TEXAS DEPARTMENT OF TRANSPORTATION®

DALLAS DISTRICT
MOHAMED K. (MO) BUR, P.E., DISTRICT ENGINEER

FM 2931
DESIGN SCHEMATIC

DENTON COUNTY, TEXAS

FROM FM 428 TO US 380
CSJ: 2979-01-011
LENGTH: 6.58 MILES

100% SCHEMATIC

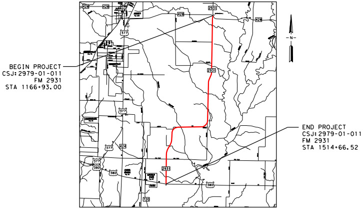
MAY 12, 2022

ROADWAY	DESIGN SPEED	FUNCTIONAL CLASSIFICATION
FM 2931	45 MPH	URBAN MAJOR COLLECTOR
CROSS STREETS	35 MPH	LOCAL STREETS

INDEX OF SHEETS

ROLL 1 OF 4:	PLAN VIEW BEGIN PROJECT TO STA. 1254+00.00
ROLL 2 OF 4:	PLAN VIEW STA. 1254+00.00 TO STA. 1345+00.00
ROLL 3 OF 4:	PLAN VIEW STA. 1345+00.00 TO STA. 1428+00.00
ROLL 4 OF 4:	PLAN VIEW STA. 1428+00.00 TO END PROJECT

ROLL 2 OF 4


BEGIN PROJECT
CSJ: 2979-01-011
FM 2931
STA 1166+93.00
END PROJECT
CSJ: 2979-01-011
FM 2931
STA 1514+66.52
N
428
2931
377
380
424
720

LOCATION MAP

MILES
0 1 2

LEGEND

	EXISTING ROW		PROPOSED PAVEMENT
	PROPOSED ROW		PROPOSED SHARED USE PATH/DRIVEWAY
	EXISTING DRAINAGE EASEMENT		PROPOSED ASPHALT TIE-IN
	EXISTING PROPERTY LINES		PROPOSED BRIDGE
	CENTERLINE/BASELINE	🟩	PROPOSED MEDIAN
	EXISTING CULVERT		PROPOSED RETAINING WALL
	EXISTING PARCEL LINE		PROPOSED CULVERT
→	DIRECTION OF TRAVEL		PROPOSED DITCH
(X)	PARCEL IDENTIFIER NUMBER		PROPOSED GUARDRAIL
	LIMITS OF FLOOD PLAIN		PROPOSED NOISE WALL (POTENTIAL)
—560—	EXISTING 5' INTERVAL CONTOUR	▨	REMOVAL
			FLOW ARROW
			ADA RAMP

DENTON COUNTY, TEXAS

TEXAS COUNTY MAP
N.T.S.

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

0 50 100
GRAPHIC SCALE IN FEET

PREPARED BY JACOBS ENGINEERING GROUP, INC.
REGISTRATION F-2966
UNDER THE SUPERVISION OF
DOUGLAS CRAIG BOWEN, P.E.

LICENSE NO. 87638 5-12-2022

Jacobs
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
Phone 214.638.0145
Firm Registration F-2966

