6611 W. Cross Creek Bend Lane
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

ZONING BOARD OF ADJUSTMENT:

CHAIR: Angela Peters
CO-CHAIR: Pat Mollere
MEMBER: Russ Cosbey
MEMBER: Christopher Ojiako
MEMBER: Vacant .
ALTERNATE MEMBER: Corey Jannise
ALTERNATE MEMBER: Avinash Ramjit
ALTERNATE MEMBER: Satya Yalamanchili

REGULAR ZONING BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, December 3, 2026
9:00 AM

NOTICE IS HEREBY GIVEN OF A ZONING BOARD OF ADJUSTMENT REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Thursday, December 3, 2026** IN THE FULSHEAR MUNICIPAL COMPLEX 6611 W. CROSS CREEK BEND LANE FULSHEAR, TX 77441 FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175 THROUGH 418.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

INCIDENTAL MEETING NOTICE: A QUORUM OF THE CITY OF FULSHEAR CITY COUNCIL, PLANNING AND ZONING COMMISSION, CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A), FULSHEAR DEVELOPMENT CORPORATION (TYPE B), PARKS AND RECREATION COMMISSION, YOUTH ADVISORY COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FOREGOING NOTICE, WHICH ATTENDANCE MAY CONSTITUTE A MEETING OF SUCH GOVERNMENTAL BODY OR BODIES AS DEFINED BY THE TEXAS OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE. THEREFORE IN ADDITION TO THE FOREGOING NOTICE, NOTICE IS HEREBY GIVEN OF A MEETING OF EACH OF THE ABOVE-NAMED GOVERNMENTAL BODIES, THE DATE, HOUR, PLACE, AND SUBJECT OF WHICH IS THE SAME AS SPECIFIED IN THE FOREGOING NOTICE.

I. Call to Order

II. Quorum

III. Citizen's Comments

Citizens who desire to address the Zoning Board of Adjustment with regard to matters on the agenda will be received at this time. Each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for consideration.

IV. Business

Consideration and possible action to approve minutes from the Zoning Board of Adjustment meeting held on September 24, 2026

V. Variance Request

1. Variance request by Betsy Pinones/28100 Tamarron Parkway

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Betsy Pinones, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 15.865-acre tract is located within 0322 A G SHARPLESS, ACRES 15.865, Tamarron Multifamily II, Unrestricted Reserve "A" and is more precisely located at 28100 Tamarron Parkway. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

C. Applicant Presentation

D. Persons wishing to speak for or against proposed request

E. Staff / Board / Applicant discussion

F. Adjournment of Hearing

VI. Action

1. Consideration and possible action on variance request by Betsy Pinones/28100 Tamarron Parkway

VII. Variance Request

1. Variance request by Chase Wells/27708 FM 1093 Road

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Chase Wells, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 0.9636-acre tract is located within 0290 J C McDonald, Acres 11.39, Landmark Flewellen Place Lane West, Block 1, Unrestricted Reserve "A" and is more precisely located at 27708 FM 1093 Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

C. Applicant Presentation

D. Persons wishing to speak for or against proposed request

E. Staff / Board / Applicant discussion

F. Adjournment of Hearing

VIII. Action

1. Consideration and possible action on variance request by Chase Wells/27708 FM 1093 Road

IX. Variance Request

1. Variance request by Yeznia Lara/29105 FM 1093 Road

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026; The public hearing will take place at 9 a.m. at the City

of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Yeznia Lara, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec 28-2-15 Industrial District, Table 28-2-15-2 of the Fulshear Coordinated Development Ordinance. The subject 7.4-acre tract is located within 0050 E Latham, BLOCK 1, ACRES 7.4, McKinnon Storage Facility Final Replat, Lot 1 and is more precisely located at 29105 FM 1093 Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

C. **Applicant Presentation**

D. **Persons wishing to speak for or against proposed request**

E. **Staff / Board / Applicant discussion**

F. **Adjournment of Hearing**

X. Action

1. **Consideration and possible action on variance request by Yeznia Lara/29105 FM 1093 Road**

XI. Adjournment

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Katie Lewis, Assistant City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Zoning Board of Adjustment of the City of Fulshear, Texas was posted on November 23, 2026, by 5:00 p.m. in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551,

TEXAS GOVERNMENT CODE.

_____

KATIE LEWIS, ASSISTANT CITY SECRETARY

AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS

AGENDA OF: December 3, 2026
DEPARTMENT: City Secretary
PRESENTER:

ITEMS:
PREPARED BY: Katie Lewis

SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE ZONING BOARD OF ADJUSTMENT MEETING HELD ON SEPTEMBER 24, 2026

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY
RECOMMENDATION

ATTACHMENTS:
09.24.26 Draft ZBA Minutes.pdf

6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

ZONING BOARD OF ADJUSTMENT:

CHAIR: Angela Peters	**CO-CHAIR:** Pat Mollere	**MEMBER:** Russ Cosbey
MEMBER: Christopher Ojiako	**MEMBER:** Dan Graham	**ALTERNATE MEMBER:** Corey Jannise
ALTERNATE MEMBER: Avinash Ramjit	**ALTERNATE MEMBER:** Satya Yalamanchili	

REGULAR ZONING BOARD OF ADJUSTMENT MEETING MINUTES
September 24, 2026

I. Call to Order

A MEETING OF THE ZONING BOARD OF ADJUSTMENT WAS CALLED TO ORDER BY CHAIRMAN PETERS AT 9:00 A.M. ON THURSDAY, SEPTEMBER 24, 2026 AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT
PAT MOLLERE
CHRISTOPHER OJIAKO
RUSS COSBEY
ANGELA PETERS
AVINASH RAMJIT (ALTERNATE VOTING MEMBER)
SATYA YALAMANCHILI (ALTERNATE NON-VOTING MEMBER)

MEMBERS ABSENT
DAN GRAHAM

CITY STAFF
KATIE LEWIS
RODRIGO RODRIGUEZ
MARIELA RODRIGUEZ
DAN SANTEE-LEGAL COUNCIL VIA TEAMS

OTHERS PRESENT
BRANDON LARKEY
WILLIAM KALKMAN
ROBERT ANTHONY
AND 2 OTHERS THAT DID NOT SIGN IN

III. Citizen's Comments

Citizens who desire to address the Zoning Board of Adjustment with regard to matters on the agenda will be received at this time. Each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for consideration.

THERE WERE NO CITIZEN COMMENTS.

IV. Business

a. Consideration and possible action to approve minutes from the Zoning Board of Adjustment meeting held on July 30, 2026

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY TO APPROVE THE MINUTES FROM THE ZONING BOARD OF ADJUSTMENT MEETING. IT WAS SECONDED BY CO-CHAIRMAN MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COSBEY, MOLLERE, PETERS, RAMJIT, OJIAKO
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

V. Variance Request

a. Variance request by Brandon Larkey/3810 Jordan Ranch Boulevard

b. Call Hearing to Order

CHAIRMAN PETERS OPENED THE PUBLIC HEARING AT 9:02 A.M.

c.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 24, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Brandon Larkey, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The subject 1-acre tract is located within 0100 M AUTREY, BLOCK 1, ACRES 1, Tamarron West Commercial Reserves, Restricted Reserve G (Commercial) and is more precisely located at 3810

Jordan Ranch Boulevard. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

d. Applicant Presentation

THE APPLICANT BRANDON LARKEY WITH STNL, REVIEWED THE HANDOUTS WITH THE BOARD.

HE REQUESTED A VARIANCE TO ALLOW A SECOND SIGN ON THE SOUTH FACADE OF THE BUILDING. HE EXPLAINED THAT THE REQUIRED SETBACKS CREATE VISIBILITY CHALLENGES, MAKING THE SIGN DIFFICULT TO SEE AND READ.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW TO THE VIDEO

e. Persons wishing to speak for or against proposed request

SATYA YALAMANCHILI, ALTERNATE ZBA MEMBER, ASKED IF A COMPLIANT MOUNUMENT SIGN COULD BE PUT IN PLACE OF THE SECOND BUILDING SIGN.

f. Staff/ Board/ Applicant discussion

RODRIGO RODRIGUEZ WENT OVER THE COORDINATED DEVELOPMENT ORDINANCE (CDO) REQUIREMENTS FOR BUILDING SIGNS.

RODRIGO AND BRADON LARKEY ANSWERED QUESTIONS FROM THE BOARD.

THE APPLICANT IDENTIFIED VISIBILITY CONCERNS AS THE HARDSHIP, NOTING THAT SETBACKS, LANDSCAPING, AND NEARBY COMMERCIAL DEVELOPMENTS CREATE OBSTRUCTION THAT LIMITS VISIBILITY.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW TO THE VIDEO

g. Adjournment of Hearing

CHAIRMAN PETERS CLOSED THE PUBLIC HEARING AT 9:16 A.M.

VI. Action

a. Consideration and possible action on variance request by Brandon Larkey/3810 Jordan Ranch Boulevard

A MOTION WAS MADE BY CO-CHAIRMAN MOLLERE TO DENY THE EXCEPTION. A SECOND WAS MADE BY CHAIRMAN PETERS. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: MOLLERE, PETERS, COSBEY, OJIAKO, RAMJIT
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

VII. Variance Request

a.

Variance request by PNMC Holding/330 Huggins Road

b.

Call Hearing to Order

CHAIRMAN PETERS OPENED THE PUBLIC HEARING AT 9:19 A.M.

c.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 24, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of PNMC Holding, requesting a variance to Article III: Site Development, Division III-2: Parking, Loading, and Access, Section 28-3-20(a)(2) Cross Access of the Fulshear Coordinated Development Ordinance. The subject 5.999-acre tract is located within 0029 C Fulshear, ACRES 5.999, TRACT 68 and is more precisely located at 330 Huggins Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

d.

Applicant Presentation

KELLY HAMMONS, OWNER OF PNMC HOLDING SPOKE ON THE REQUIREMENT BY THE CITY FOR A CROSS ACCESS EASEMENT IN THE REAR OF THE PROPERTY.

SHE STATED THE CROSS ACCESS EASEMENT IN THE REAR OF THE PROPERTY WOULD CREATE SAFETY CONCERNS FOR THE PARENTS AND

CHILDREN.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW TO THE VIDEO

e.

Persons wishing to speak for or against proposed request

SATYA YALAMANCHILI, ZBA ALTERNATE MEMBER, QUESTIONED IF THE ADJACENT PROPERTY WOULD HAVE A NEW DRIVEWAY AND THE SPACING REQUIREMENTS OF THE CROSS ACCESS EASEMENT.

f.

Staff/ Board / Applicant discussion

RODRIGO RODRIGUEZ ANSWERED QUESTIONS FROM THE BOARD.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW TO THE VIDEO

g.

Adjournment of Hearing

CHAIRMAN PETERS CLOSED THE PUBLIC HEARING AT 9:34 A.M.

VIII. Action

a.

Consideration and possible action on variance request by PNMC Holding/330 Huggins Road

A MOTION WAS MADE BY CO-CHAIRMAN MOLLERE TO GRANT THE VARIANCE. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: MOLLERE, PETERS, COSBEY, OJIAKO, RAMJIT
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

IX. Variance Request

a.

Variance request by William Kalkman/8503 Union Chappel Road

b. Call Hearing to Order

CHAIRMAN PETERS OPENED THE PUBLIC HEARING AT 9:36 A.M.

c.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 24, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of William Kalkman, requesting a variance to Article III: Site Development, Division III-1: Building Design, Section 28-3-2(j) Refuse Containers of the Fulshear Coordinated Development Ordinance. The subject 3.245-acre tract is located within 0029 C Fulshear, ACRES 3.245 and is more precisely located at 8503 Union Chappel Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

d.

Applicant Presentation

WILLIAM KALKMAN, ARCHITECT OF THE PROPOSED OFFICE PARK REQUESTED TO REDUCE THE REQUIRED THREE (3) DUMPSTER ENCLOSURES TO ONE (1), NOTING A DUMPSTER IS TO BE LOCATED WITHIN 200 FT. OF EACH UNIT.

HE DESCRIBED THE HARDSHIPS:

- *SANITARY CONCERNS WITH MULTIPLE DUMPSTER ENCLOSURES*
- *LIMITATION ON ADEQUATE PARKING SPACES*

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

e.

Persons wishing to speak for or against proposed request

SATYA YALAMANCHILI, ZBA ALTERNATE, SPOKE ON THE CONCERNS WITH THE DUMPSTER PICK UP.

ROBERT ANTHONY, DEVELOPER FOR THE BUSINESS PARK ANSWERED QUESTIONS FROM THE BOARD.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW TO THE VIDEO

f. Staff / Board / Applicant discussion

WILLIAM KALKMAN AND ROBERT ANTHONY ANSWERED QUESTIONS FROM THE BOARD.

g. Adjournment of Hearing

CHAIRMAN PETERS ADJOURNED THE PUBLIC HEARING AT 9:47 A.M.

X. Action

a.

Consideration and possible action on variance request by William Kalkman/8503 Union Chappel Road

A MOTION WAS MADE BY CO-CHAIRMAN MOLLERE TO GRANT THE VARIANCE. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: MOLLERE, PETERS, COSBEY, OJIAKO, RAMJIT
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

XI. Variance Request

a.

Variance request by Cassandra Permenter/Northeast Corner of Flewellen Way and FM 1093

b.

Call Hearing to Order

CHAIRMAN PETERS OPENED THE PUBLIC HEARING AT 9:48 A.M.

c.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 24, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Cassandra Permenter, requesting a variance to Article III: Site Development, Division IV-2: General Design Standards, Section 28-4-5(b) Private Streets of the Fulshear Coordinated Development Ordinance. The subject tract is located within 0421 T W SOUTHERLAND, ACRES 13.9657 and is generally located at the northeast corner of Flewellen Way and FM 1093. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

d. Applicant Presentation

THERE APPLICANT WAS NOT PRESENT.

e.

Persons wishing to speak for or against proposed request

SATYA YALAMANCHILI, ZBA ALTERNATE, REQUESTS THE BOARD TO VIEW THE TRAFFIC ANALYSIS BEFORE MAKING A DECISION.

f.

Staff / Board / Applicant discussion

RODRIGO STATED THE APPLICANT WOULD LIKE TO KEEP ANY EXISTING CROSS ACCESS.

DAN SANTEE, CITY LEGAL COUNCIL ANSWERED QUESTIONS FROM THE BOARD.

FOR THE FULL DISCUSSION GO TO THE CITYS WEBSITE TO VIEW THE VIDEO

g.

Adjournment of Hearing

CHAIRMAN PETERS CLOSED THE PUBLIC HEARING AT 9:52 A.M.

XII. Action

a. Consideration and possible action on variance request by Cassandra Permenter/Northeast Corner of Flewellen Way and FM 1093

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY TO POSTPONE TO THE NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT MEETING. IT WAS SECONDED BY ALTERNATE ZONING BOARD OF ADJUSTMENT MEMBER RAMJIT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: MOLLERE, PETERS, COSBEY, OJIAKO, RAMJIT
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

XIII. Adjournment

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY TO ADJOURN. IT WAS SECONDED BY CO-CHAIRMAN MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: MOLLERE, PETERS, COSBEY, OJIAKO, RAMJIT
NAYS:
ABSTAIN:
ABSENT: GRAHAM

MOTION PASSED

CHAIRMAN PETERS ADJOURNED THE MEETING AT 9:54 A.M.

AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS

AGENDA OF: December 3, 2026
ITEMS: 1
DEPARTMENT: Planning
PREPARED BY: Rodrigo Rodriguez
PRESENTER:

SUBJECT:

VARIANCE REQUEST BY BETSY PINONES/28100 TAMARRON PARKWAY

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY

Betsy Pinones is requesting a variance from Article III: Site Development, Division III-4 Signs, Section 28-3-33, Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The requested variance would permit the placement of a monument sign at a setback greater than that allowed under the ordinance.

The ordinance requires monument signs to be located exactly 10 feet from the property line. The subject monument sign was installed without a permit and is located 15.5 feet from the south property line and 21.5 feet from the west property line. The requested variance would allow the existing sign to remain at its current setbacks, which exceed the 10-foot requirement.

RECOMMENDATION

ATTACHMENTS:

ZBA Public Hearing Notice 12.03.26 (Range).pdf
ZBA Application Range 12.03.26.pdf

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026;

The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Betsy Pinones, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 15.865-acre tract is located within 0322 A G SHARPLESS, ACRES 15.865, Tamarron Multifamily II, Unrestricted Reserve ""A"" and is more precisely located at 28100 Tamarron Parkway. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

6611 W Cross Creek Bend Lane
Fulshear, TX 77441

(281) 346-1796
(281) 346-2556 (Fax)
permits@fulsheartexas.gov

Record Report for Variance #VAR-26-0010

Record Overview

Record Number: VAR-26-0010

Record Type: Variance

Record Status: Paid

Record Submitted At: Thursday September 24, 2026

Record Address: 28100 Tamarron PKWY, Katy, TX 77494

Record Owner: Rodrigo Rodriguez

Record Applicant User: ASHLEY WHITE

Record Applicant Company: Prince Signs LLC

Form Submission

Fount Acquisitions I LLC Etal
28100 Tamarron PKWY, Katy, TX 77494

Legal Description: THE RANGE AT TAMARRON

Property Owner's:
NICKOLE PYLE
28100 TAMARRON PKWY KATY
KATY, TX 77494
(281) 716-3340

Applicant's Information:
PRINCE SIGNS LLC, BETSY PINONES
6432 CUNNINGHAM RD
HOUSTON, 77041
PERMITS@PRINCESIGNS.COM, (281) 345-4488

Explain Request Necessity:

The existing monument sign was installed prior to the current permit application and was not previously permitted. A variance is being requested to allow the existing sign to remain in its current location and to facilitate the modernization and safe-engineering of the primary entry monument sign for the Range apartment community.

Request Proposal and Description:

The proposed improvements include updating the sign appearance and incorporating engineered modifications to ensure the structure meets current safety standards. Approval of the variance will allow the property to maintain a prominent and functional identification feature to the apartment community.

Status of Project: Proposed

Have you informed your Home Owner's Association?: No

Have you informed your neighbors?: No

Are there previous variance requests for this property?: No

Explain: -

Are there similar situations in the area?: No

Address of similar situation: -

Signature:



Signed in GovWell: Thursday September 24, 2026, 3:25pm

DESIGN SPECIFICATIONS				
IBC	**2021**	with	**TX**	amendments
ASCE	**7-16**	Minimum Design Loads for Buildings & Other Structures		
ACI	**318-19**	Building Code Requirements for Structural Concrete		
AISC	**360-16**	Specification for Stuctural Steel Buildings		

DESIGN LOADS				
Wind **V** =	**130**	mph	Exposure	**B**
Snow **Pg** =	**20**	psf	Risk Cat.	**II**

THE RANGE AT TAMARRON

CLIENT
VALIANT RESIDENTIAL

JOB NAME
RANGE AT TAMARRON

PROPERTY ADDRESS
28100 TAMARRON PKWY., KATY, TX 77494

JOB NUMBER
774-1004

DESIGNER
KAREM RAMIREZ

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

7/30/2026
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937

CLIENT SIGN PROGRAM APPROVAL

CLIENT SIGNATURE DATE

By signing above you are insuring that you have verified the accuracy of all graphics shown with respect to size and content. The specifications are correct and represent our order requirements exactly. I authorize the release into production according to this approved submittal.

DODD CREATIVE GROUP

7263 Envoy Ct. | Dallas, TX 75247
doddcreative.com | P 214.821.6990

DODD CREATIVE GROUP
WEB doddcreative.com | PHONE 214.821.6990 | FAX 214.821.6992
MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE ACTION ITEMS / BRAND INFO

QUANTITY

All designs, creatives, and layouts represented in these drawings are the sole property of Dodd CG, LLC. No part of these drawings may be used or duplicated without the express written permission of Dodd CG, LLC.

CLIENT ACTION NEEDED

MAIN MONUMENT

- CLIENT TO CONFIRM THERE IS POWER TO MONUMENT UPLIGHTS

SIGN PACKAGE

- CLIENT TO CONFIRM HOURS AND PHONE NUMBER

DODD ACTION NEEDED

MAIN MONUMENT

- DODD TO BUILD CONCRETE PAD & PIER
- DODD TO ENGINEER & PERMIT MONUMENT
- DODD TO INSTALL ON CONCRETE PAD

BRAND INFO

PROPERTY LOGO

DESIGN SPECIFICATIONS				
IBC	2021	with	TX	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Stuctural Steel Buildings		

DESIGN LOADS				
Wind V =	130	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

THE RANGE AT TAMARRON

SIGNAGE COLORS

- WHITE ACRYLIC
- FAUX WOOD TO MATCH BELBIENEW-1201 REGAL OAK
- SW 7069 IRON ORE
- STONE VENEER TO MATCH PROPERTY

SIGNAGE FONTS

ALMANACH - SEMI BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

ALMANACH - LIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

STATE OF TEXAS
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MURDOCH ENGINEERING

7/30/2026

Jere Murdoch, PE
Professional Engineer
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MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE EXISTING CONDITIONS

QUANTITY
1

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DESIGN SPECIFICATIONS		
IBC	2021	with TX amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-19	Building Code Requirements for Structural Concrete
AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS				
Wind **V** =	**130**	mph	Exposure	**B**
Snow **Pg** =	**20**	psf	Risk Cat.	**II**

EXISTING LANDSCAPE
TO REMAIN ON LOCATION

EXISTING MONUMENT
DODD TO DEMO
QUARRY STONE
120.5"L X 7"H X 24"W

EXISTING UPLIGHTS
TO REMAIN ON LOCATION

EXISTING LANDSCAPE
TO REMAIN ON LOCATION



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CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE S/F MONUMENT - S/F NON ILLUM. SIGN CABINET - DAY/NIGHT VIEW

QUANTITY 1

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AISC	360-16	Specification for Stuctural Steel Buildings	

DESIGN LOADS				
Wind V =	130	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

DAY VIEW



NIGHT VIEW



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CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MAIN ENTRY MONUMENT - S/F NON ILLUM. - DIMENSIONS

QUANTITY 1

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26.5 SQ FT. SIGN FACE
59.8 SQFT SIGN STRUCTURE

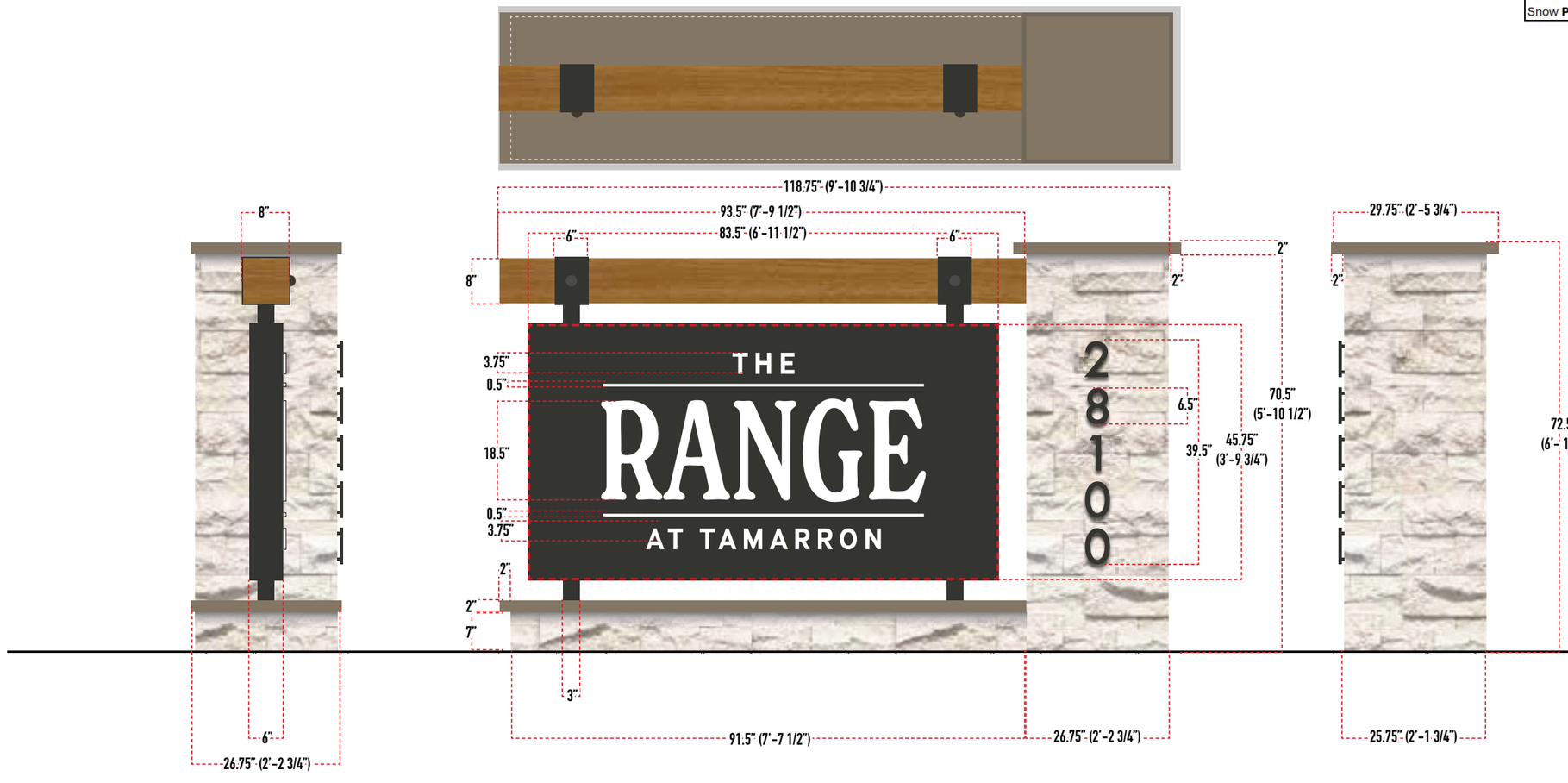
MAX ALLOWED: 72 SQ. FT. (SIGN FACE)

MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

DESIGN SPECIFICATIONS				
IBC	2021	with	TX	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Stuctural Steel Buildings		

DESIGN LOADS				
Wind V =	130	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

TOP VIEW



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7/30/2026
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- WHITE ACRYLIC
- FAUX WOOD TO MATCH BELBIEN EW-1201 REGAL OAK
- SW 7069 IRON ORE
- EVOLVE MATERIALS NATIONAL TRUE - WINTER VALLEY
- SW 7032 WARM STONE

INSTALLATION
SLIDE CABINET OVER STEEL POSTS

DODD CREATIVE GROUP
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CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MAIN ENTRY MONUMENT - S/F NON ILLUM. - SPECS

QUANTITY 1

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26.5 SQ FT. SIGN FACE
59.8 SQFT SIGN STRUCTURE

MAX ALLOWED: 72 SQ. FT. (SIGN FACE)

MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

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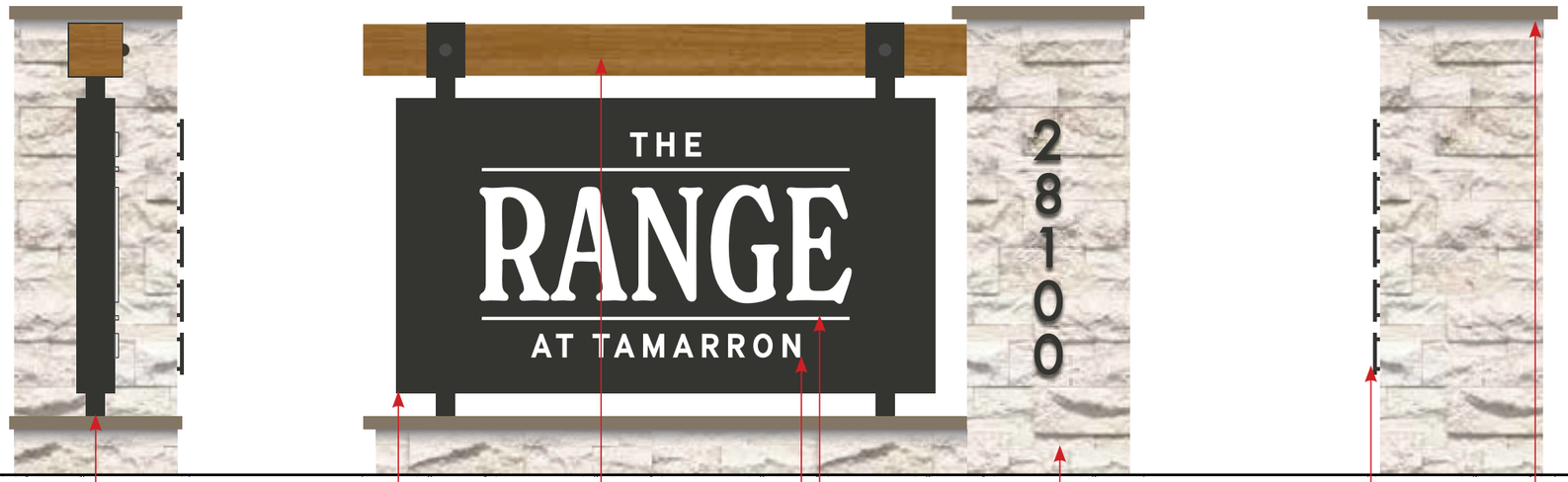
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-19	Building Code Requirements for Structural Concrete
AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS				
Wind V =	130	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

TOP VIEW





3" STEEL POST
PAINTED
SW 7069 IRON ORE

6" DEEP CABINET
.080 ALUMINUM CABINET
PAINTED
SW 7069 IRON ORE

FAUX WOOD BEAM
.080 ALUMINUM
CABINET PAINTED
FAUX WOOD TO MATCH
BELBIEN EW-1201
REGAL OAK

LOGO & RULE LINE
1/2" WHITE ACRYLIC
FCO LETTERS

STONE VENEER
EVOLVE MATERIALS
STONE VENEER
NATIONAL TRUE
WINTER VALLEY

ADDRESS NUMBER
1/2" ACRYLIC FCO
PAINTED SW 7069W/
1/4" SPACERS PAINTED
TO MATCH
PROVIDE STUDS &
DRILLING PATTERN

STONE CAP
.080 ALUMIN.
PAINTED SW 7032
WARM STONE

WHITE ACRYLIC
FAUX WOOD TO MATCH BELBIEN EW-1201 REGAL OAK
SW 7069 IRON ORE
EVOLVE MATERIALS NATIONAL TRUE - WINTER VALLEY
SW 7032 WARM STONE

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7/30/2026

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INSTALLATION
SLIDE CABINET OVER STEEL POSTS

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CLIENT VALIANT RESIDENTIAL
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SIGN TYPE MAIN ENTRY MONUMENT - S/F NON ILLUM. - INTERNALS

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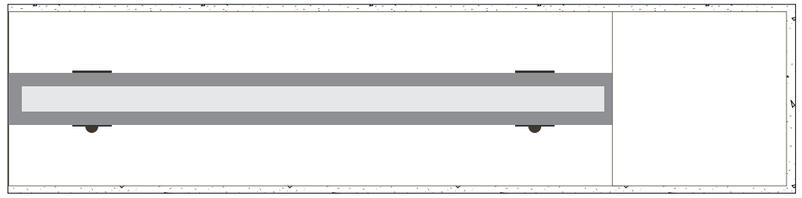
59.8 SQFT SIGN STRUCTURE

MAX ALLOWED: 72 SQ. FT. (SIGN FACE
MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

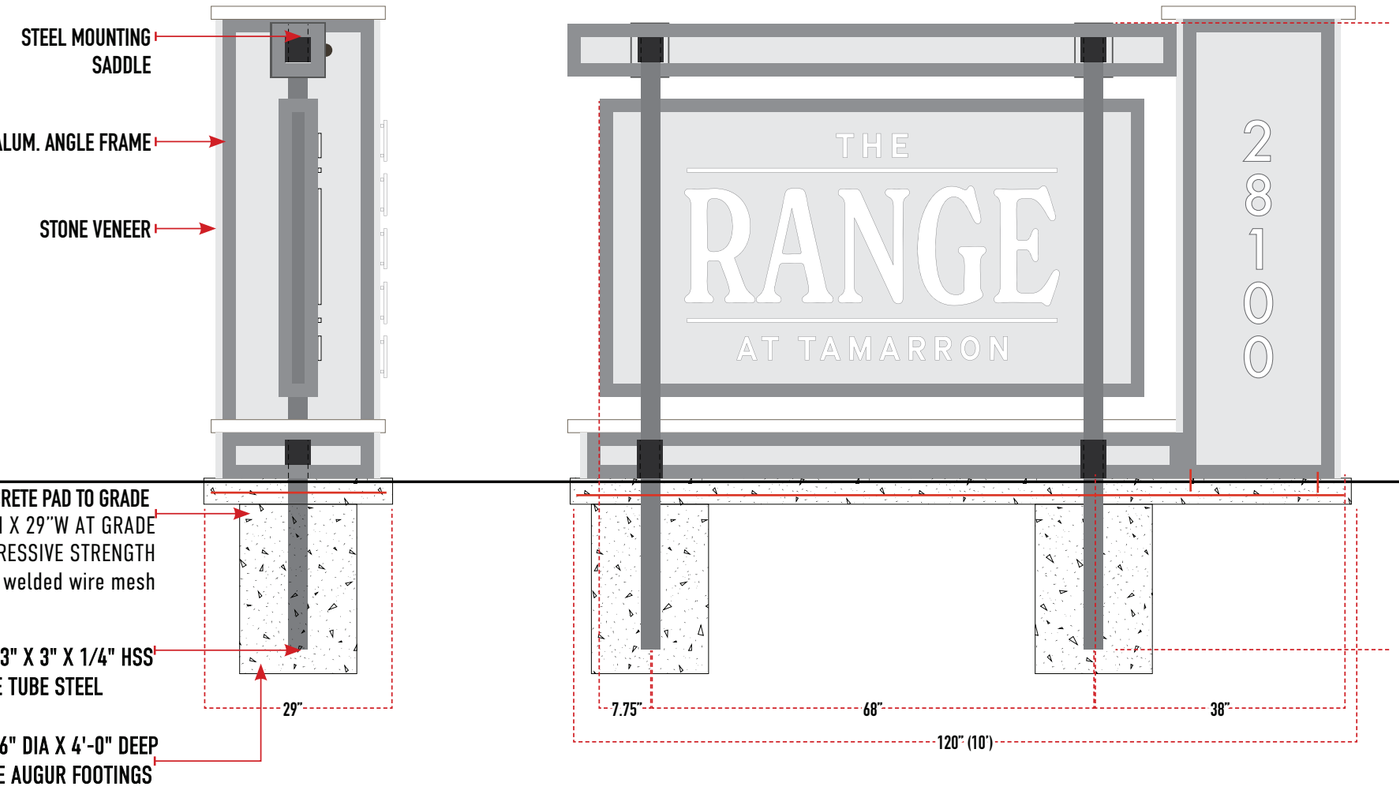
DESIGN SPECIFICATIONS		
IBC 2021 with TX amendments		
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures	
ACI 318-19	Building Code Requirements for Structural Concrete	
AISC 360-16	Specification for Stuctural Steel Buildings	

DESIGN LOADS				
Wind V =	130	mph	Exposure	B
Snow Pg =	20	psf	Risk Cat.	II

TOP VIEW



ENGINEER'S NOTE:
SECURE FAUX MASONRY ALUMINUM COLUMN TO CONCRETE PAD WITH ½" 316SS HILTI KB-TZ2 EXPANSION ANCHOR, 2" EMBEDMENT, ONE [1] PER CORNER FOR FOUR [4] TOTAL FASTENERS, MAINTAINING MINIMUM 6" CLEARANCE BETWEEN ANCHORS AND CONCRETE EDGES





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INSTALLATION

SLIDE CABINET STEEL POSTS

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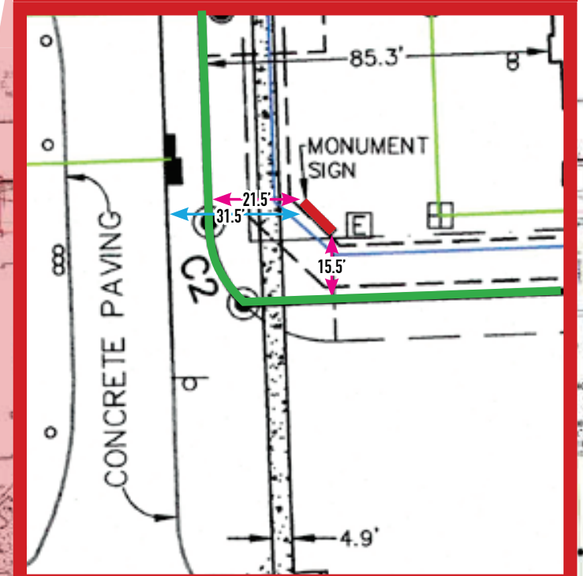
KEY

= PROPERTY LINE
= 21.5' FROM PROPERTY LINE
= 15.5' FROM PROPERTY LINE
= 31.5' FROM CURB

MAIN MONUMENT



DESIGN SPECIFICATIONS		
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GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

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Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $^{1}4$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2 ⁻
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

DESIGN SPECIFICATIONS

IBC	2021	with TX	amendments
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ACI	318-19	Building Code Requirements for Structural Concrete	
AISC	360-16	Specification for Stuctural Steel Buildings	

DESIGN LOADS

Wind **V** =	**130**	mph	Exposure	**B**
Snow **Pg** =	**20**	psf	Risk Cat.	**II**

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Manasquan, NJ 08736

PREPARED FOR:

DODD CREATIVE GROUP

PROJECT TITLE:

THE RANGE AT TAMARRON

PROJECT ADDRESS:

28100 Tamarron Pkwy, Katy, Texas, 77494

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7/30/2026

Jere Murdoch, PE
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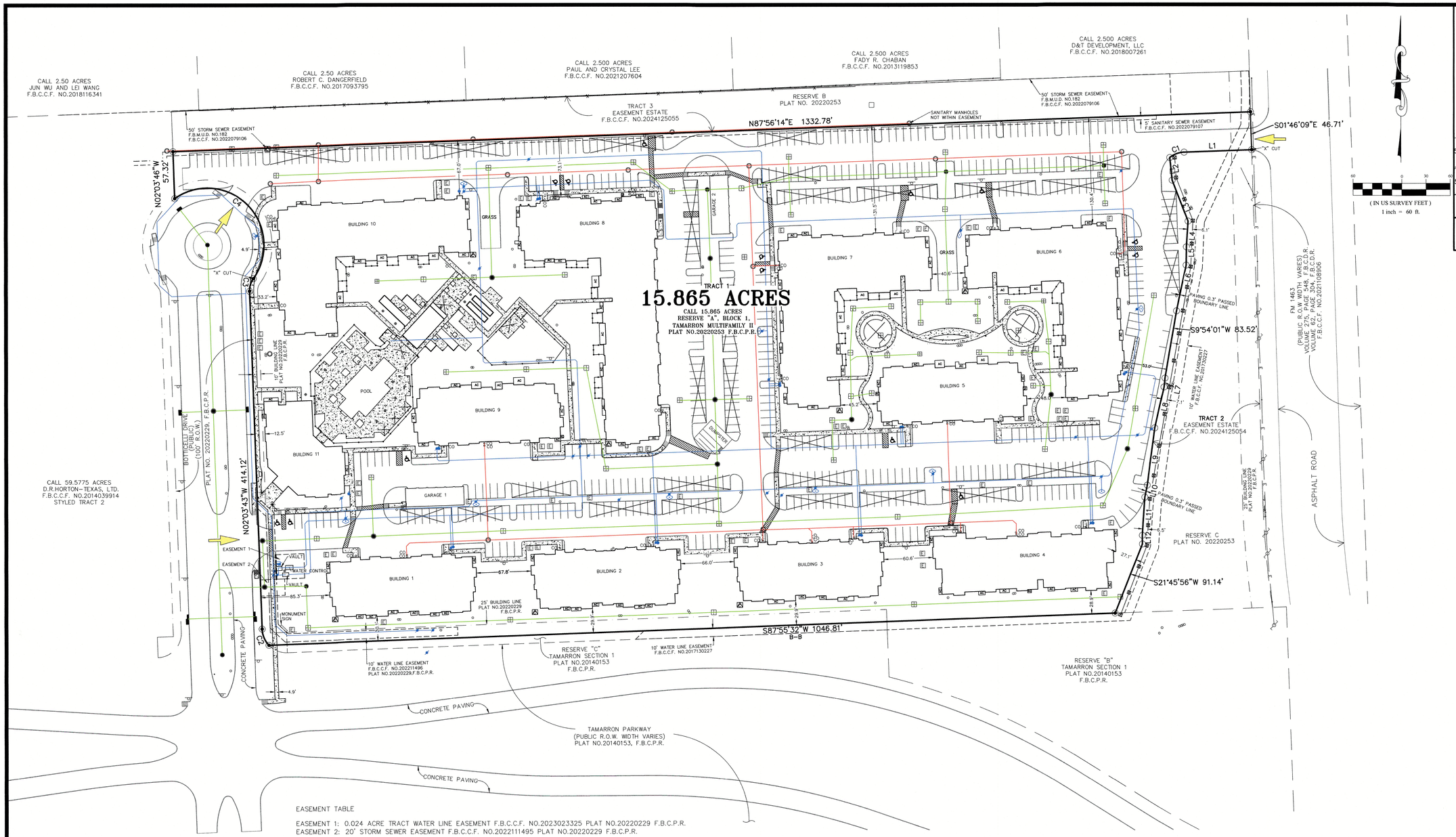
TX PE Lic. #113937

DWG TITLE:
GENERAL NOTES

SHEET:	SIZE:
S.1	**B**



EASEMENT TABLE

EASEMENT 1: 0.024 ACRE TRACT WATER LINE EASEMENT F.B.C.C.F. NO.2023023325 PLAT NO.20220229 F.B.C.P.R.
EASEMENT 2: 20' STORM SEWER EASEMENT F.B.C.C.F. NO.2022111495 PLAT NO.20220229 F.B.C.P.R.

