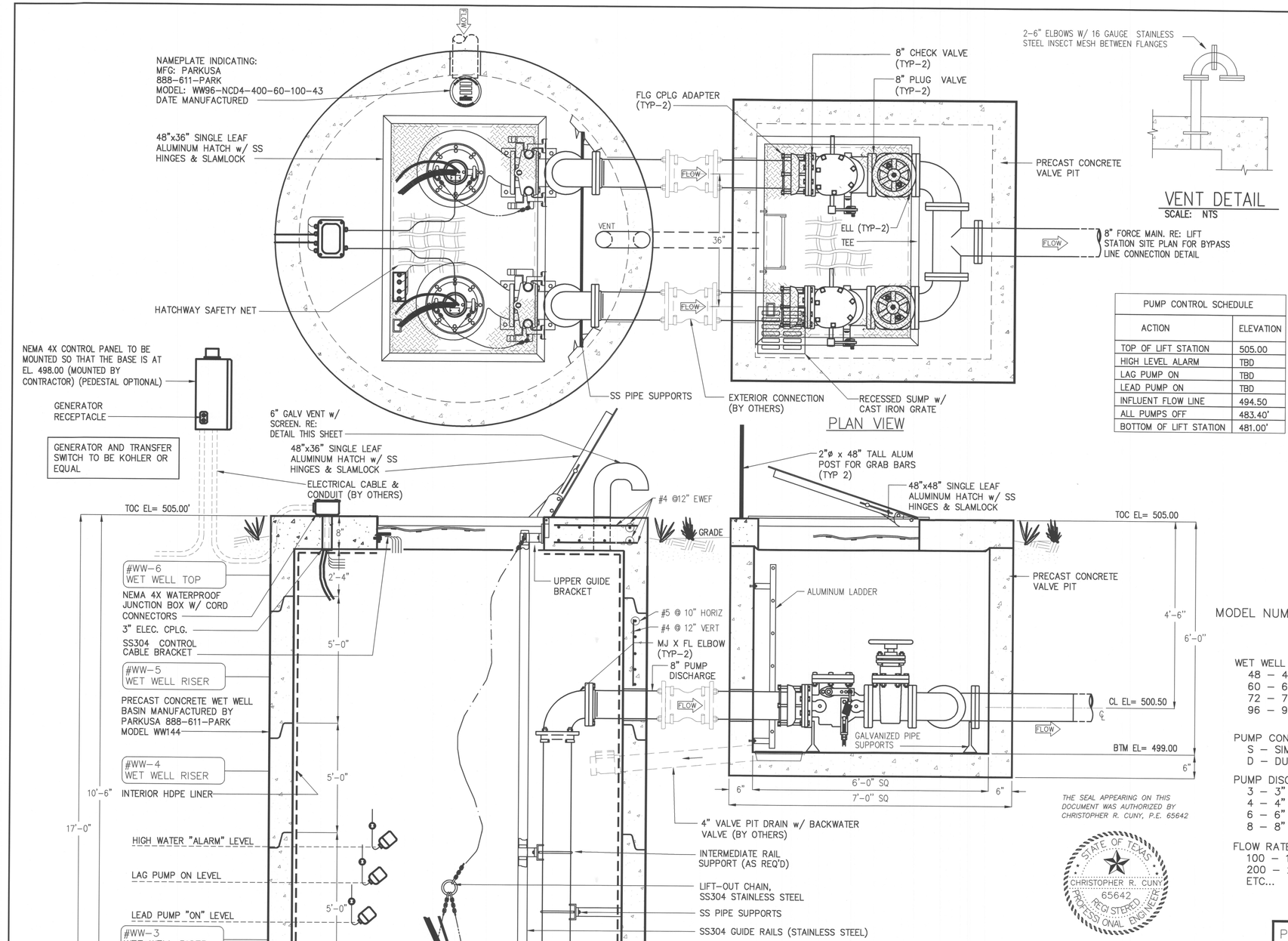
STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER
6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06/2015	Project No.: 14–015

Sheet Title:
Lift Station Site Plan

Scale:	Sheet No.:
1"=30'	45 of 53



PUMP CONTROL SCHEDULE	
ACTION	ELEVATION
TOP OF LIFT STATION	505.00
HIGH LEVEL ALARM	TBD
LAG PUMP ON	TBD
LEAD PUMP ON	TBD
INFLUENT FLOW LINE	494.50
ALL PUMPS OFF	483.40'
BOTTOM OF LIFT STATION	481.00'

Specifications

CONCRETE :

Class I/II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of wall and baffle with sectional riser to required depth.

