



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

ORDER 2024-132

ORDER APPROVING INFRASTRUCTURE DEVELOPMENT PLAN FOR CIVITAS AT ALVARADO MANUFACTURED HOME RENTAL COMMUNITY (MHRC) PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Texas Local Government Code Section 232.007 (a) defines a “Manufactured Home Rental Community” (MHRC) as a “plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences;” and

WHEREAS, an MHRC is not a subdivision under Section 232.007 (b); and

WHEREAS, Johnson County has exercised its authority to adopt minimum standards requiring any developer of an MHRC to submit an Infrastructure Development Plan (IDP) to the County for review and approval prior to construction and/or development in an MHRC; and

WHEREAS, pursuant to Section 232.007 (h), a utility provider may not provide utility services to an MHRC prior to the County’s approval of the IDP; and

WHEREAS, **Indie Catch, LLC**. (Owner) has filed a proposed IDP for an MHRC identified as Civitas at Alvarado and located at 7601 County Road 508, Alvarado, Texas; and

WHEREAS, the boundaries of the proposed MHRC and described more fully in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the proposed IDP is attached hereby as Exhibit B and incorporated by reference; and

WHEREAS, the attached IDP meets or exceeds the minimum standards adopted by Johnson County.

Filed For Record 2:53 PM

DEC 20 2024

April Long
County Clerk, Johnson County Texas

BY ALC DEPUTY

NOW THEREFORE BE IT ORDERED:

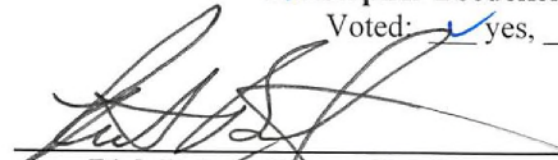
The Commissioners Court of Johnson County, Texas does hereby enter this Order finding that the proposed Infrastructure Development Plan does comply with the minimum standards adopted by Johnson County for Manufactured Home Rental Communities, approving the IDP, authorizing the Owner to begin development that is consistent with the attached IDP, and authorizing the Director of Public Works to inspect the infrastructure and issue a Certificate of Completion so long as the infrastructure passes inspection and precisely conforms with the approved IDP.

WITNESS OUR HAND THIS, THE 20TH DAY OF DECEMBER 2024.



Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ☐ no, ☐ abstained



Rick Bailey, Comm. Pct. 1

Voted: ☒ yes, ☐ no, ☐ abstained



Kenny Howell, Comm. Pct. 2

Voted: ☒ yes, ☐ no, ☐ abstained



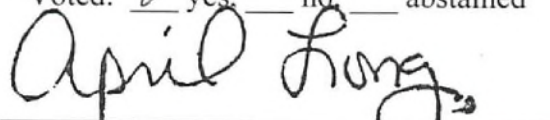
Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained



Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ☐ no, ☐ abstained



ATTEST: April Long, County Clerk



Exhibit A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

148981
570504

Special Warranty Deed

Date: October 18, 2022

Grantor: Roy Anderson Management, LLC, a Texas limited liability company

Grantor's Mailing Address:

P. O. Box 151546
Arlington, Texas 76015

Grantee: Indie Catch, LLC

Grantee's Mailing Address:

5599 SAN FELIPE ST
SUITE 565
HOUSTON TX 77056

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING A TRACT OF LAND SITUATED IN THE DAVID MITCHELL SURVEY, ABSTRACT NUMBER (NO.) 586 AND THE HIRAM LEWIS SURVEY, ABSTRACT NO. 516, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO ROY ANDERSON MANAGEMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 201300008805, OFFICIAL PROPERTY RECORDS OF JOHNSON COUNTY (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2 INCH REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF CUMMINGS ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 29 DEGREES 29 MINUTES 43 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 668.36 FEET TO A 1/2 INCH REBAR FOUND FOR THE EAST CORNER OF A TRACT OF LAND DESCRIBED TO SUMMIT ALVARADO PARTNERS, LP IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021-44380, O.P.R.J.C.T.;

THENCE, NORTH 28 DEGREES 54 MINUTES 37 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID SUMMIT ALVARADO PARTNERS TRACT AND THE SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, PASSING AT A DISTANCE OF 315.15 FEET A 1/2-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID SUMMIT ALVARADO PARTNERS TRACT, SAME BEING THE EAST CORNER OF A TRACT OF LAND DESCRIBED TO ALVARADO 1700 DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2017-32190, O.P.R.J.C.T., AND CONTINUING WITH THE NORTHEAST LINE OF SAID ALVARADO 1700 DEVELOPMENT TRACT FOR A TOTAL DISTANCE OF 910.28 FEET TO A POINT FOR THE SOUTHERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO JOE CURRIE BEAN AND PATRICIA ANN BEAN IN SPECIAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 652, D.R.J.C.T., AND BEING THE WEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT; FROM WHICH A 1/2 INCH REBAR FOUND BEARS NORTH 67 DEGREES 36 MINUTES EAST, 0.5'

THENCE, NORTH 60 DEGREES 46 MINUTES 48 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,806.45 FEET TO A 60D NAIL FOUND FOR THE EAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 29 DEGREES 09 MINUTES 15 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 990.67 FEET TO A 60D NAIL FOUND ON THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 949, PG. 256, D.R.J.C.T.; SAID POINT BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID JOE CURRIE BEAN AND PATRICIA ANN BEAN TRACT AND THE NORTHWEST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 60 DEGREES 39 MINUTES 00 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID FRANKLIN DUANE CRAWFORD TRACT AND A TRACT OF LAND DESCRIBED TO FRANKLIN DUANE CRAWFORD IN SPECIAL WARRANTY DEED RECORDED IN VOL. 963, PG. 49, D.R.J.C.T., A DISTANCE OF 916.94 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT AND SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT;

THENCE, SOUTH 25 DEGREES 06 MINUTES 02 SECONDS EAST, WITH A SOUTHWEST LINE OF SAID SECOND REFERENCED FRANKLIN DUANE CRAWFORD TRACT AND A NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF

310.10 FEET TO A 1/2 REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID SECOND REFERENCE FRANKLIN DUANE CRAWFORD TRACT;

THENCE, SOUTH 56 DEGREES 44 MINUTES 51 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 40.38 FEET TO A 1/2 INCH REBAR FOUND FOR AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, SOUTH 29 DEGREES 50 MINUTES 12 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,414.21 FEET TO A 1/2 INCH REBAR FOUND FOR THE WESTERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO MICHAEL BRUCE SUNDAY IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020-7974, O.P.R.D.C.T.;

THENCE, SOUTH 30 DEGREES 30 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID MICHAEL BRUCE SUNDAY TRACT AND THE NORTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 1,007.55 FEET TO A 1/2 INCH REBAR FOUND FOR THE EASTERNMOST CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT, SAID POINT LYING ON THE NORTHWEST LINE OF SAID CUMMINGS ROAD;

THENCE, SOUTH 60 DEGREES 21 MINUTES 40 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 2,874.18 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR A SOUTH CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 194.45 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR AN INTERIOR "ELL" CORNER OF SAID ROY ANDERSON MANAGEMENT TRACT;

THENCE, SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID ROY ANDERSON MANAGEMENT TRACT, A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING CONTAINING 164.656 ACRES OR 7,172,411 SQUARE FEET OF LAND MORE OR LESS.

By acceptance of this Deed, Grantee confirms that the Property is being sold by Grantor to Grantee on an "AS IS, WHERE IS" BASIS ONLY, WITHOUT REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE CONDITION, FITNESS, MERCHANTABILITY OR HABITABILITY THEREOF OR AS TO USE FOR A PARTICULAR PURPOSE OR COMPLIANCE WITH ANY LOCAL, STATE OR FEDERAL ORDINANCES, REGULATIONS, STATUTES OR OTHER LAWS, INCLUDING, WITHOUT LIMITATION, ENVIRONMENTAL LAWS AND REGULATIONS, ZONING ORDINANCES, BUILDING CODES OR ANY RESTRICTIVE COVENANTS, and for purposes of evaluating these aspects of the Property not warranted by Grantor, Grantee is relying solely upon his right to (a) inspect the Property, and (b) make such inquiry of local, state and federal officials as Grantee deems necessary to determine laws and regulations applicable to Grantee's intended use of the Property.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor does hereby expressly release and waive, on behalf of Grantor and Grantor's successors and assigns, all rights of ingress and egress, and any and all other rights of every kind and character whatsoever, to enter upon and use any part of the surface of the Property, including, without limitation, the right to enter upon and use any part of the surface of the Property for any purpose incident to exploring for, developing, drilling for, producing, transporting, mining, treating, or storing the oil, gas, and other minerals in, on, and under the Property. This waiver does not affect any mineral leases executed prior to the date of this special warranty deed.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, including but not limited to the following:

1. Any rights, easements, interests or claims which may exist by reason of approximately located of Ug Gas Line, Fences do not follow portions of the property lines and service utilities and roadway extends into and outside the property as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.
2. Easement, Right of Way and/or Agreement by and between Ella Jane Anderson, a widow and Texas Power & Light Company, by instrument dated 12/18/1973, filed 1/25/1974, recorded in/under Volume 628, Page 238, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.
3. Easement, Right of Way and/or Agreement by and between Mrs. Roy Anderson and Johnson County Rural Water Supply Corp., by instrument dated 11/22/1978, filed 12/14/1978, recorded in/under Volume 782, Page 383, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.
4. Memorandum of Pipeline Easement by and between William R. Anderson Jr. and Gayle M. Anderson and EOG Resources, Inc., by instrument dated 11/15/2007, filed 12/31/2007, recorded

in/under Volume 4262, Page 257, Real Property Records, Johnson County, Texas. Amendment filed 2/26/2008, recorded in/under Volume 4300, Page 425, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

5. Easement, Right of Way and/or Agreement by and between Gayle M. Anderson, Rebecca Anderson Snider, Trustee and William Brian Anderson, Trustee and Bosque Disposal Systems, LLC, by instrument dated 10/19/2011, filed 12/13/2011, recorded in/under Clerk's File No. 201100029718, Real Property Records, Johnson County, Texas. Assignment Agreement to Devon Energy Production Company, L.P., a Oklahoma limited partnership, dated 10/27/2011, filed 1/25/2013, recorded in/under Clerk's File No. 2013-1878, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

6. Easement, Right of Way and/or Agreement by and between Gayle M. Anderson, Rebecca Anderson Snider, Trustee and William Brian Anderson, Trustee and Bosque Disposal Systems, LLC, by instrument filed 8/20/2013, recorded in/under Clerk's File No. 201300020538, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

7. Terms, conditions, provisions and stipulations of Right-of-Way Agreement, by and between Gayle M. Anderson, Individually and as Independent Executrix of the Estate of David W. Anderson and William Brian Anderson and Rebecca Jane Anderson Snider, Trustees of the William R. Anderson, Jr. Trust and Southwestern Gas Pipeline, Inc., dated 3/4/2013, filed 3/19/2013, recorded in/under Clerk's File No. 201300006555, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Johnson County, Texas.

9. An oil, gas and mineral lease dated 1/7/2000, filed 5/15/2000, executed by Wm. R. Anderson, Jr., Independent Executor of the Estate of Ella Jane Anderson, deceased, lessor, in favor of Cervus Oil & Gas Co., lessee, recorded in/under Volume 2473, Page 824, Real Property Records, Johnson County, Texas. Declaration of Pool for the Anderson Gas Unite filed 11/28/2011, recorded in/under Clerk's File 2011-28450, Real Property Records, Johnson County, Texas; as affected by instrument filed 6/5/2018, Clerk's File No. 2018-14819, Real Property Records, Johnson County, Texas.

10. Terms, conditions, provisions and stipulations of Right-of-Way Agreement, by and between William R. Anderson and Gayle M. Anderson and Southwestern Gas Pipeline, Inc., dated 5/17/2005, filed 5/18/2005, recorded in/under Volume 3537, Page 58, Real Property Records, Johnson County, Texas; as reflected on survey drawing made by Mark N. Peeples, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

11. Terms, conditions, provisions and stipulations of Drainage Easement Agreement, by and between Roy Anderson Management, LLC, Summit Alvarado Partners, LP., and Alvarado 1700 Development, LLC, dated 6/20/2022, filed 6/21/2022, recorded in/under Clerk's File No. 2022-21815,

Real Property Records, Johnson County, Texas. (Note this Correction Drainage Easement superseded, corrected and replaced in its entirety the following instrument dated 1/14/2021, filed 11/15/2021, recorded in/under Clerk's File No. 2021-43038, Real Property Records, Johnson County, Texas); as reflected on survey drawing made by Mark N. Peebles, R.P.L.S. No. 6443, dated June 8, 2022, last revision 9/26/2022.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

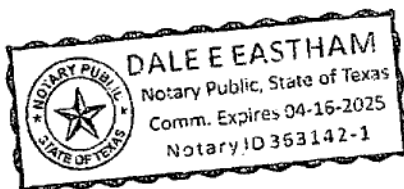
GRANTOR:

Roy Anderson Management, LLC

BY: *William Brian Anderson*
William Brian Anderson, President

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

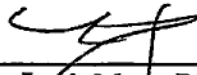
This instrument was acknowledged before me on the 18th day of October, 2022, by William Brian Anderson, authorized Member of Roy Anderson Management, LLC, a Texas limited liability company, on behalf of said limited liability company.



Dale E Eastham
Notary Public, State of Texas

GRANTEE:

Indie Catch, LLC

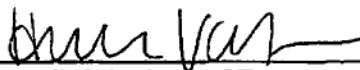
BY: 
Louis Mertz, President

STATE OF TEXAS

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§
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COUNTY OF JOHNSON

This instrument was acknowledged before me on the 17 day of October, 2022, by Louis Mertz, President of Indie Catch, LLC, a Texas limited liability company, on behalf of said limited liability company.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Indie Catch, LLC
1885 Saint James Place, 15th Floor
Houston, Texas 77056

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 2022 - 36624

eRecording - Real Property

Warranty Deed

Recorded On: October 20, 2022 09:33 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 36624
Receipt Number: 20221020000034
Recorded Date/Time: October 20, 2022 09:33 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

CONSTRUCTION
OF
PRIVATE WATER, SANITARY, DRAINAGE, & PAVING FACILITIES
FOR
CIVITAS AT ALVARADO PHASE 1
FOR
INDIE CATCH, LLC
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS

[illegible]

Sheet Number	Sheet Title
1	Cover Sheet
2	DEMOLITION & TOPOGRAPHIC PLAN (1 OF 2)
3	DEMOLITION & TOPOGRAPHIC PLAN (2 OF 2)
4	GRADING PLAN (1 OF 8)
5	GRADING PLAN (2 OF 8)
6	GRADING PLAN (3 OF 8)
7	GRADING PLAN (4 OF 8)
8	GRADING PLAN (5 OF 8)
9	GRADING PLAN (6 OF 8)
9a	GRADING PLAN (7 OF 8)
10	GRADING PLAN (8 OF 8)
11	STREET A STA. 1+00 TO 6+50
12	STREET A STA. 6+50 TO 11+00
13	STREET A STA. 11+00 TO END
14	STREET B STA. 1+00 TO END
15	STREET C STA. 1+00 TO 9+25
15a	STREET C STA. 9+25 TO END
16	STREET D STA. 1+00 TO 7+50
17	STREET D STA. 7+50 TO 14+50
18	STREET D STA. 14+50 TO END
19	STREET E STA. 11+00 TO END
20	STREET G STA. 1+00 TO 6+50
21	STREET I STA. 1+00 TO END
22	STREET K STA. 1+00 TO END
23	STREET L STA. 1+00 TO 4+50
24	STREET L STA. 4+50 TO END
25	STREETLIGHT & SIGNAGE (1 OF 2)
26	STREETLIGHT & SIGNAGE (2 OF 2)
27	PAVING DETAILS (1 OF 2)
28	PAVING DETAILS (2 OF 2)
29	EXISTING DRAINAGE AREA MAP (1 OF 2)
30	EXISTING DRAINAGE AREA MAP (2 OF 2)
31	PROPOSED DRAINAGE AREA MAP (1 OF 2)
32	PROPOSED DRAINAGE AREA MAP (2 OF 2)
33	HYDRAULIC CALC.
34	DETENTION POND A PLAN & DETAILS
35	DETENTION POND A PROFILES
36	DETENTION POND B PLAN & DETAILS
37	DETENTION POND B PROFILES
38	OVERALL STORM PLAN (1 OF 2)
39	OVERALL STORM PLAN (2 OF 2)
40	SD-A STA. 1+00 TO 7+00 & SD-A6 STA. 1+00 TO END
41	SD-A4 STA. 7+00 TO END
42	SD-A4 STA. 8+00 TO END & SD-A6 STA. 1+00 TO END
43	SD-B STA. 1+00 TO 9+00

44	20-B STA 1+00 TO 10+50 & 20-A STA 1+00 TO END
45	20-B STA 1+00 TO END & 20-B STA 1+00 TO END
46	STORM DETAILS (1 OF 2)
47	STORM DETAILS (2 OF 2)
48	STORM DETAILS (3 OF 2)
49	OVERALL WATER PLAN (1 OF 2)
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51	WATER PLANS (1 OF 4)
52	WATER PLANS (2 OF 4)
53	WATER PLANS (3 OF 4)
54	WATER PLANS (4 OF 4)
55	WATER DETAILS (1 OF 5)
56	WATER DETAILS (2 OF 5)
57	WATER DETAILS (3 OF 5)
58	WATER DETAILS (4 OF 5)
59	WATER DETAILS (5 OF 5)
60	WATER LINE LOCATIONS
61	OVERALL SEWER PLAN (1 OF 2)
62	OVERALL SEWER PLAN (2 OF 2)
63	A-STA 1+00 TO 9+50
64	A-STA 9+50 TO 16+50
65	A-STA 16+50 TO 21+50
66	A-STA 21+50 TO 30+00
67	A-STA 30+00 TO 36+50
68	A-STA 36+50 TO END
69	B-STA 1+00 TO END
70	C-STA 1+00 TO END
71	D-STA 1+00 TO END
72	E-STA 1+00 TO END
73	F-STA 1+00 TO END
74	G-STA 1+00 TO END
75	H-STA 1+00 TO 7+50
76	H-STA 7+50 TO 12+50
77	H-STA 12+50 TO END & I-STA 1+00 TO END
78	SANITARY SEWER DETAILS (1 OF 2)
79	SANITARY SEWER DETAILS (2 OF 2)
80	PRE DEVELOPMENT EROSION CONTROL PLAN (1 OF 2)
81	PRE DEVELOPMENT EROSION CONTROL PLAN (2 OF 2)
82	POST DEVELOPMENT EROSION CONTROL PLAN (1 OF 2)
83	POST DEVELOPMENT EROSION CONTROL PLAN (2 OF 2)
84	EROSION CONTROL DETAILS (1 OF 2)
85	EROSION CONTROL DETAILS (2 OF 2)



CIVIL ENGINEER:
QUIDDITY ENGINEERING, LLC.
4500 MERCANTILE PLAZA DR, SUITE 228
FORT WORTH, TEXAS 76137
TEL: (817)-268-2200
CONTACT: PATRICK G. CAMPBELL, P.E.

I hereby certify that this infrastructure development plan is true and correct and if approved by the County Commissioner's Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval. The statements made herein are true and correct and I am aware the statements are material statements and will be relied upon by Public officials.

2024.11.20

PREPARED BY



QUIDDITY

JOB NUMBER 17799-0002-00

CIVITAS AT ALVARADO STRUCTURES

WASTEWATER TREATMENT PLANT BY GUIDDY ENGINEERING, LLC

CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY NEW CONSTRUCTION

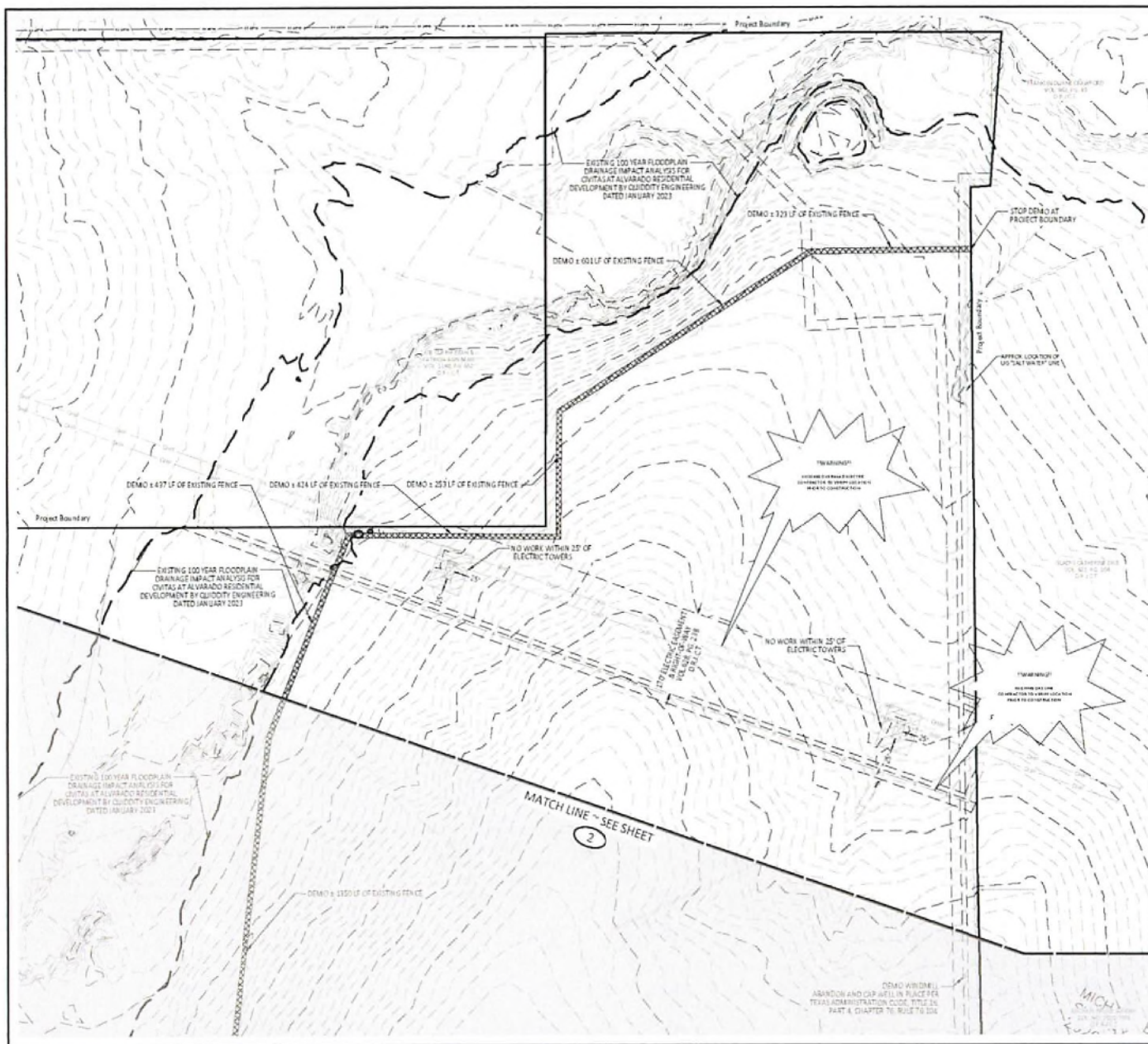
TEXAS811NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

CIVITAS AT ALVARADO PHASE 1 - WATER, SANITARY, DRAINAGE & PAVING FACILITIES

JOB NUMBER 17799-0002-00-AP1

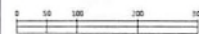
SHEET NO.

1



BENCH MARK
 TBM1 - Corner Land
 N 6.845, 107.15
 E 2,364,329.94
 Elev = 778.59
 TBM2 - Corner Land
 N 6.845, 312.25
 E 2,364,329.94
 Elev = 778.59

TBM3 - Corner Land
 N 6.845, 107.15
 E 2,364,329.94
 Elev = 778.59
 TBM4 - Corner Land
 N 6.845, 312.25
 E 2,364,329.94
 Elev = 778.59



LEGEND

- PROJECT BOUNDARY
- PROPOSED R.O.W. DEDICATION
- EXISTING MAJOR CONTOUR ELEVATION
- EXISTING MINOR CONTOUR ELEVATION
- EXISTING 100 YEAR FLOODPLAIN
- NO WORK AREA

NO.	DATE	REVISION	APP.