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83. SOUTH CENTRAL ZONE. AS DERIVED FROM GPS OBSERVATIONS.
2. TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NOS. 2022124374, 2025053326, AND 2025053603 OF THE O.P.R.F.B.C. AND PLAT NO.20220253 OF THE F.B.C.P.R.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY. COMMITMENT NO. 151-220209504. EFFECTIVE DATE: (07/18/2025) ISSUED: (08/05/2025). THIS SURVEY IS INTENDED TO REFLECT THE TRACT DESCRIBED IN AFORESAID TITLE COMMITMENT.
4. TRACT IS SUBJECT TO AN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, TAMARRON MULTIFAMILY II, IN FAVOR OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED IN DOCUMENT NO. 2022127275 OF THE O.P.R.F.B.C.
5. THIS TRACT IS LOCATED ENTIRELY WITHIN THE LIMITS OF ZONE X (UNSHADED). PER FIRM PANEL NUMBER 48157C0105L, MAP REVISED APRIL 2, 2014.
6. TRACT HAS A TOTAL OF 535 PARKING SPACES OF WHICH 14 ARE DESIGNATED AS HANDICAPPED.
7. SEE SHEET 2 OF 2 FOR BUILDING DIMENSIONS, SQUARE FOOTAGES AND HEIGHTS. SQUARE FOOTAGES ARE BASED ON EXTERIOR DIMENSIONS OF THE FOOTPRINT AND ARE NOT INTENDED TO REPRESENT LIVING SPACE.
8. COMCAST CABLE COMMUNICATION MANAGEMENT EASEMENT F.B.C.C.F. NO.2023007654 (BLANKET)
9. TRACT IS SUBJECT TO A GRANTOR'S RIGHT, TITLE AND INTEREST TO RECEIVE REIMBURSEMENTS RECORDED IN DOCUMENT NO.2014049738, 2017127193 AND 2022124376 OF THE O.P.R.F.B.C.
10. TRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN REPURCHASE OPTION RECORDED IN DOCUMENT NO.2022124376 OF THE O.P.R.F.B.C.
11. TRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC AS RECORDED IN DOCUMENT NO. 2022127275 OF THE O.P.R.F.B.C.
12. ALL UTILITIES LINES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE & RECORD DRAWINGS. NO SUBSURFACE UTILITY LOCATES WERE PERFORMED.
13. ZONING REPORT DATED JULY 25, 2025 PROVIDED BY ARMADA ANALYTICS. JOB REFERENCE NO. 0289406
14. VEHICULAR TRACT ACCESS TO PUBLICLY DEDICATED RIGHTS OF WAY ARE ILLUSTRATED HEREON (SEE LEGEND).
15. OTHER THAN WHAT IS SHOWN HEREON SURVEYOR OBSERVED NO STRUCTURAL PROTRUSIONS AT THE TIME OF THE SURVEY.

SCHEDULE B ITEMS

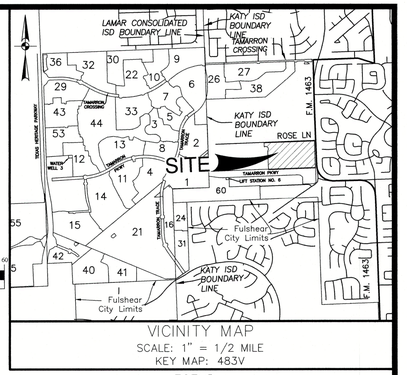
1: RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NOS. 2022124374, 2025053326, AND 2025053603 OF THE O.P.R.F.B.C. AND PLAT NO. 20220253 OF THE F.B.C.P.R.C. (NOTE 2)

10(G): MINERAL INTEREST (NOT SURVEY MATTER)
10(H): MINERAL INTEREST (NOT SURVEY MATTER)
10(I): MINERAL INTEREST (NOT SURVEY MATTER)
10(J): MINERAL INTEREST (NOT SURVEY MATTER)
10(K): MINERAL INTEREST (NOT SURVEY MATTER)
10(N): WATER LINE EASEMENT F.B.C.C.F. NO.2017130227 (MAPPED)
10(P): SANITARY SEWER EASEMENT F.B.C.C.F.. NO.2022079107 (MAPPED)
10(Q): 20' STORM SEWER EASEMENT F.B.C.C.F. NO.2022111495 (MAPPED)
10(R): 10' WATER LINE EASEMENT F.B.C.C.F. NO.2022111496 (MAPPED)
10(S): GRANTORS RIGHT, TITLE AND INTEREST TO RECEIVE ANY REIMBURSEMENTS F.B.C.C.F. NOS.2014049738, 2017127193 AND 2022124376 (NOTE 9)
10(T): TERMS AND CONDITIONS OF THAT CERTAIN REPURCHASE OPTION F.B.C.C.F. 2022124376 (NOTE 10)
10(U): AGREEMENT FOR UNDERGROUND ELECTRIC DOCUMENT NO. 2022127275 OF THE O.P.R.F.B.C. (NOTE 11)
10(V): ALL EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS AND DEDICATIONS IN PLAT NO.20220253 OF THE F.B.C.P.R. (MAPPED)
10(W): COMCAST CABLE COMMUNICATIONS MANAGEMENT EASEMENT F.B.C.C.F. NO.2023007654 (BLANKET) (NOTE 8)
10(X): WATER LINE EASEMENT CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 IN FILE NO. 2023023325 OF THE O.P.R.F.B.C.(MAPPED)
10(Y): MINERAL INTEREST (NOT SURVEY MATTER)
10(Z): TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT O.P.R.F.B.C. 2024125054 (TRACT 2)
10(AA): TERMS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT O.P.R.F.B.C. 2024125055 (TRACT 3)
10(AB): RIGHTS OF TENANTS AS TENANTS ONLY, UNDER UNRECORDED LEASES DESCRIBED ON THE RENT ROLL ATTACHED HERETO, WITH NO RIGHTS OF FIRST REFUSAL OR OPTIONS TO PURCHASE THE PROPERTY.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S87°56'17"W	83.79'
L2	S06°18'53"E	27.84'
L3	S21°10'27"E	53.88'
L4	S03°38'31"W	31.44'
L5	S01°03'42"W	22.36'
L6	S11°57'14"W	57.50'
L7	S05°43'47"W	11.02'
L8	S12°56'36"W	51.31'
L9	S07°34'51"W	71.08'
L10	S11°51'50"W	15.02'
L11	S03°51'29"W	46.72'
L12	S00°29'10"E	10.75'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	36°43'54"	S69°34'20"W	18.91'	19.23'
C2	30.00'	41°49'22"	N22°58'24"W	21.42'	21.90'
C3	25.00'	37°42'12"	N16°47'23"E	16.16'	16.45'
C4	70.00'	161°02'28"	N44°39'42"W	138.09'	196.75'

ADDRESS:
28100 TAMARRON PARKWAY
KATY, TEXAS 77494



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP: 483V

(IN US SURVEY FEET)
1 inch = 60 ft.

LEGEND

C.I.R.	=	CAPPED IRON ROD
F.B.C.C.F.	=	FORT BEND COUNTY CLERKS FILE
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
O.P.R.F.B.C.	=	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
FND	=	FOUND
HT.	=	HEIGHT OF BUILDING
I.R.	=	IRON ROD
R.O.W.	=	RIGHT-OF-WAY
	=	FOUND 5/8-INCH IRON ROD WITH GBI PARTNERS CAP UNLESS OTHER WISE NOTED
	=	NO ROD SET
	=	FIRE HYDRANT
	=	WATER VALVE
	=	FIRE DEPARTMENT CONNECTION
	=	WATER METER
	=	COMCAST CABLE BOX
	=	CABLE MARKER
	=	ELECTRIC BOX
	=	E-INLET
	=	GRATE INLET
	=	STORM MANHOLE
	=	CURB INLET
	=	SANITARY MANHOLE
	=	CLEAN-OUT
	=	POWER POLE
	=	SERVICE POLE
	=	LIGHT STANDARD
	=	GUY ANCHOR
	=	SIGN
—E—	=	OVERHEAD ELECTRIC
	=	BARBED WIRE FENCE
	=	IRON FENCE
	=	WOOD FENCE
	=	BRICK WALL
	=	LIGHT POST
	=	IRRIGATION CONTROL VALVE
	=	COVERED AREA
	=	STORM SEWER
	=	SANITARY SEWER
	=	WATER LINE
	=	VEHICULAR POINT OF ENTRY FROM PUBLICLY DEDICATED RIGHT-OF-WAY
B-B	=	BEARING BASIS
AC	=	AIR CONDITIONER PAD
	=	CONCRETE SIDEWALK

ALTA/NSPS
LAND TITLE SURVEY

TRACT 1-FEE SIMPLE
15.865 ACRES

BEING UNRESTRICTED RESERVE 'A'
TAMARRON MULTIFAMILY II
A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220253 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 2-EASEMENT ESTATE

BEING A NON-EXCLUSIVE EASEMENT ESTATE FOR THE PURPOSES STATED THEREIN, DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2024125054 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS RESERVE C, TAMARRON MULTIFAMILY II, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220253 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

TRACT 3-EASEMENT ESTATE

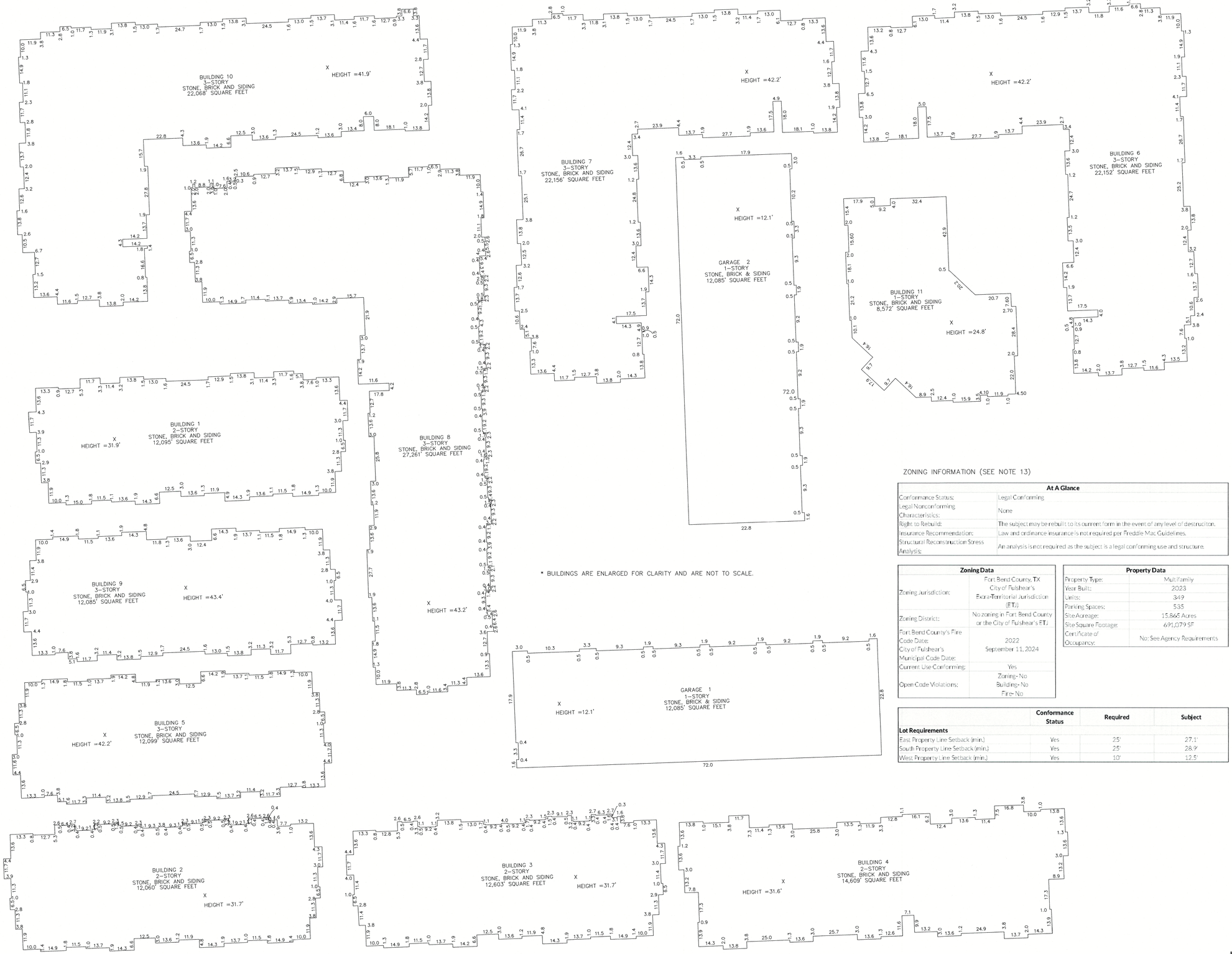
BEING A NON-EXCLUSIVE EASEMENT ESTATE FOR THE PURPOSES STATED THEREIN, DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2024125055 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS RESERVE B, TAMARRON MULTIFAMILY II, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220253 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
LOCATED IN
THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
FORT BEND COUNTY, TEXAS
SHEET 1 OF 2

REVISION No.1 09/02/2025 EMENDATION CERTIFICATION

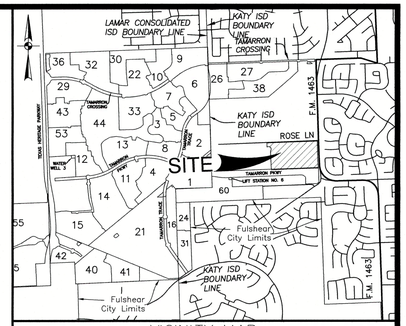
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SCALE: 1"= 60'	JOB NO. 222602	DATE: 08/13/2025
CREW CHIEF: L.W.	FIELD BOOK: 25112	DWG.: 222602 ALTA

N:\Data\2022\222602\DWG\ALTA_07-25.dwg



* BUILDINGS ARE ENLARGED FOR CLARITY AND ARE NOT TO SCALE.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP: 483V

ZONING INFORMATION (SEE NOTE 13)

At A Glance	
Conformance Status:	Legal Conforming
Legal Nonconforming Characteristics:	None
Right to Rebuild:	The subject may be rebuilt to its current form in the event of any level of destruction.
Insurance Recommendation:	Law and ordinance insurance is not required per Freddie Mac Guidelines.
Structural Reconstruction Stress Analysis:	An analysis is not required as the subject is a legal conforming use and structure.

Zoning Data	
Zoning Jurisdiction:	Fort Bend County, TX City of Fulshear's Extra-Territorial Jurisdiction (ETJ)
Zoning District:	No zoning in Fort Bend County or the City of Fulshear's ETJ
Fort Bend County's Fire Code Date: City of Fulshear's Municipal Code Date:	2022 September 11, 2024
Current Use Conforming:	Yes
Open Code Violations:	Zoning- No Building- No Fire- No

Property Data	
Property Type:	Multifamily
Year Built:	2023
Units:	349
Parking Spaces:	535
Site Acreage:	15.865 Acres
Site Square Footage:	691,079 SF
Certificate of Occupancy:	No; See Agency Requirements

	Conformance Status	Required	Subject
Lot Requirements			
East Property Line Setback (min.)	Yes	25'	27.1'
South Property Line Setback (min.)	Yes	25'	28.9'
West Property Line Setback (min.)	Yes	10'	12.5'

TO DHIC-TAMARRON II, LLC A DELAWARE LIMITED LIABILITY COMPANY, WICK PHILLIPS GOULD & MARTIN, LLP, DHI TITLE AGENCY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOUNT ACQUISITIONS I LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOUNT ACQUISITIONS II LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOUNT ACQUISITIONS III LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FOUNT ACQUISITIONS IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, PURCHASER, LENDER (IF APPLICABLE)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),6(B),7(A),7(B1),7(C),8,9,10,11(A),13,14,16,17,18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/18/2025.

DATE OF MAP OR PLAT: AUGUST 13, 2025

Jon P. Bordovsky
Registered Professional Land Surveyor
Texas Registration No. 6405

STATE OF TEXAS
REGISTERED
JON P. BORDOVSKY
6405
PROFESSIONAL
LAND SURVEYOR

ALTA/NSPS
LAND TITLE SURVEY

TRACT 1-FEE SIMPLE
15.865 ACRES

BEING UNRESTRICTED RESERVE 'A'
TAMARRON MULTIFAMILY II
A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220253 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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TRACT 3-EASEMENT ESTATE

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LOCATED IN
THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
FORT BEND COUNTY, TEXAS
SHEET 2 OF 2

REVISION No.1 09/02/2025 EMENDATION CERTIFICATION

ADDRESS:
28100 TAMARRON PARKWAY
KATY, TEXAS 77494

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SCALE: NOT TO SCALE	JOB NO. 222602	DATE: 08/13/2025
CREW CHIEF: L.W.	FIELD BOOK: 25112	DWG.: 222602 ALTA

R:\Data\2022\222602\Dwg\ALTA.dgn 22:21:5...

THE RANGE AT TAMARRON

CLIENT
VALIANT RESIDENTIAL

JOB NAME
RANGE AT TAMARRON

PROPERTY ADDRESS
28100 TAMARRON PKWY., KATY, TX 77494

JOB NUMBER
774-1004

DESIGNER
KAREM RAMIREZ

CLIENT SIGN PROGRAM APPROVAL

DODD CREATIVE GROUP

CLIENT SIGNATURE DATE

7263 Envoy Ct. | Dallas, TX 75247
doddcreative.com | P 214.821.6990

By signing above you are insuring that you have verified the accuracy of all graphics shown with respect to size and content. The specifications are correct and represent our order requirements exactly. I authorize the release into production according to this approved submittal.

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CLIENT ACTION NEEDED

MAIN MONUMENT

- CLIENT TO CONFIRM THERE IS POWER TO MONUMENT UPLIGHTS

SIGN PACKAGE

- CLIENT TO CONFIRM HOURS AND PHONE NUMBER

DODD ACTION NEEDED

MAIN MONUMENT

- DODD TO BUILD CONCRETE PAD & PIER
- DODD TO ENGINEER & PERMIT MONUMENT
- DODD TO INSTALL ON CONCRETE PAD

BRAND INFO

PROPERTY LOGO

THE
RANGE
AT TAMARRON

SIGNAGE COLORS

- WHITE ACRYLIC
- FAUX WOOD TO MATCH BELBIENEW-1201 REGAL OAK
- SW 7069 IRON ORE
- STONE VENEER TO MATCH PROPERTY

SIGNAGE FONTS

ALMANACH - SEMI BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

ALMANACH - LIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

DODD CREATIVE GROUP
WEB doddcreative.com | PHONE 214.821.6990 | FAX 214.821.6992
MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE EXISTING CONDITIONS

QUANTITY
1

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EXISTING LANDSCAPE
TO REMAIN ON LOCATION

EXISTING MONUMENT
DODD TO DEMO
QUARRY STONE
120.5"L X 7"H X 24"W

EXISTING UPLIGHTS
TO REMAIN ON LOCATION

EXISTING LANDSCAPE
TO REMAIN ON LOCATION



DODD CREATIVE GROUP
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MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE S/F MONUMENT - S/F NON ILLUM. SIGN CABINET - DAY/NIGHT VIEW

QUANTITY 1

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DAY VIEW



NIGHT VIEW



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CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MAIN ENTRY MONUMENT - S/F NON ILLUM. - DIMENSIONS

QUANTITY 1

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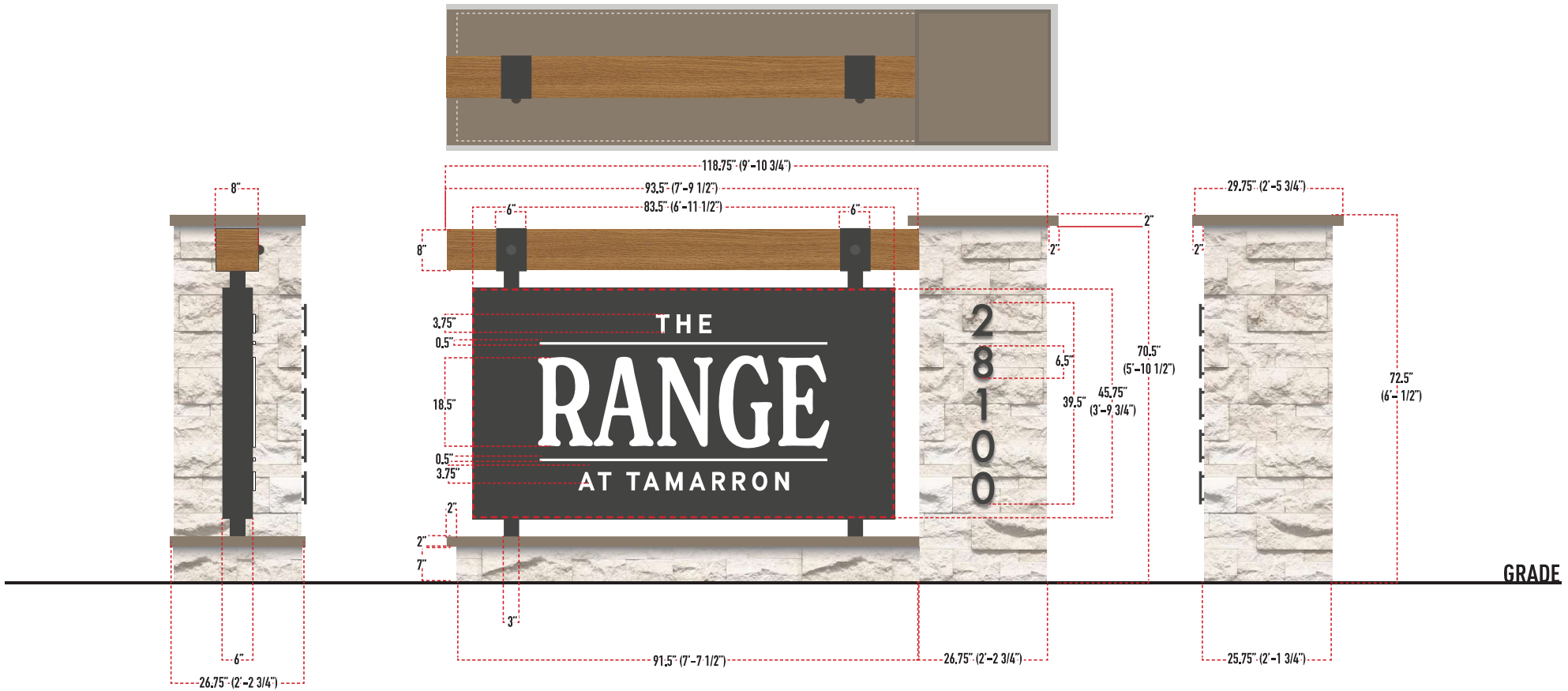
26.5 SQ FT. SIGN FACE
59.8 SQFT SIGN STRUCTURE

MAX ALLOWED: 72 SQ. FT. (SIGN FACE)

MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

TOP VIEW



WHITE ACRYLIC
FAUX WOOD TO MATCH BELBIEN EW-1201 REGAL OAK
SW 7069 IRON ORE
EVOLVE MATERIALS NATIONAL TRUE - WINTER VALLEY
SW 7032 WARM STONE

INSTALLATION
DROP IN GROUND ON POST USING STEEL POST & CONCRETE PIER W/ CONCRETE PAD
CABINET TO SLIDE OVER STEEL POST AND ATTACH WITH BOLTS

DODD CREATIVE GROUP
WEB doddcreative.com | PHONE 214.821.6990 | FAX 214.821.6992
MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MAIN ENTRY MONUMENT - S/F NON ILLUM. - SPECS

QUANTITY 1

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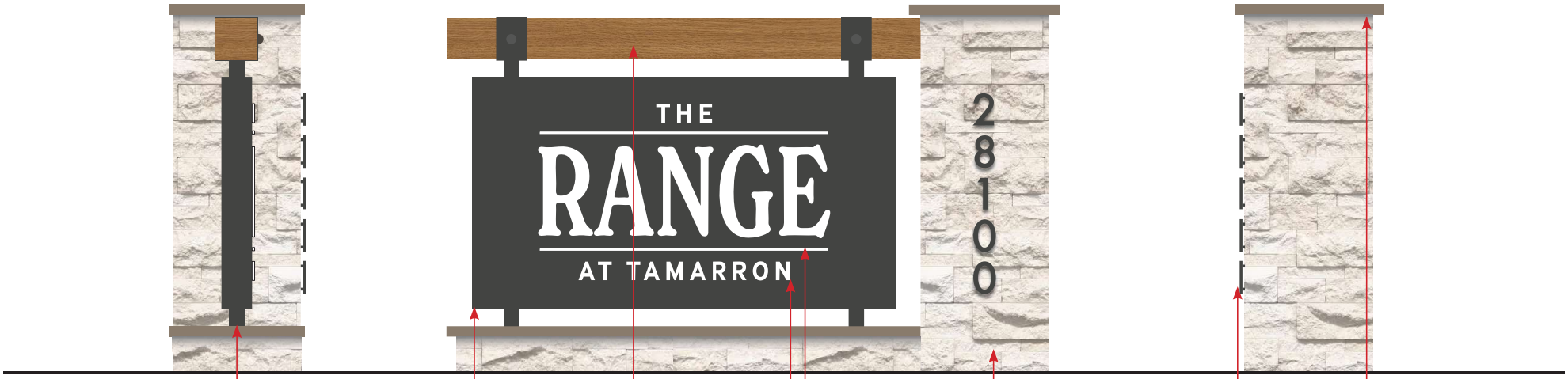
26.5 SQ FT. SIGN FACE
59.8 SQFT SIGN STRUCTURE

MAX ALLOWED: 72 SQ. FT. (SIGN FACE)

MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

TOP VIEW





3" STEEL POST
PAINTED
SW 7069 IRON ORE

6" DEEP CABINET
.080 ALUMINUM CABINET
PAINTED
SW 7069 IRON ORE

FAUX WOOD BEAM
.080 ALUMINUM
CABINET PAINTED
FAUX WOOD TO MATCH
BELBIEN EW-1201
REGAL OAK

LOGO & RULE LINE
1/2" WHITE ACRYLIC
FCO LETTERS

STONE VENEER
EVOLVE MATERIALS
STONE VENEER
NATIONAL TRUE
WINTER VALLEY

ADDRESS NUMBER
1/2" ACRYLIC FCO
PAINTED SW 7069W/
1/4" SPACERS PAINTED
TO MATCH
PROVIDE STUDS &
DRILLING PATTERN

STONE CAP
.080 ALUMIN.
PAINTED SW 7032
WARM STONE

- WHITE ACRYLIC
- FAUX WOOD TO MATCH BELBIEN EW-1201 REGAL OAK
- SW 7069 IRON ORE
- EVOLVE MATERIALS NATIONAL TRUE - WINTER VALLEY
- SW 7032 WARM STONE

INSTALLATION

DROP IN GROUND ON POST USING STEEL POST &
CONCRETE PIER W/ CONCRETE PAD
CABINET TO SLIDE OVER STEEL POST
AND ATTACH WITH BOLTS

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MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MAIN ENTRY MONUMENT - S/F
NON ILLUM. - INTERNALS

QUANTITY
1

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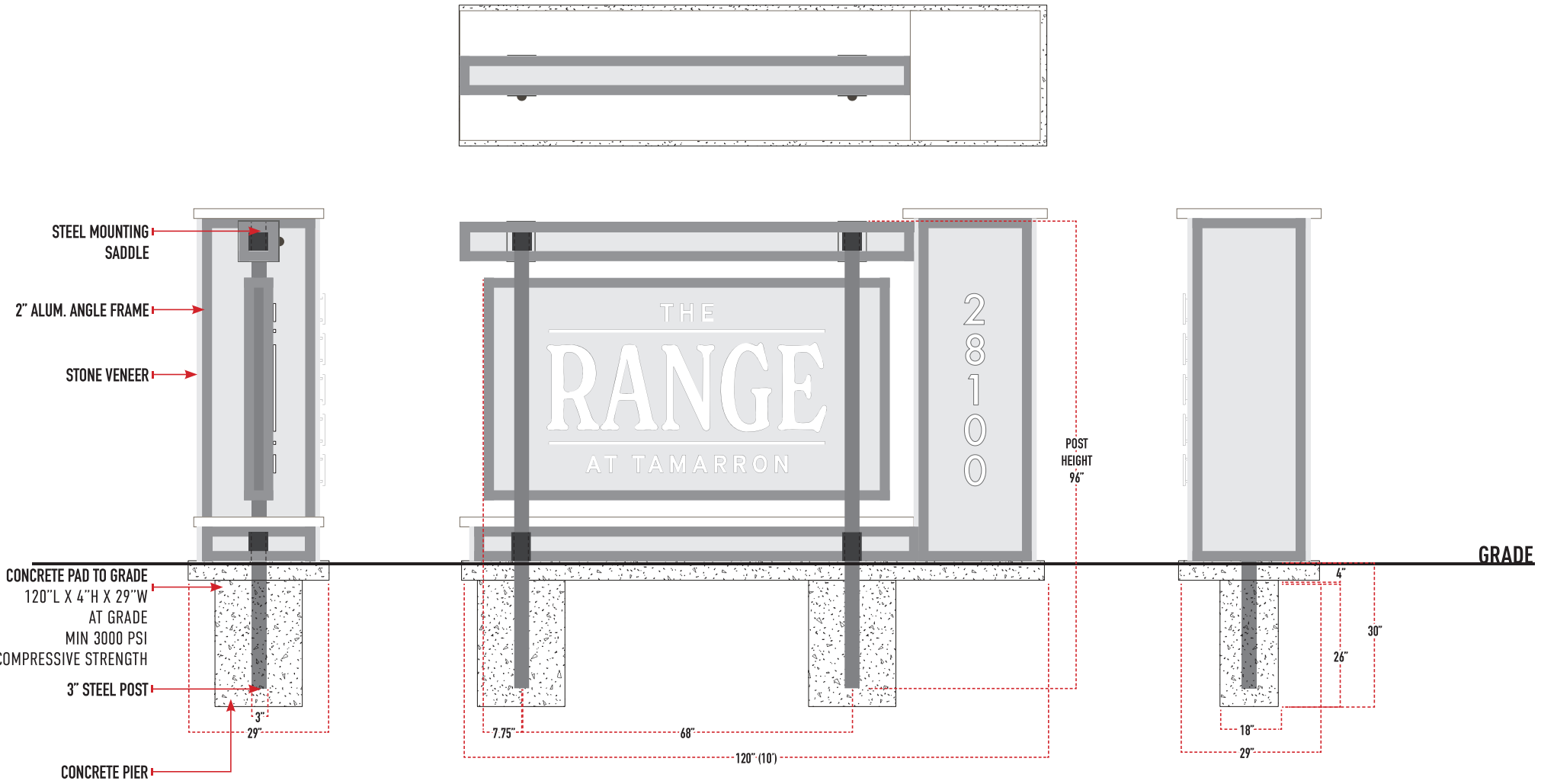
26.5 SQ FT. SIGN FACE
59.8 SQFT SIGN STRUCTURE

MAX ALLOWED: 72 SQ. FT. (SIGN FACE
MAX HEIGHT: 10 FT.
MAX WIDTH: 12 FT.

TOP VIEW



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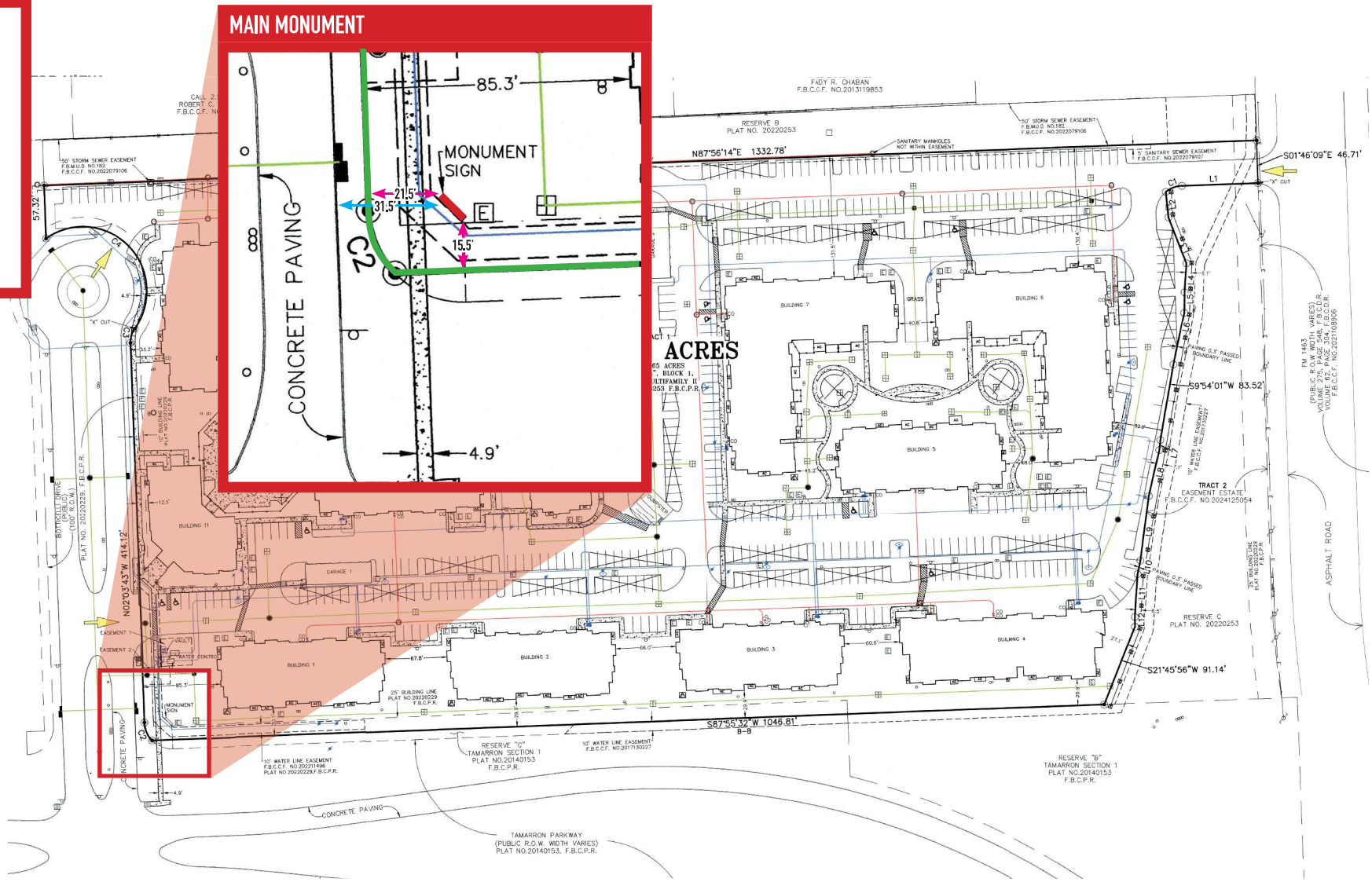
KEY

= PROPERTY LINE
= 21.5' FROM PROPERTY LINE
= 15.5' FROM PROPERTY LINE
= 31.5' FROM CURB

MAIN MONUMENT



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MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT VALIANT RESIDENTIAL
PROJECT RANGE AT TAMARRON
SIGN TYPE MONUMENT SPOTTING INTERSECTION
BOTTICELLI @ TAMARRON

QUANTITY
1

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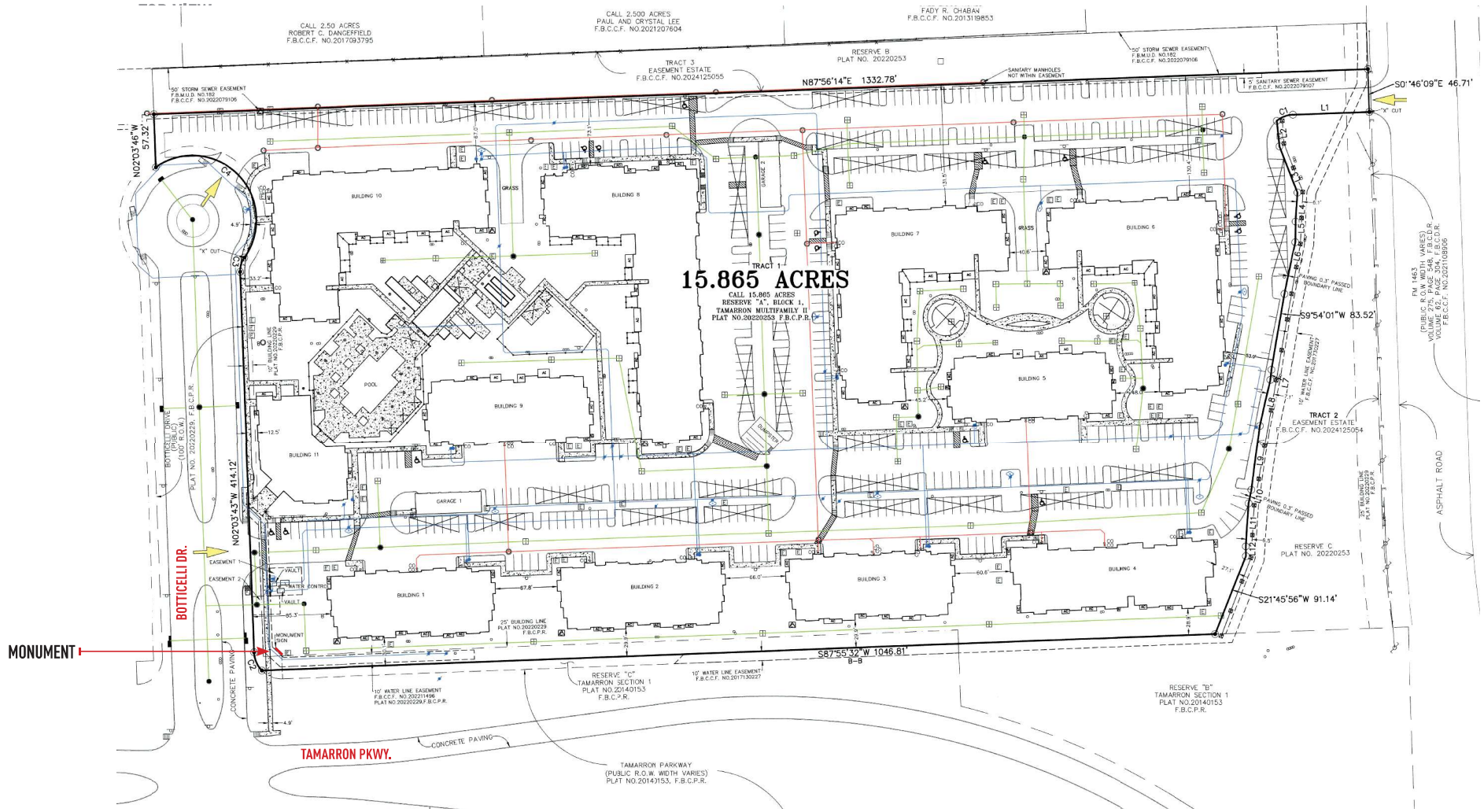


AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS

AGENDA OF: December 3, 2026
ITEMS: 1
DEPARTMENT: Planning
PREPARED BY: Rodrigo Rodriguez
PRESENTER:

SUBJECT: VARIANCE REQUEST BY CHASE WELLS/27708 FM 1093 ROAD

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY

Chase Wells is requesting a variance from Article III: Site Development, Division III-4 Signs, Section 28-3-33, Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The requested variance would permit the placement of a monument sign at a setback greater than that allowed under the ordinance.