REINFORCEMENT:

Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.

ALUMINUM HATCH:

300 PSF rated, 1/4" aluminum skid-resistant floor plate, stainless steel tamperproof bolting & hinges & slamlock. (H-20 Rating Optional)

PUMPS:

Pumps shall be centrifugal solids handling type with submersible type motor. Pumps shall have a capacity as follows:

PUMP No.	TYPE	GPM	TDH	RPM	ELECTRICAL HP	V	PH	Hz
1	NON CLOG	400	51	1750	10	460	3	60
2	NON CLOG	400	51	1750	10	460	3	60

CONTROLS:

Pump controls shall be mounted inside a UL Listed NEMA-4X enclosure and include circuit breakers, alarm circuit fuse, IEC rated motor starter, pump HOA, and alternator relay. Panel shall have a visual alarm beacon. Panel is designed for remote mounting.

Engineering Data

Field excavation and preparation shall be completed prior to delivery of assembly. Use dimensional data as shown. All pipe, valves and fittings of the assembly are approved by one of the following associations:

NPCA CERTIFIED PLANT · CSA B64.5 · UL · AMERICAN SOCIETY OF SANITARY ENGINEERING

MODEL NUMBER: ParkUSA
888-611-PARK, www.PARK-USA.com
WW96-NCD4-400-60-100-43

WET WELL SIZE (ID)
- 48 - 48" DIA
- 60 - 60" DIA
- 72 - 72" DIA
- 96 - 96" DIA

PUMP CONFIGURATION
- S - SIMPLEX
- D - DUPLEX

PUMP DISCHARGE SIZE
- 3 - 3"
- 4 - 4"
- 6 - 6"
- 8 - 8"

FLOW RATE CAPACITY (GPM)
- 100 - 100 GPM
- 200 - 200 GPM
- ETC...

POWER CHARACTERISTICS
- 43 - 460V/3PH/60Hz
- 23 - 230V/3PH/60Hz
- 21 - 230V/1PH/60Hz
- 03 - 208V/3PH/60Hz

PUMP MOTOR SIZE
- 020 - 2.0 HP
- 030 - 3.0 HP
- 050 - 5.0 HP
- 075 - 7.5 HP
- 100 - 10.0 HP
- 150 - 15.0 HP
- 200 - 20.0 HP

PUMP HEAD CAPACITY (TDH)
- 10 - 10' TOTAL DYNAMIC HEAD
- 20 - 20' TOTAL DYNAMIC HEAD
- ETC...