DESIGNED BY	CHS/CHS
CHECKED BY	CHS/CHS
DATE	NOVEMBER 2024
PROJECT NO.	177795-0002.00
DRAWN BY	LYP

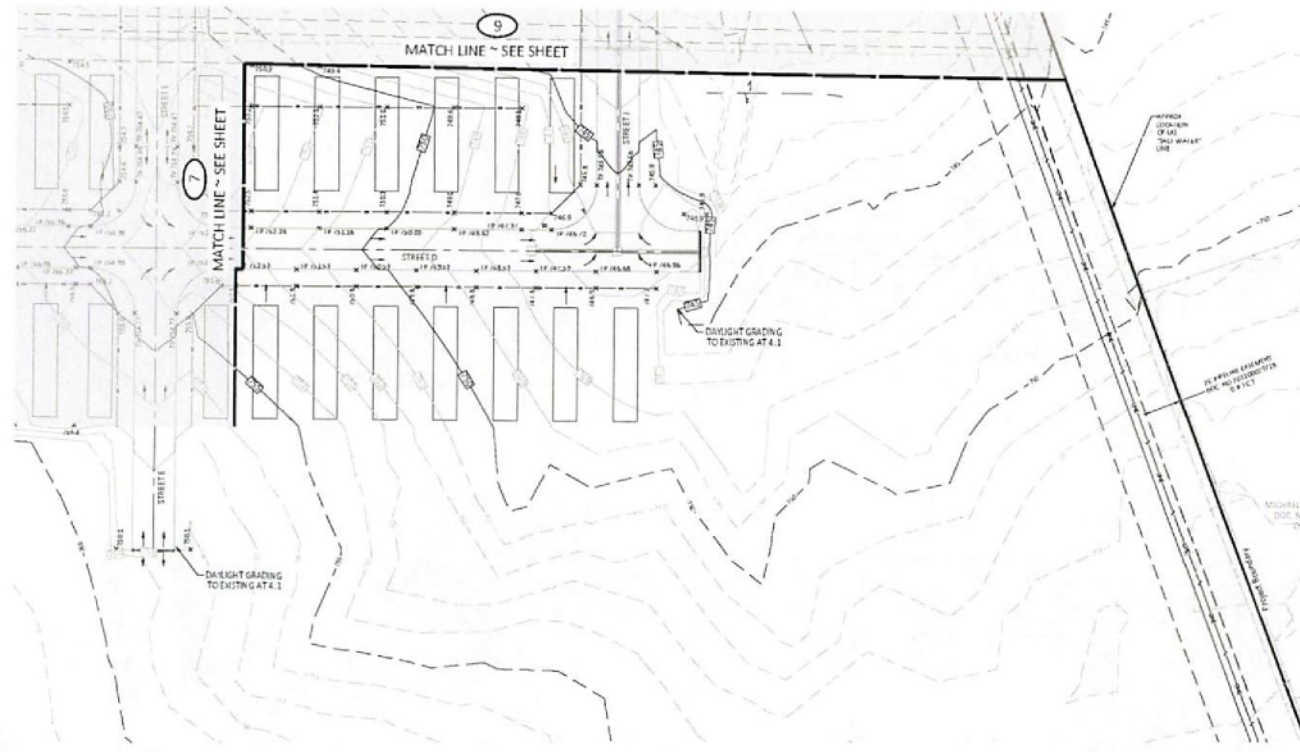


CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO ETL, DALLAS COUNTY, TEXAS

DEMOLITION & TOPOGRAPHIC PLAN (2 OF 2)

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION
 TEXAS NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.tnsdill.org
 1-800-545-6035

SHEET NO.
 3
 OF 8



100% - MAIN
 100% - 100% Grade
 N 4.862, 207.16
 E 2.385, 475.70
 DIST = 887.50
 100% - 100% Grade
 N 4.862, 207.16
 E 2.385, 475.70
 DIST = 887.50
 100% - 100% Grade
 N 4.862, 207.16
 E 2.385, 475.70
 DIST = 887.50



LEGEND

- PROJECT BOUNDARY
- PROPOSED P & W DEDICATION
- PROPOSED PAVEMENT CL
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- W/ ELEVATION
- EXISTING MINOR CONTOUR
- W/ ELEVATION
- PROPOSED MAJOR CONTOUR
- W/ ELEVATION
- PROPOSED MINOR CONTOUR
- W/ ELEVATION
- PROPOSED EDGE OF PAVEMENT
- PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF PAVEMENT
- MINIMUM FINISHED FLOOR
- 100 YR WATER SURFACE
- ELEVATION AND STATION
- D.A. BY GUDGETY JANUARY 2023

NOTES:

1. THE DEVELOPER WILL CONTRACT SEPARATELY WITH A FIRM TO PROVIDE THE EROSION, SEDIMENT CONTROL AND GRASS ESTABLISHMENT REQUIREMENTS FOR THIS PROJECT.
2. EARTHWORK CONTRACTOR SHALL NOTIFY THE DEVELOPER UPON ESTABLISHMENT OF FINAL GRADE IN AREAS OF SLOPES GREATER THAN 4:1.
3. FOR SLOPES GREATER THAN 4:1 REFERENCE GEOTECHNICAL REPORT FOR FILL REQUIREMENTS.



CONTRACTOR TO VERIFY ELEVATIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.

TEXAS 911 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas911.org
 Texas 911 or 1-800-545-6005

NO.	DATE	REVISION	APP.

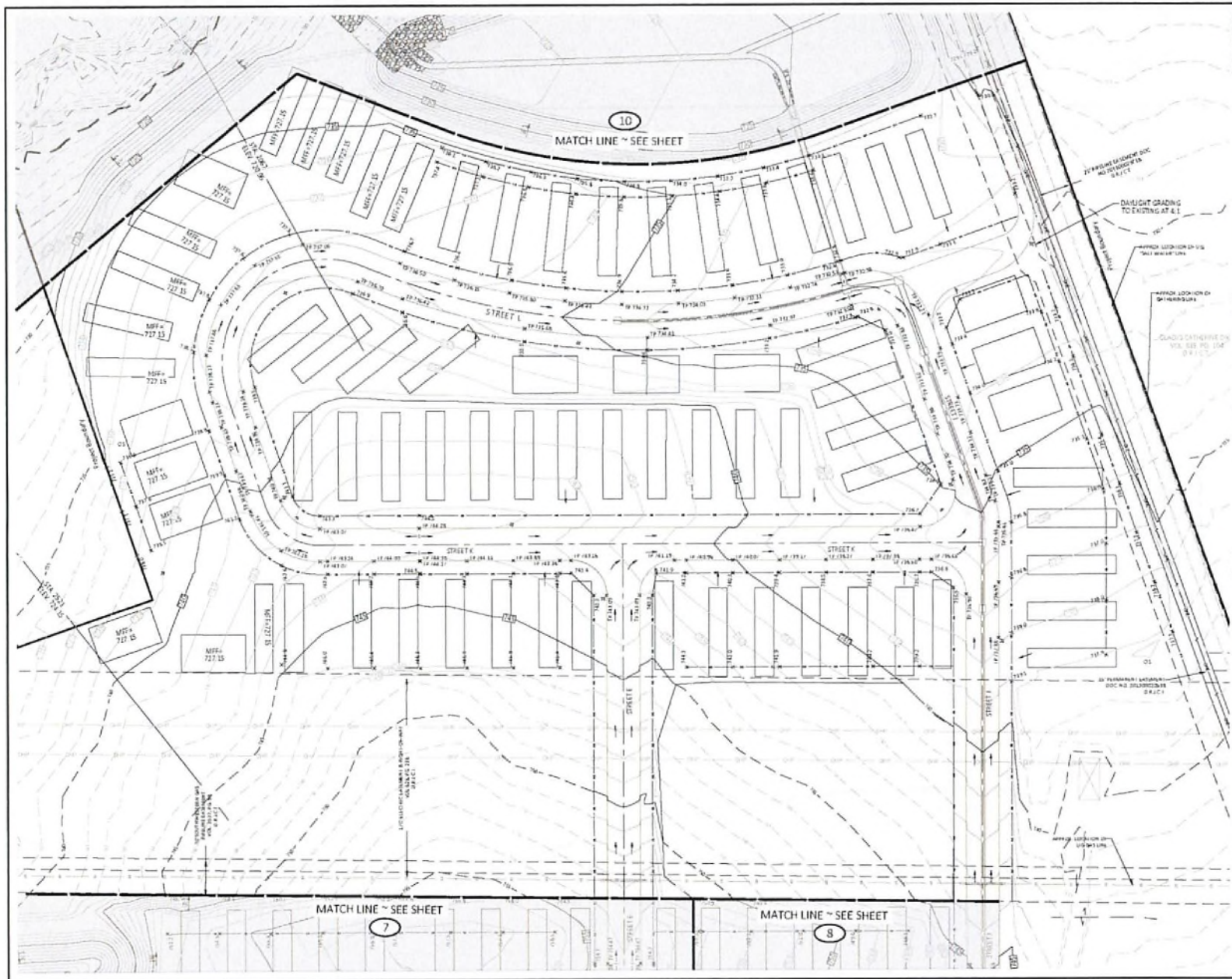
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: NOVEMBER 2, 2024
 JOB NO.: 17794-0002-005
 DRAWN BY: [Signature]



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS

GRADING PLAN (S OF 8)

SHEET NO.
 OF 8

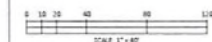


GENE HANKE
 TSS&C, Civil Engineer
 N. 844.571.14
 E. 2,861.875.70
 ELEV. = 100.30

TRM 3 - P. Cus.
 N. 844.571.14
 E. 2,861.875.70
 ELEV. = 100.30

TRM 4 - Cus. Grade
 N. 844.571.14
 E. 2,861.875.70
 ELEV. = 100.30

TRM 4 - Cus. Grade
 N. 844.571.14
 E. 2,861.875.70
 ELEV. = 100.30



LEGEND

- PROJECT BOUNDARY
- PROPOSED PAVEMENT CL
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF PAVEMENT
- MINIMUM FINISHED FLOOR
- 100 W. WATER SURFACE
- ELEVATION AND STATION
- D.A. BY QUANTITY JANUARY 2023

NOTES:

1. THE DEVELOPER WILL CONTRACT SEPARATELY WITH A FIRM TO PROVIDE THE EROSION, SEDIMENT CONTROL AND GRASS ESTABLISHMENT REQUIREMENTS FOR THIS PROJECT.
2. EARTHWORK CONTRACTOR SHALL NOTIFY THE DEVELOPER UPON ESTABLISHMENT OF FINAL GRADE IN AREAS OF SLOPES GREATER THAN 4:1.
3. FOR SLOPES GREATER THAN 6:1 REFERENCE GEOTECHNICAL REPORT FOR FILL REQUIREMENTS.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!!
 www.texas111.org
 Texas111 or 1-800-545-6005

NO.	DATE	REVISION	APP.

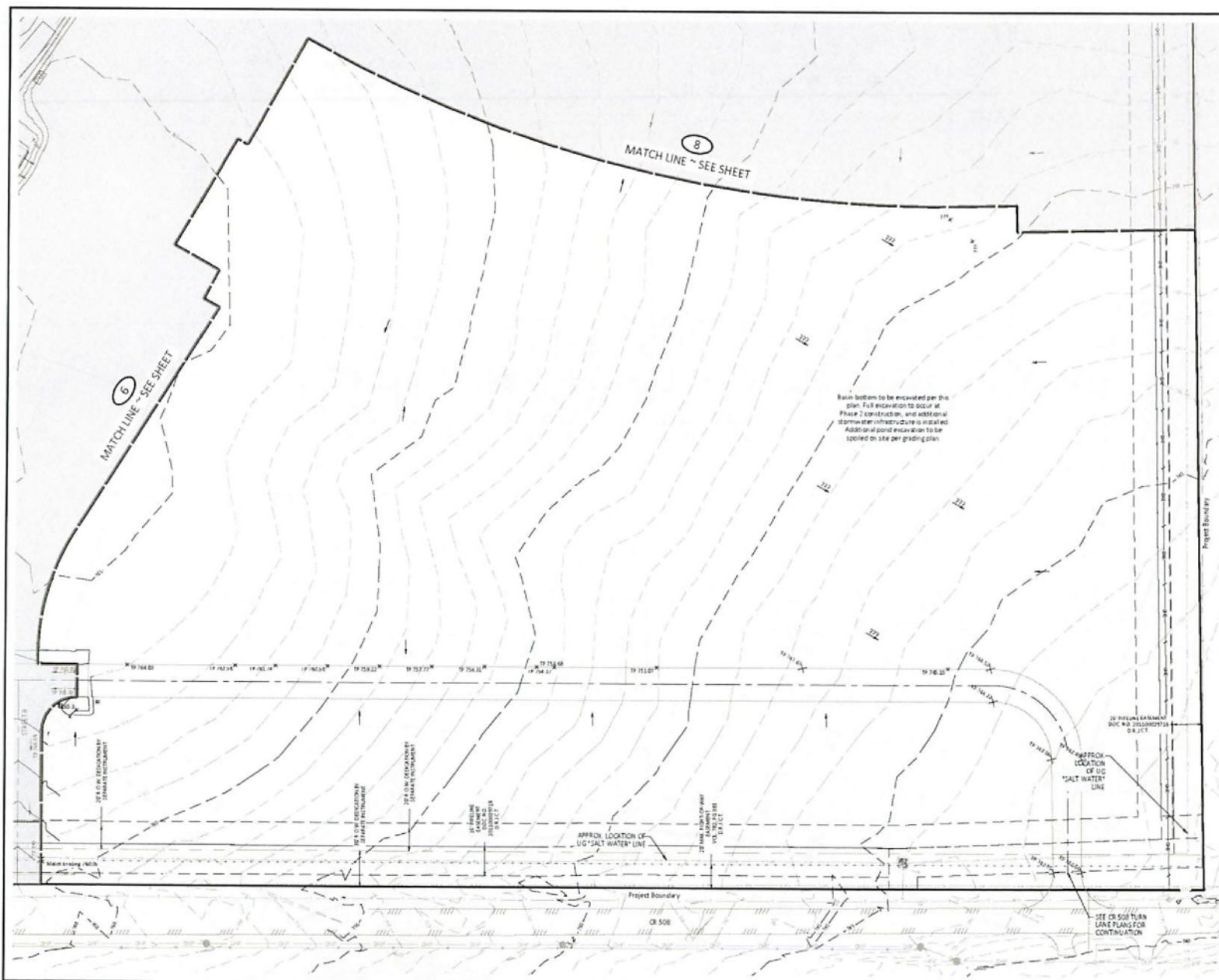
DESIGNED BY: J. CAMPBELL
 CHECKED BY: J. CAMPBELL
 DATE: NOVEMBER 2024
 JOB NO.: 17709-0002-00
 DRAWN BY: J. CAMPBELL



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS

GRADING PLAN (6 OF 8)

SHEET NO.
 9
 OF 8



BENCHMARK
 TBM 1 - Corner Land
 N 6,642,207.18
 E 2,345,875.79
 Elev = 827.52
 TBM 2 - Corner Land
 N 6,642,211.25
 E 2,345,737.42
 Elev = 788.62
 TBM 3 - X Cut
 N 6,642,390.24
 E 2,345,831.94
 Elev = 785.53
 TBM 4 - Corner Land
 N 6,642,079.93
 E 2,347,209.85
 Elev = 758.62

SCALE 1" = 40'

LEGEND
 PROJECT BOUNDARY
 PROPOSED P.O.W. DEDICATION
 PROPOSED PAVEMENT CL
 EXISTING EASEMENT
 EXISTING MAJOR CONTOUR
 w/ ELEVATION
 EXISTING MINOR CONTOUR
 w/ ELEVATION
 PROPOSED MAJOR CONTOUR
 w/ ELEVATION
 PROPOSED MINOR CONTOUR
 w/ ELEVATION
 PROPOSED EDGE OF PAVEMENT
 PROPOSED GRADE BREAK
 PROPOSED STORM DRAIN
 EXISTING WATER LINE
 EXISTING STORM DRAIN
 EXISTING ASPHALT
 EXISTING OVERHEAD POWER
 EXISTING FENCE
 EXISTING POWER POLE
 FLOW DIRECTION
 PROPOSED SPOT ELEVATIONS
 EXISTING SPOT ELEVATIONS
 TOP OF WALL
 BOTTOM OF WALL
 TOP OF PAVEMENT
 MINIMUM FINISHED FLOOR
 100 YR WATER SURFACE
 ELEVATION AND STATION
 D.A. BY GUIDDITY JANUARY 2023

NOTES:
 1. THE DEVELOPER WILL CONTRACT SEPARATELY WITH A FIRM TO PROVIDE THE EROSION, SEDIMENT CONTROL AND GRASS ESTABLISHMENT REQUIREMENTS FOR THIS PROJECT.
 2. EARTHWORK CONTRACTOR SHALL NOTIFY THE DEVELOPER UPON ESTABLISHMENT OF FINAL GRADE IN AREAS OF SLOPES GREATER THAN 4:1.
 3. FOR SLOPES GREATER THAN 4:1 REFERENCE GEOTECHNICAL REPORT FOR FILL REQUIREMENTS.

NO.	DATE	REVISION	APP.

GUIDDITY
 4405 Newmarket Road, Suite 200, Dallas, Texas 75244-2812
 PHONE: 214.343.8800 FAX: 214.343.8801
 WWW.GUIDDITY.COM

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: NOVEMBER 2024
 DRAWN BY: [Signature]

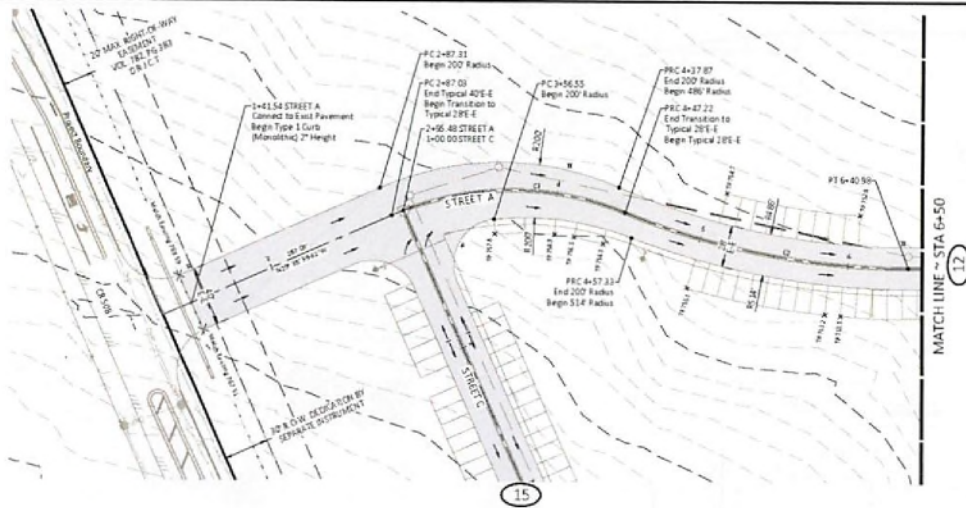
STATE OF TEXAS
 EATRICK G. CAMPBELL
 LAND SURVEYOR
 2024 11 20

CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, DALLAS COUNTY, TEXAS

GRADING PLAN (7 OF 8)

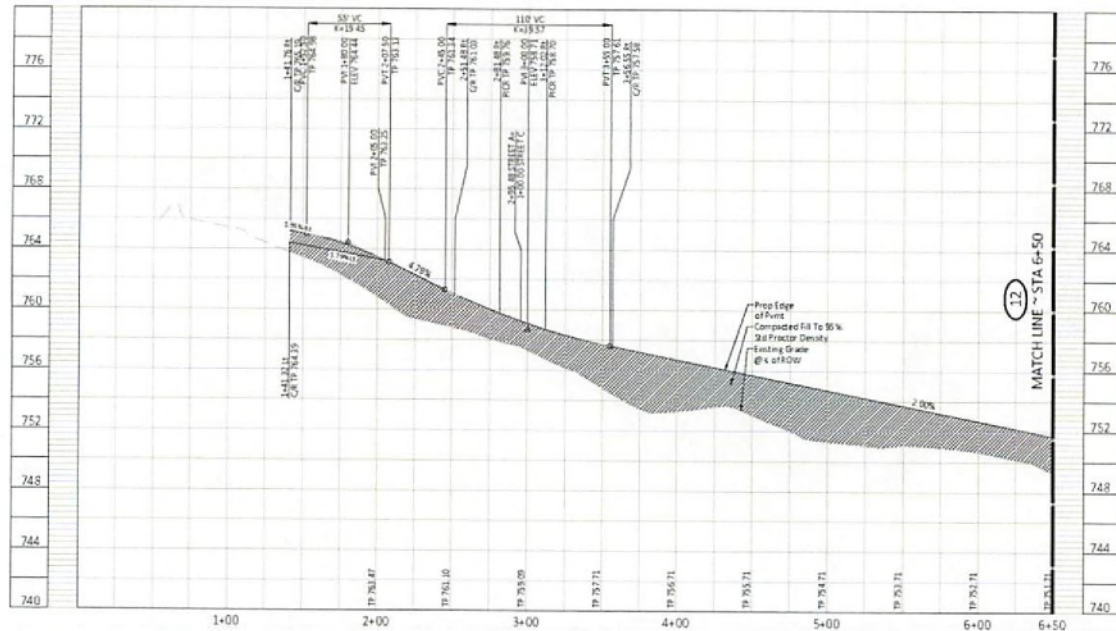
SHEET NO. 9a
 OF 15

TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!!
 www.texas111.org
 Texas111 or 1-800-545-6005



CURVE TABLE					
CRV#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00'	200.00'	45°53'35"	N 89°41'52" W	235.96'
C2	350.75'	300.00'	27°12'08"	N 85°08'51" E	292.54'

STREET A



BENCH MARK
 1985-1986
 N 4,840,257.38
 E 2,380,475.70
 ELEV = 707.50
 1985-1986
 N 4,840,257.38
 E 2,380,475.70
 ELEV = 707.50



LEGEND

- PROPOSED R.O.W. DEDICATION
- EXISTING EASEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED 6" CONC. PAVT
- PROPOSED TYPE III BARRICADE
- PROPOSED WATER W/PH
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 25-26 FOR SIGNAGE SCHEDULE)
- PROPOSED STREET LIGHT
- PROPOSED 2-NAME STREET SIGN
- EDGE OF PAVEMENT
- CLB RETURN
- TP
- PVI
- PC
- PT
- PRC
- PIC
- PROPOSED PARKING AREA

NOTES:

1. ALL CURVE RETURNING ARE 30' RADIUS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. SEE SHEETS 27-28 FOR PAVING CROSS-SECTIONS AND DETAILS.
4. THE LATEST JOHNSON COUNTY CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION
 OF ALL EXISTING UTILITIES PRIOR TO
 COMMENCEMENT OF ANY NEW CONSTRUCTION
 TEXAS 311 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas311.org
 Texas 811 or 1-800-545-6005

NO.	DATE	REVISION	APP.

