

ORDINANCE NUMBER 2022-11

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF PAYNE SPRINGS, TEXAS ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF PAYNE SPRINGS, AND EXTENDING THE BOUNDARY OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL THE ACTS AND ORDINANCES OF SAID CITY.

WHEREAS, the City is authorized to annex territory in accordance with Texas Local Government Code §43.001, *et seq.*; and

WHEREAS, said territory proposed to be annexed is within the City's extraterritorial jurisdiction, is contiguous to the City and is one-half mile or less in width; and

WHEREAS, the City has received a petition (attached hereto as **Exhibit A**) in writing to annex the hereinafter described territory; and

WHEREAS, after holding a public hearing and hearing arguments for and against the same, the governing body has voted to annex said territory into the City under the authority of §43.0671 of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF PAYNE SPRINGS, TEXAS:

SECTION 1.

That the heretofore described property, more specifically described in **Exhibit B** attached to this Ordinance, is hereby annexed to the City of Payne Springs, Texas, and that the boundary limits of the City of Payne Springs be, and the same are hereby, extended to include the above-described territory within the City Limits of the City of Payne Springs, and the same shall hereafter be included within the territorial limits of said City, and the inhabitants and owners

thereof shall hereinafter be entitled to all the rights and privileges of other citizens of the City of Payne Springs and they shall be bound by the acts, ordinances, resolutions and regulations of said City.

SECTION 2.

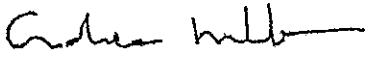
That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state law and applicable annexation procedures, a certified copy of this Ordinance, and the petition requesting this annexation previously referenced herein.

SECTION 3.

Should the annexation of any property of this Ordinance be held unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect, impair or invalidate the annexation of any other property or portion of property thereof, which is included in and subject to this annexation Ordinance.

PASSED AND APPROVED by the City Council, City of Payne Springs, Texas, this 19th day of July, 2022.

APPROVED BY:



Andrea Miller, Mayor

ATTEST:



Beth Billings, City Secretary

EXHIBIT A

Petition/Written Request of Landowner

ANNEXATION PETITION

To: The Mayor and City Council, City of Payne Springs, County of Henderson, Texas.

GREETINGS:

I, Walid Hajer, as the owner of the property described on the attached Exhibit A which is contiguous to the municipal limits and is not more than one half (1/2) mile in width, hereby petition the City Council to extend the present municipal limits so as to annex and include said property as described in Exhibit A.

I am presenting this Petition seeking annexation of this property by the City of Payne Springs of my own volition and fully understand and acknowledge all consequences, legal and otherwise, associated with the annexation of the property.

Submitted and filed with the City Secretary of Payne Springs, Texas this 7th day of January, 2022.

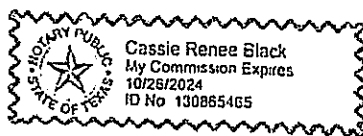
PETITIONER:

[Signature]

Printed Name: Walid Hajer

STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

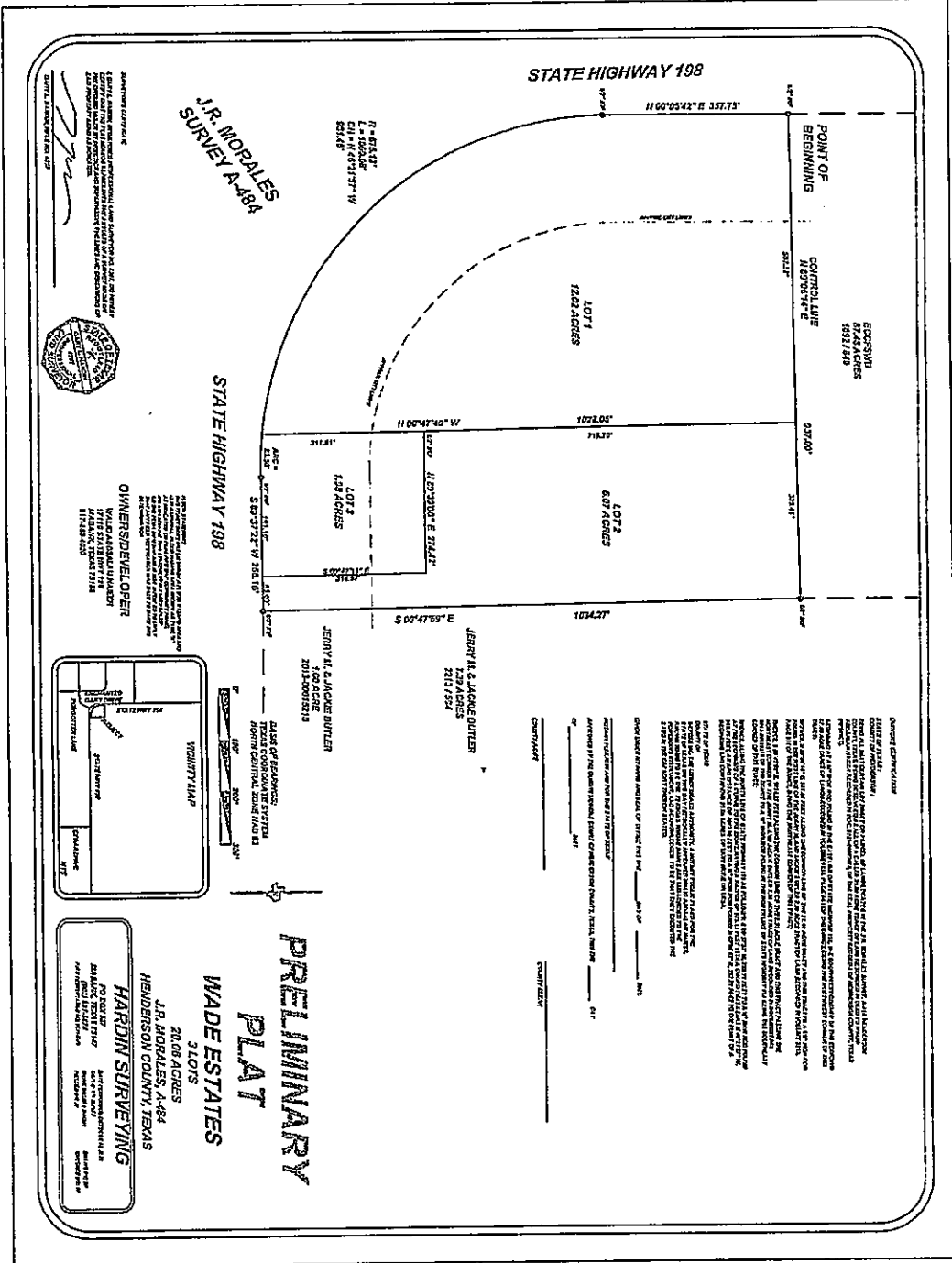
This instrument was acknowledged before me on the 7th day of January, 2022 by Walid Hajer.



