Texas Department of Transportation

DALLAS DISTRICT
CEASON CLEMENS, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC

FM 35
ROCKWALL COUNTY

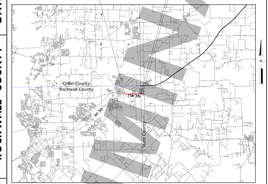
CSJ#1017-02-015 FROM IH 30 TO HUNT COUNTY LINE
CSJ#1017-02-017 FROM HUNT COUNTY LINE TO
0.08 MILES WEST OF FM 2642
PROJECT LENGTH = 1.76 MILES
DESIGN SPEEDS

FM 35:
- 45 MPH (MINOR ARTERIAL) (URB)
- 55 MPH (MINOR ARTERIAL) (RU)

E OLD GREENVILLE ROAD CROSS STREETS:
- 30 MPH (LOCAL/COLLECTOR)
- MEETS OR EXCEEDS EXISTING (URB)

BEGIN PROJECT
BEGIN STA. 101+02.015
E FM35 STA 108+59

END CSJ: 1017-02-015
E FM35 STA 108+59
END PROJECT
E FM35 STA 109+75
END CSJ: 1017-02-017
E FM35 STA 109+75



AUGUST 2026
90% SCHEMATIC SUBMITTAL

90% DRAFT
PRELIMINARY
SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS RESULTING FROM PUBLIC INPUT AND TECHNICAL REVIEW

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

SCHEMATIC PREPARED BY:
BGE, INC.
REGISTRATION NUMBER F-1046
FOR INTERIM REVIEW ONLY. NOT FOR PERMIT, CONSTRUCTION OR RECORDING.
Prepared by or under the Direct Supervision of:
HOSSEIN NASSIRI P.E. 11666 NATIONAL
SAMANTHA DILEON P.E. 136435 STATE
NAME LICENSE NO. LICENSE STATE
9/15/2026
DATE

BGE, Inc.
2506 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-668-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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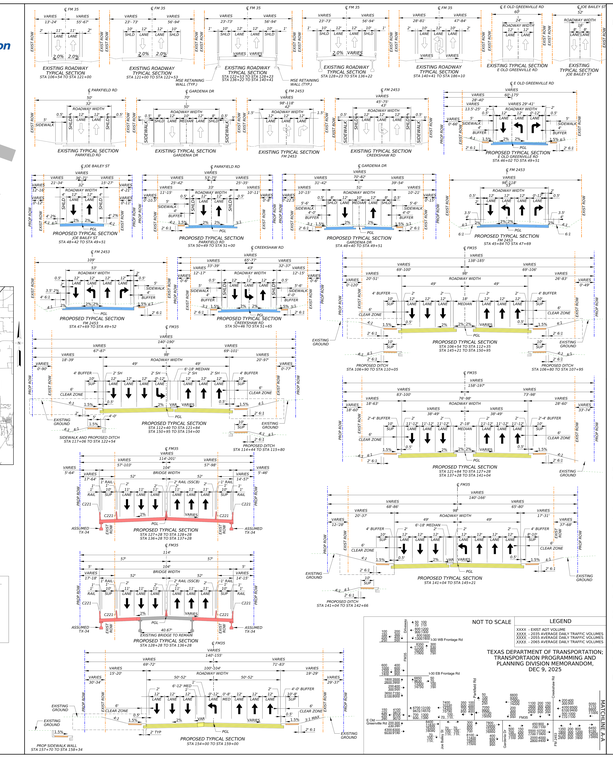
PRELIMINARY



