

Land Preparation Checklist for Texas Property Owners

A quick-reference checklist to help property owners in Erath County and surrounding Central Texas prepare land for homes, barns, shops, and ranch structures. For professional assistance, call 214-202-8294.

1. Initial Property Evaluation

- Identify natural drainage flow and low spots.
- Assess slope, elevation, and runoff patterns.
- Check soil type and compaction characteristics.
- Verify floodplain or seasonal wash patterns.

2. Clearing and Vegetation Removal

- Remove brush, cedar, mesquite, oak clusters.
- Extract root systems to prevent regrowth.
- Remove or burn debris where permitted.

3. Drainage Planning

- Design water flow paths away from structures.
- Shape ditches, swales, and contour slopes.
- Install culverts for driveways and road crossings.

4. Grading and Slope Correction

- Level and shape ground to match build plan.
- Eliminate high and low uneven areas.
- Compact layers to prevent future settling.

5. Building Pad Construction

- Raise pad elevation above surrounding grade.
- Use select fill or road base in compacted lifts.
- Reinforce pad edges to prevent erosion.