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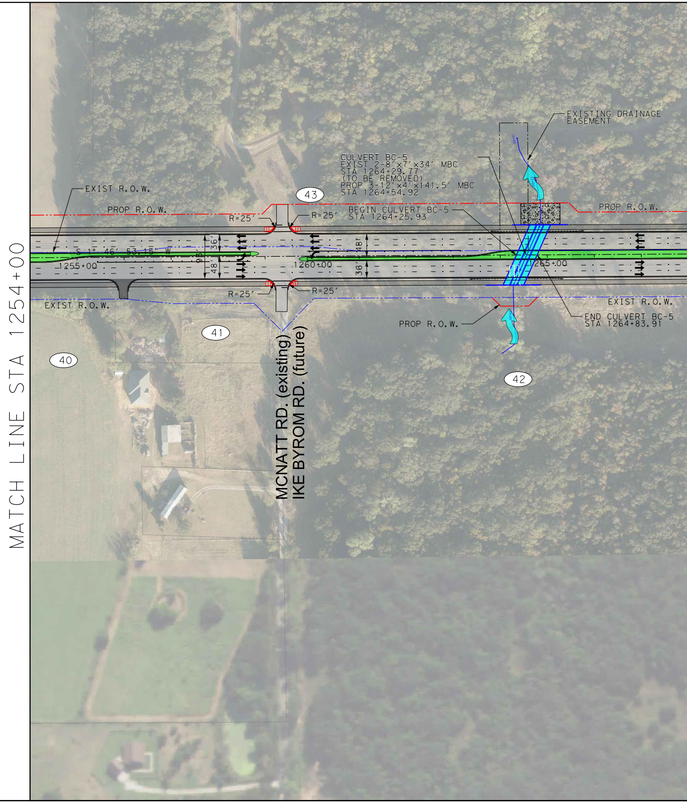
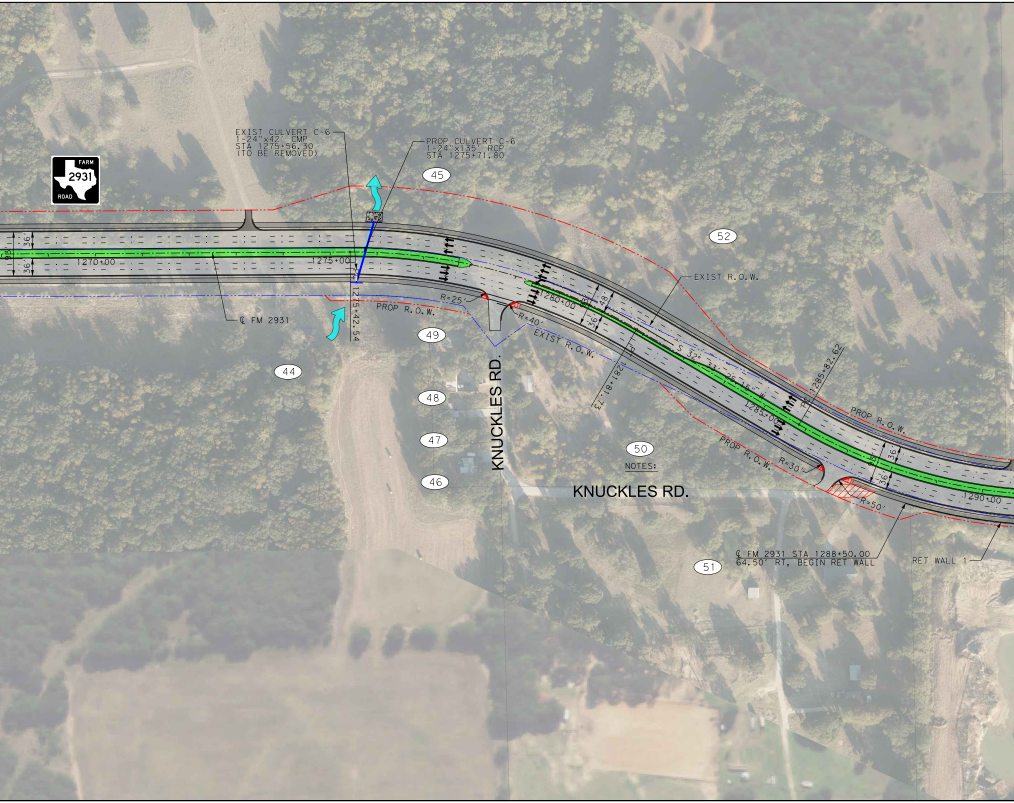