[Signature]
Notary Public, State of Texas

EXHIBIT B

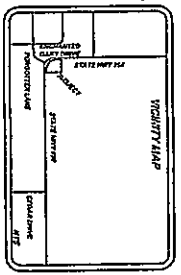
Legal Description



PLANNING & SURVEYING
 HARDIN SURVEYING & CONSULTING, L.P.
 2008 AGRES
 J.R. MORALES, A-484
 HENDERSON COUNTY, TEXAS



OWNER'S REPRESENTATIVE
 M. J. & J. J.
 1715 STATE HWY 198
 WYBARK, TEXAS 75155



PRELIMINARY PLAT
WADE ESTATES
 3 LOTS
 20.08 AGRES
 J.R. MORALES, A-484
 HENDERSON COUNTY, TEXAS

HARDIN SURVEYING
 2008 AGRES
 J.R. MORALES, A-484
 HENDERSON COUNTY, TEXAS

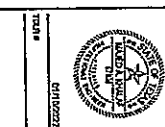
OWNER'S REPRESENTATIVE
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 WYBARK, TEXAS 75155

PLANNING & SURVEYING
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 HENDERSON COUNTY, TEXAS

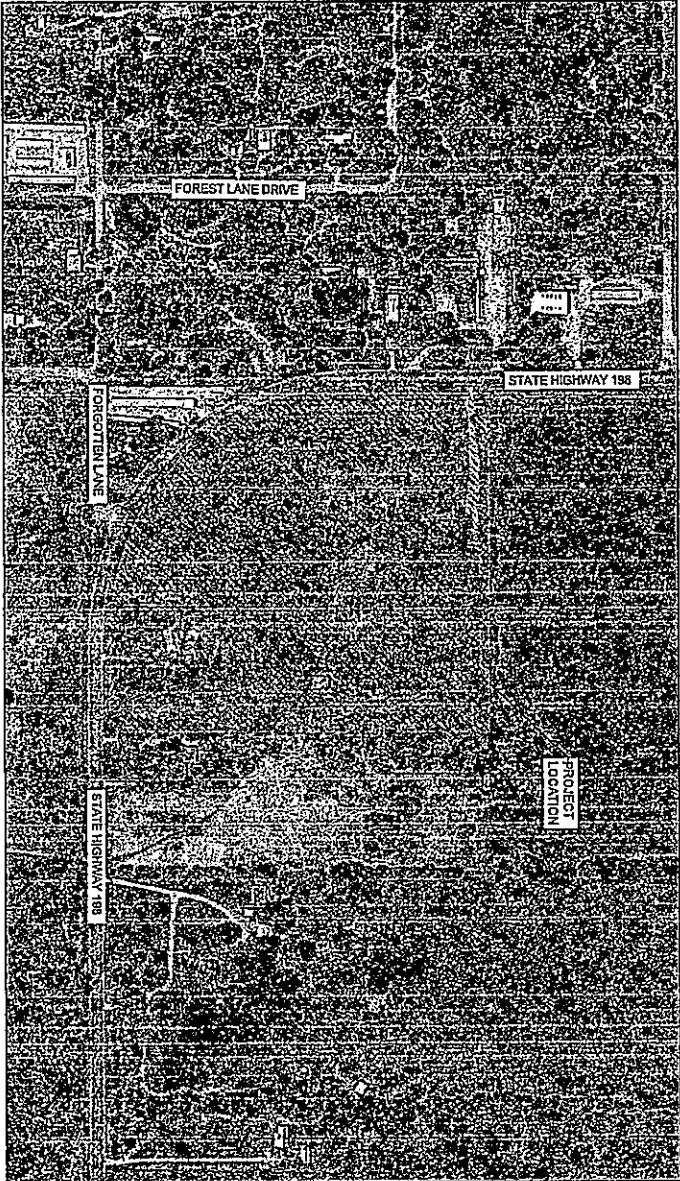
PRELIMINARY PLAT
 C1.0

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2			
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20			

TEXAS RV PARK
WADE'S BOAT AND RV STORAGE
 11846 STATE HIGHWAY 198
 HAYBANK, TEXAS 75155



EKON
 CONSULTING GROUP LLC
 11846 STATE HIGHWAY 198
 HAYBANK, TEXAS 75155
 TEL: 972.555.1111
 FAX: 972.555.1112
 WWW.EKONCG.COM



**CONSTRUCTION DRAWINGS FOR
 TEXAS RV PARK
 WADE'S BOAT AND RV STORAGE
 11816 STATE HIGHWAY 198, MABANK, TX
 JANUARY 2022**

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	PRELIMINARY PLAN
C2.0	RECOMMENDED INITIAL EROSION CONTROL PLAN
C3.0	SITE PLAN
C4.0	EXISTING DAMAGE AREA MAP
C4.1	PROPOSED DAMAGE AREA MAP
C5.0	GRADING PLAN
C6.0	DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	SITE DETAILS
C9.0	SITE DETAILS



**TEXAS RV PARK
 WADE'S BOAT AND RV STORAGE**

11816 STATE HIGHWAY 198
 MABANK, TEXAS 75156

PROJECT NO.	01-2021
DRAWN BY	AK
CHECKED BY	AK
DATE	01/11/22
SCALE	AS SHOWN
DATE	01/11/22
BY	AK
DATE	01/11/22
BY	AK
DATE	01/11/22

COVER SHEET

C0.0

STATE HIGHWAY 198

J.R. MORALES SURVEY A-484

POINT OF BEGINNING
ECCFSWD
87.43 ACRES
1692 / 549
CONTROL LINE
N 89°08'14" E
937.00'

LOT 1
12.02 ACRES

LOT 2
6.07 ACRES

R = 675.12'
L = 1069.98'
CH = N 46°21'57" W
661.46'

N 00°47'40" W
1028.06'

719.70'

LOT 3
1.98 ACRES

N 89°39'06" E 274.42'

STATE HIGHWAY 198

1034.27'

JERRY M. & JACKIE BUTLER
7.39 ACRES
2213 / 594

JERRY M. & JACKIE BUTLER
1.00 ACRE
2019-00019215

0
100' 200' 300'

0°
BASIS OF BEARINGS:
TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE NAD 83

OWNER'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF HENDERSON:
I, _____, COUNTY CLERK OF HENDERSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE BY _____, A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND THAT THE SAID SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 161, TEXAS STATUTES, AND THAT THE SAID SURVEYOR IS A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF TEXAS.
I, _____, COUNTY CLERK OF HENDERSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE BY _____, A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND THAT THE SAID SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 161, TEXAS STATUTES, AND THAT THE SAID SURVEYOR IS A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF TEXAS.
I, _____, COUNTY CLERK OF HENDERSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE BY _____, A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND THAT THE SAID SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 161, TEXAS STATUTES, AND THAT THE SAID SURVEYOR IS A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF TEXAS.