The ordinance requires monument signs to be located exactly 10 feet from the property line. The requested variance would allow the sign to be placed at a greater setback to avoid encroachment into the Enterprise Pipeline easement.

RECOMMENDATION

ATTACHMENTS:

ZBA Public Hearing Notice 12.03.26 (Rightway).pdf
ZBA Application Rightway 12.03.26.pdf

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026;

The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Chase Wells, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 0.9636-acre tract is located within 0290 J C McDonald, Acres 11.39, Landmark Flewellen Place Lane West, Block 1, Unrestricted Reserve "A" and is more precisely located at 27708 FM 1093 Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

6611 W Cross Creek Bend Lane
Fulshear, TX 77441

(281) 346-1796
(281) 346-2556 (Fax)
permits@fulsheartexas.gov

Record Report for Variance #VAR-26-0011

Record Overview

Record Number: VAR-26-0011

Record Type: Variance

Record Status: Paid

Record Submitted At: Tuesday September 29, 2026

Record Address: 27708 FM 1093 Rd, Fulshear, Texas

Record Owner: Rodrigo Rodriguez

Record Applicant User: Chase Wells

Record Applicant Company: ALJ-Lindsey LLC

Form Submission

Property Address: 27708 FM 1093 Rd, Fulshear, Texas

Legal Description:

"0290 J C McDonald, Acres 11.39, Landmark Flewellen Place Lane West, Block 1, Unrestricted Reserve ""A"""

Property Owner's:
Landmark Industries LLC
11111 Wilcrest Green Dr
Ste 100
Houston, TX 77042-4739

Applicant's Information:
ALJ Lindsey, LLC, Chase Wells
18635 N. Eldridge Parkway, Tomball, TX
Ste 200
Tomball, 77377
cwells@aljlindsey.com, (936) 648-3106

Explain Request Necessity:

Development is off of F.M. 1093/F.M. 359 where there is an adjacent 25' Enterprise Pipeline Easement (F.B.C.C.F. No. 2017073503) running parallel to the Right-of-Way. See record #CVL-26-0041 for civil plans for the proposed development.

Request Proposal and Description:

Variance for the monument sign maximum setback of 10 ft as specified in Table 28-3-33-1. A 10' setback would result in the monument sign encroaching the 25' Enterprise Pipeline Easement.

Status of Project: Proposed

Have you informed your Home Owner's Association?: N/A

Have you informed your neighbors?: No

Are there previous variance requests for this property?: No

Explain: -

Are there similar situations in the area?: Yes

Address of similar situation: -

Signature:



Signed in GovWell: Tuesday September 29, 2026, 4:13pm

CenterPoint Energy Houston

Memorandum

Date: 09/14/2026

Subject: CONFIRMATION OF ADDRESS

The Maps & Records Department of CenterPoint assigned and confirms the following E-911/service addresses:

Address: 27708 FM 1093 RD
Postal City: FULSHEAR
Zip Code: 77441
Please verify City and Zip Code with USPS
FBCAD: R586627
Legal Description: 0290 J C MCDONALD, ACRES 11.39, Landmark Flewellen Place Lane West, Block 1, Unrestricted Reserve "A"
ESIID: Contact Customer Service 713-207-2222

If you need additional assistance, please email.

Thank you,

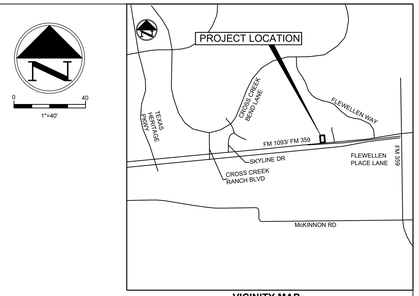
Elaine Chambers
ElectricRegionalStructure@centerpointenergy.com
Addressing & Master Data Tech
Regional Structure Master Data

BENCHMARK NOTES

PID AW0121
BRONZE DISK LOCATED FROM THE INTERSECTION OF DONIGAN RD AND US 90 WEST OF BROOKSHIRE, GO WEST 0.27 MILE ON US 90 TO THE MONUMENT ON THE LEFT AND 100' FT EAST OF THE EAST BANK OF BESSIES CREEK
ELEV. 130.54 NAVD88

TBM 260040-6
SCRIBED "X" WITH BOX ON TOP OF SOUTH CURB OF A SIDEWALK RAMP. RAMP IS LOCATED WEST SIDE OF DRIVEWAY ENTRANCE AND APPROXIMATELY 440 FEET WEST OF CENTERLINE INTERSECTION OF FLEWELLEN PLACE LANE AND FM 1093.
ELEV. 129.61 NAVD88

TBM 260040-7
SCRIBED "X" WITH BOX ON NORTHEAST CORNER OF A CURB INLET. INLET IS LOCATED ON THE WEST BOUND SIDE OF FM 1093 AND APPROXIMATELY 251 FEET WEST OF CENTERLINE INTERSECTION OF FLEWELLEN PLACE LANE AND FM 1093.
ELEV. 128.89 NAVD88



VICINITY MAP
NOT TO SCALE

LEGEND

AIN	TYPE A INLET
BL	BUILDING LINE
BRS.	BEARS
CIN	TYPE C INLET
CO	CLEAN OUT
DIA	DIAMETER
ELEV.	ELEVATION
ESMT.	EASEMENT
I.	IRON
FH	FIRE HYDRANT
FL	FLOW LINE
FOM	FIBER OPTIC MARKER
FND.	FOUND
GXX.XX	GUTTER ELEVATION
F.B.C.C.F NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
GP	GATE POST
GXX.XX	GUTTER ELEVATION
PF	PIN FLAG
PLM	PIPELINE MARKER
PN	PLAT NUMBER
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SAMH	SANITARY MANHOLE
SAN. S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
STM. S.E.	STORM SEWER EASEMENT
STMH	STORM MANHOLE
TBM	TEMPORARY BENCHMARK
TCXX.XX	TOP OF CURB ELEVATION
UG	UNDERGROUND
W.L.E.	WATER LINE EASEMENT
WM	WATER METER
WV	WATER VALVE
—— e ——	OVERHEAD ELECTRIC

CREEKSIDE AT CROSS CREEK RANCH
SECTION ELEVEN
P.N. 20110015 F.B.C.P.R.

LOT 13 · LOT 14 · LOT 31 · LOT 32 · LOT 33 · LOT 44 · LOT 45 · LOT 46 · LOT 47 · RESTRICTED RESERVE "B"

FND. 1/2" I. PIPE W/ BGE INC CAP (×2)

30' W.L.E. AND STM. S.E. P.N. 20250129 F.B.C.P.R.

STMH RIM=132.30
36" RCP S FL= 122.24
48" RCP W FL= 122.22
60" RCP E FL= 122.20

FND. BENT 1/2" I. PIPE W/ BGE INC CAP BRS. N 64°42' E, 0.36'

10' B.L. P.N. 20250129 F.B.C.P.R.

FLEWELLEN PLACE LANE
(80' R.O.W.)
P.N. 20110015 F.B.C.P.R.

15' W.L.E. P.N. 20250129 F.B.C.P.R.

15' STM. S.E. P.N. 20250129 F.B.C.P.R.

STMH RIM=130.52
30" RCP W FL= 122.36
30" RCP E FL= 122.34
36" RCP N FL= 122.29
"NO CONNECTION FOUND"

SAMH RIM=130.73
8" PVC W FL= 115.87
8" PVC E FL= 115.83

STMH RIM=130.96
24" RCP W FL= 122.59
30" RCP E FL= 122.58
30" RCP S FL= 122.51*
"NO CONNECTION FOUND"

SAMH RIM=130.51
8" PVC S FL= 116.38
8" PVC W FL= 116.42
8" PVC E FL= 116.28

SAMH RIM=130.88
8" PVC S FL= 116.91
8" PVC W FL= 116.88
8" PVC E FL= 116.84

8" PVC

30" RCP

N 83°00'02" E 159.00'

15' SAN. S.E. P.N. 20250129 F.B.C.P.R.

FND. 5/8" I. ROD W/ BGE INC CAP

FND. 5/8" I. ROD W/BCG INC CAP

15' W.L.E. P.N. 20250129 F.B.C.P.R.

FND. BENT 1/2" I. PIPE BRS. N 82°31' W, 0.25'

FND. 5/8" I. ROD W/ BCG INC CAP

LANDMARK FLEWELLEN PLACE LANE WEST
P.N. 20250129 F.B.C.P.R.
UNRESTRICTED RESERVE "A" BLOCK 1

LANDMARK FLEWELLEN PLACE LANE WEST
P.N. 20250129 F.B.C.P.R.
UNRESTRICTED RESERVE "A" BLOCK 1
0.9636 ACRE
41,976 SQ. FT.
LANDMARK INDUSTRIES B.B.C.C.F. NO. 2013073162

LANDMARK FLEWELLEN PLACE LANE WEST
P.N. 20250129 F.B.C.P.R.
UNRESTRICTED RESERVE "A" BLOCK 1

LANDMARK FLEWELLEN PLACE LANE WEST
P.N. 20250129 F.B.C.P.R.
UNRESTRICTED RESERVE "B" BLOCK 1

N 06°59'58" W 264.00'

S 06°59'58" E 264.00'

10' CENTERPOINT ENERGY ESMT. F.B.C.C.F. NO. 2011039599

FND. 1/2" I. PIPE W BGE INC CAP BRS. S 01°51' W, 0.53'

FND. BENT 1/2" I. PIPE W/BGE INC CAP

20' ENTERPRISE PIPELINE ESMT. F.B.C.C.F. NO. 2017073503 (ESMT. "C")

PLM "ENTERPRISE CRUDE 1-800-220-1058" SIGN

FND. 5/8" I. ROD W/BGE INC CAP
FND. 5/8" I. ROD W/ BCG CAP
BRS. N 20°14' E, 0.20'

FND. 5/8" I. ROD W/BGE INC CAP FND. 5/8" I. ROD W/ BCG CAP BRS. N 32°14'58" E 0.19'

25' B.L. P.N. 20250129 F.B.C.P.R.

FND. 5/8" I. ROD W/ BGE INC CAP

ENTERPRISE CRUDE 36" DIA. PIPE

ORANGE PAINT UG FIBERLIGHT CABLE 801-364-1063

YELLOW PAINT UG GAS

S 83°00'02" W 159.00'

STMH RIM=130.40
3x5 BOX E FL= 120.00
3x5 BOX W FL= 120.00

3'x5' BOX STM

5' CONC. SIDEWALK

TBM 260040-6
ELEV. 129.61

TBM 260040-7
ELEV. 128.89

CIN RIM=128.89
3x5 BOX E FL= 119.10
3x5 BOX W FL= 119.10

F.M. 1093 / F.M. 359
(120' R.O.W.)
VOL. 243 PG. 169 F.B.C.D.R.

CONCRETE PAVING

"ONE WAY" SIGN

"CAUTION MERGING LANE" SIGN

CIN

AIN

NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY UNINCORPORATED AREAS, MAP NUMBER 48157C0105L, DATED EFFECTIVE 4/2/2014.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT SURVEYED PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT THAT AFFECT SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. ALL NATURAL GROUND ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST TENTH OF A FOOT AND ALL HARD SURFACE ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION I SURVEY.
FIELDWORK WAS COMPLETED ON MARCH 25, 2026.

DATE OF SURVEY: MARCH 31, 2026.

STATE OF TEXAS · REGISTERED · SEAN CONLEY · 6739 · PROFESSIONAL · LAND SURVEYOR

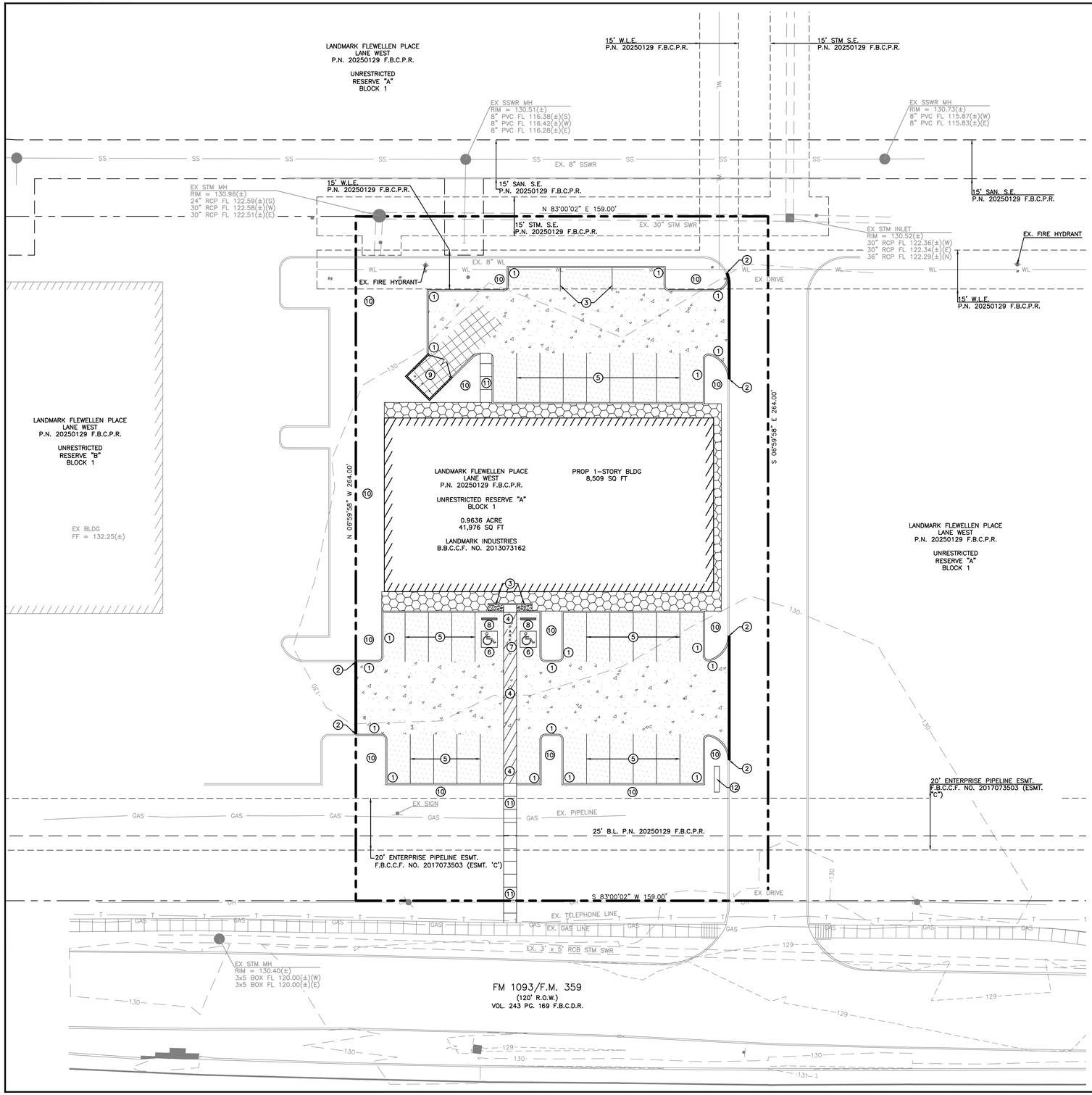
SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

FORT BEND CAD PROPERTY ID. REFERENCE NUMBER R45546

TOPOGRAPHIC SURVEY OF
0.9636 ACRE OF LAND
PORTION OF UNRESTRICTED RESERVE "A", BLOCK 1 OF LANDMARK FLEWELLEN PLACE LANE WEST
SITUATED IN THE
J.C. MCDONALD SURVEY, ABSTRACT 290
FORT BEND COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL: (832) 729-4997
CONLEYLAND.COM
TBPELS FIRM NO. 10194732

SCALE: 1"=40'	JOB NO. 26.0040	DATE: 03/31/2026	



0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

BENCHMARK:
PID AW0121
BRONZE DISK LOCATED FROM THE INTERSECTION OF DONIGAN RD AND US 90 WEST OF BROOKSHIRE, GO WEST 0.27 MILE ON US 90 TO THE MONUMENT ON THE LEFT AND 100' FT EAST OF THE EAST BANK OF BESSIES CREEK
ELEVATION = 130.54 FEET (NAVD88)

TEMPORARY BENCHMARK "260040-6":
SCRIBED 'X' WITH BOX ON TOP OF SOUTH CURB OF A SIDEWALK RAMP. RAMP IS LOCATED WEST SIDE OF DRIVEWAY ENTRANCE AND APPROXIMATELY 440 FEET WEST OF CENTERLINE INTERSECTION OF FLEWELLEN PLACE LANE & FM 1093.
ELEVATION = 129.61 FEET (NAVD88)

TEMPORARY BENCHMARK "260040-7":
SCRIBED 'X' WITH BOX ON NORTHEAST CORNER OF A CURB INLET. INLET IS LOCATED ON THE WEST BOUND SIDE OF FM 1093 AND APPROXIMATELY 251 FEET WEST OF CENTERLINE OF INTERSECTION OF FLEWELLEN PLACE LANE & FM 1093.
ELEVATION = 128.89 FEET (NAVD88)

KEYED NOTES

1. PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)
2. TIE PROPOSED CURB INTO EXISTING CURB
3. CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C7.0)
4. 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
5. 90° WHITE PARKING LOT STRIPING
6. HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET C7.0)
7. HANDICAP ACCESSIBLE PARKING STALL STRIPING
8. WHEEL STOP (SEE DETAIL, SHEET C7.0)
9. DUMPSTER ENCLOSURE
10. LANDSCAPED AREA (REF. LANDSCAPE PLANS)
11. CONCRETE SIDEWALK (WIDTH PER PLANS)
12. MONUMENT SIGN (REF. ARCHITECTURAL PLANS)

PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0)

PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)

CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

100 EX. MAJOR CONTOUR

99 EX. MINOR CONTOUR

GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PROVIDED BY OWNER.
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION, SIZE, AND QUANTITY OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.907.4911
FRN F-11526

STATE OF TEXAS
CHASE G. WELLS
159669
REGISTERED
PROFESSIONAL ENGINEER

28 SEPTEMBER 2026

ALJ PROJECT NO. 1283.25.CV.008
DATE: SEPT. 2026
SCALE: 1:20
DRAWN BY: AJM
CHECKED BY: IRH

PAVING PLAN

RIGHTWAY DENTAL
27708 FM 1093 RD
FULSHEAR, TEXAS

SHEET
C5.0

AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS

AGENDA OF: December 3, 2026
ITEMS: 1
DEPARTMENT: Planning
PREPARED BY: Rodrigo Rodriguez
PRESENTER:

SUBJECT: VARIANCE REQUEST BY YEZNIA LARA/29105 FM 1093 ROAD

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY

Yeznia Lara is requesting a variance from Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Section 28-2-15: Industrial District, Table 28-2-15-2, of the Fulshear Coordinated Development Ordinance. The requested variance would waive the additional parking requirement associated with the proposed increase in the business's building square footage.

The proposed approximately 22,000-square-foot building addition would trigger a requirement for 22 additional parking spaces. The property currently provides 13 parking spaces located near the front office. Since the proposed expansion does not include additional office space, customers would continue to utilize the existing parking spaces for regular business operations.

RECOMMENDATION

ATTACHMENTS:
ZBA Public Hearing Notice 12.03.26 (Storage).pdf
ZBA Application Storage 12.03.26.pdf

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 3, 2026; The public hearing will take place at 9 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Yeznia Lara, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec 28-2-15 Industrial District, Table 28-2-15-2 of the Fulshear Coordinated Development Ordinance. The subject 7.4-acre tract is located within 0050 E Latham, BLOCK 1, ACRES 7.4, McKinnon Storage Facility Final Replat, Lot 1 and is more precisely located at 29105 FM 1093 Road. The application may be inspected at the Planning Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request, contact Rodrigo Rodriguez, City of Fulshear, 281-346-1796.

6611 W Cross Creek Bend Lane
Fulshear, TX 77441

(281) 346-1796
(281) 346-2556 (Fax)
permits@fulsheartexas.gov

Record Report for Variance #VAR-26-0009

Record Overview

Record Number: VAR-26-0009

Record Type: Variance

Record Status: Paid

Record Submitted At: Tuesday September 8, 2026

Record Address: 29105 FM 1093 Road

Record Owner: Rodrigo Rodriguez

Record Applicant User: Spear Point Engineering

Record Applicant Company: Spear Point Engineering

Form Submission

Property Address: 29105 FM 1093 Road

Legal Description: Lt 1 Blk 1 0050 E Latham, 7.4 Acres, McKinnon Storage Facility

Property Owner's:
Surepoint Fulshear Self Storage Ltd Surepoint Fulshear Self Storage Ltd
15614 Cloud Top
San Antonio, TX 78248-1349
(210) 822-2424

Applicant's Information:
Spear Point Engineering, Yeznia Lara
Willis, TX 77378
yeznia@spetexas.com, (936) 256-2626

Explain Request Necessity:

Phase 1 of the storage facility at 29105 FM 1093, Richmond, TX 77406 was approved for construction in May 2023. The existing facility has a 1,400 sq ft office and was constructed with nine (9) regular parking spaces and two (2) ADA spaces for a total of eleven (11) parking spaces. Phase 2 of this facility will be located directly south of Phase 1 and consists of four (4) unconditioned storage buildings (3 buildings 5,894 sq ft and 1 building 4,393 sq ft) for a total of 22,075 sq ft. No additional office space will be added, and existing and potential customers will continue to use the existing office to conduct relevant business.

Request Proposal and Description:

Existing ~100,000 sq ft storage facility with 1,400 front office and associated parking, drainage, pavement, detention, utilities and fire protection.
Proposed ~22,000 sq ft addition to existing storage facility

Status of Project: Existing

Have you informed your Home Owner's Association?: N/A

Have you informed your neighbors?: No

Are there previous variance requests for this property?: No

Explain: -

Are there similar situations in the area?: Yes

Address of similar situation: 29625 FM 1093, Fulshear, TX 77441

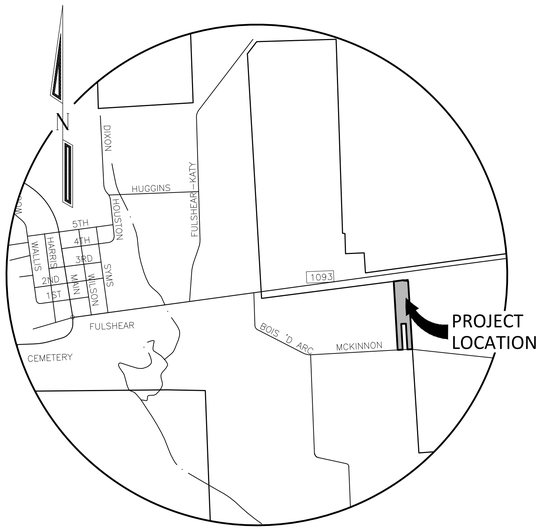
Signature:



Signed in GovWell: Monday November 2, 2026, 8:57am

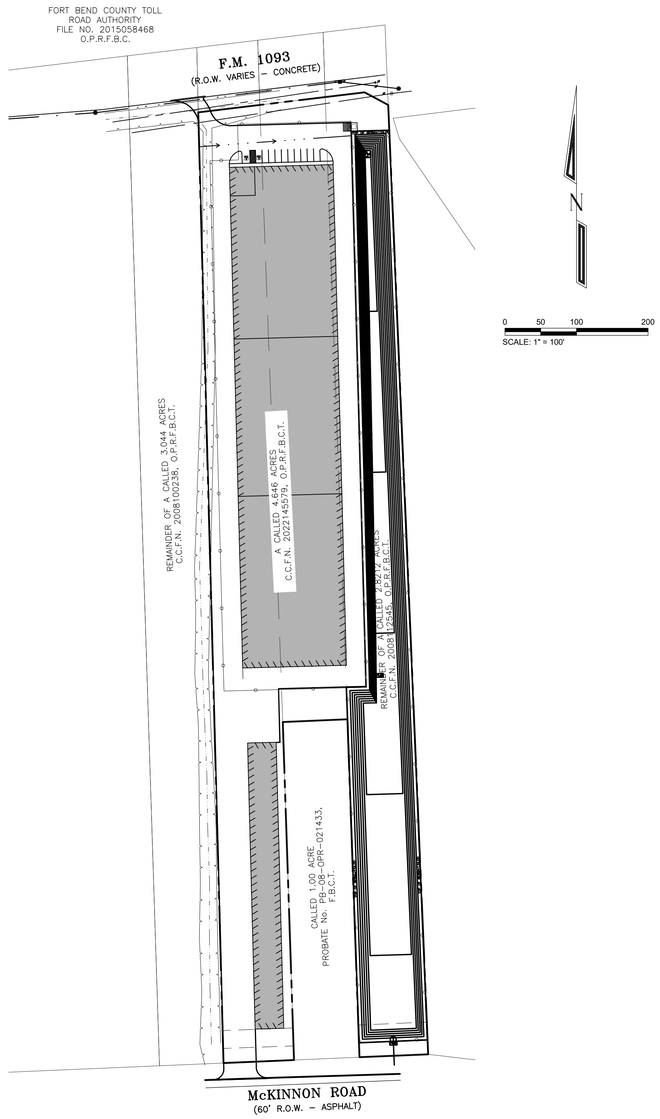
ORIGINAL LAYOUT SIZE – 24X36

CONSTRUCTION DRAWINGS FOR
FIF FULSHEAR STORAGE
PAVING, GRADING AND DETENTION
FULSHEAR, TEXAS
MARCH 2023



VICINITY MAP

SCALE : NONE
KEY MAP: 523K
FULSHEAR COUNTY



Sheet Index	
SHEET NUMBER	SHEET TITLE
1	COVER
2	CONSTRUCTION NOTES
3	SURVEY AND CONTROL
4	DIMENSIONAL CONTROL, SITE AND UTILITY PLAN
5	GRADING PLAN
6	STORM SEWER PLAN
7	DRAINAGE PLAN
8	DRAINAGE CALCULATIONS
9	POND DETAIL
10	TEMPORARY EROSION CONTROL PLAN
11	TEMPORARY EROSION CONTROL DETAILS
12	PAVING DETAILS
13	SANITARY DETAILS
14	WATER DETAILS
15	STORM DETAILS

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48157C0085M, FORT BEND COUNTY, TEXAS. EFFECTIVE DATE JANUARY 29, 2021.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

APPROVED BY CITY OF FULSHEAR ENGINEER — DATE: 5/4/2023

REV	DATE
COMMENT	

REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
3/31/2023

COVER

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 1 OF: 15

C:\SPEARPOINT ENGINEER\SPE JOB FOLDER\1200-1299\1262 FIF FULSHEAR STORAGE\CAD\1 COVER.DWG

ORIGINAL LAYOUT SIZE - 24X36

TYPICAL	ABBREVIATIONS		
AE	ACCESS EASEMENT	MEP	MATCH EXISTING PAVEMENT
ARV	AIR RELEASE VALVE	MAX	MAXIMUM
ASPH	ASPHALT	MIN	MINIMUM
BC	BACK OF CURB		
BFE	BASE FLOOD ELEVATION		
BL	BUILDING LINE		
BOV	BLOW-OFF VALVE	NG	NATURAL GROUND
CL	CENTERLINE	OCEW	ON CENTER EACH WAY
CLD	CENTERLINE OF DITCH	OFST	OFFSET
CONC	CONCRETE	OHE	OVERHEAD ELECTRIC
CSS	CEMENT STABILIZED SAND	OPR	OFFICIAL PUBLIC RECORD
DBL	DOUBLE	PVMT	PAVEMENT
DGFL	DEPRESSED GUTTER FLOW LINE	POB	POINT OF BEGINNING
DIA	DIAMETER	POC	POINT OF COMMENCEMENT
DA	DRAINAGE AREA	PVI	POINT OF VERTICAL INTERSECTION
DE	DRAINAGE EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PP	POWER POLE
EA	EACH	PROP	PROPOSED
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
EXIST OR EX	EXISTING	RT	RIGHT
FC	FACE OF CURB	ROW	RIGHT OF WAY
FF	FINISHED FLOOR	S	SLOPE
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOW LINE	SHLDR	SHOULDER
FND	FOUND	SIGN	SN OR SGN
FM	FORCE MAIN	SNGL	SINGLE
FP	FLOODPLAIN	SF	SQUARE FEET
FW	FLOODWAY	STA	STATION
GV	GATE VALVE	STM	STORM SEWER
GV&B	GATE VALVE AND BOX	SY	SQUARE YARDS
GFL	GUTTER FLOW LINE	TB OR TOB	TOP OF BANK
GUY	GUY WIRE	TEMP	TEMPORARY
HB	HIGH BANK	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TG	TOP OF GRATE
HMAC	HOT MIX ASPHALT CONCRETE	TP	TOP OF PAVEMENT
INT	INTERSECTION	TRC	TOP OF RIBBON CURB
IP	IRON PIPE	TW	TOP OF SIDEWALK
IR	IRON ROD	TPE	TREE PRESERVATION EASEMENT
JB	JUNCTION BOX	TPZ	TREE PRESERVATION ZONE
LT	LEFT	TYP	TYPICAL
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	WTR	WATER LINE
ME	MATCH EXISTING ELEVATION	WSE	WATER SURFACE ELEVATION

CAUTION!! BEFORE YOU DIG – CALL

TEXAS 811	811
ENTERGY	(800) 368-3749
RELIANT ENERGY	(866) 222-7100

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

THE DESIGN OF THE PROJECT WILL HAVE NO NEGATIVE EFFECT ON THIS DEVELOPMENT OR ON THE SURFACE WATER ELEVATION AND/OR THE ADJACENT PROPERTIES. NOR WILL THE DESIGN UNREASONABLY:

A) IMPEDE THE NATURAL FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES.

B) ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE, IN GREATER QUANTITIES OR IN A DIFFERENT LOCATION THAN WOULD RESULT FROM THE PRE DEVELOPMENT NATURAL FLOW OF SURFACE WATERS;

C) COLLECT OR CONCENTRATE THE FLOW OF SURFACE WATERS FOR DISCHARGE INTO AN EXISTING NATURAL OR ARTIFICIAL DRAINAGE WAY IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATER COURSE.

STANDARD NOTES

1. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS FOR PROPOSED IMPROVEMENTS.
2. REVISIONS TO THESE ENGINEERING PLANS MUST BE AUTHORIZED BY SPEAR POINT ENGINEERING PRIOR TO CONSTRUCTION. SPEAR POINT ENGINEERING – (936) 256-2626
3. THE CONTRACTOR SHALL:
   a. NOTIFY SPEAR POINT ENGINEERING (936-256-2626) AND ALL OTHER PERTINENT AGENCIES 48 HRS BEFORE STARTING WORK.
   b. NOTIFY ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION.
   c. NOTIFY THE ENGINEER AND ALL PERTINENT AGENCIES OF ALL DESIRED FIELD CHANGES. THE ENGINEER'S APPROVAL MAY BE REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY PROVISIONS REQUIRED TO PROTECT INDIVIDUALS, EQUIPMENT, MATERIALS AND WORKMANSHIP NECESSARY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION.
5. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY APPARENT OR SPECIAL NEEDS TO COMPLETE THE SCOPE OF WORK INCLUDED IN THIS PROJECT. THESE MAY INCLUDE THE NEED FOR OWNER PROVIDED SERVICES SUCH AS WATER, STAFF AVAILABILITY, ETC.
6. ACCURATE RECORDS SHOWING THE INSTALLED LOCATIONS OF ALL IMPROVEMENTS SHALL BE MAINTAINED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN ACCESS DURING THE CONSTRUCTION PERIOD. SCHEDULING OF ACTIVITIES SHOULD EMPHASIZE ACCESSIBILITY TO THE PROJECT SITE. EXTENDED PERIODS OF RESTRICTED ACCESS MUST BE LIMITED.
8. THE CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, YARDS, PRIVATE UTILITIES, DRIVES, CURBS, MAIL BOXES, SIGNS, IMPROVEMENTS, CULVERTS, AND OWNER'S FACILITIES FROM DAMAGE DURING CONSTRUCTION. DAMAGE DONE TO THESE ITEMS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REPLACE SUCH MOVABLE ITEMS AS MAIL BOXES, TRAFFIC CONTROL, BUSINESS SIGNS, AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION. FENCES OR STRUCTURES WHICH REQUIRE DISMANTLING OR REMOVAL SHALL BE RECONSTRUCTED OR REPLACED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.
9. AT THE END OF ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL RESTORE EXISTING FACILITY (I.E. PROPERTY) EQUAL TO OR BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CLEAN-UP ACTIVITIES SHALL BE MAINTAINED THROUGHOUT THE CONTRACT PERIOD.
10. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THAT SURFACE DRAINAGE IS NOT IMPEDED BY CONSTRUCTION WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF CONSTRUCTION ACTIVITIES DURING THE CONTRACT PERIOD. THIS SHALL INCLUDE ANY EROSION CONTROL MEASURES AND RE-GRADING NECESSARY TO ACHIEVE THE LINES AND GRADES SET FORTH BY THESE PLANS.
12. SIGNING, BARRICADING AND LIGHTING FOR CONSTRUCTION WITHIN HIGHWAY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STATE OR LOCAL STANDARDS. SIGNS, BARRICADES AND LIGHTS SHALL BE KEPT CLEAN, OPERATIONAL AND PROPERLY POSITIONED TO ASSURE PROPER SAFETY PRECAUTIONS.
13. ALL TESTING PROCEDURES USED ON THIS PROJECT SHALL CONFORM TO THE TCEQ, AWWA, NSF OR APPLICABLE STANDARDS. THE TESTING EXPENSE SHALL BE BORNE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR SHOULD BE AWARE THAT THERE ARE OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, ETC. LINES WITHIN THE PROJECT SITE. THE CONTRACTOR AND HIS PERSONNEL SHALL EXERCISE CARE AROUND THESE LINES TO PREVENT DAMAGE TO LINES AND INJURY TO THE PERSONNEL. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT LOCATION NO LESS THAN 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES IN THE RESPECTIVE WORK AREAS. ADEQUATE PROVISIONS FOR PROTECTING EXISTING FACILITIES SHOULD BE EMPLOYED.
16. ALL UNDERGROUND UTILITY LINES, SIZES, AND MATERIAL TYPES SHOWN ON THE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. NEITHER THE OWNER, NOR THE ENGINEER GUARANTEES THE ACCURACY THEREOF, ALSO, THE LOCATIONS OF SOME EXISTING UTILITY LINES ARE NOT KNOWN AND THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE FINAL ALIGNMENT OF THE PROPOSED MAIN LINES ARE SUBJECT TO MODIFICATION PENDING THE ESTABLISHMENT OF EXISTING UTILITY LOCATIONS.
17. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS.
18. THE LATEST TCEQ REGULATIONS MUST BE FOLLOWED FOR CROSSINGS OF SANITARY SEWER MAINS AND WATER MAINS. IT IS THE INTENT THAT THE MOST ECONOMICALLY ACCEPTABLE ALTERNATIVE BE ELECTED. ACCORDINGLY, FIELD VERIFICATION OF EXISTING UTILITY GRADES IS IMPERATIVE.
19. FINAL COVER OF INSTALLED LINES SHALL NOT BEGIN PRIOR TO OBSERVATION AND ACCEPTANCE BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER BY 4:00 P.M. REGARDING THE SCHEDULING OF THESE MONITORING VISITS.
20. CONNECTIONS TO EXISTING LINES SHALL INCLUDE ALL REQUIRED FITTINGS, MATERIALS REQUIRED TO MAKE A SUCCESSFUL TIE IN MEETING ALL APPLICABLE STANDARDS.
21. THE LOADING AND UNLOADING OF ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.
22. ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED.
23. CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER OSHA REQUIREMENTS.