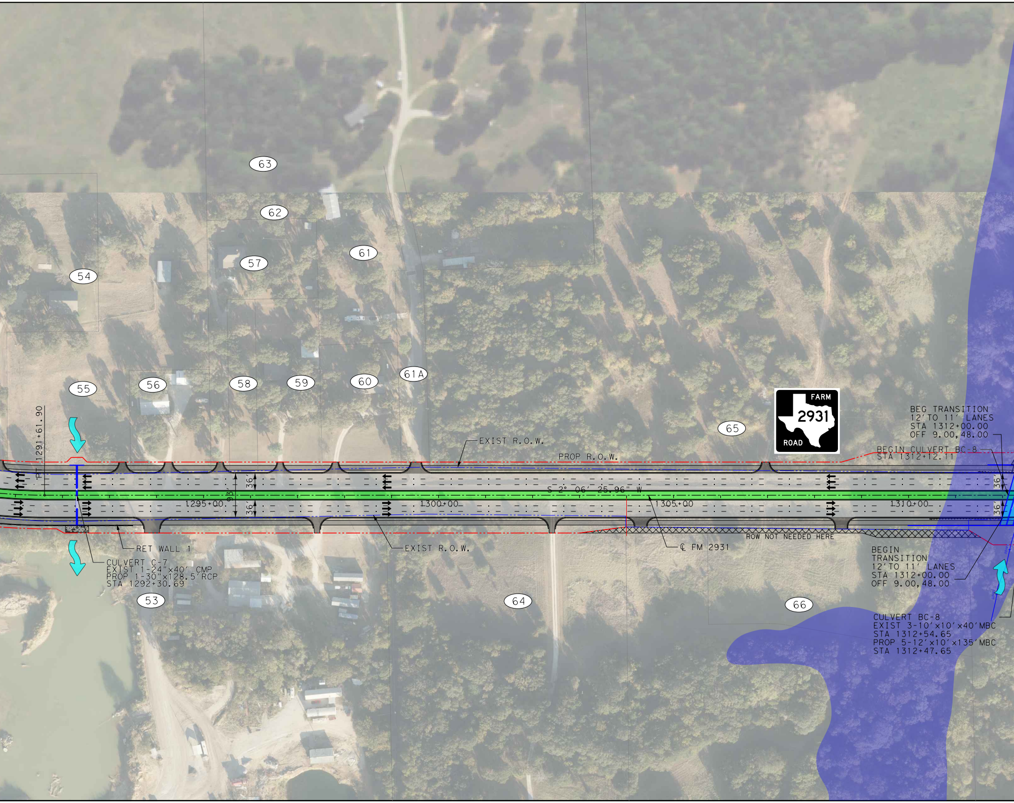
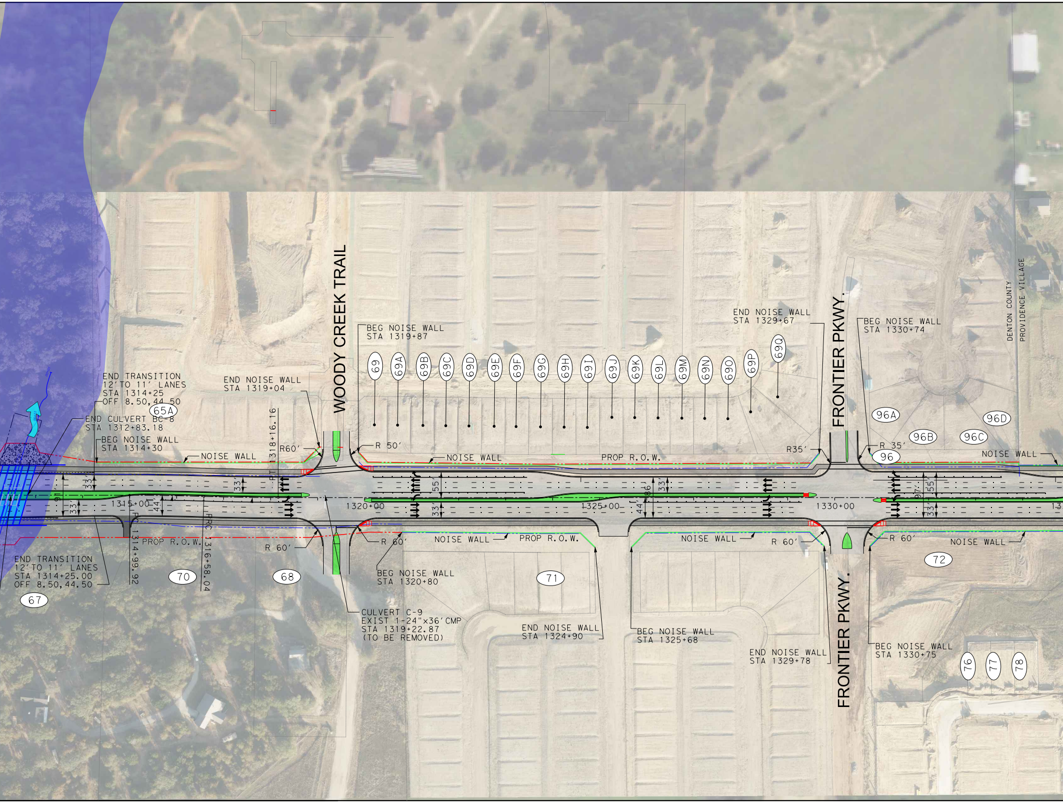
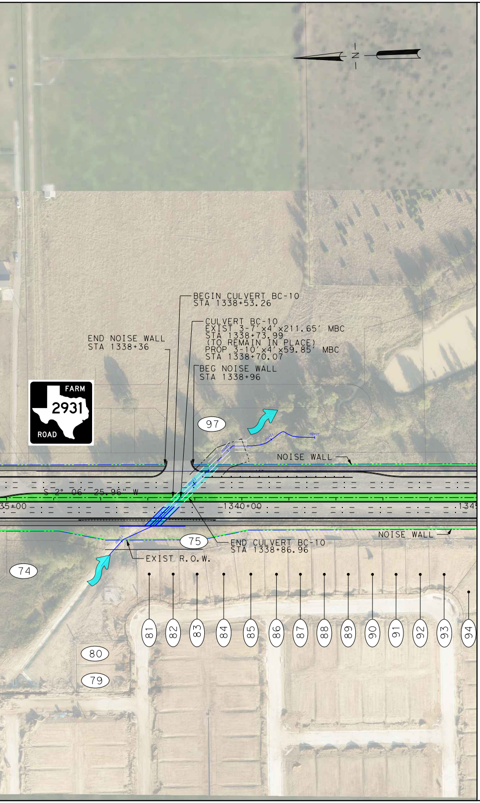