COUNTY CLERK

APPROVED BY THE COUNTY CLERK OF HENDERSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

APPROVED BY THE COUNTY CLERK OF HENDERSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

COUNTY CLERK

COUNTY CLERK

PRELIMINARY PLAT

WADE ESTATES

3 LOTS
20.06 ACRES
J.R. MORALES, A-484
HENDERSON COUNTY, TEXAS

HARDIN SURVEYING

PO BOX 5107
MADRID, TEXAS 75847
(903) 477-2171
WWW.HARDIN-SURVEYING.COM

DATE RECORDED: 08/04/2021 12:28
PAGE: 0001 OF 02
RECORDED BY: _____
COUNTY: HENDERSON

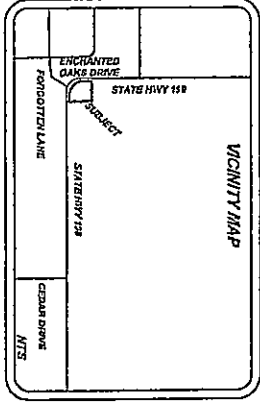
OWNER/DEVELOPER

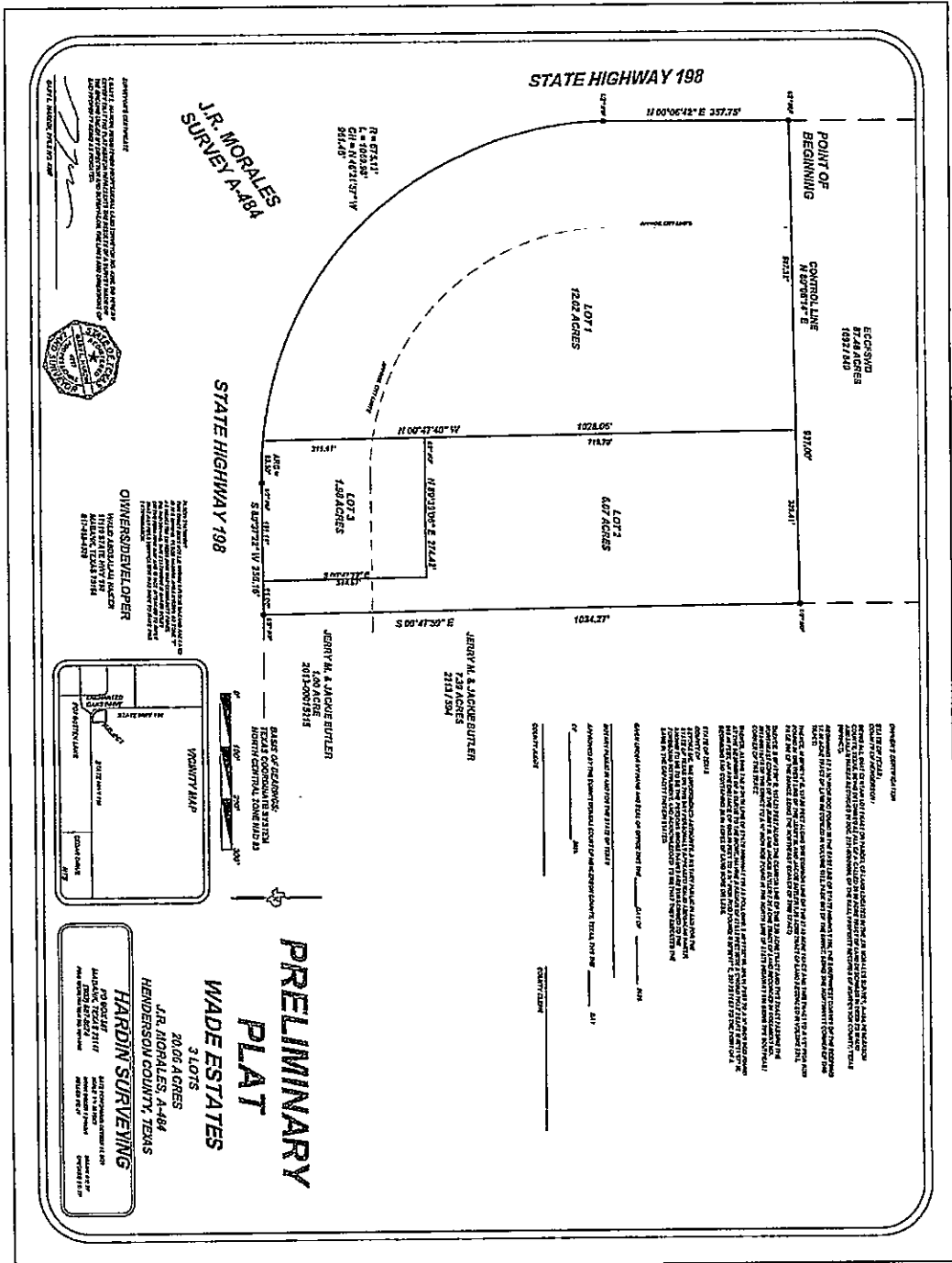
WADE ESTATES
17700 STATE HIGHWAY 198
MADRID, TEXAS 75847
937-488-4029

SURVEYOR'S CERTIFICATE

I, _____, LICENSED PROFESSIONAL LAND SURVEYOR NO. 4261, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE BY _____, A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND THAT THE SAID SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 161, TEXAS STATUTES, AND THAT THE SAID SURVEYOR IS A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF TEXAS.