REV	DATE
COMMENT	

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STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

CONSTRUCTION NOTES

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
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PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson468@yahoo.com
936-828-1058

JOB #
1262

SHEET:
2 OF: 15

BDAVIS 4/13/2023 3:42:10 PM
I:\SPEAR\PROJECTS\FIF FULSHEAR STORAGE\1262-1289\1262 FIF FULSHEAR STORAGE\CAD\2 CONSTRUCTION NOTES.DWG

LEGEND

C.C.F.N. = COUNTY CLERK'S FILE NUMBER
F.B.C.P.R. = FORT BEND COUNTY PROBATE RECORDS
O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
BM = BENCHMARK
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE
B.L. = BUILDING LINE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
◉ = FOUND MONUMENT (AS NOTED)
⌖ = (TBM) TEMPORARY BENCHMARK

0 50 100 200
SCALE : 1" = 100'

FIELD NOTES 7.489 ACRES

BEING A 7.489 ACRE TRACT, LYING AND SITUATED IN THE ENOCH LATHAM, JR. SURVEY, ABSTRACT 50, FORT BEND COUNTY, TEXAS, BEING A CALLED 4.646 ACRE TRACT AS RECORDED IN COUNTY CLERKS FILE NUMBER (C.C.F.N.). 2022145579, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND THE REMAINDER OF A CALLED 2.8212 ACRE TRACT AS RECORDED IN C.C.F.N. 2008112545 OF THE O.P.R.F.B.C.T.; SAID 7.489 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET (F.M.) 1093 FOR THE SOUTHEAST CORNER OF A CALLED 0.1901 ACRE TRACT OF LAND (R.O.W. TAKING) IN THE NAME OF FORT BEND COUNTY, TEXAS, AS RECORDED IN C.C.F.N. 2019048925,OF THE O.P.R.F.B.C.T.;

THENCE SOUTH 02°24'33" EAST, ALONG THE EAST LINE OF SAID REMAINDER OF A CALLED 2.8212 ACRES TRACT, A DISTANCE OF 1,328.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF MCKINNON ROAD (60-FEET WIDE);

THENCE SOUTH 87°33'03" WEST, WITH THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD, A DISTANCE OF 96.12 FEET TO A 1-INCH IRON PIPE FOUND FOR AN THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS RECORDED IN PROBATE NO. PB-08-OPR-021433 OF THE FORT BEND COUNTY PROBATE RECORDS;

THENCE NORTH 02°02'39" WEST, ALONG A SOUTHEASTERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 472.63 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 87°35'20" WEST, ALONG A SOUTHERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 90.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 01°53'41" EAST, ALONG A SOUTHWESTERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 472.70 FEET TO A 1-INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 87°33'03" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD, A DISTANCE OF 98.62 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 3.044 ACRE TRACT AS RECORDED IN C.C.F.N. 2008100238 OF THE O.P.R.F.B.C.T.;

THENCE NORTH 01°31'12" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID REMAINDER OF A CALLED 3.044 ACRES TRACT, A DISTANCE OF 1,329.19 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH R.O.W. LINE OF F.M. 1093 FOR THE SOUTHEAST CORNER OF A CALLED 0.2010 ACRE TRACT (R.O.W. TAKING) AS RECORDED IN C.C.F.N. 2017072411 OF THE O.P.R.F.B.C.T. AND THE SOUTHWEST CORNER OF A CALLED 0.1781 ACRE TRACT (R.O.W. TAKING) AS RECORDED IN C.C.F.N. 2019048937, OF THE O.P.R.F.B.C.T.;

THENCE NORTH 83°06'24" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF F.M. 1093, A DISTANCE OF 234.08 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR A NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID 0.1901 ACRE TRACT;

THENCE SOUTH 61°49'37" EAST, CONTINUING ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF F.M. 1093, A DISTANCE OF 37.54 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.489 ACRES OF LAND, MORE OR LESS.

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFIY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON_____2022, A.D., AT_____O'CLOCK (A.M. OR P.M.)

IN SLIDE NUMBER_____OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS,
THE DAY AND DATE LAST ABOVE WRITTEN.

_____ BY: _____
LAURA RICHARD DEPUTY
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

THIS PLAT OF MCKINNON STORAGE FACILITY IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.
THIS DAY_____DAY OF _____, 2022.

BY :_____
AMY PEARCE ,CHAIRMAN

BY :_____
DAR HAKIMZADEH ,CO-CHAIRMAN

THIS PLAT OF MCKINNON STORAGE FACILITY, WAS APPROVED ON _____, 2022 ,BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON

THIS _____ DAY OF _____, 2022 ,PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY :_____
AARON GROFF, MAYOR

BY :_____
MARIELA RODRIGUEZ, ACTING CITY SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

WE FREEDOM ISN'T FREE PROPERTIES LLC, BEING, THE OWNER OF A 4.646 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MCKINNON STORAGE FACILITY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, FREEDOM ISN'T FREE PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE.

THIS _____ DAY OF_____, 2022.

BY: _____

PRINT NAME: _____
FREEDOM ISN'T FREE PROPERTIES LLC REPRESENTATIVE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,
KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:_____ MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF FORT BEND

WE PROTOTYPE MACHINE CO., INC. BEING, THE OWNER OF THE REMAINDER OF A CALLED 2.8212 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MCKINNON STORAGE FACILITY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, PROTOTYPE MACHINE CO., INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE.

THIS _____ DAY OF_____, 2022.

BY: _____

PRINT NAME: _____
PROTOTYPE MACHINE CO., INC. REPRESENTATIVE

STATE OF TEXAS
COUNTY OF FORT BEND

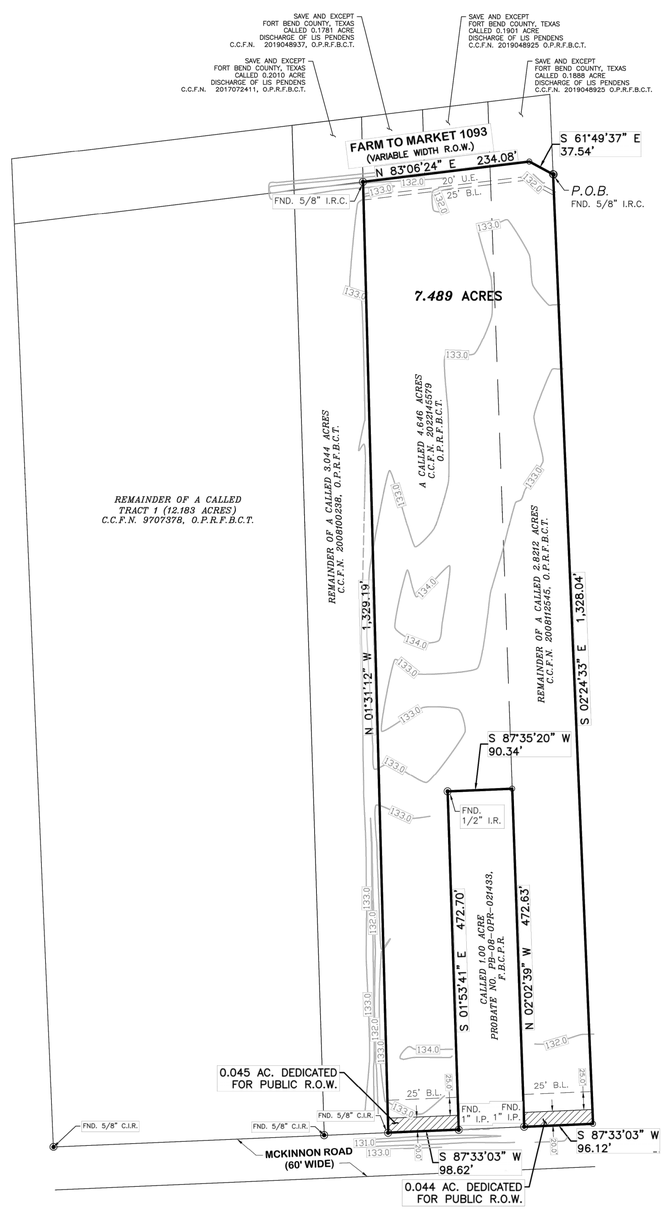
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,
KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

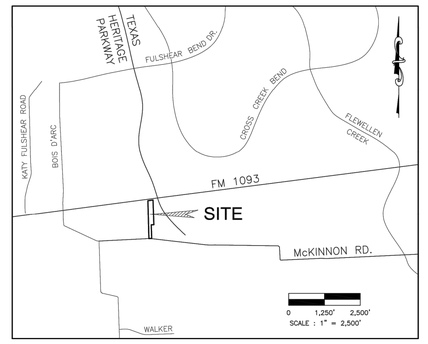
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:_____ MY COMMISSION EXPIRES:

FORT BEND COUNTY, TEXAS
ENOCH LATHAM JR. SURVEY, A-50





VICINITY MAP
KEY MAP PAGE #523K

NOTES:

1. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF FULSHEAR AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY MONUMENT SHOCSO 66 WITH AN ELEVATION OF 136.56 FEET AND F 1280 WITH AN ELEVATION OF 127.37 FEET.
4. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT; THEREFORE EASEMENTS, RIGHTS-OF-WAY OR SETBACKS OF RECORD AFFECTING THE SUBJECT PROPERTY, IF ANY, MAY NOT BE SHOWN HEREON
5. THIS PLAT LIES WITHIN FORT BEND COUNTY OUTDOOR LIGHTING ZONE LZ3.
6. THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY.
7. THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND DRAINAGE CRITERIA MANUAL.
9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0085M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", (UNSHADED), AREAS CONSIDERED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF FULSHEAR, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
13. SITE PLANS SHALL BE SUBMITTED TO CITY OF FULSHEAR AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTIONS SERVICES.
15. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS
16. FUTURE DEVELOPMENT OF EACH RESERVE MAY REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
17. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCE
18. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.
19. THE FINISHED FLOOR ELEVATIONS OF STRUCTURES ON THE SUBJECT PROPERTY SHALL BE 2 FEET ABOVE THE LOWEST TOP OF CURB ELEVATION WITHIN, OR ADJACENT TO EACH LOT OR RESERVE; OR IN ABSENCE OF A CURB, 2 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG PERIMETER OF BUILDING FOUNDATION AND 1 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

I, DARREL HEIDRICH, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

_____
DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

STATE OF TEXAS
REGISTERED
5378
DARREL HEIDRICH
PROFESSIONAL
LAND SURVEYOR

OWNERS:
FREEDOM ISN'T FREE PROPERTIES LLC
AND
PROTOTYPE MACHINE CO., INC.

FINAL PLAT
MCKINNON STORAGE FACILITY
A 7.489 ACRES TRACT OF LAND
1 BLOCK, 1 LOT
BEING A CALLED 4.646 ACRE TRACT AS RECORDED IN C.C.F.N. 2022145579 O.P.R.F.B.C.T., AND A REMAINDER OF A 2.8212 ACRE TRACT AS RECORDED IN C.C.F.N. 200812545 O.P.R.F.B.C.T.

LOCATED IN ENOCH LATHAM SURVEY, ABSTRACT NO. 50
CITY OF RICHMOND
FORT BEND COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 15498	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO: 15498 _PLAT	DATE: 11/30/2022	CHECKED BY: DH

a:\15000s\15400\15498\Engr\ERR\0-SURVEY\SURVEY\PLAT\15498 _PLAT.DWG, 11/30/22 Adrian Diaz

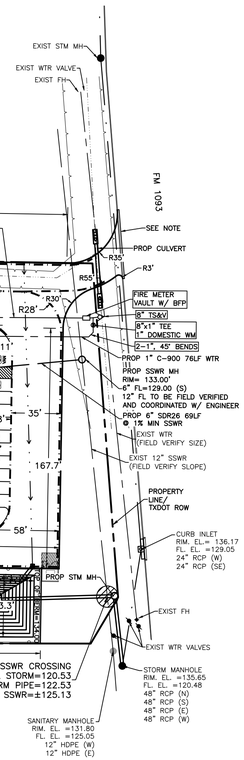
ORIGINAL LAYOUT SIZE – 24X36



LEGEND:

- PROP WATER SERVICE LINE
- EXIST WATERLINE
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST SANITARY SEWER
- PROP SANITARY SEWER
- EXIST SANITARY MANHOLE
- PROP SANITARY MANHOLE
- PROP SANITARY CLEAN OUT (CO)
- EXIST STORM SEWER
- PROP STORM SEWER
- PROP STORM CULVERT
- EXIST STORM MANHOLE
- PROP STORM MANHOLE
- PROP GRATE INLET
- PROP SLOPE PAVING
- PROP BUILDING
- PROP 6" CONC. CURB
- PROP FENCE BY OTHERS
- PROP FIRE LANE

NOTE: DRIVEWAY TIE IN ON FM 1093 SHALL BE CONSTRUCTED PER TxDOT PERMIT No. 22040029



CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

REV	DATE
COMMENT	

REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

BRETT WYANT, PE

DIMENSIONAL CONTROL, SITE AND UTILITY PLAN

FIF FULSHEAR STORAGE

005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 4 OF: 15

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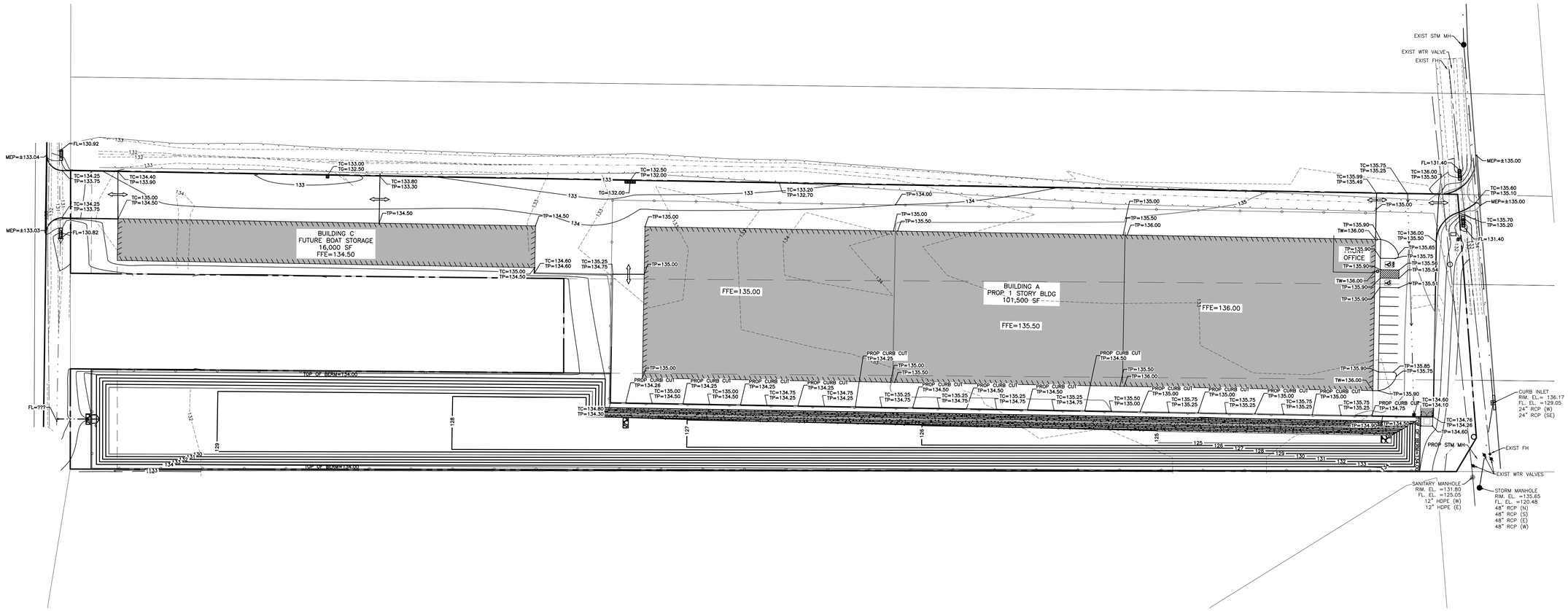
Z:\SPEARPOINT ENGINEER\SPE JOB FOLDER\1200-1299\1262 FIF FULSHEAR STORAGE\CAD\4 OVERALL.DWG

ORIGINAL LAYOUT SIZE - 24X36

0 25 50 100
SCALE: 1" = 50'

LEGEND:

FL=210.00	FLOW LINE
TP=210.00	TOP OF PAVEMENT
TG=210.00	TOP OF GRATE
TW=210.00	TOP OF WALKWAY
MEP=210.00	MATCH EXIST PAVEMENT
TC=210.50	TOP OF CURB
TP=210.00	TOP OF PAVEMENT
BTM=208.00	BOTTOM OF CURB
TC=210.50	TOP OF CURB
TP=210.00	TOP OF PAVEMENT
	EXIST CONTOURS
	PROPOSED CONTOURS
	GRADE BREAK



CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

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REV	DATE
COMMENT	

REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

GRADING PLAN

FTF FULSHEAR STORAGE

005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 5 OF: 15

ORIGINAL LAYOUT SIZE – 24X36

0 25 50 100
SCALE: 1" = 50'

LEGEND:

- PROP STORM SEWER
- PROP STORM CULVERT
- EXIST STORM MANHOLE
- PROP STORM MANHOLE
- PROP GRATE INLET
- PROP C1 INLET

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

REV	DATE
COMMENT	

REV	DATE
COMMENT	

BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

STORM SEWER PLAN

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 6 OF: 15

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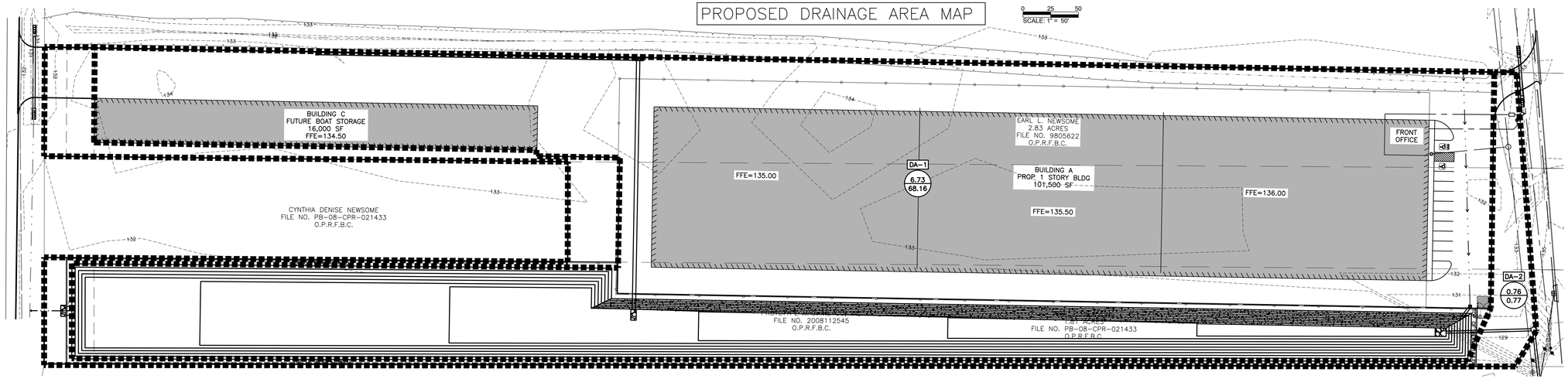
ORIGINAL LAYOUT SIZE - 24X36

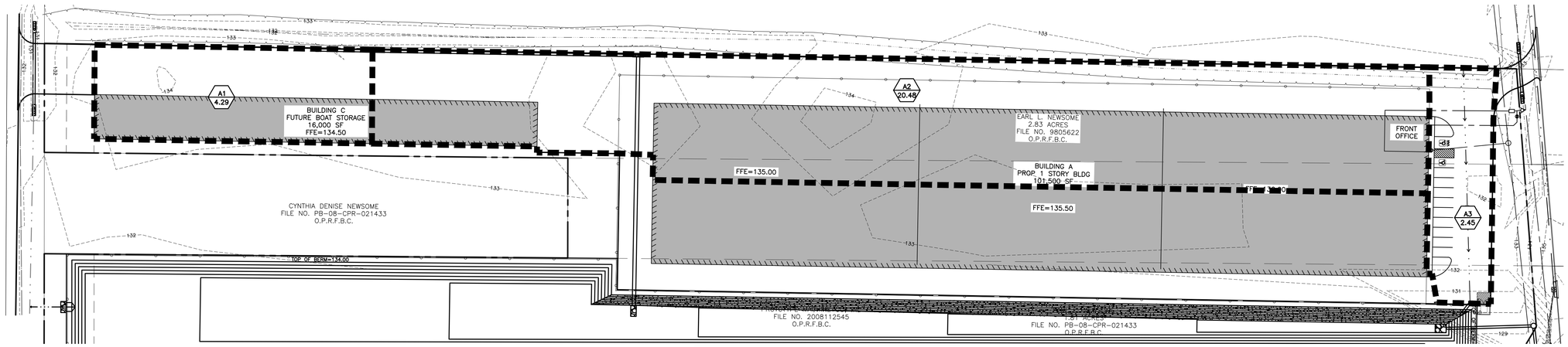
PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 50'



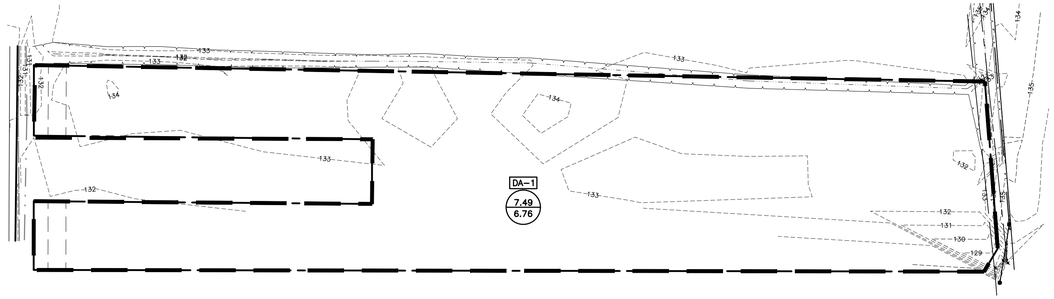
DELINEATED DRAINAGE AREA MAP

SCALE: 1" = 50'



EXISTING DRAINAGE AREA MAP

SCALE: 1" = 100'



LEGEND	
	COLLECTED FLOW ARROW
	NOT COLLECTED FLOW ARROW
	EXISITNG DRAINAGE AREA LIMITS
	PROPOSED DRAINAGE AREA LIMITS
	INLET DRAINAGE AREA LIMITS
A1 / 1.23 ACREAGE / 1.45 FLOW	DRAINAGE AREA FLOW (100 YEAR)
A10 AREA / 6.28 FLOW	INLET AREA FLOW (25 YEAR)

BENCHMARK:

THE DETENTION PONDS AND RELATED DRAINAGE IMPROVEMENTS SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER. FORT BEND COUNTY WILL NOT OWN OR MAINTAIN ANY DRAINAGE OR DETENTION POND IMPROVEMENTS.

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48157C0085M, FORT BEND COUNTY, TEXAS. EFFECTIVE DATE JANUARY 29, 2021.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

REV	DATE
COMMENT	
REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

DRAINAGE PLAN

FIF FULSHEAR STORAGE

005 E. LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD., RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
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MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 7 OF: 15

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ORIGINAL LAYOUT SIZE - 24X36

POST-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS				
DRAINAGE AREAS	"C" for Sandy/Clay Soil, Lawn Area; Slope<1%	"C" for Concrtete Pavement	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.10	0.90	AC	C
DA-1	0.03	6.70	6.73	0.8964
DA-2	0.70	0.06	0.76	0.1632
		GRAND TOTAL=	7.49	0.8220
PRE-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS				
DRAINAGE AREAS	"C" for Sandy/Clay Soil, Woodlands; Slope<1%		TOTAL AREA	RUNOFF COEFFICIENT
ID	0.17		AC	C
DA-1	7.49		7.49	0.17
		GRAND TOTAL=	7.49	0.17

NOTE: The runoff coefficient for the drainage areas were determined using the pre-developed site conditions and Table 2-3 of the Drainage Criteria Manual for Fort Bend County, Texas.

POST-DEVELOPED TIME OF CONCENTRATION & INTENSITY CALCULATIONS																				
DRAINAGE AREA ID	OVERLAND SHEET FLOW (OSF)					SHALLOW CONCENTRATED FLOW (SCF)						ADDITIONAL TRAVEL TIME			TR-55 Total			ATLAS-14 RAINFALL INTENSITY	
	n	LENGTH	P_2	SLOPE	OVERLAND TRAVEL TIME	SLOPE	DISTANCE	SURFACE TYPE	VELOCITY COEF.	VELOCITY	SHALLOW CONC. TRAVEL TIME	VELOCITY	DISTANCE	ADD. TRAVEL TIME	TRAVEL DISTANCE	TC TOTAL		25-YR	100-YR
Name	*Table C-5*	*ft*	*inches*	*ft/ft*	*min*	*ft/ft*	*ft*	*type*	*none*	*ft/s*	*min*	*ft/s*	*ft*	*min*	*ft*	*min*	*hr*	IN/HR	IN/HR
DA-1	0.013	300.00	4.83	0.0050	4.73	0.0050	732.81	Paved	20.33	1.44	8.50	2.50	946.01	6.31					
			0.00		0.00									0.00	1978.82	19.53	0.3255	7.04	9.04
			0.00		0.00														
DA-2	0.150	300.00	4.83	0.0033	39.49	0.0033	1071.15	Unpaved	16.13	0.93	19.26			0.00					
			0.00		0.00									0.00	1,371.15	58.75	0.9791	3.89	4.99
			0.00		0.00									0.00					

PRE-DEVELOPED TIME OF CONCENTRATION & INTENSITY CALCULATIONS																			
DRAINAGE AREA	OVERLAND SHEET FLOW (OSF)					SHALLOW CONCENTRATED FLOW (SCF)						ADDITIONAL TRAVEL TIME			TR-55 Total			ATLAS-14 RAINFALL INTENSITY	
	n	LENGTH	P_2	SLOPE	OVERLAND	SLOPE	DISTANCE	SURFACE	VELOCITY	VELOCITY	SHALLOW	VELOCITY	DISTANCE	ADD.	TRAVEL	TC TOTAL		25-YR	100-YR
ID	Table C-5	FT	IN	FT/FT	MIN	FT/FT	FT	TYPE	---	FT/SEC	MIN	FT/SEC	FT	MIN	FT	MIN	HR	IN/HR	IN/HR
DA-1	0.150	300.00	4.83	0.0027	42.79	0.0014	1061.62	Unpaved	16.13	0.60	29.31			0.00					
			0.00		0.00									0.00	1,361.62	72.09	1.2016	3.46	4.38
			0.00		0.00									0.00					

POST-DEVELOPED FLOW										
Drainage Area	Area (A; Acre)	Runoff Coefficient (CN)	Time of Concentration (Tc)		Fort Bend County Intensity (I; In/Hr)		Frequency Factor (Cf)		Peak Flow (Q; CFS)	
			Min.	Hr.	25-yr	100-yr	25-yr	100-yr	25-yr	100-yr
DA-1	6.73	0.8964	19.53	0.3255	7.04	9.04	1.10	1.25	46.70	68.16
DA-2	0.76	0.1632	58.75	0.9791	3.89	4.99	1.10	1.25	0.53	0.77
TOTAL	7.49	0.8220	---	---	---	---	1.10	1.25	46.70	68.93
PRE-DEVELOPED FLOW										
Drainage Area	Area (A; Acre)	Runoff Coefficient (CN)	Time of		Fort Bend County		Frequency Factor		Peak Flow (Q; CFS)	
			Min.	Hr.	25-yr	100-yr	25-yr	100-yr	25-yr	100-yr
DA-1	7.49	0.17	72.09	1.2016	3.46	4.38	1.00	1.25	4.27	6.76
TOTAL	7.49	0.17	---	---	---	---	1.10	1.25	4.27	6.76

FORT BEND COUNTY RAINFALL INTENSITY PARAMETERS		
VARIABLE	YEAR STORM	
	25	100
E	0.6222	0.7851
B	51.65	146.18
D	5.09	15.12

POND VOLUME CALCULATION					
Elevation	Area		Volume	Cumalitive Volume	
(FT)	SF	AC	between	CF	AC-FT
124.00	0.00	0.000000	0.00	0.00	0.00
125.00	2,110.59	0.048452	1,055.30	1,055.30	0.02
126.00	6,836.10	0.156935	4,473.35	5,528.64	0.13
127.00	14,167.41	0.325239	10,501.76	16,030.40	0.37
128.00	26,826.47	0.615851	20,496.94	36,527.34	0.84
129.00	44,091.11	1.012193	35,458.79	71,986.13	1.65
130.00	56,060.08	1.286962	50,075.60	122,061.72	2.80
131.00	61,817.90	1.419144	58,938.99	181,000.71	4.16
132.00	67,625.72	1.552473	64,721.81	245,722.52	5.64
133.00	73,483.56	1.686950	70,554.64	316,277.16	7.26
134.00	79,391.40	1.822576	76,437.48	392,714.64	9.02

POND WATER SURFACE ELEVATIONS			
Design Storm	Required Volume		WSE
	CF	AC-FT	
100-Year	305,057.21	7.00	132.85

REQUIRED STORAGE: DRAINAGE MANUAL TABLE 6-1
7.49 AC * 0.94 ACFT/AC = 7.00 ACFT

REQUIRED DISCHARGE: DRAINAGE MANUAL SECTION 6.4.1
7.49 AC * 0.125 CFS/AC = 0.94 CFS

POND SUMMARY
REQUIRED DETENTION = 7.00 ACFT
PROVIDED DETENTION = 9.02 ACFT

DETENTION POND OUTFALL STRUCTURE DESIGN							
Outfall Design for 100-yr Storm Event:							
Allowable 100-yr Pond Discharge =			0.94	(0.125 cfs/acre * 7.49 acres)			
Orifice Flow Calculation:							
100-year WSE =	132.85						
Culvert FL =	124.00						
Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft^2)	Gravity (ft/s^2)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)
3.1	1	0.75	0.05	32.2	124.00	8.72	0.94
						Total Orifice Flow =	0.94
						TOTAL POND DISCHARGE =	0.94

						25-YEAR SAG INLET DESIGN						25-YEAR PIPE DESIGN																
Inlet	Drainage Area		C	Tc	I	Design Flow	Inlet Type	Max. Ponding Height	Design Capacity	Number of Inlets	Total Allowable Flow	Pipe Drainage Area	C	Tc	I	Design Flow	Pipe Length	Pipe Diameter	Number of Pipes	Pipe Area	Pipe Slope	Design Hydraulic Gradient	US Flowline	DS Flowline	US HGL	DS HGL	US Gutter Flowline	US HGL Cover from Gutter Flowline
ID	ID	AC	C	MIN	IN/HR	CFS	ID	IN	CFS		CFS	ID	C	MIN	IN/HR	CFS	FT	IN	#	SQ.FT.	%	%	FT	FT	FT	FT	FT	FT
A1	DA-1	0.49	0.95	10.00	9.21	4.29	CoC: A	6.00	7.95	1	7.95	P1	0.95	10.00	9.21	4.29	284	24	1	3.14	0.26%	0.04%	129.00	128.25	131.39	131.28	132.50	1.11
A2	DA-2	2.34	0.95	10.00	9.21	20.48	CoC: A	6.00	7.95	4	31.82	P2	0.95	10.00	8.82	23.71	225	36	1	7.07	0.11%	0.13%	128.25	128.00	131.28	131.00	132.00	0.72
A3	DA-3	0.28	0.95	10.00	9.21	2.45	CoC: A	6.00	7.95	1	7.95	P3	0.95	10.00	9.21	2.45	13	24	1	3.14	0.77%	0.01%	130.10	130.00	132.10	132.00	134.10	2.00
Note: US = Upstream; DS = Downstream																												

						100-YEAR SAG INLET DESIGN						100-YEAR PIPE DESIGN																
Inlet	Drainage Area		C	Tc	I	Design Flow	Inlet Type	Max. Ponding Height	Design Capacity	Number of Inlets	Total Allowable Flow	Pipe Drainage Area	C	Tc	I	Design Flow	Pipe Length	Pipe Diameter	Number of Pipes	Pipe Area	Pipe Slope	Design Hydraulic Gradient	US Flowline	DS Flowline	US HGL	DS HGL	US Gutter Flowline	US HGL Cover from Gutter Flowline
ID	ID	AC	C	MIN	IN/HR	CFS	ID	IN	CFS		CFS	ID	C	MIN	IN/HR	CFS	FT	IN	#	SQ.FT.	%	%	FT	FT	FT	FT	FT	FT
A1	DA-1	0.49	0.95	10.00	11.64	5.42	CoC: A	6.00	7.95	1	7.95	P1	0.95	10.00	11.64	5.42	284	24	1	3.14	0.26%	0.06%	129.00	128.25	131.62	131.46	132.50	0.88
A2	DA-2	2.34	0.95	10.00	11.64	25.87	CoC: A	6.00	7.95	4	31.82	P2	0.95	10.00	11.19	30.09	225	36	1	7.07	0.11%	0.20%	128.25	128.00	131.46	131.00	132.00	0.54
A3	DA-3	0.28	0.95	10.00	11.64	3.10	CoC: A	6.00	7.95	1	7.95	P3	0.95	10.00	11.64	3.10	13	24	1	3.14	0.77%	0.02%	130.10	130.00	132.10	132.00	134.10	2.00
Note: US = Upstream; DS = Downstream																												

Revised04/17/2020
For questions, contact (713) 802-5620

TxDOT Houston District Permits
Drainage/ Hydraulic Checklist
& Drainage Summary Table Required for All Projects with Drainage to TxDOT

Please visit the following Link for the latest Houston District Hydraulic Section Drainage Criteria: https://www.txdot.gov/inside-txdot/district/houston/guidelines-and-criteria.html

Instructions: This checklist must be completed and submitted for ALL access driveway, street tie-in, or drainage-only permit applications. Check the applicable boxes, or leave blank if not applicable.

Miscellaneous	Applicant	TxDOT Reviewer
TxDOT As-Built drawings for Drainage Area and Hydraulic Computations (Please e-mail your request to: Hou_PlanRequest@Txdot.gov)	✓	
Graphical scale and north arrow (required on all civil plan sheets)	✓	
Symbols and legend	✓	
Project location map	✓	
Benchmark with elevation and Datum reference	✓	
Signed and sealed boundary & topographic map with effective Flood Insurance Rate Map (FIRM) information	✓	
Total development acreage and type of development	✓	
Is the subject site crossed by jurisdictional waters? If so, have all necessary permits been secured?	N/A	
Is the subject site receiving drainage from TxDOT ROW? If so, consult with hydraulics section prior to final design.	N/A	
Is the subject site receiving offsite drainage via a TxDOT cross drainage structure? If so, then the proposed plan must clearly show that prescriptive water rights are maintained, and the drainage conveyance will not be diminished by the proposed development.	N/A	
Amount of the TxDOT frontage either from survey map or scaled from as-built plans	✓	
Proposed drainage tie-in (details/cross section and elevations)	✓	
Proposed restrictor detail (NOTE: Restrictor shall be accessible to TxDOT inspectors, otherwise engineering justification is required on the drainage plan)	N/A	
Proposed detention areas (ponds/parking/underground vault, etc) cross sections with 100-yr. Water Surface Elevation (WSE)	✓	
Storm Water Pollution Prevention Plan (SW3P)	✓	
Applicable standard details and construction notes	✓	

DRAINAGE SUMMARY TABLE (APLICABLE TO PROJECTS WITH DRAINAGE TO TxDOT)
Please copy and paste the completed table onto the drainage sheet

TxDOT Tracking number (TRM)	TR23040108	
Highway	FM 1093	
TxDOT frontage	271.50	FT
TxDOT Area (the strip of site within 150-ft frontage)	0.015	AC
Total tract area based on submitted survey map	7.49	AC
Proposed disturbed area	0.015	AC
Project contributing drainage area to TxDOT	7.49	AC
Off-site contributing drainage area (if applicable)	n/a	AC
Increased impervious area	6.73	AC
10-yr required detention volume		AC-FT
10-yr proposed detention volume		AC-FT
10-yr design W.S.E.		FT
10-yr Pre-developed peak flow		CFS
10-yr Post-developed peak flow (Before detention/restrictor)		CFS
10-yr Proposed discharge to TxDOT R.O.W. (With detention/restrictor)	0.94	CFS
100-yr required detention volume	7.00	AC-FT
100-yr proposed detention volume	9.02	AC-FT
100-yr design W.S.E.	133.85	FT
100-yr Pre-developed peak flow	6.76	CFS
100-yr Post-developed peak flow (Before detention/restrictor)	68.18	CFS
100-yr Proposed discharge to TxDOT R.O.W. (With detention/restrictor)	0.94	CFS
TxDOT as-built or calculated allowable discharge	3.088	CFS
Primary tie-in/outfall structure size	24	Inch
Primary restrictor size	3.1	Inch
Primary restrictor maximum discharge	0.94	CFS
Secondary outfall device size (If applicable)	n/a	CFS
Secondary outfall discharge (If applicable)	n/a	CFS
Maximum combined pumped discharge (If applicable)	n/a	GPM (CFS)
% Pumped discharge volume (If applicable)	n/a	AC-FT

PER FORT BEND COUNTY DRAINAGE CRITERIA, ONLY THE 100-YEAR STORM IS CONSIDERED FOR DETENTION.

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COMMENT	

REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

DRAINAGE CALCULATIONS

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

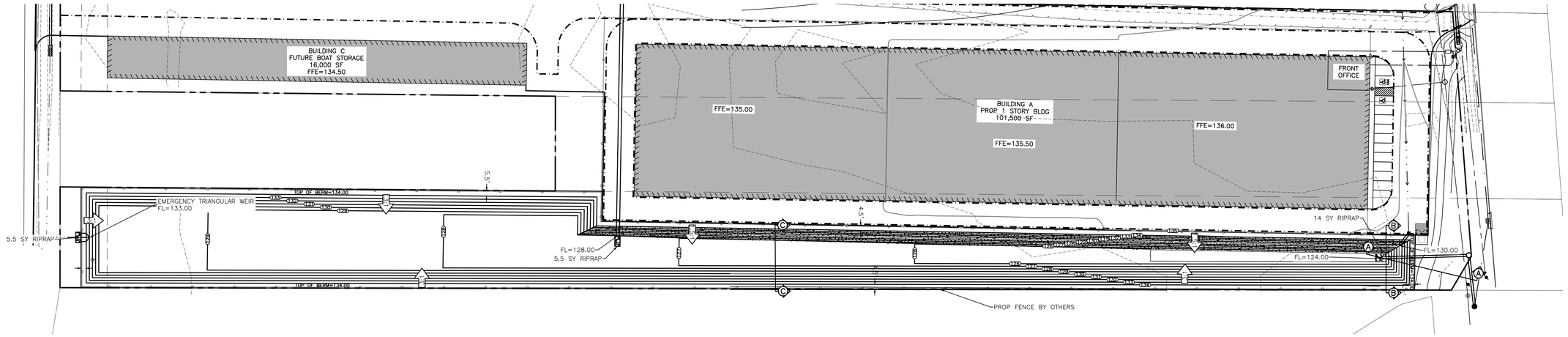
SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

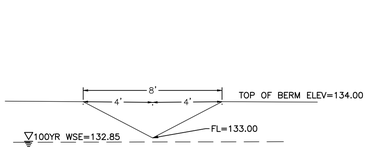
PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 8 OF: 15

ORIGINAL LAYOUT SIZE – 24X36





EMERGENCY WEIR DETAIL
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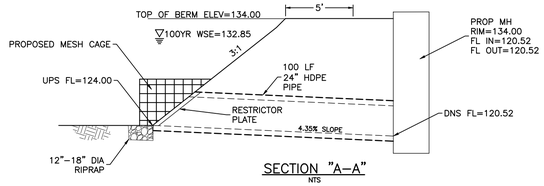

SECTION "A–A"
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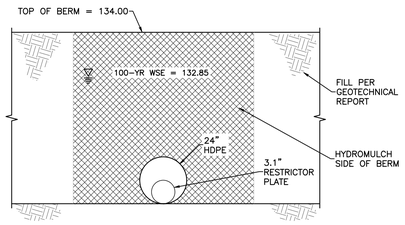

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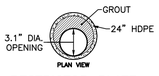
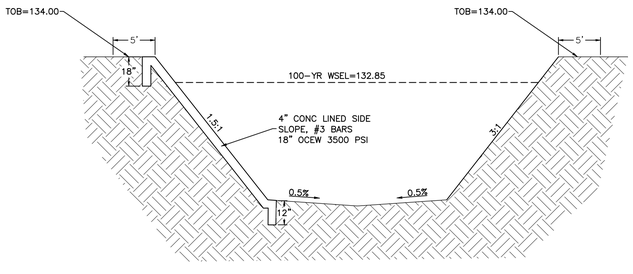


RESTRICTOR PLATE
NTS



SECTION C–C
NTS

POND VOLUME CALCULATION					
Elevation	Area		Volume	Cumulative Volume	
(FT)	SF	AC	between	CF	AC-FT
124.00	0.00	0.000000	0.00	0.00	0.00
125.00	2,110.59	0.048452	1,055.30	1,055.30	0.02
126.00	6,836.10	0.156935	4,473.35	5,528.64	0.13
127.00	14,167.41	0.325239	10,501.76	16,030.40	0.37
128.00	26,826.47	0.615851	20,496.94	36,527.34	0.84
129.00	44,091.11	1.012193	35,458.79	71,986.13	1.65
130.00	56,060.08	1.286962	50,075.60	122,061.72	2.80
131.00	61,817.90	1.419144	58,938.99	181,000.71	4.16
132.00	67,625.72	1.552473	64,721.81	245,722.52	5.64
133.00	73,483.56	1.686950	70,554.64	316,277.16	7.26
134.00	79,391.40	1.822576	76,437.48	392,714.64	9.02

POND WATER SURFACE ELEVATIONS			
Design Storm	Required Volume		WSE
	CF	AC-FT	
100-Year	305,057.21	7.00	132.85

DETENTION POND OUTFALL STRUCTURE DESIGN

Outfall Design for 100-yr Storm Event:

Allowable 100-yr Pond Discharge = 0.94 (0.125 cfs/acre * 7.49 acres)

Orifice Flow Calculation:

100-year WSE = 132.85

Culvert FL = 124.00

Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft^2)	Gravity (ft/s^2)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)
3.1	1	0.75	0.05	32.2	124.00	8.72	0.94
					Total Orifice Flow =		0.94
					TOTAL POND DISCHARGE =		0.94

1. ALL DISTURBED AREAS TO BE HYDRO–MULCHED SEEDED.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT DURATION OF THE CONSTRUCTION PROCESS. ANY DRAINAGE NOT SHOWN ON THE PLANS SHALL BE PROPERLY GRADED TO MAINTAIN DRAINAGE IN AS–IS OR BETTER CONDITION AS DIRECTED BY THE ENGINEER. NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL DRAINAGE ISSUES.

