

UTILITY NOTES

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND INSPECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND THE CITY.
4. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.
5. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES ABOVE TOP OF PIPE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THIRST BLOCKS AND ANCHOR FITTINGS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.P.A. 24 FOR EXISTING SOIL CONDITIONS.
7. BASED ON SECTION 707.4 OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND SECTION 709.3.2 OF THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE, CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 100 FEET ON UTILITY LEADS INTO BUILDING. CONTRACTOR TO PROVIDE CLEANOUTS WITHIN FIVE FEET OF BUILDING.
8. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR SAND. CONTRACTOR SHALL TEST PERFORMANCE OF SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
9. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.
10. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
11. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL UTILITIES FOUND TO WORK WITH EXISTING FACILITIES. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
12. ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES. IF NO TRENCH COMPACTATION RECOMMENDATIONS ARE PROVIDED, TRENCHES BENEATH OR WITHIN FIVE FEET OF PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM. TRENCHES OUTSIDE OF PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM.
14. TRENCHES SHALL BE TESTED FOR COMPACTATION AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER LAYER WITHIN FIVE FEET OF THE BUILDING.
15. TRENCHES EXTENDING THE BUILDING SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.
16. ALL SANITARY SEWER AND WATER WORK DESIGNATED AS PRIVATE IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DIVISION AND INSTALLED BY A LICENSED PLUMBER.
17. PROPOSED SANITARY SEWER SYSTEM SHALL CONFORM TO THE CURRENT STANDARDS AS DEVELOPED BY TCEQ AND DESIGN PARAMETERS NOTED IN TEXAS ADMINISTRATIVE CODE TITLE 30 CHAPTER 285 "ONSITE SEWAGE FACILITIES".
18. ALL SEWER PIPE SHALL BE MINIMUM 4" SDR 26.
19. ALL WATER PIPE SHALL BE MINIMUM SCH. 40.
20. ALL WATER PIPE SHALL BE MINIMUM SCH. 40.

EXHIBIT NOTES

1. ALL VEGETATION AND TOPSOIL CONTAINING ORGANIC MATERIAL SHOULD BE REMOVED AND GRUBBED AT THE BEGINNING OF EXHIBIT WORK.
2. CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION AND TOPSOIL TO A DEPTH OF 6 INCHES ON WITHIN THE BUILDINGS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES.
3. THE BUILDINGS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES.
4. RECOMMENDED TO A MINIMUM OF 92 PERCENT AND A MAXIMUM OF 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
5. STANDARD PROCTOR. THE MOISTURE CONTENT SHOULD RANGE FROM 2 TO 3 PERCENT ABOVE OPTIMUM.
6. SITE EXCAVATED SOILS SHOULD BE PLACED IN MAXIMUM 4-INCH LOOSE LIFTS AND COMPACTED TO THE MOISTURE AND DENSITY REQUIREMENTS OUTLINED ABOVE. THE SOILS SHOULD BE UNIFORM, BLENDED WITH WATER TO ACHIEVE THE REQUIRED MOISTURE CONTENT.
7. THE FINAL 6 INCHES OF SUBGRADE BELOW PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR AT OR ABOVE OPTIMUM MOISTURE.
8. AREAS WHERE COMPACTATION UTILIZING HAND-HELD EQUIPMENT WILL BE REQUIRED, SUCH AS FOR SITE UTILITIES AND PERIMETER LEAVE-OUT STRIPS, FULL-SCALE CONSTRUCTION SHOULD BE COMPACTED TO A DENSITY OF BETWEEN 95 AND 98 PERCENT OF STANDARD PROCTOR AT A MOISTURE CONTENT OF BETWEEN 2 TO 3 PERCENT ABOVE OPTIMUM.
9. IT IS RECOMMENDED THAT THE TESTING AGENCY PERFORM ONE POINT SWELL TEST AT A PRESSURE OF 400 PSF ON LABORATORY SAMPLES OF THE SUBGRADE MATERIAL TO DETERMINE THE POTENTIAL FOR FUTURE FIELD MOISTURE SHOULD BE ADJUSTED TO LIMIT THE POTENTIAL FOR SWELL TO LESS THAN ONE PERCENT.
10. PROPER BACKFILLING AROUND THE BUILDING PERIMETERS WILL REDUCE THE PENETRATION OF WATER SEEPAGE BENEATH STRUCTURES. FILL AGAINST THE PERIMETER OF THE FOUNDATIONS SHOULD CONSIST OF SITE EXCAVATED CLAYS OR EQUAL, PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED ABOVE.
11. SELECT FILL IS DEFINED AS UNIFORM, BLENDED CLAYEY SAND WITH A PLASTICITY INDEX (PI) OF BETWEEN 4 AND 15. SELECT FILL SHOULD BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN 2 TO 3 PERCENT ABOVE OPTIMUM.
12. FLEXIBLE BASE FOR USE BELOW THE BUILDING SLABS IS DEFINED AS CRUSHED STONE OR CRUSHED CONCRETE MEETING THE REQUIREMENTS OF THE 2004 EDITION OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS (SECTION 201.01 TYPE D CRUSHED CONCRETE OR TYPE E CRUSHED STONE). TYPE D CRUSHED CONCRETE OR TYPE E CRUSHED STONE SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN 2 TO 3 PERCENT ABOVE OPTIMUM.
13. THE SELECT FILL TO 1 PERCENT ABOVE OPTIMUM MOISTURE SHOULD BE PLACED WITHIN APPROXIMATELY SEVEN WORKING DAYS OVER THE MIXED OR REMOVED SUBGRADE TO LIMIT MOISTURE LOSS WITHIN THE UNDERLYING SOILS.
14. CRUSHED STONE UTILIZED FOR THE DRAINAGE SYSTEM BEHIND RETAINING WALLS SHOULD CONSIST OF DURABLE GRAVEL MEETING ASTM C 33 SIZE 57 OR COARSER. GRAVEL SHOULD BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE RELATIVE DENSITY AS DETERMINED BY ASTM D 294.

