

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.

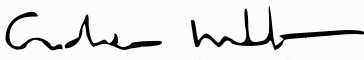
SECTION 3.

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 §

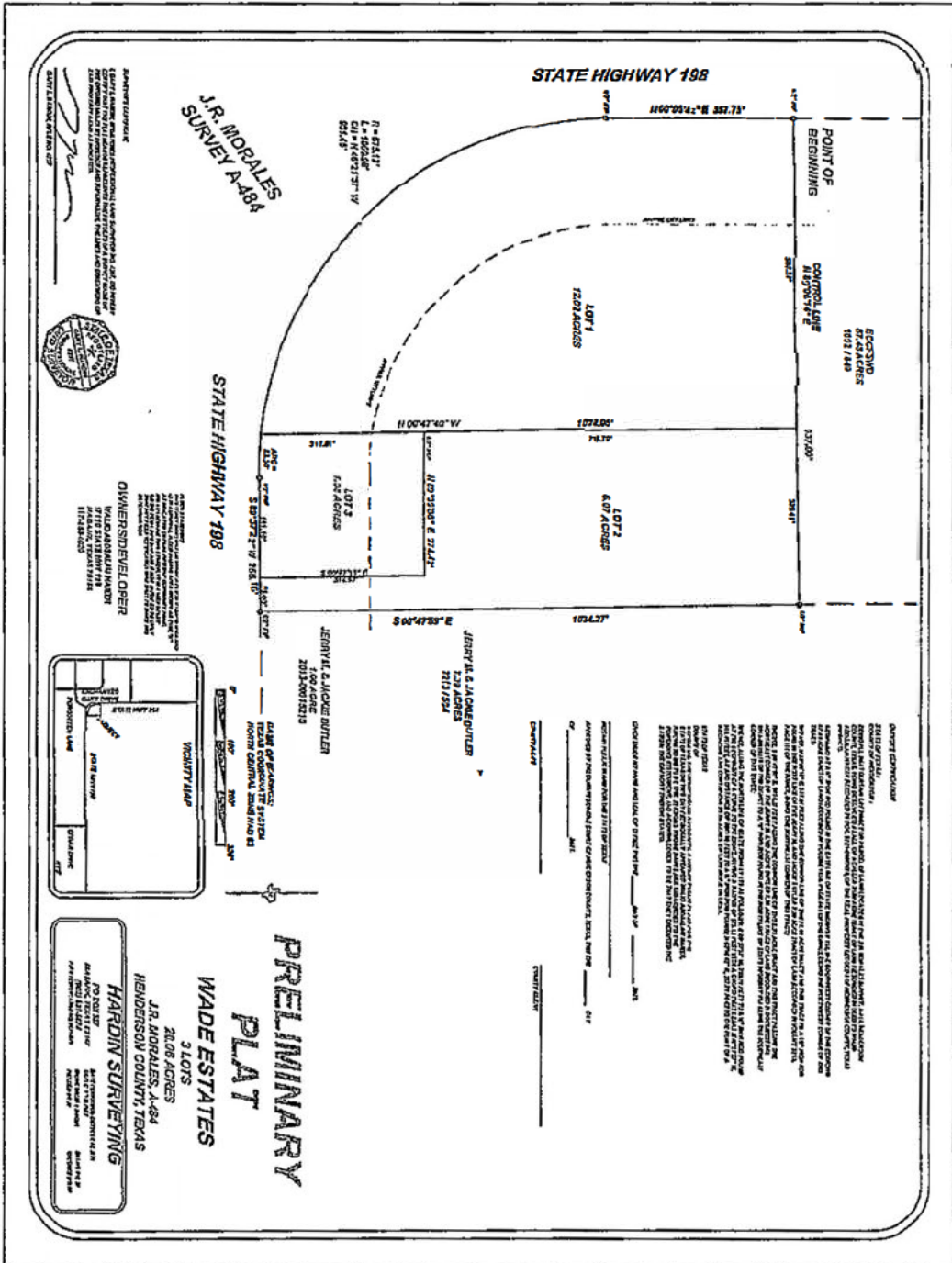
This instrument was acknowledged before me on the 7th day of January, 2022 by Walid Hajer.



[Signature]
Notary Public, State of Texas

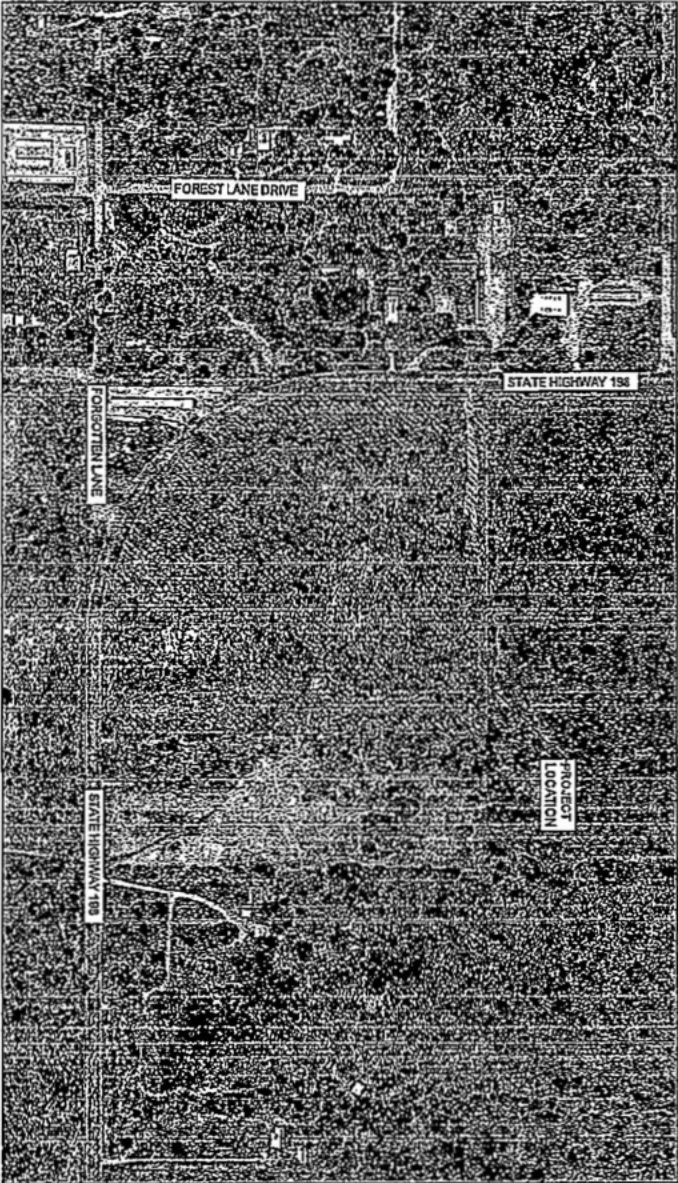
EXHIBIT B

Legal Description



CONSTRUCTION DRAWINGS FOR TEXAS RV PARK

WADE'S BOAT AND RV STORAGE 11816 STATE HIGHWAY 198, MABANK, TX JANUARY 2022



Sheet Number	Sheet Title
C&0	COVER SHEET
C1.0	PRELIMINARY PLAN
C2.0	THE DETERMINED FINAL, ENGINEER CONTRACT PLAN
C3.0	SITE PLAN
C4.0	EXISTING EXCAVATION MEASUREMENT
C5.0	PROPOSED EXCAVATION MEASUREMENT
C6.0	LANDING PLAN
C7.0	PAVING PLAN
C8.0	UTILITY PLAN
C9.0	SITE DETAILS
C&1	SITE DETAILS



STATE HIGHWAY 198

POINT OF BEGINNING

ECCF5WD
87.48 ACRES
1892 / 849

CONTROL LINE
N 89°06'14" E

937.00'

310.41'

597.58'

52" IRF

1/2" IRF

N 00°00'42" E 387.76'

APPROX. CITY LIMIT

LOT 1
12.02 ACRES

LOT 2
6.07 ACRES

1026.00'

719.70'

N 00°47'40" W

APPROX. CITY LIMIT

LOT 3
1.98 ACRES

371.61'

S 00°47'59" E

1034.27'

N 89°39'06" E 274.42'

S 00°47'59" E

R = 675.12'
L = 1069.98'
CH = N 46°21'57" W
861.46'

JERRY M. & JACKIE BUTLER
7.39 ACRES
2213 / 594

JERRY M. & JACKIE BUTLER
1.00 ACRE
2013-00015215

STATE HIGHWAY 198

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



J.R. MORALES
SURVEY A-484

PRELIMINARY
PLAT

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

HARDIN SURVEYING

PO BOX 587
MADAM, TEXAS 75847
(940) 267-5574
FAX (940) 267-1189

DATE FORWARDED: OCTOBER 02, 2021
SCALE: 1" = 20 FEET
PLAT NUMBER: A-194247
FILED: 08/02/21

DRAWN BY: JF
CHECKED BY: JF

SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4307, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUNDS UNDER MY DIRECT AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN, APLS NO. 4307



OWNERS/DEVELOPER

WALID ABDULAH HANEER
17110 STATE HWY 198
MADAM, TEXAS 75819
817-868-4023

ROAD STATEMENT:
THIS INSTRUMENT HAS BEEN FILED IN AN AREA DESIGNATED AS A MEDICAL PROFESSIONAL AREA (MPPA) AS INDICATED ON THE PLAT. THE MPPA IS A PUBLIC UTILITY AREA AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF HENDERSON:

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.R. MORALES SURVEY, A-484, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 1959 ACRE TRACT OF LAND OCCURRED IN DEED TO WALID ABDULAH HANEER RECORDED IN DOC. 2011-4607904, OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS (OFFICE).

BEING THAT A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID HIGHWAY 198, THIS POINT BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89°06'14" E, 937.00 FEET ALONG THE CONTROL LINE OF THE ECCF5WD 87.48 ACRE TRACT OF LAND RECORDED IN VOLUME 1882, PAGE 849 OF THIS OFFICE, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 00°00'42" E, 387.76 FEET ALONG THE CONTROL LINE OF THE ECCF5WD 87.48 ACRE TRACT OF LAND RECORDED IN VOLUME 1882, PAGE 849 OF THIS OFFICE, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 00°47'59" E, 1034.27 FEET ALONG THE CONTROL LINE OF THE ECCF5WD 87.48 ACRE TRACT OF LAND RECORDED IN VOLUME 1882, PAGE 849 OF THIS OFFICE, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF STATE HIGHWAY 198 AS FOLLOWS: BEING THE NORTHWEST CORNER OF THIS TRACT TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 675.12 FEET WITH A CHORD THAT BEARS N 46°21'57" W 861.46 FEET, AN ARC DISTANCE OF 1069.98 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID HIGHWAY 198, BEING THE POINT OF A BEGINNING AND CONTAINING 20.06 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HENDERSON:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY FOR SOLELY APPEARED WALID ABDULAH HANEER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THIS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

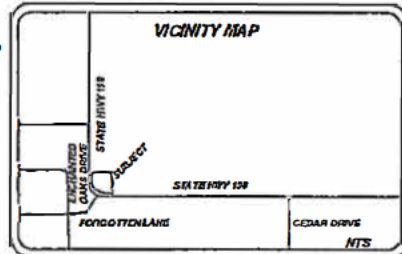
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS, THIS _____ DAY

OF _____, 2021.

COUNTY CLERK

COUNTY CLERK

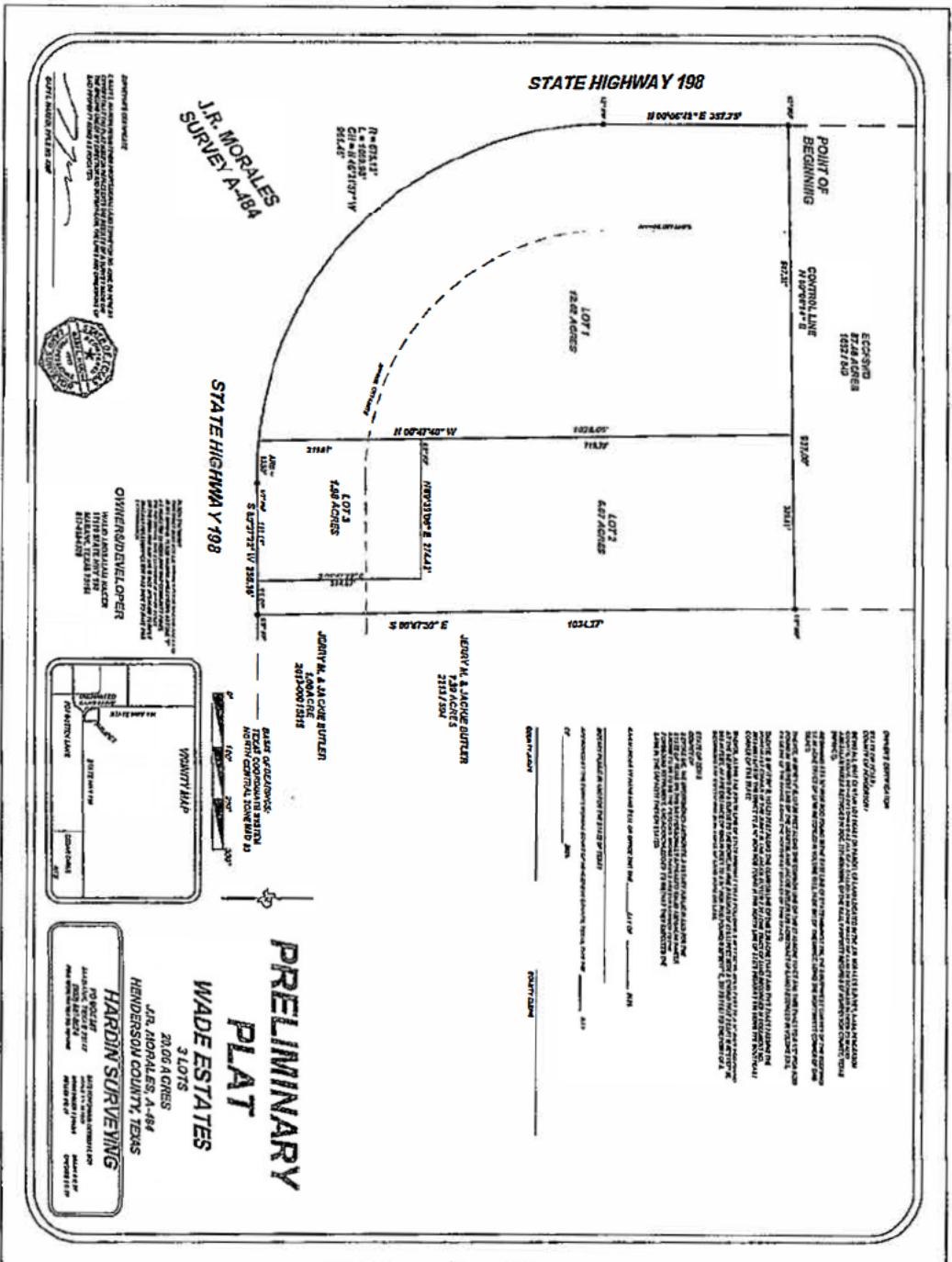




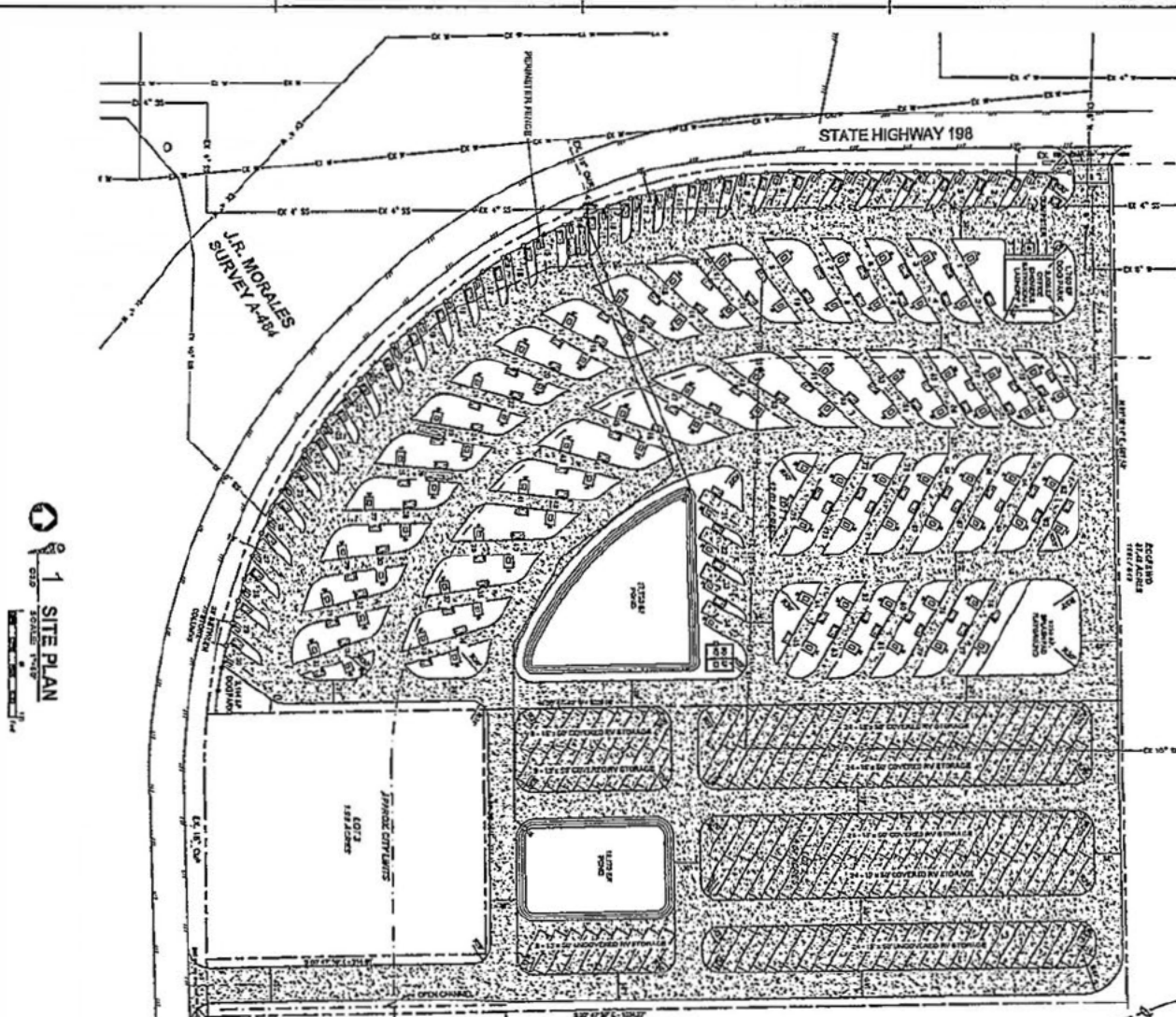
07/20/2022
11:48 AM

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

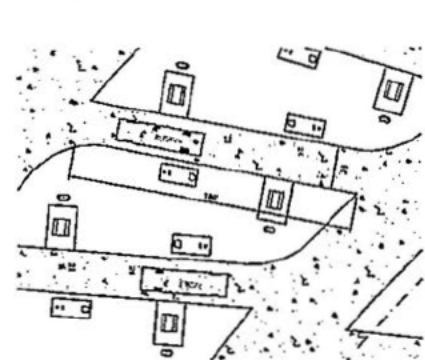
REQUIRE FOR PRELIMINARY PLAT
C1.0



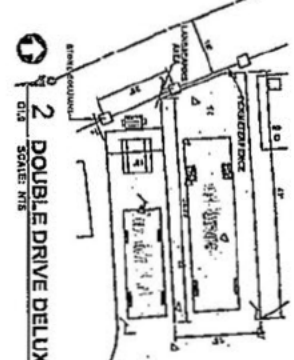
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1 SITE PLAN
SCALE: 1"=40'



3 IN-LINE DOUBLE
SCALE: 1"=16'



2 DOUBLE DRIVE DELUXE
SCALE: 1"=16'

- GENERAL NOTES:**
1. ALL UTILITIES AND SERVICES ARE SHOWN AND SHALL BE PROVIDED BY THE APPLICABLE AGENCIES.
 2. THE APPLICABLE AGENCIES SHALL BE CONTACTED FOR ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES AND SERVICES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.
 4. ALL UTILITIES AND SERVICES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.
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 8. ALL UTILITIES AND SERVICES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.
 9. ALL UTILITIES AND SERVICES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.
 10. ALL UTILITIES AND SERVICES SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.

SITE TOTALS

1. TOTAL AREA	11.14 ACRES
2. TOTAL LOT AREA	11.14 ACRES
3. TOTAL STORAGE AREA	11.14 ACRES
4. TOTAL DRIVEWAY AREA	11.14 ACRES
5. TOTAL PARKING AREA	11.14 ACRES
6. TOTAL UTILITY AREA	11.14 ACRES
7. TOTAL SERVICE AREA	11.14 ACRES
8. TOTAL OFFICE AREA	11.14 ACRES
9. TOTAL RESTROOM AREA	11.14 ACRES
10. TOTAL SHOWER AREA	11.14 ACRES
11. TOTAL SINK AREA	11.14 ACRES
12. TOTAL STOVE AREA	11.14 ACRES
13. TOTAL COOKTOP AREA	11.14 ACRES
14. TOTAL AIR CONDITIONING AREA	11.14 ACRES
15. TOTAL HEATING AREA	11.14 ACRES
16. TOTAL ELECTRICAL AREA	11.14 ACRES
17. TOTAL WATER SUPPLY AREA	11.14 ACRES
18. TOTAL SEWER AREA	11.14 ACRES
19. TOTAL GAS AREA	11.14 ACRES
20. TOTAL TELEPHONE AREA	11.14 ACRES
21. TOTAL CABLE AREA	11.14 ACRES
22. TOTAL INTERNET AREA	11.14 ACRES
23. TOTAL SECURITY AREA	11.14 ACRES
24. TOTAL FENCE AREA	11.14 ACRES
25. TOTAL LIGHTING AREA	11.14 ACRES
26. TOTAL SIGNAGE AREA	11.14 ACRES
27. TOTAL LANDSCAPE AREA	11.14 ACRES
28. TOTAL TREES AREA	11.14 ACRES
29. TOTAL PLANTS AREA	11.14 ACRES
30. TOTAL SOIL AREA	11.14 ACRES
31. TOTAL WATER AREA	11.14 ACRES
32. TOTAL SEWER AREA	11.14 ACRES
33. TOTAL GAS AREA	11.14 ACRES
34. TOTAL ELECTRICAL AREA	11.14 ACRES
35. TOTAL WATER SUPPLY AREA	11.14 ACRES
36. TOTAL SEWER AREA	11.14 ACRES
37. TOTAL GAS AREA	11.14 ACRES
38. TOTAL ELECTRICAL AREA	11.14 ACRES
39. TOTAL WATER SUPPLY AREA	11.14 ACRES
40. TOTAL SEWER AREA	11.14 ACRES
41. TOTAL GAS AREA	11.14 ACRES
42. TOTAL ELECTRICAL AREA	11.14 ACRES
43. TOTAL WATER SUPPLY AREA	11.14 ACRES
44. TOTAL SEWER AREA	11.14 ACRES
45. TOTAL GAS AREA	11.14 ACRES
46. TOTAL ELECTRICAL AREA	11.14 ACRES
47. TOTAL WATER SUPPLY AREA	11.14 ACRES
48. TOTAL SEWER AREA	11.14 ACRES
49. TOTAL GAS AREA	11.14 ACRES
50. TOTAL ELECTRICAL AREA	11.14 ACRES

C3.0

SITE PLAN

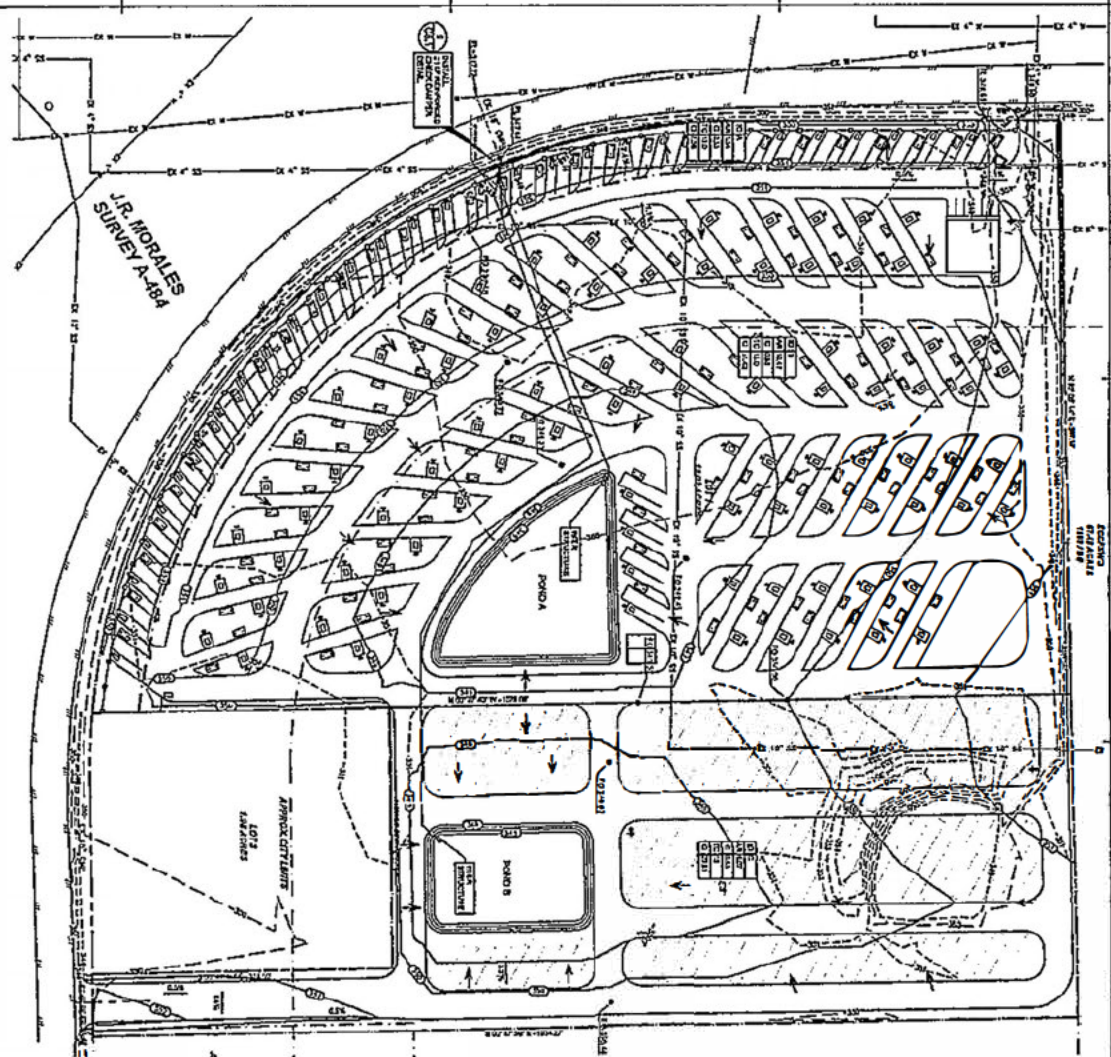
REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/17	ISSUED FOR PERMIT
2	01/15/17	ISSUED FOR PERMIT
3	01/15/17	ISSUED FOR PERMIT
4	01/15/17	ISSUED FOR PERMIT
5	01/15/17	ISSUED FOR PERMIT
6	01/15/17	ISSUED FOR PERMIT
7	01/15/17	ISSUED FOR PERMIT
8	01/15/17	ISSUED FOR PERMIT
9	01/15/17	ISSUED FOR PERMIT
10	01/15/17	ISSUED FOR PERMIT

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

11816 STATE HIGHWAY 198
MAYBANK, TEXAS 75158



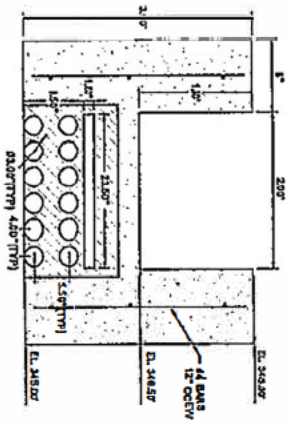


1 PROPOSED DRAINAGE AREA MAP

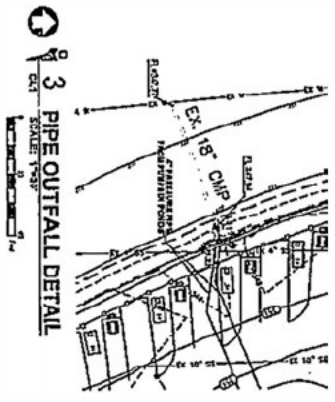
Designated Runoff Rates
Designated runoff rates for proposed project.

Area ID	Area (Acres)	C	Tc (min)	Runoff Rate (in/hr)	Runoff Rate (ft³/s)
PROP-A	1.54	0.45	1.00%	15.0	8.83
PROP-B	0.47	0.45	0.05%	15.0	8.83
PROP-C	0.07	0.45	1.00%	15.0	8.83
TOTAL A	1.98				8.83

Where:
 C = runoff coefficient
 S = percent slope along distance 'D', in percent (ft/100 ft)
 Tc = time of concentration (min)
 I = rainfall intensity (in/hr), based on ISWM table for Denton County
 Q = maximum rate of discharge (cfs), for 100-year return event
 *Minimum 15 minutes for pipe design velocity.



2 WIER STRUCTURE DETAIL



3 PIPE OUTFALL DETAIL

Roadway Profile for Henderson Curve TX

Station	2+77	6+7	10+7	23+7	30+7	100+7
EL. 12.00	0.7892	0.7851	0.7728	0.7505	0.7198	0.7789
EL. 11.20	0.8171	0.8124	0.7925	0.7625	0.7225	0.7825
EL. 10.20	0.9278	0.9228	0.8950	0.8550	0.8050	0.8650

PROPOSED DRAINAGE AREA MAP

DATE	2/28/2022
SCALE	AS SHOWN
PROJECT	TEXAS RV PARK WADE'S BOAT AND RV STORAGE
LOCATION	11816 STATE HIGHWAY 188 MAYBANK, TEXAS 75158
DESIGNED BY	CONCEPTS & DESIGN
CHECKED BY	CONCEPTS & DESIGN
APPROVED BY	CONCEPTS & DESIGN

LEGEND - PROPOSED DRAINAGE AREA MAP

- PROPOSED DRAINAGE AREA
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE STRUCTURE
- EXISTING DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE POND
- EXISTING DRAINAGE POND
- PROPOSED DRAINAGE CURB
- EXISTING DRAINAGE CURB
- PROPOSED DRAINAGE GUTTER
- EXISTING DRAINAGE GUTTER
- PROPOSED DRAINAGE MANHOLE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING DRAINAGE INLET
- PROPOSED DRAINAGE OUTLET
- EXISTING DRAINAGE OUTLET
- PROPOSED DRAINAGE VALVE
- EXISTING DRAINAGE VALVE
- PROPOSED DRAINAGE CHECK VALVE
- EXISTING DRAINAGE CHECK VALVE
- PROPOSED DRAINAGE BARRIER
- EXISTING DRAINAGE BARRIER
- PROPOSED DRAINAGE SIGN
- EXISTING DRAINAGE SIGN
- PROPOSED DRAINAGE LIGHT
- EXISTING DRAINAGE LIGHT
- PROPOSED DRAINAGE MARKING
- EXISTING DRAINAGE MARKING
- PROPOSED DRAINAGE PAINT
- EXISTING DRAINAGE PAINT
- PROPOSED DRAINAGE CURB
- EXISTING DRAINAGE CURB
- PROPOSED DRAINAGE GUTTER
- EXISTING DRAINAGE GUTTER
- PROPOSED DRAINAGE MANHOLE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING DRAINAGE INLET
- PROPOSED DRAINAGE OUTLET
- EXISTING DRAINAGE OUTLET
- PROPOSED DRAINAGE VALVE
- EXISTING DRAINAGE VALVE
- PROPOSED DRAINAGE CHECK VALVE
- EXISTING DRAINAGE CHECK VALVE
- PROPOSED DRAINAGE BARRIER
- EXISTING DRAINAGE BARRIER
- PROPOSED DRAINAGE SIGN
- EXISTING DRAINAGE SIGN
- PROPOSED DRAINAGE LIGHT
- EXISTING DRAINAGE LIGHT
- PROPOSED DRAINAGE MARKING
- EXISTING DRAINAGE MARKING
- PROPOSED DRAINAGE PAINT
- EXISTING DRAINAGE PAINT



Component	Area	Volume	Weight	Volume	Weight
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150

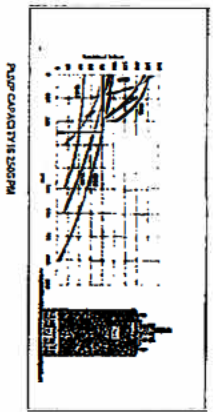
Component	Area	Volume	Weight	Volume	Weight
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150

EXTENSION 1A, STORAGE

Component	Area	Volume	Weight	Volume	Weight
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150

EXTENSION 1B, STORAGE

Component	Area	Volume	Weight	Volume	Weight
Existing Foundation	150	150	150	150	150
Proposed Foundation	150	150	150	150	150



TOTAL VOLUME OF DETERMINED PILES = 1200 CUBIC FEET
 PILE CAP AND TIE BUSH = 2000 CUBIC FEET
 TOTAL VOLUME OF DETERMINED PILES = 1200 CUBIC FEET
 PILE CAP AND TIE BUSH = 2000 CUBIC FEET

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 PILE CAP AND TIE BUSH = 2000 CUBIC FEET
 TOTAL VOLUME OF DETERMINED PILES = 1200 CUBIC FEET
 PILE CAP AND TIE BUSH = 2000 CUBIC FEET

1 PROPOSED DRAINAGE CALCULATIONS

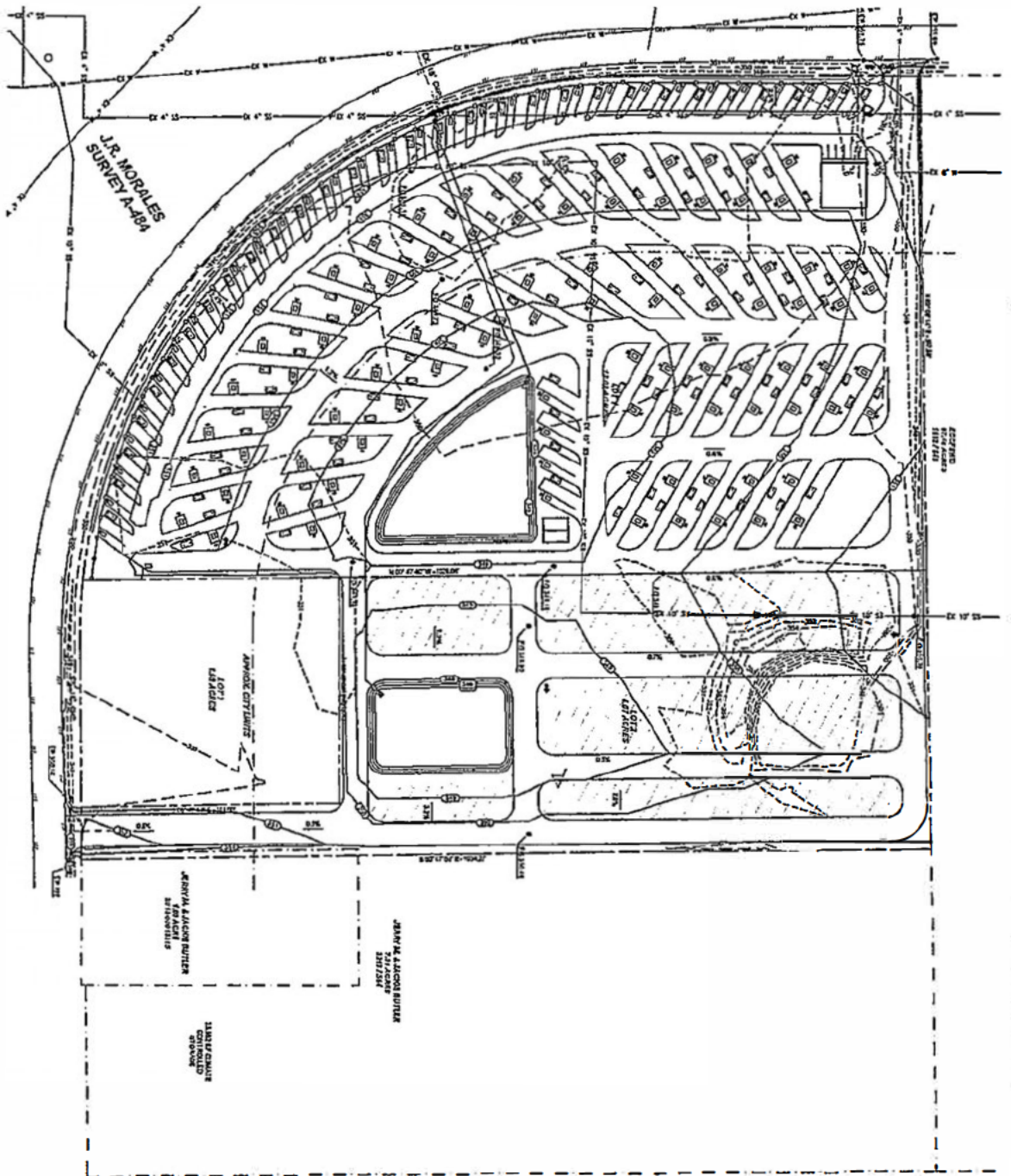
TEXAS RV PARK
 WADE'S BOAT AND RV STORAGE
 1816 STATE HIGHWAY 198
 MAYBANK, TEXAS 75156

EIKON
 CONSULTING GROUP
 11111 RICHMOND ROAD
 SUITE 100
 HOUSTON, TEXAS 77056
 TEL: 281.412.1234
 FAX: 281.412.1235
 WWW.EIKONCG.COM

UTILITY LINES SHALL BE SHOWN AS DOTTED LINES
 ALL DIMENSIONS SHALL BE IN FEET AND INCHES
 DIMENSIONS SHALL BE SHOWN TO THE CENTER UNLESS OTHERWISE NOTED
 ALL DIMENSIONS SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED
 ALL DIMENSIONS SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED

PROPOSED DRAINAGE CALCULATIONS

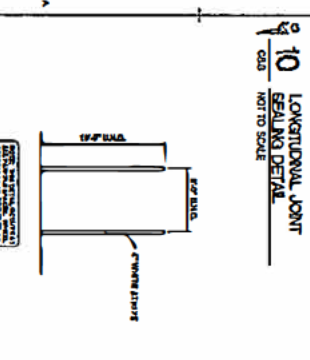
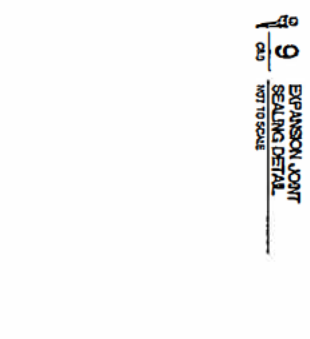
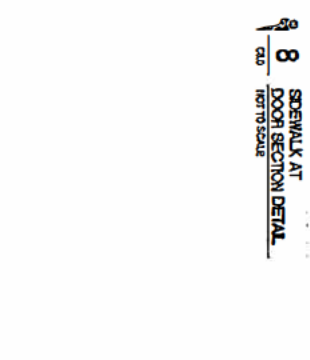
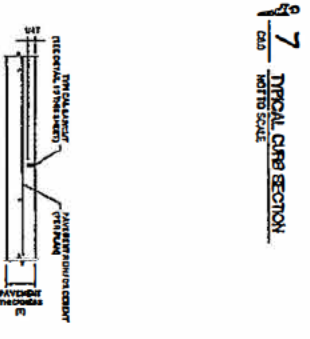
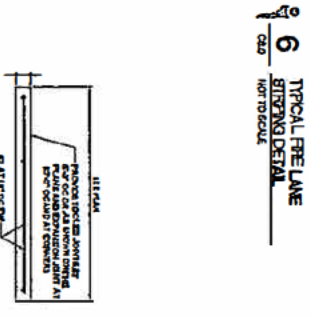
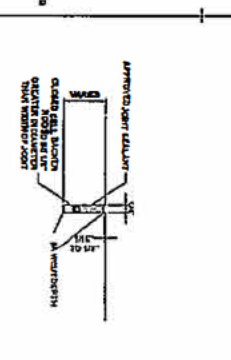
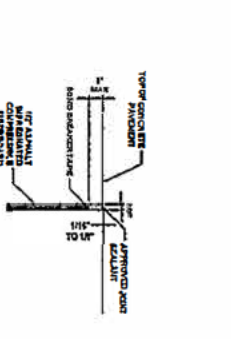
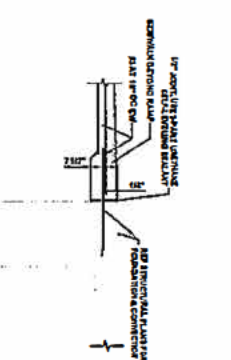
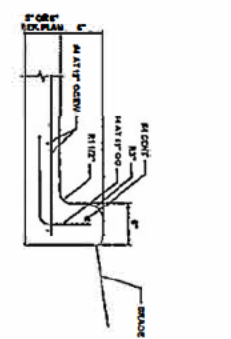
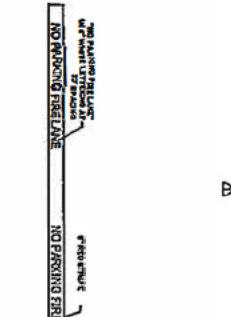
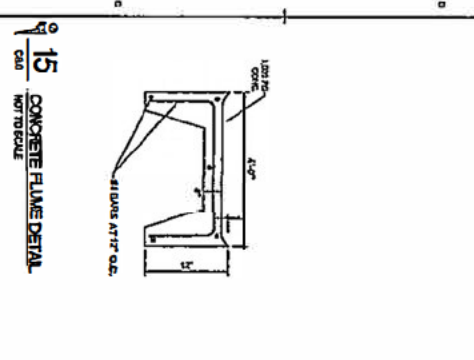
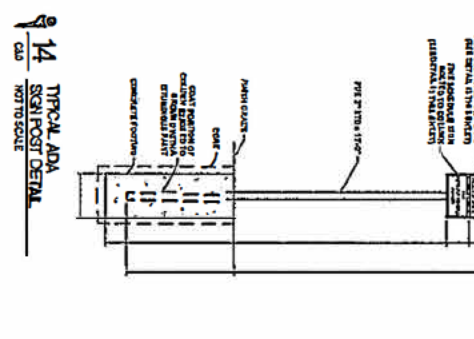
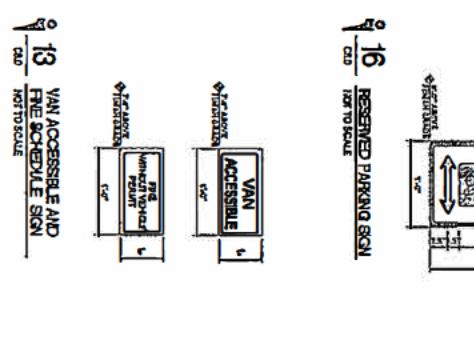
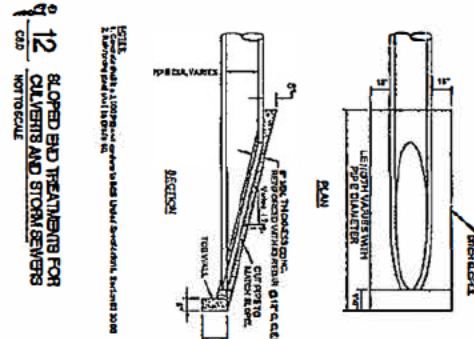
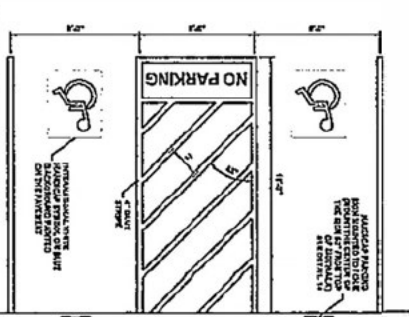
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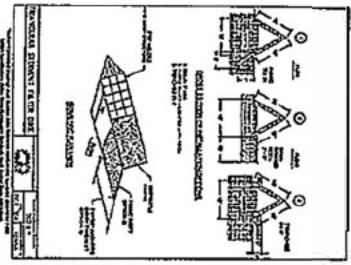
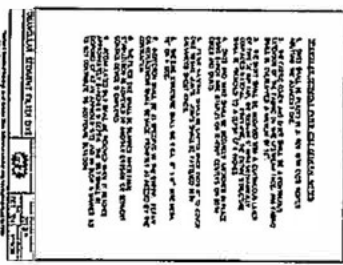


GRADING PLAN
SCALE: 1" = 10'

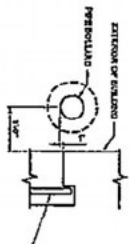
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE LOCAL AND STATE AGENCIES INVOLVED IN THE GRADING AND EROSION CONTROL PROCESS. THIS SHALL INCLUDE THE LOCAL HEALTH DEPARTMENT, LOCAL EROSION CONTROL DISTRICT, AND STATE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY PERMITS AND CONSENTS FROM THE FEDERAL AGENCY INVOLVED IN THE GRADING AND EROSION CONTROL PROCESS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE LOCAL AND STATE AGENCIES INVOLVED IN THE GRADING AND EROSION CONTROL PROCESS. THIS SHALL INCLUDE THE LOCAL HEALTH DEPARTMENT, LOCAL EROSION CONTROL DISTRICT, AND STATE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY PERMITS AND CONSENTS FROM THE FEDERAL AGENCY INVOLVED IN THE GRADING AND EROSION CONTROL PROCESS.
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1. UNLESS OTHERWISE SHOWN ON THIS PLAN, ALL ELEVATIONS SHALL BE IN FEET ABOVE MEAN SEA LEVEL. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SHOWN. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SHOWN. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SHOWN.



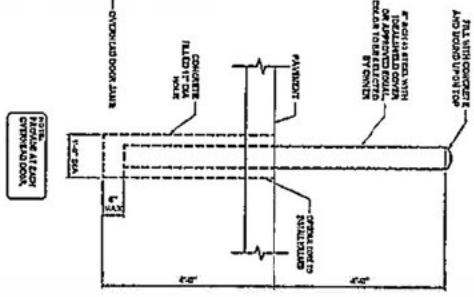


6 TRIANGULAR SEDIMENT FILTER DIXE
 NOT TO SCALE

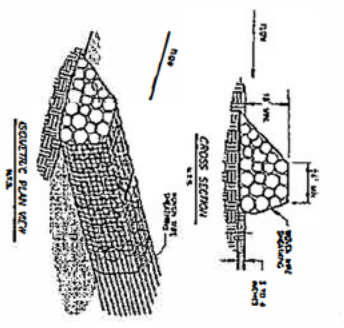


10 NOT USED
 NOT TO SCALE

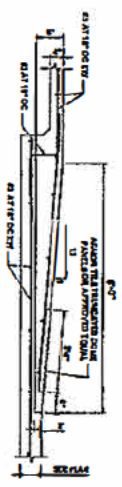
3 TYPICAL DEEP BOLTED DETAIL
 NOT TO SCALE



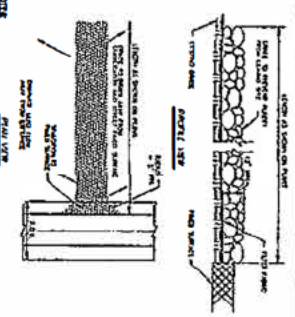
9 ROCK CHECK DAM
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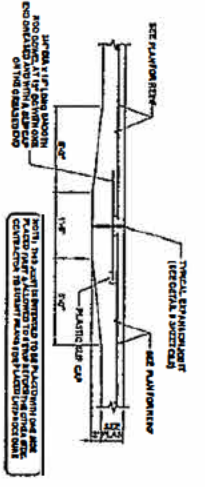
5 BARRIER FREE RAMP DETAIL
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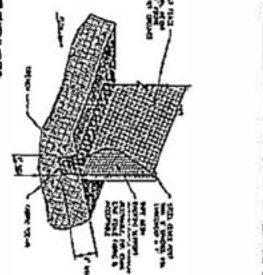
8 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



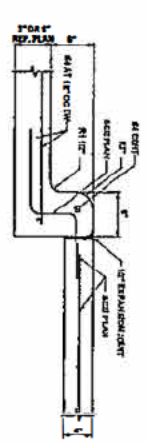
2 TYPICAL EXPANSION JOINT SECTION DETAIL
 NOT TO SCALE



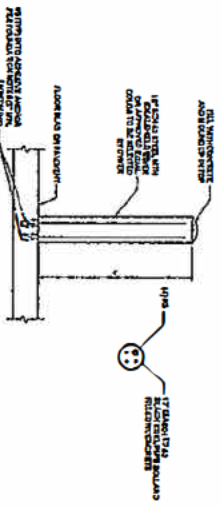
7 SALT FENCE
 NOT TO SCALE



4 TYPICAL CURB AT SIDEWALK SECTION DETAIL
 NOT TO SCALE



1 TYPICAL SHALLOW BOLTED DETAIL
 NOT TO SCALE





Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1059
(Rev. 8/20)
Page 1 of 2

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

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)

<u>1/21/2022</u>	<u>[Signature]</u> District Engineer, or designee Approval
<small>Date of Issuance</small>	
<u>1/21/2022</u>	<u>[Signature]</u> District Engineer, or designee Approval
<small>Date of Issuance as per Variance to AMM</small>	
<u> </u>	<u> </u> District Engineer Denial (No Delegation)
<small>Date of Denial</small>	

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 240' 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