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: NOVEMBER 2024
 (CRV#) 13776.0000.00



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

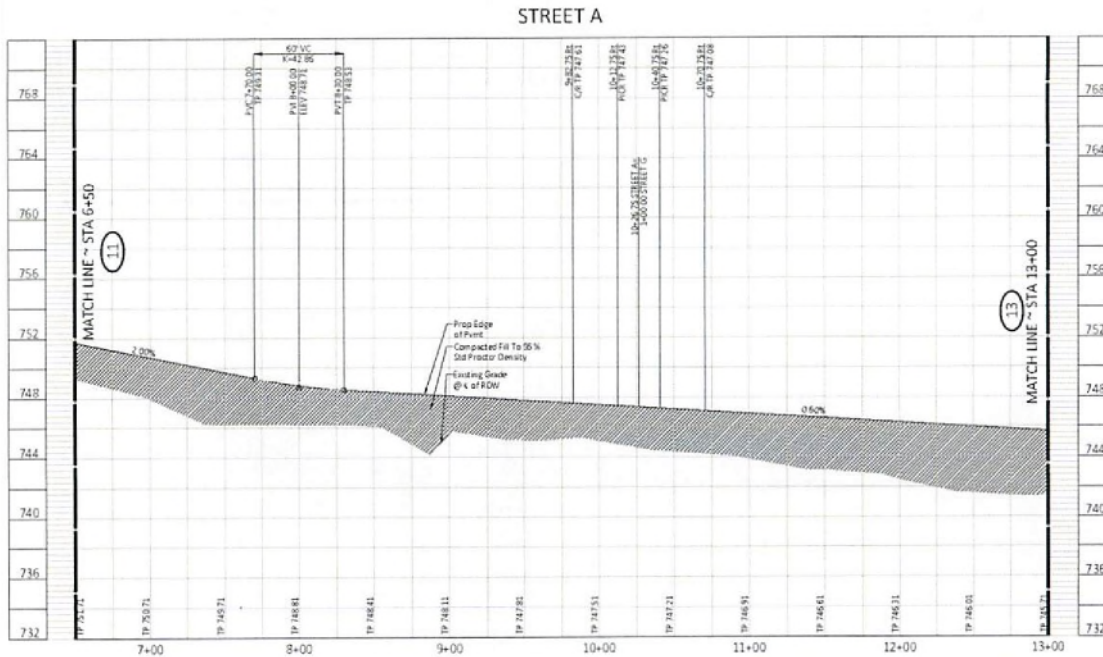
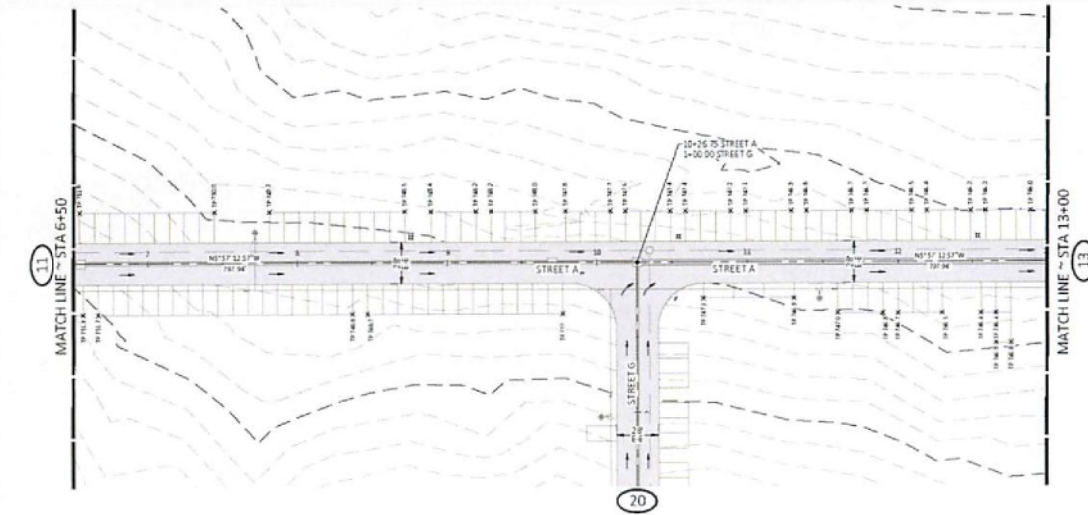
PLANS & PROFILE
 STREET A STA. 1+00 TO 6+50

SHEET NO

11

OF

18



BENCHMARK
TBM 1 - Cotton
N 6.841,331
E 2.801,475
Elev = 757.50

TBM 2 - Cotton
N 6.841,331
E 2.801,475
Elev = 757.50



LEGEND

- PROJECT BOUNDARY
- PROPOSED R.O.W. DEDICATION
- EXISTING EASEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED 12" CONC. PAVEMENT
- PROPOSED TYPE III BARRICADE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 25-26 FOR SIGNAGE SCHEDULE)
- PROPOSED STREET LIGHT
- PROPOSED 2-NAME STREET SIGN
- EDGE OF PAVEMENT
- CURB RETURN
- TOP OF PAVEMENT
- PVI POINT OF VERTICAL INFLECTION
- VC VERTICAL CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PIR POINT OF INTERSECTING CURB RAMPS
- PROPOSED PARKING AREA

NOTES:

- ALL CURVE RETURN ARE 20' RADIUS UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE
- SEE SHEETS 27-28 FOR PAVING CROSS SECTIONS AND DETAILS
- THE LATEST DOWNSON COUNTY CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES, AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.tex811.org
Toll-free 1-800-545-6008

NO.	DATE	REVISION	APP.

DESIGNED BY: J. G. CAMPBELL
CHECKED BY: J. G. CAMPBELL
DATE: NOVEMBER 2024
JOB NO: 177950002.00
SCALE BY: J. G. CAMPBELL



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, TEXAS
PLAN & PROFILE

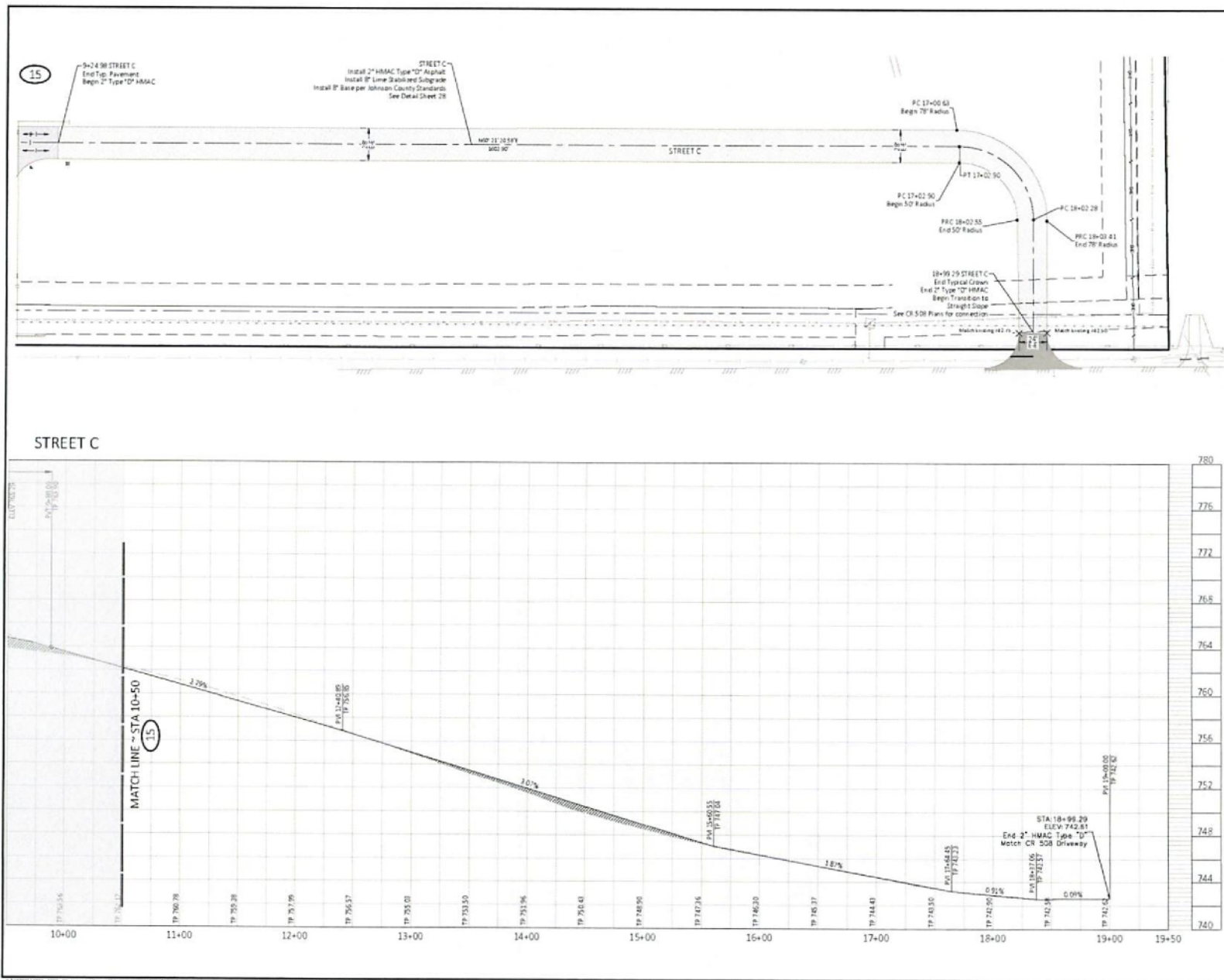
STREET A STA. 6+50 TO 13+00

SHEET NO.

12

OF

18



BENCHMARK
 1940.2 - Corner
 N 6.845, 337.18
 E 3.805, 475.54
 ELEV. + 107.53
 1940.2 - Corner
 N 6.845, 337.18
 E 3.805, 475.54
 ELEV. + 107.53

1940.2 - Corner
 N 6.845, 337.18
 E 3.805, 475.54
 ELEV. + 107.53
 1940.2 - Corner
 N 6.845, 337.18
 E 3.805, 475.54
 ELEV. + 107.53



LEGEND

- PROJECT BOUNDARY
- PROPOSED DEDICATION
- EXISTING EASEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED 6" CONC. PAVT
- PROPOSED TYPE II BARRICADE
- PROPOSED WATER W/TH
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 25-26 FOR SCHEDULE)
- PROPOSED STREET LIGHT
- PROPOSED 2 NAME STREET SIGN
- EDGE OF PAVEMENT
- CLUB RETURN
- TOP OF PAVEMENT
- POINT OF VERTICAL INFLECTION
- VERTICAL CURVE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVE
- POINT OF INTERSECTING CLUB RAMP
- PROPOSED PARKING AREA

NOTES:

1. ALL CURVE RETURNING ARE 20' RADIUS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. SEE SHEETS 27-28 FOR PAVING CROSS SECTIONS AND DISTANCE.
4. THE LATE ST. JOHNSON COUNTY CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES, AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.



CONTRACTOR TO IDENTIFY AND LOCATE
 OF ALL EXISTING UTILITIES PRIOR TO
 COMMENCEMENT OF ANY NEW CONSTRUCTION
 TEXAS 2011 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas11.org
 Texas 811 or 1.800.545.6005

NO.	DATE	REVISION	APP.

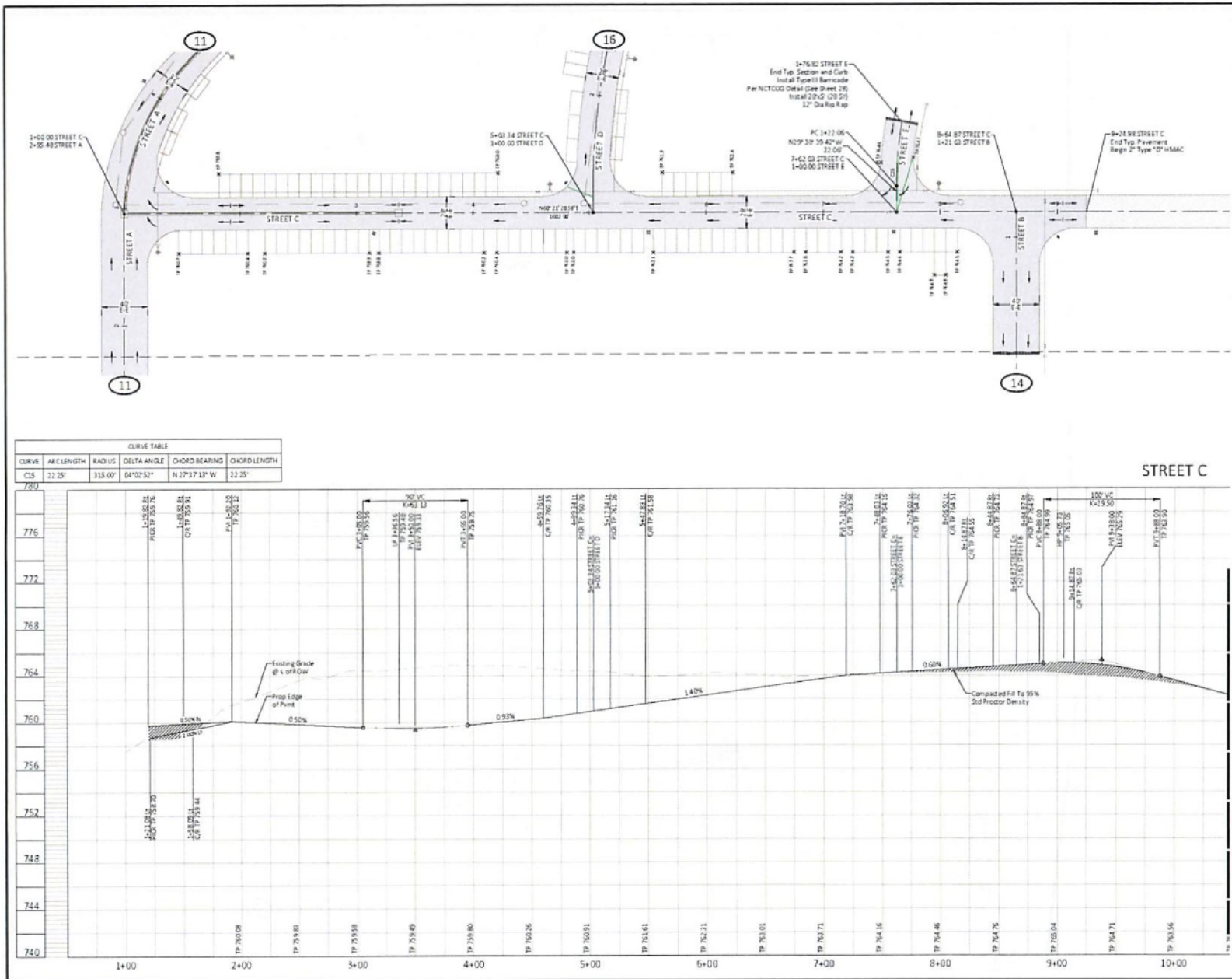
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: NOVEMBER 2024
 JOB NO: 117795.0002.00
 DRAWN BY: [Signature]



CIVITAS AT ALVARADO PHASE I
 CITY OF ALVARADO, TEXAS

PLANS & PROFILE

STREET C STA. 9+25 TO END



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C/S	22.25'	313.00'	64°52'52"	N 27°17'17" W
				22.25'

BENCHMARK
 TBM 1 - 100' Concrete
 N 634.327 55
 E 2.801 77 79
 Elev = 778.50

TBM 2 - 100' Concrete
 N 634.327 55
 E 2.801 77 79
 Elev = 778.50

TBM 3 - 100' Concrete
 N 634.327 55
 E 2.801 77 79
 Elev = 778.50

TBM 4 - 100' Concrete
 N 634.327 55
 E 2.801 77 79
 Elev = 778.50

LEGEND

- PROJECT BOUNDARY
- PROPOSED R.O.W. DEDICATION
- EXISTING BASEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED CONIC POINT
- PROPOSED TYPE II BARRICADE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 15-16 FOR SIGNAGE SCHEDULE)
- PROPOSED STREET LIGHT
- PROPOSED 1 NAME STREET SIGN
- EDGE OF PAVEMENT
- CURB RETURN
- TOP OF PAVEMENT
- POINT OF VERTICAL INFLECTION
- VERTICAL CURVE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVE
- POINT OF INTERSECTING CURB RAMP
- PROPOSED PARKING AREA

NOTES:

- ALL CURVE RETURNS ARE 30' RADIUS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- SEE SHEETS 15-16 FOR PAVING CROSS SECTIONS AND DETAILS.
- THE LATEST JOHNSON COUNTY CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES, AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.

KEY MAP

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

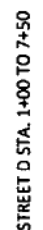
TENNESSEE NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.tennot11.org
 1-800-545-6005

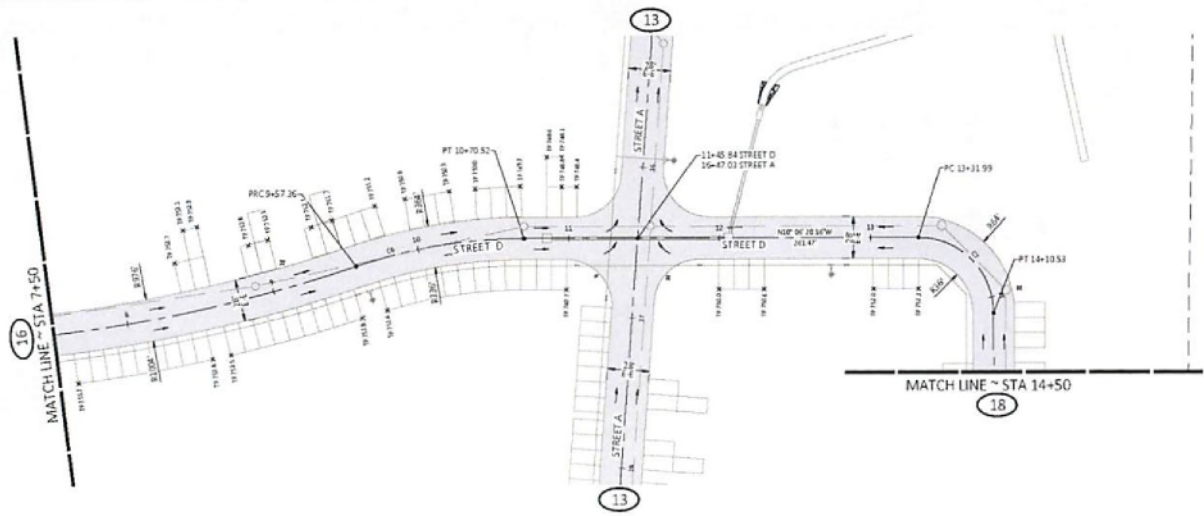
NO.	DATE	REVISION	APP.

DESIGNED BY: *[Signature]*
 CHECKED BY: *[Signature]*
 DATE: MONDAY, 2024
 JOB NO: 17799-0002.00

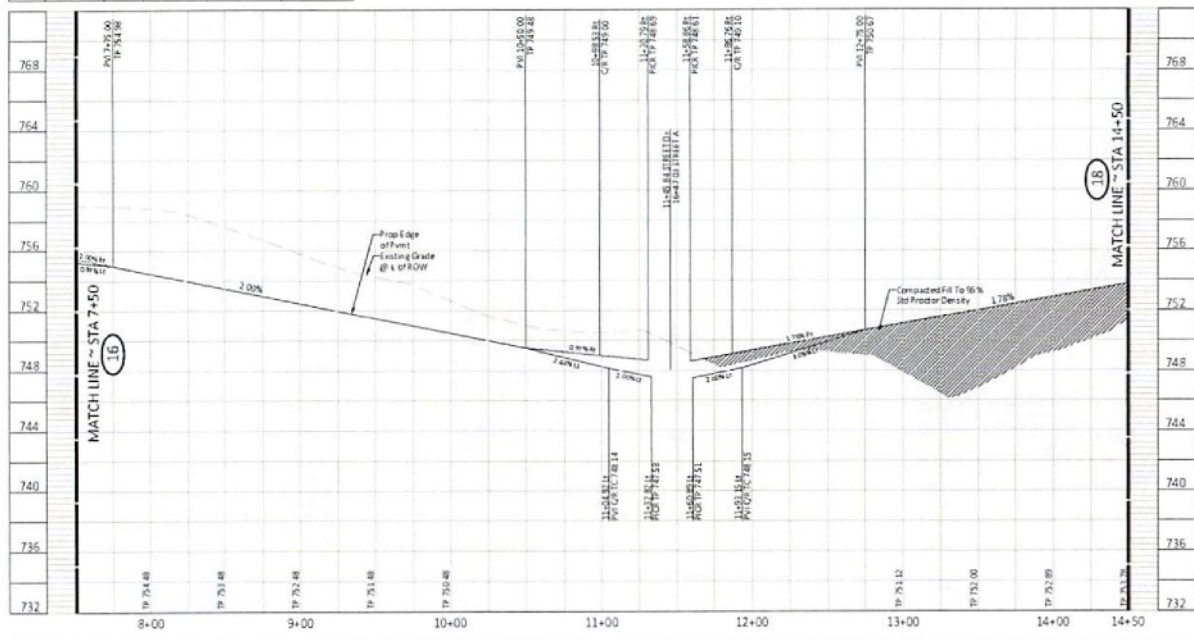


CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS
 PLAN & PROFILE
STREET C STA. 1+00 TO 9+25

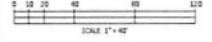




CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	113.15'	350.00'	18°11'29"	N 19°22'04" W	112.67'
C7	78.54'	50.00'	90°00'00"	N 14°58'47" E	78.71'



BENCHMARK
 TBM 1 - 1st Cor
 N 6.848.327 15
 E 2.303.875 70
 ELEV = 1027.50
 TBM 2 - 1st Cor
 N 6.848.327 15
 E 2.303.875 70
 ELEV = 1027.50
 TBM 3 - 1st Cor
 N 6.848.327 15
 E 2.303.875 70
 ELEV = 1027.50
 TBM 4 - 1st Cor
 N 6.848.327 15
 E 2.303.875 70
 ELEV = 1027.50



- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O.W. DEDICATION
 - EXISTING PAVEMENT CENTERLINE
 - PROPOSED PAVEMENT CENTERLINE
 - PROPOSED TYPE II BARRICADE
 - PROPOSED WATER RUM
 - PROPOSED SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN
 - EXISTING ASPHALT
 - EXISTING OVERHEAD POWER
 - EXISTING FENCE
 - EXISTING POWER POLE
 - FLOW DIRECTION
 - PROPOSED STOP SIGN (SEE SHEETS 25-26 FOR SIGNAGE SCHEDULES)
 - PROPOSED STREET LIGHT
 - PROPOSED 2 NAME STREET SIGN
 - EDGE OF PAVEMENT
 - CLUB RETURN
 - TP
 - TOP OF PAVEMENT
 - PVI
 - POINT OF VERTICAL INFLECTION
 - VC
 - VERTICAL CURVE
 - PC
 - POINT OF CURVATURE
 - PT
 - POINT OF TANGENCY
 - PAC
 - POINT OF REVERSE CURVE
 - PVIC
 - POINT OF INTERSECTING CLUB RAMP
 - PROPOSED PARKING AREA

- NOTES:**
- ALL CURVE RETURN ARE 30' RADIUS, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - SEE SHEETS 27-28 FOR PAVING CROSS-SECTIONS AND DETAILS.
 - THE LATEST KANSAS COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES, AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.



CONTRACTOR TO VERIFY EXISTING AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas111.org
 Texas 111 or 1-800-545-6005

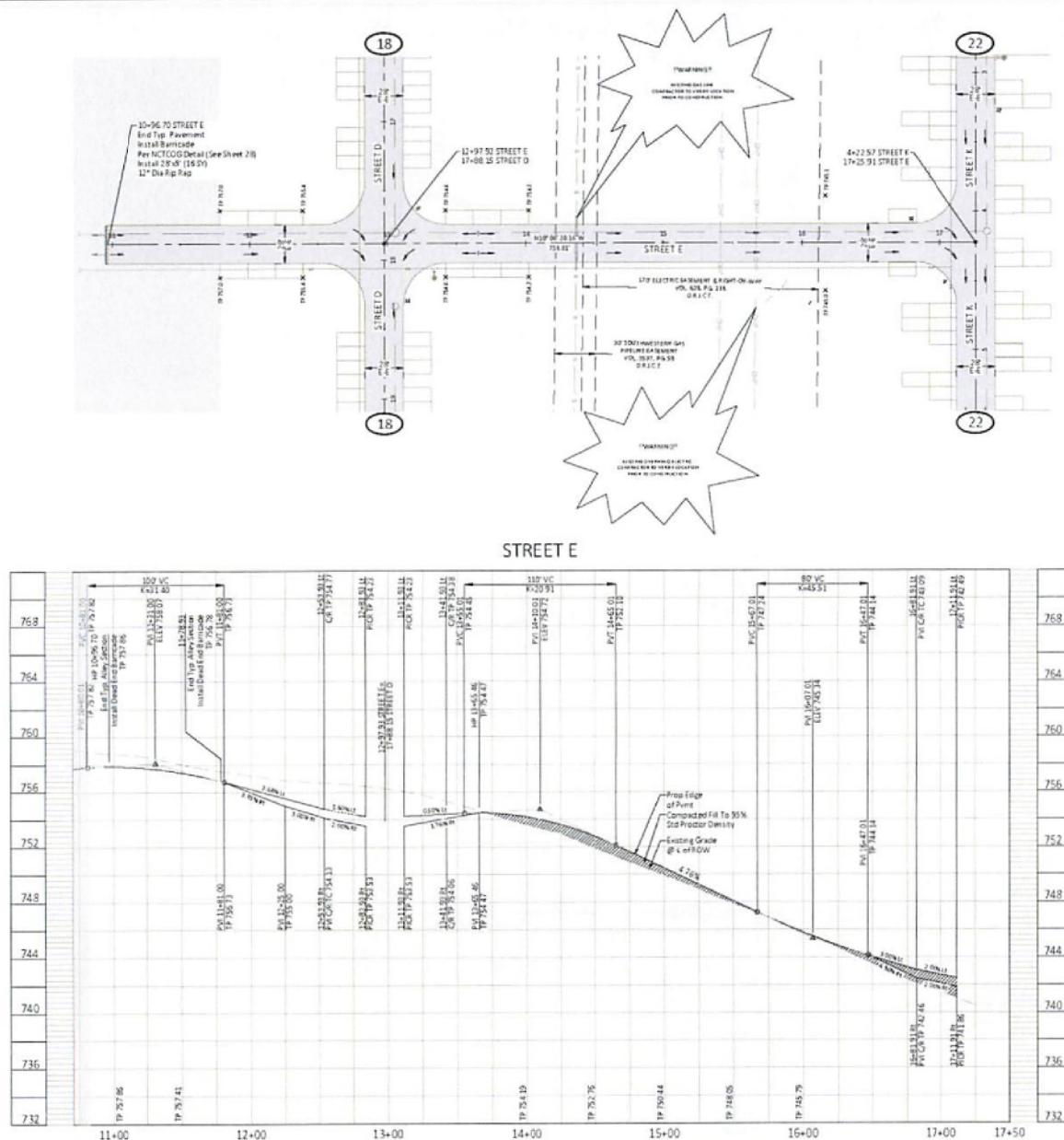
NO.	DATE	REVISION	APP.