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48157C0085M, FORT BEND COUNTY, TEXAS. EFFECTIVE DATE JANUARY 29, 2021.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

POND SUMMARY

REQUIRED DETENTION = 7.00 ACFT

PROVIDED DETENTION = 9.02 ACFT

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REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

POND DETAIL

FIF FULSHEAR STORAGE

005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson468@yahoo.com
936–828–1058

JOB # 1262

SHEET: 9 OF: 15

ORIGINAL LAYOUT SIZE - 24X36

LEGEND

- AREA TO BE CLEARED
- SF SF SF SF SF — SILT FENCE
- CTW — CONCRETE WASH OUT
- IPB — INLET PROTECTION BARRIER
- SCE — STABILIZED CONSTRUCTION ENTRANCE

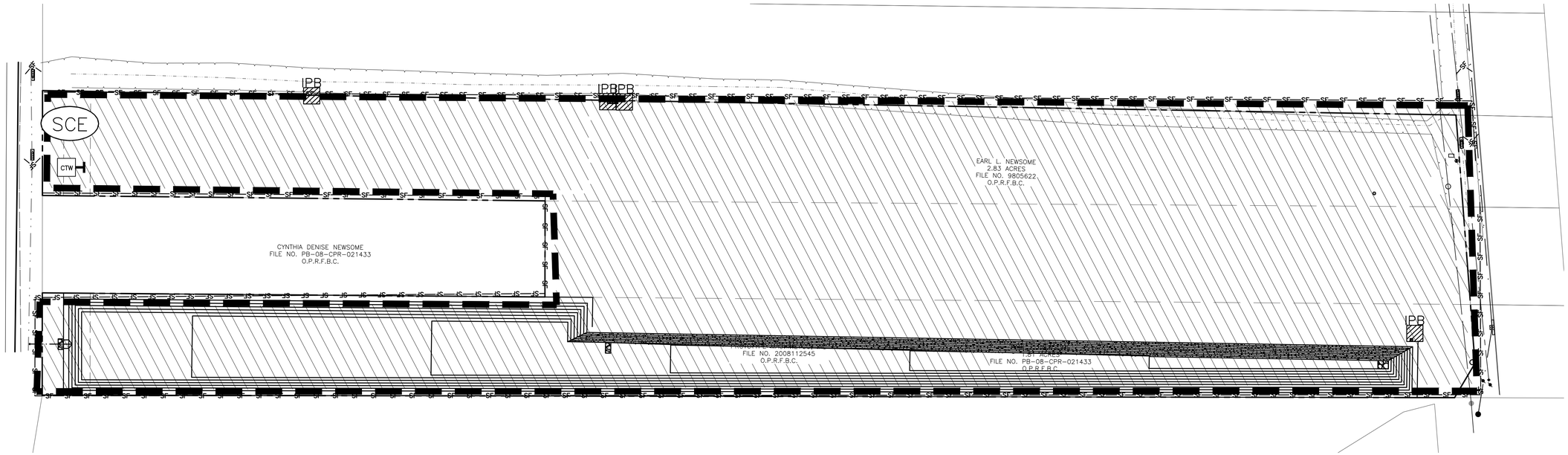
0 25 50 100

SCALE: 1" = 50'

NOTE: CONSTRUCTION ACTIVITIES AND/OR SWPPP ITEMS SHOULD NOT RESTRICT ANY EXISTING NATURAL FLOW OF WATER FORM OFF SITE TO ON SITE. NO EXISTING DRAINAGE WATER ONTO THE SITE FROM ADJACENT PROPERTIES SHALL BE BLOCKED.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG DRIVE AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TEMPORARY EROSION CONTROL PLAN TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STREAM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
   - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
   - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - STRUCTURAL CONTROL MEASURES.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
7. THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS, ESPECIALLY AFTER A RAINFALL TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY. ALL INSPECTIONS SHALL BE DOCUMENTED WITH A WRITTEN REPORT WITHIN 24 HOURS, WHICH MUST DETAIL ANY REPAIRS DEEMED NECESSARY. SUCH REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF THE REPORT.
8. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THE SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
9. SEDIMENT FENCE, HAY BALE BARRIERS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE WORK AREA. ALL FILL OR CUT AREAS SHALL BE HYDRO-MULCHED OR SODDED AS PER THE ENGINEERS' PLANS UPON COMPLETION OR WITHIN 14 DAYS OF SOIL DISTURBING ACTIVITIES.
10. THE CONTRACTOR SHALL SEED ALL AREAS WHEN SOIL-DISTURBING ACTIVITIES CEASE FOR A PERIOD OF MORE THAN 14 DAYS.
11. SILTATION CONTROL (AS SHOWN ON THE DETAIL SHEETS) WILL BE PROVIDED AT ALL STORM DRAIN INLETS ONCE THEY ARE ABLE TO CONVEY WATER. THE SILTATION CONTROL WILL BE REMOVED ONCE TURF IS ESTABLISHED.
12. CONTRACTOR SHALL HYDROMULCH SEED ALL DISTURBED AREAS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SEEDING TILL 75% GERMINATION IS ESTABLISHED.
13. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT.
15. ALL DISTURBED AREAS SHALL BE HYDROMULCHED. CONTRACTOR SHALL BE PAID AS SHOWN ON THE PLANS.
16. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE EROSION DUE TO WEATHER. ADDITIONAL STORM WATER POLLUTION PREVENTION MAY BE NECESSARY.
17. ADDITIONAL ITEMS NOT SHOWN ON THE TEMPORARY EROSION CONTROL SHEET ARE INCIDENTAL.



CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

REV	DATE
COMMENT	

REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

TEMPORARY EROSION CONTROL PLAN

FTF FULSHEAR STORAGE

005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 10 OF: 15

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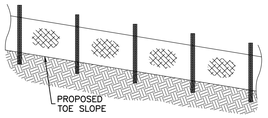
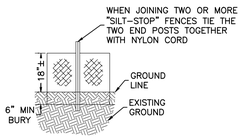
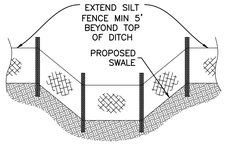
ORIGINAL LAYOUT SIZE - 24X36



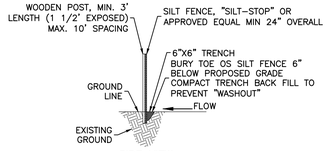
SILT FENCE DETAILS



FRONT VIEW



VIEW AT DITCH

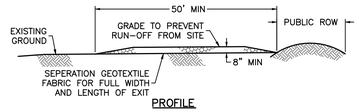


SIDE VIEW

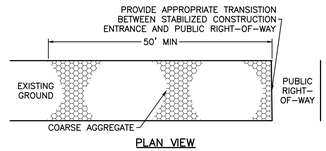
SILT FENCING NOTES:
1. POST TO BE AT 3 ft. MAXIMUM SPACING. IF FACTORY PRE-ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 ft. MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS AND FOLDED.

—SF—SF—SF—

SILT FENCING	
TERO-001	
SCALE: NTS	10/26/18



PROFILE

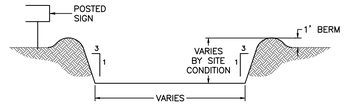


PLAN VIEW

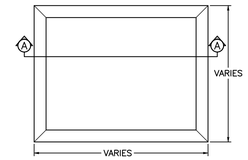
NOTES:
1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. SEE SECTION 01569 – STABILIZED CONSTRUCTION EXIT.
7. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

SCE

STABILIZED CONSTRUCTION ENTRANCE	
TERO-003	
SCALE: NTS	10/26/18



A-A



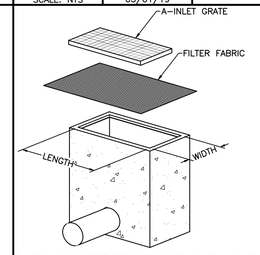
PLAN VIEW

CTW

CONCRETE WASH OUT	
TERO-009	
SCALE: NTS	03/01/19

GENERAL NOTES

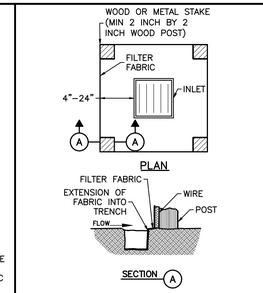
1. POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



1. PULL THE GRATE FROM THE CATCH BASIN AND PLACE FILTER FABRIC ACROSS THE OPENING.
2. KEEP A MINIMUM 1 FOOT OVERLAP OF FILTER FABRIC ON EACH SIDE OF GRATE.
3. REMOVE AND CLEAN FILTER FABRIC AS NEEDED OR REPLACE.
4. REMOVE FILTER FABRIC AFTER CONSTRUCTION IS COMPLETED.

GRATE INLET PROTECTION BARRIER	
TERO-007	
SCALE: NTS	02/26/19

IPB



NOTE: FOR INTERIM PERIODS OF CONSTRUCTION, SILT FENCE PLACED COMPLETELY AROUND DRAINAGE STRUCTURE IS RECOMMENDED.

SILT FENCE GRATE INLET PROTECTION	
TERO-004	
SCALE: NTS	02/26/19

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TEMPORARY EROSION CONTROL DETAILS

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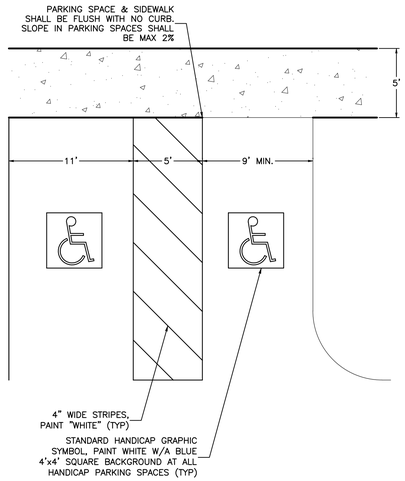
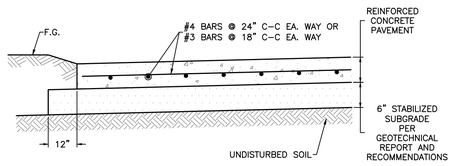
ORIGINAL LAYOUT SIZE - 24X36

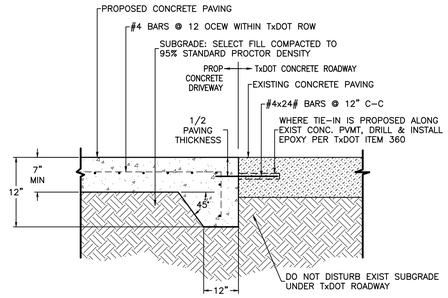


ADA PARKING DETAIL
SCALE: NTS



NOTE:
CONTRACTOR SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI AND A MINIMUM 3% ENTRAINED AIR.

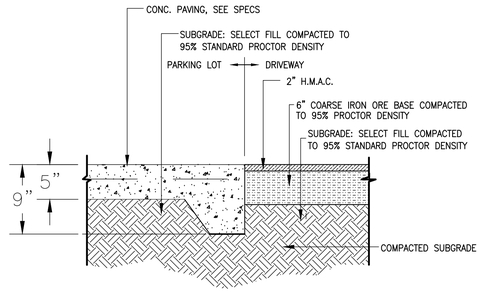
TYPICAL 6" CONCRETE PAVING SECTION
SCALE: NTS



* THE MINIMUM PAVING THICKNESS SHALL BE PER THE GEOTECHNICAL REPORT OR TXDOT REQURIREMENTS, WHICH EVER IS GREATER.

NOTE: A CONSTRUCTION JOINT SHALL BE PLACED AT THE TXDOT R.O.W. LINE FOR ALL DRIVEWAY OR STREET TIES TO TXDOT ROADWAYS.

CONCRETE HEADER TIE-IN TO TxDOT ROAD
SCALE: NTS



CONCRETE TO ASPHALT TRANSITION
SCALE: NTS

FIRE LANE NO PARKING / TOW AWAY ZONE

4" RED PAVEMENT STRIPING

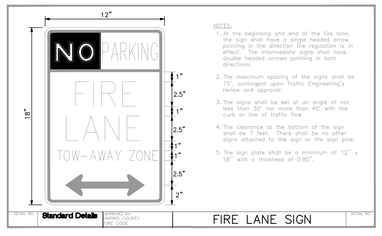
3" WHITE LETTERING

NOTES:
1. FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE MARKED ON THE PAVEMENT WITH A RED STRIPE 4" IN WIDTH.

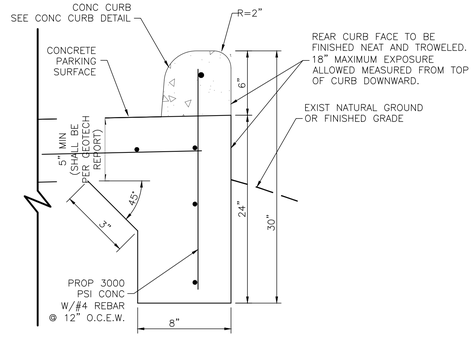
2. FIRE LANE PAVEMENT STRIPES SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE NO PARKING/TOW AWAY ZONE" IN WHITE LETTERS AT LEAST FOUR (3) INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED TWENTY (20) FEET.

3. FIRE LANE STRIPING SHALL BE PAINTED ON CURB WHERE THE FIRE LANE RUNS ALONG THE CURB. AT ALL PLACES WHERE NO CURB EXISTS, RED FIRE LANE STRIPING SHALL BE PAINTED FLAT ON PAVEMENT.

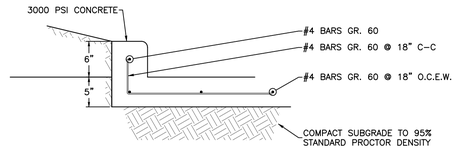
4. WHERE STRIPING IS NOT PRACTICAL AN APPROVED FIRE LANE SIGN SHALL BE PLACED EVERY SEVENTY-FIVE (75) FEET.



FIRE LANE STRIPING DETAIL
SCALE: NTS



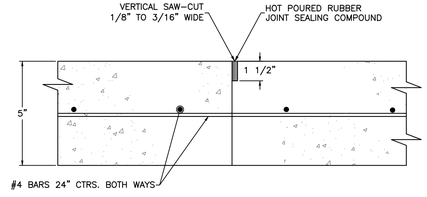
HIGH CURB DETAIL
SCALE: NTS



NOTES:

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. EXPANSION JOINTS AT A MAXIMUM LENGTH OF 60 FEET.
7. SAWED CONTRACTION JOINTS EVERY 20 FEET BETWEEN EXPANSION JOINTS.
8. ALL JOINTS ARE TO BE PROPERLY SEALED.

CURB DETAIL
SCALE: NTS



CONTROL JOINT DETAIL TRANSVERSE OR LONGITUDINAL
SCALE: NTS

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PAVING DETAILS

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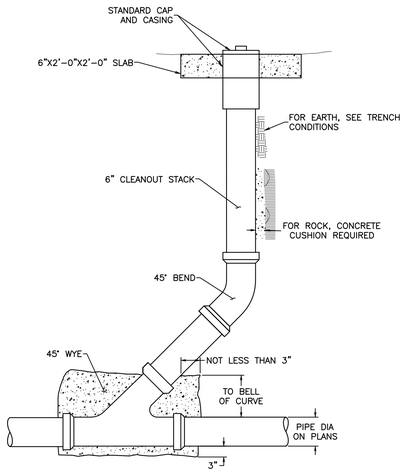
ORIGINAL LAYOUT SIZE - 24X36

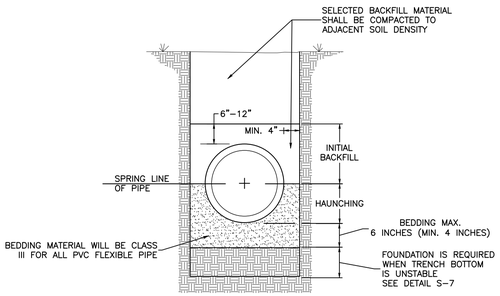


NOTE:
ROTATE 45° WYE AND 45° BEND HORIZONTALLY SO THAT CLEANOUT AND CONCRETE SLAB ARE OFFSET FROM MAIN SANITARY SEWERLINE DITCH, TO ENSURE THEY WILL NOT INTERFERE IF THE LINE NEEDS MAINTENANCE.

SYMBOL

STANDARD CLEANOUT DETAIL

SAN-001 | SCALE: NTS | 12/13/18



NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

FOUNDATION
A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPES.

BEDDING
THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO ENSURE UNIFORM BEARING.

HAUNCHING
THE HAUNCHING AREA IS THE MOST IMPORTANT IN TERMS OF LIMITING THE DEFLECTION OF A FLEXIBLE PIPE. THIS IS THE AREA THAT SHOULD BE COMPACTED TO THE REQUIRED OR SPECIFIC DENSITY.

ASTM D-2321 DESCRIPTION OF EMBEDMENT MATERIALS

CLASS I
ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.

CLASS II
COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2", INCLUDING VARIOUSLY GRADED SANDS, AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.

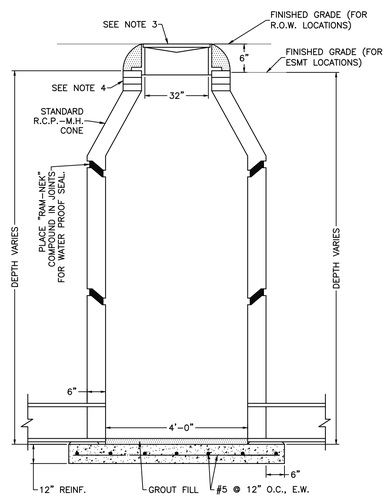
CLASS III
FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM, AND SC ARE INCLUDED IN THIS CLASS.

CLASS IV
SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS. SOIL TYPES MH, ML, CH, AND CL, ARE INCLUDED IN THIS CLASS.

CLASS V
THIS CLASS INCLUDES THE ORGANIC SOILS OL, OH, AND PT AS WELL AS SOILS CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1-1/2" IN DIAMETER, AND OTHER FOREIGN MATERIALS. THESE MATERIALS ARE NOT RECOMMENDED FOR BEDDING, HAUNCHING, OR INITIAL BACKFILL.

SANITARY BEDDING AND TRENCH DETAIL

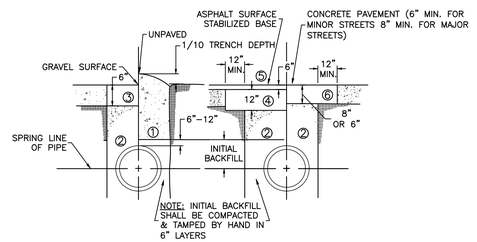
SAN-004 | SCALE: NTS | 12/13/18



NOTES:
1. A DROP PIPE SHALL BE PROVIDED FOR A SANITARY SEWER ENTERING A MANHOLE MORE THAN 24" ABOVE THE MANHOLE INVERT.
2. ALL R.C.P. MANHOLES SHALL BE IN ACCORDANCE A.S.T.M. C-478.
3. VULCAN FOUNDARY V-1600-4 FRAME AND COVER (OR EQUAL) WITH "SANITARY" EMBEDDED IN LID.
4. FOR ADJUSTMENT OF MANHOLE LID USE STANDARD CONCRETE RINGS. NO BRICK ADJUSTMENT ALLOWED.
5. PRECAST BOTTOM SECTION OF MANHOLE TO BE SECURELY ATTACHED TO REINFORCED CONCRETE SLAB WITH WATERPROOF SEALER.
6. MANHOLE SHALL BE LINED WITH "CARBOLINE PLASITE 4500" OR APPROVED EQUAL.

STANDARD SANITARY PRECAST MANHOLE

SAN-002 | SCALE: NTS | 12/13/18



* 1.	SELECTED BACKFILL MATERIAL CLASS III COMPACTED TO DENSITY OF ADJACENT SOIL.	5.	HMAC PAVEMENT
* 2.	2-SACK CEMENT STABILIZED SAND.	6.	CLASS "A" CONCRETE PAVEMENT, REINFORCED TO MATCH EXISTING PAVEMENT.
** 3.	CRUSHED ROCK, IRONORE BASE MATERIAL.	*	COMPACTION BY TAMPING OR VIBRATION AS APPROPRIATE.
** 4.	2-SACK CEMENT STABILIZED ROCK SUBGRADE.	**	TAMPED PNEUMATICALLY OR MECHANICALLY TO 95% MODIFIED PROCTOR DENSITY.

NOTES FOR UTILITY TRENCH REPAIR OF EXISTING ROADWAYS

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. ALL TRENCHES UNDER CURB OR PAVING MUST BE BACKFILLED WITH 2 SACK PER TON OF CEMENT STABILIZED SAND.
3. ANY PAVEMENT DAMAGED DURING TRENCHING SHALL BE REMOVED AND REPLACED TO ORIGINAL CONDITION OR BETTER.
4. UTILITY CROSSINGS OF CITY STREETS MUST BE BORED, UNLESS PERMISSION FOR A STREET CUT HAS BEEN GIVEN IN WRITING BY THE CITY ENGINEER. STREET CUTS PARALLEL TO CENTERLINE MUST BE APPROVED BY THE CITY ENGINEER AND WILL REQUIRE RESURFACING BY A PAVING MACHINE.
5. STREET SURFACING SHALL BE TRIMMED TO A NEAT STRAIGHT LINE WITH THE EDGES FREE OF LOOSE MATERIAL.
6. ALL COLD JOINT SURFACES SHALL BE TACKED WITH EMULSION WHICH SHALL HAVE "BROKEN" PRIOR TO PATCHING.
7. COMPLETED PATCH SHALL NOT DEVIATE FROM EXISTING SURFACE MORE THAN 0.03 FT. / 10 FT. IN PROFILE OR 0.05 FT / 10 FT. IN CROSS-SECTION WHEN MEASURED WITH A 10 FT. STRAIGHT EDGE.
8. COMPLETE PATCH SHALL NOT POND WATER IN EXCESS OF 0.01 FOOT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REPAIRED AND PAVED SECTION FOR ONE YEAR AFTER COMPLETION.

SANITARY BACKFILL AND TRENCH REPAIR

SAN-007 | SCALE: NTS | 12/13/18

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BRETT WYANT 118933 LICENSED PROFESSIONAL ENGINEER
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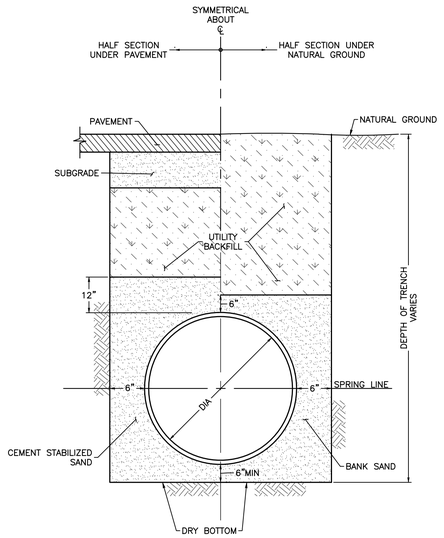
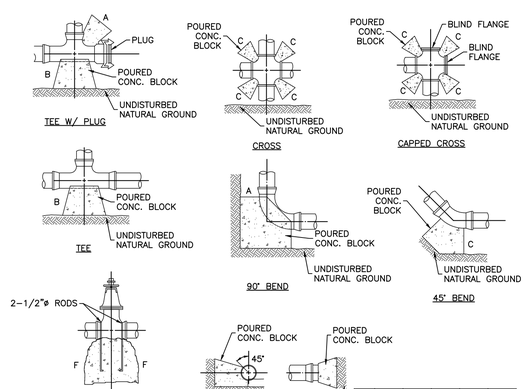
ORIGINAL LAYOUT SIZE - 24X36



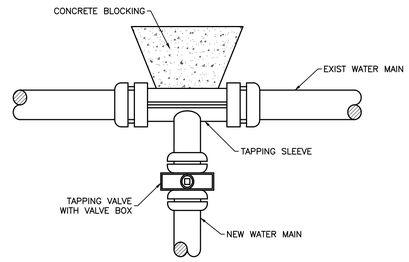
WATER LINE
BEDDING AND BACKFILL
NTS



SIZE	VERT-BEND	CUBIC FEET	A (FT.)	D (IN.)	I (FT.)
4"	11 1/2°	3	1.0	3/4	0.5
	22 1/2°	6	2.0		1.5
	45°	10	2.2		2.0
	90°	10	2.7		
6"	11 1/2°	6	1.5	3/4	1.0
	22 1/2°	12	2.3		2.0
	45°	23	3.0		
	90°	43	3.5		
8"	11 1/2°	11	2.5	3/4	2.0
	22 1/2°	21	2.8		
	45°	41	3.5		2.5
	90°	76	4.3		

SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL (SQ. FT.)					
	A	B	C	D	E	F
4"	2	2	1	1	1	2
6"	4	3	3	1	1	3
8"	8	5	4	2	1	5

THRUST BLOCKING

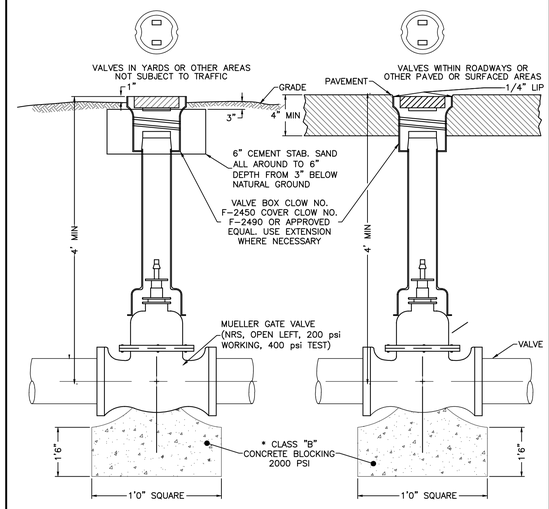


NOT TO SCALE

NOTES:

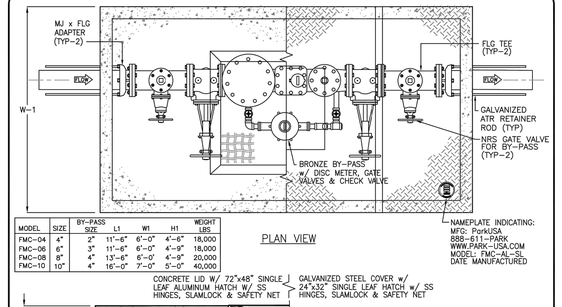
1. TAPPING SLEEVE SHALL BE FABRICATED OF TYPE 304 OR 316 S.S. AND PROVIDE A 360° SEAL AROUND EXISTING PIPE WITH FULL CIRCUMFERENTIAL GASKET.
2. TAPPING SLEEVE SHALL BE JCM 432, MUELLER H-304, FORD FTSS, ROMAC SST III OR APPROVED EQUAL.

WATER
STANDARD DETAIL
TAPPING SLEEVE AND
VALVE ASSEMBLY
NTS



* BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" & LARGER LINES

GATE VALVE & BOX
NTS



MODEL	SIZE	BY-PASS SIZE	L1	W1	H1	WEIGHT LBS
FMC-04	4"	2"	11'-6"	6'-0"	4'-6"	18,000
FMC-06	6"	3"	11'-6"	6'-0"	4'-9"	18,000
FMC-08	8"	4"	13'-6"	6'-0"	4'-9"	20,000
FMC-10	10"	4"	16'-0"	7'-0"	5'-0"	40,000

© Park 2017

Specifications

CONCRETE: Class 1/8 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

ACCESS COVER: 1/4" steel skid-resistant floor plate welded to 3" angle frame with (2) 3"x2-3/8" I-beam supports. Hatch to be furnished with 316 stainless steel bolts and hinges

ACCESS HATCHWAY: 1/4" Aluminum diamond plate cover with extruded aluminum frame. Hatch to be furnished with 316 stainless steel slam lock & hinges.

Engineering Data

The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

FM AWWA UL IAPMO NPCA CERTIFIED PLANT

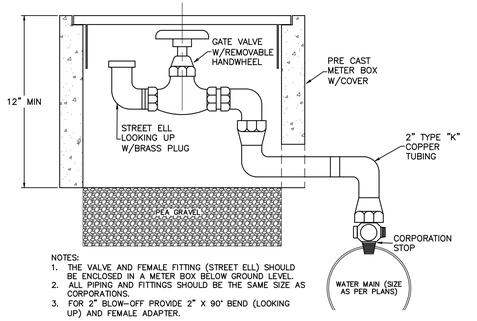
PROJECT:	
CUSTOMER:	
ENGINEER:	
ORDER #:	
PROJ #:	
DATE:	

888.611.PARK
www.park-usa.com
PARK USA
DESIGN FOR WATER

FIRE & DOMESTIC COMBINATION WATER METER ASSEMBLY
MODEL FMC - 4" THRU 10"

PM	DRN	ENG	DWG. NO.	REV.
DATE 08/2017			FMC-AL-SL	A

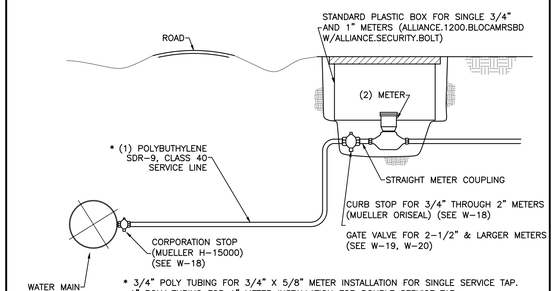
FMC-AL-SL



NOTES:
1. THE VALVE AND FEMALE FITTING (STREET ELL) SHOULD BE ENCLOSED IN A METER BOX BELOW GROUND LEVEL.
2. ALL PIPING AND FITTINGS SHOULD BE THE SAME SIZE AS CORPORATIONS.
3. FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

2" BLOW OFF VALVE
NTS

1. SDR-9 SERVICE LEAD BY CONTRACTOR, WITH STANDARD PLASTIC METER BOX.
2. METER INSTALLED BY THE CITY OF CONROE.



* 3/4" POLY TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP. 1" POLY TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

WATER SERVICE CONNECTION
NTS

REV	DATE
COMMENT	
REV	DATE
COMMENT	

STATE OF TEXAS
BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

WATER DETAILS

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936)718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
mericksonn46@yahoo.com
936-828-1058

JOB #
1262

SHEET:
14 OF: 15

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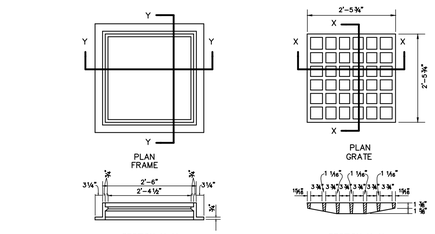
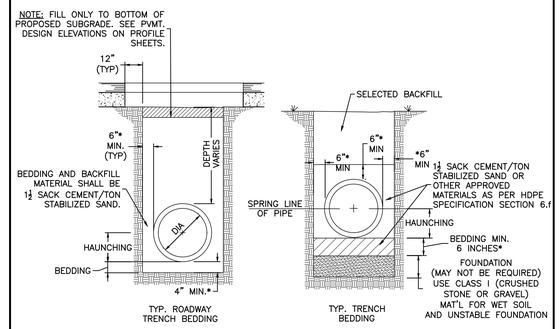
ORIGINAL LAYOUT SIZE - 24X36



TYPE "A" INLET DETAIL
NTS



TYP. ROADWAY TRENCH BEDDING

TYP. TRENCH BEDDING

FOUNDATION
A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPES.

BEDDING
THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO ENSURE UNIFORM BEARING.

HAUNCHING
HAUNCHING AND INITIAL BACKFILL ARE THE MOST IMPORTANT AREAS IN TERMS OF LIMITING THE HORIZONTAL DEFLECTION OF A FLEXIBLE PIPE. THESE AREAS SHOULD BE COMPACTED TO REQUIRED OR SPECIFIED DENSITY.

* NOTE: WHEN USING HDPE PIPE, THE BACKFILL MATERIAL SHALL BE CEMENT STABILIZED SAND (1 1/2 SACK CEMENT/TON) OR OTHER APPROVED BACKFILL MATERIAL AS SPECIFIED BY THE ENGINEER, AND IN ACCORDANCE TO CITY OF CONROE HDPE SPECIFICATION, SECTION 6.f FURTHER, THE BACKFILL MATERIAL SHALL BE USED FOR THE WHOLE DEPTH AND WIDTH OF ALL DITCHES, TRENCHES, ETC. UNDER ANY ROADWAY OR PAVED SURFACES. WHEN PIPES ARE NOT UNDER PAVED SURFACES, THE BACKFILL MATERIAL SHALL BE USED TO A MINIMUM OF 6" UNDER AND AROUND THE PIPE, BUT SHALL COVER THE FULL WIDTH OF THE TRENCH TO THE UNDISTURBED WALLS. THE MINIMUM DIMENSION OF THE TRENCH FOR THE HDPE PIPE SHALL BE AS SPECIFIED IN THE HDPE SPECIFICATION, TABLE 6.1.

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS

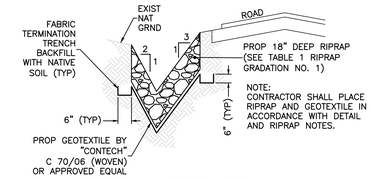
CLASS I
ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.

CLASS II
COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2", INCLUDING VARIOUSLY GRADED SANDS, AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.

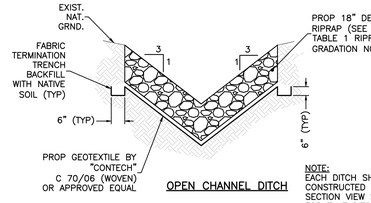
CLASS III
FINE SANDS AND CLAYEY GRAVELS, INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM AND SC ARE INCLUDED IN THIS CLASS.

TYPICAL STORM SEWER BEDDING AND TRENCH DETAIL
NTS

RIPRAP NOTES:
1. PROVIDE RIPRAP CONSISTING OF BROKEN CONCRETE OR STONE. PROVIDE RIPRAP THAT IS DENSE, DURABLE AND HARD MATERIAL FREE FROM CRACKS, SEAMS AND OTHER DEFECTS WHICH WOULD INCREASE DETERIORATION FROM HANDLING AND NATURAL CAUSES. PROVIDE A GEOTEXTILE MATTING BELOW RIPRAP IN ACCORDANCE WITH NOTE 14 BELOW.
2. CONTRACTOR TO PROVIDE ENGINEER 24 HOURS NOTICE TO INSPECT GEOTEXTILE FABRIC PRIOR TO FINAL INSTALLATION OF RIP RAP MATERIAL.
3. PROVIDE RIPRAP IN CUBIC FORM, RATHER THAN ELONGATED (FLAT) SHAPES.
4. PROVIDE RIPRAP WITH A MINIMUM THICKNESS OF 6 INCHES.
5. NO MORE THAN 25 PERCENT SHALL HAVE A LENGTH GREATER THAN 2-1/2 TIMES THE WIDTH OR THICKNESS. NO LENGTH SHALL EXCEED 3 TIMES THE WIDTH OR THICKNESS.
6. WHERE BROKEN CONCRETE IS USED, CUT EXPOSED METAL FLUSH WITH THE SURFACE PRIOR TO PLACING THE RIPRAP.
7. TRIM AND DRESS THE CHANNEL BOTTOM AND SIDE SLOPES TO PROPER LINES AND GRADE PRIOR TO PLACING RIPRAP.
8. PLACE THE RIPRAP TO THE SLOPES, LINES AND GRADES AS SHOWN ON THE PLANS.
9. TO ESTABLISH A WELL-GRADED MASS OF RIPRAP WITH MINIMAL VOIDS, FILL VOIDS BETWEEN LARGER RIPRAP BLOCKS WITH SPALLS AND SMALLER BLOCKS OF THE LARGEST FEASIBLE SIZE TO FORM A COMPACT MASS. DO NOT PLACE SPALLS AND SMALL BLOCKS IN PLACE OF LARGER SIZE RIPRAP.
10. INSTALL RIPRAP MAT TO THE THICKNESS AS SHOWN ON THE PLANS.
11. PLACE THE RIPRAP TO AVOID DISPLACEMENT OR DAMAGE TO THE PREPARED SURFACE OR GEOTEXTILE IN A MANNER TO AVOID SEGREGATION OF PARTICLE SIZES.
12. PROVIDE GEOTEXTILE FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, COMPOSED OF AT LEAST 95 PERCENT BY WEIGHT POLYESTERS OR POLYOLEFINS. THESE FIBERS SHALL BE FORMED INTO A STABLE NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN THEIR DIMENSIONAL STABILITY RELATIVE TO EACH OTHER, INCLUDING THE EDGES. MATERIAL SHALL BE RESISTANT TO DETERIORATION FROM ULTRAVIOLET RADIATION, HEAT EXPOSURE AND COMMONLY ENCOUNTERED SOIL CHEMICALS, MILDEW, ROT AND INSECTS.
13. MANUFACTURER RECOMMENDS TO MINIMIZE DAMAGE DUE TO ULTRAVIOLET RADIATION, DO NOT INSTALL A GEOTEXTILE IF IT HAS BEEN REMOVED FROM ITS PROTECTIVE COVERING LONGER THAN THE MANUFACTURER RECOMMENDS.
14. FOR PLACEMENT OF GEOTEXTILE, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AT A MINIMUM:
    a. PLACE THE GEOTEXTILE DIRECTLY ON THE PREPARED AREA. LAY THE GEOTEXTILE SMOOTHLY ON THE SUBGRADE TO MINIMIZE TENSION, STRESS, FOLDS AND WRINKLES.
    b. AFTER PLACEMENT, DO NOT UNNECESSARILY WALK ON OR DISTURB THE GEOTEXTILE UNLESS REQUIRED TO PRESERVE CONTACT WITH THE SUBGRADE. EQUIPMENT IS NOT ALLOWED ON THE UNPROTECTED GEOTEXTILE. PROTECT THE GEOTEXTILE FROM CLOGGING, PENETRATIONS, TEARS AND OTHER DAMAGE DURING INSTALLATION.
    c. PLACE THE GEOTEXTILE STRIPS FROM DOWNSTREAM TO UPSTREAM. OVERLAP SUCCESSIVE GEOTEXTILE SHEETS SUCH THAT THE UPSTREAM SHEET IS PLACED OVER THE DOWNSTREAM SHEET AND/OR THE UPSLOPE OVER THE DOWNSLOPE.
    d. OVERLAP ADJOINING GEOTEXTILE SECTIONS A MINIMUM OF 2 FEET.
    e. REPLACE OR REPAIR ANY GEOTEXTILE DAMAGED DURING THE PLACEMENT OF RIPRAP OR OTHER MATERIALS AT NO ADDITIONAL COST TO THE DISTRICT. PLACE A GEOTEXTILE PATCH OF THE SAME MATERIAL OVER THE AREA AND EXTEND A MINIMUM OF 3 FEET BEYOND THE PERIMETER OF THE TEAR AND/OR DAMAGE. ORIENT THE PATCH MATERIAL SO THAT ITS FIBERS ARE ALIGNED WITH THE DAMAGED GEOTEXTILE FIBERS.
15. USE EVENLY GRADED, RIPRAP PER TABLE 1 BELOW.