MATCH LINE STA 1254+00
EXIST R.O.W.
PROP R.O.W.
43
R=25'
R=25'
CULVERT BC-5
EXIST 2-8'x7'x34' MBC
STA 1264+29.77
(TO BE REMOVED)
PROP 3-12'x4'x141.5' MBC
STA 1264+54.92
BEGIN CULVERT BC-5
STA 1264+25.93
EXISTING DRAINAGE
EASEMENT
PROP R.O.W.
S 1° 46' 53.15" W
1255+00
36'
48'
98'
48'
36'
1260+00
48'
36'
1265+00
R=25'
R=25'
EXIST R.O.W.
EXIST R.O.W.
END CULVERT BC-5
STA 1264+83.91
PROP R.O.W.
41
40
42
MCNATT RD. (existing)
IKE BYROM RD. (future)


FARM
2931
ROAD
EXIST CULVERT C-6
1-24"x42' CMP
STA 1275+56.30
(TO BE REMOVED)
PROP CULVERT C-6
1-24"x135' RCP
STA 1275+71.80
45
52
36'
36'
1270+00
1275+00
℄ FM 2931
1275+42.54
R=25'
PROP R.O.W.
49
44
48
47
46
KNUCKLES RD.
R=40'
EXIST R.O.W.
1280+00
93'
48'
36'
EXIST R.O.W.
PT 1281+81.73
S 32° 33' 25.15" W
1285+00
PC 1285+82.62
PROP R.O.W.
50
NOTES:
KNUCKLES RD.
PROP R.O.W.
R=30'
R=50'
93'
36'
36'
1290+00
℄ FM 2931 STA 1288+50.00
64.50' RT, BEGIN RET WALL
RET WALL 1
51