DESIGNED BY: JSC
 CHECKED BY: JSC
 DRAWN BY: JSC
 DATE: 2/7/2024
 PROJECT: CIVITAS AT ALVARADO PHASE 1
 SHEET: 17 OF 18



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, KANSAS COUNTY, TEXAS
 PLAN & PROFILE
 STREET D STA. 7+50 TO 14+50

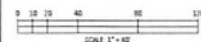
SHEET NO. 17
 OF 18



BENCHMARK
 TBM1 - Corner
 N 634.107
 E 2,381.471
 Elev = 708.52

TBM2 - Corner
 N 634.107
 E 2,381.471
 Elev = 708.52

TBM3 - Corner
 N 634.107
 E 2,381.471
 Elev = 708.52



LEGEND

- PROJECT BOUNDARY
- PROPOSED A.O.W. DEDICATION
- EXISTING EASEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED TYPE III BARRICADE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 15-16 FOR SIGNAGE SCHEDULE)
- PROPOSED STREET LIGHT
- PROPOSED 2-NAME STREET SIGN
- EDGE OF PAVEMENT
- CURB RETURN
- TOP OF PAVEMENT
- POINT OF VERTICAL INFLECTION
- VERTICAL CURVE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVE
- POINT OF INTERSECTING CURB RAMP
- PROPOSED PARKING AREA

NOTES:

1. ALL CURVE RETURNING ARE 30' RADIUS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. SEE SHEETS 17-18 FOR PAVING CROSS SECTIONS AND DETAILS.
4. THE LATEST TEXAS HIGHWAY DEPARTMENT CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREETS, STRUCTURES AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 811 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas811.org
 Texas 811 or 1-800-545-6035

NO.	DATE	REVISION	APP.

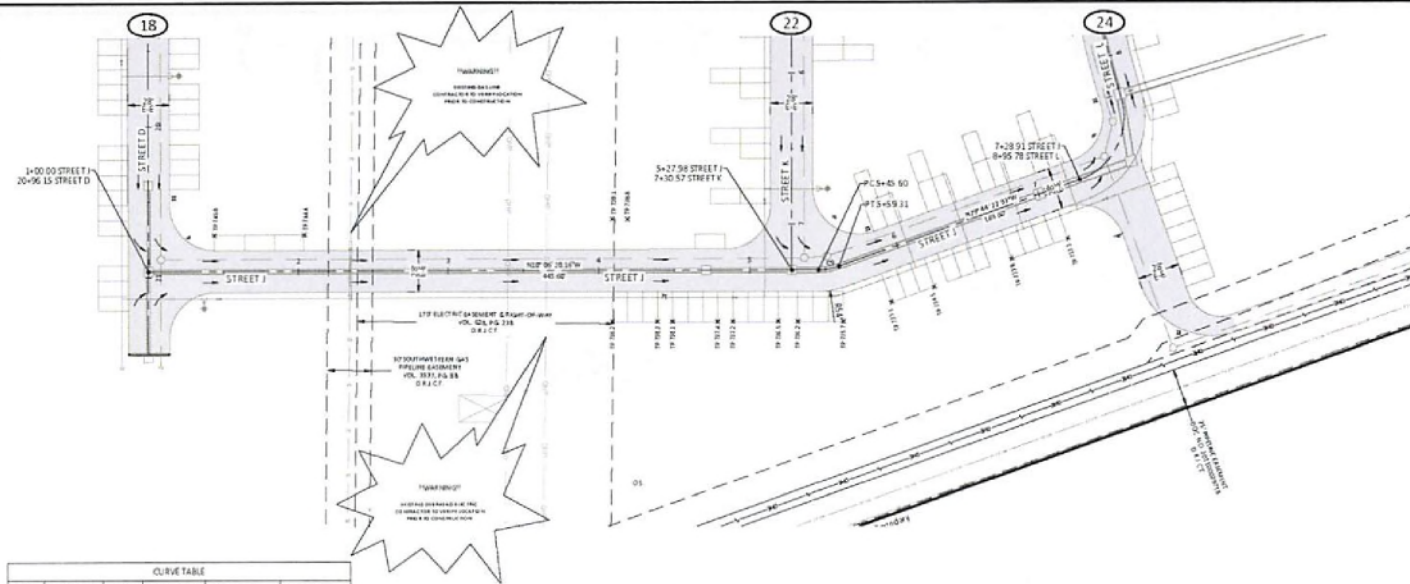
DESIGNED BY: JAC/2024
 CHECKED BY: JAC/2024
 DATE: NOVEMBER 2024
 DRAWING NO.: 17795-0002-00
 SHEET NO.: 19 OF 19



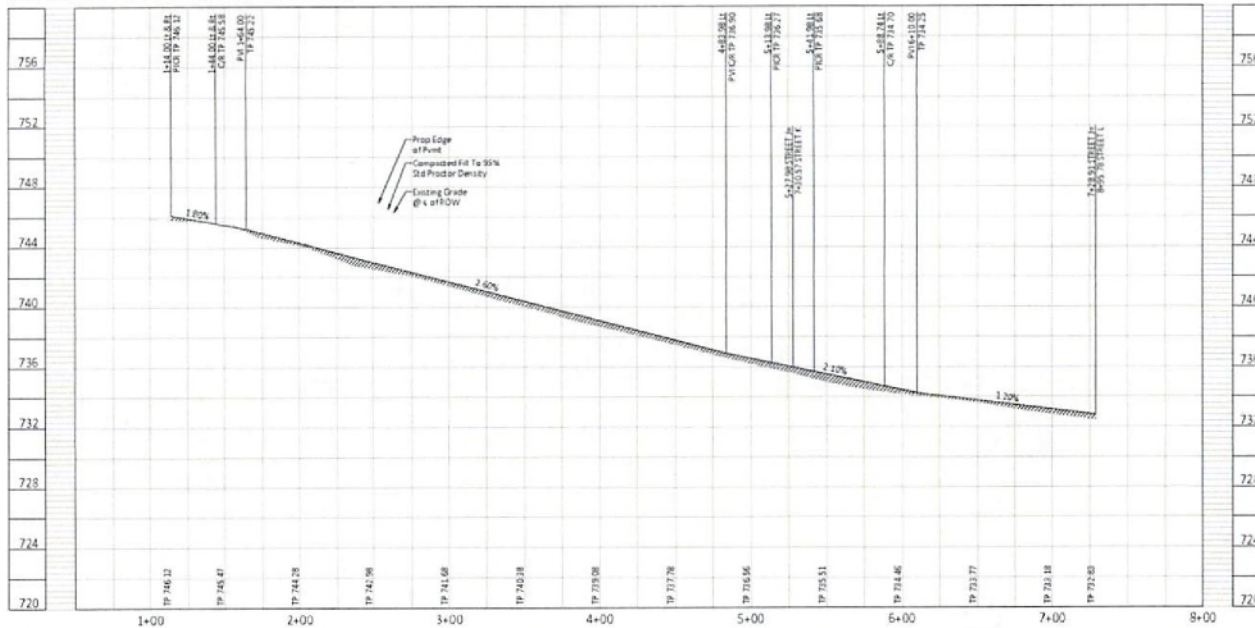
CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS

STREET E STA. 11+00 TO END

SHEET NO.
 OF



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	13.71'	40.00'	N 19°38'27" W	13.64'

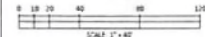
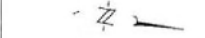


BENCHMARK
TBM 1 - 100' Spot
N 6.848, 201.10
E 2.394, 528.84
Elev = 778.19

TBM 2 - Corner Spot
N 6.848, 212.05
E 2.394, 528.84
Elev = 778.02

TBM 3 - Corner Spot
N 6.848, 201.10
E 2.394, 528.84
Elev = 778.19

TBM 4 - Corner Spot
N 6.848, 212.05
E 2.394, 528.84
Elev = 778.02



LEGEND

- PROJECT BOUNDARY
- PROPOSED R.O.W. DEDICATION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED 10' CONC. PAVT
- PROPOSED TYPE III BARRICADE
- PROPOSED WATER W/TH
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING ASPHALT
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING POWER POLE
- FLOW DIRECTION
- PROPOSED STOP SIGN (SEE SHEETS 25-26 FOR SCHEDULES)
- PROPOSED STREET LIGHT
- PROPOSED 2 NAME STREET SIGN
- EDGE OF PAVEMENT
- CURB RETURN
- TOP OF PAVEMENT
- POINT OF VERTICAL INFLECTION
- VERTICAL CURVE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVE
- POINT OF INTERSECTING CURB RAMP
- PROPOSED PARKING AREA

NOTES:

1. ALL CURVE RETURN ARE 10' RADIUS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. SEE SHEETS 27-28 FOR PAVING CROSS-SECTIONS AND DETAILS.
4. THE LATEST JOHNSON COUNTY CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS FOR ROADS, STREET LIGHTS, STRUCTURES AND UTILITIES SHALL BE REFERENCED BY THE CONTRACTOR.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS11 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas11.org
Texas11 or 1-800-5-6005

NO.	DATE	REVISION	APP.

DESIGNED BY: JSC
CHECKED BY: JSC
DATE: 10/26/2024
DRAWN BY: JSC
PROJECT NO: 27799002.00
SHEET NO: 21 OF 25



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, TEXAS

PLAN & PROFILE

STREET J STA. 1+00 TO END

SHEET NO

21

OF

25

1. JENKINS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS CAN BE REFERENCED AT <http://www.jenkinscountyga.gov/Planning/Planning%20Department/Forms/Forms%20and%20Regulations>

2. FILL AREAS IN PLANS SHALL BE FILLED IN LAYERS NOT EXCEEDING 6 IN DEPTH AND EACH COMPACTED TO 95% OF THE THEORETICAL DENSITY OF THE FILL. FILL SHALL BE PLACED AND FERTILIZED WITH 6 MONTHS DRAINAGE.

3. EXISTING ROADWAY SHALL BE MAINTAINED TO EXISTING STANDARDS AND REHABILITATED SURFACE CONSTRUCTION SHALL BE REPLACED TO JOINT COUNTY STANDARDS, WITH LATEST ASSOCIATE'S AND MECHANICS THEREIN.

4. IN THE EVENT OF THE ROAD (OR RIGHT-OF-WAY), UPON COMPLETION OF WORK, SHALL BE AS GOOD AS OR BETTER THAN ROAD TO EXISTING WORK.

5. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE (DITCHES, DRAINAGE, OR OTHERWISE) DURING CONSTRUCTION SHALL BE TO THE FULL SATISFACTION OF THE CHIEF OF ROAD AUTHORITY.

6. EXPOSED 1' OF REINFORCING STEEL AT PROPOSED GRADE SHALL BE, IF NO REINFORCING STEEL EXISTS, LAYED OUT TO THE FULL SATISFACTION OF THE CHIEF OF ROAD AUTHORITY. ALL "C" SHODS AND EMBEDDED INTO THE CENTER OF THE EXISTING SLAB WITH "10" ROD OR EQUAL.

7. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS AND STATE OF GEORGIA LAWS CONCERNING ENVIRONMENT.

8. STORM DRAINAGE AND STREET PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH JENKINS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS AND THE SUBDIVISION REGULATIONS WITH THE MINIMUM STANDARD ESTABLISHED BY THE NORTH CAROLINA TOWNS LEADS OF GOVERNMENTS.

9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES TO EXISTING WATER, WASTEWATER, OR SEWERAGE SYSTEMS OR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF JENKINS COUNTY AND JENKINS COUNTY SUBDIVISION STREET, UTILITY STRUCTURE, WHENEVER HAS JURISDICTION.

[illegible]

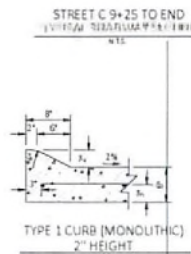
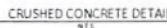
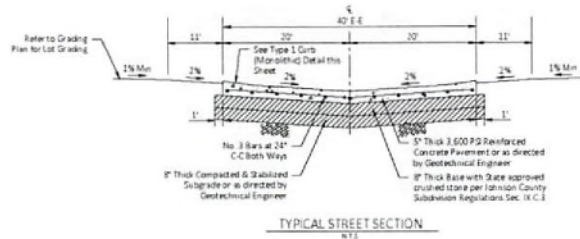
1. ALL UNSATURATED AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS SHALL BE HALLED OFF-SITE AND DISPOSED OF BY THE CONTRACTOR IN A LANDFILL, MANHOLE, SPREAD CUMBER, OR OTHER MEANS IN PART OF THE PROJECT'S PROJECTED DISCHARGE.

2. ALL AREAS TO BE FILLED ARE TO BE FREE OF VEGETATION, DEBRIS, POINTED WASTE, LOOSE SOILS, MUD & MUCK.

3. ALL FILL OR DISPOSAL OF EXCESS MATERIAL SHALL BE COMPACTED IN 6" LIFTS OR LESS STANDARD PROCTOR DENSITY.

4. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE GRASS AT ALL TIMES AT HIS ADDITIONAL COST TO THE OWNER WHETHER BY GRASSING OR PLANTING IN COMPLIANCE WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF CONSTRUCTION ACTIVITIES DURING THE CONTRACT PERIOD. THIS SHALL INCLUDE ANY EROSION CONTROL MEASURES AND ANY OTHER NECESSARY MEASURES TO PREVENT POLLUTANTS FROM BEING RUN OFF THESE PLACES.

[illegible][illegible]

100000 Br : WZCDB
 100000 Br : POC
 100000 Br : UAP



2024 11 20

PAVING DETAILS (1 OF 2)

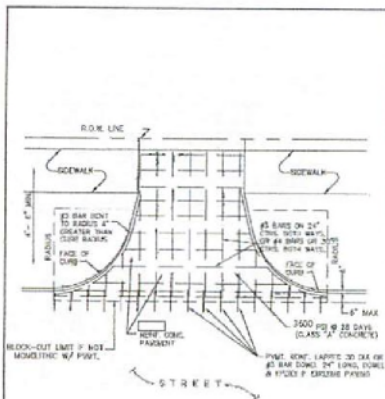
QUEST NO.

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
 - A. ALL CURBS SHALL BE PLACED MINIMUM 18" FROM PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - B. CURBS SHALL MEET THE SAME COMPRESSION STRENGTH AS SPECIFIED FOR THE PAVEMENT.
 - C. ROAD LANE SHALL BE 30' WIDE.
 - D. REINFORCING LANE SHALL BE SPACED BY CHAINS OF 2" DIA. @ 12" ON CENTER.
2. DRAINAGE:
 - A. DRAINAGE LINES SHALL BE LOCATED TO A MINIMUM DEPTH OF 4' FROM PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - B. DRAINAGE LINES SHALL BE LOCATED TO A MINIMUM DEPTH OF 4' FROM PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - C. DRAINAGE LINES SHALL BE LOCATED TO A MINIMUM DEPTH OF 4' FROM PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
3. THE ROADWAY IS A DESIGNATED DISTRICT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND SHALL BE CONSIDERED AS SUCH FOR ALL PURPOSES.

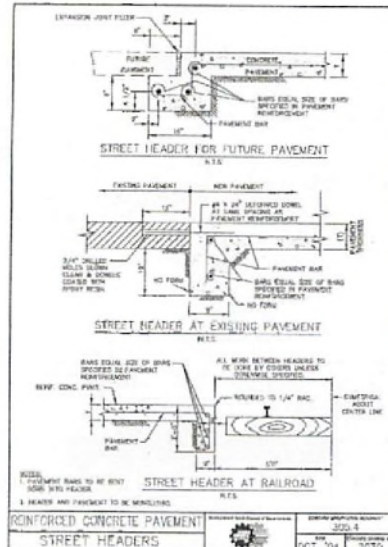
PAVEMENT SYSTEMS
GENERAL NOTES

3032.373
OCT. '04 2199



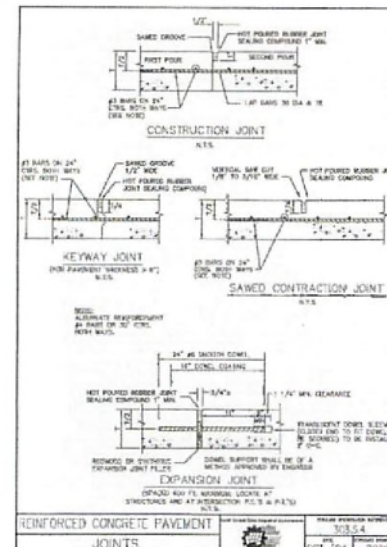
DRIVEWAY APPROACH
RADIUS RETURN TYPE

3032.373
OCT. '04 2199



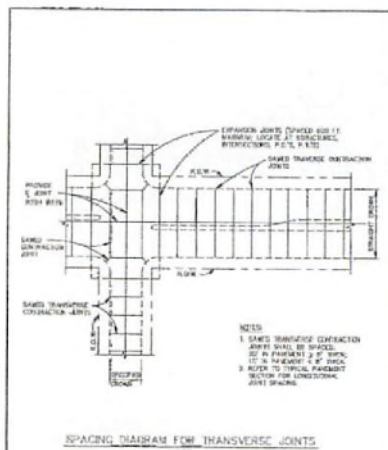
REINFORCED CONCRETE PAVEMENT
STREET HEADERS

3032.373
OCT. '04 2199



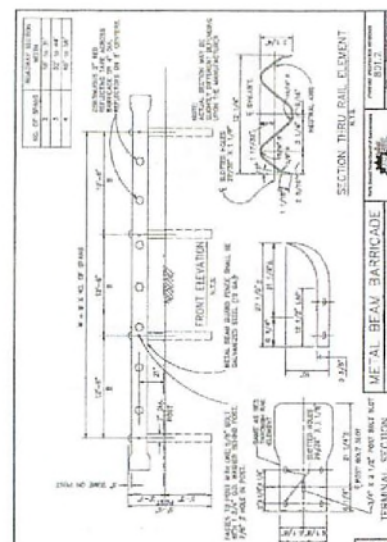
REINFORCED CONCRETE PAVEMENT
JOINTS

3032.373
OCT. '04 2199



REINFORCED CONCRETE PAVEMENT
TRANSVERSE JOINT SPACING

3032.373
OCT. '04 2199



REINFORCED CONCRETE PAVEMENT
SECTION THROUGH RAIL ELEMENT

3032.373
OCT. '04 2199

NO.	DATE	REVISION	APP.

DESIGNED BY: JACOB
CHECKED BY: JACOB
DATE: NOVEMBER 2004
JOB NO: 1779-0002-00
DRAWN BY: JACOB



CIVITAS AT ALVARADO PHASE 1

CITY OF ALBUQUERQUE, BENTON COUNTY, NEW MEXICO

PAVING DETAILS (2 OF 2)

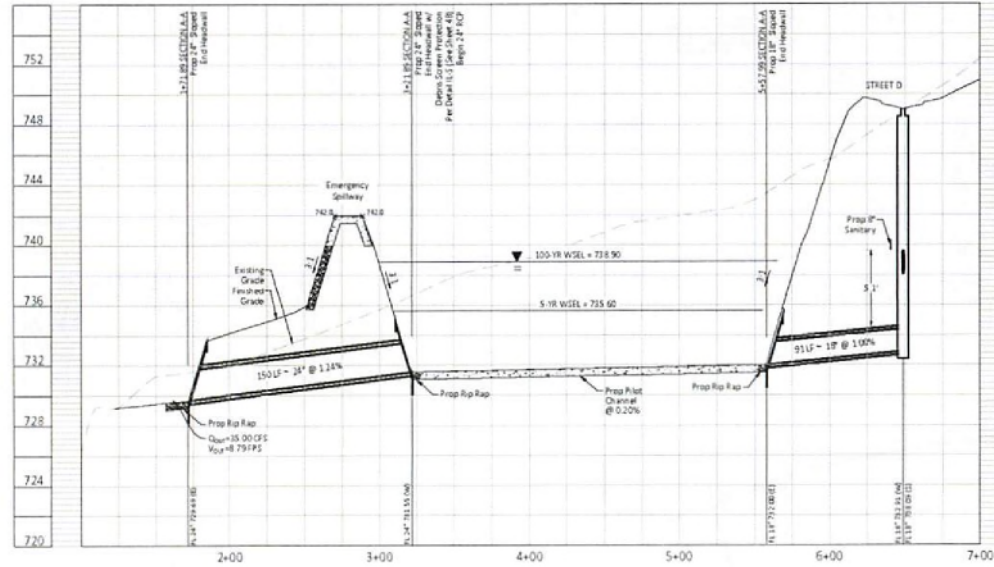
SHEET NO.

28

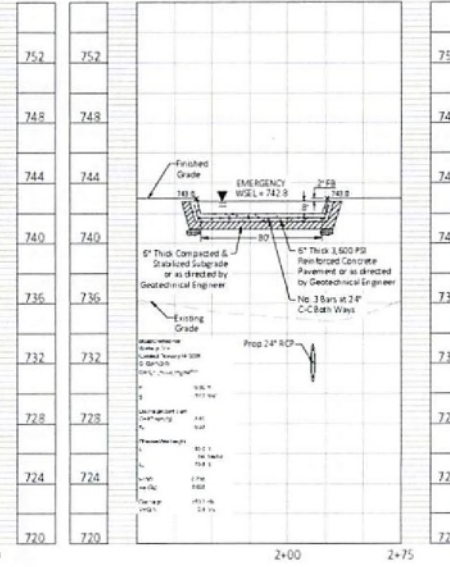
OF

28

SECTION A-A



SECTION D-D



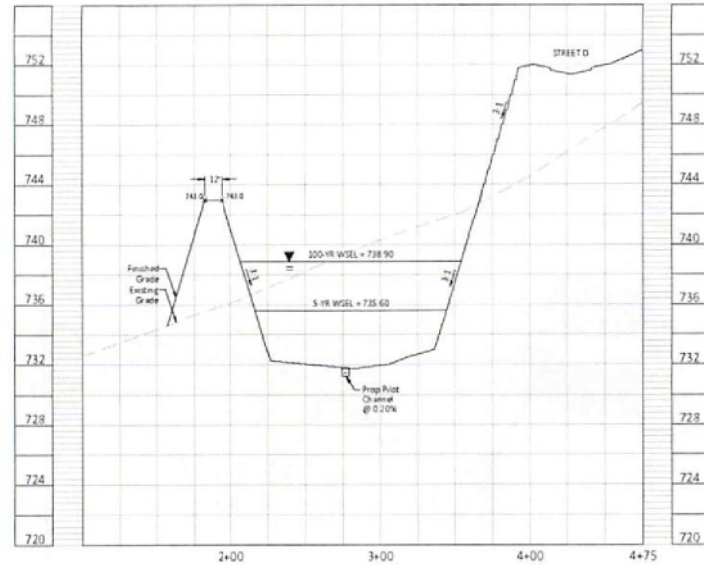
BENCHMARK
TBM 1 - 10' Cut
N 6,845,107.55
E 2,382,677.79
Elev = 736.59

TBM 2 - 10' Cut
N 6,845,107.55
E 2,382,677.79
Elev = 736.59

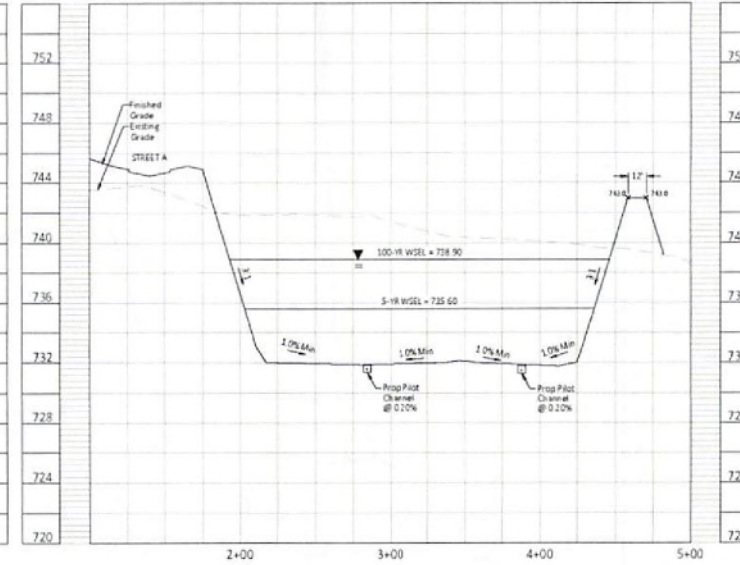
0 10 20 30 40 50 60 70 80 90 100
SCALE 1" = 40'

NO.	DATE	REVISION	APP.