DATE: MARCH, 2021, 4:00



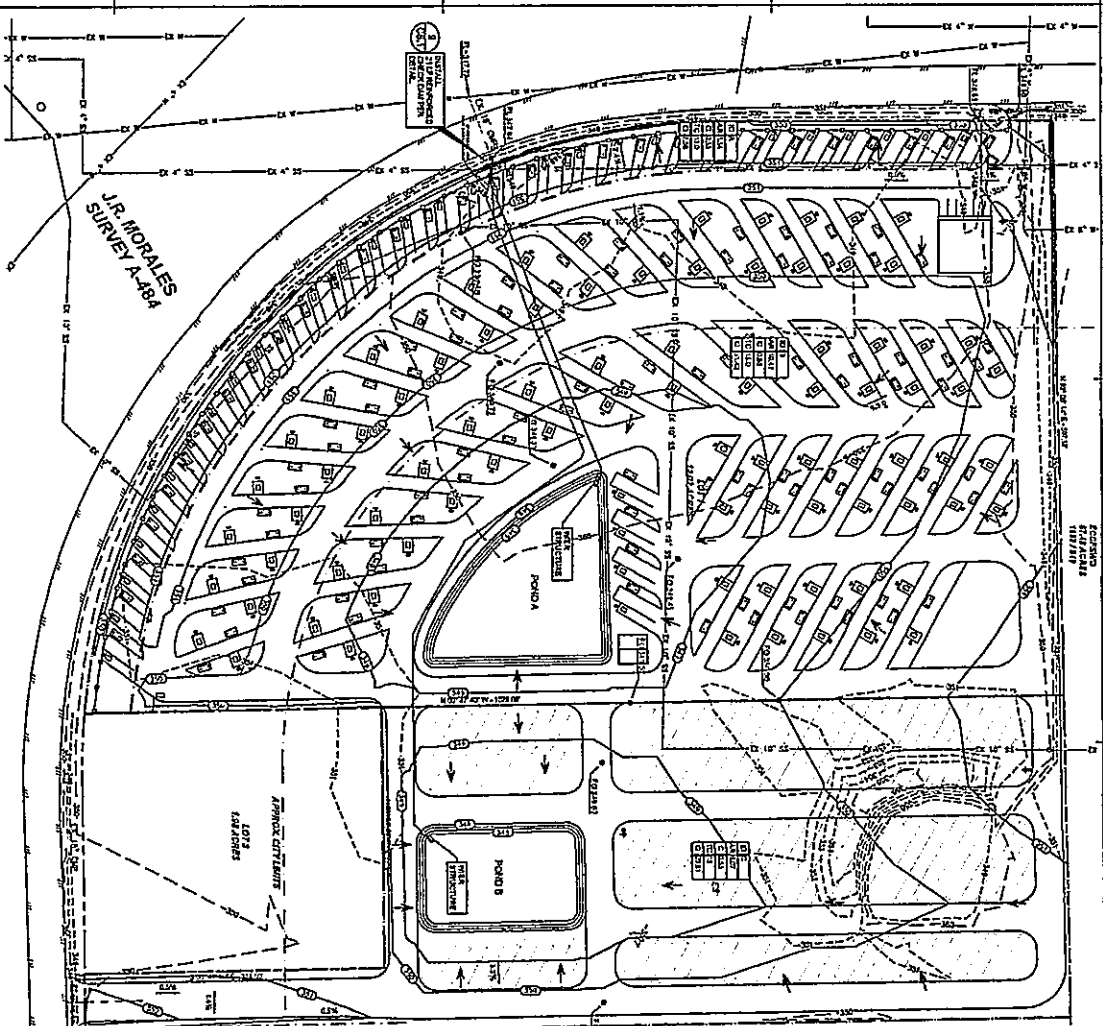


TEXAS RV PARK
WADE'S BOAT AND RV STORAGE
 11816 STATE HIGHWAY 198
 MAYBANK, TEXAS 75156



EIKON
 www.eikon.com
 11816 STATE HIGHWAY 198
 MAYBANK, TEXAS 75156
 817-444-4478

C1.0
 PRELIMINARY PLAT
 ISSUED FOR PERMIT



1 PROPOSED DRAINAGE AREA MAP
SCALE: 1" = 100'

Range-Road Runoff Rates

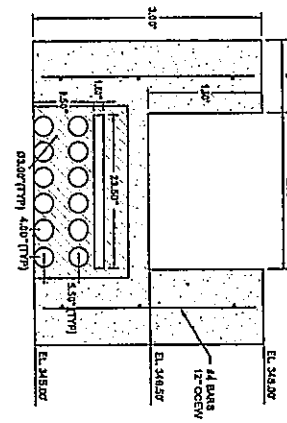
Site-Run drainage area is the proposed project.

Runoff Rate (in/hr)	C	Q	Tc (min)	Inch (in)	Runoff Rate (in/hr)
PROP-A	1.54	0.55	1.05%	15.0	8.83
PROP-B	10.47	0.55	0.80%	15.0	8.83
PROP-C	6.07	0.55	1.00%	15.0	8.83
TOTAL A	18.08				18.08

Where:
 C = runoff coefficient
 S = percent slope along distance "D", 1% percent (0.0100 ft)
 Tc = time of concentration (min)
 I = rainfall intensity (in/hr), based on ISWM data table for Tarrant County
 Q = maximum rate of discharge (cfs), for 100-year storm event

*Minimum: 15 minutes Tc per city design criteria.

2 MIER STRUCTURE DETAIL
SCALE: 1" = 36"



LEGEND - Proposed Drainage

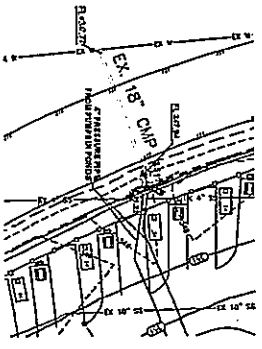
MATERIALS

- Proposed drainage
- Proposed structure
- Proposed pond
- Proposed curb
- Proposed manhole
- Proposed catch basin
- Proposed stormwater pipe
- Proposed stormwater ditch
- Proposed stormwater channel

NOTES

- Proposed drainage structure shall be constructed in accordance with the ISWM Manual Chapter 14.
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3 PIPE OUTFALL DETAIL
SCALE: 1" = 36"



RAINFALL COEFFICIENTS FOR HENDERSON COUNTY TX

Area	24"	6"	18"	24"	30"	36"
A	0.7824	0.7151	0.7824	0.7208	0.7158	0.7178
B	0.71	0.220	1.725	0.225	1.254	1.225
C	1.024	1.120	1.100	1.254	1.254	1.254

RAINFALL COEFFICIENTS FOR HENDERSON COUNTY TX

Area	24"	6"	18"	24"	30"	36"
A	0.7824	0.7151	0.7824	0.7208	0.7158	0.7178
B	0.71	0.220	1.725	0.225	1.254	1.225
C	1.024	1.120	1.100	1.254	1.254	1.254

C4.1

PROPOSED DRAINAGE AREA MAP

DATE:	11/20/2022
PROJECT:	TEXAS RV PARK WADE'S BOAT AND RV STORAGE
CLIENT:	WADE'S BOAT AND RV STORAGE
LOCATION:	11816 STATE HIGHWAY 199, MAYBANK, TEXAS 75155
DRAWN BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	11/20/2022

TEXAS RV PARK WADE'S BOAT AND RV STORAGE

11816 STATE HIGHWAY 199
MAYBANK, TEXAS 75155

100% COMPLETE

11816 STATE HIGHWAY 199
MAYBANK, TEXAS 75155

Company	Area	Proposed Land Use	Proposed Area	Proposed Volume	Proposed Height	Proposed Density	Proposed Permitted Density
A	2194 Ac	2194 Ac	2194 Ac	2194 Cu	2194' Max	2194' Max	2194' Max
1	100	100	100	100' Max	100' Max	100' Max	100' Max
2	200	200	200	200' Max	200' Max	200' Max	200' Max
3	300	300	300	300' Max	300' Max	300' Max	300' Max
4	400	400	400	400' Max	400' Max	400' Max	400' Max
5	500	500	500	500' Max	500' Max	500' Max	500' Max
6	600	600	600	600' Max	600' Max	600' Max	600' Max
7	700	700	700	700' Max	700' Max	700' Max	700' Max
8	800	800	800	800' Max	800' Max	800' Max	800' Max
9	900	900	900	900' Max	900' Max	900' Max	900' Max
10	1000	1000	1000	1000' Max	1000' Max	1000' Max	1000' Max

