Texas Department of Transportation

DALLAS DISTRICT

CEASON CLEMENS, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC

FM 551

ROCKWALL COUNTY

CSJ: 0196-01-032
From SH 276 to SH 66
Project Length = 5.13 miles

DESIGN SPEEDS AND FUNCTIONAL CLASSIFICATIONS

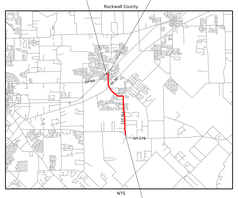
FM 551, FATE MAIN PL
FROM SH 276 TO SH 66
BURNETT LN, BUCHANAN LN, FREEMAN LN, REID ST, SMITH ACRES DR, GETTYSBURG BLVD, WILLIAMSBURG PKWY, CHAMBERLAIN DR, BLACK OAK LN, DOGWOOD TRAIL, C E DAVIDSON AVE, BRIDGEWATER LN, CHAMPIONS DR, FOREST TRAIL, FOREST TRAIL, MILLER LN, CHARLESTON LN, COLONIAL TRLSH CHERRY TREE LN, ELIMHURST LN

TERRAIN: LEVEL
DESIGN CRITERIA: TXDOT ROADWAY DESIGN MANUAL CHAPTER 3 SECTION 2 - URBAN STREETS

- 45 MPH (MAJOR COLLECTOR)
- 30 MPH (LOCAL)
- 35 MPH (LOCAL)
- 25 MPH (LOCAL)

EXISTING ADT (2019): 6350
LETTING YEAR ADT (2050): 10350
DESIGN YEAR ADT (2050): 20100

KEY TO COUNTIES



100% (PRE-FINAL) DESIGN SCHEMATIC SUBMITTAL

PRELIMINARY
SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS RESULTING FROM PUBLIC INPUT AND TECHNICAL REVIEW

SCHEMATIC PREPARED BY:
BGE, INC.
REGISTERED FIRM F-1046
FOR INTERIM REVIEW ONLY, NOT FOR PERMITTING, BIDDING OR CONSTRUCTION.
Prepared by or under the supervision of:
Lauren Smallwood, P.E. (14800)
NAME P.E. NUMBER
Jim L. Nunez (5270)
NAME P.E. NUMBER
5/15/2025
DATE

HORIZONTAL SCALE
0 20 40 80
VERTICAL SCALE
0 2 4 8
SCHEMATIC SCALE: 1" = 100' (HORIZONTAL) 1" = 10' (VERTICAL)

ROLL INDEX

ROLL 1: FM 551 BEGIN PROJECT TO STA 165+00
ROLL 2: FM 551 STA 165+00 TO STA 220+00
ROLL 3: FM 551 STA 220+00 TO END PROJECT
ROLL 4: FM 551 PROFILES

BGE, Inc.
2506 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 ★ www.bgeinc.com
TBPE Registration No. F-1046

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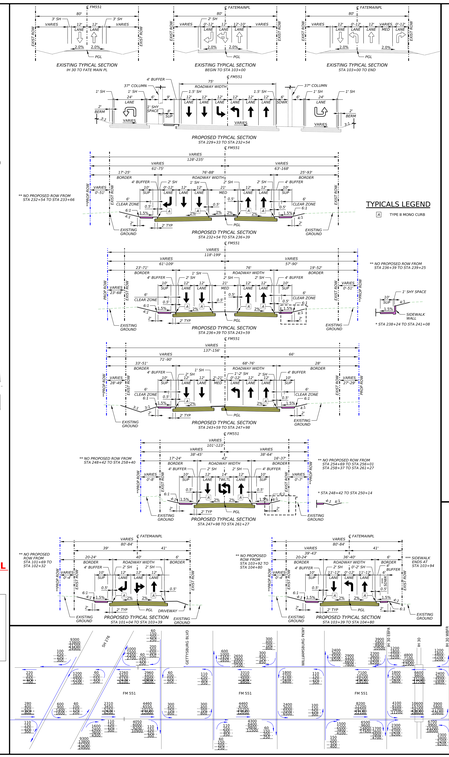
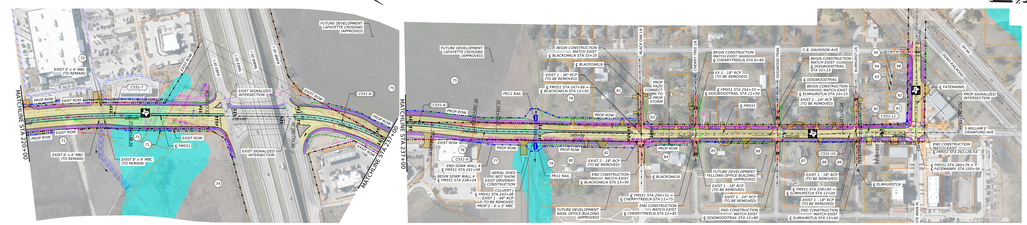


PRELIMINARY - SUBJECT TO CHANGE

PARCEL ID	PROPERTY ID	OWNER
71	10188	FATE 13 RANCH, LP
72	10189	BROOKHAVEN LANDING COMPANY
73	10190	FATE 150 COMMERCIAL, LP
74	10191	FATE 150 COMMERCIAL, LP
75	10192	SFZ FUND 15 LP C/O JP FUND CALSTR
76	10193	TDF DISTRICTS, INC
77	10194	FATE MUNICIPAL DEVELOPMENT
78	10195	FATE DISTRICT 1
79	10196	FATE PROPERTY INVESTMENT, LP
80	10197	TOLBERT, JAMES ALAN & JULIE ELIZA TOLBERT
81	10198	FATE MUNICIPAL DEVELOPMENT
82	10199	FOUNDRY COMPANY, LLC
83	10200	FOUNDRY COMPANY, LLC
84	10201	FOUNDRY COMPANY, LLC
85	10202	FELLOWS REAL ESTATE LLC
86	10203	J.C. CONSTRUCTION, INC
87	10204	J.C. CONSTRUCTION, INC

PARCEL ID	PROPERTY ID	OWNER
1	10441	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
2	10442	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
3	10443	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
4	10444	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
5	10445	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
6	10446	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1
7	10447	FATE MUNICIPAL DEVELOPMENT DISTRICT NO 1


MAIN PL
FATE MAIN PL
EXIST SIGNALIZED INTERSECTION
FUTURE DEVELOPMENT LAFAYETTE CROSSING (APPROVED)
FUTURE DEVELOPMENT STARFIRE (APPROVED)
BEGIN CONSTRUCTION
END CONSTRUCTION
PROP SIGNALIZED INTERSECTION
C E DAVIDSON AVE
WILLIAMS ST
CHAMPIONS DR
ELIMHURSTLN
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT LAFAYETTE CROSSING (APPROVED)
FUTURE DEVELOPMENT STARFIRE (APPROVED)
FUTURE DEVELOPMENT SUNCOAST (APPROVED)
FUTURE DEVELOPMENT CHAMPIONSGATE (APPROVED)
FUTURE DEVELOPMENT WATCH EAST (APPROVED)
FUTURE DEVELOPMENT DOGWOOD (APPROVED)
FUTURE DEVELOPMENT FELLOWS APPROVED
FUTURE DEVELOPMENT WATCH EAST (APPROVED)
FUTURE DEVELOPMENT DOGWOOD (APPROVED)
FUTURE DEVELOPMENT ELIMHURST (APPROVED)
FUTURE DEVELOPMENT ELIMHURST (APPROVED)
FUTURE DEVELOPMENT ELIMHURST