SECTION B-B



SECTION C-C



NOTE:
BENCH FILL AT
MINIMUM OF FIVE
(5) FEET PER
GEOTECHNICAL
REPORT



CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 111 NOTIFICATION SYSTEM
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www.texas111.org
Texas 111 or 1-800-5-4-6325



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, GARZA COUNTY, TEXAS

DETENTION POND A PROFILES

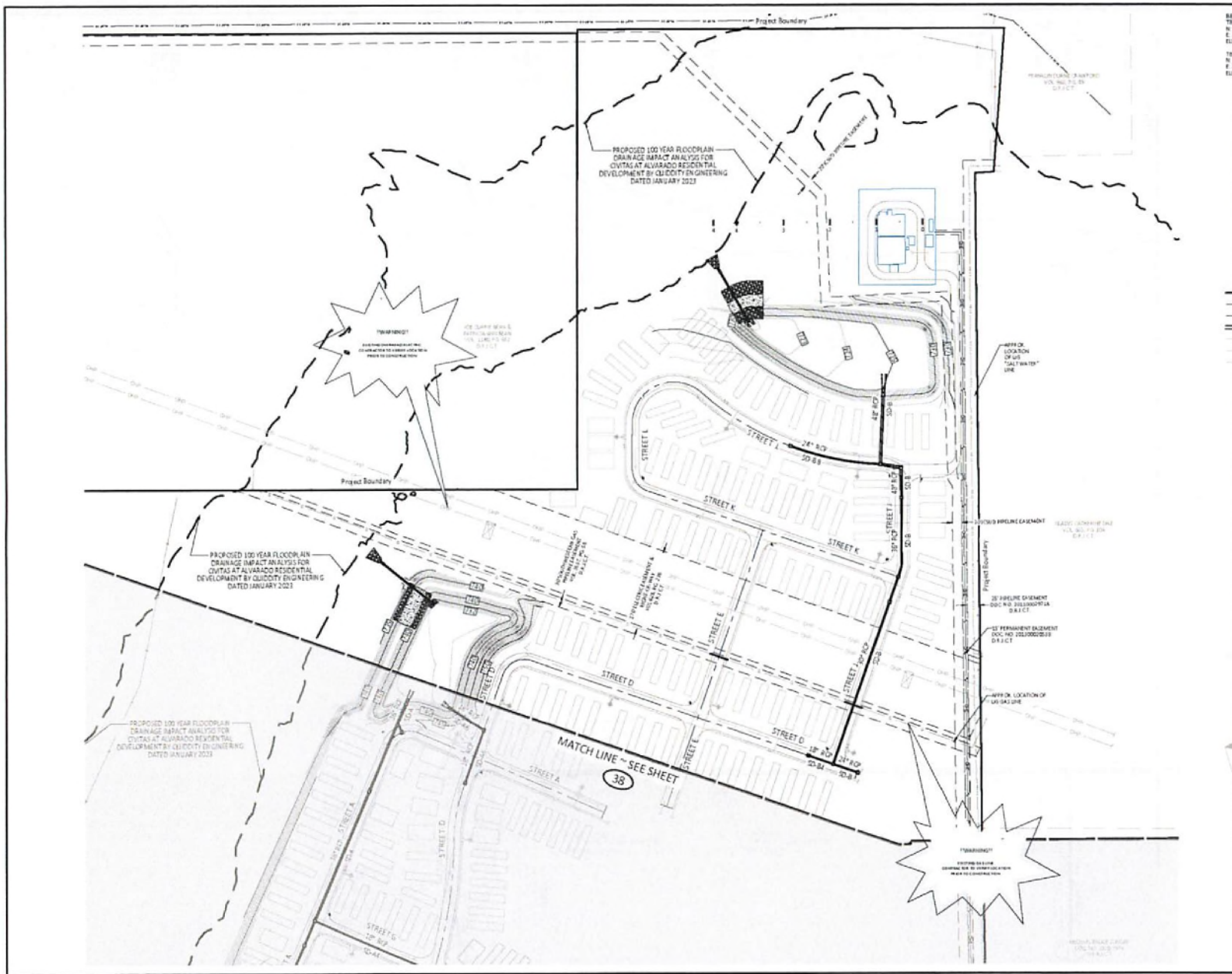
SHEET NO
35
OF

The diagram shows a cross-section of a road profile. The vertical axis on the left indicates elevations from 716 to 748. The horizontal axis at the bottom shows stationing from 2+00 to 5+00. The profile includes an existing ground line and a proposed road grade. Key features include:

- Existing Grade:** Indicated by a dashed line.
- Proposed Grade:** Indicated by a solid line.
- Street Level:** Labeled at the left end of the profile.
- Elevations:**
 - 100 yr WSEL = 730.10
 - 5 yr WSEL = 726.90
 - 10% Min. slope indicated on the bottom of the road bed.
- Dimensions:**
 - 12' width at the top right.
 - 1:1 slope on the left side.
 - 2:1 slope on the right side.

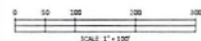
37
IS





BENCHMARK
 TBM 1 - Corner
 N 6.848.327 EL
 E 2.394.828 EL
 ELEV = 778.19
 TBM 2 - Corner
 N 6.848.327 EL
 E 2.394.828 EL
 ELEV = 778.19

TBM 3 - Corner
 N 6.848.327 EL
 E 2.394.828 EL
 ELEV = 778.19
 TBM 4 - Corner
 N 6.848.327 EL
 E 2.394.828 EL
 ELEV = 778.19



SCALE 1" = 100'

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O.W. DEDICATION
 - PROPOSED PAVEMENT CL
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - EXISTING WATER

NO.	DATE	REVISION	APP.

DESIGNED BY:
 CHECKED BY:
 DATE:
 PROJECT NO.:

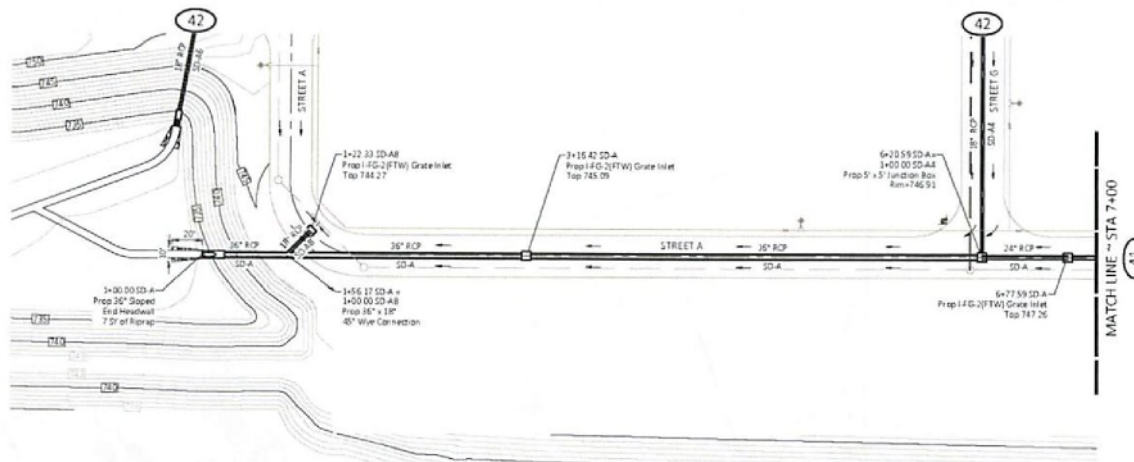


CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, GARZA COUNTY, TEXAS

OVERALL STORM PLAN (2 OF 2)

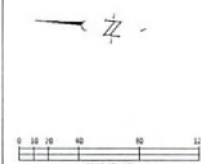
SHEET NO
 OF

39
 IS



SEWER MAINS

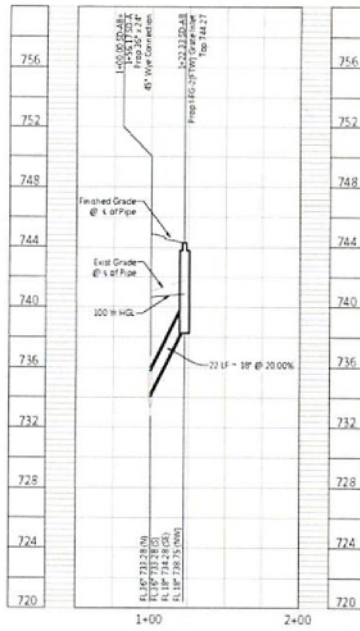
Station	Size	Material	Depth	Flow
1+00	18"	SD-A8	7.5'	1.00
2+00	18"	SD-A8	7.5'	1.00
3+00	18"	SD-A8	7.5'	1.00
4+00	18"	SD-A8	7.5'	1.00
5+00	18"	SD-A8	7.5'	1.00
6+00	18"	SD-A8	7.5'	1.00
7+00	18"	SD-A8	7.5'	1.00



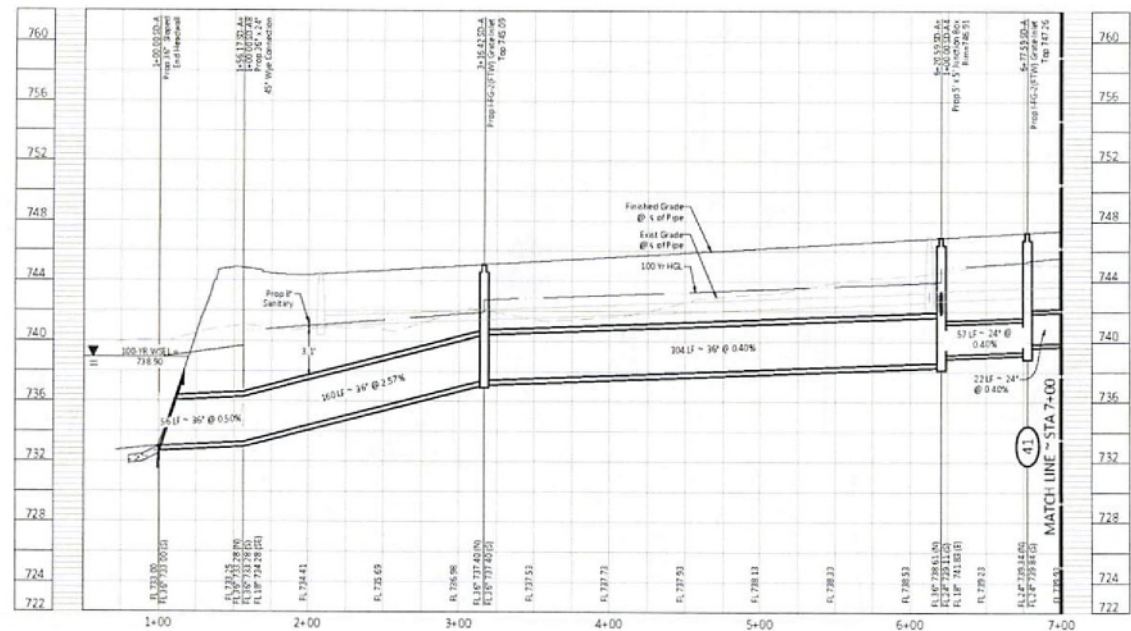
- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O.W. DEDICATION
 - PROPOSED PAVEMENT CL.
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER WASH
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING STORM DRAIN
 - FLOW DIRECTION
 - UTILITY EASEMENT
 - SEWER EASEMENT

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

SD-A8



SD-A



NOTES:
1. SEE SHEET 33 FOR PIPE FLOW INFORMATION

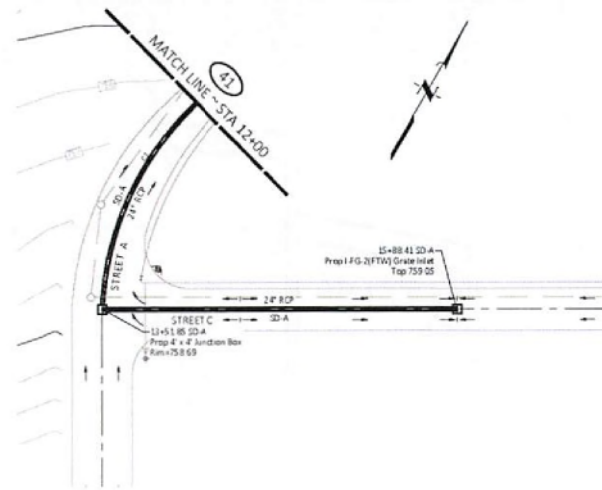
Station	Size	Material	Depth	Flow
1+00	18"	SD-A8	7.5'	1.00
2+00	18"	SD-A8	7.5'	1.00
3+00	18"	SD-A8	7.5'	1.00
4+00	18"	SD-A8	7.5'	1.00
5+00	18"	SD-A8	7.5'	1.00
6+00	18"	SD-A8	7.5'	1.00
7+00	18"	SD-A8	7.5'	1.00



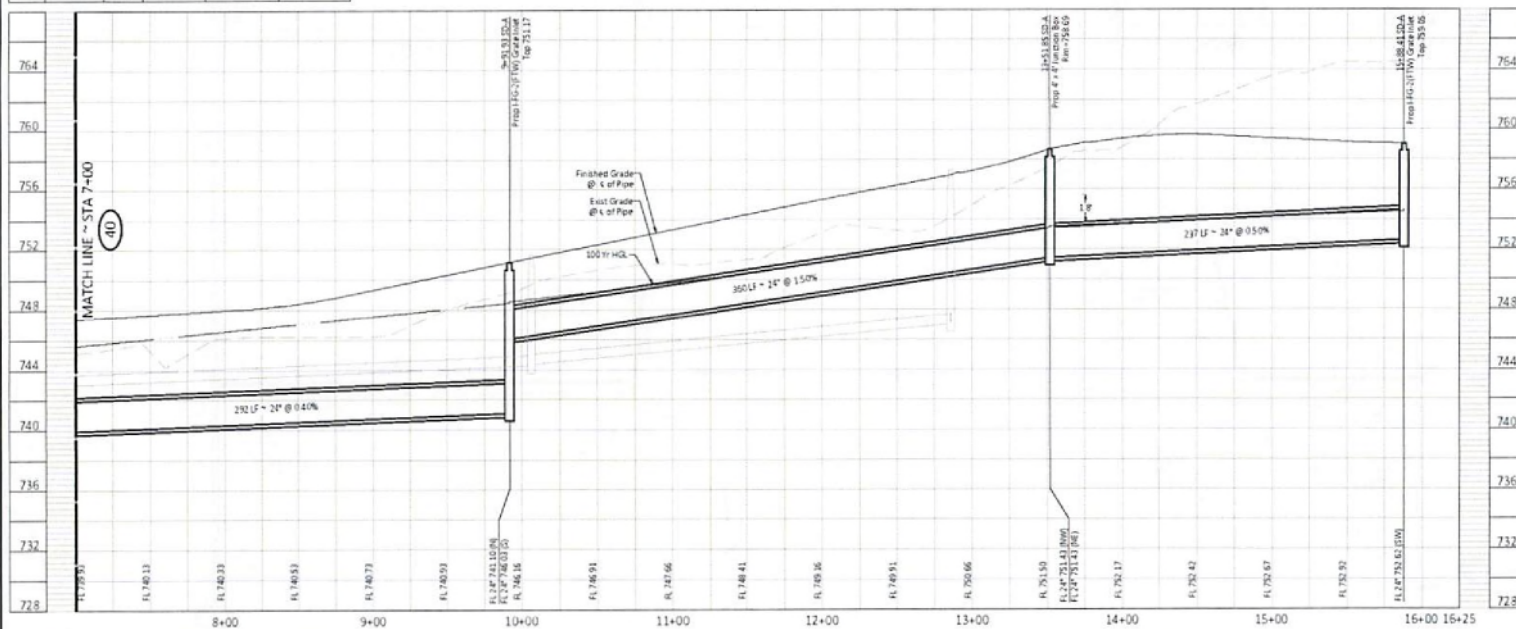
CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, BROWN COUNTY, TEXAS
PLAN & PROFILE
SD-A STA. 1+00 TO 7+00 & SD-A8 STA. 1+00 TO END



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.
TEXAS 811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	192.75'	500.00'	22°12'08"	S 05°08'51" W	192.54'
C2	160.20'	200.00'	45°53'35"	N 06°41'52" W	155.95'



BENCH-MARK
TBM1 - Cotton Spindle
N: 4,345,807.50
E: 2,368,875.70
ELUV: 1,807.50

TBM2 - Cotton Spindle
N: 4,345,823.00
E: 2,367,787.62
ELUV: 1,619.82

TABLE 3 - K CUS
R: 0.842, 989.28
R ² : 2.064, 928.94
View: 718.53
TABLE 4 - Cottons Spend
R: 0.848, 029.32
R ² : 2.367, 203.95
View: 718.60

IBM 4 - Cotton Spindle
N 6,848,029.91
E 2,367,203.95
Elev. + 728.60



LEGEND

- PROJECT BOUNDARY
PROPOSED ROW DEDICATION
PROPOSED PAVEMENT CL.
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER W/IF
EXISTING WATER
EXISTING STORM DRAIN
EXISTING STORM INLET
FLOW DIRECTION
UTILITY EASEMENT
DRAINAGE EASEMENT

NOTES:

1 SEE SHEET 23 FOR PIPE FLOW INFORMATION

Change Point ID	Approximate Location (Range Point)	Downstream location	Days from "ign"	Leaf Area Quantity of Paper	Median Depth "3"	Downstream Velocity (ft/s)
50a	15+05.81	13+55.85	15.28	16.00	0.0057	4.3
50b	15+05.81	14+05.93	15.29	22.21	0.0050	7.6
50c1	15+05.81	14+27.58	23.54	14.31	0.0081	3.0
50c2	15+05.81	14+27.58	32.54	14.31	0.0271	8.5
50c3	15+05.81	14+45.42	42.48	0.0050	0.0050	8.2
50c4	15+05.81	14+55.11	47.30	0.0050	0.0050	8.2



CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY NEW CONSTRUCTION.

TEXAS 811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!
www.texas811.org
Texas 811 or 1-800-545-6005

CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO ET AL. JOHNSON COUNTY, TEXAS

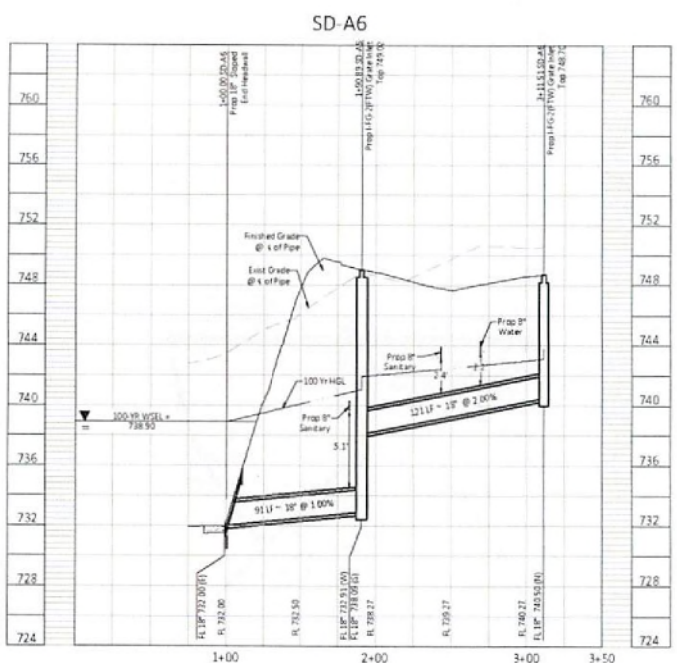
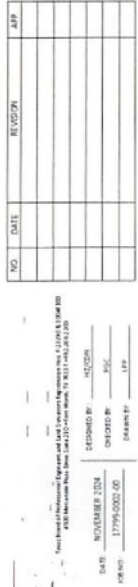
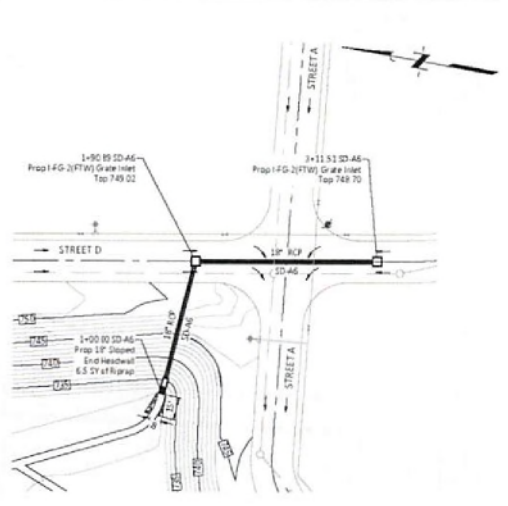
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SD-A STA. 7+00 TO END

QUEST NO.

41

100

[illegible]

CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO (TX), FORTSANGRENT, TEXAS

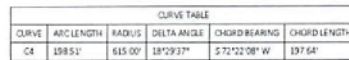
PAUL H. HOFER

SD-A4 STA. 1+00 TO END & SD-A6 STA.
1+00 TO END

2024.11.20

Patrick Campbell

SEAL: PATRICK O. CAMPBELL, SHERIFF, 1717 E. 5TH AVE., ALVARADO, TEXAS 76009



PROJECT BOUNDARY
PROPOSED R.O.W. DEDICATION
PROPOSED PAVEMENT CL.
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER W/FF
EXISTING WATER
EXISTING STORM DRAIN
EXISTING STORM INLET
FLOW DIRECTION
UTILITY EASEMENT
DRAINAGE EASEMENT

1	SEE SHEET 33 FOR PIPE FLOW INFORMATION.
---	---

STATE OF TEXAS
PATRICK G. CAMPBELL
142188
2024.11.20
Thick, Greyish

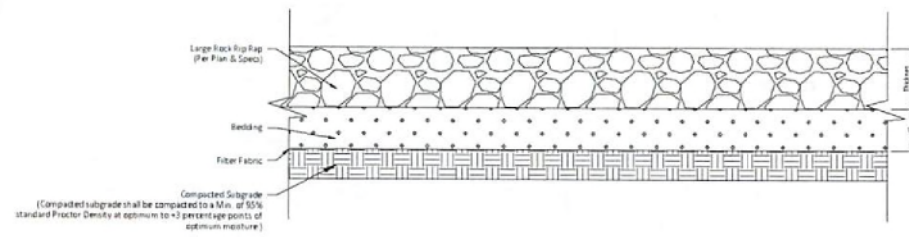


TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-5-45-6005

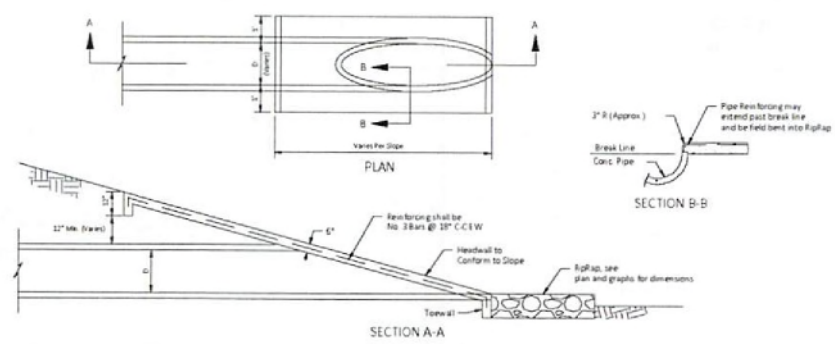
PLAN & PROFILE
SD-B6 STA. 1+00 TO END &
SD-B8 STA. 1+00 TO END

SHEET NO.