Station	Area	Volume	Height	Density
1000	1000	1000	1000' Max	1000' Max
1100	1100	1100	1100' Max	1100' Max
1200	1200	1200	1200' Max	1200' Max
1300	1300	1300	1300' Max	1300' Max
1400	1400	1400	1400' Max	1400' Max
1500	1500	1500	1500' Max	1500' Max
1600	1600	1600	1600' Max	1600' Max
1700	1700	1700	1700' Max	1700' Max
1800	1800	1800	1800' Max	1800' Max
1900	1900	1900	1900' Max	1900' Max

ELEVATION VS. STORAGE

Station	Area	Volume	Height	Density
2000	2000	2000	2000' Max	2000' Max
2100	2100	2100	2100' Max	2100' Max
2200	2200	2200	2200' Max	2200' Max
2300	2300	2300	2300' Max	2300' Max
2400	2400	2400	2400' Max	2400' Max
2500	2500	2500	2500' Max	2500' Max
2600	2600	2600	2600' Max	2600' Max
2700	2700	2700	2700' Max	2700' Max
2800	2800	2800	2800' Max	2800' Max
2900	2900	2900	2900' Max	2900' Max

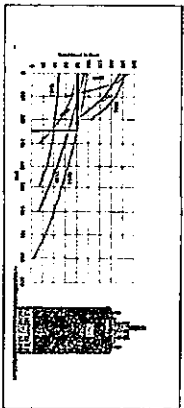
Company	Area	Proposed Land Use	Proposed Area	Proposed Volume	Proposed Height	Proposed Density	Proposed Permitted Density
A	2194 Ac	2194 Ac	2194 Ac	2194 Cu	2194' Max	2194' Max	2194' Max
1	100	100	100	100' Max	100' Max	100' Max	100' Max
2	200	200	200	200' Max	200' Max	200' Max	200' Max
3	300	300	300	300' Max	300' Max	300' Max	300' Max
4	400	400	400	400' Max	400' Max	400' Max	400' Max
5	500	500	500	500' Max	500' Max	500' Max	500' Max
6	600	600	600	600' Max	600' Max	600' Max	600' Max
7	700	700	700	700' Max	700' Max	700' Max	700' Max
8	800	800	800	800' Max	800' Max	800' Max	800' Max
9	900	900	900	900' Max	900' Max	900' Max	900' Max
10	1000	1000	1000	1000' Max	1000' Max	1000' Max	1000' Max

Station	Area	Volume	Height	Density
1000	1000	1000	1000' Max	1000' Max
1100	1100	1100	1100' Max	1100' Max
1200	1200	1200	1200' Max	1200' Max
1300	1300	1300	1300' Max	1300' Max
1400	1400	1400	1400' Max	1400' Max
1500	1500	1500	1500' Max	1500' Max
1600	1600	1600	1600' Max	1600' Max
1700	1700	1700	1700' Max	1700' Max
1800	1800	1800	1800' Max	1800' Max
1900	1900	1900	1900' Max	1900' Max

ELEVATION VS. STORAGE

Station	Area	Volume	Height	Density
2000	2000	2000	2000' Max	2000' Max
2100	2100	2100	2100' Max	2100' Max
2200	2200	2200	2200' Max	2200' Max
2300	2300	2300	2300' Max	2300' Max
2400	2400	2400	2400' Max	2400' Max
2500	2500	2500	2500' Max	2500' Max
2600	2600	2600	2600' Max	2600' Max
2700	2700	2700	2700' Max	2700' Max
2800	2800	2800	2800' Max	2800' Max
2900	2900	2900	2900' Max	2900' Max

1 PROPOSED DRAINAGE CALCULATIONS

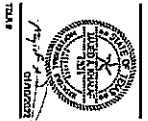
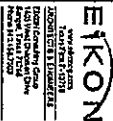


PIPE CAPACITY IS 3600PM

TOTAL VOLUME OF DETENTION POND = 2,679 CU YD
 PUMP CAPACITY POND IN = 14,273 GALLONS / 750 GPM = 18.9 HR.
 PUMP CAPACITY POND OUT = 20,000 GALLONS / 750 GPM = 26.7 HR.

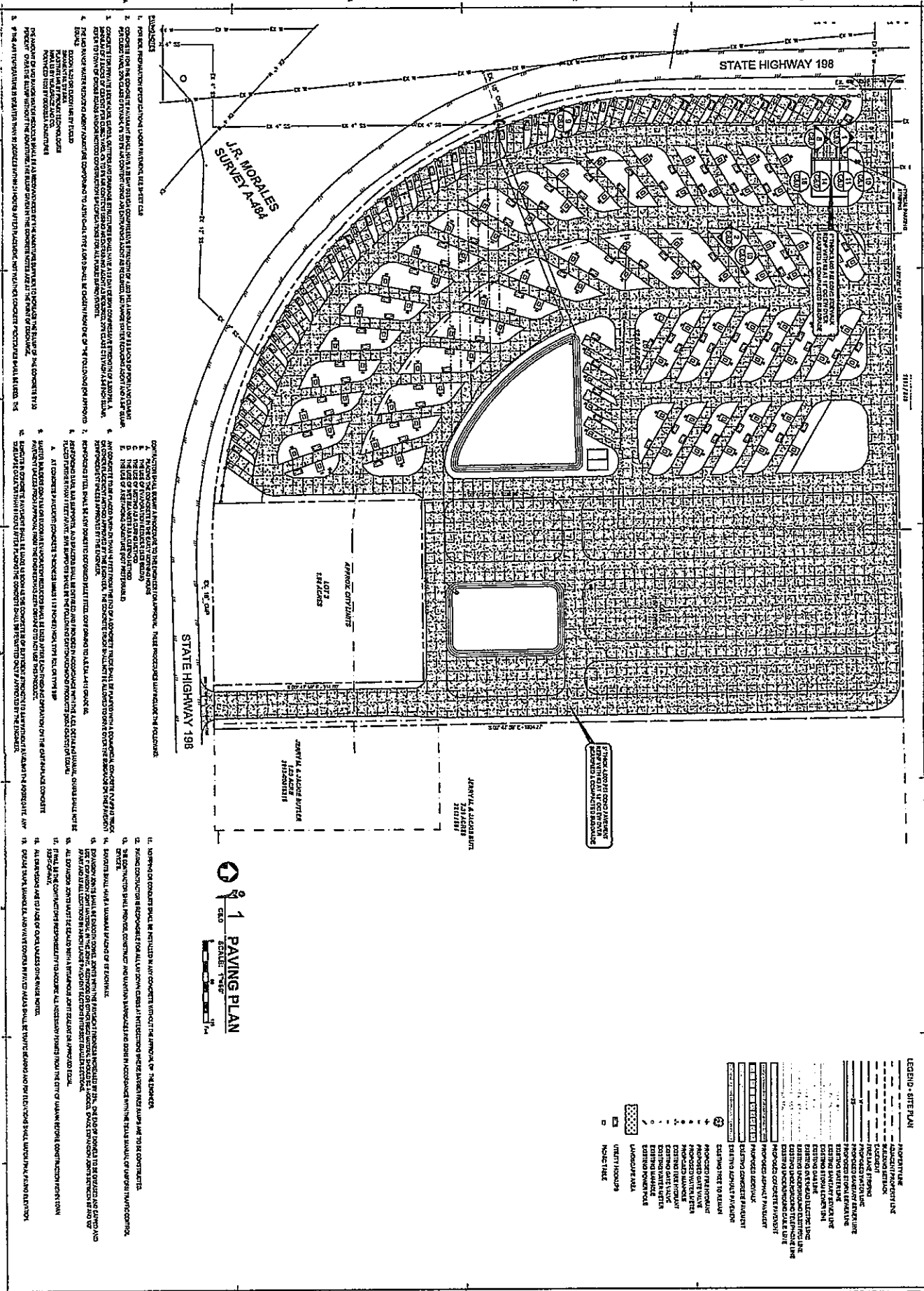
TOTAL VOLUME OF DETENTION POND = 14,273 CU YD
 PUMP CAPACITY POND IN = 14,273 GALLONS / 750 GPM = 18.9 HR.