PLAN LEGEND

- PROPOSED R/W
- EXISTING R/W
- PROPOSED ROW
- PARCEL BOUNDARY
- COUNTY LINE
- EXISTING EASEMENT
- SAWCUT
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED SIDEWALK WALL
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED BRIDGE ABUTMENT/BENT
- DITCH FLOWLINE
- POTENTIAL DISPLACEMENT
- PAVEMENT REMOVAL
- PROPOSED PAVEMENT
- PROPOSED CROSS STREET PAVEMENT
- PROPOSED SHARED USE PATH (SUP)/SIDEWALK
- PROPOSED RAISED MEDIAN
- PROPOSED DRIVEWAY
- FUTURE DRIVEWAY (NEW ACCESS)*
- PROPOSED BY OTHERS
- PROPOSED BRIDGE
- EXISTING BRIDGE TO REMAIN
- FEMA 100-YEAR FLOODPLAIN
- FEMA FLOODWAY
- PERENNIAL STREAMS
- EMERGENT WETLAND
- SHRUB/SCRUB WETLAND
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED DIRECTION OF TRAVEL
- EXISTING DIRECTION OF TRAVEL
- PARCEL ID
- HORIZONTAL CURVE ID
- PEDPLUS
- PEDPLUS (OVERHEAD)
- ZAYO
- SUDDENLINK
- SUDDENLINK (OVERHEAD)
- ATMOS
- ONCOR
- ONCOR (OVERHEAD)
- FARMERS ELECTRIC COOP
- TXDOT (ELECTRICAL)
- AT&T FIBER OPTIC
- AT&T (TELEPHONE)
- AT&T FIBER OPTIC (WARNING)
- ROYCE CITY (WATER)
- ROYCE CITY (WASTE WATER)
- BHP WSC
- * SEE NOTE 15

GENERAL NOTES:

1. SURVEY BASED ON INTERIM RIGHT DATED JUNE 2024 AND SUPPLEMENTED BY RECORD PLANS.
2. PROPERTY OWNERSHIP INFORMATION ON SCHEMATIC OBTAINED FROM ROCKWALL COUNTY APPRAISAL DISTRICTS (JANUARY 2026) AND HUNT COUNTY APPRAISAL DISTRICTS (JULY 2024). PARCEL DATA OBTAINED FROM TNRIS (JANUARY 2026) AND TXDOT.
3. APPROXIMATE 100 YEAR FLOODPLAIN LIMITS ARE BASED UPON FEMA FIRM PANEL NUMBERS 48397C0255G AND 48397C0260G, EFFECTIVE DATE SEPT 26, 2008. TOP OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. SHARED USE PATHS AND SIDEWALKS ARE DIAGRAMMATIC ONLY AND WILL BE DESIGNED DURING PS&E.
5. PROPOSED STORM SEWER, LARGE GUIDE SIGNS, AND LIGHTING, ARE INCLUDED AS PART OF THIS PROJECT AND WILL BE INCLUDED IN PS&E.
7. CONVENTIONAL ROADWAY SIGNAGE NOT SHOWN AND WILL BE DESIGNED DURING PS&E.
8. EXISTING PAVEMENT/BRIDGES LOCATED WITHIN LIMITS OF PROPOSED RECONSTRUCTION WILL BE REMOVED UNLESS NOTED OTHERWISE).
9. ALL PROPOSED STREET CORNER RADII ARE 50 FT MINIMUM UNLESS NOTED OTHERWISE.
10. ALL DRIVEWAY CORNER RADIA ARE 15 FT MINIMUM FOR RESIDENTIAL AND 30 FT FOR COMMERCIAL PROPERTIES UNLESS NOTED OTHERWISE.
11. FINAL LOCATION OF MEDIAN OPENINGS WILL BE DETERMINED IN PS&E BASED ON PROPERTY PHASE AND IN COORDINATION WITH THE LOCAL GOVERNMENTS.
12. CURBS ARE TYPE II UNLESS OTHERWISE NOTED.
13. PROPOSED ROW ALONG FM 35 IS DEFINED AS THE FRONT OF THE PROPOSED NON-PHYSICAL BUFFER(S) TO INTERSECT THE EXISTING BUILDING STRUCTURE.
14. MEDIAN OPENINGS BETWEEN PRESTON DRIVE AND CHESTNUT COURT WILL BE COORDINATED WITH FORT ELIZABETHAN SCHOOL IN PS&E.
15. PROPOSED DRIVEWAYS ARE ALLOWED TO CROSS PROPERTY LINES THROUGH TXDOT'S AREA OFFICE IN ACCORDANCE WITH TXDOT'S ACCESS MANAGEMENT MANUAL.
16. PROPERTY OWNERS, ACCESS, SIZE, AND ELEVATIONS OBTAINED FROM RPLS SURVEY DATED JUNE 2024(AND RECORD DRAWINGS).