OF



Rock Rip-Rap Typical Section
N.T.S.



Reinforced Concrete Sloping Headwall Detail
N.T.S.

NO.	DATE	REVISION	APP.

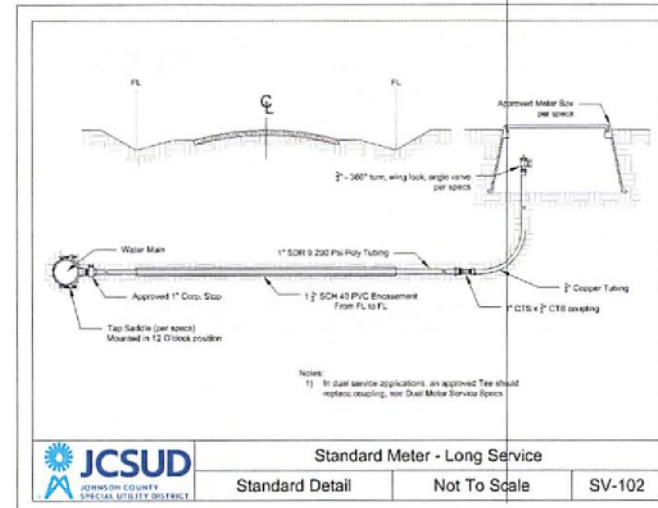
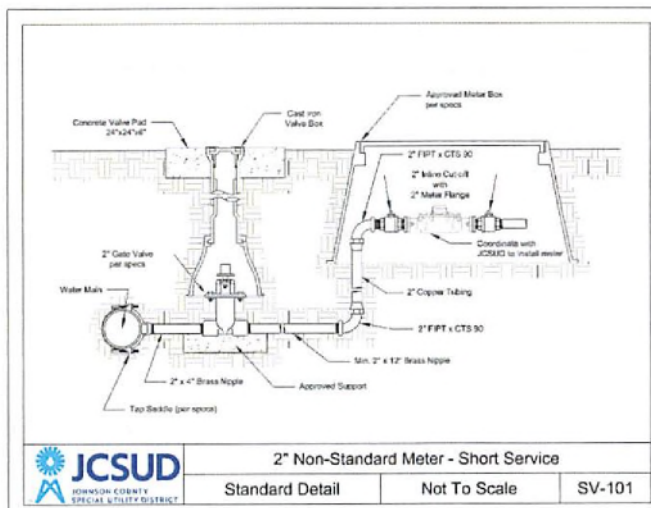
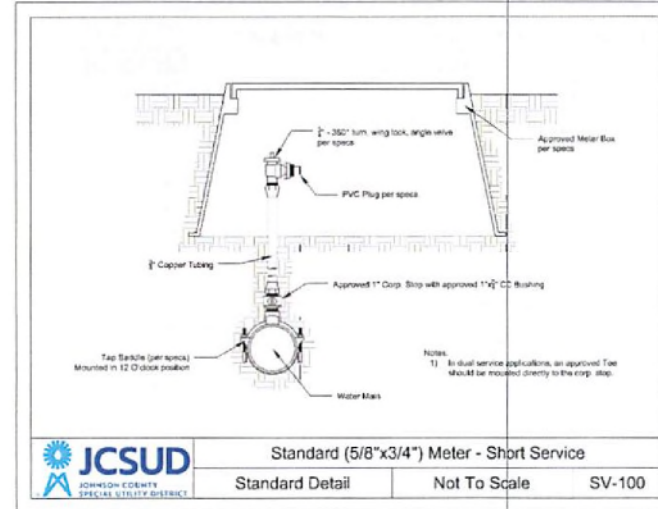
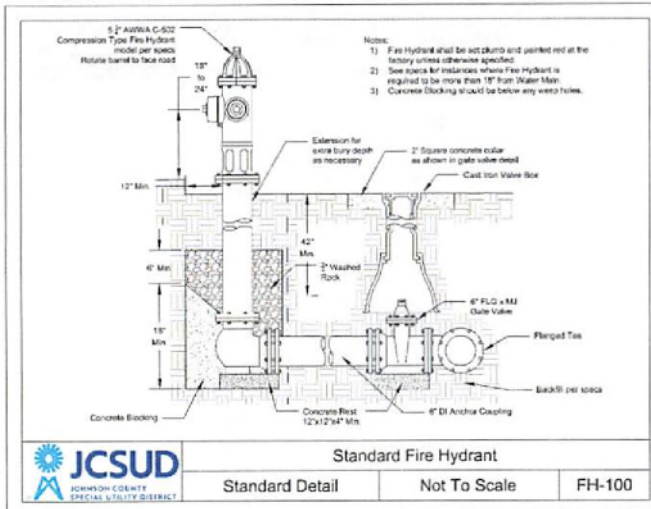
DESIGNED BY: WJG/2024
 CHECKED BY: PJC
 DATE: NOVEMBER 2024
 JOB NO.: STW04-0002-00
 DRAWN BY: SP



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO (ET), JOHNSON COUNTY, TEXAS

STORM DETAILS (3 OF 3)





NO.	DATE	REVISION	APP.

DESIGNED BY: JCSUD
CHECKED BY: JCSUD
DATE: NOVEMBER 2024
JOB NO: 277090002-00
SHEET NO: 55



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, EL DORADO COUNTY, TEXAS

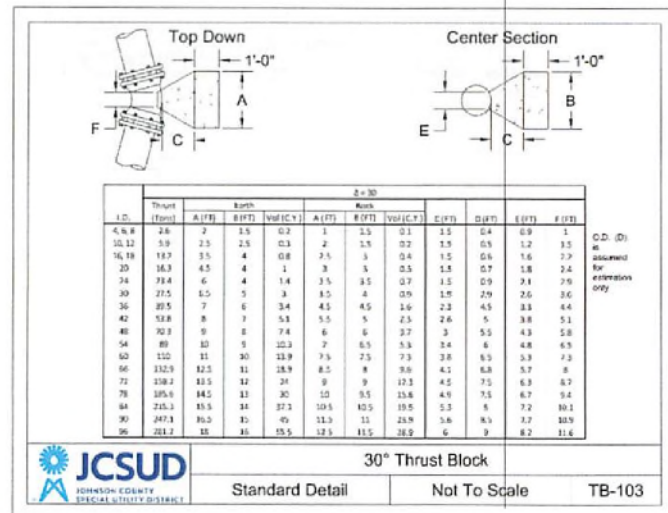
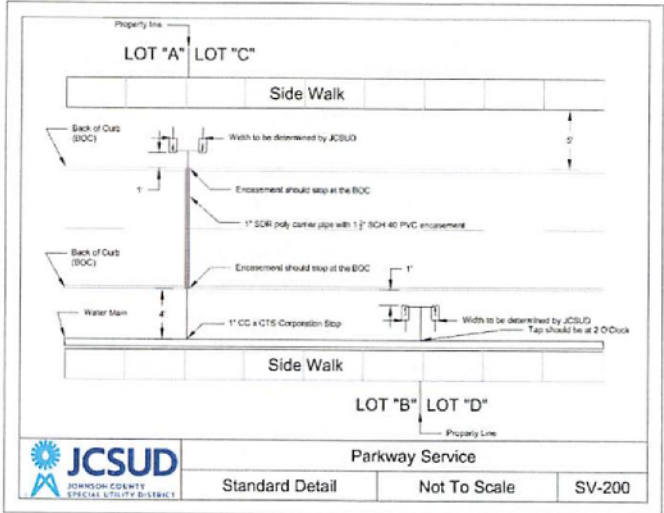
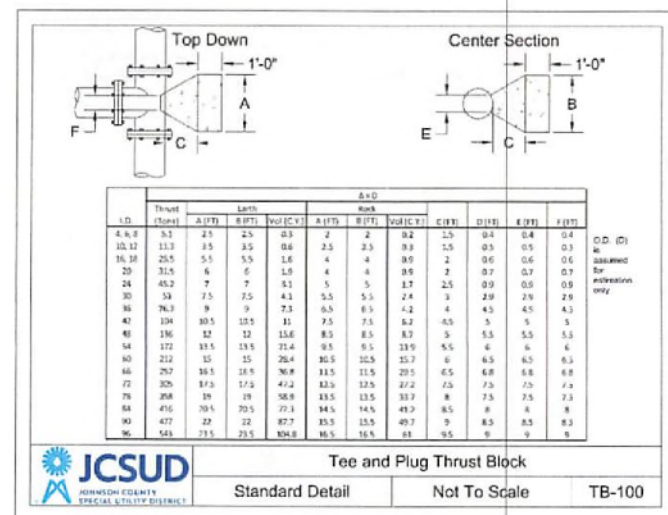
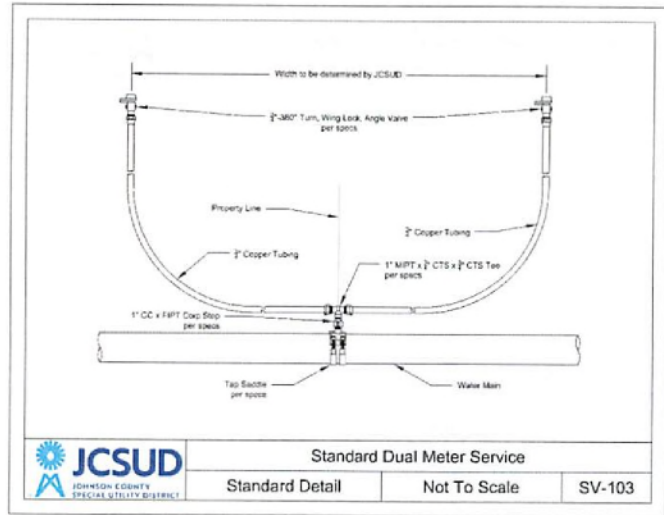
WATER DETAILS (1 OF 5)

SHEET NO

55

OF

85

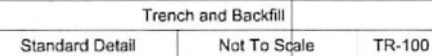
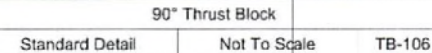
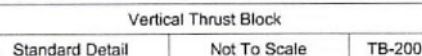
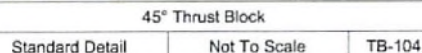


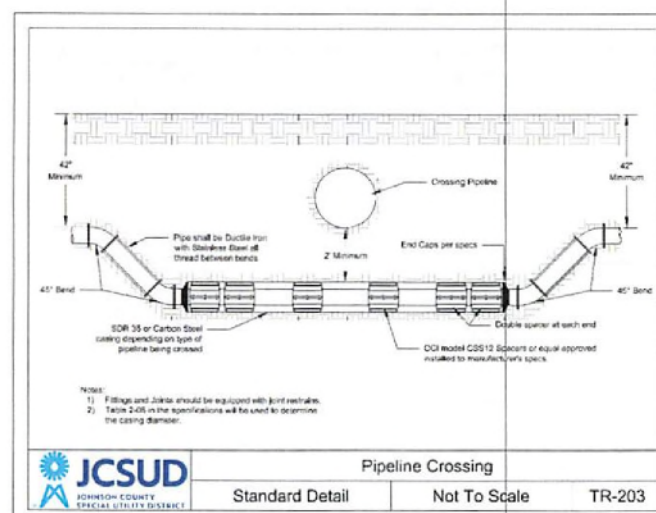
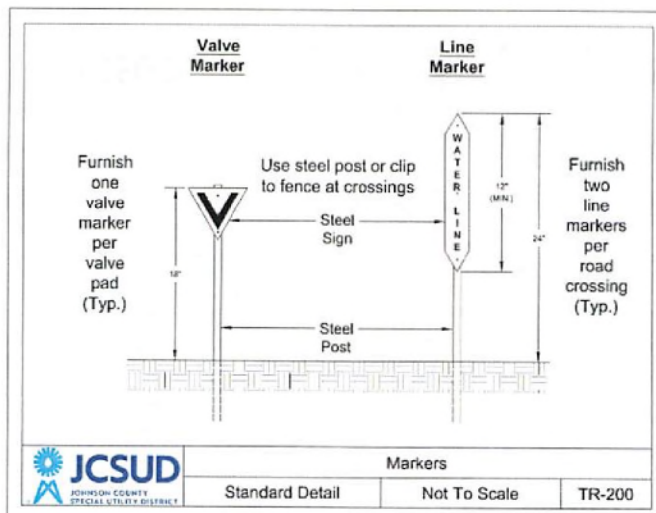
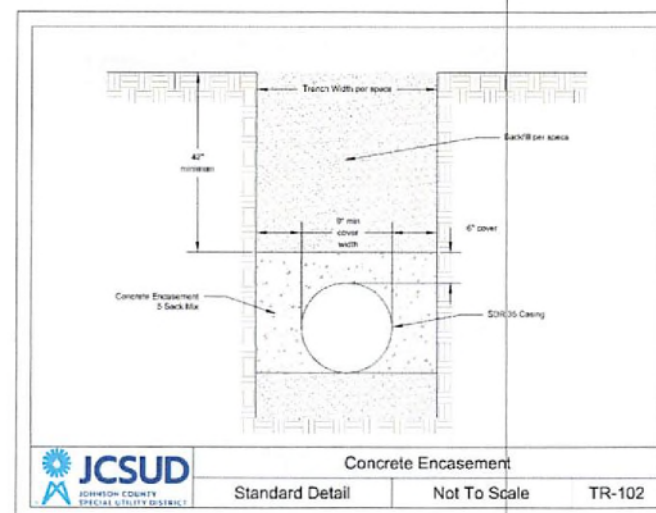
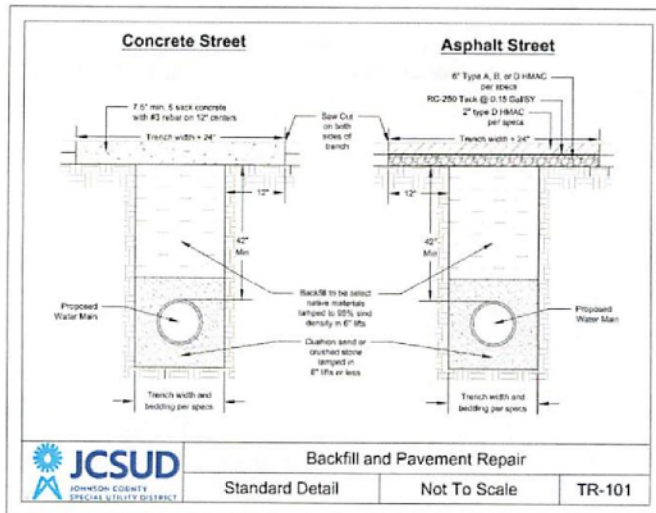
NO.	DATE	REVISION	APP.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT
2024-11-20
DESIGNED BY: JCSUD
CHECKED BY: JCSUD
DATE: NOVEMBER 2024
JOB NO: 17794-0002-00



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
WATER DETAILS (2 OF 5)

WATER DETAILS (3 OF 5)

[illegible]

O4 15 NOVEMBER 2008
 STANBACH AND JIA

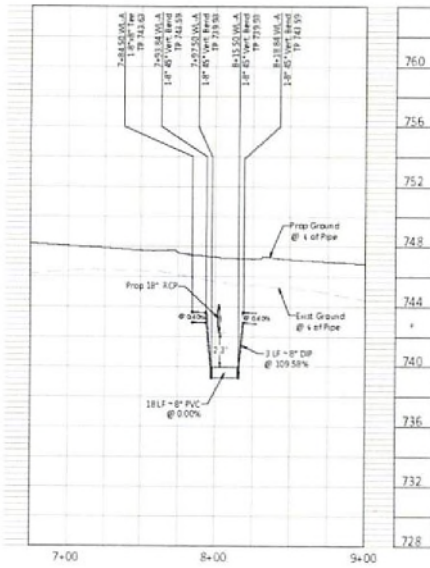
DISCUSSED BY: H. J. ZWIERS
 OFFICED BY: J. J. J.

1. First Board of Professional Engineers and Land Survey Registration No. 12,240 & 13,040 (2002)
 2. 500 North Main St. Suite 200, St. Louis, MO 63101-1000, 314.371-1000, 314.371-2000

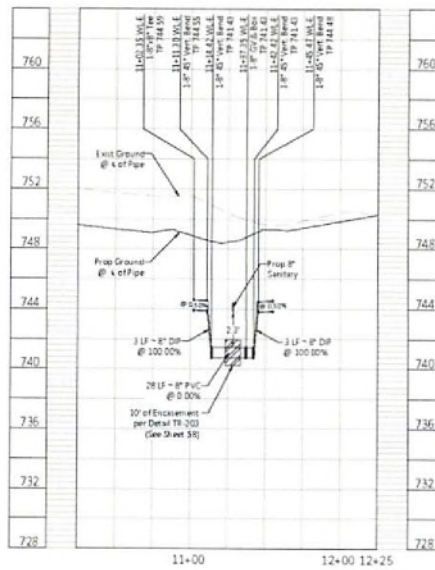


59
8

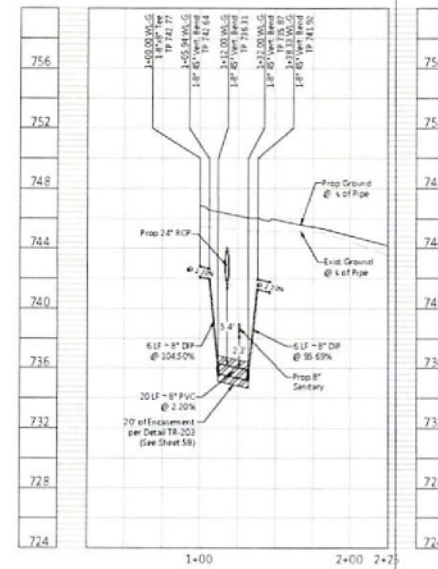
WATER LINE LOWERING 1



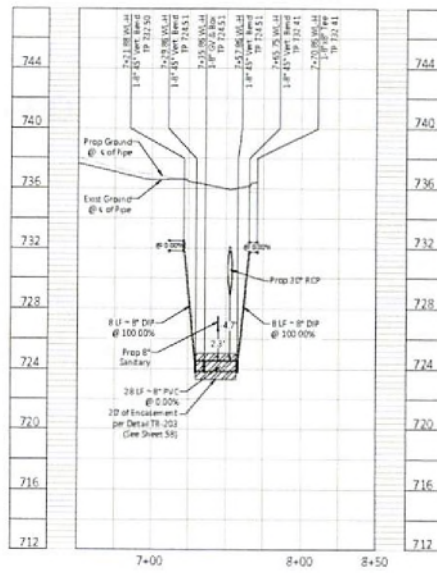
WATER LINE LOWERING 3



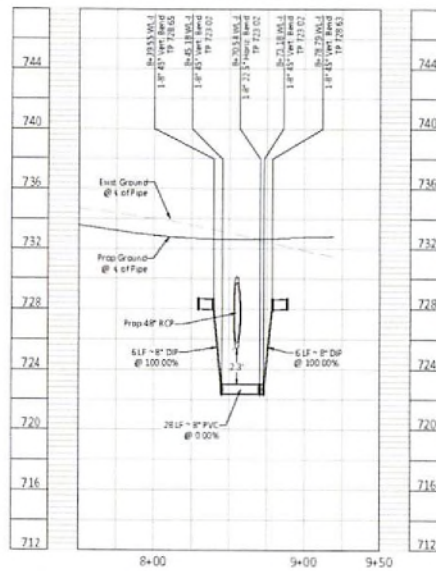
WATER LINE LOWERING 4



WATER LINE LOWERING 5



WATER LINE LOWERING 6

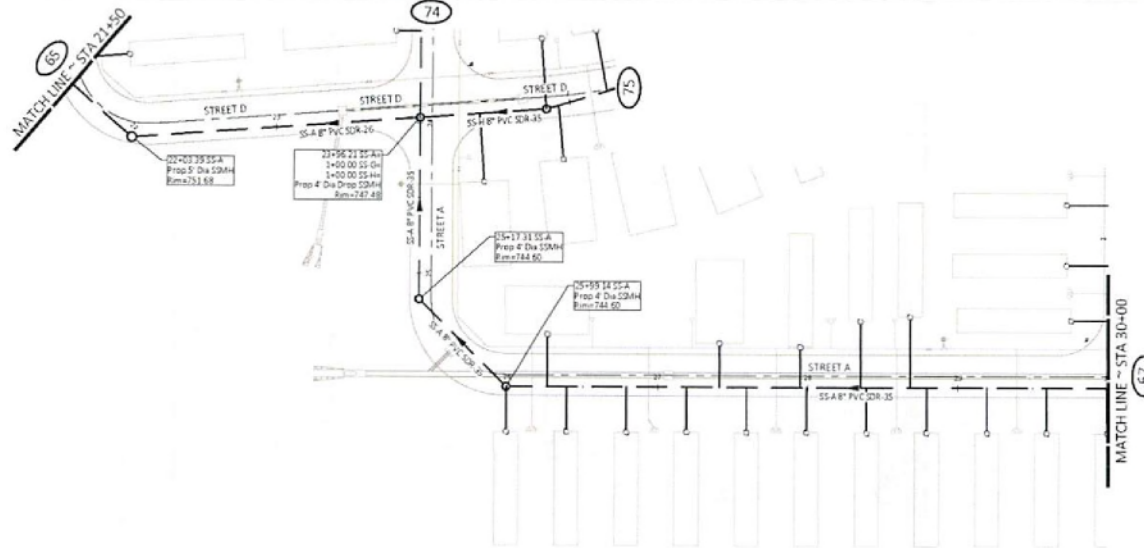


NO.	DATE	REVISION	APP.

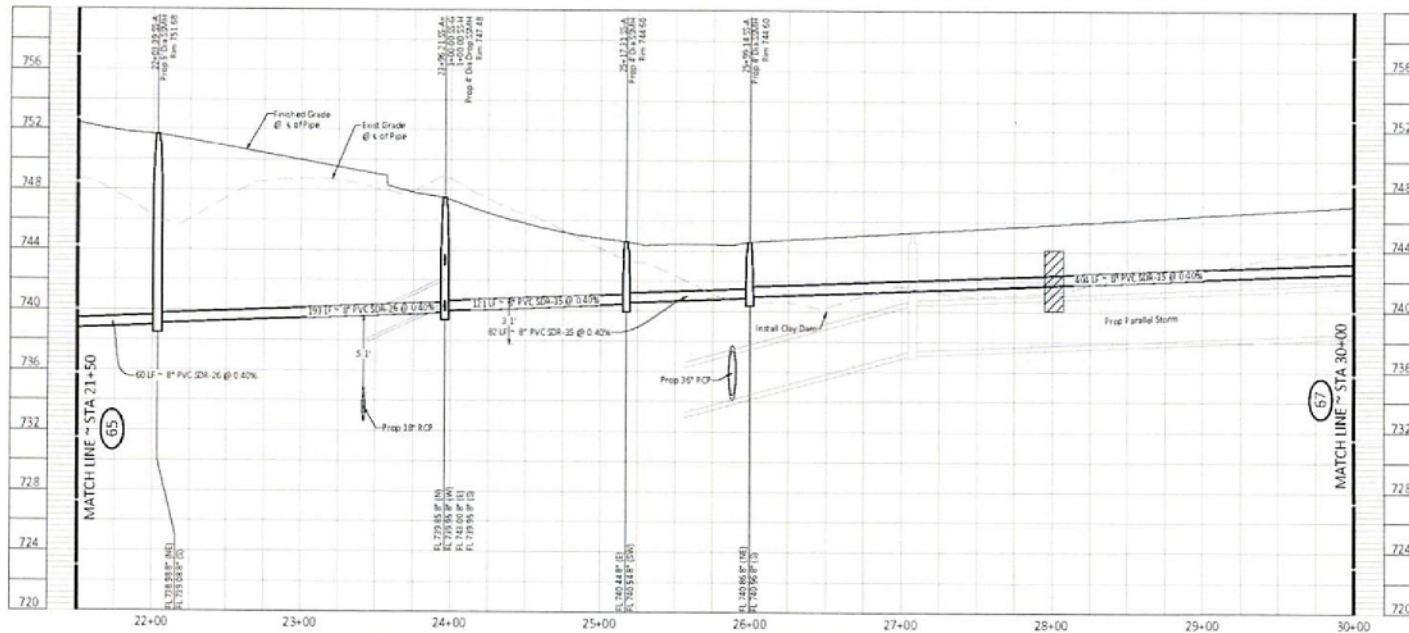
PROJECT: CIVITAS AT ALVARADO PHASE 1
 SHEET NO: 60
 DATE: 11/25/2024
 DESIGNED BY: J. CAMPBELL
 CHECKED BY: J. CAMPBELL
 DRAWN BY: J. CAMPBELL



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS
 WATER LINE LOWERINGS



SS-A



BM = MARK
 19807 - Cotton Lander
 N 6.840, 207.28
 E 2.887, 177.62
 Elev = 758.52

19807 - Cotton Lander
 N 6.840, 207.28
 E 2.887, 177.62
 Elev = 758.52



LEGEND

- PROJECT BOUNDARY
- PROPOSED R.O.W. DEDICATION
- PROPOSED PAVEMENT CL
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY DESCRIPTION
- EXISTING SEWER FLOW ARROW
- PROPOSED SEWER FLOW ARROW
- PROPOSED SANITARY SERVICE
- PROPOSED 6" P WATER SERVICE
- PROPOSED WATER 6" W/4"
- PROPOSED STORM DRAIN

NOTES:

- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT
- SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL
- CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWN STREAM END TO UP STREAM END
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION
- CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION
- ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE EMBODIMENT, SEE SHEET 75 FOR DETAIL
- SEE SHEET 76 FOR STANDARD SANITARY SEWER MANHOLE DETAIL

NO.	DATE	REVISION	APP.