NOTES:

1. PRIVATE ON-SITE PAVING
2. A. 6" - TYPED FLEX BASE COMPACTED TO 95% PROCTOR.
3. B. LIME TREATED SUBGRADE, IF REQUIRED, (SEE BY WEIGHT APPLICATION RATE) IN ACCORDANCE WITH TCEQ AND DESIGN PARAMETERS NOTED IN TEXAS ADMINISTRATIVE CODE TITLE 30 CHAPTER 285 (ASTM D698) AT 0% TO +1% OF OPTIMUM MOISTURE CONTENT. (SEE NOTE 17)
4. C. SCARIFIED AND RECOMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
5. MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS TEXAS COUNCIL OF GOVERNMENTS.
6. DO NOT PLACE SAND OR SELECT FILL BENEATH LIME TREATED MATERIALS.
7. COMPACTATION OF THE PAVEMENT SUBGRADES, BASES, AND NEW FILL SHALL BE VERIFIED BY FIELD MOISTURE DENSITY TESTS MADE AT A MINIMUM FREQUENCY OF ONE TEST PER 10,000 SQUARE FEET.

DEVELOPMENT
SITE PLAN

11074 W. S. H. 64N
RUSK COUNTY
OVERTON, TEXAS

JHF ENGINEERING, PLLC.
ENGINEERS LAND PLANNERS
8736 FM 225 S LANEVILLE, TEXAS 75667 PHONE (936)446-8340

SHEET No.
S101

Donna Lynn Glantz Maxwell
and Donald Gene Glantz
Volume 2041 Page 291
Called 18.5 Acres
(Tract II)

Donna Lynn Glantz Maxwell
and Donald Gene Glantz
Volume 2041 Page 291
Called 37.0 Acres
(Tract I)

MARIA J. PRU SURVEY A-29

Glen R. Mason, et ux, Deborah A.
Volume 2237 Page 701
Called 21.57 Acres

M. Kangerge and Rado Kangerge
Volume 202 Page 353
Called 94.58 Acres

R.G. Reeder, et ux, Myrtle K.
to
Cronk Properties
November 6, 1984
Volume 1393 Page 243
Called 112.43 Acres

NOTE: Tract further described
as being 112.73 acres according
to plat prepared on June 14, 1985
by Roy Lemley, RPLS No. 3877

Partition Deed
Volume 2303 Page 218
Called 174.07 Acres
(Tract I)

Humble Pipe Line Company
Volume 190 Page 227
Called 15.496 Acres

Humble Pipe Line Company
Volume 202 Page 539
Called 6.64 Acres

Bill Snow, et al
Volume 1768 Page 239
Res. of Called 40 Acres
(Tract 5)

Bradley G. Pika, et ux, Christina J.
Volume 2068 Page 652
Called 11.899 Acres

**PLAT OF SURVEY
SHOWING
PART OF THE MARIA J. PRU SURVEY A-29
RUSK COUNTY, TEXAS
SURVEYED AUGUST, 2011
SCALE: 1" = 200.00'**

I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148,
do hereby certify that this plat was prepared from an actual survey made on the ground
under my direction and supervision during the month of August, 2011.
Conflicts, encroachments and protrusions, if any, are shown.