ROADSIDE DITCH



OPEN CHANNEL DITCH

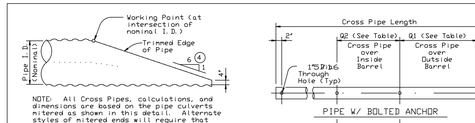
NOTE:
EACH DITCH SHALL BE CONSTRUCTED PER THE SECTION VIEW SPECIFIED FOR THAT DITCH. RIPRAP WILL THEN BE INSTALLED PER THE CRITERIA ABOVE.

ROADSIDE DITCH AND OPEN CHANNEL RIPRAP
PERO-003
SCALE: NTS | 10/31/18

TABLE 1 - RIP RAP GRADATION

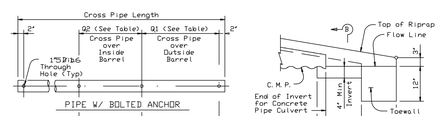
% LIGHTER BY WEIGHT	STONE WEIGHT LBS		VOLUME CUBICAL CUBIC FT (2)		SHAPE SPHERICAL FT (EACH SIDE)		SHAPE FT (DIA)	
	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT
100	180	265	1.20	1.77	1.06	1.21	1.31	1.50
50	80	110	0.53	0.73	0.81	0.90	1.01	1.12
15	40	60	0.27	0.40	0.64	0.74	0.80	0.91

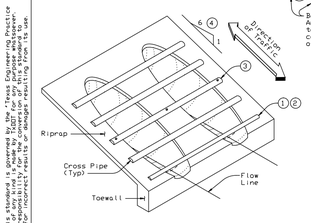
GRADATION NOTES:
1. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY.
2. VOLUME IS BASED ON 150 PCF, UNIT WEIGHT.
3. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.



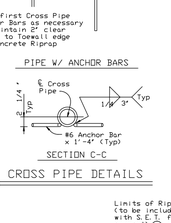
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

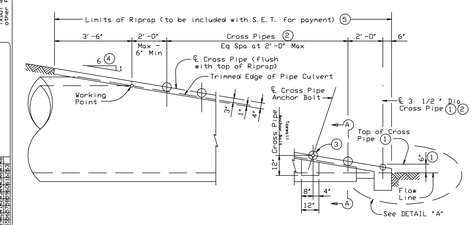
(Showing Corrugated Metal Pipe Culvert.)
(Details at Concrete Pipe Culvert are similar.)

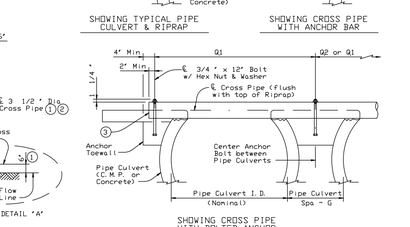




ISOMETRIC VIEW OF TYPICAL INSTALLATION







② CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, & RIPRAP QUANTITIES

Nominal Culvert I. D.	Conc Riprap (CY) ⑥	Pipe Culvert Spa = G	Single Barrel - Q1	Multi-Barrel - Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2'-1"	1'-9"	3 or more Pipe Culverts	3" Std (3.500" O. D.)
15"	0.7	11"	N/A	2'-5"	2'-2"		
18"	0.8	1'-2"	N/A	2'-10"	2'-8"		
21"	0.9	1'-4"	N/A	3'-2"	3'-1"		
24"	1.0	1'-7"	N/A	3'-6"	3'-7"		
27"	1.1	1'-8"	N/A	3'-10"	3'-11"	3 or more Pipe Culverts	3 1/2 " Std (4.000" O. D.)
30"	1.3	1'-10"	N/A	4'-2"	4'-4"	2 or more Pipe Culverts	
33"	1.4	1'-11"	4'-2"	4'-5"	4'-8"	All Pipe Culverts	4" Std (4.500" O. D.)
36"	1.5	2'-1"	4'-5"	4'-9"	5'-1"	All Pipe Culverts	
42"	1.8	2'-4"	4'-11"	5'-5"	5'-10"		
48"	2.0	2'-7"	5'-5"	6'-0"	6'-7"	All Pipe Culverts	5" Std (5.563" O. D.)
54"	2.3	3'-0"	5'-11"	6'-9"	7'-6"		
60"	2.6	3'-3"	6'-5"	7'-4"	8'-3"		
66"	3.0	3'-3"	6'-11"	7'-10"	8'-9"		
72"	3.3	3'-4"	7'-5"	8'-5"	9'-4"		

① The proper installation of the First Cross Pipe is critical for vehicle safety. The top of the First Cross Pipe must be placed at no more than 6" above the Flow line.

② Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 1/2 " Standard Pipe (4" O. D.).

③ The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.

④ Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or Flatter is required for vehicle safety.

⑤ Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".

⑥ Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

GENERAL NOTES:

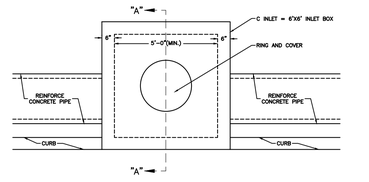
Cross Pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.
Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.
Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap".
Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.
Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5L/X52.
Bolts and nuts shall conform to ASTM A307.
All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

Texas Department of Transportation
Bridge Division

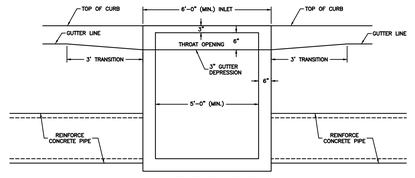
SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

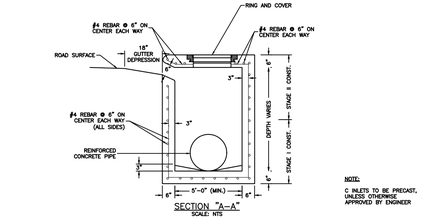
FILE: setppdse.dgn	DN: CAT	CK: CAT	DW: JRP	CK: CAT
©TxDOT September 2000	DISTRICT	FEDERAL AID PROJECT		SHEET
REVISIONS				
Nov 2001: Added riprap limits and quantities	COUNTY	CONTROL	SECT	JOB	HIGHWAY



C-1 INLET PLAN
SCALE: NTS



C INLET FRONT ELEVATION
SCALE: NTS



SECTION "A-A"
SCALE: NTS

NOTE:
C INLETS TO BE PRECAST, UNLESS OTHERWISE APPROVED BY ENGINEER

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No liability of any kind is assumed by the Texas Department of Transportation for any damages resulting from its use or modification. The responsibility for the correct use of this standard lies entirely with the user.

USER DEFINED
1 2 3 4 5 6 7 8 9 10 11 12
A B C D E F G H I J K L
M N O P Q R S T U V W X
Y Z

FILE:

REV	DATE
COMMENT	

REV	DATE
COMMENT	

BRETT WYANT
118933
LICENSED
PROFESSIONAL ENGINEER
4/3/2023

STORM DETAILS

FIF FULSHEAR STORAGE
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936)718-1998

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON
merickson46@yahoo.com
936-828-1058

JOB # 1262

SHEET: 15 OF: 15

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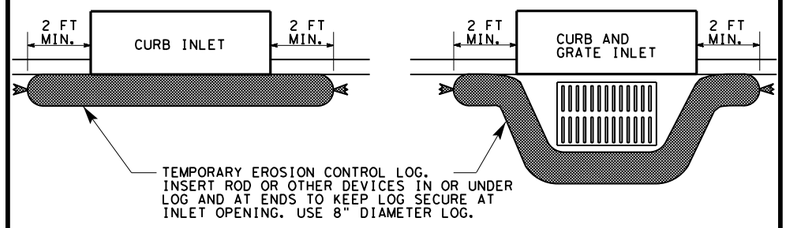
Z:\SPEARPOINT ENGINEERING\PE JOB FOLDERS\1200-1299\1262 FIF FULSHEAR STORAGE\CAD\12-19 DETAILS.DWG

CURB INLETS
8" DIAMETER LOGS

ITEM 506-6040 BIODEG EROSN CONT LOGS (INSTL) (8")



MATERIAL REQUIREMENTS

FILL:

Use 100% shredded mulch or other non-compost biodegradable material as fill for logs. No compost or fines.

DO NOT USE MATERIAL WHICH PROHIBITS WATER INFILTRATION.

LOG MESH:
Use mesh with 1/4" openings or larger. Mesh must allow water infiltration but also hold fill material in place.

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap (erosion control log) may be used to filter sediment out of runoff draining from an unstabilized area.

Traps: The drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Sediment traps should be placed in the following locations:
1. Within drainage ditches spaced as needed or min. 500' on center
2. Immediately preceding ditch inlets
3. Just before the drainage enters a water course
4. Just before the drainage leaves the right of way

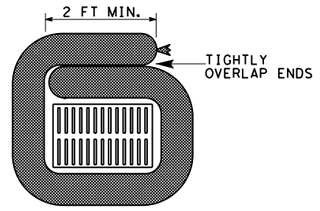
The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1', whichever is less.

REQUIRED ITEMS:

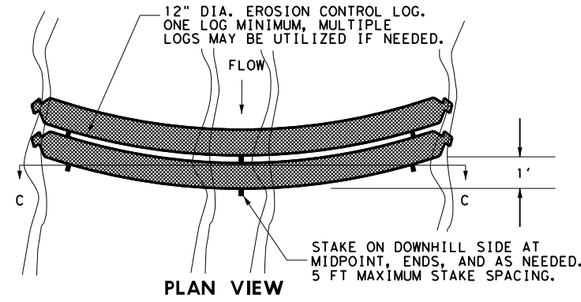
- ITEM 506-6040 BIODEG EROSN CONT LOGS (INSTL) (8") LF
- ITEM 506-6041 BIODEG EROSN CONT LOGS (INSTL) (12") LF
- ITEM 506-6043 BIODEG EROSN CONT LOGS (REMOVE) LF

DROP INLETS AND OTHER LOCATIONS
12" DIAMETER LOGS

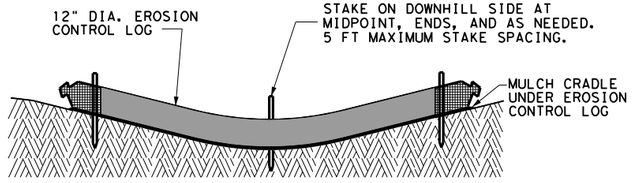
ITEM 506-6041 BIODEG EROSN CONT LOGS (INSTL)(12")



DROP INLETS

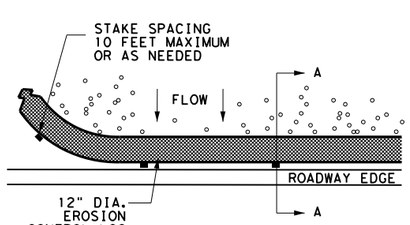


PLAN VIEW

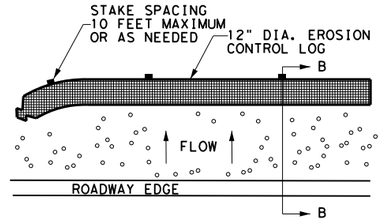


SECTION C-C

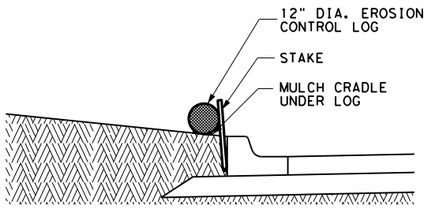
DRAINAGE SWALE OR DITCH



PLAN VIEW

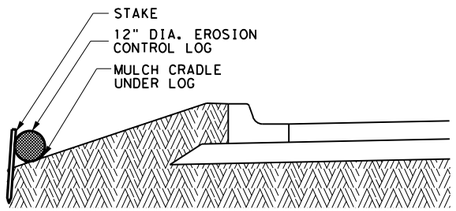


PLAN VIEW



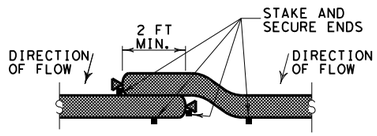
SECTION A-A

SLOPE TO ROADWAY EDGE

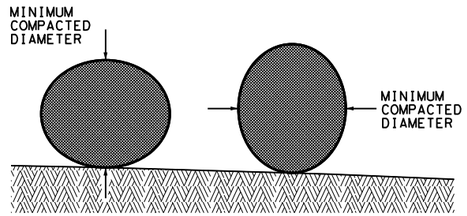


SECTION B-B

SLOPE AWAY FROM ROADWAY EDGE



END OF LOG OVERLAP



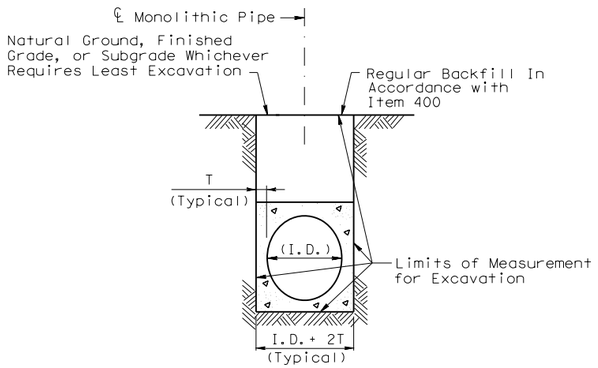
DIAMETER MEASUREMENTS OF EROSION CONTROL LOGS SPECIFIED IN PLANS

Texas Department of Transportation
Houston District

EROSION CONTROL LOG

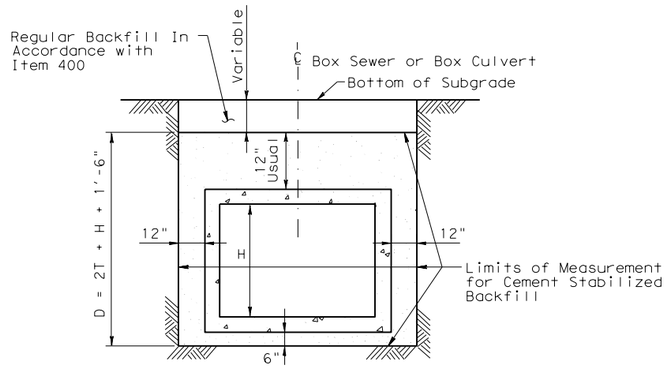
ECL-12

FILE: STDG4a.DGN	DN: TxDot	CK: TxDot	DW: TxDot	CK: TxDot			
©TxDOT 2014	DISTRICT	FED REG	PROJECT NUMBER				SHEET
REVISIONS 3/15 MINOR CORRECTIONS	HOU	6					
	COUNTY			CONTROL	SECT	JOB	HIG



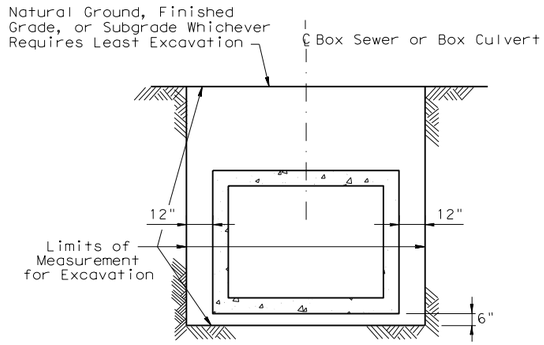
EXCAVATION DETAIL

MONOLITHIC PIPE
IN A PAVED OR GRADED AREA



BACKFILL DETAIL

BOX CULVERTS
IN A GRADED OR PAVED AREA
INCLUDING DETOURS *



EXCAVATION DETAIL

BOX CULVERTS
IN A GRADED AREA

REINFORCED CONCRETE PIPE

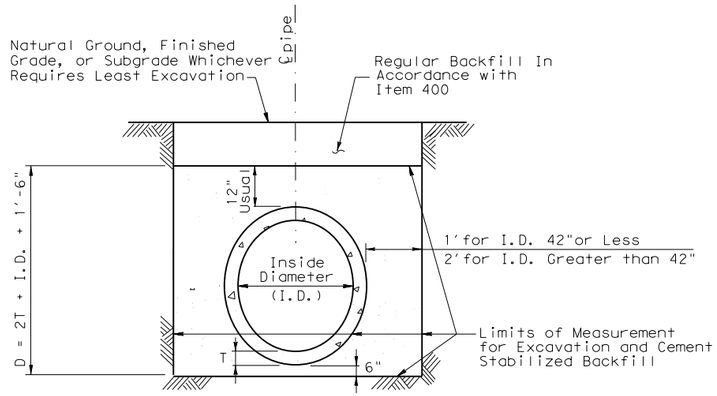
EXCAVATION AND BACKFILL QUANTITIES

PIPE DIA. IN.	T FT.	CULVERT OR SEWER EXCAVATION IN A PAVED OR GRADED AREA C.Y. PER L.F. PER FT. OF DEPTH	CEMENT STABILIZED BACKFILL IN A PAVED OR GRADED AREA C.Y. PER L.F. OF PIPE
18	0.19	0.144	0.383
24	0.23	0.165	0.478
30	0.29	0.188	0.586
36	0.33	0.210	0.692
42	0.38	0.231	0.808
48	0.42	0.327	1.394
54	0.46	0.349	1.560
60	0.50	0.370	1.731
66	0.54	0.392	1.907
72	0.58	0.414	2.088
78	0.62	0.435	2.275
84	0.67	0.457	2.474

MONOLITHIC PIPE

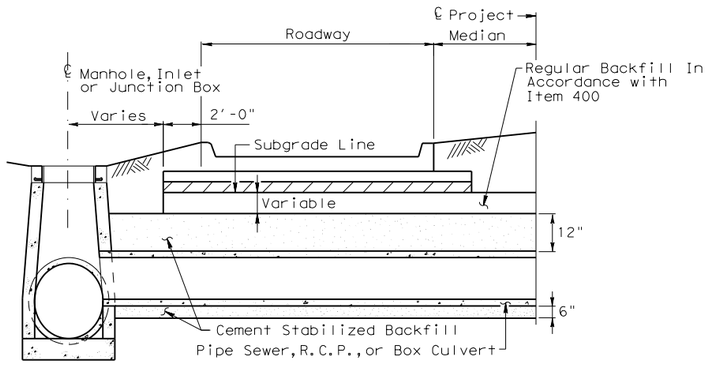
EXCAVATION QUANTITIES

PIPE DIA. IN.	T FT.	EXCAVATION C.Y. PER L.F. PER FT. OF DEPTH
36	0.417	0.142
42	0.458	0.164
48	0.458	0.182
54	0.500	0.204
60	0.583	0.228
66	0.583	0.247
72	0.625	0.269
78	0.625	0.287
84	0.625	0.306



EXCAVATION & BACKFILL DETAIL

REINFORCED CONCRETE PIPE
IN A GRADED OR PAVED AREA
INCLUDING DETOURS



BACKFILL DETAIL

AT MANHOLE, INLET OR JUNCTION BOX

D = Depth
H = Height
T = Thickness
R = Radius
Dia = Diameter

NOTE:

Cement stabilized backfill may be omitted in private driveways as indicated elsewhere in the plans.

Rubber gaskets shall be required for all joints on proposed cross drainage, pipe culverts and proposed storm sewer systems, unless otherwise shown in the plans.

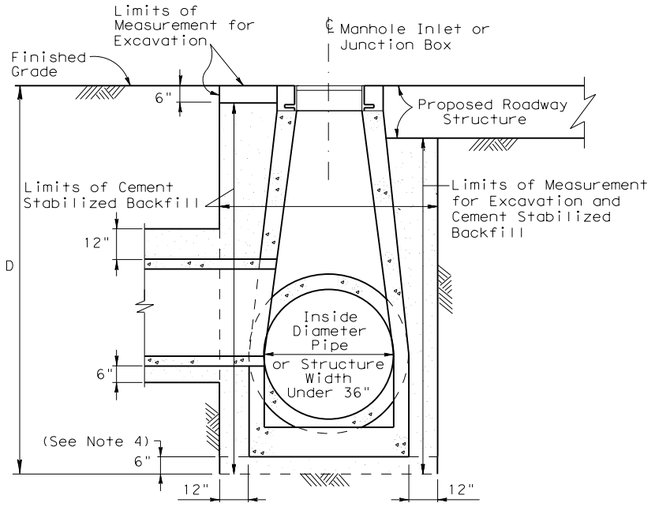
* Backfill with cement stabilized material will be required for all structures under detours unless noted otherwise in the General Notes.

Texas Department of Transportation
Houston District

EXCAVATION AND BACKFILL DIAGRAMS

E&BD

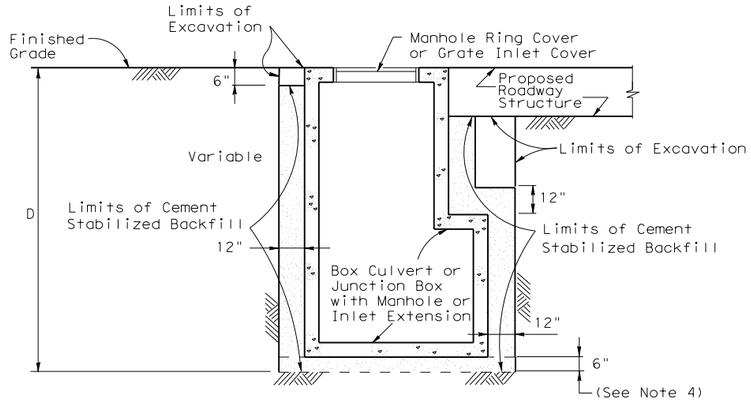
FILE: STDE1.DGN	DN: TxDot	CK: TxDot	DW: TxDot	CK: TxDot
© TxDOT FEB 2010	DIST	FED REG	PROJECT NO.	SHEET
REVISIONS REVISED 11/05 REVISED 2/2010 Added note to Table 1, Sht 2 of 2. REVISED 6/12 REVISED 9/14	HOUSTON	6		
	COUNTY		CONTROL SECT	JOB HIG



EXCAVATION AND BACKFILL DETAIL

MANHOLES SMALLER THAN 36 IN.
IN A PAVED OR GRADED AREAS

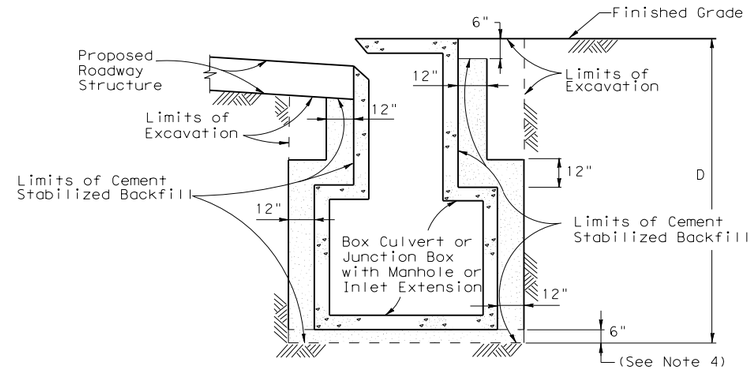
N.T.S.



EXCAVATION AND BACKFILL DETAIL

JUNCTION BOXES IN A
PAVED OR GRADED AREA

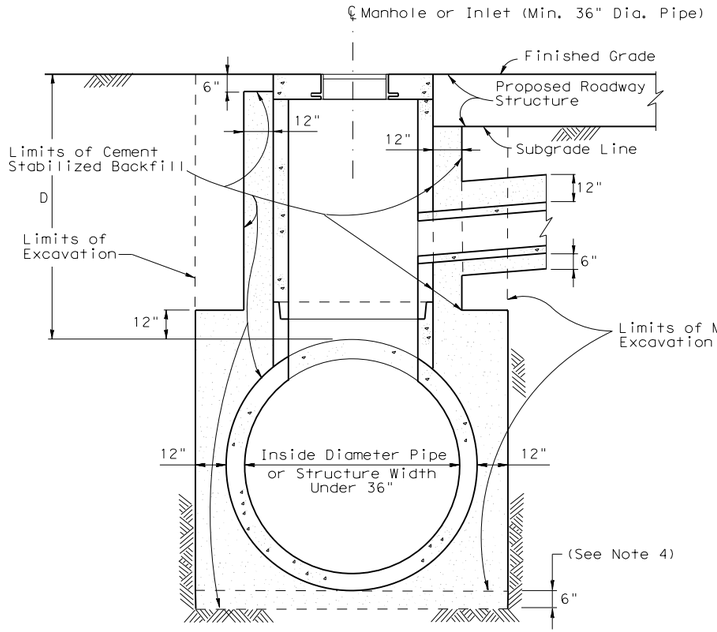
N.T.S.



EXCAVATION AND BACKFILL DETAIL

INLET EXTENSIONS ON A BOX CULVERT
IN A PAVED OR GRADED AREA

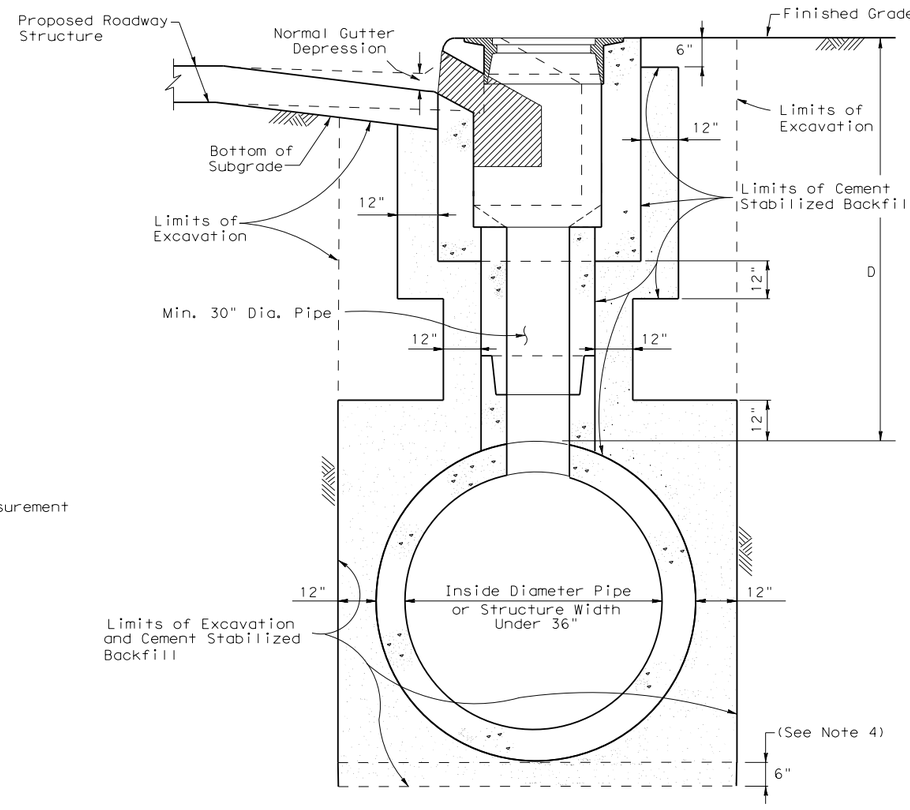
N.T.S.



EXCAVATION AND BACKFILL DETAIL

MANHOLES 36 IN. AND GREATER
IN A PAVED OR GRADED AREA

N.T.S.



EXCAVATION AND BACKFILL DETAIL

CURB INLETS IN A PAVED OR GRADED AREA

N.T.S.

D = Depth
H = Height
T = Thickness
R = Radius
Dia = Diameter

TABLE 1

SCHEDULE FOR PAY QUANTITIES OF CEMENT STABILIZED BACKFILL (SEE NOTE 1)

MANHOLE OR INLET DEPTH (D) IN FEET	CEMENT STABILIZED BACKFILL IN CUBIC YARDS
0 through 5	5.75
> 5 through 10	8.25
greater than 10	12.75

TO BE PAID UNDER ITEM 400-6009 CEMENT STABILIZED BACKFILL (INLET OR MANHOLE)

NOTES:

1. The Contractor is paid a fixed estimated amount for cement stabilized backfill based on depth (D) and Table. 1.
2. Proposed roadway structure includes pavement, base and any subgrade.
3. For backfill of intersecting pipes and box culverts, see "Excavation and Backfill Diagram for Pipes and Box Culverts."
4. 6" cement stabilized backfill will be required only for precast units.

Texas Department of Transportation
Houston District

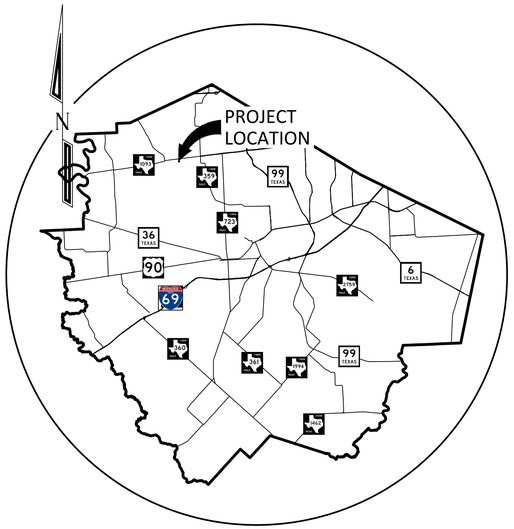
EXCAVATION AND BACKFILL DIAGRAMS

E&BD

FILE: STDE1.DGN	DN: TxDot	CK: TxDot	DW: TxDot	CK: TxDot
© TxDOT FEB 2010	DIST	FED REG	PROJECT NO.	SHEET
REVISIONS REVISED 2/2010 Added note to Table 1. REVISED 6/12 REVISED 9/14 REVISED 3/15	HOUSTON	6		
	COUNTY	CONTROL	SECT	JOB HIG

ORIGINAL LAYOUT SIZE – 24X36

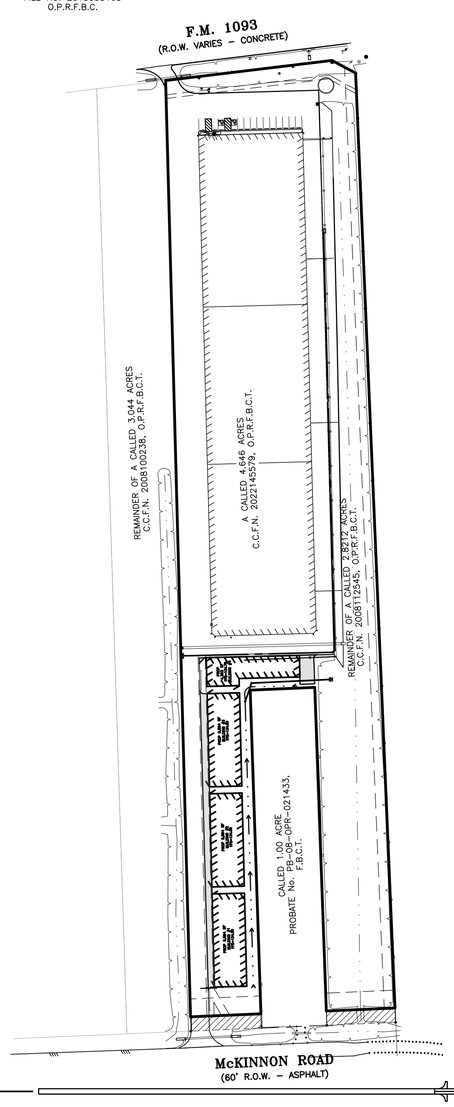
CONSTRUCTION DRAWINGS FOR
FIF FULSHEAR STORAGE
PHASE 2
ADDITIONAL STORAGE AND WATER IMPROVEMENTS
29105 FM 1093 RICHMOND,TEXAS 77406
AUGUST 2026

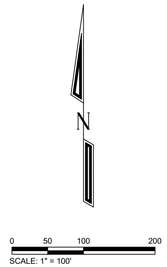


VICINITY MAP

SCALE : NONE
FORT BEND COUNTY

FORT BEND COUNTY TOLL ROAD AUTHORITY
FILE NO. 2015058468
O.P.R.F.B.C.





Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL CONSTRUCTION NOTES
3	SURVEY & CONTROL
4	PROJECT OVERALL & UTILITIES
5	DIMENSIONAL CONTROL, GRADING, & FIRELANE
6	WATER & PAVING DETAILS
7	STORM DETAILS
8	TEMPORARY EROSION CONTROL PLAN, & DETAILS

THE STATE OF TEXAS
FORT BEND COUNTY

06/2026
PRECINCT 1
Fort Bend County, Texas

FORT BEND COUNTY ENGINEER

ENGINEER: _____
J. Stacy Slawinski, P.E.

DATE: _____

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
Development Staff

DATE: _____

APPROVED BY FORT BEND COUNTY FIRE MARSHALL _____ DATE

FLOODPLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48157C0085M, FORT BEND COUNTY, TEXAS. EFFECTIVE DATE JANUARY 29, 2021.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

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REV	DATE
COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TLS	AKS
DRAFTER	CHECKED BY
JRM	JRC

STATE OF TEXAS
ANGELA K. SANCHEZ
117443
LICENSED
PROFESSIONAL ENGINEER
8/20/26
Angela K. Sanchez

COVER

FIF FULSHEAR STORAGE PHASE 2
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
902 Martin Luther King Blvd. Ste 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON

JOB # 1436

SHEET: 1 OF: 8

ORIGINAL LAYOUT SIZE – 24X36

GENERAL

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SECURITY TO PROTECT THE PROJECT SITE, CONTRACTOR PROPERTY, EQUIPMENT, AND WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STREETS OF CONSTRUCTION DIRT AND DEBRIS AT CLOSE OF EACH WORK DAY.
4. THE CONSTRUCTION OF THE ROST AND/OR RIGHT-OF-WAY, UPON COMPLETION OF THE JOB SHALL BE AS GOOD AS OR BETTER THAN PRIOR TO STARTING WORK.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR, ALONG WITH CONCURRENCE FROM THE FIELD ENGINEER, SHALL DETERMINE HIS/HER LAY-DOWN AND/OR STAGING AREA LOCATIONS.
6. THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 24 HOURS PRIOR TO BLOCKING DRIVEWAYS OR ENTERING UTILITY EASEMENTS.
7. TRAFFIC INGRESS AND EGRESS FOR DRIVEWAYS AND PEDESTRIAN ACCESS FACILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION WITH ALL WEATHER SURFACES.
8. THE CONTRACTOR SHALL REMOVE ANY FENCES, POSTS, MAILBOXES, PLANTERS, PERMANENT TRASH CONTAINERS, CULVERTS, ETC. OR SECTIONS THEREOF, THAT ENCROACH WITHIN THE COUNTY'S RIGHT-OF-WAY. NOTE: PRIOR TO CONSTRUCTION, THE PROPERTY OWNER WAS PAID TO RELOCATE OR REPLACE THESE ITEMS OUTSIDE OF THE COUNTY'S RIGHT-OF-WAY. IF THE OWNER HAS FAILED TO DO SO, THE CONTRACTOR WILL REPLACE THEM WITH THE MINIMUM LEVEL OF QUALITY NEEDED TO SECURE THE PROPERTY AND/OR MAINTAIN MAIL DELIVERY. IN THAT CASE, PAYMENT FOR THESE INSTALLATIONS WILL BE INCLUDED AS EXTRA WORK ITEMS OR AS OVERRUNS TO EXISTING PAY ITEMS.

   ANY DAMAGE CAUSED BY THE CONTRACTOR TO SUCH ITEMS LOCATED OUTSIDE OF THE COUNTY'S RIGHT-OF-WAY, SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.

   ALSO, IF THESE ITEMS ARE LOCATED WITHIN THE PROJECT RIGHT-OF-WAY AND ARE DESIGNATED TO REMAIN, ANY DAMAGE CAUSED BY THE CONTRACTOR TO SUCH ITEMS, SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.

   TREES, BUSHES, SHRUBBERY AND OTHER DAMAGED PLANTINGS DESIGNATED TO REMAIN SHALL BE REPLACED WITHIN 72 HOURS OF REMOVAL AND ARE TO BE THOROUGHLY WATERED-IN. NO SEPARATE PAY.
9. PAVED SURFACES, PAVEMENT MARKERS AND MARKINGS SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
10. IRON RODS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
11. CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. TWO COPIES OF STAKING NOTES TO BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION.
12. THE COUNTY OR THE COUNTY'S SURVEYOR SHALL PROVIDE A BENCHMARK OR TEMPORARY BENCHMARK AND SURVEY CONTROLS.
13. THE CONTRACTOR SHALL MAINTAIN UPDATED RED-LINED RECORD DRAWINGS ON SITE FOR INSPECTION BY THE ENGINEER.
14. MOWING, MAINTENANCE, AND CLEAN-UP OF THE PROJECT SHALL MEET THE REQUIREMENT OF SPECIFICATION ITEM 560 (NO SEPARATE PAY). MOWING, MAINTENANCE, AND CLEAN-UP IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITY IN THE PROJECT LIMITS.
15. THE REMOVAL OF ANY ABANDONED UTILITIES REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOCKPILE NECESSARY MATERIAL ON-SITE OR AT A SECURED OFF-SITE LOCATION AT NO ADDITIONAL EXPENSE TO FORT BEND COUNTY. ANY SUITABLE EXCAVATED FOR WATER, ETC. ON THE PROJECT WHICH IS AVAILABLE AT THE TIME OF NEED; WHETHER FROM STORM SEWER, ROADWAY, AND/OR CHANNEL EXCAVATION, SHALL BE USED BEFORE BORROW IS BROUGHT ON-SITE.
17. MANHOLES, JUNCTION BOXES, INLETS, AND RISERS ARE TO BE PRE-CAST OR CAST IN PLACE.
18. THE FOLLOWING DETAILS ARE MINIMUM REQUIREMENTS AND MAY BE SUPERSEDED BY GEOTECHNICAL ENGINEER RECOMMENDATIONS OR MORE STRINGENT REQUIREMENTS FROM THE CITY'S ETJ PROJECT IS WITHIN.
19. POP UP DRAINS ARE NOT ALLOWED IN FORT BEND COUNTY RIGHT OF WAY.