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NOTE:
VERIFY ALL INLET/OUTLET ORIENTATIONS PRIOR TO FABRICATION

NOTE:
ALL DASHED PIPING TO BE FURNISHED BY CONTRACTOR

NOTE:
VERIFY ALL ELEVATIONS PRIOR TO FABRICATION

CONSTRUCTION RECORD

© Park 2013

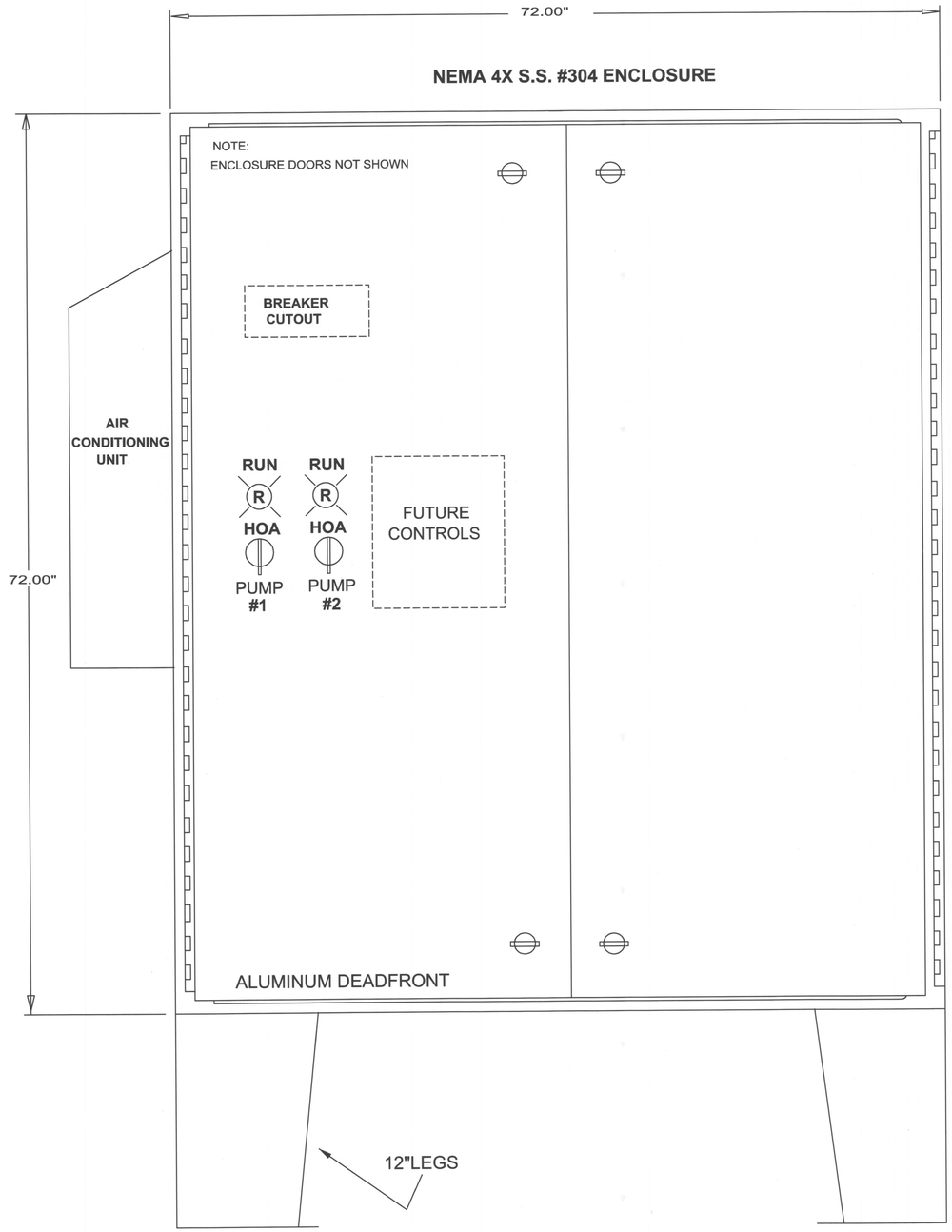
PROJECT : SONOMA VERDE S. SIDE McCLENDON CHISHOLM, TX
CUSTOMER : F.C. CUNY CORP.
ORDER # : 83046
PROJ. # : 14-015

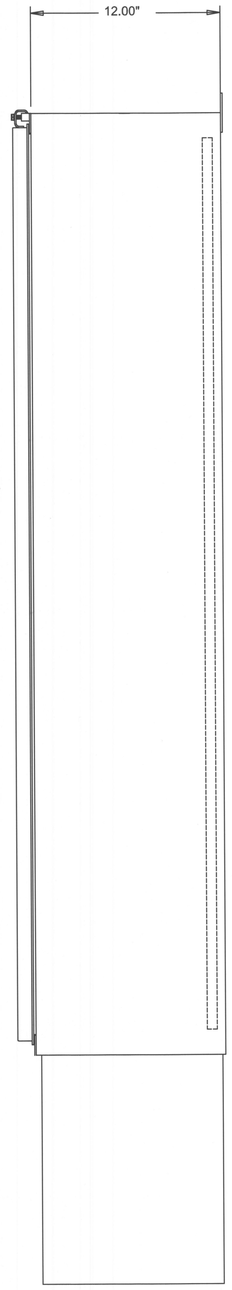
888.611.7275
www.park-usa.com
PARK USA Design for Water