ROLL INDEX

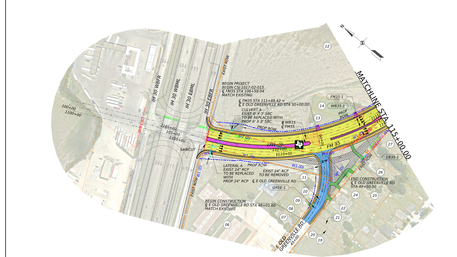
ROLL 1: PM35 (PLAN AND PROFILE)
BEGIN PROJECT TO STA 160+00

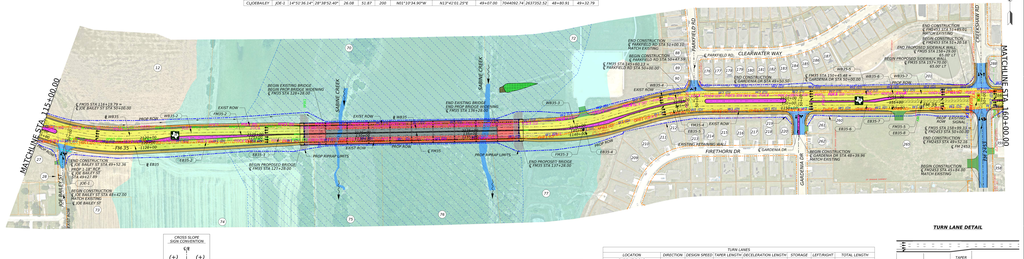
ROLL 2: PM35 (PLAN AND PROFILE)
STA 160+00 TO END PROJECT

PARCEL ID	OWNER	PARCEL ID	OWNER	PARCEL ID	OWNER	PARCEL ID	OWNER
1	ROYCE CITY-GD	8	VINE CONSTRUCTION AND ROOFING LLC	88	LE CHATHEN AND THEN	203	HERRERA WILLIAM MANUEL & PALOMA
2	STARLING DAMARIS	25	ESTATE OF JOHN DAVID GRIFFIN	89	COLLISON BRIAN K & CLAYTON	204	CRESPO ALEJANDRO & HOLMES
3	ROYCE CITY-GD	26	STIGLERS (DIRECTED ESTATE)	176	CHTMAN CONSTANCE DANIELLE DUNLEY AND ARTHUR G JR	205	TPL CONSULTING & INVESTMENTS GROUP LLC
4	ROYCE CITY-GD	27	STIGLERS (DIRECTED ESTATE)	177	KILLEA GEARLDINE AIMEE AND MICHAEL DEREE REVERSION	206	SOTO HOMERO & DILIA
5	ROYCE CITY-GD	28	CITY OF ROYCE CITY	178	LUCAS BRADLEY EUGENE AND LACEY	211	MCKINNEY VERTEX III
6	ROYCE CITY-GD	29	ANTHONY PILLER-FELIPRADO/ANTHONY PILLER	179	CHRISTIAN ANTHONY AND ERIN CROWELL/ TRUSTEE AND	212	CRESCENT HOMES TEXAS INC
7	DILL KATHRYN P & CROWELL W P NUNSWELL REAL ESTATE	72	CITY OF ROYCE CITY	180	RUIZ MARIO ALBERTO ZAVALA & YULISA CARRICO CALDERON	213	MERRITT DAVIS
12	EPPS ERNEST L REVOCABLE LIVING TRUST	73	GARAITIA INVESTMENTS LLC	181	DUFFIN ERIC & ALLISON	214	SCOTT NATALIE & KEARSON WEBB
13	PERICE GUIDE	74	GARAITIA INVESTMENTS LLC	182	MUNOZ ERICA VELASQUEZ AND CHRISTIAN ALEJANDRO BECERRA VAZQUEZ	215	SALAZAR YVONNE & JOSE GUADALUPE
19	TOWER OF PRAISE MINISTRIES	75	CITY OF ROYCE CITY	183	RANDLE ROBIN TERESA AND JAMES RANDLE III	216	TRAN HUNG
20	PARCE BETTY JO	76	OAK NATIONAL HOLDINGS LLC	184	MCCOY JAMES ALAN AND MARY ELIZABETH	217	DEL BOSQUE MARTIN & DEL BOSQUE LUZ
21	PARCE BETTY JO	77	OAK NATIONAL HOLDINGS LLC	185	RILEY JOSEPH RUSSELL JR AND KOYMARIA KOSEV CHURCH	218	KHAN TY & JOYLA EANNI
22	WEEKS CHARLIE; AFRICAN METHODIST episcopal	86	BURTON ASTRIANA & CHARLES III	186	LEECH DAWSON AND CHARITY	219	OAK NATIONAL HOLDINGS LLC