TRAFFIC SIGNAL

1. ALL ITEMS RELATING TO THE CONSTRUCTION OF TRAFFIC SIGNAL INSTALLATIONS, EXCEPT FOR PUNCH-LIST ITEMS, SHALL BE COMPLETED PRIOR TO THE ACTIVATION OF THE SIGNAL SYSTEM(S), UNLESS OTHERWISE REQUIRED BY THE CONTRACT.
2. THE CONTRACTOR SHALL MEET WITH THE FORT BEND COUNTY TRAFFIC SIGNAL MAINTENANCE GROUPS FIELD INSPECTOR, HEREAFTER REFERRED TO AS THE TRAFFIC INSPECTOR, ONE-WEEK PRIOR TO THE DESIRED ACTIVATION OF ANY NEW TRAFFIC SIGNALS. THE CONTRACTOR SHALL OBTAIN WRITTEN CONCURRENCE FROM THE TRAFFIC INSPECTOR THAT ADEQUATE PROJECT PROGRESS HAS BEEN ACHIEVED AND THAT ADEQUATE PREPARATIONS ARE IN PLACE TO SCHEDULE A PRE-"TURN ON" WALK-THROUGH INSPECTION MEETING. IF IN THE OPINION OF THE TRAFFIC INSPECTOR, REQUIRED PROGRESS AND ADEQUATE PREPARATIONS ARE NOT COMPLETE, THE PRE-"TURN ON" WALK-THROUGH INSPECTION MEETING WILL BE POSTPONED TO ALLOW ADEQUATE TIME FOR INCOMPLETE CONSTRUCTION ITEMS AND PREPARATIONS TO BE COMPLETED. AFTER THE CONTRACTOR HAS COMPLETED ALL INCOMPLETE ITEMS AND PREPARATIONS, THE CONTRACTOR SHALL REQUEST THE TRAFFIC INSPECTOR REVIEW AND APPROVE ITEMS PREVIOUSLY IDENTIFIED. IF, IN THE OPINION OF THE TRAFFIC INSPECTOR, ALL ITEMS HAVE BEEN ADDRESSED SATISFACTORILY, THE DATE OF THE PRE-"TURN ON" WALK-THROUGH INSPECTION SHALL BE ESTABLISHED. TIME EXTENSIONS TO THE CONTRACT TIME WILL NOT BE GRANTED FOR DELAYS CAUSED BY INCOMPLETE CONSTRUCTION OR INADEQUATE CONTRACTOR PREPARATIONS REQUIRED TO COMPLETE TRAFFIC SIGNAL SYSTEM WITHIN THE TIMEFRAME SET FORTH IN THE CONTRACT.
3. PRIOR TO ACTIVATING A NEW TRAFFIC SIGNAL, THE CONTRACTOR SHALL REQUEST A PRE-TURN ON WALK-THROUGH INSPECTION MEETING, IN ACCORDANCE WITH ITEM 2. THE PURPOSE OF THE MEETING WILL BE TO ESTABLISH THAT THE TRAFFIC SIGNAL SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT, AND IN A MANNER THAT DOES NOT ADVERSELY IMPACT PUBLIC SAFETY. THIS MEETING SHALL BE ATTENDED BY THE TRAFFIC INSPECTOR, THE ENGINEER OF RECORD, AND THE CONTRACTOR. AS A MINIMUM, ANY DEFICIENCIES THAT ADVERSELY IMPACT PUBLIC SAFETY WILL BE IDENTIFIED FOR CORRECTION PRIOR TO ESTABLISHING THE "TURN ON" DATE FOR THE TRAFFIC SIGNAL SYSTEM. ITEMS THAT HAVE AN IMPACT ON PUBLIC SAFETY INCLUDE, BUT ARE NOT LIMITED TO: PAVEMENT MARKINGS AND SIGNAGE, PROPER AND ACCEPTABLE BONDING OF EARTH GROUNDS, PROPERLY ALIGNED TRAFFIC SIGNALS, FULLY OPERATIONAL VEHICULAR AND PEDESTRIAN DETECTION, COMPLETED CABINET-TO-FIELD WIRING, AND PROPERLY TERMINATED ELECTRICAL SERVICE CONDUCTORS. FAILURE TO ADDRESS THE PUNCH-LIST ITEMS IDENTIFIED AS BEING CRITICAL TO PUBLIC SAFETY PRIOR TO THE PRE-"TURN ON WALK-THROUGH MEETING WILL RESULT IN THE "TURN ON" BEING POSTPONED TO ALLOW ADEQUATE TIME FOR THE CONTRACTOR TO CORRECT THE ITEMS. THE "TURN ON" WILL NOT BE ESTABLISHED UNTIL THE TRAFFIC SIGNAL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT, AND THAT THE TRAFFIC SIGNAL, AS IT EXISTS, IS NOT A THREAT TO PUBLIC SAFETY, A "TURN ON" DATE WILL BE ESTABLISHED.
4. THE CONTRACTOR SHALL HAVE 10 DAYS FROM THE DATE THE TRAFFIC SIGNAL SYSTEM IS TURNED ON TO COMPLETE ANY PUNCH-LIST ITEMS IDENTIFIED AT THE PRE-"TURN ON" WALK-THROUGH MEETING OR AT THE TIME THE SIGNAL SYSTEM IS ACTIVATED THAT ARE NOT OTHERWISE ADDRESSED PRIOR TO ACTIVATION OF THE TRAFFIC SIGNAL SYSTEM.
5. THE CONTRACTOR'S ATTENTION IS DIRECTED TO STANDARD SPECIFICATION ITEM 1000, TRAFFIC SIGNAL INSTALLATION AND MODIFICATION, WHICH INCLUDES PROCEDURES AND REQUIREMENTS REGARDING ACTIVATION OF TRAFFIC SIGNAL CONTROL SYSTEMS. THE PROJECT MANUAL MAY INCLUDE SPECIAL SPECIFICATIONS AND/OR SPECIAL PROVISIONS RELATED TO PROPOSED TRAFFIC CONTROL SIGNAL SYSTEM INSTALLATION(S) AND MODIFICATION(S) REQUIRING THE CONTRACTOR'S ADHERENCE TO DEFINED CHECKLISTS, PROCEDURES AND/OR REPORTS AT NO ADDITIONAL COST TO THE COUNTY BEYOND THE ESTABLISHED BID ITEMS OF THE CONTRACT.
6. ALL SIGNAL ALTERATIONS MUST BE APPROVED AND COORDINATED THROUGH FBC ENGINEERING AND ROAD & BRIDGE.

TRAFFIC CONTROL

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE PART VI OF THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE APPROVED TRAFFIC CONTROL PLAN.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN EACH DIRECTION DURING WORKING HOURS EXCEPT DURING FLAGGING OPERATION
3. LANE CLOSURES SHALL BE DURING OFF-PEAK HOURS ONLY (MONDAY THROUGH FRIDAY 9 A.M. TO 4 P.M.) UNIFORMED PEACE OFFICERS OR FLAGGERS IN RADIO CONTACT ARE REQUIRED TO DIRECT TRAFFIC DURING LANE CLOSURES.
4. DETOURS REQUIRE PRIOR APPROVAL OF THE FIELD ENGINEER AND PRECINCT. DETOUR PLANS, IF ALLOWED, MUST INCLUDE APPROPRIATE DETOUR SIGNAGE. PUBLIC NOTICE VIA SIGNAGE TWO WEEKS IN ADVANCE STATING THE DATES OF THE AGREED UPON DATE OF CLOSURE AND DATE THE ROAD WILL RE-OPEN TO TRAFFIC. CONTRACTOR TO USE (WITH PRIOR APPROVAL OF THE FIELD ENGINEER) HIGH EARLY STRENGTH CONCRETE AND OTHER RELATED CONSTRUCTION METHODS TO MINIMIZE THE DURATION OF THE DETOUR AND TO ENSURE THAT THE ROADWAY IS OPEN ON, OR PRIOR TO, THE AGREED UPON DATE.
5. ONE DAY PRIOR TO THE IMPLEMENTATION OF A TRAFFIC CONTROL PLAN PHASE OR STEP, OR THE IMPLEMENTATION OF AN ADDITIONAL, REVISED, OR NEW TRAFFIC CONTROL ELEMENT, THE CONTRACTOR SHALL MEET WITH THE ENGINEER TO GIVE A PRESENTATION OF THE PROPOSED TRAFFIC CONTROL IMPLEMENTATION. THE CONTRACTOR SHALL OBTAIN WRITTEN CONCURRENCE FROM THE ENGINEER THAT ADEQUATE PROJECT PROGRESS HAS BEEN ACHIEVED AND THAT ADEQUATE PREPARATIONS ARE IN PLACE PRIOR TO SWITCHING TRAFFIC. IF, IN THE OPINION OF THE ENGINEER, REQUIRED PROGRESS AND ADEQUATE PREPARATIONS ARE NOT COMPLETE, THE CONTRACTOR SHALL NOT IMPLEMENT THE NEXT PHASE, STEP, OR ELEMENT OF TRAFFIC CONTROL UNTIL INCOMPLETE CONSTRUCTION ITEMS OR PREPARATIONS ARE COMPLETED. TIME EXTENSIONS WILL NOT BE GRANTED FOR DELAYS CAUSED BY THE INCOMPLETE CONSTRUCTION ITEMS OR INADEQUATE CONTRACTOR PREPARATIONS REQUIRED TO IMPLEMENT TRAFFIC CONTROL.
6. TRAFFIC CONTROL PER THE CONTRACT IS REQUIRED FOR THE ENTIRE DURATION OF THE PROJECT. PAYMENT FOR TRAFFIC CONTROL DEVICES SHALL BE MADE AS THE DEVICES ARE PROPERLY INSTALLED FOR LESS THAN A FULL MONTH SHALL BE BASED ON THE PERCENTAGE BASIS OF THE TIME INSTALLED. TRAFFIC CONTROL PAYMENTS TO THE CONTRACTOR SHALL END 10 DAYS AFTER SUBSTANTIAL COMPLETION, ALTHOUGH PROPER TRAFFIC CONTROL MUST BE MAINTAINED UNTIL PUNCHLIST COMPLETION.
7. THE PURPOSE OF THE CONSTRUCTION SEQUENCE AND TRAFFIC HANDLING OUTLINED HEREIN IS TO DOCUMENT A VIABLE TCP THAT CAN BE UTILIZED TO CONSTRUCT THE PROJECT. IT IS THE BASIS OF ESTIMATION FOR THE TRAFFIC CONTROL BID ITEMS, AND IS TO BE UTILIZED AND IMPLEMENTED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT TCP, HE/SHE SHALL PREPARE AND SUBMIT THE ALTERNATIVE TCP TO THE COUNTY FOR APPROVAL NO LESS THAN 10 WORKING DAYS PRIOR TO THE PROPOSED IMPLEMENTATION DATE. THE TCP SHALL BE DRAWN TO SCALE AND SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS. UPON APPROVAL BY FORT BEND COUNTY, THE ALTERNATIVE PLAN SHALL BECOME THE BASIS FOR A "CHANGE IN CONTRACT" TO REVISE THE TRAFFIC CONTROL BID ITEMS ACCORDINGLY AND BECOME PART OF THE CONTRACT DOCUMENTS.
8. ALL TEMPORARY PAVEMENT MARKINGS ON PERMANENT PAVEMENT SHOULD BE RPMS OR TABS.
9. TRAFFIC PATTERN CHANGES REQUIRE CHANGEABLE MESSAGE BOARDS PLACED AT LEAST 2 WEEKS IN ADVANCE OF PROPOSED CHANGE. QUANTITY, PLACEMENT AND WORDING TBD BY FBC.

CONSTRUCTION

1. FORT BEND COUNTY MUST BE INVITED TO THE PRE-CONSTRUCTION MEETING.
2. CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOUR NOTICE TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PAVING AT CONSTRUCTION@FBCTX.GOV.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FROM FORT BEND COUNTY PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN COUNTY ROAD RIGHT OF WAYS.
4. ALL PAVING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FORT BEND COUNTY "RULES, REGULATIONS AND REQUIREMENTS" RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISIONS AS CURRENTLY AMENDED.
5. ALL ROAD WIDTHS, CURB RADII AND CURB ALIGNMENT SHOWN INDICATES BACK OF CURB.
6. A CONTINUOUS LONGITUDINAL REINFORCING BAR SHALL BE USED IN THE CURBS.
7. ALL CONCRETE PAVEMENT SHALL BE 5½ SACK CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT EACH CURB RETURN AND AT A MAXIMUM SPACING OF 60 FEET.
8. ALL WEATHER ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
9. 4" X 12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB.
10. CURB HEADERS ARE REQUIRED AT CURB CONNECTIONS TO HANDICAP RAMPS, WITH NO CONSTRUCTION JOINT WITHIN 5' OF RAMPS.
11. GUIDELINES ARE SET FORTH IN THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION – BOTH DAY AND NIGHT.
12. ALL R1-1 STOP SIGNS SHALL BE A MINIMUM OF 36"X36" WITH DIAMOND GRADE SHEETING PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
13. STREET NAME SIGNAGE SHALL BE ON A 9' HIGH SIGN FLAT BLADE W/REFLECTIVE GREEN BACKGROUND. STREET NAMES SHALL BE UPPER AND LOWERCASE LETTERING WITH UPPERCASE LETTERS OF 6" MINIMUM AND LOWERCASE LETTERS OF 4.5" MINIMUM. THE LETTERS SHALL BE REFLECTIVE WHITE. STREET NAME SIGNS SHALL BE MOUNTED ON STOP SIGN POST.
14. A BLUE DOUBLE REFLECTORIZED BUTTON SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS. THE BUTTON SHALL BE PLACED 12 INCHES OFF OF THE CENTERLINE OF THE STREET ON THE SAME SIDE AS THE HYDRANT.
15. THE PROJECT AND ALL PARTS THEREOF SHALL BE SUBJECT TO INSPECTION FROM TIME TO TIME BY INSPECTORS DESIGNATED BY FORT BEND COUNTY. NO SUCH INSPECTIONS SHALL RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER. NEITHER FAILURE TO INSPECT NOR FAILURE TO DISCOVER OR REJECT ANY OF THE WORK AS NOT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, REQUIREMENTS AND SPECIFICATIONS OF FORT BEND COUNTY OR ANY PROVISION OF THIS PROJECT SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR TO RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER.
16. STABILIZED SUBGRADE: DETERMINE THE THICKNESS OF THE STABILIZED SUBGRADE AFTER CURING AND COMPACTION. IF THE SUBGRADE DEPTH IS GREATER THAN THE PROPOSED THICKNESS BY 20% OR MORE, THE CMT LAB MUST PROVIDE VERIFICATION THE PERCENTAGE OF MATERIAL BEING USED TO STABILIZE THE SUBGRADE MEETS OR EXCEEDS PROJECT REQUIREMENTS. TEST RESULTS REQUIRED.

NOTE: FORT BEND COUNTY NOTES SUPERSEDE ANY CONFLICTING NOTES.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	2-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY ENGINEERING DEPARTMENT

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
DES. BY: INIT	SHEET DESCRIPTION: CONSTRUCTION GENERAL NOTES	02
SCALE: NONE		SHEET NO. /
DATE: 2-1-22	APPROVED BY:	

J:\1YEA\1601\Fort Bend County Standards\Fort Bend County ST\FBC GENERAL NOTES\FORT BEND CO GENERAL NOTES.dwg

TYPICAL ABBREVIATIONS

AE	ACCESS EASEMENT	MEP	MATCH EXISTING PAVEMENT
ARV	AIR RELEASE VALVE	MAX	MAXIMUM
ASPH	ASPHALT	MIN	MINIMUM
BC	BACK OF CURB	FBCDR	FORT BEND COUNTY DEED RECORDS
BFE	BASE FLOOD ELEVATION	FBCMR	FORT BEND COUNTY MAP RECORDS
BL	BUILDING LINE	FBCRPR	FORT BEND COUNTY REAL PROPERTY RECORDS
BOV	BLOW-OFF VALVE	NG	NATURAL GROUND
CL	CENTERLINE	OCEW	ON CENTER EACH WAY
CLD	CENTERLINE OF DITCH	OFST	OFFSET
CONC	CONCRETE	OHE	OVERHEAD ELECTRIC
CSS	CEMENT STABILIZED SAND	OPR	OFFICIAL PUBLIC RECORD
DBL	DOUBLE	PVMT	PAVEMENT
DGFL	DEPRESSED GUTTER FLOW LINE	POB	POINT OF BEGINNING
DIA	DIAMETER	POC	POINT OF COMMENCEMENT
DA	DRAINAGE AREA	PVI	POINT OF VERTICAL INTERSECTION
DE	DRAINAGE EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PP	POWER POLE
EA	EACH	PROP	PROPOSED
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
EXIST OR EX	EXISTING	RT	RIGHT
FC	FACE OF CURB	ROW	RIGHT OF WAY
FF	FINISHED FLOOR	S	SLOPE
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOW LINE	SHLDR	SHOULDER
FND	FOUND	SIGN	SN OR SGN
FM	FORCE MAIN	SNGL	SINGLE
FP	FLOODPLAIN	SF	SQUARE FEET
FW	FLOODWAY	STA	STATION
GV	GATE VALVE	STM	STORM SEWER
GV&B	GATE VALVE AND BOX	SY	SQUARE YARDS
GFL	GUTTER FLOW LINE	TB OR TOB	TOP OF BANK
GUY	GUY WIRE	TEMP	TEMPORARY
HB	HIGH BANK	TC	TOP OF CURB
HP	HIGH PERFORMANCE POLYPROPYLENE PIPE	TG	TOP OF GRATE
HMAC	HOT MIX ASPHALT CONCRETE	TP	TOP OF PAVEMENT
INT	INTERSECTION	TRC	TOP OF RIBBON CURB
IP	IRON PIPE	TW	TOP OF SIDEWALK
IR	IRON ROD	TPE	TREE PRESERVATION EASEMENT
JB	JUNCTION BOX	TPZ	TREE PRESERVATION ZONE
LT	LEFT	TYP	TYPICAL
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	WL	WATER LINE
ME	MATCH EXISTING ELEVATION	WSE	WATER SURFACE ELEVATION

CAUTION!! BEFORE YOU DIG – CALL

TEXAS 811	811
ENTERGY	(800) 368-3749
RELIANT ENERGY	(866) 222-7100

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

THE DESIGN OF THE PROJECT WILL HAVE NO NEGATIVE EFFECT ON THIS DEVELOPMENT OR ON THE SURFACE WATER ELEVATION AND/OR THE ADJACENT PROPERTIES. NOR WILL THE DESIGN UNREASONABLY:

A) IMPEDE THE NATURAL FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES.

B) ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE, IN GREATER QUANTITIES OR IN A DIFFERENT LOCATION THAN WOULD RESULT FROM THE PRE DEVELOPMENT NATURAL FLOW OF SURFACE WATERS;

C) COLLECT OR CONCENTRATE THE FLOW OF SURFACE WATERS FOR DISCHARGE INTO AN EXISTING NATURAL OR ARTIFICIAL DRAINAGE WAY IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATER COURSE.

STANDARD NOTES

1. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS FOR PROPOSED IMPROVEMENTS.
2. REVISIONS TO THESE ENGINEERING PLANS MUST BE AUTHORIZED BY SPEAR POINT ENGINEERING PRIOR TO CONSTRUCTION. SPEAR POINT ENGINEERING – (936) 256-2626
3. THE CONTRACTOR SHALL:
   a. NOTIFY SPEAR POINT ENGINEERING (936-256-2626) AND ALL OTHER PERTINENT AGENCIES 48 HRS BEFORE STARTING WORK.
   b. NOTIFY ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION.
   c. NOTIFY THE ENGINEER AND ALL PERTINENT AGENCIES OF ALL DESIRED FIELD CHANGES. THE ENGINEER'S APPROVAL MAY BE REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY PROVISIONS REQUIRED TO PROTECT INDIVIDUALS, EQUIPMENT, MATERIALS AND WORKMANSHIP NECESSARY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY OF MATERIALS STORED AT THE SITE. STORAGE OF MATERIALS IN SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION.
5. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY APPARENT OR SPECIAL NEEDS TO COMPLETE THE SCOPE OF WORK INCLUDED IN THIS PROJECT. THESE MAY INCLUDE THE NEED FOR OWNER PROVIDED SERVICES SUCH AS WATER, ELECTRICITY, ACCESSIBILITY, ETC.
6. ACCURATE RECORDS SHOWING THE INSTALLED LOCATIONS OF ALL IMPROVEMENTS SHALL BE MAINTAINED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN ACCESS DURING THE CONSTRUCTION PERIOD. SCHEDULING OF ACTIVITIES SHOULD EMPHASIZE ACCESSIBILITY TO THE PROJECT SITE. EXTENDED PERIODS OF RESTRICTED ACCESS MUST BE LIMITED.
8. THE CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, YARDS, PRIVATE UTILITIES, DRIVES, CURBS, MAIL BOXES, SIGNS, IMPROVEMENTS, CULVERTS, AND OWNER'S FACILITIES FROM DAMAGE DURING CONSTRUCTION. DAMAGE DONE TO THESE ITEMS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REPLACE SUCH MOVABLE ITEMS AS MAIL BOXES, TRAFFIC CONTROL, BUSINESS SIGNS, AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION. FENCES OR STRUCTURES WHICH REQUIRE DISMANTLING OR REMOVAL SHALL BE RECONSTRUCTED OR REPLACED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.
9. AT THE END OF ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL RESTORE EXISTING FACILITY (I.E. PROPERTY) EQUAL TO OR BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CLEAN-UP ACTIVITIES SHALL BE MAINTAINED THROUGHOUT THE CONTRACT PERIOD.
10. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THAT SURFACE DRAINAGE IS NOT IMPEDED BY CONSTRUCTION WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF CONSTRUCTION ACTIVITIES DURING THE CONTRACT PERIOD. THIS SHALL INCLUDE ANY EROSION CONTROL MEASURES AND RE-GRADING NECESSARY TO ACHIEVE THE LINES AND GRADES SET FORTH BY THESE PLANS.
12. SIGNING, BARRICADING AND LIGHTING FOR CONSTRUCTION WITHIN HIGHWAY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STATE OR LOCAL STANDARDS. SIGNS, BARRICADES AND LIGHTS SHALL BE KEPT CLEAN, OPERATIONAL AND PROPERLY POSITIONED TO ASSURE PROPER SAFETY PRECAUTIONS.
13. ALL TESTING PROCEDURES USED ON THIS PROJECT SHALL CONFORM TO THE TCEQ, AWWA, NSF OR APPLICABLE STANDARDS. THE TESTING EXPENSE SHALL BE BORNE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR SHOULD BE AWARE THAT THERE ARE OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, ETC. LINES WITHIN THE PROJECT SITE. THE CONTRACTOR AND HIS PERSONNEL SHALL EXERCISE CARE AROUND THESE LINES TO PREVENT DAMAGE TO LINES AND INJURY TO THE PERSONNEL. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT LOCATION NO LESS THAN 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES IN THE RESPECTIVE WORK AREAS. ADEQUATE PROVISIONS FOR PROTECTING EXISTING FACILITIES SHOULD BE EMPLOYED.
16. ALL UNDERGROUND UTILITY LINES, SIZES, AND MATERIAL TYPES SHOWN ON THE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. NEITHER THE OWNER, NOR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. ALSO, THE LOCATIONS OF SOME EXISTING UTILITY LINES ARE NOT KNOWN AND THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE FINAL ALIGNMENT OF THE PROPOSED MAIN LINES ARE SUBJECT TO MODIFICATION PENDING THE ESTABLISHMENT OF EXISTING UTILITY LOCATIONS.
17. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS.
18. THE LATEST TCEQ REGULATIONS MUST BE FOLLOWED FOR CROSSINGS O

FORT BEND COUNTY, TEXAS

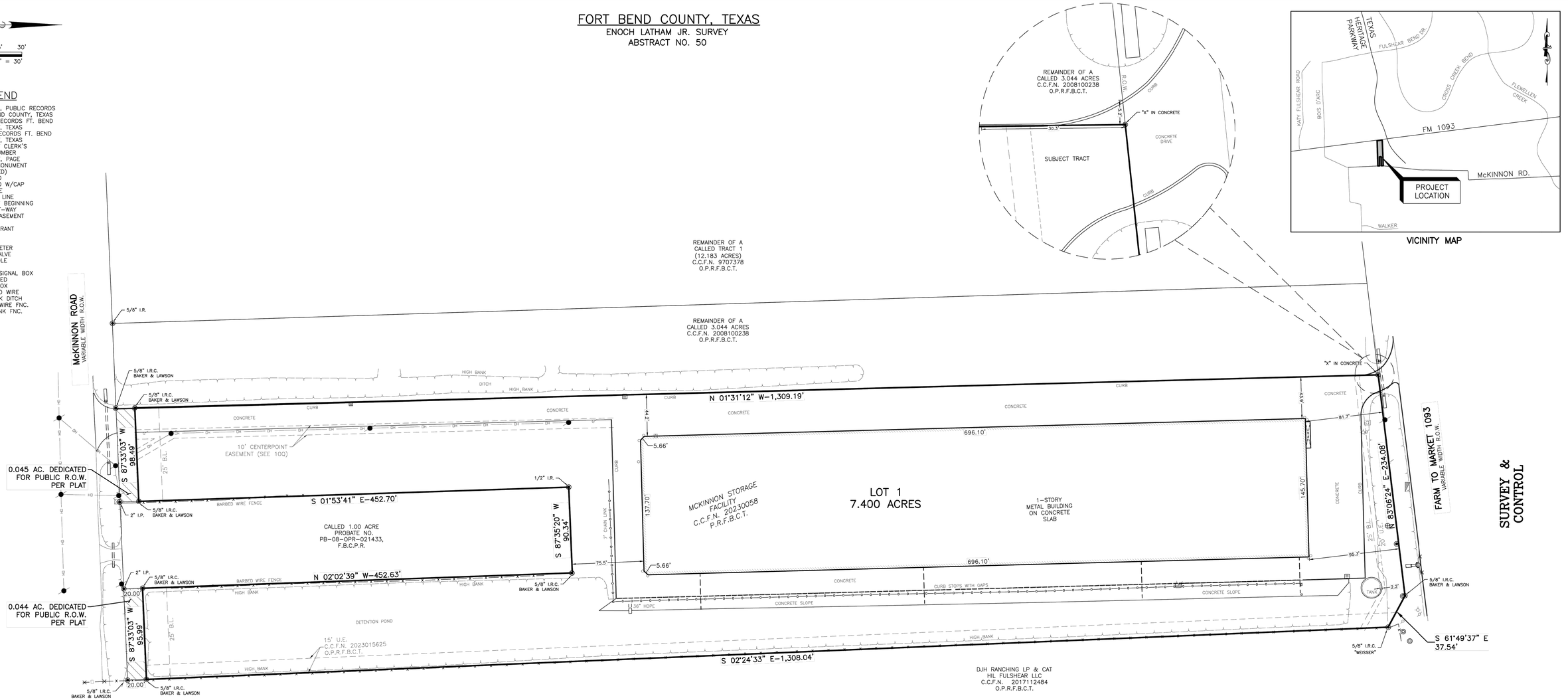
ENOCH LATHAM JR. SURVEY
ABSTRACT NO. 50

N

0' 15' 30'
SCALE 1" = 30'

LEGEND

O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS FT. BEND COUNTY, TEXAS
D.R.F.B.C.T. = DEED RECORDS FT. BEND COUNTY, TEXAS
P.R.F.B.C.T. = PLAT RECORDS FT. BEND COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL, PG. = VOLUME, PAGE
◉ = FOUND MONUMENT (AS NOTED)
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
B.L. = BUILDING LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
= BOLLARD
= FIRE HYDRANT
= GUY
= INLET A
= WATER METER
= WATER VALVE
= POWERPOLE
= MANHOLE
= TRAFFIC SIGNAL BOX
= UTILITY PED
= UTILITY BOX
OH = OVERHEAD WIRE
= TOP BANK DITCH
x x x = BARBED WIRE FNC.
o o o = CHAIN LINK FNC.



SURVEY & CONTROL

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. THIS SURVEY DOES NOT ADDRESS ANY MATTERS PERTAINING LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS OR MINERAL RIGHTS, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT ADDRESSED HEREON.
4. ALL UTILITY EASEMENTS AND BUILDING LINES SHOWN HEREON ARE BASED ON THE PLAT OF MCKINNON STORAGE FACILITY AS RECORDED IN C.C.F.N. 2023027797 OF THE P.R.F.B.C.T.
5. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0085M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", (UNSHADED), AREAS CONSIDERED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
7. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

FOR: SUREPOINT FULSHEAR SELF STORAGE, LTD. OR ITS ASSIGNS

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 4300112307909
ISSUED DATE: MARCH 12, 2024

TITLE COMMITMENT NOTES:

10J. 25' BUILDING LINE, 20' UTILITY EASEMENT AS RECORDED IN C.C.F.N. 20230058 P.R.F.B.C.T. (PLOTTED AND SHOWN)

10K. 15' UTILITY EASEMENT AS RECORDED IN C.C.F.N. 2023015625 O.P.R.F.B.C.T. (PLOTTED AND SHOWN)

10Q. 10' CENTERPOINT EASEMENT AS RECORDED IN C.C.F.N. 2023100083 O.P.R.F.B.C.T. (PLOTTED AND SHOWN)

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY, SURVEYED ON MARCH 18, 2024

4/23/2024
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

STATE OF TEXAS · REGISTERED · DARREL HEIDRICH · 5378 · PROFESSIONAL · LAND SURVEYOR

REVISION TABLE		
REV. NO. 1	DATE: 04/23/2024	REVISED NAME

SURVEY PLAT

LOT 1
7.400 ACRES
OF THE
FINAL PLAT
MCKINNON STORAGE FACILITY

AS RECORDED IN
C.C.F.N. 2023027797
O.P.R.F.B.C.T.

ENOCH LATHAM SURVEY
ABSTRACT NO. 50
FORT BEND COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS •PLANNERS •SURVEYORS

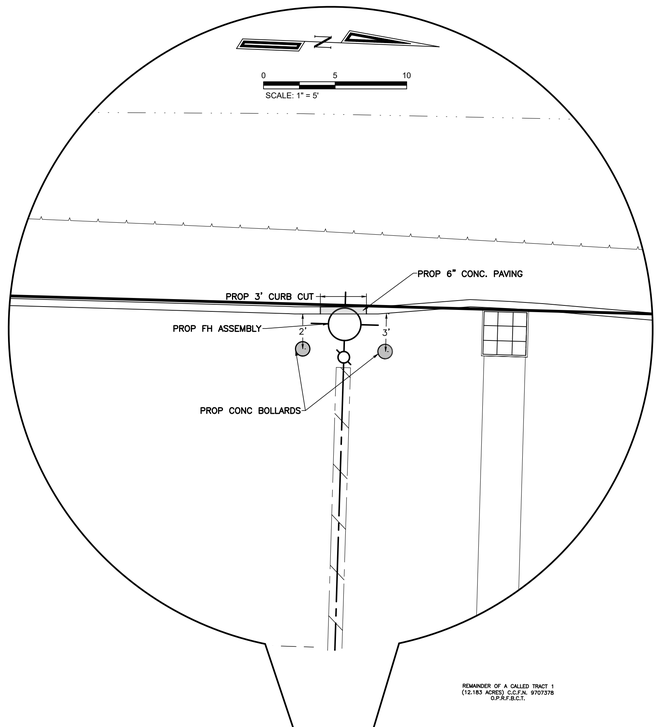
Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

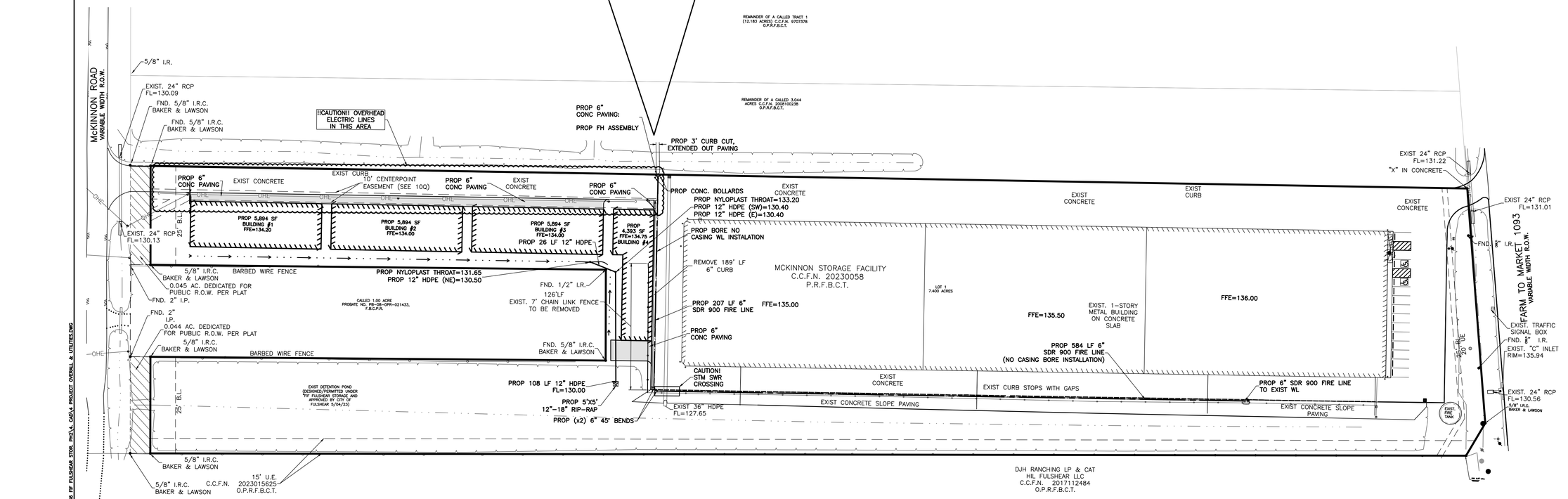
JOB NO.: 15498	SCALE: 1" = 50'	DRAWN BY: AD	CKED BY: AH
DWG NO.: 15498 BNDY & IMPRMNTS REV. 1		DATE: 4/23/2024	REV. NO. 1

PROPERTY ADDRESS
29105 F.M. 1093 RD.
RICHMOND, TX 77469

J:\JOBS\15400\15498\ENGINEERING-SURVEY\SURVEY\BASIS\TRPS CAT 1A\15498 BNDY & IMPRMNTS REV. 1.DWG 4/23/24 Daniel Hinrich

ORIGINAL LAYOUT SIZE – 24X36





LEGEND	
	CHAIN LINK FENCE PROPOSED/EXISTING
	BARBED WIRE FENCE PROPOSED/EXISTING
	WOOD PRIVACY FENCE PROPOSED/EXISTING
	PLAT BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	BUILDING LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
130	EXISTING MAJOR CONTOUR
131	EXISTING MINOR CONTOUR
	PROPOSED TOP OF BANK AND TOE OF SLOPE
	EXISTING TOP OF BANK AND TOE OF SLOPE
	PROPOSED DITCH FLOW LINE
	EXISTING DITCH FLOW LINE
	PROPOSED EDGE OF ASPHALT PAVEMENT
	EXISTING EDGE OF ASPHALT PAVEMENT
BOV GV&B RED	PROPOSED WATER AND APPURTENANCES
BOV GV&B RED	EXISTING WATER AND APPURTENANCES
LEAD FH	PROPOSED WATER LEAD AND FIRE HYDRANT
LEAD FH	EXISTING WATER LEAD AND FIRE HYDRANT
	PROPOSED CULVERT
	EXISTING CULVERT
E-INLET MH	PROPOSED STORM
E-INLET MH	EXISTING STORM

BENCHMARK: BEING AN "X" SET IN CONCRETE ON THE NW CORNER OF SUBJECT TRACT, WITHIN CONCRETE DRIVE.
N 029°42'28.61"
W 095°52'43.52"

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR _____ DATE _____

REV	DATE
COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TLS	AKS
DRAFTER	CHECKED BY
JRM	JRC

STATE OF TEXAS
ANGELA K. SANCHEZ
117443
LICENSED PROFESSIONAL ENGINEER
8/20/26
Angela K. Sanchez

PROJECT OVERALL & UTILITIES

FIF FULSHEAR STORAGE PHASE 2
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
902 Martin Luther King Blvd, Ste 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON

JOB # 1436

SHEET: 4 OF: 8

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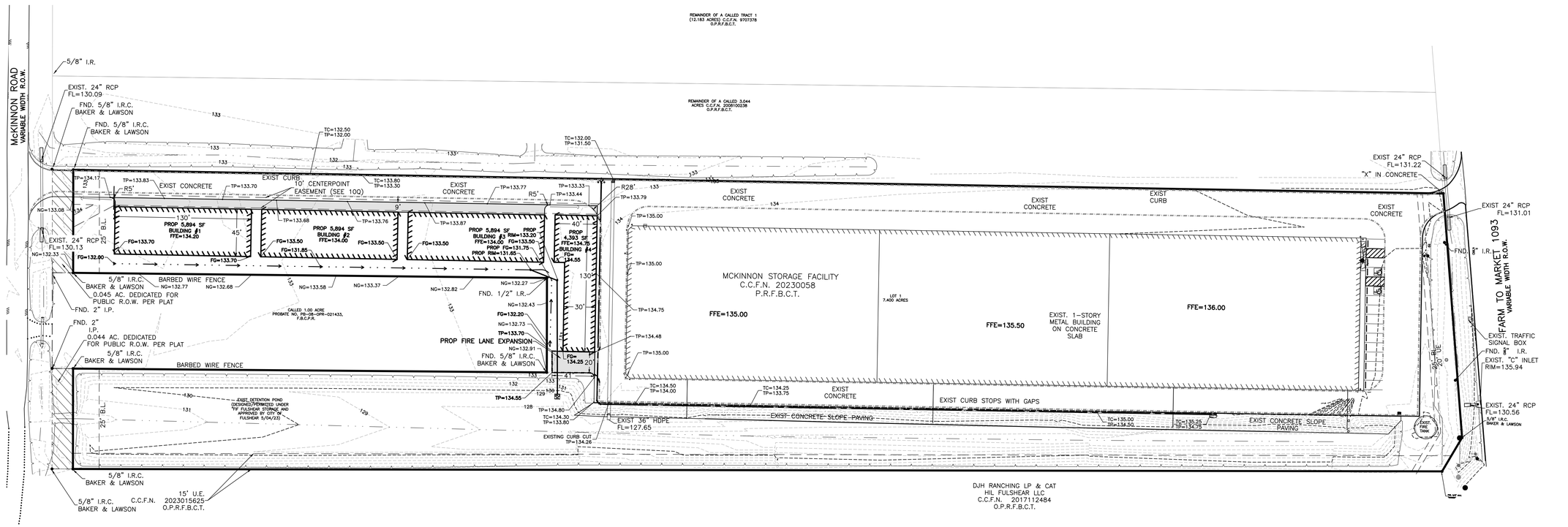

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DIMENSIONAL CONTROL, GRADING, & FIRELANE

FIF FULSHEAR STORAGE PHASE 2

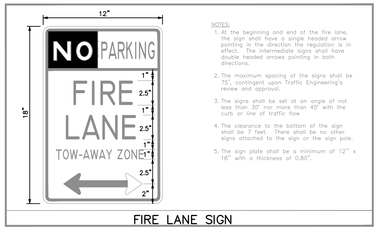
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

LEGEND

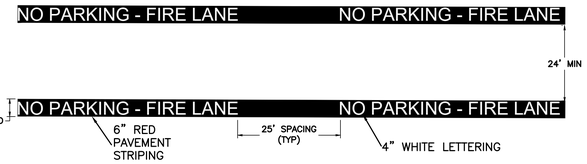
GRADING LEGEND:

TC	TOP OF CURB
TP	TOP OF PAVEMENT
FG	FINISH GRADE
FL	FLOW LINE
TOW	TOP OF WALK
MEG	MATCH EXISTINGING GRADE
###.##	PROPOSED GRADE
	FLOW DIRECTION
	HIGH POINT

EXISTING FIRE LANE
PROP FIRE LANE



FIRE LANE SIGN



GENERAL NOTES:

A. STRIPING TO BE DONE IN ACCORDANCE TO CITY STANDARDS. THE PAVEMENT MARKINGS SHALL BE FROM THE OP OF THE SEAM OF THE CURB TO A POINT EVEN WITH DRIVING SURFACE.