GIVEN UNDER MY HAND AND SEAL, this 14th day of August, 2011

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148



Centerline of Road	— x — x —	Fnd. 6" Ir. Pipe Unless Noted Otherwise	○
Fence	— x — x —		
Pipeline	— e — e —		
Aerial Power Line	— e — e —	Fnd. Concrete R.O.W. Mon.	□

BEARING SOURCE:
Based on Deed Records,
Volume 2041 Page 291
(S.B.L. of Called 37.0 Ac.)
FIELD NOTES PREPARED
OF EVEN DATE

LACY SURVEYING INC.
P.O. BOX 736 ARP, TEXAS 75750
PHONE & FAX: (903) 859 9942
LacyLandSurveying.com



S89°56'57"E 411.27'

N89°46'00"E 1374.33'

EXISTING HOUSE

PRIVATE WELL

420

410

2000 LF OF
WATER SERVICE
FROM PRIVATE WELL
(1.5" SCH. 40)

400

390

S89°53'53"E 445.61'

112.638 ACRE TRACT
CLIFF & IRENE SANDERS
VOL. 3628, PG. 715
R.C.O.P.R.

EXISTING BARN

AEROBIC SPRAY
FIELD
(SEE OSSF DESIGN)

EXISTING
GENERAL
STORE

PROPOSED
10 SPACE
RV PARKING

ACCESS DRIVE

S31°26'51"W 19.88'

L=394.16'
R=2924.79'
D=7°43'17"
CH=N58°41'39"W
CL=393.86'

L=213.36'
R=3377.63'
D=3°37'09"
CH=N56°44'34"W
CL=213.32'

L=561.42'
R=3357.75'
D=9°34'48"
CH=N63°20'33"W
CL=560.77'

N89°11'33"W 466.97'

N89°54'06"W 190.09'

S01°14'04"E 252.89'

N20°02'00"W 278.25'

S88°51'42"W 249.91'

S00°31'13"W 2646.06'

N00°11'44"W 849.62'

N55°06'08"W 230.82'



James L. & Mary M. Blount
and Charles H. Blount
Volume 201 Page 201
Called 11.7 Acres
(Tract 8)

James L. & Mary M. Blount
and Charles H. Blount
Volume 201 Page 201
Called 11.7 Acres
(Tract 8)

John C. Blount et al. Deceased
Volume 201 Page 201
Called 11.7 Acres
(Tract 8)

Partition Deed
Volume 201 Page 218
Called 11.7 Acres
(Tract 8)

Florida Pipe Line Company
Volume 190 Page 227
Called 15.68 Acres

Florida Pipe Line Company
Volume 202 Page 119
Called 1.81 Acres

Bill Stone et al.
Volume 170 Page 238
Called 40 Acres
(Tract 5)

Bradley G. Pitts et al. Deceased
Volume 200 Page 830
Called 11.88 Acres

BEARING SOURCE
Based on Deed Records
Volume 204 Page 201
Called 37.5 Ac.
FIELD NOTES PREPARED
UP-TO-DATE

AND SURVEYING INC.
P.O. BOX 1000 TEXAS 75706
PHONE 409-611-6100
FAX 409-611-6101

G A R R Y P L A N E W H E Y

Pratt House
middle House
main House

R.G. Heeder et al. Myrtle K.
Crunk Properties
November 8, 1984
Volume 1393 Page 243
Called 112.43 Acres

NOTE: Tract further described
as being 112.73 acres according
to plat recorded on June 14, 1985
by Ray L. Mowley, RPLS No. 1871

3 Barns

112.638 ACRES

Bowles Creek store

RV spots

Airbnb

Rental Hs

PLAT OF SURVEY
SHOWING
PART OF THE MARIA J. PRU SURVEY A-29
RUSK COUNTY, TEXAS
SURVEYED AUGUST 11
SCALE: 1" = 200'

L-213.30
R-257.75
C-208.17
BRD-N 56°45' W

L-251.42
R-257.75
C-208.17
BRD-N 56°45' W

J.D. Stone
Volume 143 Page 277
Called 118 Acres

David N. Whitfield and Mary M. Street
Volume 188 Page 57
Called 2.88 Acres

DANIEL LEE COOPER, Registered Professional Land Surveyor No. 6146,
has surveyed the above described land and has found the same to be
correctly surveyed and has caused this plat to be recorded in the
public records of this county.

SURVEYOR NO. 6146
AUGUST, 2011
and shown



LEGEND		
Centerline of Road	—	End 6" x 6" Pipe
Fence	—	Unless Noted Otherwise
Pipeline	—	End Concrete in Q.W. Mark
Aerial Power Line	—	

COPIES OF THIS PLAT MAY BE OBTAINED FROM THE
SURVEYOR'S OFFICE AT THE FOLLOWING ADDRESS:
DANIEL LEE COOPER, 1011 N. 11th St., Suite 101, Dallas, TX 75201
or by mail to the same address.