DESIGNED BY: J. G. GARRIBELL
 CHECKED BY: J. G. GARRIBELL
 DATE: NOVEMBER 2024
 JOB NO: 17799-0002-00
 DRAWN BY: J. G. GARRIBELL



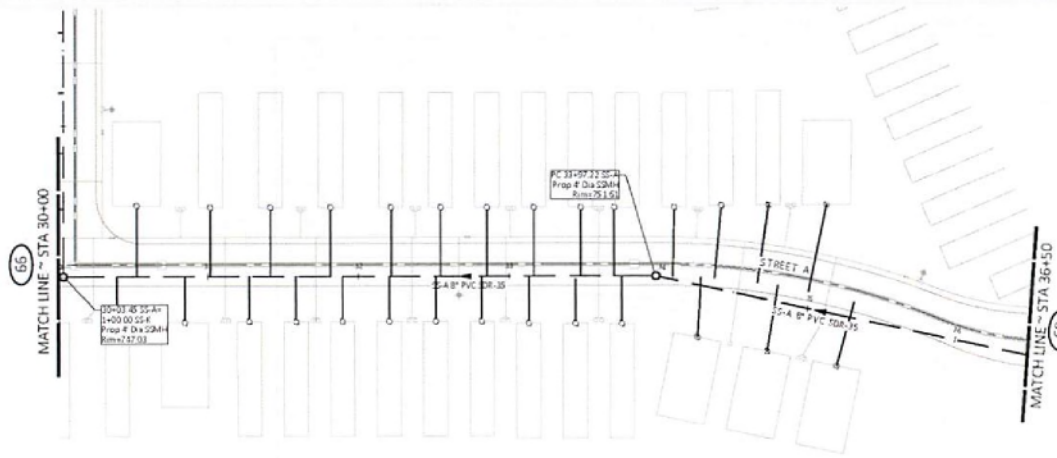
CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, EL PASO COUNTY, TEXAS

SS-A STA. 21+50 TO 30+00

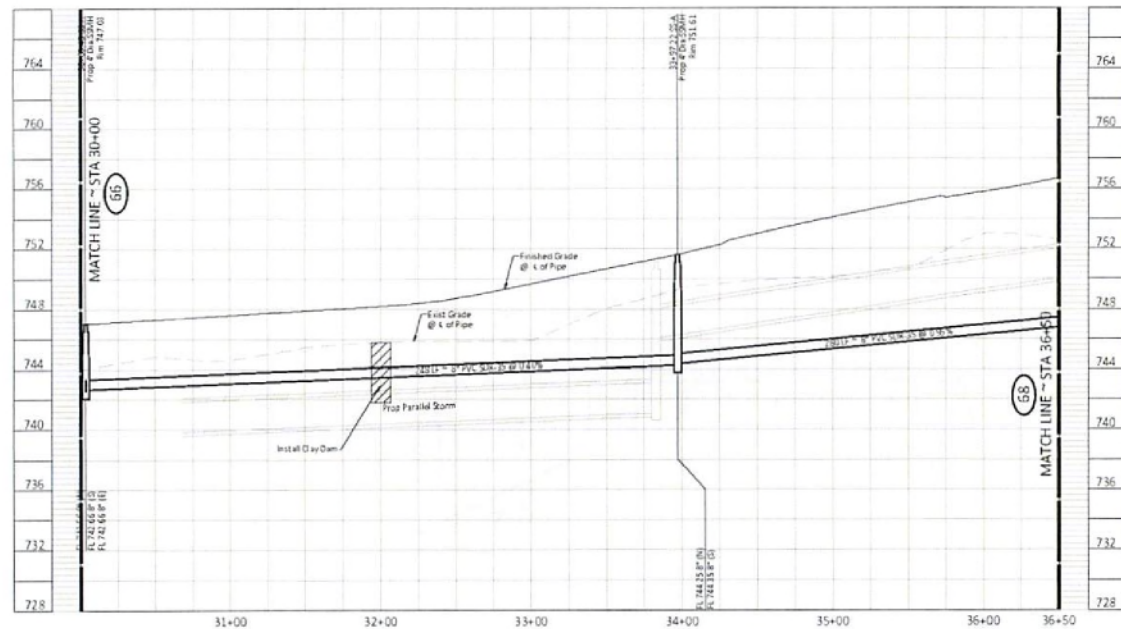


CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION
 TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas111.org
 Texas 111 or 1-800-5-45-6005

SHEET NO: 66
 OF 66



SS-A



SEVENHARVE
TBM 1 - Caten Spindle
N 6.541,212.21
E 2.301,875.72
Elev = 738.53
TBM 2 - Caten Spindle
N 6.541,212.21
E 2.301,875.72
Elev = 738.53
TBM 3 - Caten Spindle
N 6.541,212.21
E 2.301,875.72
Elev = 738.53
TBM 4 - Caten Spindle
N 6.541,212.21
E 2.301,875.72
Elev = 738.53



- LEGEND**
- PROPOSED BOUNDARY
 - PROPOSED 8" DIW DESIGNATION
 - PROPOSED PAVEMENT CL
 - PROPOSED SANITARY SEWER w/ MANHOLE
 - PROPOSED SANITARY SEWER DESCRIPTION
 - EXISTING SEWER FLOW ARROW
 - PROPOSED SEWER FLOW ARROW
 - PROPOSED SANITARY SERVICE
 - PROPOSED 3/4" WATER SERVICE
 - PROPOSED WATER WITH
 - PROPOSED STORM DRAIN

- NOTES:**
- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT
 - SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL
 - CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION
 - CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION
 - ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE EMBEDMENT, SEE SHEET 78 FOR DETAIL
 - SEE SHEET 78 FOR STANDARD SANITARY SEWER MANHOLE DETAIL

NO	DATE	REVISION	APP

DESIGNED BY: JSC
CHECKED BY: JSC
DATE: 10/23/2024
JOB NO: 27799-0001-00



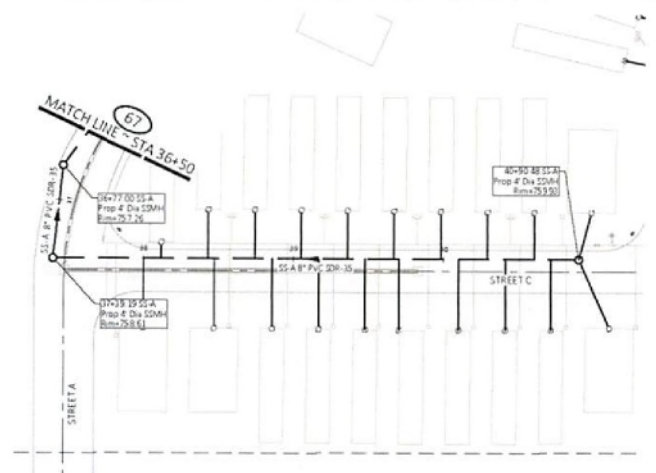
COMPARED TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 111 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.call411.org
Toll Free 1-800-9-4DIGS

CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO, TEXAS
PLAN & PROFILE

SS-A STA. 30+00 TO 36+50

SHEET NO. 67
OF 68



7840.2 - 8 Cut
 N 6.845, 377.28
 E 2.802, 475.39
 Elev = 788.29
 7840.4 - 8 Cut
 N 6.845, 380.28
 E 2.802, 478.39
 Elev = 788.29
 7840.6 - 8 Cut
 N 6.845, 383.28
 E 2.802, 481.39
 Elev = 788.29
 7840.8 - 8 Cut
 N 6.845, 386.28
 E 2.802, 484.39
 Elev = 788.29

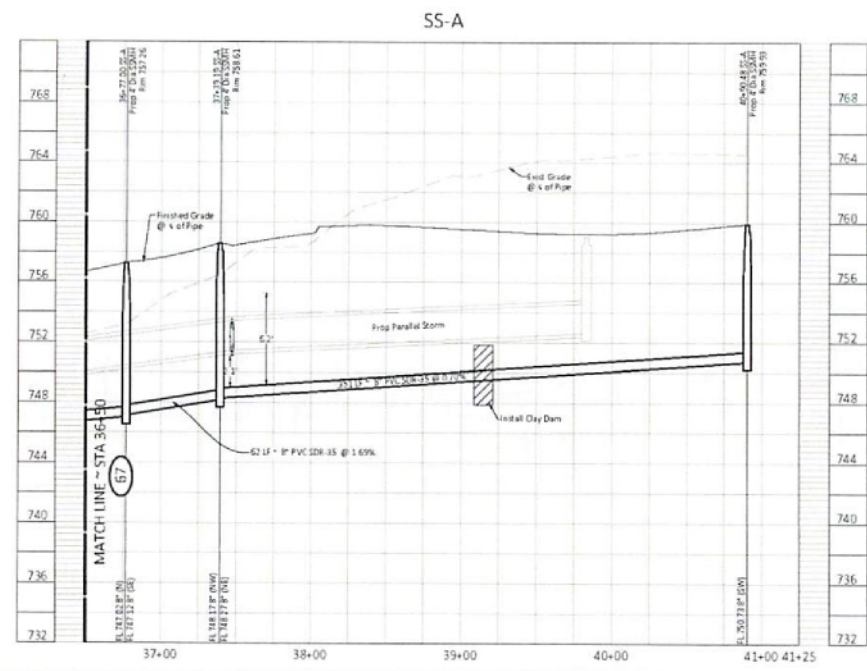


- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O.W. DEDICATION
 - PROPOSED PAVEMENT CL.
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - PROPOSED SANITARY DESCRIPTION
 - EXISTING SEWER FLOW ARROW
 - PROPOSED SEWER FLOW ARROW
 - PROPOSED SANITARY SERVICE
 - PROPOSED SUMP WATER SERVICE
 - PROPOSED WATER MATH
 - PROPOSED STORM DRAIN

- NOTES:**
- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT.
 - SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL.
 - CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION.
 - ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE EMPLOYMENT. SEE SHEET 75 FOR DETAIL.
 - SEE SHEET 78 FOR STANDARD SANITARY SEWER MANHOLE DETAIL.

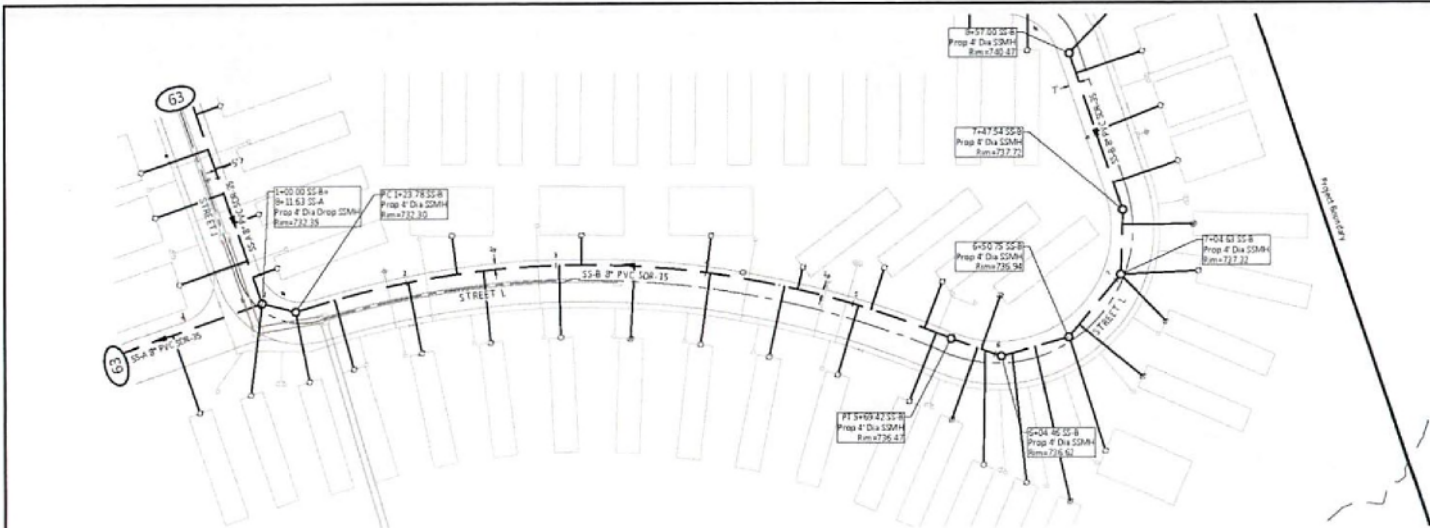
NO.	DATE	REVISION	APP.

DESIGNED BY:
 CHECKED BY:
 DATE: NOVEMBER 2024
 JOB NO: 13794-0002-00
 DRAWN BY:



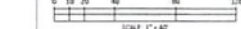
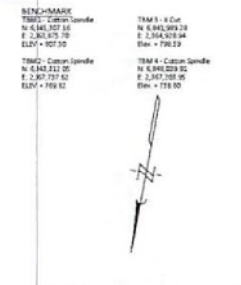
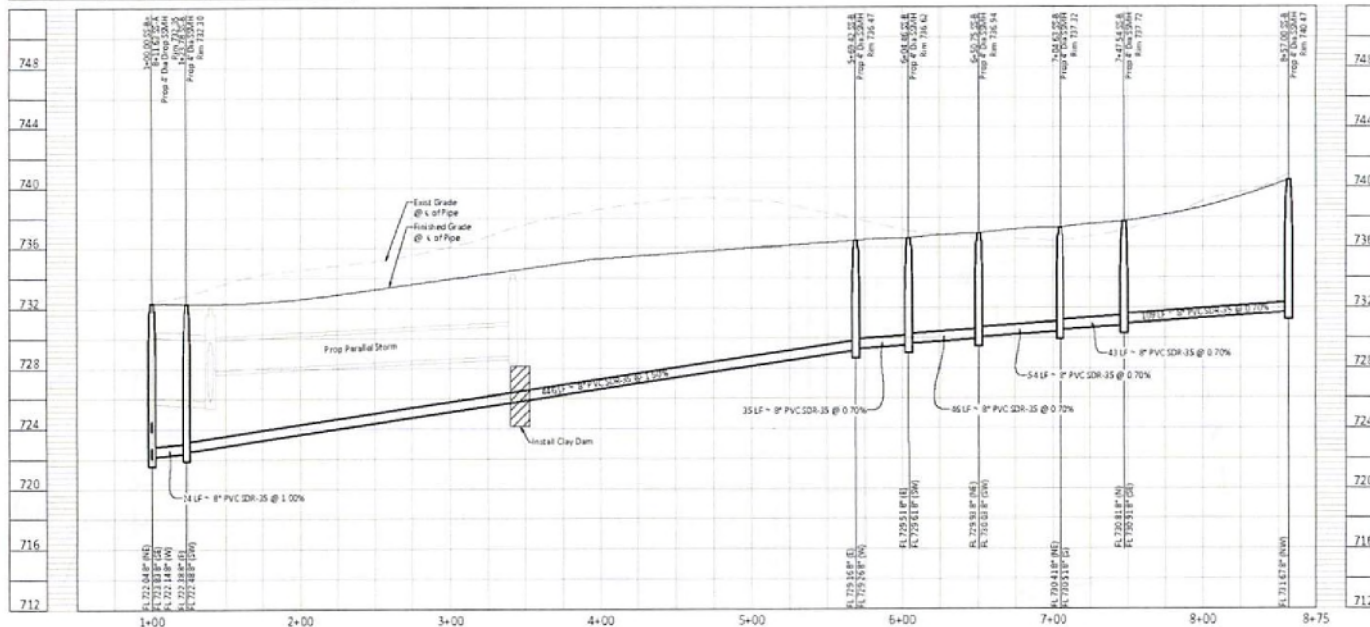
CONTRACTOR TO VERIFY LOCATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.
 TEXAS811 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!!
 www.texas811.org
 Texas811 or 1-800-5-46-6005

CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, BROWN COUNTY, TEXAS
 PLAN & PEOPLE
SS-A STA. 36+50 TO END



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	445.64'	625.00'	40°51'12"	S 82°04'37" W
				416.29'

SS-B



LEGEND

- PROJECT BOUNDARY
- PROPOSED P.O.W. DEDICATION
- PROPOSED PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER DESCRIPTION
- EXISTING SEWER FLOW ARROW
- PROPOSED SEWER FLOW ARROW
- PROPOSED SANITARY SERVICE
- PROPOSED 3/4" WATER SERVICE
- PROPOSED STORM DRAIN

NOTES:

- SEE SHEET 63 FOR TYPICAL UTILITY SPACING AND PLACEMENT.
- SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL.
- CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION.
- ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE EMPLOYED. SEE SHEET 75 FOR DETAIL.
- SEE SHEET 76 FOR STANDARD SANITARY SEWER MANHOLE DETAIL.

NO.	DATE	REVISION	APP.

DESIGNED BY: JSC/STW
 CHECKED BY: JSC/STW
 DATE: 11/11/2024
 DRAWING NO.: 217799-002-00



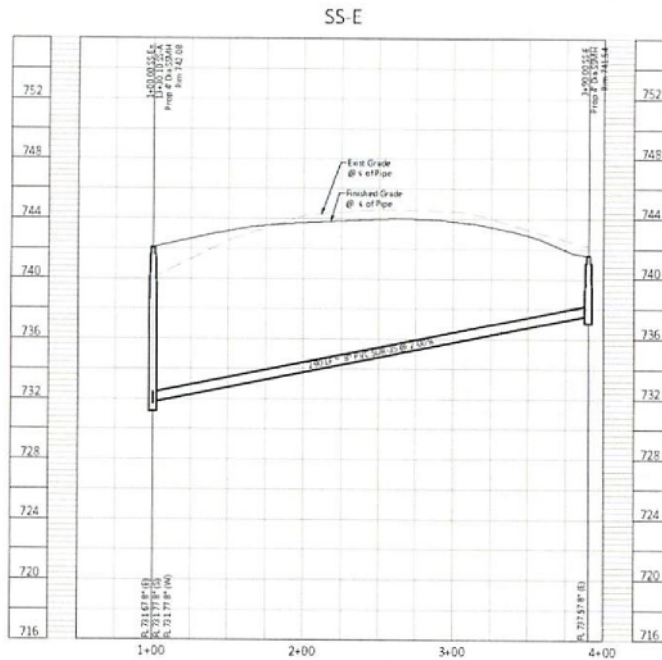
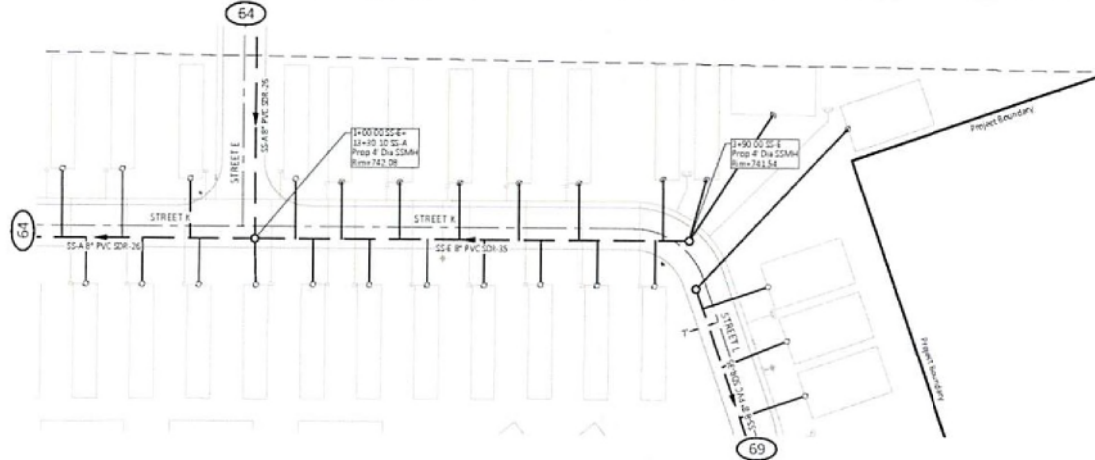
CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS

SS-B STA. 1+00 TO END



KEY MAP
 CONTRACTOR TO VERIFY EXISTING LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.
 TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas111.org
 1-800-845-6025

SHEET NO. 69



BENE-MARK
 19801 - 2000
 N 6,845,307.28
 E 2,307,875.70
 ELEV = 807.50

19801 - 2000
 N 6,845,307.28
 E 2,307,875.70
 ELEV = 807.50



SCALE 1" = 40'

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O. W/ DEDICATION
 - PROPOSED PAVEMENT CL
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - PROPOSED SANITARY DESCRIPTION
 - EXISTING SEWER FLOW ARROW
 - PROPOSED SEWER FLOW ARROW
 - PROPOSED SANITARY SERVICE
 - PROPOSED 3/4" WATER SERVICE
 - PROPOSED WATER WITH
 - PROPOSED STORM DRAIN

NOTES:

- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT
- SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL
- CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION
- CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION
- ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE ENLIGHTENED SEE SHEET 716 FOR DETAIL
- SEE SHEET 716 FOR STANDARD SANITARY SEWER MANHOLE DETAIL



CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS 111 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas111.org
 Texas 111 or 1-800-545-6005

NO.	DATE	REVISION	APP.

DESIGNED BY:
 CHECKED BY:
 DATE: NOVEMBER 2, 2024
 JOB NO: 17795-0000-00
 DRAWN BY:



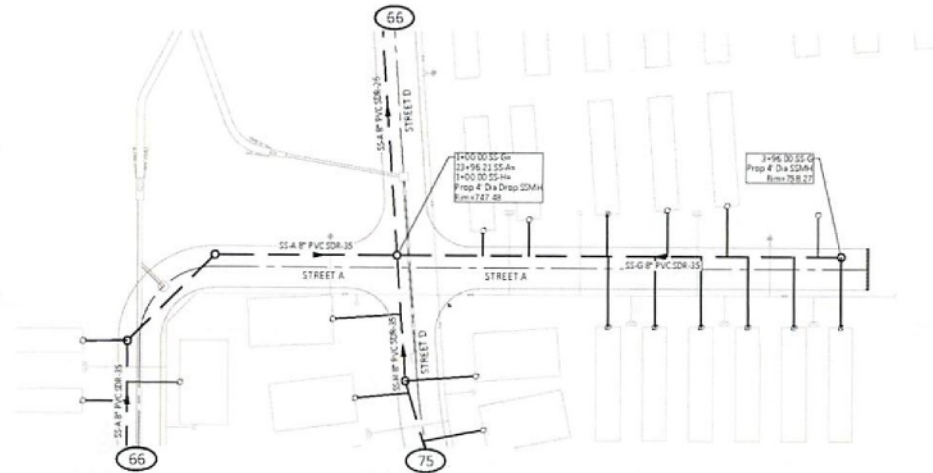
CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, DALLAS COUNTY, TEXAS

PLAN & PROFILE

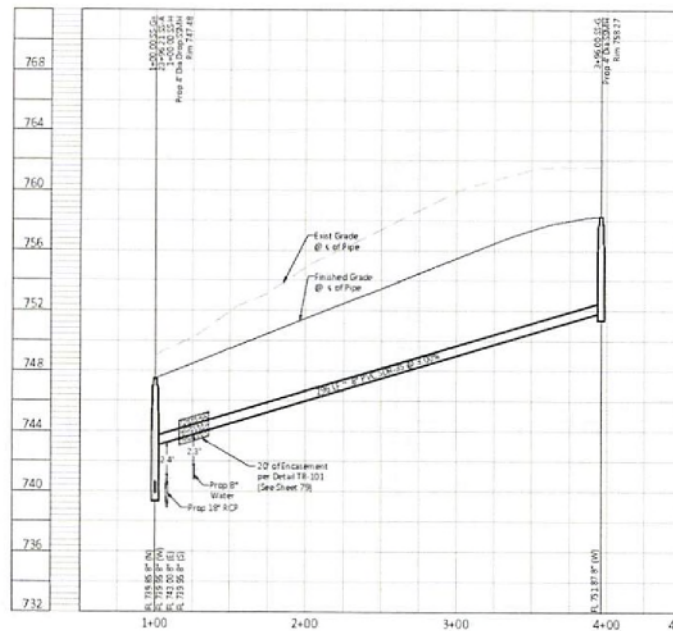
SS-E STA. 1+00 TO END

SHEET NO.