ALIGNMENT	NO.	DELTA	DEGREE	TANGENT	LENGTH	RADIUS	BACK TANGENT DIRECTION	AHEAD TANGENT DIRECTION	PI STATION	PI NORTHING	PI EASTING	PC STATION	PT STATION
CLPKFD	PM35-1	87°32'32.88"	20°37'24.27"	898.79	1534.52	1000	S25°38'57.49"E	N87°10'09.62"E	111+80.45	7044116.86	2636878.71	106+40.66	119+15.18
CLPKFD	PM35-2	92°50'37.01"	22°50'45.30"	88.28	173.54	5000	N87°10'47.78"E	N04°20'10.77"W	120+54.54	7044353.21	2639186.45	119+66.26	121+39.80
CLPKFD	PM35-3	19°52'26.27"	19°52'35.37"	153.36	304.76	1100	N88°58'41.95"E	N70°07'15.38"E	140+10.83	7044209.47	2639783.52	138+78.68	141+83.43
CLPKFD	PM35-4	19°52'26.27"	19°52'35.37"	153.36	304.76	1100	N70°07'15.38"E	N88°58'41.95"E	142+37.26	7044209.47	2640087.28	141+03.90	144+08.66
CLPKFD	PM35-5	90°38'59.75"	90°38'59.75"	47.84	50.51	1000	N88°58'11.75"E	S89°19'49.50"E	146+10.85	7044167.52	2642363.25	145+63.01	146+63.52
WBS35	PM35-6	87°32'34.70"	20°37'24.27"	484.47	1007.68	1000	S25°38'57.49"E	N87°10'09.62"E	152+44.05	7044242.36	2643992.84	150+17.03	153+24.71
WBS35	PM35-7	92°50'37.01"	22°50'45.30"	88.28	173.54	5000	N87°10'47.78"E	N04°20'10.77"W	161+32.58	7044353.21	2645694.18	160+44.30	163+17.84
WBS35	PM35-8	19°52'26.27"	19°52'35.37"	153.36	301.82	1100	N88°58'41.95"E	N70°07'15.38"E	181+62.47	7044140.85	2647511.52	179+29.11	182+31.07
WBS35	PM35-9	87°32'34.70"	20°37'24.27"	157.50	312.88	1100	N72°10'22.24"E	N87°10'09.62"E	184+21.74	7044261.86	2648209.87	183+04.24	186+17.12
WBS35	PM35-10	92°50'37.01"	22°50'45.30"	28.70	56.43	5000	N87°10'47.78"E	N04°20'10.77"W	185+51.45	7044353.21	2648688.14	185+22.75	186+79.18
WBS35	PM35-11	87°32'34.70"	20°37'24.27"	15.29	28.78	1100	N87°10'09.62"E	N72°10'22.24"E	186+94.47	7044261.86	2649175.52	186+79.18	187+08.00
CLGARDENA	PM35-12	90°00'00.00"	90°00'00.00"	25.00	50.00	1000	N88°58'11.75"E	S01°01'48.25"E	191+08.75	7044167.52	2650944.75	190+83.75	191+33.75
CLGARDENA	PM35-13	87°48'58.75"	87°48'58.75"	109.04	212.00	1000	S25°38'57.49"E	N87°10'09.62"E	193+17.79	7044036.74	2652664.70	191+73.92	194+85.92
CLGERBAILEY	JOB 1	14°25'16.34"	28°58'50.40"	26.00	51.87	200	N01°12'34.80"W	N13°42'01.29"E	49+07.00	7044092.74	2637552.52	48+80.91	49+32.79