63
62
61
57
54
61A
60
59
58
56
55
65
FARM
2931
ROAD
BEG TRANSITION
12'TO 11' LANES
STA 1312+00.00
OFF 9.00,48.00
BEGIN CULVERT BC-8
STA 1312+12.11
PT 1291+61.90
EXIST R.O.W.
PROP R.O.W.
93'
36'
36'
S 2° 06' 25.96" W
1295+00
1300+00
1305+00
1310+00
36'
36'
ROW NOT NEEDED HERE
RET WALL 1
EXIST R.O.W.
℄ FM 2931
CULVERT C-7
EXIST 1-24"x40' CMP
PROP 1-30"x128.5'RCP
STA 1292+30.69
53
64
66
BEGIN
TRANSITION
12'TO 11' LANES
STA 1312+00.00
OFF 9.00,48.00
CULVERT BC-8
EXIST 3-10'x10'x40'MBC
STA 1312+54.65
PROP 5-12'x10'x135'MBC
STA 1312+47.65


WOODY CREEK TRAIL
FRONTIER PKWY.
FRONTIER PKWY.
DENTON COUNTY
PROVIDENCE VILLAGE
END TRANSITION
12′TO 11′ LANES
STA 1314+25
OFF 8.50,44.50
65A
END CULVERT BC-8
STA 1312+83.18
BEG NOISE WALL
STA 1314+30
NOISE WALL
END NOISE WALL
STA 1319+04
PT 1318+16.16
R60′
BEG NOISE WALL
STA 1319+87
R 50′
69
69A
69B
69C
69D
69E
69F
69G
69H
69I
69J
69K
69L
69M
69N
69O
69P
69Q
NOISE WALL
PROP R.O.W.
END NOISE WALL
STA 1329+67
R35′
BEG NOISE WALL
STA 1330+74
R 35′
96
96A
96B
96C
96D
NOISE WALL
33′
33′
91′
1315+00
44′
33′
1320+00
55′
33′
1325+00
86′
33′
44′
1330+00
97′
55′
33′
13
PC 1314+99.92
PRC 1316+58.04
PROP R.O.W.
R 60′
R 60′
NOISE WALL
PROP R.O.W.
NOISE WALL
R 60′
R 60′
NOISE WALL
END TRANSITION
12′TO 11′ LANES
STA 1314+25.00
OFF 8.50,44.50
67
70
68
BEG NOISE WALL
STA 1320+80
71
72
CULVERT C-9
EXIST 1-24"x36′CMP
STA 1319+22.87
(TO BE REMOVED)
END NOISE WALL
STA 1324+90
BEG NOISE WALL
STA 1325+68
END NOISE WALL
STA 1329+78
BEG NOISE WALL
STA 1330+75
76
77
78


N
BEGIN CULVERT BC-10
STA 1338+53.26
CULVERT BC-10
EXIST 3-7'x4'x211.65' MBC
STA 1338+73.99
(TO REMAIN IN PLACE)
PROP 3-10'x4'x59.85' MBC
STA 1338+70.07
END NOISE WALL
STA 1338+36
BEG NOISE WALL
STA 1338+96
FARM
2931
ROAD
97
NOISE WALL
S 2° 06' 25.96" W
35+00
1340+00
134
75
NOISE WALL
END CULVERT BC-10
STA 1338+86.96
EXIST R.O.W.
74
81
82
83
84
85
86
87
88
89
90
91
92
93
94
80
79
MATCH LINE STA 1345+00