72 OF 85



SS-G



BM+MARK
TBM1 - Station
N: 6,840,207.28
E: 2,380,675.10
Elev: +867.50

TBM2 - Station
N: 6,840,212.05
E: 2,381,117.42
Elev: +768.82

TBM3 - Station
N: 6,840,209.28
E: 2,380,675.10
Elev: +768.50

TBM4 - Station
N: 6,840,205.05
E: 2,381,208.85
Elev: +758.50



SCALE 1" = 40'

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED R.O.W. DEDICATION
 - PROPOSED PAVEMENT CL.
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - PROPOSED SANITARY DESCRIPTION
 - EXISTING SEWER FLOW ARROW
 - PROPOSED SEWER FLOW ARROW
 - PROPOSED SANITARY SERVICE
 - PROPOSED 8" WATER SERVICE
 - PROPOSED WATER W/TH
 - PROPOSED STORM DRAIN

NOTES:

- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT
- SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE CONNECTING MAIN LINE PIPE MATERIAL
- CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION
- CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION
- ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE ENLARGEMENT, SEE SHEET 75 FOR DETAIL
- SEE SHEET 76 FOR STANDARD SANITARY SEWER MANHOLE DETAIL

NO.	DATE	REVISION	APP.

DESIGNED BY:
CHECKED BY:
DATE: NOVEMBER 2024
JOB NO.: 17799-0002-05
DRAWN BY:



CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO (CL), DALLAS COUNTY, TEXAS

PLAN & PROFILE
SS-G STA. 1+00 TO END

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

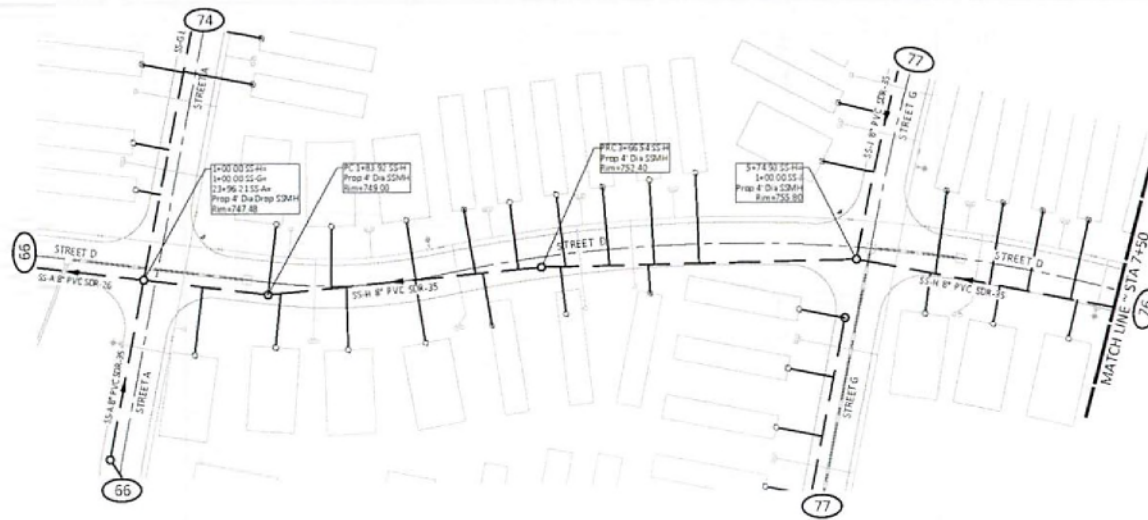
TEXAS 811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-5-45-6005

SHEET NO.

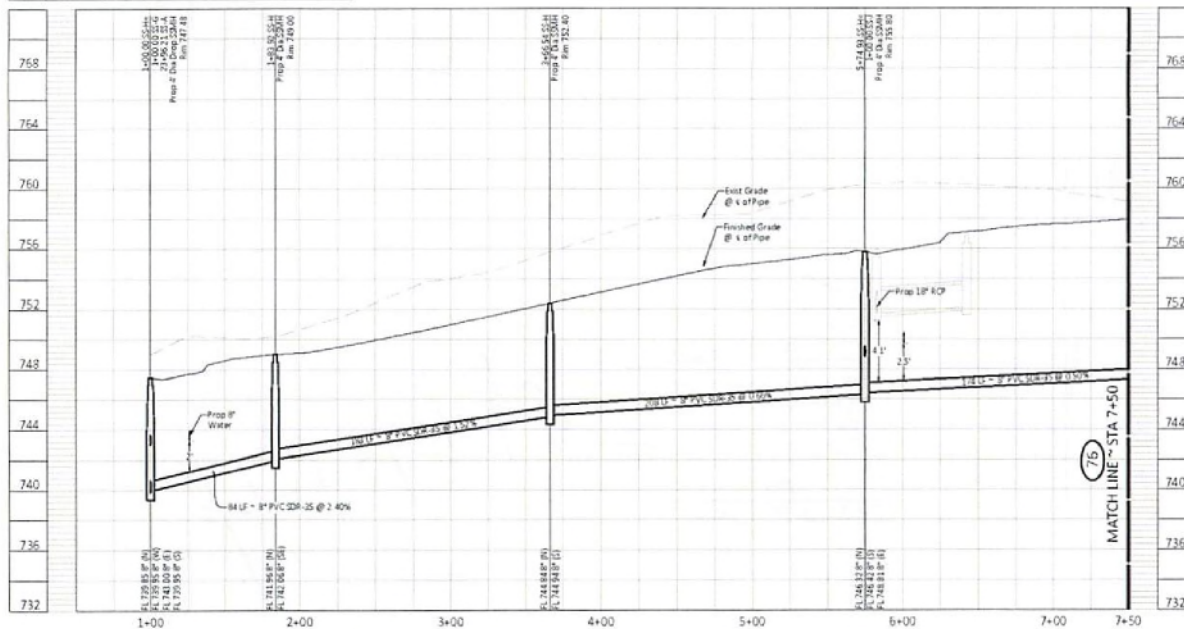
74

OF

85



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	115.75'	358.00'	18°12'22"	S 19°22'04" E	115.24'
C6	499.63'	962.00'	28°34'10"	S 14°20'42" E	494.67'



BENCH MARK
 TBM 1 - 10' Cut
 N 6.842.102.25
 E 2.382.075.70
 Elev. = 758.18
 TBM 2 - 10' Cut
 N 6.842.102.25
 E 2.382.075.70
 Elev. = 758.18
 TBM 3 - 10' Cut
 N 6.842.102.25
 E 2.382.075.70
 Elev. = 758.18
 TBM 4 - 10' Cut
 N 6.842.102.25
 E 2.382.075.70
 Elev. = 758.18



LEGEND

- PROJECT BOUNDARY
- - - PROPOSED R.O.W. DEDICATION
- - - PROPOSED PAVEMENT CL
- - - PROPOSED SANITARY SEWER w/ MANHOLE
- - - PROPOSED SANITARY DESCRIPTION
- - - EXISTING SEWER FLOW ARROW
- - - PROPOSED SEWER FLOW ARROW
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED 3/4" WATER SERVICE
- - - PROPOSED WATER W/SH
- - - PROPOSED STORM DRAIN

NOTES:

- SEE SHEET 61 FOR TYPICAL UTILITY SPACING AND PLACEMENT
- SANITARY SEWER SERVICE PIPE MATERIAL TO MATCH THE EXISTING MAIN LINE PIPE MATERIAL
- CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SYSTEM FROM DOWNSTREAM END TO UPSTREAM END
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER LINES AT PROPOSED POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION
- CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT IMPACT THE CONSTRUCTION OF THE SYSTEM, AS SHOWN IN THE DRAWINGS, PRIOR TO BEGINNING CONSTRUCTION
- ALL SIZES AND DEPTHS OF SANITARY SEWER PIPE ENLARGEMENT, SEE SHEET 78 FOR DETAIL
- SEE SHEET 78 FOR STANDARD SANITARY SEWER MANHOLE DETAIL

NO.	DATE	REVISION	APP.

DESIGNED BY: J. CAMPBELL
 CHECKED BY: J. CAMPBELL
 DATE: 11/20/2024
 PROJECT NO: 277994.000.00
 SHEET NO: 75



CIVITAS AT ALVARADO PHASE 1
 CITY OF ALVARADO, TEXAS
 PLANS & PROFILES

SS-H STA. 1+00 TO 7+50
 SHEET NO. 75



CONTRACTOR TO VERIFY EXISTING AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION
 TEXAS 911 NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!!
 www.texas911.org
 Texas 911 1-800-9-45-5005

ADP	



NO	DATE

[illegible][illegible]

MEMBER 2004
7799-0002-00

1	CHARGE
DATE	DATE

SHEET 85

STATE OF TEXAS
PATRICK G. CAMPBELL

2024.11.2

1
LAN (1 OF 1)

DO PHASE
N COUNTY, TEXAS
CONTROL P

EROSION C

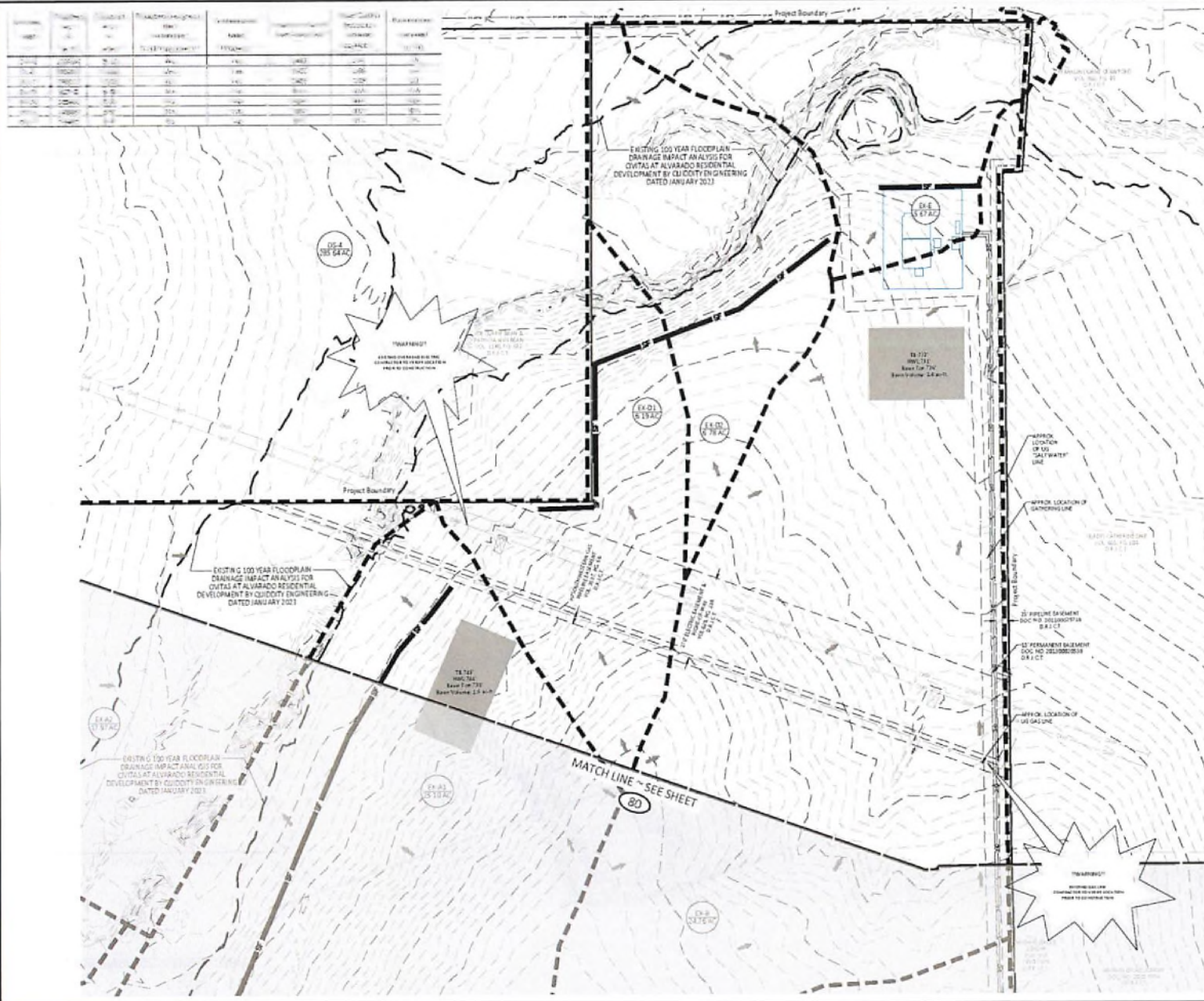
CIVITAS
CITY OF ALBUQUERQUE
DEVELOPMENT

PRE-DEVELOP

SHEET NO. 80
OF 85

_____ of _____

Year	Population	Population Density	Population Growth Rate	Population Growth Rate	Population Growth Rate	Population Growth Rate	Population Growth Rate
	(millions)	(per sq. km)	(%)	(%)	(%)	(%)	(%)
1950	1.2	15	1.5	1.5	1.5	1.5	1.5
1960	1.5	18	2.5	2.5	2.5	2.5	2.5
1970	1.8	22	3.5	3.5	3.5	3.5	3.5
1980	2.1	26	4.5	4.5	4.5	4.5	4.5
1990	2.4	30	5.5	5.5	5.5	5.5	5.5
2000	2.7	34	6.5	6.5	6.5	6.5	6.5
2010	3.0	38	7.5	7.5	7.5	7.5	7.5
2020	3.3	42	8.5	8.5	8.5	8.5	8.5



ITEM1=MARK
TRM1= Common Spindle
N= 8,343,307.50
E= 2,302,675.70
SLP= -107.50

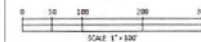
ITEM2=MARK
TRM2= Common Spindle
N= 8,343,312.00
E= 2,307,139.62
SLP= -769.62

TEAM 3 - 8 Cut
H: 5,845,509.20
C: 2,354,978.94
Elev. = 738.59

TEAM 4 - Cotton Spindle
H: 5,848,039.95
C: 2,367,203.95
Elev. = 738.60

TBA02 - Custom Spindle
N: 8,343,812.05
E: 2,307,737.62
ELPV: +769.82

TEAM 4 - Cotton Spindle
M: 6,048,019.90
E: 2,567,201.95
Rev: + 738.00



LEGEND

- PROJECT BOUNDARY
PROPOSED 30' W. DEDICATION
PROPOSED PAVEMENT CL.
EXISTING GROUND
MAJOR CONTOUR
EXISTING GROUND
MINOR CONTOUR
EXISTING DRAINAGE FLOW
DIRECTION
PROPOSED S&T FENCE
DRAINAGE DIVIDE
STABILIZED CONSTRUCTION
ENTRANCE FOR DETAIL SHEET 84
CONCRETE TRUCK
WASHOUT AREA
TW
EXISTING DRAINAGE AREA NUMBER
DISTURBED AREA IN ACRES
EXAT
S&T CL.

NOTES:

- 1 NO ENVIRONMENTALLY SENSITIVE AREAS HAVE
2 BEEN IDENTIFIED.
3 NO RECLAMATION OF FEMA 100 YEAR IS INVOLVED
4 INSTALL OVERFLOWS EVERY 300' AND AT LOW
5 POINTS ALONG SALT FENCE PER DETAIL.
6 EROSION CONTROL MEASURES ON THIS SHEET ARE
7 A MINIMUM. ALL ECM SHOULD BE BASED ON THE
8 SITE APPROVED SWPPP.



2024.11.20

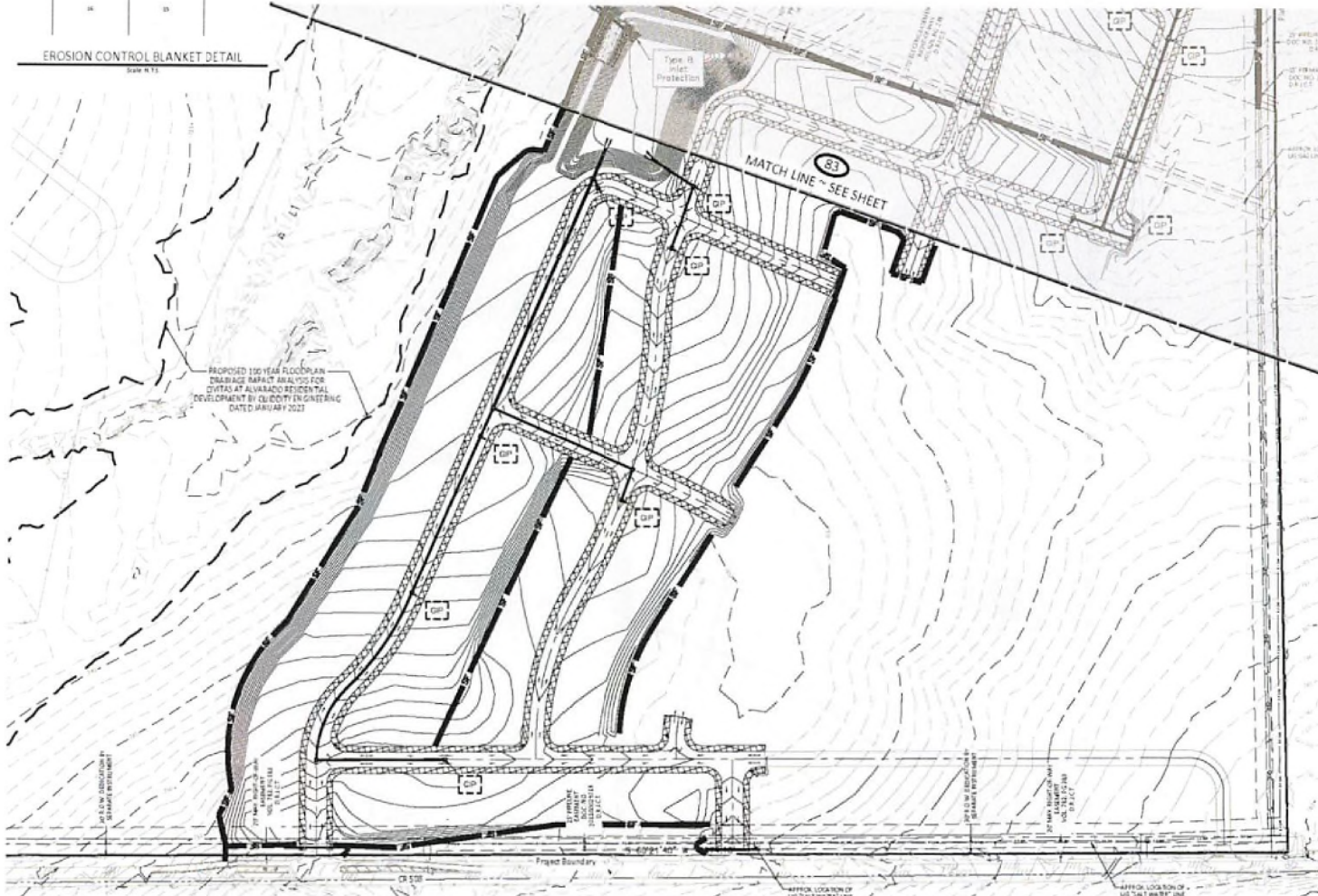
CIVITAS AT ALVARADO PHASE I

PRE-DEVELOPMENT EROSION CONTROL PLAN (2 OF 2)

SHEET NO

OF

81



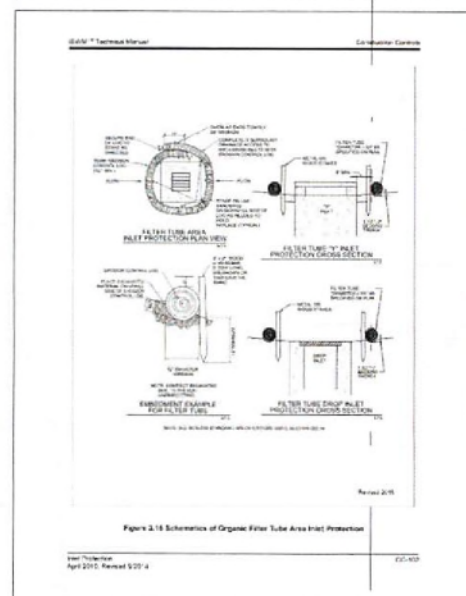
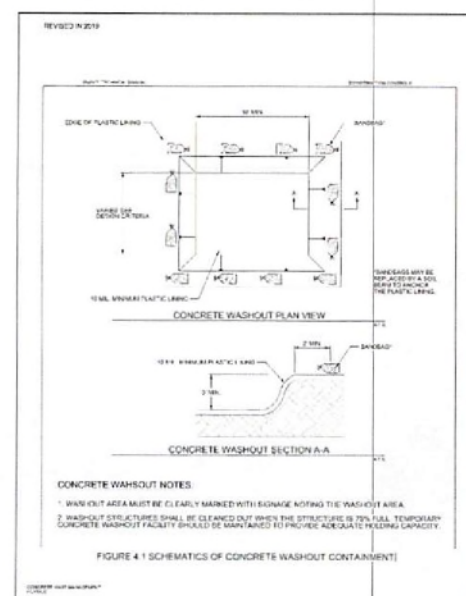
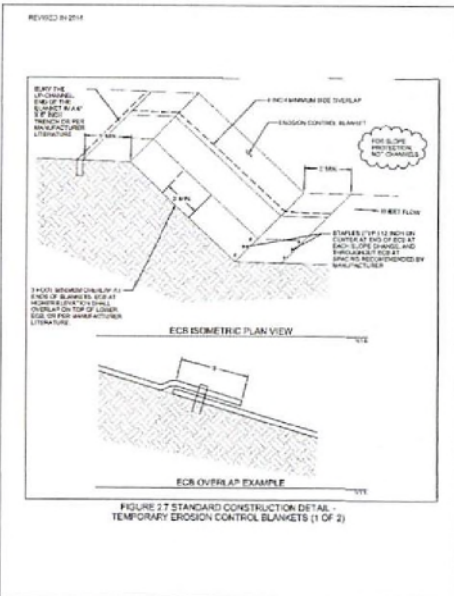
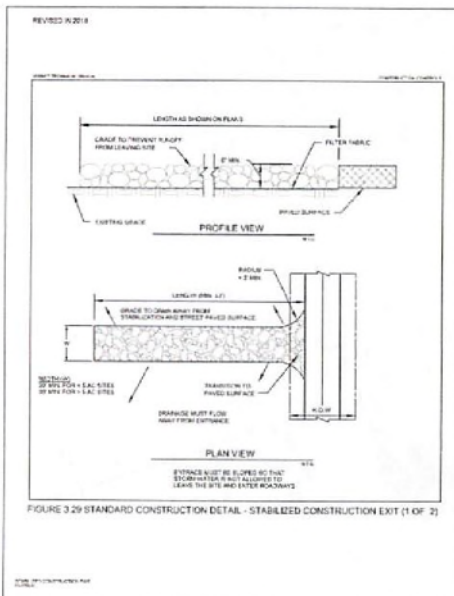
POST-DEVELOPMENT EROSION CONTROL PLAN (1 OF 1)

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS111 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas111.org
Texas111 or 1-800-545-6005

SHEET NO.

8

[illegible]

DATE NOVEMBER 2004
 DESIGNED BY WJZ/2004
 CREDITED BY POSC
 DRAWING BY LBP
 37799-0000-00

CIVITAS AT ALVARADO PHASE 1
CITY OF ALVARADO'S MUNICIPALITY TEXAS

EROSION CONTROL DETAILS (1 OF 2)

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

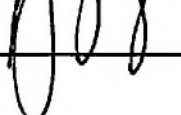
Date: December 12, 2024

Meeting Date: December 20, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Description:

Consideration of Order 2024-132, Order Approving Infrastructure Development Plan for Civitas at Alvarado, Manufactured Home Rental Community, by Indie Catch, LLC. , Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

☒ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor
☐ Personnel ☒ Public Works ☐ Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

Approved in CC on 9/11/2023

