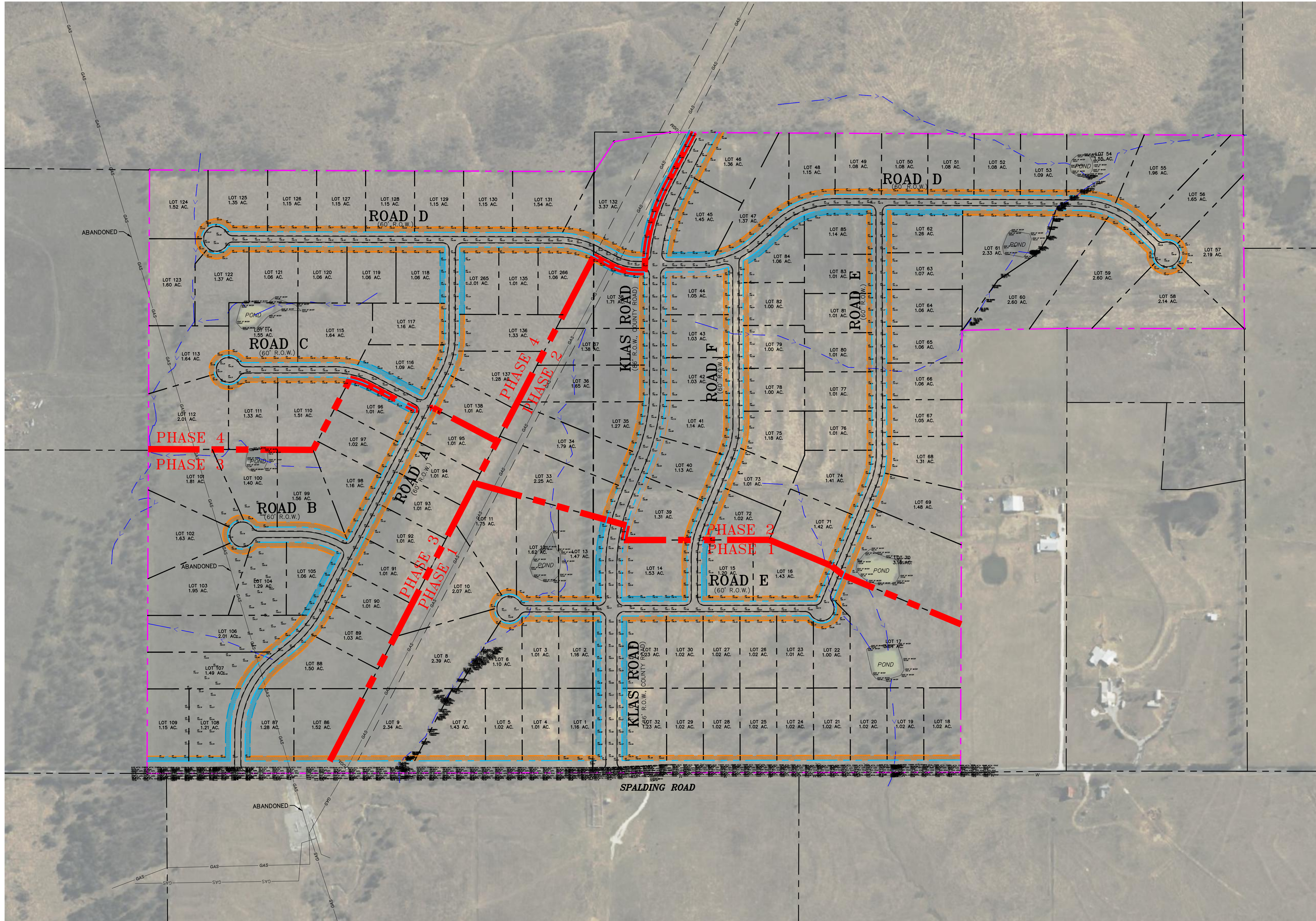
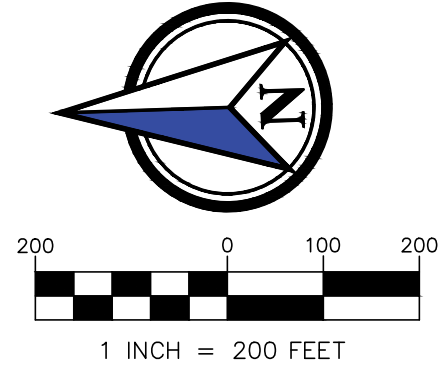


FILE: C:\Users\jason\Documents\Projects\214_Ac_AutoCAD\Exhibits\214-001 PHASING EXHIBIT.dwg
USER: jason\jason
DATE/TIME: Jan 19, 2023 9:41 am



- PRELIMINARY LAYOUT NOTES**
1. ALL RIGHT-OF-WAY SHOWN IS INTENDED TO BE PRIVATE AND BE A MINIMUM OF 60' WIDE, UNLESS OTHERWISE INDICATED.
 2. THE PROPOSED SUBDIVISION IS TO BE DEVELOPED PER GRAYSON COUNTY RULES AND REGULATIONS.
 3. THE PROPOSED RESIDENTIAL DEVELOPMENT IS TO BE SUBDIVIDED INTO 1.0 ACRE (MINIMUM) HOME SITES.
 4. ALL RIGHT OF WAY TO HAVE A 20' UTILITY & DRAINAGE EASEMENT LOCATED ADJACENT TO LOT ROADWAY FRONTAGE.
- PROPOSED LOTS:
±138 1.0 AC (MIN.) LOTS



LEGEND

- EXISTING DEED LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PHASE LINE
- PROPOSED FRONTAGE (20' BLDG. SETBACK LINE)
- PROPOSED FRONTAGE-KEY LOT (20' BLDG. SETBACK LINE)

SITE DATA SUMMARY					
PHASE:	1	2	3	4	TOTAL
ROAD (LF):	3,433	6,625	5,023	3,323	18,404
LOTS:	32	53	25	29	139
AREA (AC):	49	82.5	36.5	46	214

ROAD QUANTITIES PH.1	
ROAD NAME	LENGTH (LF)
ROAD A	0
ROAD B	0
ROAD C	0
ROAD D	0
ROAD E	1,443
ROAD F	967
KLAS ROAD	1,023
TOTAL	3,433

ROAD QUANTITIES PH.2	
ROAD NAME	LENGTH (LF)
ROAD A	0
ROAD B	0
ROAD C	0
ROAD D	2,276
ROAD E	1,537
ROAD F	1,188
KLAS ROAD	1,623
TOTAL	6,625

ROAD QUANTITIES PH.3	
NAME	LENGTH (LF)
ROAD A	1,725
ROAD B	455
ROAD C	837
ROAD D	1,770
ROAD E	0
ROAD F	0
KLAS ROAD	0
TOTAL	4,787

ROAD QUANTITIES PH.4	
ROAD NAME	LENGTH (LF)
ROAD A	715
ROAD B	0
ROAD C	837
ROAD D	1,770
ROAD E	0
ROAD F	0
KLAS ROAD	0
TOTAL	3,323

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
P.O. Box 1176
Wylie, Texas 75098
Firm No. 2123
Engineer JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date 7/8/2022

SPALDING 214 AC
LOTS 1-139
Grayson County, Texas

PHASING EXHIBIT

Scale: 1" = 200'
Designed by: JAL
Drawn by: AV
Checked by: JAL
Date: January 19, 2023
Project No. 1054-001

PH1

LCE LINCOLN
CONSULTING & ENGINEERING
phone (214) 708-5010
Josh@LincolnCE.com
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