PROPERTY OWNERS	
NO.	OWNER
39	WILSON, MARILINE KELLY
40	WILSON, HERSHELL D
41	WILSON, MARIJO
42	G1719 LLC
43	SANDBROCK INVESTMENTS INC
44	G1719 LLC
45	SANDBROCK INVESTMENTS INC
46	GARCIA, LUIS O & ANGELICA LEVARIO
47	RAMIREZ, JOSE CRUZ
48	RAMIREZ, JOSE CRUZ
49	RAMIREZ, JOSE CRUZ
50	KUBICEK, STEVE G & KAREN R
51	DAVIS, BARBARA JEAN
52	SANDBROCK INVESTMENTS INC
53	ZT EQUIPMENT, LLC
54	MCFARLING, ANTHONY
55	MCFARLING, OLIVER LEE
56	DEAR, ELIZABETH CHRISTINE
57	HAMMONDS, TAMARA JO & JOSHUA MITCHELL HAMMONDS
58	MCFARLING, OLIVER LEE
59	MCFARLING, OLIVER LEE
60	HARRIS, DELBERT D & RAE, SHERRI
61	MORALES, CARLOS
62	DEAR, GARY LYNN & ROMEANA
63	DEAR, GARY LYNN & ROMEANA
64	POWELL, JOE R
65	HARTIN, RICHARD K
66	ALCM CONSTRUCTION LLC
67	LOYD, BRIT ALLEN & APRIL DIANE
68	LOYD, SANDRA GAY
69	ASPEN 2931 LLC
70	ROBERT, ALMA FAY LIFE EST & LOYD, SANDRA
71	D R HORTON TX LTD
72-73	CITY OF AUBREY
74-78	DR HORTON TX LTD
79	SANCHEZ, YERLIN & BALTASAR BERNAL
80	PEREZ, DAVID V & RAMIREZ, LAUREN M
81-83	DR HORTON TX LTD
84	PEDDICORD, STEVE L & DIANE LUCILLE
85	DR HORTON TX LTD
86	VILORIA, JOSE GUITIAN
87-89	DR HORTON TX LTD
90	CAMACHO, RUBEN JUAN JR & ANGELIQUE MARIA
91-92	DR HORTON TX LTD
93	BAKER, MATTHEW ALAN & JENNA LEE
94	ROBERTSON, AMBER ROSELYNNE & SAMUEL SCOTT
96	RPM XCONSTRUCTION LLC
97	RPM XCONSTRUCTION LLC

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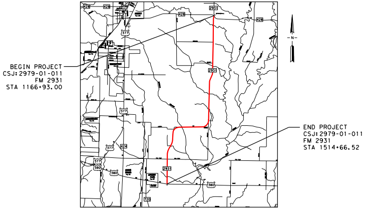
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MILES
0 1 2

LEGEND

— - -	EXISTING ROW	▭	PROPOSED PAVEMENT
— - -	PROPOSED ROW	▭	PROPOSED SHARED USE PATH/DRIVEWAY
— - -	EXISTING DRAINAGE EASEMENT	■	PROPOSED ASPHALT TIE-IN
·····	EXISTING PROPERTY LINES	🟧	PROPOSED BRIDGE
— - —	CENTERLINE/BASELINE	🟩	PROPOSED MEDIAN
— —	EXISTING CULVERT	—	PROPOSED RETAINING WALL
— - -	EXISTING PARCEL LINE	═	PROPOSED CULVERT
→	DIRECTION OF TRAVEL	←	PROPOSED DITCH
X	PARCEL IDENTIFIER NUMBER	—	PROPOSED GUARDRAIL
▭	LIMITS OF FLOOD PLAIN	—	PROPOSED NOISE WALL (POTENTIAL)
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		→	FLOW ARROW
		▭	ADA RAMP

DENTON COUNTY, TEXAS

TEXAS COUNTY MAP
N.T.S.

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