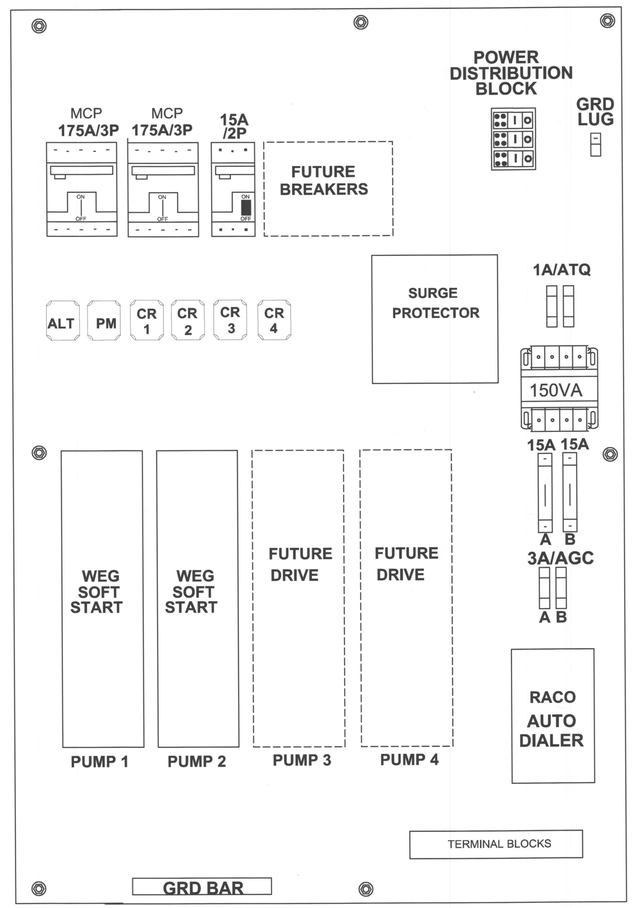
SANITARY SEWER LIFT STATION
SUBMERSIBLE NON-CLOG PUMP STATION

PM	DWG	DWG. NO.	REV.
DC	CH	WW96-NCD4/8	B
DATE 05/01/2015			

FC - WW144-NCD4-8-SONOMA VERDE REV1







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CHRISTOPHER R. CUNY
65642
REGISTERED PROFESSIONAL ENGINEER

STEEL BACKPLATE

CONSTRUCTION RECORD

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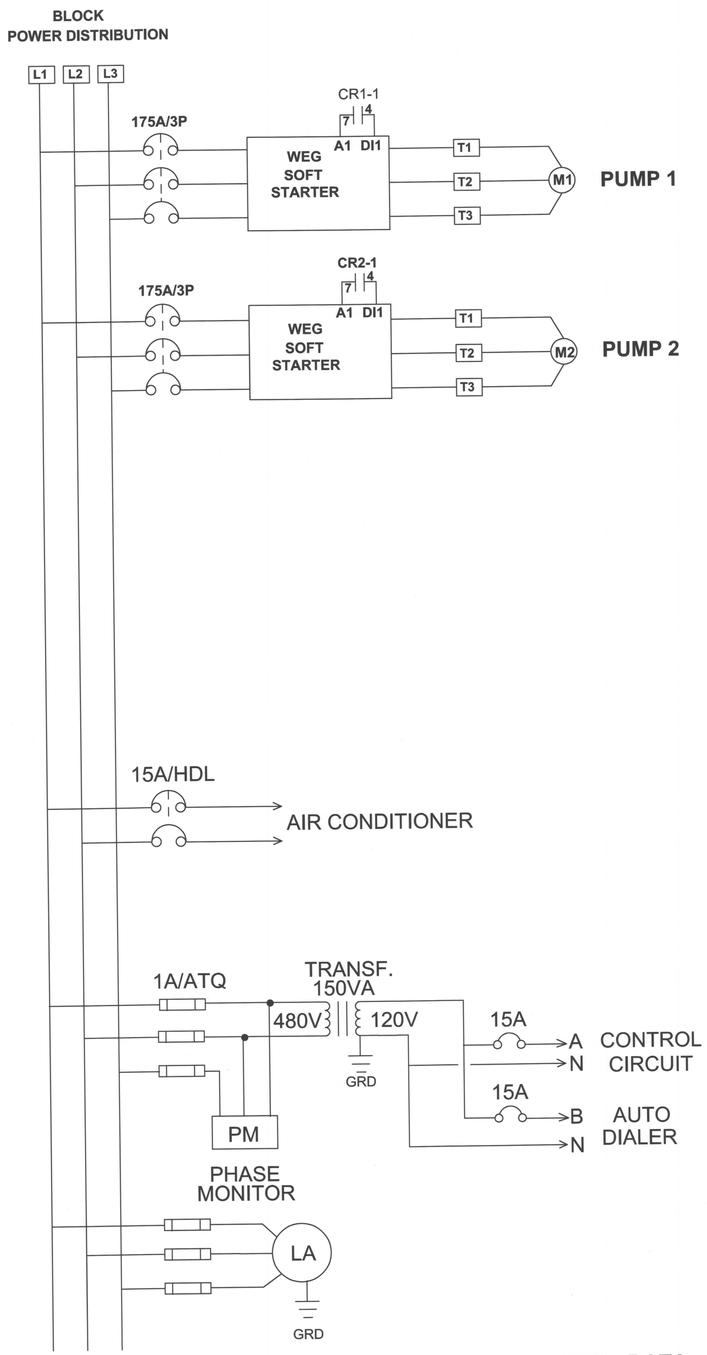
CUSTOMER:

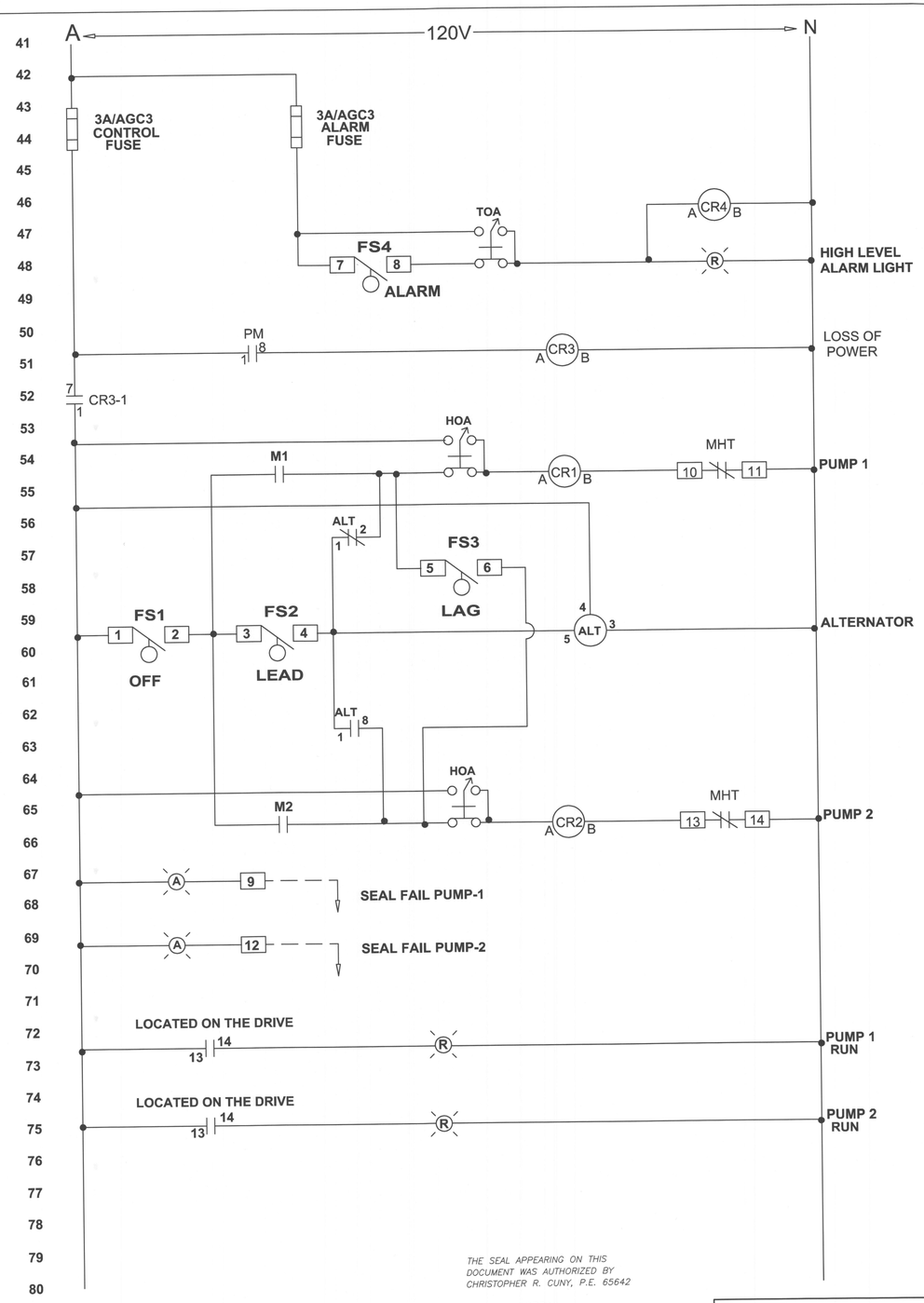
PARK

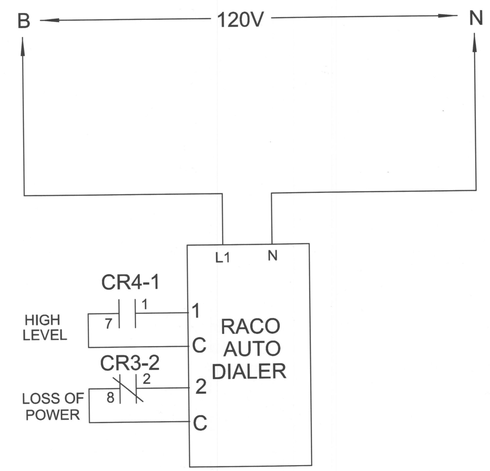
TITLE
SONOMA VERDE PUMPIING PANEL

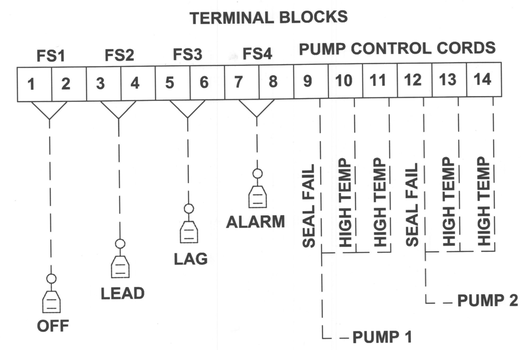
ELEVATION DIAGRAM

DRAWN BY:	DRAWING NUMBER:	DATE:
BM	PARK SONOMA VERDE SOFT START SO75-43D-SS W	05-01-15









INCOMING SERVICE

VOLT: 480

PHASE: 3

HERTZ: 60

WIRE: 3

MOTOR DATA

HP: 10

FLA: 101.8

MODEL#: 4VL750M4-43

PANEL#: SO750-43D-SS

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CHRISTOPHER R. CUNY
65642
REGISTERED
PROFESSIONAL ENGINEER

CONSTRUCTION RECORD

PARK

TITLE

SONOMA VERDE PUMPING PANEL

ELEVATION DRAWING & ELECTRICAL SCHEMATIC

BM

DWG # **PARK SONOMA VERDE SOFT START SO750-43D-SS W**

05-01-15

LEGEND

- STREET LIGHT
- STREET SIGN
- SPEED LIMIT SIGN
- STOP SIGN

SCALE: 1" = 100'

CONSTRUCTION RECORD

Scale: 1" = 100'	Drawn By: FC CUNY	Date: 06-16	Sheet Title: Street Light & Signage Plan
Sheet No.: 53A of 53	Checked By: FC CUNY	Project No.:	

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6-27-2016

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

Sonoma Verde
Phase One B

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Revision	Date	Description

N
W
E
S

0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- STREET LIGHT
- STREET SIGN
- SPEED LIMIT SIGN
- STOP SIGN
- YIELD SIGN
- ONEWAY SIGN

CONSTRUCTION RECORD

Revision	Date	Description

Owner:
MC 550 Land Holdings, L.P.
#2 Horizon Court • Heath, Texas • 75032
Phone: 972-772-9400

Sonoma Verde
Phase One B

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
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STATE OF TEXAS
CHRISTOPHER R. CUNY
65642
LICENSED PROFESSIONAL ENGINEER

6-27-2016

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 06-16	Project No.:

Sheet Title:
Street Light & Signage Plan

Scale:	Sheet No.:
1" = 100'	53B of 53

Sonoma Verde Phase 1B