

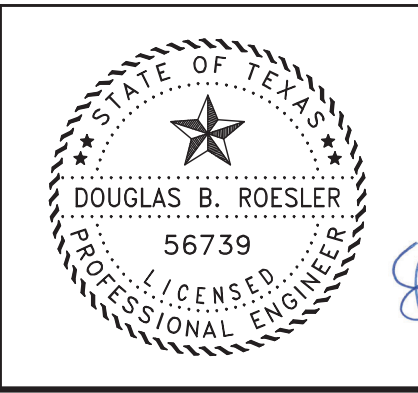
[Dashed Box] SEC 1-24 LOTS
 (675X316)+(60X236)+(250X196)-(60X90) 6.23 AC.
 24 LOTS = 3.85 LOTS/AC.

J:\160005\16200\16223\ENGINEERING-SURVEY\ENGINEERING\16223 SHEET SET.DWG PLOT DATE:11/21/2025 .ipm

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED DR
 DRAWN BT
 CHECKED _____
 DATE 11/21/2025

B & L
BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825



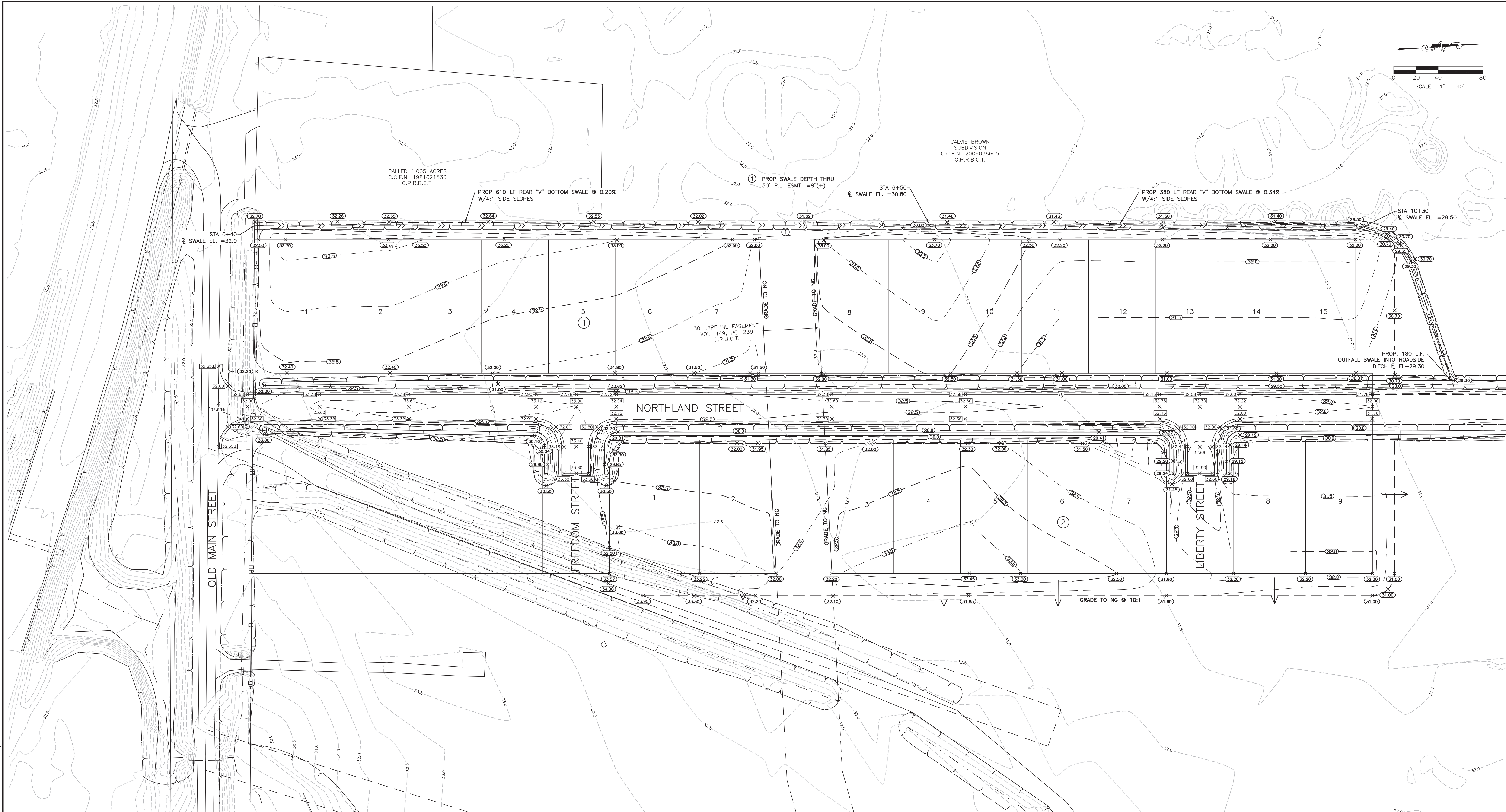
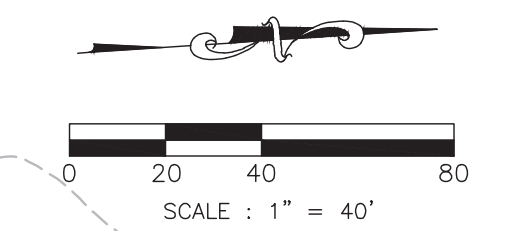
The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739
 12-04-2025