EXISTING DRAINAGE AREA IS DISCHARGED 18.28 CFS TO THE SOUTH-WEST PROPERTY BOUNDARY TO THE TRODT CATCH BASIN AS PROPOSED DRAINAGE AREA DISCHARGED 281.8 CFS TO THE CENTER OF THE TRODT CATCH BASIN. PROPOSED DRAINAGE AREA WILL INCREASE TO 14.28 CFS OR LESS TO ACHIEVE EXISTING FLOW RATE OR LESS.



TEXAS RV PARK
 WADE'S BOAT AND RV STORAGE
 11816 STATE HIGHWAY 198
 MAYBANK, TEXAS 75156

UTILITY LOCATIONS
 DATE: 01-15-22
 DRAWN BY: DWR
 CHECKED BY: [Signature]
 PROJECT: WADE'S BOAT AND RV STORAGE
 SHEET: 11 OF 11
 SCALE: AS SHOWN
 11 INSULATED JOBS PER JOB
 PROP DRAINAGE CALCULATIONS
 C4.2



1 PAVING PLAN
 SCALE: 1" = 100'

1. PROVIDE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
2. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

5. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
11. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
12. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
13. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
14. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
15. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
16. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
17. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
18. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
19. PROVIDE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**TEXAS RV PARK
WADE'S BOAT AND RV STORAGE**

11816 STATE HIGHWAY 198
MAYBANK, TEXAS 75158

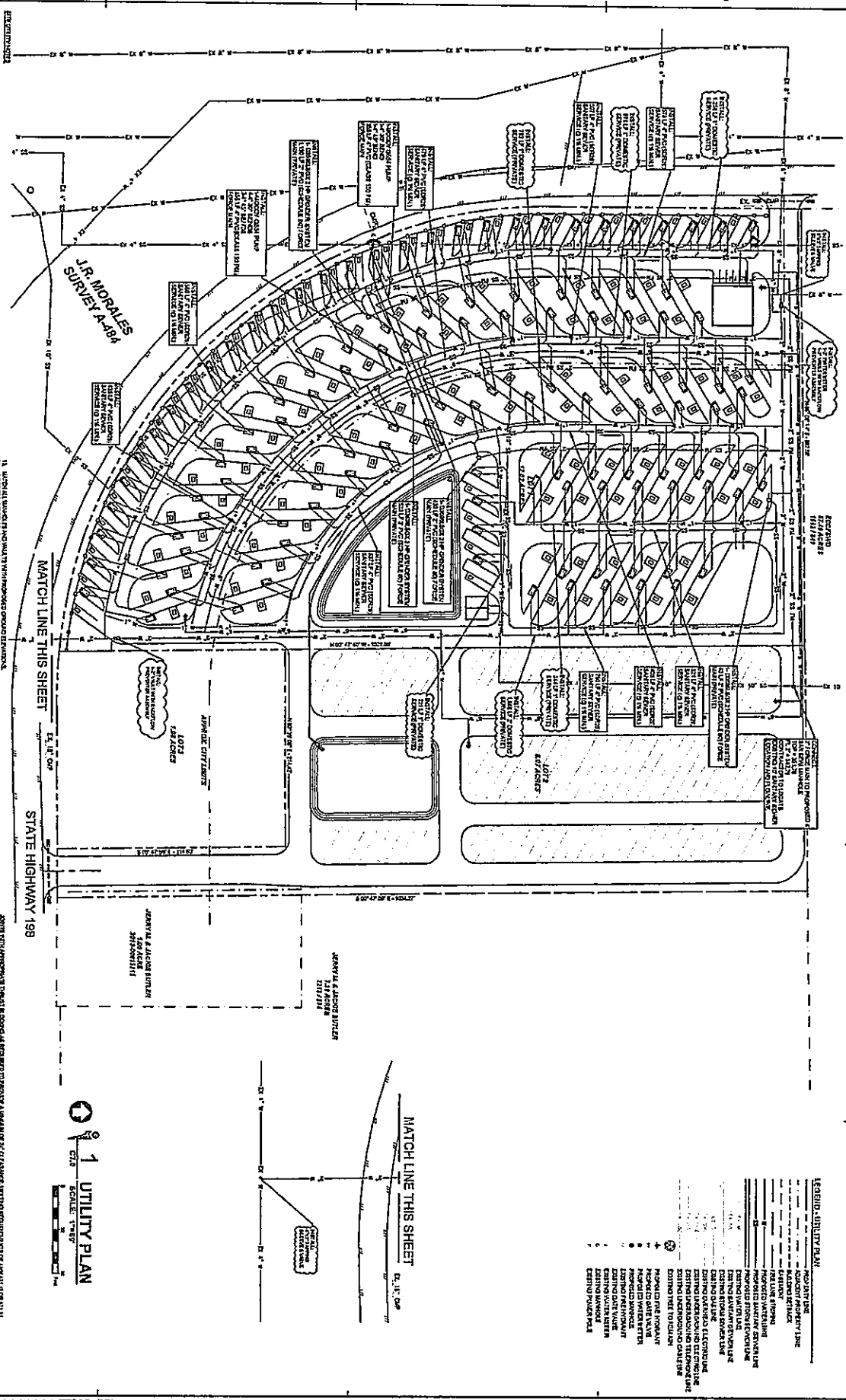
EIKON
 CONSULTING GROUP
 11816 STATE HIGHWAY 198
 MAYBANK, TEXAS 75158
 PHONE: (972) 443-1111
 WWW.EIKONCONSULTING.COM

DATE: 01/20/2021
 DRAWN: [Signature]
 CHECKED: [Signature]

ISSUED FOR PERMIT

PAVING PLAN

C6.0



1. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

2. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

3. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

11. ALL UTILITIES SHALL BE SHOWN WITH PROPER SYMBOLS AND NOTATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

12. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

13. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

14. ALL UTILITIES SHALL BE SHOWN WITH PROPER SYMBOLS AND NOTATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

15. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

16. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

1
UTILITY PLAN

SCALE: 1"=40'

LEGEND: ALL UTILITIES

- WATER
- GAS
- ELECTRICAL
- FIBER OPTIC
- TELEPHONE
- CABLE TV
- SLOTTED MANHOLE
- RIBBED MANHOLE
- ROUND MANHOLE
- CAST IRON
- CONCRETE
- STEEL
- CEMENT
- BRICK
- OTHER

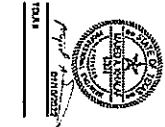
C7.0

ISSUED FOR PERMIT
UTILITY PLAN

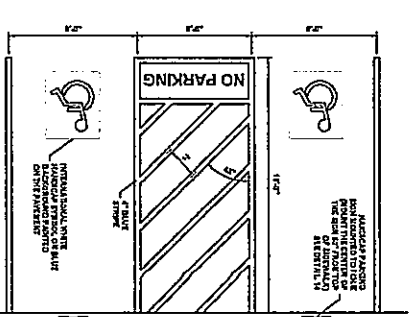
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NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY
NO. 6	DATE	BY
NO. 7	DATE	BY
NO. 8	DATE	BY
NO. 9	DATE	BY
NO. 10	DATE	BY

TEXAS RV PARK
WADE'S BOAT AND RV STORAGE

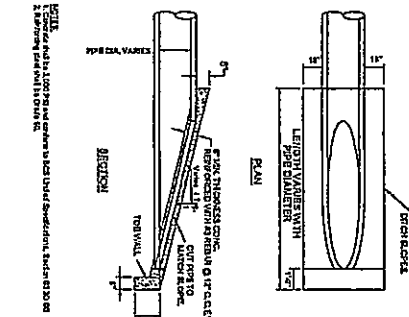
11816 STATE HIGHWAY 198
MAYBANK, TEXAS 75156



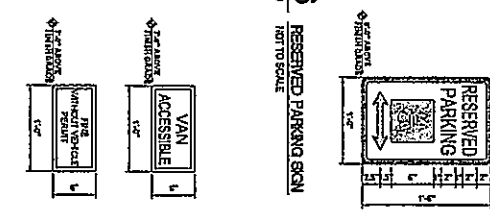
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5	REVISED	11/15/11
6	REVISED	11/15/11
7	REVISED	11/15/11
8	REVISED	11/15/11
9	REVISED	11/15/11
10	REVISED	11/15/11
11	REVISED	11/15/11
12	REVISED	11/15/11
13	REVISED	11/15/11
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30	REVISED	11/15/11



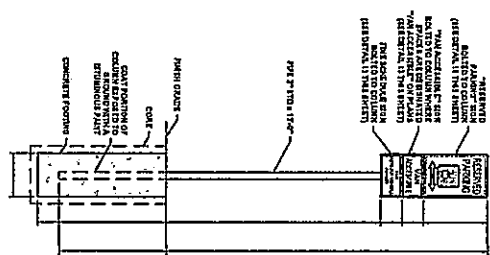
11 HANDICAP PARKING SPACE DETAIL
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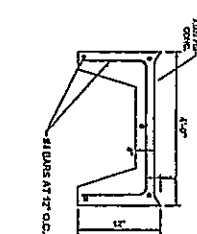
12 SLOPED END TREATMENTS FOR CULVERTS AND STORM SEWERS
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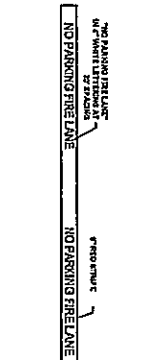
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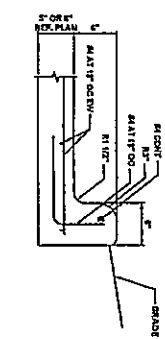
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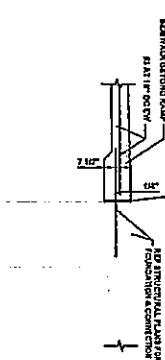
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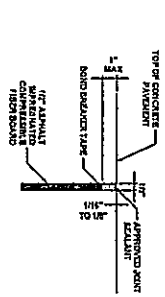
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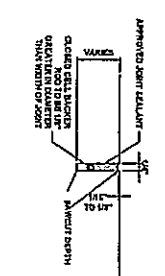
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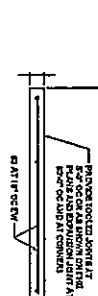
8 DOOR SILL AT DOOR SECTION DETAIL
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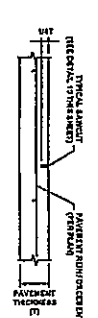
9 EXPANSION JOINT SEALING DETAIL
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10 LONGITUDINAL JOINT SEALING DETAIL
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1 TYPICAL SIDEWALK SECTION
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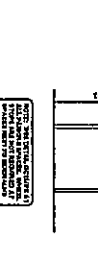
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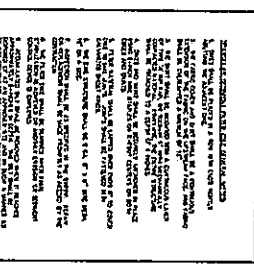
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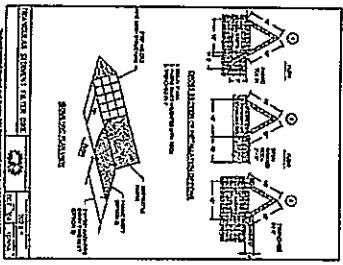
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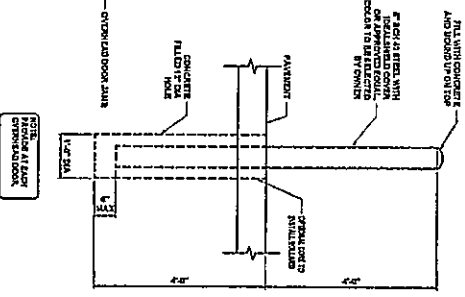
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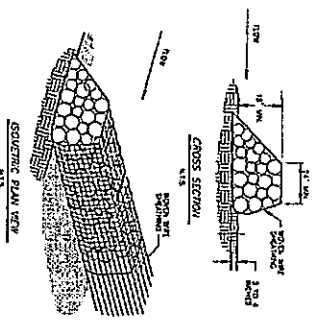
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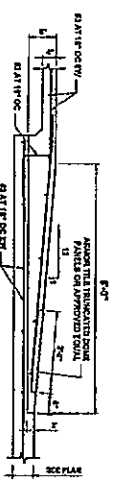
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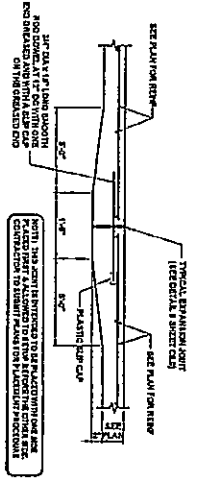
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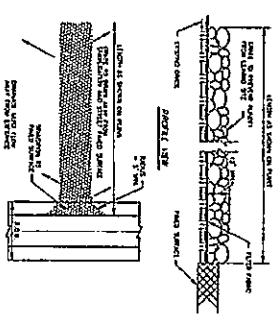
8 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
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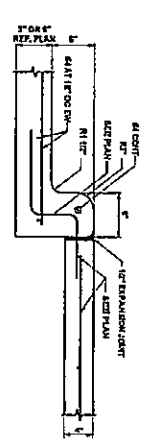
5 BARRIER FREE RAMP DETAIL
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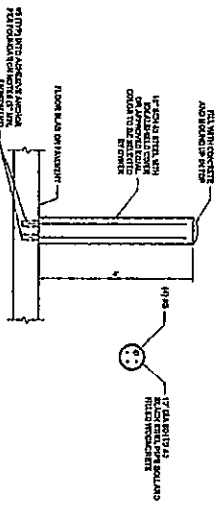
2 TYPICAL EXPANSION JOINT SECTION DETAIL
CAL NOT TO SCALE



7 SLT FENCE
CAL NOT TO SCALE



4 TYPICAL CURB AT SIDEWALK SECTION DETAIL
CAL NOT TO SCALE



1 TYPICAL SHALLOW BOLLARD DETAIL
CAL NOT TO SCALE

ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/15/21	ISSUED FOR PERMIT
2	11/15/21	ISSUED FOR PERMIT
3	11/15/21	ISSUED FOR PERMIT
4	11/15/21	ISSUED FOR PERMIT
5	11/15/21	ISSUED FOR PERMIT
6	11/15/21	ISSUED FOR PERMIT
7	11/15/21	ISSUED FOR PERMIT
8	11/15/21	ISSUED FOR PERMIT
9	11/15/21	ISSUED FOR PERMIT
10	11/15/21	ISSUED FOR PERMIT

SITE DETAILS



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 8/20)
Page 1 of 2

PERMIT NUMBER: 10-5923-22			
		GPS*	
REQUESTOR	LATITUDE, LONGITUDE	HWY NAME	ROADWAY
	30.25540701, -97.74494290		SH 198
		FOR TxDOT'S USE	
		CONTROL	1668
		SECTION	01
NAME	James Wade		
MAILING ADDRESS	11816 SH 198		
CITY, STATE, ZIP	Mabank, TX 75147		
PHONE NUMBER	817-888-4020		
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

Is this parcel in current litigation with the State of Texas? YES NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes James Wade hereinafter called the Permittee, to construct / reconstruct a commercial (RV Park & Storage) (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number SH 334 in Henderson County, located 2 locations - on SH 198 app. 2.41 miles and approx. 2.10 miles north & west of JCT FM 316

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Jesse Kyle telephone, (903) 675-3809 , at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 1/20/2022

DocuSigned by:
Signed: *[Signature]*
74D2390F1A09479... (Property owner or owner's representative)

Date of Issuance	<u>1/21/2022</u>	DocuSigned by: <u>Louis McDow III</u> 238CF58728A5... District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	<u>1/21/2022</u>	<u>Jeffrey Harmon</u> 34836DB7EE2D4E4... District Engineer, or designee Approval
Date of Denial		District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Construct 2 40' driveway surfaces with an 18" diameter pipe w/6:1 safety end treatments encased in concrete rip-rap per TxDOT specifications. Driveways must be constructed using non-erodible and non-tracking materials. Due to frontage restrictions, driveways are to be constructed at designated locations determined by TxDOT to obtain maximum distances between driveways and sight distance concerns. Ditches and slopes must be returned to original conditions and seeded with vegetation. No drainage to TxDOT right-of-way. ONLY APPROVED PER ATTACHED PLANS.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

The location of the southernmost driveway does not meet the spacing requirements. In order to meet the driveway spacing criteria, the driveway would have to be placed in the curve creating a sight distance safety issue. Therefore, we recommend moving the driveway outside of the curve, next to the other existing driveway that belongs to the neighbors. The proposed driveway will have approximately 30' between it and the next driveway to the east.

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

- Sketch of Installation
- All Variance Documentation

7A

Dell OptiPlex All in One 24" Inch Screen Windows 10 Pro (Windows 11 Pro License i7-12700 (12 cores/25MB/20T/2.1GHz to 4.9 GHz/65W) Intel Core i7 vPro; SSD 16 GB, 1x 16 GB DDR4

	PC, Keyboard, Mouse	27" Monitor (4)	Installation (6)	Surge Protector (6)	Webcam
Beth	1	1571		300	
Court	1	1571	526	300	
April	1	1571	263	300	90
PD Other	1	1571		300	90
PD Other	1	1571		300	90
Tawnya	1	1571	263	300	90
TOTAL	6	9426	1052	1800	360

TOTAL EQUIP 12638 (Lease is \$440 per month)

Dell OptiPlex 3000 Micro 12th gen Intel Core i5-12500T (6 cores/18MB/2.0GHz to 4.4GHz/35W); Windows 10 Pro (Windows 11 Pro license included);

	PC, Keyboard, Mouse	24" Monitor (10)	Installation (7)	Surge Protector (7)	Webcam
Beth	1	873	200	300	100
Court	1	873	600	300	
April	1	873	400	300	90
PD Other	1	873	200	300	90
PD Other	1	873	200	300	90
Tawnya	1	873	400	300	90
TOTAL	6	5238	2000	1800	360

TOTAL EQUIP 9698 (Lease is \$346 per month)

Dell OptiPlex 7040 Desktop Computer (Refurbished) Intel Core i7 Gen 6700 3.4 GHz; 16 GB RAM; 1 TB Solid State Drive; Intel HD Graphics 530

	PC, Keyboard, Mouse	27" Monitor (10)	Installation (6)	Surge Protector (7)	Webcam
Beth	1	500	140	300	100
Court	1	500	280	300	
April	1	500	280	300	90
PD Other	1	500	140	300	90
PD Other	1	500	140	300	90
Tawnya	1	500	280	300	90
TOTAL	6	3000	1260	1800	360

TOTAL EQUIP 6720

Dell OptiPlex 9030 Desktop Computer (Refurbished) Intel Core i7 Gen 4770 1.7 GHz; 16 GB RAM; 512GB Solid State Drive; Intel UHD Graphics 4600

	PC, Keyboard, Mouse	27" Monitor (10)	Installation (6)	Surge Protector (7)	Webcam
Beth	1	350	140	300	100
Court	1	350	280	300	
April	1	350	280	300	90
PD Other	1	350	140	300	90
PD Other	1	350	140	300	90
Tawnya	1	350	280	300	90
TOTAL	6	2100	1260	1800	360

TOTAL EQUIP 5820

Dell Server Tower (current server is 2013 technology)
 3.5" Chassis up to 8 Hot Plug Hard Drives, Intel Xeon E-2286G 4.0 GHz, 12M cache, 6C/12T, turbo (95W), (4) 16 GB UDIMM, 3200MT/s, ECC
 C4, RAID 5 for 3 or more HDDs or SSDs (Matching Type/Speed/Capacity) (5) 1TB 7.2K RPM SATA 5Gbps
 512n 3.5in Hot-plug Hard Drive

TOTAL EQUIP 9990

Computer For Court in Council Street Department