ALIGNMENT	NO.	DELTA	DEGREE	TANGENT	LENGTH	RADIUS	BACK TANGENT DIRECTION	AHEAD TANGENT DIRECTION	PI STATION	PI NORTHING	PI EASTING	PC STATION	PT STATION
CLPKFD	PM35-1	87°32'32.88"	20°37'24.27"	715.12	1262.56	1073	S25°38'57.49"E	N87°10'09.62"E	111+26.79	7044048.85	2636864.62	106+11.67	118+74.23
CLPKFD	PM35-2	92°50'37.01"	22°50'45.30"	94.80	186.47	5000	N87°10'47.78"E	N04°20'10.77"W	120+54.54	7044353.21	2639186.45	119+59.74	121+46.21
CLPKFD	PM35-3	19°52'26.27"	19°52'35.37"	153.36	304.76	1100	N88°58'41.95"E	N70°07'15.38"E	139+78.68	7044183.45	2639783.52	138+25.32	141+30.08
CLPKFD	PM35-4	19°52'26.27"	19°52'35.37"	153.36	304.76	1100	N70°07'15.38"E	N88°58'41.95"E	141+83.43	7044209.47	2640087.28	140+29.67	143+34.43
CLPKFD	PM35-5	90°38'59.75"	90°38'59.75"	50.51	101.02	1000	N88°58'11.75"E	S89°19'49.50"E	146+10.85	7044167.52	2642363.25	145+60.34	146+61.36
WBS35	PM35-6	87°32'34.70"	20°37'24.27"	484.47	1007.68	1000	S25°38'57.49"E	N87°10'09.62"E	152+44.05	7044242.36	2643992.84	150+17.03	153+24.71
WBS35	PM35-7	92°50'37.01"	22°50'45.30"	94.80	186.47	5000	N87°10'47.78"E	N04°20'10.77"W	161+32.58	7044353.21	2645694.18	160+37.78	163+24.25
WBS35	PM35-8	19°52'26.27"	19°52'35.37"	153.36	301.82	1100	N88°58'41.95"E	N70°07'15.38"E	181+62.47	7044140.85	2647511.52	179+29.11	182+31.07
WBS35	PM35-9	87°32'34.70"	20°37'24.27"	157.50	312.88	1100	N72°10'22.24"E	N87°10'09.62"E	184+21.74	7044261.86	2648209.87	183+04.24	186+17.12
WBS35	PM35-10	92°50'37.01"	22°50'45.30"	28.70	56.43	5000	N87°10'47.78"E	N04°20'10.77"W	185+51.45	7044353.21	2648688.14	185+22.75	186+79.18
WBS35	PM35-11	87°32'34.70"	20°37'24.27"	15.29	28.78	1100	N87°10'09.62"E	N72°10'22.24"E	186+94.47	7044261.86	2649175.52	186+79.18	187+08.00
CLGARDENA	PM35-12	90°00'00.00"	90°00'00.00"	25.00	50.00	1000	N88°58'11.75"E	S01°01'48.25"E	191+08.75	7044167.52	2650944.75	190+83.75	191+33.75
CLGARDENA	PM35-13	87°48'58.75"	87°48'58.75"	109.04	212.00	1000	S25°38'57.49"E	N87°10'09.62"E	193+17.79	7044036.74	2652664.70	191+73.92	194+85.92
CLGERBAILEY	JOB 1	14°25'16.34"	28°58'50.40"	26.00	51.87	200	N01°12'34.80"W	N13°42'01.29"E	49+07.00	7044092.74	2637552.52	48+80.91	49+32.79




MATCHLINE STA 115+00.00
MATCHLINE STA 115+00.00
CLEARWATER WAY
FRIENDSHIP DR
FM 35
E OLD GREENVILLE RD
PARKFIELD RD
GARDENIA DR
FM 2453
CREEKSHAW RD
E BAILEY ST
END CONSTRUCTION
E FM35 STA 101+02.015
PARKFIELD RD STA 52+87.85
BEGIN CONSTRUCTION
E FM35 STA 101+02.015
MATCH EXISTING
END CONSTRUCTION
E FM35 STA 108+59
PARKFIELD RD STA 59+47.89
BEGIN CONSTRUCTION
E FM35 STA 108+59
MATCH EXISTING
END CONSTRUCTION
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PARKFIELD RD STA 60+65.37
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PARKFIELD RD STA 207+00.00
END CONSTRUCTION
E FM35 STA 261+00.00
PARKFIELD RD STA 212+00.00
BEGIN CONSTRUCTION
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