OWNER:
**NORHLAND ESTATES
 C AND D DEVELOPMENT
 34 NELSON COURT
 JONES CREEK, TEXAS**

PLAN: 1" = 100'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

**NORHLAND ESTATES
 SWEENEY, TEXAS**

DRAINAGE AREA MAP
 PROJECT NO. 16273



THE EXCAVATION ESTIMATES (ROADWAY, CHANNELS AND DETENTION) ARE BASED ON ORIGINAL SURVEYED NATURAL GROUND ELEVATIONS AND FINAL PROPOSED DESIGN ELEVATIONS AS SHOWN ON THE PLANS. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION. BIDDERS MAY REQUEST AUTOCAD DRAWINGS FOR THE PURPOSE OF UTILIZING THEIR IN-HOUSE EARTHWORK PROGRAMS TO VERIFY THE BID QUANTITY. BIDDER SHOULD ADJUST HIS UNIT PRICE BID IF HIS DETERMINATION IS LESS OR MORE EXCAVATION QUANTITY THAN BID QUANTITY. QUANTITY LISTED FOR ROADWAY AND DETENTION EXCAVATION IN THE BID SCHEDULE OF ITEMS WILL REMAIN THE BASIS FOR PAYMENT. ALL EXCAVATION QUANTITIES USED FOR BIDDING SHALL BE BASED ON TIGHT YARDAGE.

SYMBOLS LEGEND

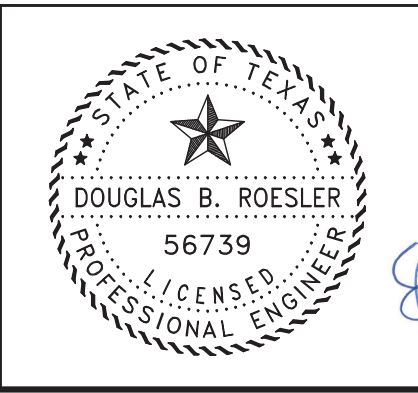
- EXIST. NATURAL GROUND ELEVATION
- PROP. GRADE ELEVATION
- PROP. TOP OF 4" CURB ELEVATION
- PROP. RIM ELEVATION OF CURB INLET
- PROP. GUTTER LINE ELEVATION
- PROP. TOP OF GRATE INLET
- TOP BANK

J:\160005\16200\16223\ENGINEERING-SURVEY\ENGINEERING\16223 SHEET SET.DWG - PLOT DATE:11/21/2025 .ipsw

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OWNER:
NORTHLAND ESTATES C AND D DEVELOPMENT
34 NELSON COURT
JONES CREEK, TEXAS

PLAN: 1" = 40'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

NORTHLAND ESTATES SWEENEY, TEXAS

LOT GRADING PLAN
 PROJECT NO. 16273