STRIPING DETAIL:

A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WITH AN EXTERIOR ACRYLIC LATEX PAINT.
 A. COLOR SHALL BE " TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH EXTERIOR ACRYLIC LATEX PAINT. LETTERS TO BE ONE (1) INCH STROKE.
 B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.

B. APPLICATION:

1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED SPACED AS DETAILED ON THIS SHEET.

FIRE LANE STRIPING DETAIL
N.T.S.

BENCHMARK: BEING AN "X" SET IN CONCRETE ON THE NW CORNER OF SUBJECT TRACT, WITHIN CONCRETE DRIVE.
N 029°,42'28.61"
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APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR — DATE

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
902 Martin Luther King Blvd, Ste 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON

JOB # 1436

SHEET: 5 OF: 8

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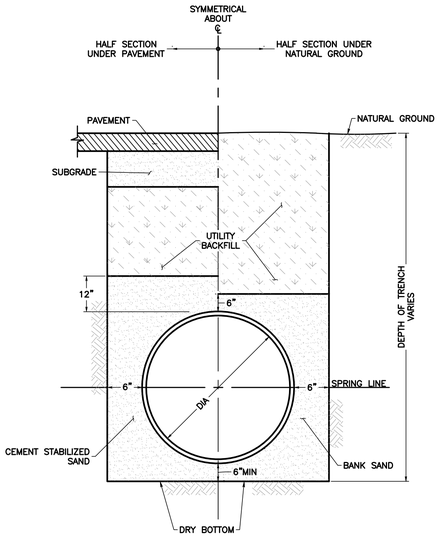
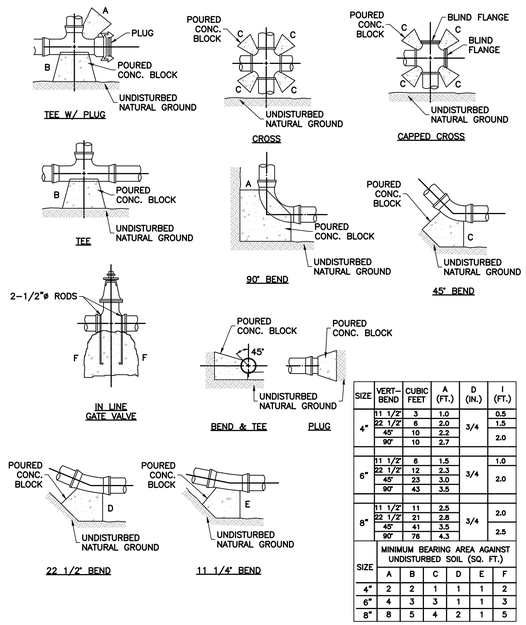
ORIGINAL LAYOUT SIZE – 24X36



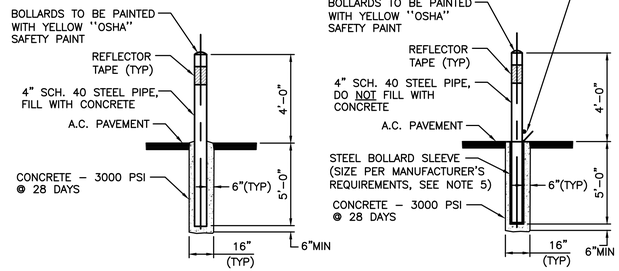
WATER LINE
BEDDING AND BACKFILL
NTS



SIZE	VERT–BEND	CUBIC FEET	A (FT.)	D (IN.)	I (FT.)
4"	11 1/2°	3	1.0	3/4	0.5
	22 1/2°	6	2.0		1.5
	45°	10	2.2		2.0
	90°	10	2.7		
6"	11 1/2°	6	1.5	3/4	1.0
	22 1/2°	12	2.3		2.0
	45°	23	3.0		
	90°	43	3.5		
8"	11 1/2°	11	2.5	3/4	2.0
	22 1/2°	21	2.8		
	45°	41	3.5		2.5
	90°	78	4.3		

SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL (SQ. FT.)					
	A	B	C	D	E	F
4"	2	2	1	1	1	2
6"	4	3	3	1	1	3
8"	8	5	4	2	1	5

THRUST BLOCKING



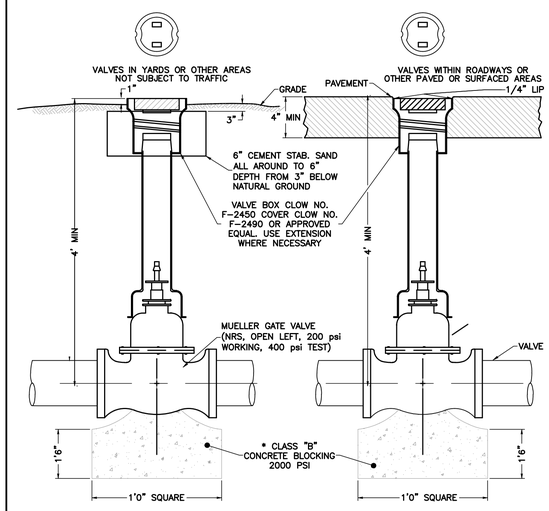
TYPE I
PERMANENT

TYPE II
REMOVABLE AND LOCKABLE

NOTES:

1. BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY ENGINEER.
2. PLACE 6" WIDE, YELLOW CLASS 4 REFLECTIVE TAPE (PER STANDARD SPECIFICATIONS, SECTION 716), 4" DOWN FROM TOP, FOR FULL DIAMETER ON ALL BOLLARDS.
3. CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.
4. INSTALL LVWD PROVIDED LOCK AFTER INSTALLATION IS COMPLETE (TYPE II INSTALLATIONS ONLY)
5. TYPE II – REMOVABLE BOLLARDS MANUFACTURER: ATEC DIVERSIFIED, MODEL 102 OR APPROVED EQUAL

VEHICULAR PROTECTION
BOLLARD DETAIL
NTS



* BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" & LARGER LINES

GATE VALVE & BOX
NTS

REV	DATE
COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TLS	AKS
DRAFTER	CHECKED BY
JRM	JRC

STATE OF TEXAS
ANGELA K. SANCHEZ
117443
LICENSED PROFESSIONAL ENGINEER
8/20/26
Angela K. Sanchez

WATER & SEWER & PAVING DETAILS

FIF FULSHEAR STORAGE PHASE 2
005 E LATHAM, TRACTS 19 & 31
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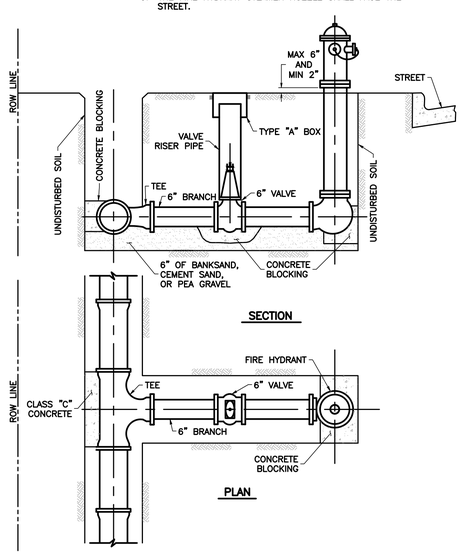
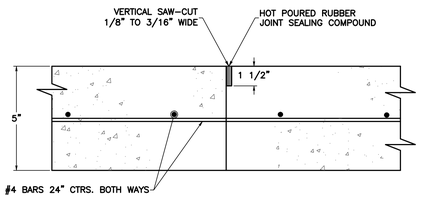
1436

SHEET:
6 OF: 8

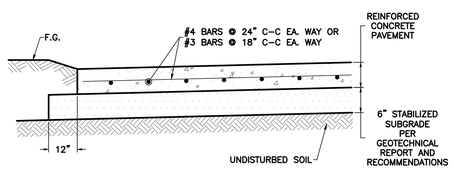
NOTES:
1. LOCATE FIRE HYDRANTS AT PCs OF THE INTERSECTION CURB RADIUS, 3 FEET BEHIND CURB OR PROJECTED FUTURE CURB.
2. ON OPEN–DITCH ROADWAYS, SET THE FIRE HYDRANTS WITHIN 3 FEET OF RIGHTS–OF–WAY LINES.
3. THE FIRE HYDRANT STEAMER NOZZLE SHALL FACE THE STREET.



STANDARD
FIRE HYDRANT DETAIL
NTS

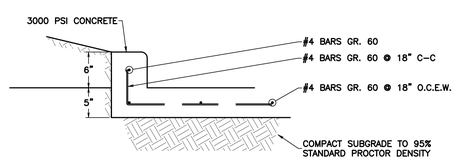


CONTROL JOINT DETAIL
TRANSVERSE OR
LONGITUDINAL
SCALE: NTS



NOTE:
CONTRACTOR SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI AND A MINIMUM 3% ENTRAINED AIR.

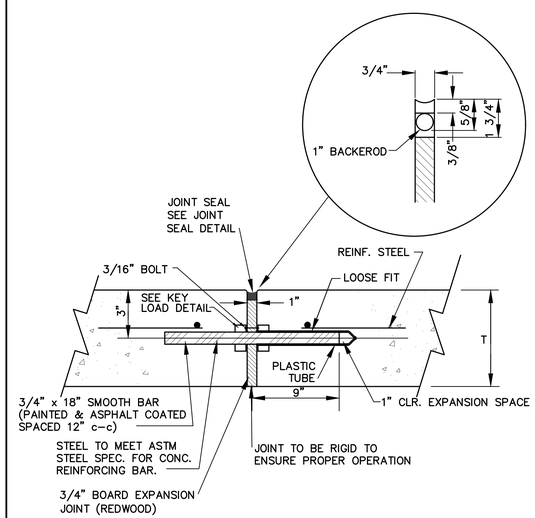
TYPICAL 6" CONCRETE
PAVING SECTION
SCALE: NTS



NOTES:

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. EXPANSION JOINTS AT A MAXIMUM LENGTH OF 60 FEET.
7. SAWED CONTRACTION JOINTS EVERY 20 FEET BETWEEN EXPANSION JOINTS.
8. ALL JOINTS ARE TO BE PROPERLY SEALED.

CURB DETAIL
SCALE: NTS



NOTE: JOINT SPACING SHALL NOT BE GREATER THAN 80' AND SHALL BE LOCATED AT THE ENDS OF ALL RADII OF THE ROADWAY AND/OR CURB. BAR UNITS TO BE SPACED 12' ON CENTERS.

DOWEL EXPANSION
JOINT
SCALE: NTS

APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR _____ DATE _____

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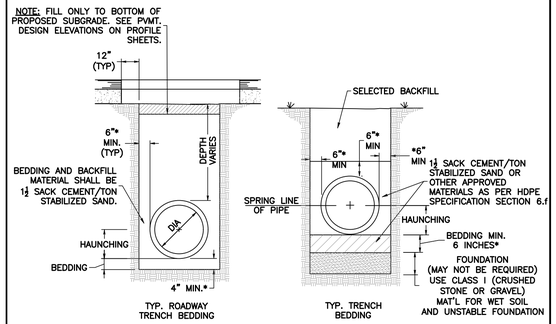
ORIGINAL LAYOUT SIZE - 24X36



FOUNDATION
A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPES.

BEDDING
THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO ENSURE UNIFORM BEARING.

HAUNCHING
HAUNCHING AND INITIAL BACKFILL ARE THE MOST IMPORTANT AREAS IN TERMS OF LIMITING THE HORIZONTAL DEFLECTION OF A FLEXIBLE PIPE. THESE AREAS SHOULD BE COMPACTED TO REQUIRED OR SPECIFIED DENSITY.

* NOTE: WHEN USING HDPE PIPE, THE BACKFILL MATERIAL SHALL BE CEMENT STABILIZED SAND (1 1/2 SACK CEMENT/TON) OR OTHER APPROVED BACKFILL MATERIAL AS SPECIFIED BY THE ENGINEER, AND IN ACCORDANCE TO CITY OF CONROE HDPE SPECIFICATION, SECTION 6.f FURTHER, THE BACKFILL MATERIAL SHALL BE USED FOR THE WHOLE DEPTH AND WIDTH OF ALL DITCHES, TRENCHES, ETC. UNDER ANY ROADWAY OR PAVED SURFACES. WHEN PIPES ARE NOT UNDER PAVED SURFACES, THE BACKFILL MATERIAL SHALL BE USED TO A MINIMUM OF 6" UNDER AND AROUND THE PIPE, BUT SHALL COVER THE FULL WIDTH OF THE TRENCH TO THE UNDISTURBED WALLS. THE MINIMUM DIMENSION OF THE TRENCH FOR THE HDPE PIPE SHALL BE AS SPECIFIED IN THE HDPE SPECIFICATION, TABLE 6.1.

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS

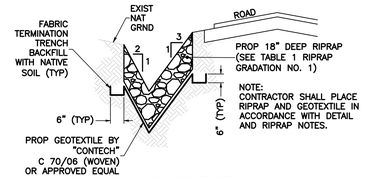
CLASS I
ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.

CLASS II
COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2", INCLUDING VARIOUSLY GRADED SANDS, AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.

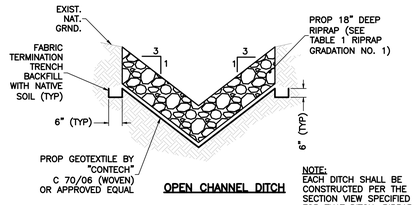
CLASS III
FINE SANDS AND CLAYEY GRAVELS, INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM AND SC ARE INCLUDED IN THIS CLASS.

TYPICAL STORM SEWER BEDDING AND TRENCH DETAIL
NTS

RIPRAP NOTES:
1. PROVIDE RIPRAP CONSISTING OF BROKEN CONCRETE OR STONE. PROVIDE RIPRAP THAT IS DENSE, DURABLE AND HARD MATERIAL FREE FROM CRACKS, SEAMS AND OTHER DEFECTS WHICH WOULD INCREASE DETERIORATION FROM HANDLING AND NATURAL CAUSES. PROVIDE A GEOTEXTILE MATTING BELOW RIPRAP IN ACCORDANCE WITH NOTE 14 BELOW.
2. CONTRACTOR TO PROVIDE ENGINEER 24 HOURS NOTICE TO INSPECT GEOTEXTILE FABRIC PRIOR TO FINAL INSTALLATION OF RIP RAP MATERIAL.
3. PROVIDE RIPRAP IN CUBIC FORM, RATHER THAN ELONGATED (FLAT) SHAPES.
4. PROVIDE RIPRAP WITH A MINIMUM THICKNESS OF 6 INCHES.
5. NO MORE THAN 25 PERCENT SHALL HAVE A LENGTH GREATER THAN 2-1/2 TIMES THE WIDTH OR THICKNESS. NO LENGTH SHALL EXCEED 3 TIMES THE WIDTH OR THICKNESS.
6. WHERE BROKEN CONCRETE IS USED, CUT EXPOSED METAL FLUSH WITH THE SURFACE PRIOR TO PLACING THE RIPRAP.
7. TRIM AND DRESS THE CHANNEL BOTTOM AND SIDE SLOPES TO PROPER LINES AND GRADE PRIOR TO PLACING RIPRAP.
8. PLACE THE RIPRAP TO THE SLOPES, LINES AND GRADES AS SHOWN ON THE PLANS.
9. TO ESTABLISH A WELL-GRADED MASS OF RIPRAP WITH MINIMAL VOIDS, FILL VOIDS BETWEEN LARGER RIPRAP BLOCKS WITH SPALLS AND SMALLER BLOCKS OF THE LARGEST FEASIBLE SIZE TO FORM A COMPACT MASS. DO NOT PLACE SPALLS AND SMALL BLOCKS IN PLACE OF LARGER SIZE RIPRAP.
10. INSTALL RIPRAP MAT TO THE THICKNESS AS SHOWN ON THE PLANS.
11. PLACE THE RIPRAP TO AVOID DISPLACEMENT OR DAMAGE TO THE PREPARED SURFACE OR GEOTEXTILE IN A MANNER TO AVOID SEGREGATION OF PARTICLE SIZES.
12. PROVIDE GEOTEXTILE FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, COMPOSED OF AT LEAST 95 PERCENT BY WEIGHT POLYESTERS OR POLYOLEFINS. THESE FIBERS SHALL BE FORMED INTO A STABLE NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN THEIR DIMENSIONAL STABILITY RELATIVE TO EACH OTHER, INCLUDING THE EDGES. MATERIAL SHALL BE RESISTANT TO DETERIORATION FROM ULTRAVIOLET RADIATION, HEAT EXPOSURE AND COMMONLY ENCOUNTERED SOIL CHEMICALS, MILDEW, ROT AND INSECTS.
13. MANUFACTURER RECOMMENDS TO MINIMIZE DAMAGE DUE TO ULTRAVIOLET RADIATION. DO NOT INSTALL A GEOTEXTILE IF IT HAS BEEN REMOVED FROM ITS PROTECTIVE COVERING LONGER THAN THE MANUFACTURER RECOMMENDS.
14. FOR PLACEMENT OF GEOTEXTILE, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AT A MINIMUM:
    a. PLACE THE GEOTEXTILE DIRECTLY ON THE PREPARED AREA. LAY THE GEOTEXTILE SMOOTHLY ON THE SUBGRADE TO MINIMIZE TENSION, STRESS, FOLDS AND WRINKLES.
    b. AFTER PLACEMENT, DO NOT UNNECESSARILY WALK ON OR DISTURB THE GEOTEXTILE UNLESS REQUIRED TO PRESERVE CONTACT WITH THE SUBGRADE. EQUIPMENT IS NOT ALLOWED ON THE UNPROTECTED GEOTEXTILE. PROTECT THE GEOTEXTILE FROM CLOGGING, PENETRATIONS, TEARS AND OTHER DAMAGE DURING INSTALLATION.
    c. PLACE THE GEOTEXTILE STRIPS FROM DOWNSTREAM TO UPSTREAM. OVERLAP SUCCESSIVE GEOTEXTILE SHEETS SUCH THAT THE UPSTREAM SHEET IS PLACED OVER THE DOWNSTREAM SHEET AND/OR THE UPSLOPE OVER THE DOWNSLOPE.
    d. OVERLAP ADJOINING GEOTEXTILE SECTIONS A MINIMUM OF 2 FEET.
    e. REPLACE OR REPAIR ANY GEOTEXTILE DAMAGED DURING THE PLACEMENT OF RIPRAP OR OTHER MATERIALS AT NO ADDITIONAL COST TO THE DISTRICT. PLACE A GEOTEXTILE PATCH OF THE SAME MATERIAL OVER THE AREA AND EXTEND A MINIMUM OF 3 FEET BEYOND THE PERIMETER OF THE TEAR AND/OR DAMAGE. ORIENT THE PATCH MATERIAL SO THAT ITS FIBERS ARE ALIGNED WITH THE DAMAGED GEOTEXTILE FIBERS.
15. USE EVENLY GRADED, RIPRAP PER TABLE 1 BELOW.



ROADSIDE DITCH



OPEN CHANNEL DITCH

NOTE:
EACH DITCH SHALL BE CONSTRUCTED PER THE SECTION VIEW SPECIFIED FOR THAT DITCH. RIPRAP WILL THEN BE INSTALLED PER THE CRITERIA ABOVE.

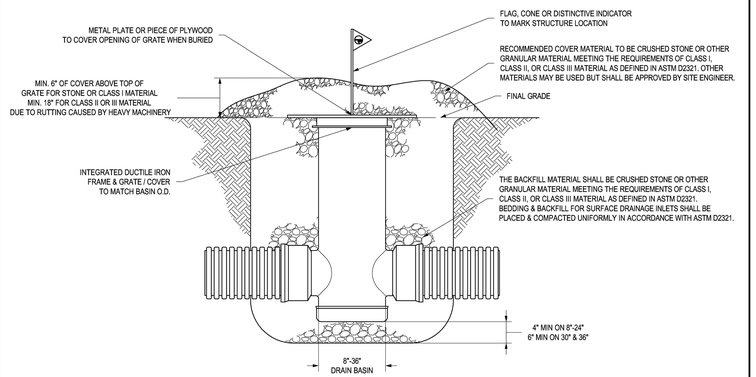
TABLE 1 – RIP RAP GRADATION

% LIGHTER BY WEIGHT	STONE WEIGHT LBS		WOLUME CUBICAL CUBIC FT (2)		SHAPE SPHERICAL FT (EACH SIDE)		SHAPE FT (DIA)	
	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT	LOWER LIMIT	UPPER LIMIT
100	180	265	1.20	1.77	1.06	1.21	1.31	1.50
50	80	110	0.53	0.73	0.81	0.90	1.01	1.12
15	40	60	0.27	0.40	0.64	0.74	0.80	0.91

GRADATION NOTES:
1. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY.
2. VOLUME IS BASED ON 150 PCF, UNIT WEIGHT.
3. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.

ROADSIDE DITCH AND OPEN CHANNEL RIPRAP	
PERO-003	
SCALE: NTS	10/31/18

NYLOPLAST DRAIN BASIN CONSTRUCTION PROTECTION DETAIL - OPTION 1
(BURIED STRUCTURE DETAIL)



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. IN THE EVENT A BASIN IS DAMAGED DURING CONSTRUCTION, RISER SECTIONS CAN BE USED FOR FIELD REPAIRS.
4 - COVER MATERIAL SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION OR APPROVED BY SITE ENGINEER. MATERIAL SHALL BE ABLE TO SUPPORT VEHICLE TRAFFIC AND SHALL COVER THE STRUCTURE A MINIMUM OF 9".

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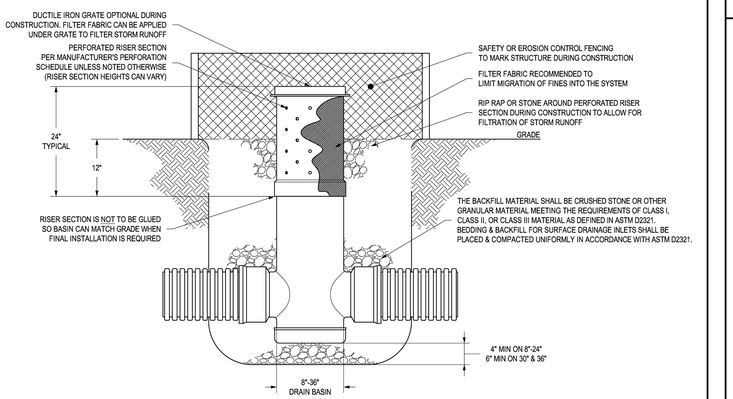
DRAWN BY	NMH	MATERIAL	
DATE	10-02-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	10-02-18		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN CONSTRUCTION PROTECTION DETAIL

DWG NO.	7001-110-552	REV	A

NYLOPLAST DRAIN BASIN CONSTRUCTION PROTECTION DETAIL - OPTION 2
(EROSION CONTROL STRUCTURE DETAIL)



1 - PERFORATED RISER SECTION IS TO BE REMOVED AND REPLACED WITH SOLID RISER FOLLOWING THE FINAL SITE GRADING. IF THE PERFORATED RISER SECTIONS ARE DAMAGED DURING CONSTRUCTION, THEY CAN BE EASILY REPLACED WITH MINIMAL DAMAGE TO MAIN BASIN BODY / BASE SECTION.
2 - FRAMES & GRATES/SOLID COVERS ARE TO BE INSTALLED ONCE EROSION CONTROL STRUCTURE IS NO LONGER NEEDED.
3 - PERFORATION SCHEDULE WILL MEET NYLOPLAST SPECIFICATIONS OUTLINED IN DRAWING 7001-110-008 UNLESS NOTED OTHERWISE.
4 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. IN THE EVENT A BASIN IS DAMAGED DURING CONSTRUCTION, RISER SECTIONS CAN BE USED FOR FIELD REPAIRS.

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DRAWN BY	NMH	MATERIAL	
DATE	10-02-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	10-02-18		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: CONSTRUCTION EROSION CONTROL DRAIN BASIN DETAIL

DWG NO.	7001-110-553	REV	A

REV	DATE
COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TLS	AKS
DRAFTER	CHECKED BY
JRM	JRC

STATE OF TEXAS
ANGELA K. SANCHEZ
117443
LICENSED PROFESSIONAL ENGINEER
8/20/26
Angela K. Sanchez

STORM DETAILS

FIF FULSHEAR STORAGE PHASE 2
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
902 Martin Luther King Blvd. Ste 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON

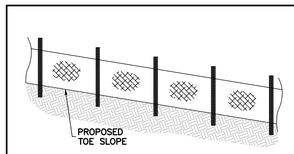
JOB # 1436

SHEET: 7 OF: 8

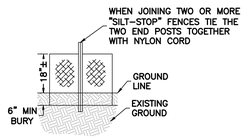
APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR _____ DATE _____

BDAVIS 8/12/2026 3:06:04 PM
Z:\SPEARPOINT ENGINEERING\JOB FOLDER\1400-1499\1436 FIF FULSHEAR STOR. PHS\4. CAD\8 WATER & PAVING DETAILS.DWG

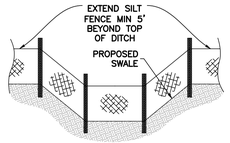
ORIGINAL LAYOUT SIZE - 24X36



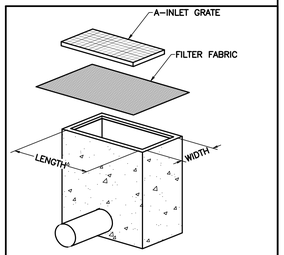
SILT FENCE DETAILS



FRONT VIEW

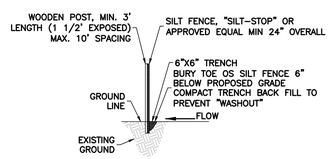


VIEW AT DITCH



1. PULL THE GRATE FROM THE CATCH BASIN AND PLACE FILTER FABRIC ACROSS THE OPENING.
2. KEEP A MINIMUM 1 FOOT OVERLAP OF FILTER FABRIC ON EACH SIDE OF GRATE.
3. REMOVE AND CLEAN FILTER FABRIC AS NEEDED OR REPLACE.
4. REMOVE FILTER FABRIC AFTER CONSTRUCTION IS COMPLETED.

GRATE INLET PROTECTION BARRIER	IPB
TERO-007	
SCALE: NTS | 02/26/19	



SIDE VIEW

SILT FENCING NOTES:
1. POST TO BE AT 3 ft. MAXIMUM SPACING. IF FACTORY PRE-ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 ft. MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS AND FOLDED.

—SF—SF—SF—

SILT FENCING	
TERO-001	
SCALE: NTS	10/26/18

LEGEND

- AREA TO BE CLEARED
- —SF—SF—SF—SF—SF— SILT FENCE
- CTW CONCRETE WASH OUT
- IPB INLET PROTECTION BARRIER
- SCE STABILIZED CONSTRUCTION ENTRANCE



0 1000 2000 4000
SCALE: 1" = 2000'

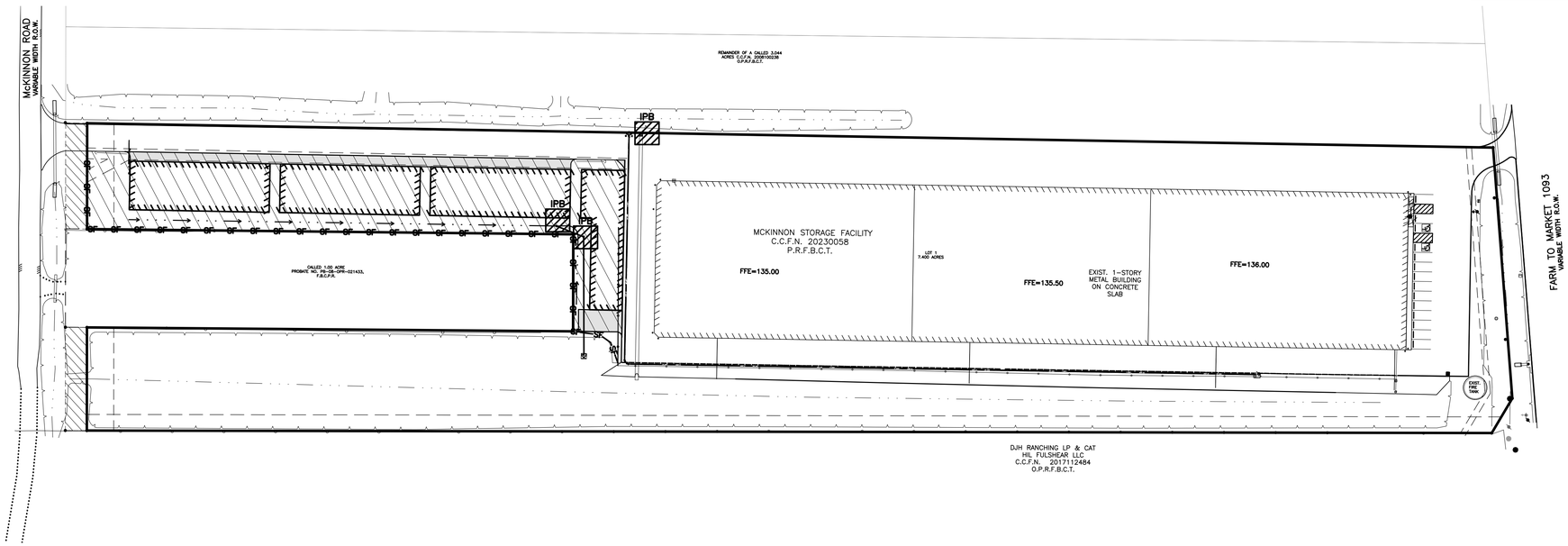
BENCHMARK: BEING AN "X" SET IN CONCRETE ON THE NW CORNER OF SUBJECT TRACT, WITHIN CONCRETE DRIVE.
N 029°42'28.61"
W 095°52'43.52"

EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND FILTER FABRIC BARRIER ALONG DRIVE AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TEMPORARY EROSION CONTROL PLAN TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STREAM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
   - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
   - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - STRUCTURAL CONTROL MEASURES.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
7. THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS, ESPECIALLY AFTER A RAINFALL TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY. ALL INSPECTIONS SHALL BE DOCUMENTED WITH A WRITTEN REPORT WITHIN 24 HOURS, WHICH MUST DETAIL ANY REPAIRS DEEMED NECESSARY. SUCH REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF THE REPORT.
8. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THE SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
9. SEDIMENT FENCE, HAY BALE BARRIERS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE WORK AREA. ALL FILL OR CUT AREAS SHALL BE HYDRO-MULCHED OR SODDED AS PER THE ENGINEERS' PLANS UPON COMPLETION OR WITHIN 14 DAYS OF SOIL DISTURBING ACTIVITIES.
10. THE CONTRACTOR SHALL SEED ALL AREAS WHEN SOIL-DISTURBING ACTIVITIES CEASE FOR A PERIOD OF MORE THAN 14 DAYS.
11. SILTATION CONTROL (AS SHOWN ON THE DETAIL SHEETS) WILL BE PROVIDED AT ALL STORM DRAIN INLETS ONCE THEY ARE ABLE TO CONVEY WATER. THE SILTATION CONTROL WILL BE REMOVED ONCE TURF IS ESTABLISHED.
12. CONTRACTOR SHALL HYDROMULCH SEED ALL DISTURBED AREAS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SEEDING TILL 75% GERMINATION IS ESTABLISHED.
13. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT.
15. ALL DISTURBED AREAS SHALL BE HYDROMULCHED. CONTRACTOR SHALL BE PAID AS SHOWN ON THE PLANS.
16. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE EROSION DUE TO WEATHER. ADDITIONAL STORM WATER POLLUTION PREVENTION MAY BE NECESSARY.
17. ADDITIONAL ITEMS NOT SHOWN ON THE TEMPORARY EROSION CONTROL SHEET ARE INCIDENTAL.

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.



APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR — DATE

REV	DATE
COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TLS	AKS
DRAFTER	CHECKED BY
JRM	JRC

STATE OF TEXAS
ANGELA K. SANCHEZ
117443
LICENSED PROFESSIONAL ENGINEER
8/20/26

Angela K. Sanchez

TEMPORARY EROSION CONTROL PLAN, & DETAILS

FIF FULSHEAR STORAGE PHASE 2
005 E LATHAM, TRACTS 19 & 31
2.83 AC & 1.82 AC
29208 MCKINNON RD, RICHMOND, TEXAS

SPEAR POINT ENGINEERING, LLC
TBPE Firm No. 18904
902 Martin Luther King Blvd. Ste 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
FREEDOM ISN'T FREE PROPERTIES, LLC
MATT ERICKSON

JOB # 1436

SHEET: 8 OF: 8

BDAVIS 8/12/2026 3:06:11 PM
Z:\SPEARPOINT ENGINEER\SPE JOB FOLDER\1400-1499\1436 FIF FULSHEAR STOR. PHS\4. CAD\8 TEMPORARY EROSION CONTROL PLAN, & DETAILS.DWG

CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: July 30, 2026

ADDRESS OF PREMISES AFFECTED: 29105 FM 1093, Richmond, TX 77406

LEGAL DESCRIPTION: Lt 1 Blk 1 0050 E Latham, 7.4 Acres, McKinnon Storage Facility

OWNERS INFORMATION: NAME Surepoint Fulshear Self Storage Ltd
ADDRESS 15614 Cloud Top CITY San Antonio STATE TX
ZIP CODE 78248 EMAIL jeff@surepointdevelopment.com PHONE NUMBER 210-822-2424

APPLICANTS NAME (if different than owner) Spear Point Engineering
ADDRESS 902 Martin Luther King Ste 100 CITY Willis STATE TX
ZIP CODE 77378 EMAIL angie@spetexas.com PHONE NUMBER 936-256-2626

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
Phase 1 of the storage facility at 29105 FM 1093, Richmond, TX 77406 was approved for construction in May 2023. The existing facility has a 1,400 sq ft office and was constructed with nine (9) regular parking spaces and two (2) ADA spaces for a total of eleven (11) parking spaces. Phase 2 of this facility will be located directly south of Phase 1 and consists of four (4) unconditioned storage buildings (3 buildings 5,894 sq ft and 1 building 4,393 sq ft) for a total of 22,075 sq ft. No additional office space will be added, and existing and potential customers will continue to use the existing office to conduct relevant business.

Status of the Project: ☒ Existing (Phase 1) O Under Construction ☒ Proposed (Phase 2)

Have there been previous variance requests for this property? No

Are there similar situations in the area? Yes
Addresses: 29625 FM 1093, Fulshear, TX 77441

Have you informed your Home Owners Association? N/A or Neighbors? No

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

Existing ~100,000 sq ft storage facility with 1,400 front office and associated parking, drainage, pavement, detention, utilities and fire protection.

Proposed ~22,000 sq ft addition to existing storage facility

(Continued… Request Proposal)

Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent: Angela K. Sanchez Date: 7/30/26


FM 1093
EX PARKING
EX PH 1
PR
PH
2
McKINNON ROAD



EX FRONT OFFICE, PARKING AND STORAGE BUILDING ON FRONTAGE OF FM 1093

SPEAR POINT
ENGINEERING, LLC

July 30, 2026

City of Fulshear
Zoning Board of Adjustments
6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860

Re: Public Storage Phase 2 – 29105 FM 1093, Richmond, TX 77406
Variance Request – Off Street Parking Standards
SPE Project No. 1436

Dear City of Fulshear Zoning Board of Adjustments,

Spear Point Engineering, on behalf of our client, are seeking a variance in reference to Ordinance No. 28-2-15(d) Land Uses and Off-Street Parking for Industrial Districts (IN), Table 28-2-15-2: Permitted Uses and Minimum Off-Street Parking Spaces for the above-referenced project. We do not propose any additional parking for Phase 2 of this development.

Phase 1 of the storage facility at 29105 FM 1093, Richmond, TX 77406 was approved for construction in May 2023. The existing facility has a 1,400 sq ft office and was constructed with nine (9) regular parking spaces and two (2) ADA spaces for a total of eleven (11) parking spaces. Phase 2 of this facility will be located directly south of Phase 1 and consists of four (4) unconditioned storage buildings (3 buildings 5,894 sq ft and 1 building 4,393 sq ft) for a total of 22,075 sq ft. No additional office space will be added, and existing and potential customers will continue to use the existing office to conduct relevant business.

We offer the following information in consideration of this variance request:

1. Will literal enforcement of the ordinance result in a hardship or practical difficulty?

   Yes. Requiring additional parking spaces for Phase 2 would create practical difficulty because the expansion does not include any additional office or customer service area that would generate a need for increased parking. The existing parking supply has proven adequate for the operation of the facility and will continue to serve both phases.

2. Is the hardship self-imposed?

   No. The request is not the result of an attempt to avoid providing adequate parking but rather reflects the unique operational characteristics of a self-storage facility. The expansion consists exclusively of unconditioned storage buildings that rely on the existing office and parking facilities already approved and constructed as part of Phase 1. The requested variance recognizes the actual parking demand associated with the proposed use.

3. Is the condition unique to the property, or is it common to other properties within the area?

   The condition is unique to this development because Phase 2 functions as an expansion of an existing self-storage facility rather than as an independent development with separate office or customer service operations. Both phases are intended to operate as a single integrated facility utilizing one centralized office and one shared parking area. Applying parking requirements independently to each phase would not accurately reflect the operational characteristics of the overall development.

4. Will the requested Variance injure the adjacent property?

   No. The requested variance will not adversely affect adjacent properties or the public. Existing parking will remain available for customers and employees, and the expansion is not anticipated to increase parking demand beyond the capacity already provided.

5. Will the requested Variance be contrary to orderly development in the area?

   No. Granting the variance will not be contrary to the orderly development of the area. The request supports the efficient expansion of an existing, approved development while maintaining adequate parking based on the actual operational needs of the facility. The proposed expansion of the existing facility remains consistent with surrounding industrial uses and the intent of the City's zoning regulations by providing safe and functional access without constructing excess parking that is unlikely to be utilized.

For these reasons, we respectfully request approval of this variance. The proposed expansion will continue to operate as a single self-storage facility utilizing the existing office and parking area, and the existing parking supply is sufficient to accommodate anticipated demand.

Thank you in advance on behalf of our firm and our client for your time and consideration of this variance request. Should you need any further information or clarification to assist in your review, you can contact me at 936-256-2626 or via email at Angie@SPETexas.com.

Sincerely,

Angela K. Sanchez

Angela K. Sanchez, P.E., PMP
Houston Regional Engineering Manager

AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS

AGENDA OF: December 3, 2026
ITEMS: 1
DEPARTMENT: Planning
PREPARED BY: Rodrigo Rodriguez
PRESENTER:

SUBJECT:

CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY YEZNIA LARA/29105 FM 1093 ROAD

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY
RECOMMENDATION

ATTACHMENTS: