

September 9, 2022

To: Fort Bend County Engineering

Subject: Request to substitute asphalt pavement with TRUEGRID Pervious pavements

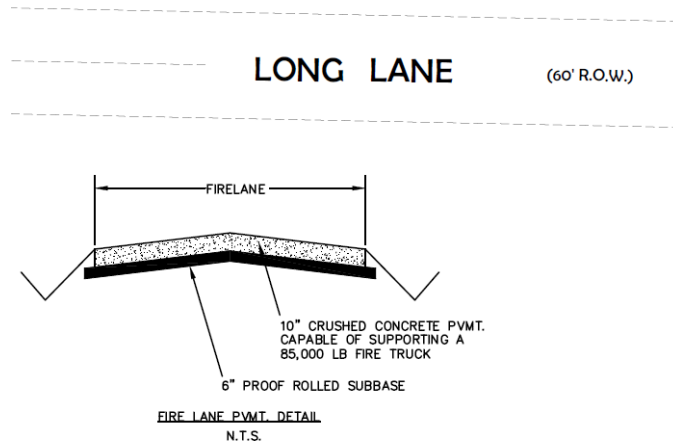
Property Address: 9311 Johnson Rd. Wallis TX 77485
0012 GAIL BORDEN, TRACT B, ACRES 23, SECTION 11

Attachments: Survey Map
Deed
Engineering Approval
Health Department Approval
Subsidence District Approval
Drainage District Approval
Fire Marshall Approval
Road and Bridges Approval
Commissioner Court's Approval
Proposed Layout of TRUEGRID Pavement in red line

I am requesting the use of environmentally friendly TRUEGRID Pervious pavement system instead of traditionally used impervious asphalt or concrete pavement as required in Chapter 6 of 1999 "Regulation Concerning Minimum Infrastructure Standards for Manufactured Home Rental Communities in Fort Bend County, Texas" and respectfully show below that TRUEGRID is several steps ahead of this requirement of asphalt pavement

It is a commonly known fact that traditional asphalt and concrete pavements have contributed heavily to recent Texas flooding due to their imperviousness to rain and storm water as more and more rural lands are being urbanized. A lot of research work has been done in the last decade or so to address this very issue of storm water drainage due to asphalt and concrete pavements. TRUEGRID technology is one such solution that is being heavily encouraged and adopted by municipalities across the country. Fort Bend Drainage district and Fort Bend Fire Marshall have been encouraging and approving this technology of TRUEGRID pervious pavement in construction site plans as well. In fact, my tiny mobile home sports camp called ICCMC Sports Camp was approved by all Fort Bend districts including Fort Bend Fire Marshall for the use of TRUEGRID instead of traditional asphalt or concrete pavement. Please see Appendix A (approved construction plan with TRUEGRID pavement). After approval of my construction plan, Fort Bend Engineering now requires me to address this old (1999) regulation that requires traditional driveway surface built of asphalt or concrete. My site plan engineering firm, McKim & Creed had worked very closely with all relevant department of the county in making sure TRUEGRID is an acceptable and most environmentally friendly solution that greatly helps in storm water drainage as well. I had invested about \$40,000 in purchasing these plastic tiles after making sure that Fort Bend Engineering has approved this technology to replace traditional asphalt pavement.

Please see Appendix B that shows the site plan with fire lanes built of traditional asphalt. This solution addresses the minimum requirement in the 1999 Infrastructure document referenced above. A magnified picture from the plan is shown below.

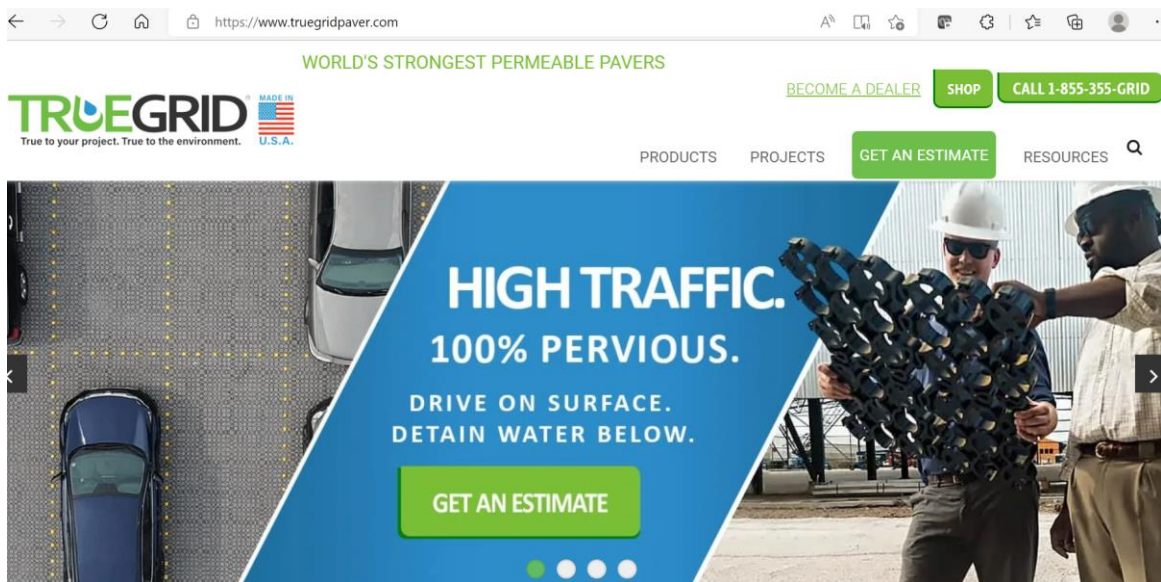


Please notice that this road is designed as per the requirement in Minimum Infrastructure Standard, Chapter 6. However, after consulting with the relevant departments of Fort Bend County, the driveway was replaced with True Grid pavements. Please see the approved plan attached as Appendix A

It is, therefore, clear that Fort Bend Engineering has approved TRUEGRID pavement although the traditional requirement was asphalt. And rightfully so because the 1999 document is the “minimum” requirement and True Grid is unquestionably an upgrade from traditional impervious and flood causing asphalt pavement.

Strength of True Grid Pavers.

True Grid’s website at www.truegridpavers.com calls it “World’s Strongest Permeable Pavers”. A snapshot from its website is presented below.



Some of TRUEGRID case studies are also presented below. Please see www.truegridpavers.com for detail.

Private Elementary School

Private school in Austin wanted to reduce the size of their detention pond to to reclaim land use. TRUEGRID was installed in the bus lanes, drop off area and parking lot. The school installed 23,550 sq ft of TRUEGRID PRO PLUS® filled with 5/8" crushed granite on a 6-inch sub-base of 3/4" LIMESTONE.

[Read full case study here](#) →



Fueling Station and Tractor-Trailer Staging & Parking

The Garfield County's fueling station needed a tougher surface than asphalt for the sharp turning and braking trucks. River City Consultants recommended TRUEGRID® as a stronger, more durable surface than asphalt and it will remain porous. The fueling station area received 23,550 sq ft of TRUEGRID PRO PLUS® filled with 3/8" screened rock on a [...]

[Read full case study here](#) →



Residential Flooded Driveway in Jacksonville, FL

TRUEGRID® ECO™ helps homeowner solve flooding problem with their asphalt driveway. During any significant rain event they would have several inches of standing water that would take several days to drain.

[Read full case study here](#) →



INDUSTRIAL PAVING

This tunneling company industrial yard was causing serious dust problems in the yard and a neighboring school. Choking dust clouds migrated to nearby homes and businesses. After heavy rains, the gravel washed out and rutted making parts of the site unusable. Frequent gravel refilling and maintenance was mandatory. Concrete was costly and would require additional [...]




[Read full case study here](#) ➔

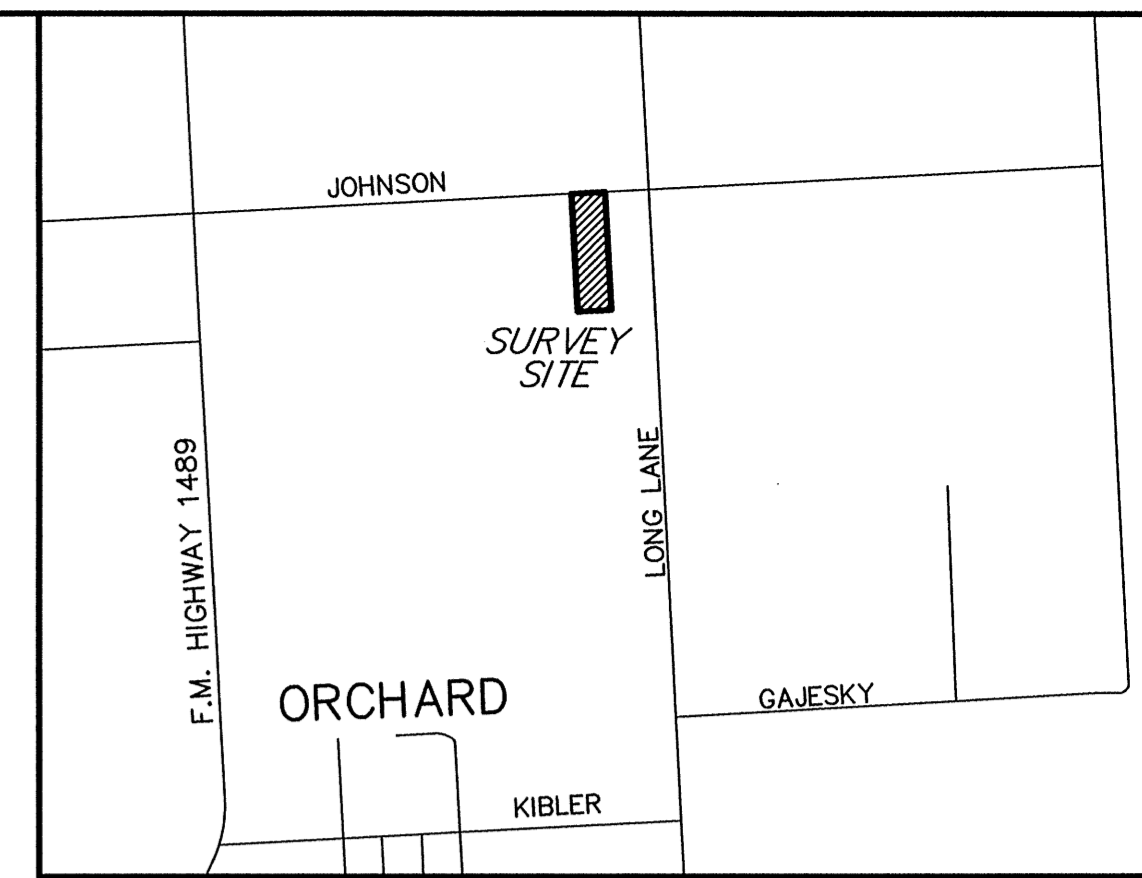
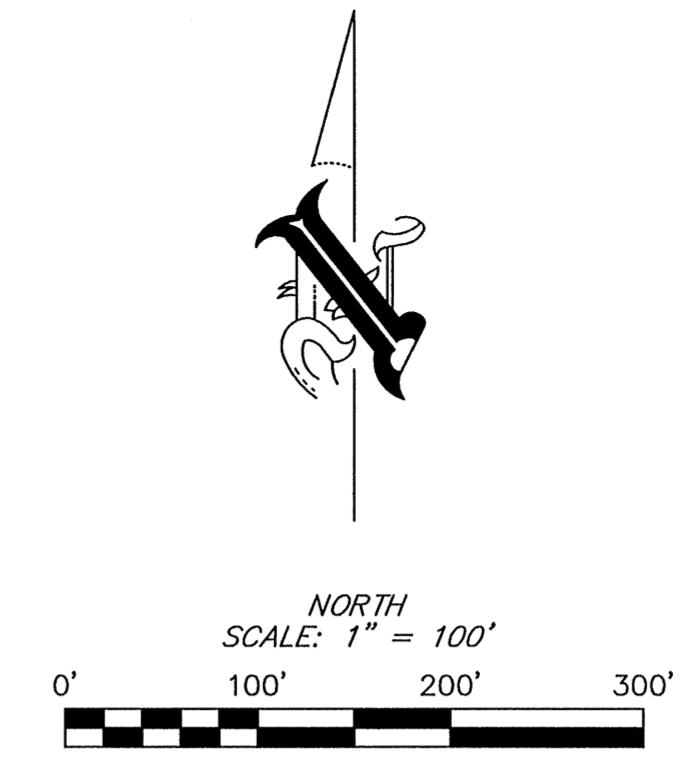
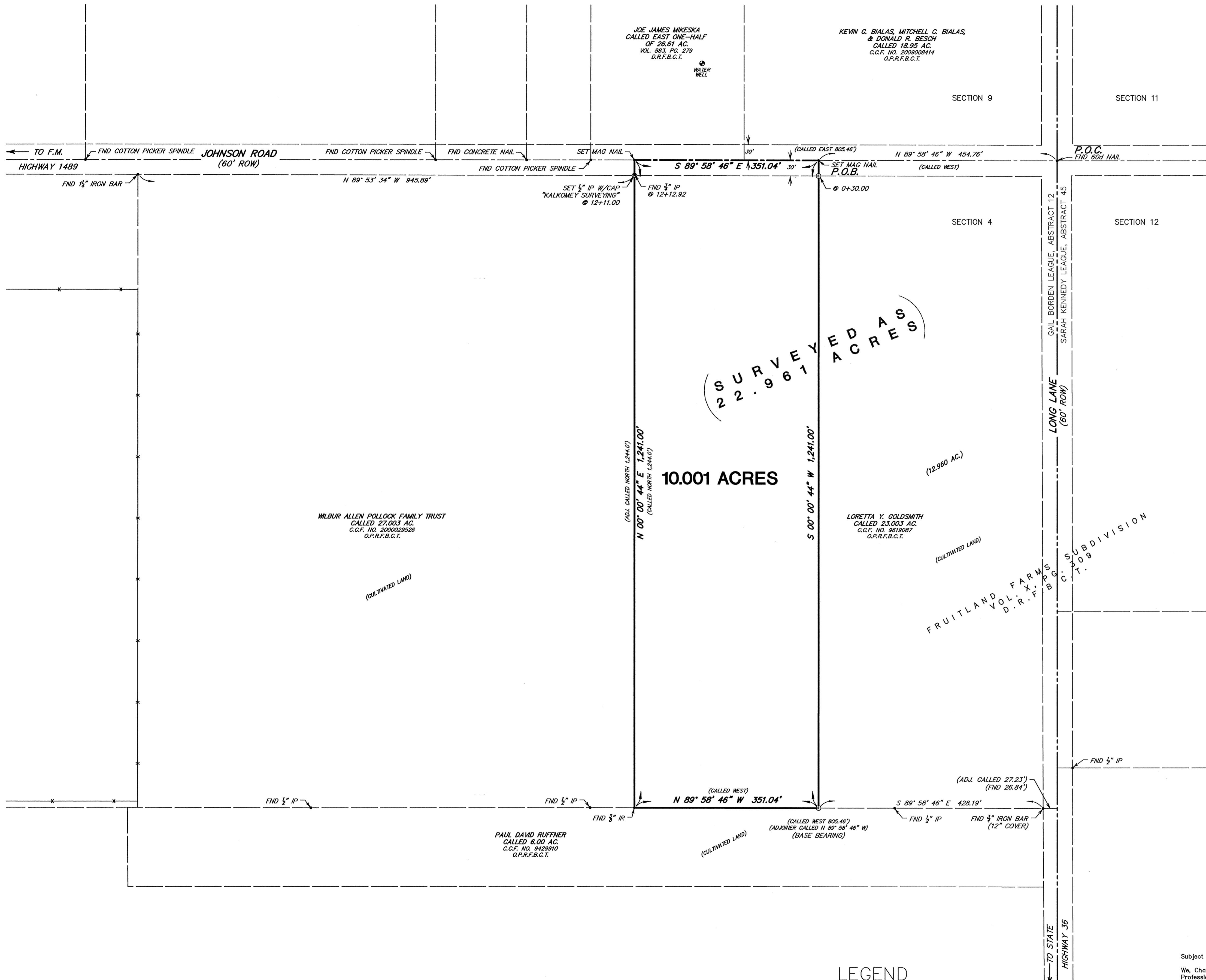
Conclusion

It has been established that TRUEGRID pavers serve or exceed the purpose required in Chapter 6 of Minimum Infrastructure Standard adopted by Commissioner court in 1999 as an upgrade from traditional asphalt pavements. Fort Bend Engineering, Fire Marshall and Drainage Districts have already approved this alternate solution where traditional and published minimum requirement was asphalt or concrete. It is therefore, requested that this substitute to use True Grid pavers be approved considering it an upgrade from the traditional requirement of Fort Bend County.

Regards,



Nawaid Isa



VICINITY MAP KEY MAP: PG. 561 (NOT TO SCALE) (PANEL "L")

- GENERAL NOTES:
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0075 J, Panel 0075, Suffix "J" dated January 3, 1997, for Fort Bend County, Texas and incorporated areas. A portion of this tract also lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0200 J, Panel 0200, Suffix "J" dated January 3, 1997, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside 500-year floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Charlie Kalkomey Surveying, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
 - A current title report was not available at the time of this survey, therefore it is possible that all easements of record may not be shown hereon.
 - Bearings are based upon the South line of the herein described tract, some being the North line of an adjoining called 6.00 acre tract recorded under County Clerk's File Number 9429910, Official Public Records, Fort Bend County, Texas, as being North 89 degrees 58 minutes 46 seconds West (called West, adjoiner called North 89 degrees 58 minutes 46 seconds West).
 - Fences shown hereon are graphic only.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
 - This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - For reference and further description, see metes and bounds description, job number R8000-308-00, prepared by Charlie Kalkomey Surveying, Inc. on same date.

SURVEYED AS
22.961 ACRES

10.001 ACRES

LEGEND

These standard symbols will be found in the drawing.
 ○ - SET 1/2" IP W/CAP "KALKOMEY SURVEYING" UNLESS OTHERWISE SPECIFIED"

Subject to the General Notes shown:

We, Charlie Kalkomey Surveying, Inc., acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Surveyed: 6-7-2010



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

SURVEY OF 10.001 ACRES OUT OF THE GAIL BORDEN LEAGUE, ABSTRACT 12 FORT BEND COUNTY, TEXAS JUNE 2010



8415 Reading Road - Rosenberg, Texas 77471-5655
281 342-2033 · 281 232-9609 (Fax)

a Jones & Carter Company
Austin • Brenham • Bryan • Dallas • Houston
Rosenberg • San Antonio • The Woodlands



GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT **MARK A. URBANSKI and wife, DEBORAH J. URBANSKI**, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **NAWAID ISA**, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Fort Bend County, Texas, described as follows, to-wit:

A 10.001 ACRE TRACT OF LAND IN THE GAIL BORDEN LEAGUE, ABSTRACT 12, FORT BEND COUNTY, TEXAS, BEING THE WEST 10.001 ACRES OUT OF THAT CERTAIN CALLED 23.003 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9619087, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, SAID 10.001 ACRE TRACT ALSO BEING OUT OF SECTION 4 OF FRUITLAND FARMS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME X, PAGE 309, DEED RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF AN ADJOINING CALLED 6.00 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9429910, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AS BEING NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST (CALLED WEST, ADJOINER CALLED NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST); AND BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ANY AND ALL PURPOSES.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

STEWART TITLE

1315739551/621TR

EXECUTED this the 24 day of May, A.D. 2013.

Mark A Urbanski
MARK A. URBANSKI

Deborah J Urbanski
DEBORAH J. URBANSKI

THE STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me, on this the 24 day of May, A.D. 2013, by
MARK A. URBANSKI and wife, DEBORAH J. URBANSKI

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



GRANTEE'S MAILING ADDRESS:

16415 Mission Glen Drive
Houston, Tx 77033

**EXHIBIT "A"
LEGAL DESCRIPTION**

FIELD NOTES FOR A 10.001 ACRE TRACT OF LAND IN THE GAIL BORDEN LEAGUE, ABSTRACT 12, FORT BEND COUNTY, TEXAS, BEING THE WEST 10.001 ACRES OUT OF THAT CERTAIN CALLED 23.003 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9619087, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, SAID 10.001 ACRE TRACT ALSO BEING OUT OF SECTION 4 OF FRUITLAND FARMS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME X, PAGE 309, DEED RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF AN ADJOINING CALLED 6.00 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 9429910, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AS BEING NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST (CALLED WEST, ADJOINER CALLED NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST).

COMMENCING at a 60d nail found in the intersection of Johnson Road (60-foot wide) and Long Lane (60-foot wide) for the northeast corner of said called 23.003 acre tract, same being the southeast corner of an adjoining called 18.95 acre tract recorded under County Clerk's File Number 2009008414, Official Public Records, Fort Bend County, Texas, said point also being the northeast corner of said Section 4, same being the southeast corner of the adjoining Section 9, the southwest corner of Section 11, and the northwest corner of Section 12 of said Fruitland Farms Subdivision, and being in the east line of said Gail Borden League, Abstract 12, same being the west line of the Sarah Kennedy League, Abstract 45;

THENCE North 89 degrees 58 minutes 46 seconds West (called West) along the north line of said called 23.003 acre tract and the north line of said Section 4, same being the south line of said adjoining called 18.95 acre tract and the south line of said adjoining Section 9, as located in Johnson Road, 454.76 feet to a Mag nail set on said line for the northeast corner and Place of Beginning of the herein described tract;

THENCE South 00 degrees 00 minutes 44 seconds West establishing the east line of the herein described tract, severing said called 23.003 acre tract, at 30.00 feet pass a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the south right-of-way line of Johnson Road, and continuing for a total distance of 1,241.00 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the southeast corner of the herein described tract, said point being in the south line of said called 23.003 acre tract, same being the north line of the aforementioned adjoining called 6.00 acre tract, from which point a 3/4 inch iron bar found for the northeast corner of said adjoining called 6.00 acre tract bears South 89 degrees 58 minutes 46 seconds East, 428.19 feet;

THENCE North 89 degrees 58 minutes 46 seconds West (called West, adjoiner called North 89 degrees 58 minutes 46 seconds West) along the south line of the herein described tract and the south line of said called 23.003 acre tract, same being the north line of said adjoining called 6.00 acre tract, 351.04 feet to a 3/8 inch iron rod found for the southwest corner of the herein described tract and the southwest corner of said called 23.003 acre tract, same being the southeast corner of an adjoining called 27.003 acre tract recorded under County Clerk's File Number 2000029526, Official Public Records, Fort Bend County, Texas;

THENCE North 00 degrees 00 minutes 44 seconds East (called North) along the west line of the herein described tract and the west line of said called 23.003 acre tract, same being the east line of said adjoining called 27.003 acre tract, at 1,211.00 feet pass a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the south right-of-way line of Johnson Road, at 1,212.92 feet pass a 3/4 inch iron pipe found on said line, and continuing for a total distance of 1,241.00 feet (called 1,244.0 feet) to a Mag nail set for the northwest corner of the herein described tract and the northwest corner of said called 23.003 acre tract, same being the northeast corner of said adjoining called 27.003 acre tract, and being in the north line of the aforementioned Section 4, same being the south line of the aforementioned adjoining Section 9, and the south line of an adjoining tract being the called East one-half of 26.61 acres as recorded in Volume 883, Page 279, Deed Records, Fort Bend County, Texas, as located in Johnson Road;

THENCE South 89 degrees 58 minutes 46 seconds East (called East) along the north line of the herein described tract, the north line of said Section 4, and the north line of said called 23.003 acre tract, same being the south line of said adjoining Section 9, the south line of said adjoining tract being called the East one-half of 26.61 acres, and the south line of the aforementioned adjoining called 18.95 acre tract, as located in Johnson Road, 351.04 feet to the Place of Beginning and containing 10.001 acres of land, more or less.

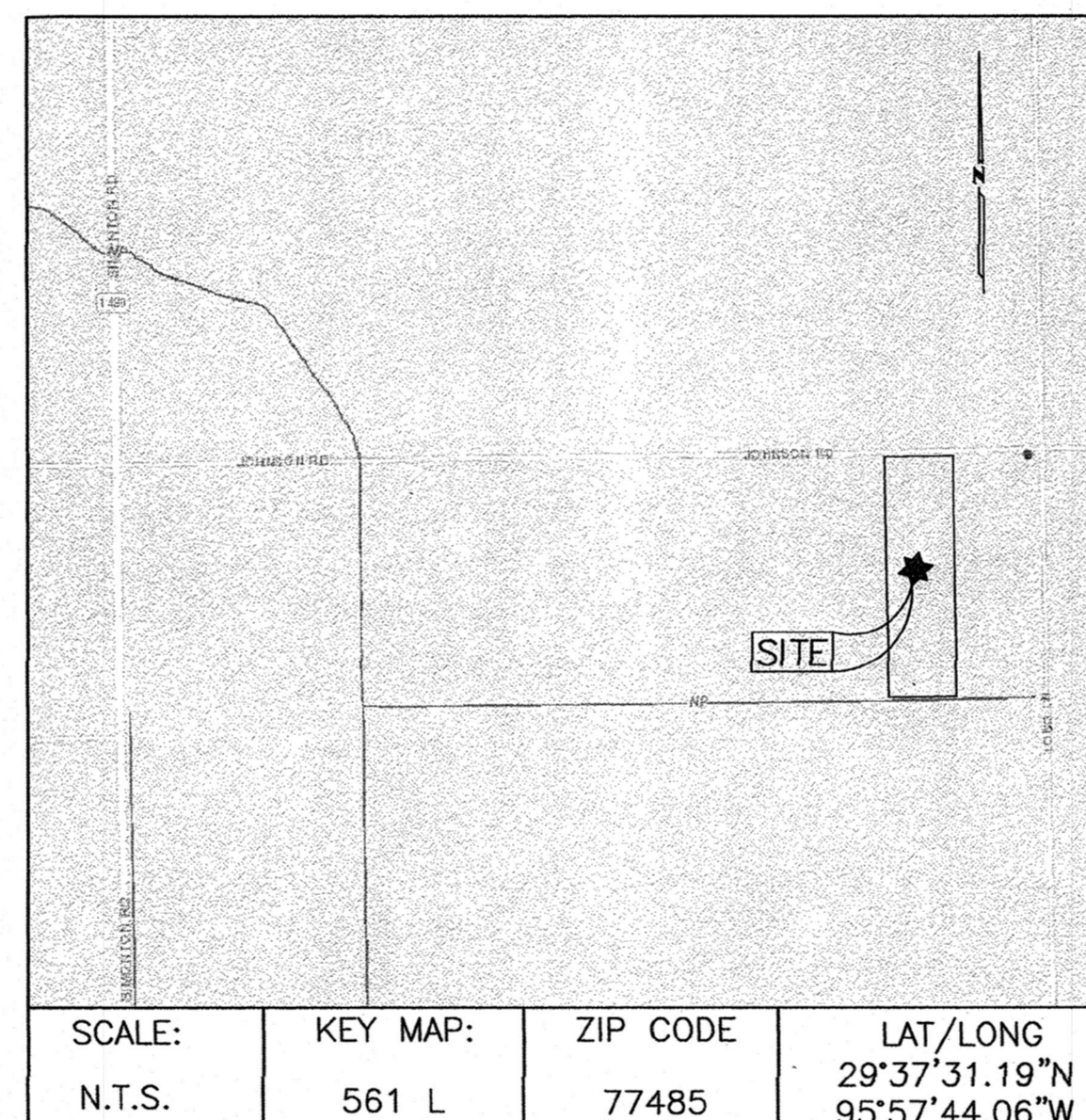
ICCMC Sports Camp

LOCATED AT
9311 Johnson Road
Wallis, TX 77485
(FORT BEND COUNTY)

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY (C-0)
3	GRADING AND DRAINAGE (C-1)

REVISED CULVERT AT BOTH DRIVEWAYS TO 24"



FORT BEND COUNTY ENGINEER

ENGINEER: Peter J. Stangeli, PE, PTOE
for J. STACY SLAWINSKI, P.E.

DATE: 10/7/2020 4/16/21

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

APPROVED: [Signature]
DEVELOPMENT STAFF

DATE: 10-6-2020 4-6-2021 3-23-2022



FORT BEND COUNTY ENGINEERING
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

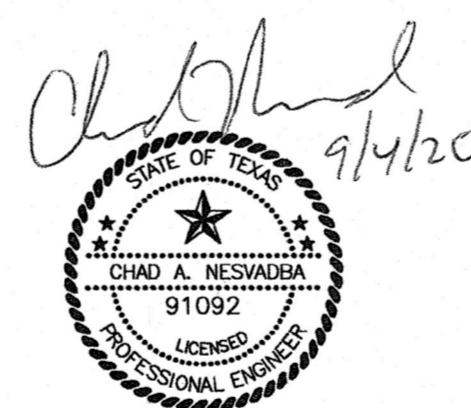
Fort Bend County Construction - General Notes

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@fortbendcountytx.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 5 1/2 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. At all intersection locations, Type 7 ramps shall be placed in accordance with TxDOT Ped-18 standard detail sheet. A.D.A. - Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
11. Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
12. All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
13. 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.
14. All R1-1 stop signs shall be a minimum of 30"x30" with diamond grade sheeting per Texas manual on uniform traffic control devices.
15. 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.
16. 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.
17. 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.
18. 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.

301 Jackson St., Suite 401, Richmond, TX 77469
Phone 281-633-7500

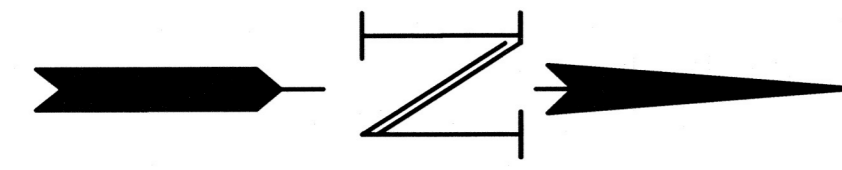
I:\Construction\Forms\FBC_Construction_General_Notes_REVISED 2019-08-12.docx



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2525
SURVEYING FIRM NO. 1015900 / ENGINEERING FIRM NO. P-2505
www.team-civil.com
T.E.A.M. Job No.: 1402-1

SHEET NUMBER

1 OF 3

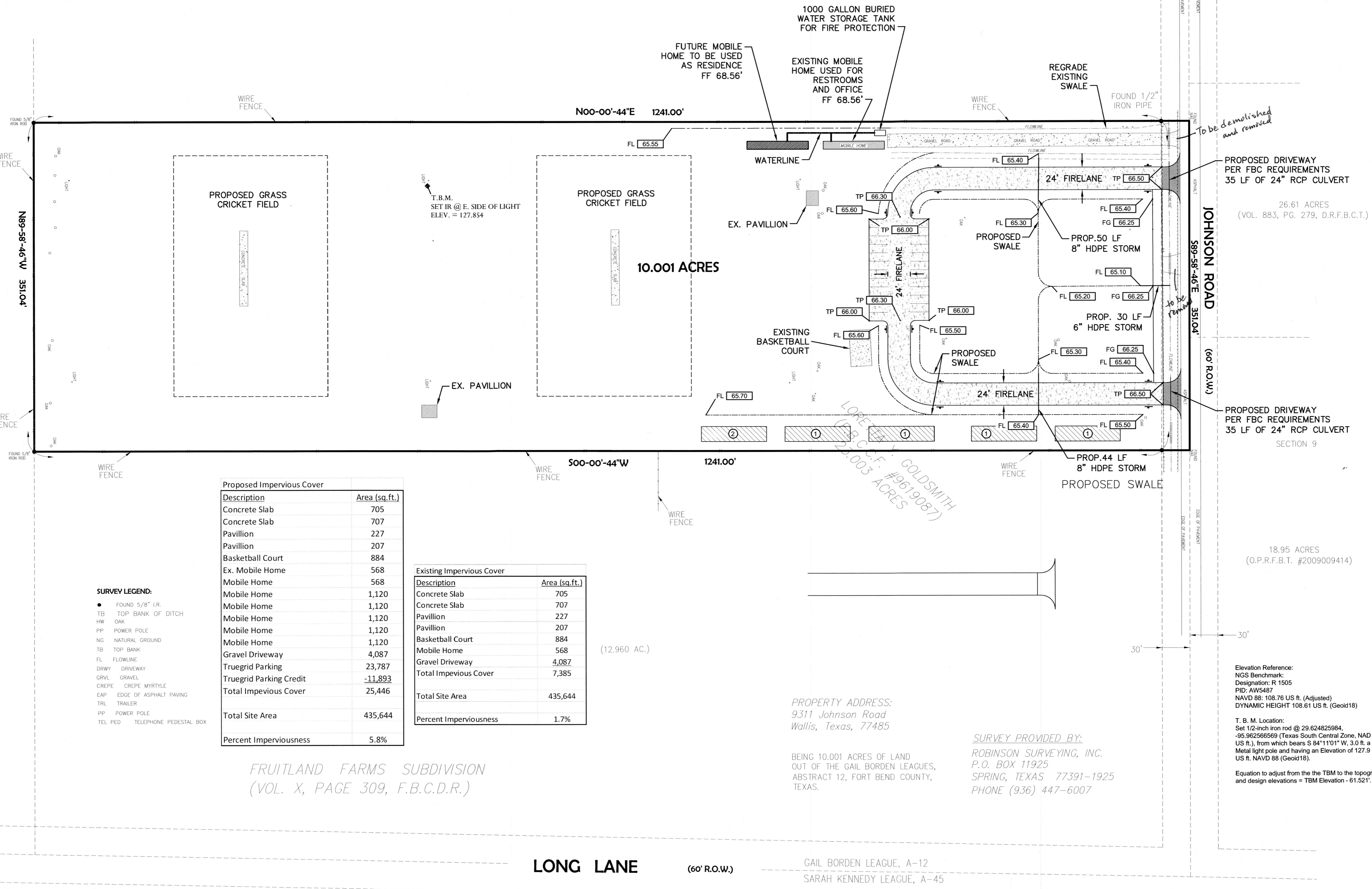


Scale: 1" = 60'

WILBUR ALLEN POLLOCK FAMILY TRUST
27.003 ACRES
(F.B.C.C.F. #2000029526)

CULTIVATED LAND

6.00 ACRES
PAUL DAVID RUFFNER
(F.B.C.C.F. #9429910)



Proposed Impervious Cover	
Description	Area (sq.ft.)
Concrete Slab	705
Concrete Slab	707
Pavillion	227
Pavillion	207
Basketball Court	884
Ex. Mobile Home	568
Mobile Home	568
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Gravel Driveway	4,087
Truegrid Parking	23,787
Truegrid Parking Credit	-11,893
Total Impervious Cover	25,446
Total Site Area	435,644
Percent Imperviousness	5.8%

Existing Impervious Cover	
Description	Area (sq.ft.)
Concrete Slab	705
Concrete Slab	707
Pavillion	227
Pavillion	207
Basketball Court	884
Mobile Home	568
Gravel Driveway	4,087
Total Impervious Cover	7,385
Total Site Area	435,644
Percent Imperviousness	1.7%

- SURVEY LEGEND:**
- FOUND 5/8" I.R.
 - TB TOP BANK OF DITCH
 - HW OAK
 - PP POWER POLE
 - NG NATURAL GROUND
 - TB TOP BANK
 - FL FLOORLINE
 - DRWY DRIVEWAY
 - GRVL GRAVEL
 - CREPE CREPE MYRTLE
 - EAP EDGE OF ASPHALT PAVING
 - TRL TRAILER
 - PP POWER POLE
 - TEL PED TELEPHONE PEDESTAL BOX

FRUITLAND FARMS SUBDIVISION
(VOL. X, PAGE 309, F.B.C.D.R.)

PROPERTY ADDRESS:
9311 Johnson Road
Wallis, Texas, 77485

BEING 10.001 ACRES OF LAND
OUT OF THE GAIL BORDEN LEAGUES,
ABSTRACT 12, FORT BEND COUNTY,
TEXAS.

SURVEY PROVIDED BY:
ROBINSON SURVEYING, INC.
P.O. BOX 11925
SPRING, TEXAS 77391-1925
PHONE (936) 447-6007

Elevation Reference:
NGS Benchmark:
Designation: R 1505
PID: AVX5487
NAVD 88: 108.76 US ft. (Adjusted)
DYNAMIC HEIGHT 108.61 US ft. (Geoid18)

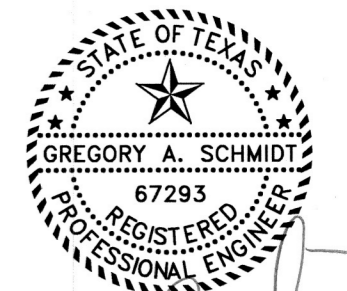
T. B. M. Location:
Set 1/2-inch iron rod @ 29.624825984,
-95.962266569 (Texas South Central Zone, NAD 83
US ft.), from which bears S 84°11'01" W, 3.0 ft. a
Metal light pole and having an Elevation of 127.9
US ft. NAVD 88 (Geoid18).

Equation to adjust from the TBM to the topographic survey
and design elevations = TBM Elevation - 61.521'

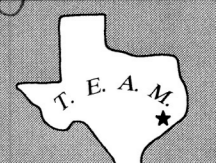
ICCMC SPORTS CAMP
LOCATED AT:
9311 JOHNSON ROAD
WALLIS, TEXAS 77485

LEGEND

- 70.5 EXISTING ELEV.
- FF [71.20] FINISHED FLOOR
- TP [71.20] TOP OF PAVEMENT
- FG [69.80] FINISHED GRADE
- TG [69.80] TOP OF GRATE
- FL [69.80] FLOW LINE
- TB [69.80] TOP OF BANK
- DRAINAGE FLOW
- FIRE LANE SIGN
- TRUEGRID GRASS COVERED PAVEMENT
- ASPHALT PAVEMENT
- ① 3-BEDROOM RESIDENCE +1,120 SQ.FT.
- ② 2-BEDROOM RESIDENCE +1,120 SQ.FT.



Gregory A. Schmidt
3/22/22



TEXAS ENGINEERING AND MAPPING CO.
12716 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. P-2906
www.team-civil.com

DRAWN BY: CAN
DATE: 2/25/21
JOB NO: 1518-1
REVISION DATE: N/A

C-1

LONG LANE (60' R.O.W.)

GAIL BORDEN LEAGUE, A-12
SARAH KENNEDY LEAGUE, A-45

ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED ON AN ASSUMED BENCHMARK ELEVATION.

ALL EXCAVATION FOR DITCHES TO BE EITHER HAULED OFFSITE. IF CONTRACTOR PLANS TO SPREAD ON SITE, EXISTING DRAINAGE AREAS NEED TO REMAIN.

NOTIFY FORT BEND COUNTY ENGINEERING OF PRE-CONSTRUCTION MEETING AND ALL PAVING ACTIVITIES AT CONSTRUCTION@FORTBENDCOUNTYTX.GOV

OWNERS TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD AND TXDOT RIGHTS OF WAY.

THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ARE AS PER FEMA F.I.R.M. MAP NUMBER 48157C0090 L (MAP REVISION DATE: APRIL 2, 2014).

THE MINIMUM FINISHED FLOOR ELEVATION OF PROPOSED BUILDINGS SHALL BE 2.0' FEET ABOVE THE HIGHEST NATURAL GROUND ELEVATION ADJACENT THE BUILDING OR 1.0' FEET ABOVE THE LOWEST DOWN GRADIENT ROAD ELEVATION (WHICHEVER ELEVATION IS HIGHER)

SEE SHEET C-0 FOR ADDITIONAL TOPOGRAPHIC INFORMATION

CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER, AND STRUCTURAL FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. REFER TO SOILS REPORT FOR ALL DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.

ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION OF MAINTENANCE OF THE DRAINAGE FACILITY.



FIRE LANE SIGN
N.T.S.



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

APPROVED: _____
DEVELOPMENT COORDINATOR
DATE: _____

C-1 GRADING & DRAINAGE
Scale 1" = 60' JOB: 1518-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING AND DRAINAGE PLAN
SEE SHT C-2 FOR NOTES AND DETAILS



Fort Bend County Environmental Health

Main Office
4520 Reading Road, Suite A-800
Rosenberg, TX 77471
(281) 342-7469

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY Permit #: 2021-606

Location: 9311 Johnson Rd. (System B), Wallis TX 77485
Block: Lot

Owner: Cricket Club

Mailing address: 9311 Johnson Rd., Wallis TX 77485

This serves to notify all persons that the on-site sewage facility application, related technical data, and the appropriate fee have been received by the Fort Bend County Environmental Health Department from the property owner. The application has been reviewed for technical and administrative consideration against standards set forth by the Fort Bend County Environmental Health Department. Approval is hereby granted for the construction as shown on the submitted plans.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY THE FORT BEND COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO INSTALLATION.

Your installer must contact the Fort Bend County Environmental Health Department 24 hours prior to completion to arrange the required facility inspection. The authorization to construct is valid for twelve months from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Conditions of Granting the Authorization to Construct:

- 1) Inspection Fee Paid in Advance for Additional Inspections.
- 2) This Authorization MUST be Prominently Displayed at the Construction Site.

COMMENTS: Ready.


Agency Official

6.23.23
Date

31987



WATER WELL PERMIT

Fort Bend Subsidence District
301 Jackson, Ste. 639/P.O. Box 427
Richmond, Texas 77469-0427
Phone: (281) 342-3273 Fax: (281) 232-3355

I. PERMITTEE : Isa, Nawaid

Attn:
C/O:
17311 Endel Way
Richmond, Texas 77407

PERMIT NO. : 29020

II. LOCATION OF WELL :

LATITUDE 29° 37' 37"
LONGITUDE 95° 57' 53"

III. WELL NO. : 2451

Well Owner: Isa, Nawaid

The authorized withdrawal below is the TOTAL COMBINED amount that may be withdrawn from the following wells:

2451

IV. PERMIT TERM : April 27, 2022 **THROUGH** December 31, 2023

V. AUTHORIZED WITHDRAWAL:

Only that which is required without being wasteful during the permit term, but not to exceed 1.1 million gallons (combined total for all wells listed above).

Any pumpage in excess of the amount authorized in this permit is a violation of the District's rules. Applications for an amendment to increase authorized withdrawal must be submitted prior to exceeding the permitted amount.

VI. SPECIAL PROVISIONS :

SUBJECT TO CONDITIONS AND REQUIREMENTS ON ATTACHED PAGE

APPROVED THIS DAY OF April, 2022

Fort Bend Subsidence District

BY: _____

General Manager

Receipt for Fees Paid
Fort Bend Subsidence District
301 Jackson, Ste. 639/P.O. Box 427
Richmond, Texas 77469-0427
Phone: (281) 342-3273 Fax: (281) 232-3355

Receipt No. : 24527

Paid By : Isa, Nawaid
17311 Endel Way
Richmond, Texas 77407
832-443-3340

Check No. : cash

Date : 04/29/2022

Well	Owner/Description	Fee #	Fee Type	Amount	Balance
2451	Isa, Nawaid	30736	Permit	\$22.00	\$0.00
Amount Paid :				\$22.00	

Received ws



FW: ICCMC Sports Camp (9311 Johnson Rd) - FBCDD Approval

From: Fambrough, Brian <Brian.Fambrough@fortbendcountytx.gov>

Sent: Tuesday, April 6, 2021 9:33 AM

To: Chad Nesvadba <cnesvadba@team-civil.com>

Cc: Development <Development@fortbendcountytx.gov>; Janecek, Jeffrey <Jeffrey.Janecek@fortbendcountytx.gov>

Subject: ICCMC Sports Camp (9311 Johnson Rd) - FBCDD Approval

Chad,

Attached is the Drainage District approval form for the ICCMC Sport Camp construction plans. A copy will be forwarded to the Fort Bend County Engineering Department. If you have any questions, please let me know.

Thank you,

Brian G. Fambrough, P.E., R.P.L.S., C.F.M.

Engineer III

Fort Bend County Drainage District

(281) 342-2863



Reply



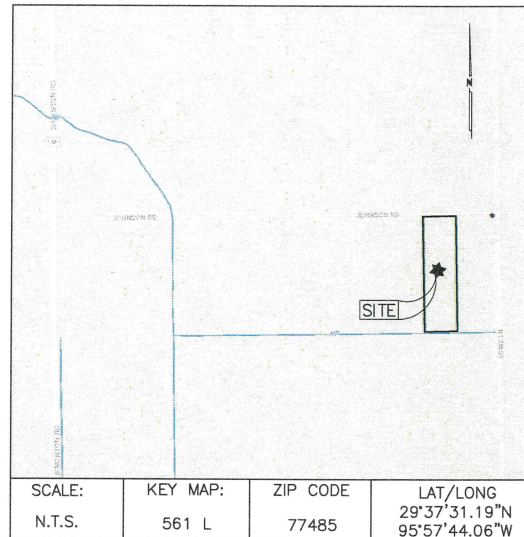
Forward

ICCMC Sports Camp

LOCATED AT
 9311 Johnson Road
 Wallis, TX 77485
 (FORT BEND COUNTY)

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY (C-0)
3	GRADING AND DRAINAGE (C-1)



FORT BEND COUNTY ENGINEER

ENGINEER: _____
 J. STACY SLAWINSKI, P.E.

DATE: _____

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

APPROVED: _____
 DEVELOPMENT STAFF

DATE: _____



FORT BEND COUNTY ENGINEERING
 FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
 County Engineer

Fort Bend County Construction - General Notes

- Fort Bend County must be invited to the Pre-Construction Meeting.
- 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@fortbendcountytexas.gov.
- 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.
- 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.
- All road widths, curb radii and curb alignment shown indicates back of curb.
- A continuous longitudinal reinforcing bar shall be used in the curbs.
- All concrete pavement shall be 5 1/2 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.
- All weather access to all existing streets and driveways shall be maintained at all times.
- 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.
- At all intersection locations, Type 7 ramps shall be placed in accordance with TxDOT Ped-18 standard detail sheet. A.D.A. - Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
- Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
- All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
- 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.
- All R1-1 stop signs shall be a minimum of 30"x30" with diamond grade sheeting per Texas manual on uniform traffic control devices.
- 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.
- 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.
- 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.
- 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.

301 Jackson St., Suite 401, Richmond, TX 77469
 Phone 281-633-7500

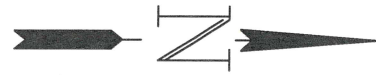
I:\Construction\Forms\FBC_Construction_General Notes_REVISED 2019-08-12.docx



TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-8535 FAX: (281) 491-8535
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
 www.team-etm.com
 T.E.A.M. Job No.: 1405-1

SHEET NUMBER

1 OF 3

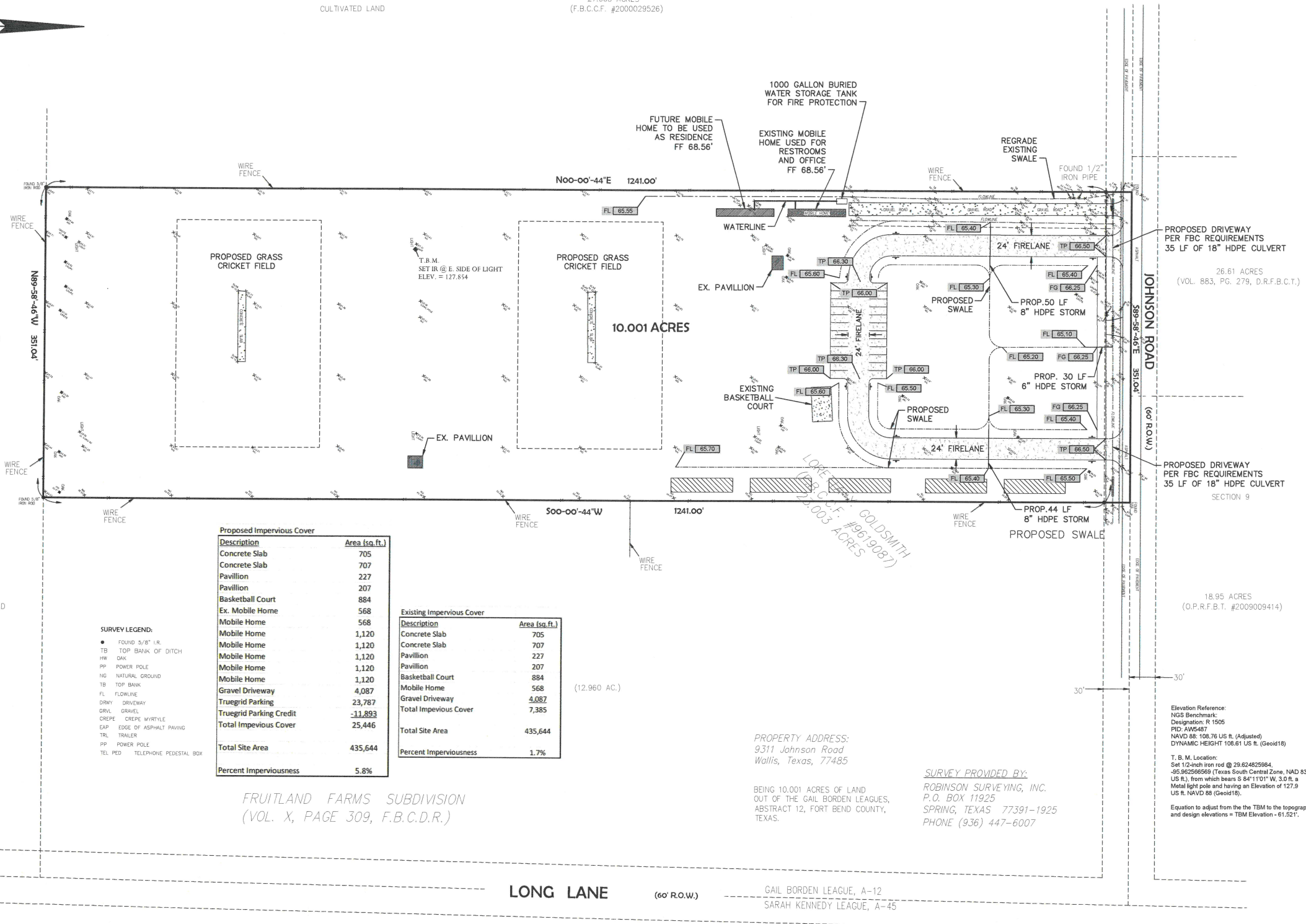


Scale: 1" = 60'

CULTIVATED LAND

WILBUR ALLEN POLLOCK FAMILY TRUST
27.003 ACRES
(F.B.C.C.F. #2000029526)

6.00 ACRES
PAUL DAVD RUFFNER
(F.B.C.C.F. #9429910)



Proposed Impervious Cover	
Description	Area (sq. ft.)
Concrete Slab	705
Concrete Slab	707
Pavilion	227
Pavilion	207
Basketball Court	884
Ex. Mobile Home	568
Mobile Home	568
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Mobile Home	1,120
Gravel Driveway	4,087
Truegrid Parking	23,787
Truegrid Parking Credit	-11,893
Total Impervious Cover	25,446
Total Site Area	435,644
Percent Imperviousness	5.8%

Existing Impervious Cover	
Description	Area (sq. ft.)
Concrete Slab	705
Concrete Slab	707
Pavilion	227
Pavilion	207
Basketball Court	884
Mobile Home	568
Gravel Driveway	4,087
Total Impervious Cover	7,385
Total Site Area	435,644
Percent Imperviousness	1.7%

- SURVEY LEGEND:**
- FOUND 5/8" I.R.
 - TB TOP BANK OF DITCH
 - HW DAK
 - PP POWER POLE
 - NG NATURAL GROUND
 - TB TOP BANK
 - FL FLOWLINE
 - DRAWY DRIVEWAY
 - GRVL GRAVEL
 - CREPE CREPE MYRTLE
 - EAP EDGE OF ASPHALT PAVING
 - TRL TRAILER
 - PP POWER POLE
 - TEL PED TELEPHONE PEDESTAL BOX

FRUITLAND FARMS SUBDIVISION
(VOL. X, PAGE 309, F.B.C.D.R.)

PROPERTY ADDRESS:
9311 Johnson Road
Wallis, Texas, 77485

BEING 10.001 ACRES OF LAND
OUT OF THE GAIL BORDEN LEAGUES,
ABSTRACT 12, FORT BEND COUNTY,
TEXAS.

SURVEY PROVIDED BY:
ROBINSON SURVEYING, INC.
P.O. BOX 11925
SPRING, TEXAS 77391-1925
PHONE (936) 447-6007

Elevation Reference:
NGS Benchmarks:
Designation: R 1505
PID: AW5487
NAVD 88: 108.76 US ft. (Adjusted)
DYNAMIC HEIGHT 108.61 US ft. (Geoid18)

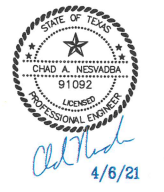
T. B. M. Location:
Set 1/2-inch iron rod @ 29.62425984
-95.952556569 (Texas South Central Zone, NAD 83
US ft.) from which bears S 84°11'01" W, 3.0 ft. a
Metal light pole and having an Elevation of 127.9
US ft. NAVD 88 (Geoid18).

Equation to adjust from the TBM to the topographic survey
and design elevations = TBM Elevation - 61.521'

ICCMC SPORTS CAMP

LOCATED AT:
9311 JOHNSON ROAD
WALLIS, TEXAS 77485

- LEGEND**
- EXISTING ELEV.
 - FF 71.20 FINISHED FLOOR
 - TP 71.20 TOP OF PAVEMENT
 - FG 69.80 FINISHED GRADE
 - TG 69.80 TOP OF GRATE
 - FL 69.80 FLOW LINE
 - TB 69.80 TOP OF BANK
 - DRAINAGE FLOW
 - FIRE LANE SIGN
 - TRUEGRID GRASS COVERED PAVEMENT



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2825 FAX: 281.491.2835
SURVEYING PERM NO. 18119000 / ENGINEERING PERM NO. 7-2906
www.team-civil.com

DRAWN BY: CAN
DATE: 2/25/21
JOB NO: 1518-1
REVISION DATE: N/A

ELEVATIONS SHOWN ON THE DRAWINGS ARE BASED ON AN ASSUMED BENCHMARK ELEVATION.
ALL EXCAVATION FOR DITCHES TO BE EITHER HAULLED OFFSITE. IF CONTRACTOR PLANS TO SPREAD ON SITE, EXISTING DRAINAGE AREAS NEED TO REMAIN.

THE MINIMUM FINISHED FLOOR ELEVATION OF PROPOSED BUILDINGS SHALL BE 2.0' FEET ABOVE THE HIGHEST NATURAL GROUND ELEVATION ADJACENT THE BUILDING OR 1.0' FEET ABOVE THE LOWEST DOWN GRADIENT ROAD ELEVATION (WHICHEVER ELEVATION IS HIGHER).

NOTIFY FORT BEND COUNTY ENGINEERING OF PRE-CONSTRUCTION MEETING AND ALL PAVING ACTIVITIES AT CONSTRUCTION@FORTBENDCOUNTYTX.GOV
OWNERS TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD AND TxDOT RIGHTS OF WAY.

SEE SHEET C-0 FOR ADDITIONAL TOPOGRAPHIC INFORMATION
CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER, AND STRUCTURAL FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. REFER TO SOILS REPORT FOR ALL DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.

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ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION OF MAINTENANCE OF THE DRAINAGE FACILITY.



FIRE LANE SIGN
N.T.S.

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

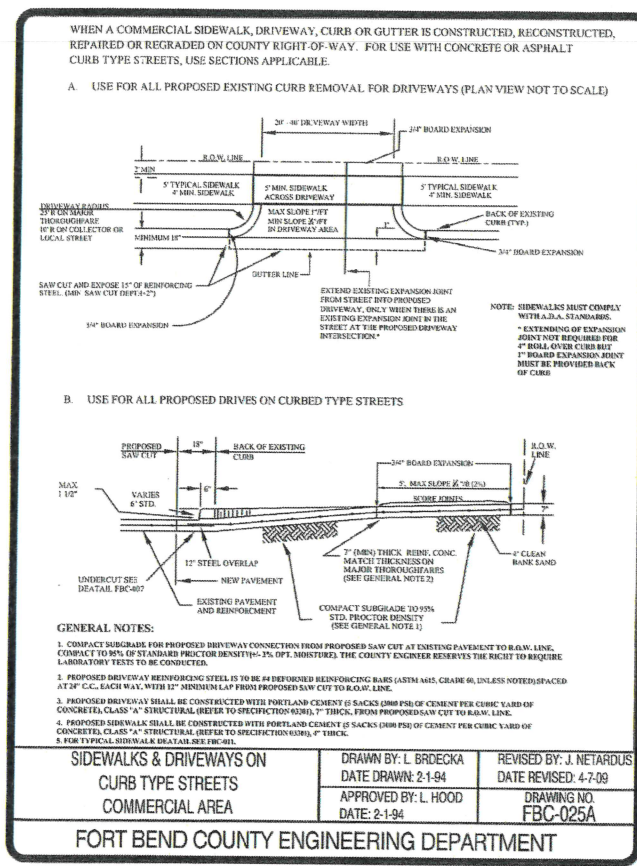
APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

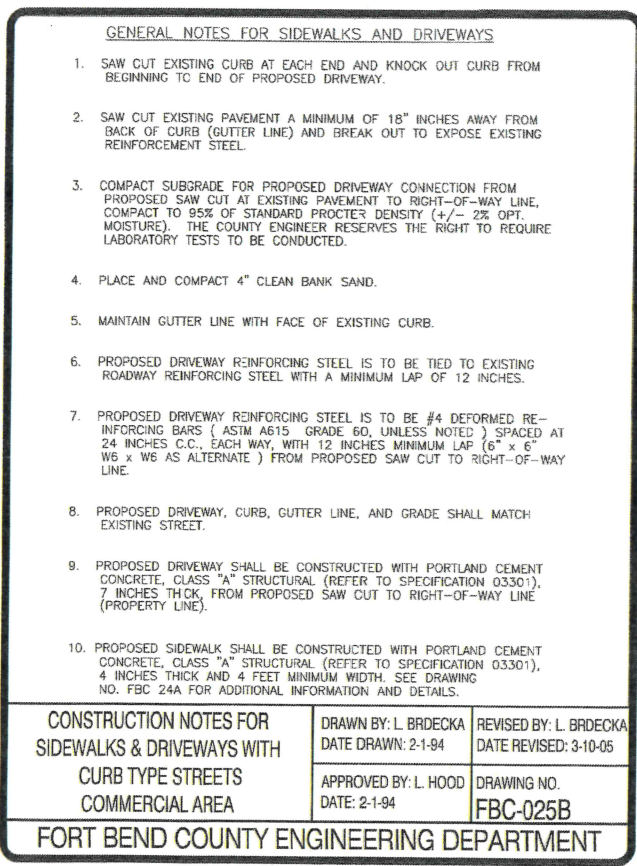
C-1 GRADING & DRAINAGE
Scale 1" = 60' JOB: 1518-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING AND DRAINAGE PLAN
SEE SHT C-2 FOR NOTES AND DETAILS

C-1

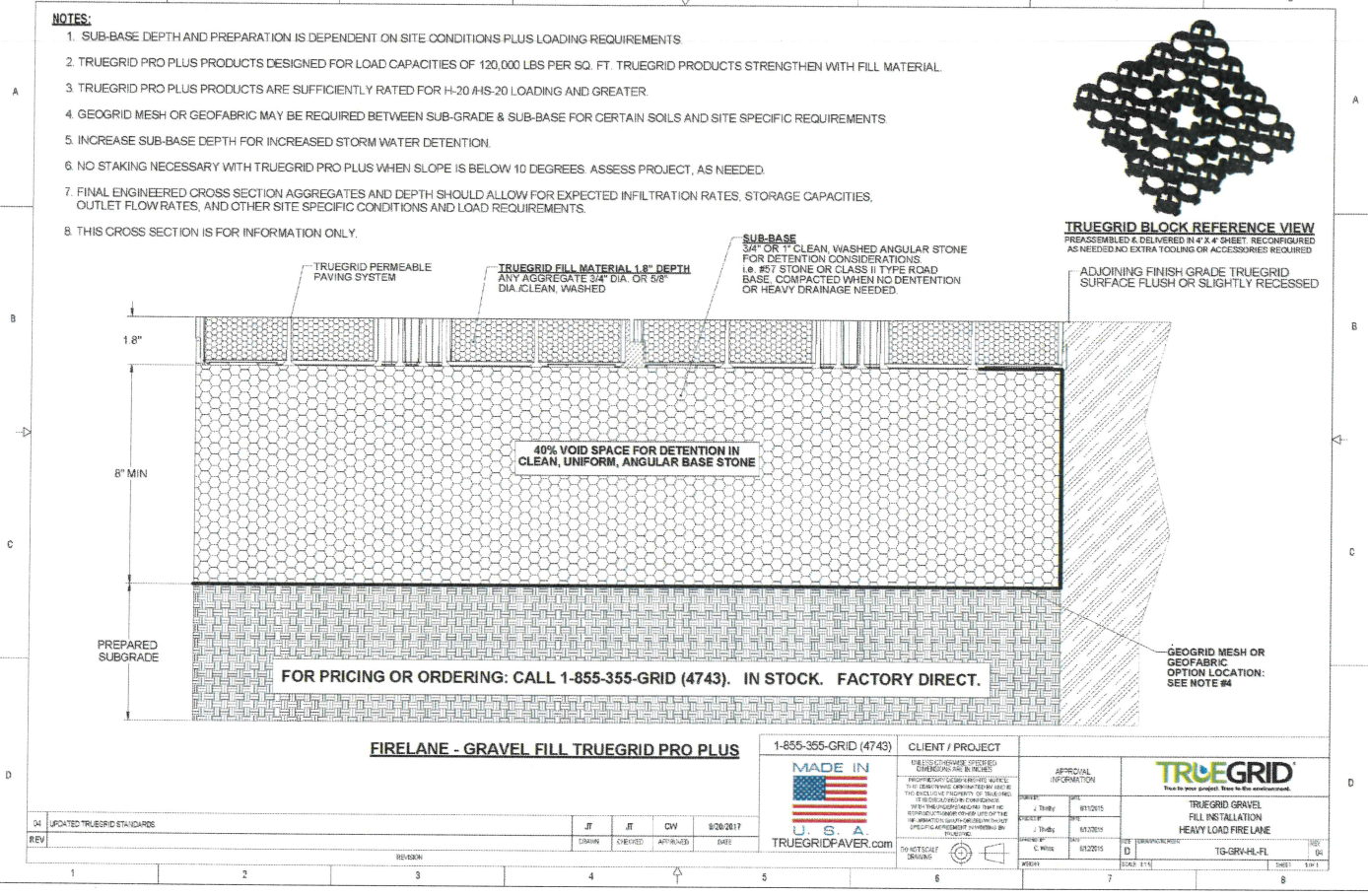
ICCMC SPORTS CAMP
 LOCATED AT:
9311 JOHNSON ROAD
WALLIS, TEXAS 77485



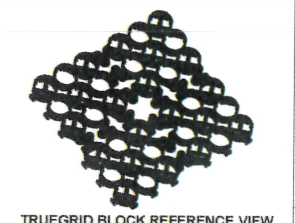
SIDEWALKS & DRIVEWAYS ON CURB TYPE STREETS COMMERCIAL AREA		DRAWN BY: L. BRDECKA DATE DRAWN: 2-1-94 APPROVED BY: L. HOOD DATE: 2-1-94	REVISED BY: J. NETARDUS DATE REVISED: 4-7-09 DRAWING NO. FBC-025A
FORT BEND COUNTY ENGINEERING DEPARTMENT			



CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA		DRAWN BY: L. BRDECKA DATE DRAWN: 2-1-94 APPROVED BY: L. HOOD DATE: 2-1-94	REVISED BY: L. BRDECKA DATE REVISED: 3-10-05 DRAWING NO. FBC-025B
FORT BEND COUNTY ENGINEERING DEPARTMENT			



- NOTES:**
- SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS
 - TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
 - TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 HS-20 LOADING AND GREATER.
 - GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS
 - INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
 - NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
 - FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
 - THIS CROSS SECTION IS FOR INFORMATION ONLY.

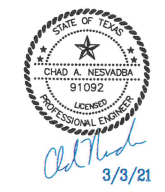


TRUEGRID BLOCK REFERENCE VIEW
 PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED.

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

FIRELANE - GRAVEL FILL TRUEGRID PRO PLUS 1-855-355-GRID (4743) MADE IN U.S.A. TRUEGRIDFAVER.COM		CLIENT / PROJECT APPROVAL INFORMATION APPROVED BY: J. THOMAS DATE: 03/25/21 DRAWN BY: C. WILSON DATE: 03/25/21	TRUEGRID TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD FIRELANE TG-GRV-HL-FI
04 UPDATED TRUEGRID STANDARDS REV: DRAWN: CHECKED: APPROVED: DATE: 9/26/2017			

LEGEND



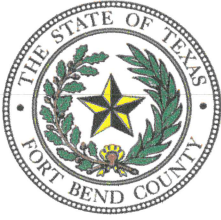
TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.2555 FAX: 281.491.2556
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-7000
 www.team-civil.com

DRAWN BY: CAN
 DATE: 2/25/21
 JOB NO: 1518-1
 REVISION DATE: N/A

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL
 APPROVED: _____
 DEVELOPMENT COORDINATOR
 DATE: _____

C-2 NOTES & DETAILS
 SCALE: 1" = 20'
 JOB: 1518-1
 SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING AND DRAINAGE PLAN
 SEE SHT C-2 FOR NOTES AND DETAILS

C-2



REVIEW FORM

On April 6, 2021 the Fort Bend County Drainage District reviewed the:

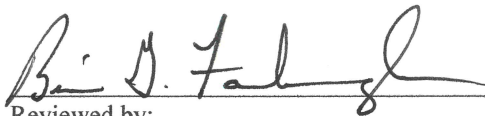
1. **Plans** ICCMC Sports Camp (9311 Johnson Road)

2. **Plat** (Sheets 1 and C2 signed and sealed 3/3/21 and C1 signed and sealed 4/6/21)

3. **Permit**

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

This approval is for a revision to plans previously approved by FBCDD on 4/2/2020. According to the
“Minimum Slab Elevation Analysis” submitted, the required minimum slab elevation is 130.00 feet (NAVD 88)
which appears to meet the minimum requirements of the Fort Bend County – Interim Atlas 14 Drainage
Criteria Manual and Minimum Slab Elevation Criteria, effective Jan. 1st, 2020. The plans propose the addition
of 18,061 square feet for a total of 25,446 square feet (5.8%) of impervious cover on the 10.00 acre site. A 6”
pipe is proposed to be located between the 2 driveways. Any future projects on the site, including any structures
or increases to the on-site impervious area will require separate FBCDD approval.


Reviewed by:


Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

ICCMC Sports Camp Wallis, TX Minimum Slab Elevation Analysis Texas Engineering and Mapping Co.

The minimum slab elevation for this section shall be 130.00' (NAVD88). It has been determined using the *Fort Bend County – Interim Atlas 14 Drainage Criteria Manual and Minimum Slab Elevation Criteria, effective Jan. 1st, 2020* as follows:

1. Not less than 2.0 feet above the Atlas14 100-year water surface elevation of the receiving detention pond serving the proposed development.

Detention Pond Atlas14 100-yr WSEL = n/a (NAVD88)

2. Not less than 2.0 feet above the highest natural ground along the perimeter of the lowest slab and not less than 1.0 feet above any down gradient roadway or drainage restraint

Highest natural ground adjacent to lowest slab = $128.00' + 2.0' = 130.00'$ (NAVD88)

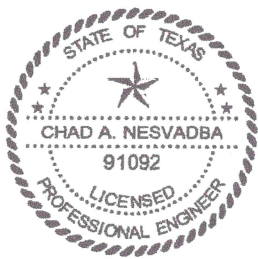
Lowest down gradient roadway/drainage restraint = $128.00' + 1.0' = 129.00'$ (NAVD88)

3. Not less than 2.0 feet above the pre-Atlas14 100-year water surface elevation within the Brazos River.

Nearest stream pre-Atlas14 100-yr WSEL = $108.00 + 2.0' = 110.00'$ (NAVD88)

Based on the criteria listed above, the minimum slab elevation shall be 130.00' (NAVD88) above mean sea level. In addition, no slab shall be less than 2.0' above the highest natural ground along the perimeter of the building foundation or less than 1.0' above any down gradient roadway or drainage restraint.

Chad A. Nesvadba, P.E.
Texas Engineering & Mapping
Firm Registration No. F-2906



Permits & Licensing

Solution Center

Planning & Zoning

More

Project Requirement Notes



Date Comment



03/10/2022

Please follow plan review issued by Fire Marshal Office

CLOSE

Payment Received (Auto)	2	Yes	
Engineering Department Review	3	Yes	
Environmental Health Review	3	Yes	View Notes
Fire Marshal Review	3	Yes	View Notes
Road and Bridge Review	3	Yes	View Notes
Bond Received	4	Yes	
Send to Commissioner Court for Approval	5	Yes	
Temporary Power Release Request	6	Yes	Requested 05/04/2022
Permit Issued	7	Yes	
Environmental Health Final Inspection	8	Yes	



Fort Bend County, Texas

Engineering Department
301 Jackson St., 4th Floor
Richmond, TX 77469
(281) 633-7500

Date: Tuesday, April 19, 2022

Nawaid Isa
ICCMC Sports Camp
17311 Endel Way
Richmond 77407
nawaidisa@hotmail.com

Permit Number 2021-45744
Job Address: 9311 Johnson Rd, Wallis, TX 77485

Dear Nawaid Isa,

Staff has completed its review for the project that is to be located at 9311 Johnson Rd, Wallis, TX 77485. You may now request temporary power if applicable by selecting "Request Inspection" on your permit entry at www.mygovernmentonline.org and choosing Temporary Power from the available inspection list. Please see any comments issued below for reference as you proceed with your development.

Permit Comments

The following comments have been provided by RB Driveway. Should you have any questions or require additional information regarding any of these comments, please contact RB Driveway at by telephone at () - or by email at rbdriveway@fortbendcountytexas.gov.

Per Brent McCauley there are currently four driveways installed with 18" HDPE, they need to be removed within 30 days from March 25, 2022, and ditch should be put back to grade. If driveways aren't removed in 30 days Road and Bridge will remove them. This property is only allowed a maximum of 3 driveways, they will need to be 24" RCP wrapped and bedded in stabilized sand. Once permit has been approved through commissioner's court and before any work is done in our ROW you will need to call our office at 281-342-4513 to get grade and flow line set and 24 hours prior to setting the driveways to schedule an inspection.

This project review is based only on the information provided. This review in no way alleviates the responsibility of the owner or contractor to comply with all regulations adopted by Fort Bend County, as well as state and federal laws and codes. No code violations are "approved" by this office.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the process to request Temporary Power, if applicable, please call www.mygovernmentonline.org technical support 1-866-957-3764, option 1.

This letter does not constitute an issued permit or approval of this permit application. You will receive your approved permits from the Engineering Department by separate transmittal.

Thank you,

4/19/2022 1:14:56 PM
Adding Sports Camps (MHs)
2021-45744
Page 2

RB Driveway
Disabled 7/7/21 from MGO Connect Live Bounce



**PERMIT APPLICATION REVIEW FORM FOR
CABLE, CONDUIT, AND POLE LINE ACTIVITY
IN FORT BEND COUNTY**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov

Right of Way Permit

Commercial Driveway Permit

Permit No: 2021-45744

Applicant: ICCMC Sports Camp

Job Location Site: 9311 Johnson Rd, Wallis, TX 77485

Bond No. **Date of Bond:** 8/30/2021 **Amount:** \$10,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required, via email, for certain construction activities in County right-of-way. Contact permits@fbctx.gov for a copy of the notification procedure applicable to your project.
3. This permit expires one (1) year from date of permit if construction has not commenced.
4. This permit applies to work performed within right-of-ways owned and maintained by Fort Bend County only, and it is the responsibility of the applicant to acquire all other necessary permits and permissions.

On this 3rd day of May, 2022, Upon Motion of Commissioner Meyers, seconded by Commissioner Morales, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

Presented to Commissioners Court and approved.

By: Sean Eginton

Date Recorded 5/19/2022 Comm. Court No. 9A

County Engineer

Clerk of Commissioners Court

By: N/A

By: Ronda Wilkins

Drainage District Engineer/Manager

Deputy



**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

- Right of Way Permit
 Commercial Driveway Permit
Permit No: 2021-45744

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

- a. Name of road, street, and/or drainage ditch affected.
 b. Vicinity map showing course of directions
 c. Plans and specifications

(2) BOND:

- County Attorney, approval when applicable.
- Perpetual bond currently posted. Bond No: _____ Amount: _____
- Performance bond submitted. Bond No: [REDACTED] Amount: \$10,000.00
- Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

We have reviewed this project and agree it meets minimum requirements.

Permit Administrator

4/21/2022

Date



**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD,
COMMERCIAL DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS
(AUTHORIZED)**

BOND NO [REDACTED]

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ICCMC SPORTS CAMP whose (address, phone) is 9311 JOHNSON RD., RICHMOND, TX 77407 832-443-3340, hereinafter called the Principal, and Travelers Casualty and Surety Company of America, a Corporation existing under and by virtue of the laws of the state of CONNECTICUT and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) One Tower Square, Hartford, CT 06183, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said state is All State Bonds, Inc. and whose address is 8811 Westheimer, Ste. 207, Houston, TX 77063, hereinafter called the Surety, and held and firmly bound unto, KP George, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Ten Thousand Dollars (\$10,000.00) current, lawful money of the United States of America, to be paid to said KP George, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to and made a part hereof for all purposes as though fully set out herein;

AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend and State of Texas, under the jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in accordance with minimum requirements and conditions of the above mentioned Commissioners' Court order set forth and specified to be by said principal done and performed, at the time and in the manner therein specified, and shall pay over and make good and reimburse Fort Bend County, all loss and damages which Fort Bend County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 30 day of August, 2021.

ICCMC SPORTS CAMP
PRINCIPAL

BY [Signature]
Travelers Casualty and Surety Company of America
SURETY

[Signature]
BY Russell E. Vance



CCM 05/03/2022 #9A
Fort Bend County Clerk
Return Div Supervisor Admin RAC
Permit# 2021-45744



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Russell E. Vance**, of Hartford, CT, their true and lawful Attorney(s)-in-Fact, to sign, execute, seal and acknowledge the following bond:


Surety Bond [REDACTED]

Principal: ICCMC SPORTS CAMP

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.



State of Connecticut

By: 
Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 30 day of August, 2021.




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



IMPORTANT NOTICE REGARDING COMPENSATION DISCLOSURE

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website: www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Enterprise Development, One Tower Square, Hartford, CT 06183.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard, County Clerk

Fort Bend County Texas

May 06. 2022 03:41:53 PM



FEE: \$0.00

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HALF BB COURT
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