



Fort Bend County Environmental Health

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

2024-442

LICENSE TO OPERATE AN ON-SITE SEWAGE FACILITY

Permit #: 2024-442

Location: 19820 FM 1093 Rd., Richmond TX 77407

Fort Bend County Westpark Park & Ride Block: 1 Lot: Res. A

Phone: (281) 238-3578

Owner: Fort Bend County Westpark Park & Ride,

Mailing address: 301 Jackson Street, Suite 301, Richmond TX 77469

The above site meets or exceeds the basic requirements established by the County.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner. KEEP THIS LICENSE with important papers. You may need it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of this County.

A handwritten signature in blue ink, appearing to be "C. R. [unclear]".

Agency Official

12/11/24

Date

#37665



Fort Bend County Environmental Health

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

Aerobic Surface Application Final Inspection Report

Permit #: 2024-442

Location: 19820 FM 1093 Rd., Richmond TX 77407

Fort Bend County Westpark Park & Ride Block: 1 Lot: Res. A

Phone: (281) 238-3578

Owner: Fort Bend County Westpark Park & Ride,

Mailing address: 301 Jackson Street, Suite 301, Richmond TX 77469

Installer: Oscar Lugo OS#: 33907

Public Water: ☒ Private Well: ☐ Well Drilled ☐ Yes ☐ No ☒ NA

TANKS: (Tanks Installed as Designed)

	Tank Type	Tank Manufacturer	Tank Capacity
A.	<u>Pre</u>	<u>ProFlo</u>	<u>1334</u>
B.	<u>Dosing</u>		<u>1383</u>
C.	<u>Aero</u>		<u>1500</u>
D.	<u>Pump</u>		<u>1383</u>

Maintenance Tag Installed: ☒ Yes ☐ No Maintenance Tag Location: outside control box

DISPOSAL AREA:

Irrigation Area Installed: 14,138 sqft Number of Spray Heads: 5

	Yes	No	NA		Yes	No	NA
Proper pipe from structure to tank:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipe slope no less than 1/8" per 1':	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleanouts provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tanks set in 4" of backfill:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inlet & outlet "T" provided as needed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Risers & plugs provided as req'd:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aeration Installed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Serial Number:	<u>PF 15-2814</u>		
Disinfection Required:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disinfection Type:	<u>Liquid</u>		
High water alarm installed & functional:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater Pump(s) functional:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distribution area seeded or sodded & graded:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distribution installed as designed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SEPARATION DISTANCE REQUIREMENTS:

From:	To: Treatment Tanks	Yes	No	NA	To: Disposal Area	Yes	No	NA
Private Water Wells	50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100 feet / 50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Water Wells	50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supply Lines	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bodies of Water	50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Lines	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20 feet / 10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pools	5 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES:

Agency Official

Date



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 #: 2024-442

Location: 19820 FM 1093 Rd., Richmond TX 77407

Fort Bend County Westpark Park & Ride Block: 1 Lot: Res. A

Phone: (281) 238-3578

Owner: Fort Bend County Westpark Park & Ride,

Mailing address: 301 Jackson Street, Suite 301, Richmond TX 77469

This serves to notify all persons that the on-site sewage facility permit application, the related planning materials, the results of a site evaluation, and the appropriate fee have been received by Fort Bend County Environmental Health from the property owner or owner's agent. The application has been reviewed for technical and administrative consideration against standards set forth by Fort Bend County Environmental Health. Approval is hereby granted for the construction of the OSSF as shown on the submitted plans.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY FORT BEND COUNTY ENVIRONMENTAL HEALTH PRIOR TO INSTALLATION OF OSSF.

The installer has one calendar year, from the date the property owner's OSSF Permit Application was approved, to install the OSSF. The installer must contact Fort Bend County Environmental Health 24 hours prior to completion to schedule the required Final Inspection. If a Final Inspection has not been performed, within the above-mentioned one calendar year time frame, the property owner's application will expire and the property owner will be required to submit a new application and Permit fee before the OSSF can be installed.

Conditions of Granting the Authorization to Construct:

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

COMMENTS:

Approved.

A handwritten signature in blue ink, appearing to be "C. R.", is written over a horizontal line.

Agency Official

11/14/24

Date

37665



Fort Bend County Environmental Health

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

Pre-construction Report Permit #: 2024-442

Location: 19820 FM 1093 Rd., Richmond TX 77407

Fort Bend County Westpark Park & Ride Block: 1 Lot: Res. A

Phone: (281) 238-3578

Owner: Fort Bend County Westpark Park & Ride,

Mailing address: 301 Jackson Street, Suite 301, Richmond TX 77469

GPS COORDINATES: N 29.° 705.362' W 96.° 720.462'
2290

GRID: 526F

Flood Plain:	Yes	No	N/A
Property Lines defined:	<u>Yes</u>	No	N/A
Easements / Right-of-Ways clearly defined:	<u>Yes</u>	No	N/A
Demarcations match Survey:	<u>Yes</u>	No	N/A
Excavation meets requirements:	Yes	No	<u>N/A</u>
System Layout clearly marked:	<u>Yes</u>	No	N/A
Home Location defined:	<u>Yes</u>	No	N/A
Well Location defined:	Yes	No	<u>N/A</u>
Well Setbacks defined:	Yes	No	<u>N/A</u>
Swimming Pool Setbacks defined:	Yes	No	<u>N/A</u>
Setbacks from Ponds / Bodies of Water defined:	<u>Yes</u>	No	N/A
Setbacks from Ditches / Stream Beds / Sharp Breaks defined:	Yes	No	<u>N/A</u>

Comments: Approved.

Soil and seasonal water table conditions suitable for proposed system type: Yes No

Designated Representative: [Signature]

OS#: 37665

Date: 11/14/24

Agency Official

Date



Fort Bend County Environmental Health

Main Office

4520 Reading Road, Suite A-800

Rosenberg, TX 77471 (281) 342-7469

Receipt Number: 2024-6496

12/10/2024 11:39 AM SB RB

Descriptions:

- | | | |
|----|----------|------------------------|
| 1. | \$225.00 | Reinspection OSSF ONLY |
| 2. | | |
| 3. | | |
| 4. | | |

Received From

Lugo Brothers LLC

19820 FM 1093 Rd. (Restroom Facility) Richmond

Amount Received

\$225.00

Payment Information

Check 1503

Permit

2024-442

NO REFUNDS - NO CREDITS

SB

Signature / Initials: _____

SB RB 12/10/2024 11:39 AM



ENVIRONMENTAL HEALTH DEPARTMENT

4520 Reading Road, Suite A-800, Rosenberg, Texas 77471
281-342-7469 Fax 281-342-5572

NOTICE OF INSPECTION

License number 2021-41 System type SP/
Site address 19020 FM 1093

THE FOLLOWING MUST BE CORRECTED, INSTALLED OR SUBMITTED. A RE-INSPECTION IS REQUIRED TO VERIFY CONDITIONS HAVE BEEN ADDRESSED:

- | | | |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Installed w/out Permit to Construct | <input type="checkbox"/> System not installed as designed | <input type="checkbox"/> Setbacks defined |
| <input type="checkbox"/> Water well location | <input type="checkbox"/> Soil and / or saturation point not suitable for system designed | <input type="checkbox"/> Pump(s) and/or compressor |
| <input type="checkbox"/> Water well log / plugging report | <input type="checkbox"/> Design revisions required | <input type="checkbox"/> Timer / Alarms |
| <input type="checkbox"/> Obstruction within 10 ft of spray head | <input type="checkbox"/> Variance criteria | <input type="checkbox"/> Electrical lockout / Disconnect |
| <input type="checkbox"/> Lawn sprinkler line | <input type="checkbox"/> 2 way clean-out between structure and tank | <input type="checkbox"/> Disinfectant |
| <input type="checkbox"/> Water line within 10 feet of On-site sewage facility | <input type="checkbox"/> Tank Excavations | <input type="checkbox"/> Proper Materials used |
| <input type="checkbox"/> Separation Distance not met | <input type="checkbox"/> Maint./Inspection Tags | <input type="checkbox"/> Distribution area |
| <input type="checkbox"/> Location of proposed building | <input type="checkbox"/> Excavations | <input type="checkbox"/> Placement of vegetation |

Other Tank only inspection permission granted to cover tanks. Additional inspection required for final w/ fee

RE-INSPECTION FEE: ☒ REQUIRED ☐ NOT REQUIRED ☐ AMOUNT DUE \$225

Re-Inspection fees and requested documents must be submitted PRIOR TO scheduling additional inspections. This form, associated fees and requested documents must be submitted to the address below PRIOR TO additional inspections being conducted by this department.

Failure to comply with this notice may result in further penalties as provided by law.

DATE PAID 12/10/24
RECEIPT # 192
2024-6496

Inspector's Signature [Signature]

Owner/Installer Signature (If Present) ☐ not present

Inspector's printed name & date Charles Berger 12/10/24

OS# #3100

Owner/Installer's printed name & date [Signature] 12-10-24



Health & Human Services
Environmental Health
Fort Bend County, Texas
4520 READING ROAD ♦ SUITE A-800 ♦ ROSENBERG, TX 77471
OFFICE: 281-342-7469 FAX: 281-342-5572



ON-SITE SEWAGE FACILITY PERMIT APPLICATION

EH Permit # 2024-442
Development Permit# 2024-72721

Key Map: 526F
Precinct: 1

1. **PROPERTY OWNER:** Fort Bend County Westpark Park & Ride
(LAST) (FIRST) (MIDDLE)
2. **MAILING ADDRESS:** 301 Jackson Street, Suite 301 Richmond, TX 77469
(STREET/P.O. BOX) (CITY/STATE) (ZIP)
3. **TELEPHONE NO. HOME:** (281) 238-3578 **WORK:** (281) 238-3095
4. **PROPERTY OWNER EMAIL:** james.knight@fortbendcountytexas.gov
5. **SITE ADDRESS:** 19820 FM 1093 Rd. Richmond 77407
(STREET) (CITY) (ZIP)
6. **PROPERTY DESCRIPTION:** Lot Res. A Block 1 Sec. Subdivision Fort Bend County Westpark Park & Ride
Survey: OR Abstract Vol. Page
7. **LOT SIZE:** 10.783 Acres *PROPERTY SURVEY MUST BE ATTACHED FOR ALL PROPERTIES.
8. **SOURCE OF WATER:** ☐ Private Well ☒ Public Water Supply Cinco mud 8
(NAME OF WELL DRILLER OR SUPPLIER)
9. **SINGLE FAMILY RESIDENCE:** # Of Bedrooms n/a Living Area (Sq. Ft.) n/a
Water Saving Devices Installed? Yes ☒ No ☐
10. **COMMERCIAL/INSTITUTIONAL** (including multi-family residences) TYPE: Westpark Park & Ride - Restroom Facility
NUMBER OF EMPLOYEES/OCCUPANTS/UNITS: 304 Square Footage
11. **DESIGNER:** Nathaniel C. Lail Registration # 130720 Phone # 281-373-0500 Email: n.lail@waterengineers.com
12. **INSTALLER:** Oscar Lugo Registration # 33907 Phone # 713-545-3532 Email: lugo@theasllc.com
13. **SITE EVALUATOR:** Nathaniel C. Lail Registration # 130720 Phone # 281-373-0500 Email: n.lail@waterengineers.com
14. **OWNER'S AGENT:** Ashley King (w/ AES)
(Authorized to Submit the Permit Application & the Planning Materials to the Permitting Authority)

This application is valid for one (1) year after dated receipt of payment.

Authorization is hereby given to Fort Bend County to enter upon the above described property for the purpose of inspecting sewage facilities for any reason consistent with the Texas Health and Safety Code.

I HEREBY CERTIFY THAT ALL STATEMENTS IN THIS DOCUMENT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Property Owner Signature: [Signature] Date: 10.10.24

Reviewed By: [Signature] D.R.
Fort Bend County Designated Representative

Date: 11/13/2024 (Expires: 11/4/2025)

Designated Representative License #: 0030996

Revised 10/10/23

(Updated Application Form)
*Note: Received notification of 'Change of Installer' on 11/13/24. Changing from Nick Daniels to Oscar Lugo. The Maintenance Provider will remain AES. The original approval date (11/4/24) is to remain valid. Approval will expire on 11/4/2025. C.B.B. 11/13/24

TCEQ Search Licensing or Registration Information

License Detail

To report a change of address, phone number, or email address, please fill out the form located at <https://www.tceq.texas.gov/licensing/forms/contactupdate>.

CN: CN604974600
Name: RAMIREZ, OSCAR L
State: TX
County: FORT BEND

License(s)

There were 5 Licenses found.

Program?	License Type and Level?	License Number?	Last Issued Date?	Exp. Date?	Status?	CE Hours?
OSSFOL	OSSF MAINTENANCE TECHNICIAN	MT0001084	11/29/2021	11/30/2024	CURRENT	56
OSSFOL	OSSF SITE EVALUATOR	OS0037841	02/27/2023	02/28/2026	CURRENT	31
OSSFOL	OSSF INSTALLER II	OS0033907	11/01/2024	11/30/2027	CURRENT	0
OSSFOL	OSSF APPRENTICE	OS0031790	10/01/2018	11/26/2018	EXPIRED	N/A
OSSFOL	OSSF MAINTENANCE PROVIDER	N/A	N/A	N/A	PENDING	N/A

✓ O.K. C.B.B.
11/13/24

Note: The number of CE hours needed in order to renew a license is based on the term (length) of each license. Please go to the program page for the license you hold to determine the number of CE hours needed and to view the latest information and renewal requirements for your license.

Application(s) within the Last 2 Years

There were 4 applications found.

Program?	Type and Level?	Type?	Status?	Review Date?	Expiration Date?	Def. Letter Date?	Total Hours?
OSSFOL	OSSF INSTALLER II	RENEWAL	LICENSE ISSUED	11/01/2024	12/30/2024	No Deficiency	117
OSSFOL	OSSF MAINTENANCE TECHNICIAN	RENEWAL	PENDING	11/01/2024	12/30/2024	11/01/2024	117
OSSFOL	OSSF SITE EVALUATOR	NEW	LICENSE ISSUED	02/27/2023	03/23/2023	No Deficiency	117
OSSFOL	OSSF MAINTENANCE PROVIDER	NEW	APPROVED	09/17/2024	09/17/2025	No Deficiency	117

Course(s)

There were 9 courses found. **Note:** You may see the same course listed multiple times. This occurs because the course counted towards multiple license programs.

Program?	Course Title	Course Code?	Hours?	Date?	Provider
OSSFOL	TOWA ANNUAL OSSF CONFERENCE	1316	1.5	03/06/2024	TOWA
OSSFOL	ADVANCED AEROBIC MAINTENANCE (AMP)	434	16.0	03/05/2024	TOWA
OSSFOL	OSSF CONFERENCE	655	8.0	05/18/2023	HCPID
OSSFOL	TOWA ANNUAL OSSF CONFERENCE	1316	5.5	03/08/2023	TOWA
OSSFOL	CORE OSSF - SITE EVALUATOR (TEEX)	419	17.0	02/16/2023	TEEX ITSI
OSSFOL	TOWA ANNUAL OSSF CONFERENCE	1316	8.0	03/09/2022	TOWA
OSSFOL	OSSF DESIGNATED REPRESENTATIVE	420	24.0	10/21/2021	TEEX ITSI
OSSFOL	ON-SITE INSTALLER II	418	21.0	11/16/2018	TEEX ITSI
OSSFOL	BASIC MAINTENANCE PROVIDER	656	16.0	09/19/2015	TOWA

Note: Approved training providers are responsible for submitting approved training to TCEQ. Please allow 30 days from the last date of the training session for a record to appear in the search results. If a course does not appear in your training record after that time, please contact the training provider of the missing course. You may find contact information for approved training providers at <https://www.tceq.texas.gov/licensing/training/AllTrainingProviders>.



Fort Bend County
Facilities Management & Planning

NOV 13 2024 RCVD

13 November, 2024

Attention: Fort Bend County Environmental

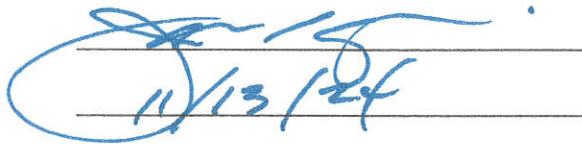
Fort Bend County Westpark Park & Ride is changing from the previous septic installer, Nicholas G. Daniels, to Oscar L. Ramirez.

Site Address: 19820 FM 1093, Richmond, Texas 77407

Permit #2024-442

Owner: Fort Bend County

Representative: James Knight, Facilities

A handwritten signature in blue ink is written over a horizontal line. Below the signature, the date "11/13/24" is handwritten in blue ink over another horizontal line.

Bryson, Christopher

From: Bryson, Christopher
Sent: Wednesday, November 13, 2024 12:29 PM
To: Ashley King
Cc: Salazar2, Maria
Subject: RE: Change of OSSF Installer for Fort Bend County Westpark Park & Ride (2024-442) 19820 FM 1093 Rd., Richmond, TX
Attachments: Copy of Updated OSSF Permit Application (with New Installer Info).pdf

CORRECTION (on Letter of Intent): Changing OSSF Installer from Nicholas Daniels to **Oscar L. Ramirez** (w/ Lugo Brothers LLC). Not Oscar Lugo

I will make the correction on the updated OSSF Permit Application Form.

Chris Bryson, R.S., D.R. | *Assistant Chief Sanitarian*
Fort Bend County Health & Human Services
Environmental Health Department | Suite A-800
Main Phone: 281-342-7469
Christopher.Bryson@fortbendcountytexas.gov
4520 Reading Rd., Rosenberg, TX 77471
www.fbchhs.org



From: Bryson, Christopher
Sent: Wednesday, November 13, 2024 11:59 AM
To: Ashley King <ashley@aesepcticmagnolia.com>
Cc: Salazar2, Maria <Maria.Salazar2@fortbendcountytexas.gov>
Subject: RE: Change of OSSF Installer for Fort Bend County Westpark Park & Ride (2024-442) 19820 FM 1093 Rd., Richmond, TX
Importance: High

Ashley,

I have received this notification (and updated OSSF Permit Application Form) regarding a Change of OSSF Installer.

Our office also needs a written **Letter of Intent**, from the property owner, stating their intentions/approval to change their OSSF Installer from Nicholas Daniels to Oscar Lugo. This Letter of Intent must be signed, and dated, by the property owner. Include the printed property owner name, Site Address, and OSSF Permit Number (2024-442).

This **Letter of Intent** must be received at our office prior to our Department conducting the already scheduled Pre-Construction Inspection for tomorrow (11/14/24) at 1:30 PM.

Thank you,

Chris Bryson, R.S., D.R. | *Assistant Chief Sanitarian*
Fort Bend County Health & Human Services
Environmental Health Department | Suite A-800
Main Phone: 281-342-7469
Christopher.Bryson@fortbendcountytx.gov
4520 Reading Rd., Rosenberg, TX 77471
www.fbchhs.org



From: Ashley King <ashley@aesepcticmagnolia.com>
Sent: Wednesday, November 13, 2024 8:49 AM
To: Bryson, Christopher <Christopher.Bryson@fortbendcountytx.gov>
Subject: FW: Need Updated OSSF Maintenance Contract (Fort Bend County Westpark Park & Ride)

Hey Chris,

We have another installer helping us out with this job. Please find attached updated application with the installer information.

AES Septic will still be the maintenance provider.

Installer is Oscar Lugo and his license number is 33907.
Phone number: 713-545-3532
Email: lugobrothersllc@gmail.com

The pre site inspection is scheduled for tomorrow (11-14-24) at 1:30pm. Let me know if you have any questions.

Kind Regards,
Ashley King



Ashley King
Compliance Manager, D.R OS0038451
30703 North Cripple Creek Dr.
Magnolia, Tx 77354
(281) 356-5000
www.aesepcticmagnolia.com



Health & Human Services
Environmental Health
Fort Bend County, Texas
4520 READING ROAD ♦ SUITE A-800 ♦ ROSENBERG, TX 77471
OFFICE: 281-342-7469 FAX: 281-342-5572



ON-SITE SEWAGE FACILITY PERMIT APPLICATION

EH Permit # 2024-442
Development Permit# 2024-72721

Key Map: 526F
Precinct: 1

1. **PROPERTY OWNER:** Fort Bend County WestPark Park & Ride
(LAST) (FIRST) (MIDDLE)
2. **MAILING ADDRESS:** 301 Jackson Street, Suite 301 Richmond, TX 77469
(STREET/P.O. BOX) (CITY/STATE) (ZIP)
3. **TELEPHONE NO. HOME:** (281) 238-3578 WORK: (281) 238-3095
4. **PROPERTY OWNER EMAIL:** james.knight@fortbendcountytexas.gov
5. **SITE ADDRESS:** 19820 FM 1093 Rd. Richmond 77407
(STREET) (CITY) (ZIP)
6. **PROPERTY DESCRIPTION:** Lot Res. A Block 1 Sec. Subdivision Fort Bend County Westpark Park & Ride
OR
Survey: Abstract Vol. Page
7. **LOT SIZE:** 10.783 Acres *PROPERTY SURVEY MUST BE ATTACHED FOR ALL PROPERTIES.
8. **SOURCE OF WATER:** ☐ Private Well ☒ Public Water Supply Cinco mud 8
(NAME OF WELL DRILLER OR SUPPLIER)
9. **SINGLE FAMILY RESIDENCE:** # Of Bedrooms n/a Living Area (Sq. Ft.) n/a
Water Saving Devices Installed? Yes ☒ No ☐
10. **COMMERCIAL/INSTITUTIONAL** (including multi-family residences) TYPE: WestPark Park & Ride - Restroom Facility.
NUMBER OF EMPLOYEES/OCCUPANTS/UNITS: 304 Square Footage
11. **DESIGNER:** Nathaniel C. Lail Registration # 130720 Phone # 281-373-0500 Email: n.lail@waterengineers.com
12. **INSTALLER:** Nick Daniels Registration # Nick #30783 Phone # 281-356-5000 Email: info@aesepitcagnolia.com
Darin Daniels Registration # Darin #26706 Phone # 281-356-5000 Email:
13. **SITE EVALUATOR:** Nathaniel C. Lail Registration # 130720 Phone # 281-373-0500 Email: n.lail@waterengineers.com
14. **OWNER'S AGENT:** Aes Septic
(Authorized to Submit the Permit Application & the Planning Materials to the Permitting Authority)

This application is valid for one (1) year after dated receipt of payment.

Authorization is hereby given to Fort Bend County to enter upon the above described property for the purpose of inspecting sewage facilities for any reason consistent with the Texas Health and Safety Code.

I HEREBY CERTIFY THAT ALL STATEMENTS IN THIS DOCUMENT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Property Owner Signature: [Signature] Date: 10.10.24

Reviewed By: Chris B.D.R. Date: 11/4/2024
Fort Bend County Designated Representative

Designated Representative License #: 0030996 Revised 10/10/23

VOID - * See updated Application Form
C.B.B. 11/13/24 (Rec: 11/13/24). Changing OSSF
Installer.



**AFFIDAVIT TO THE PUBLIC
CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

THE COUNTY OF FORT BEND
STATE OF TEXAS

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Fort Bend County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a continuous service policy, according to 30 Texas Administrative Code §285.91(12) will be installed on the property(ies) described and that this recorded affidavit affirms that the property(ies) will not be sold separately, subdivided, or re-platted without prior approval from the Fort Bend County Environmental Health Department.

Fort Bend County Westpark Park and Ride, Blk. 1, Reserve A,

1) Legal Description: Acres 10.783 in Fort Bend County

2) Legal Description: _____

_____ Check here if additional properties are involved. Provide additional legal descriptions on a separate sheet labeled "Attachment A".

Physical address(es): 19820 FM 1093 Rd., Richmond, Tx 77407

The property is owned by:

Owner: FORT BEND COUNTY

The OSSF shall be covered by a continuous service policy. All service on this OSSF must be performed by an approved maintenance provider, and a signed continuous service policy must be submitted to Fort Bend County within 30 days after the property has been transferred.

Upon any sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Fort Bend County.

WITNESS BY HAND(S) ON THIS 10 DAY OF October, 2024.

James Knight
(Owner(s) signature(s))

James Knight

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF October, 2024

Ashley King
Notary Public, State of Texas

Revised November, 2010

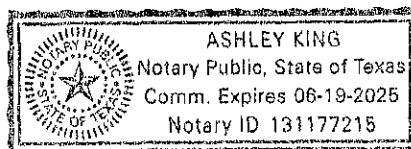


Exhibit A

**METES AND BOUNDS DESCRIPTION
OF 10.78 ACRES OF LAND
OUT OF THE H. D. BROWN SURVEY, A-406
FORT BEND COUNTY, TEXAS**

All that certain 10.78 acres of land out of the 71.3364 acre tract described in the deed from James W. Smith, Jr., Trustee to Rodman S. Peddie, et al, recorded under Volume 659, Page 127 in the Deed Records of Fort Bend County, Texas, out of the H. D. Brown Survey, A-406, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows: (All bearings based on the record bearing of N 84° 46' 46" E in the north line of said 71.3364 acre tract);

Commencing at a Corps of Engineers concrete monument found for the southeast corner of the 42.2 acre tract of land described in the Final Judgement to the United States of America, recorded under Volumes 225, Page 26, in the Deed Records of Fort Bend County, Texas; Thence S 84° 46' 46" W - 592.75' along the south line of said 42.2 acre tract to a 1/2" iron pipe found for the northeast corner and POINT OF BEGINNING of the herein described tract in the north line of the aforesaid 71.3364 acre tract;

THENCE S 13° 44' 52" E - 736.05' along the west line of the 7.681 acre tract of land described in the deed from Lloyd Estate Trustee to Houston Lighting & Power Company, recorded under Volume 739, Page 571 in the Deed Records of Fort Bend County, Texas, to a 1/2" iron pipe found for the southeast corner of the herein described tract in the north right-of-way line of State F.M. Highway 1093 (100' R.O.W.)

THENCE S 84° 58' 55" W - 702.29' along said north right-of-way line to a 5/8" iron rod set for the southwest corner of the herein described tract;

THENCE N 05° 01' 05" W - 725.44' to a 5/8" iron rod set for the northwest corner of the herein described tract in the aforesaid north line of the 71.3364 acre tract;

THENCE N 84° 46' 46" E - 590.59' along said north line to the POINT OF BEGINNING of the herein described tract and containing 10.78 acres (469,700 square feet) of land.

Prepared by:
G.P. SURVEYORS
a division of
Pate Engineers, Inc.

Job No. 279-002-52
Original Issue date:
December 10, 1992

Certification Date
December 10, 1992

THIS LEGAL DESCRIPTION IS BASED ON THE SURVEY BY G.P. SURVEYORS, CERTIFIED
DECEMBER 10, 1992.

Res. County Attorney

2476 1407

FILED

'92 DEC 23 P2:48

Shirley Wilson
COUNTY CLERK
FORT BEND COUNTY, TEX.

STATE OF TEXAS COUNTY OF FORT BEND
I hereby certify that this instrument was filed on
the 23rd day of December 1992 at 2:48 PM and was
duly recorded in the volume and page of the Official
Records of Fort Bend County, Texas as stamped by
me.

DEC 29 1992



Shirley Wilson
County Clerk, Fort Bend Co., Tex.



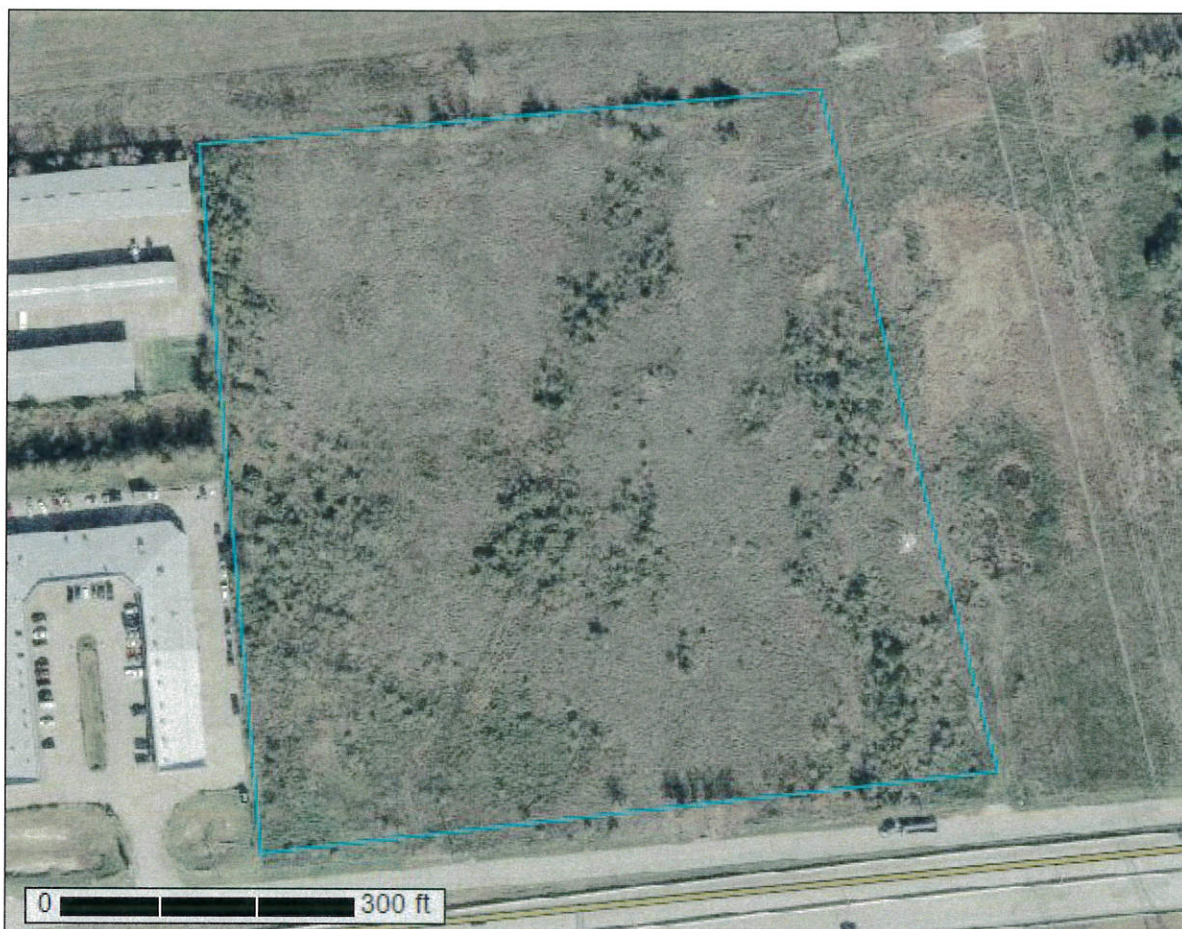
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

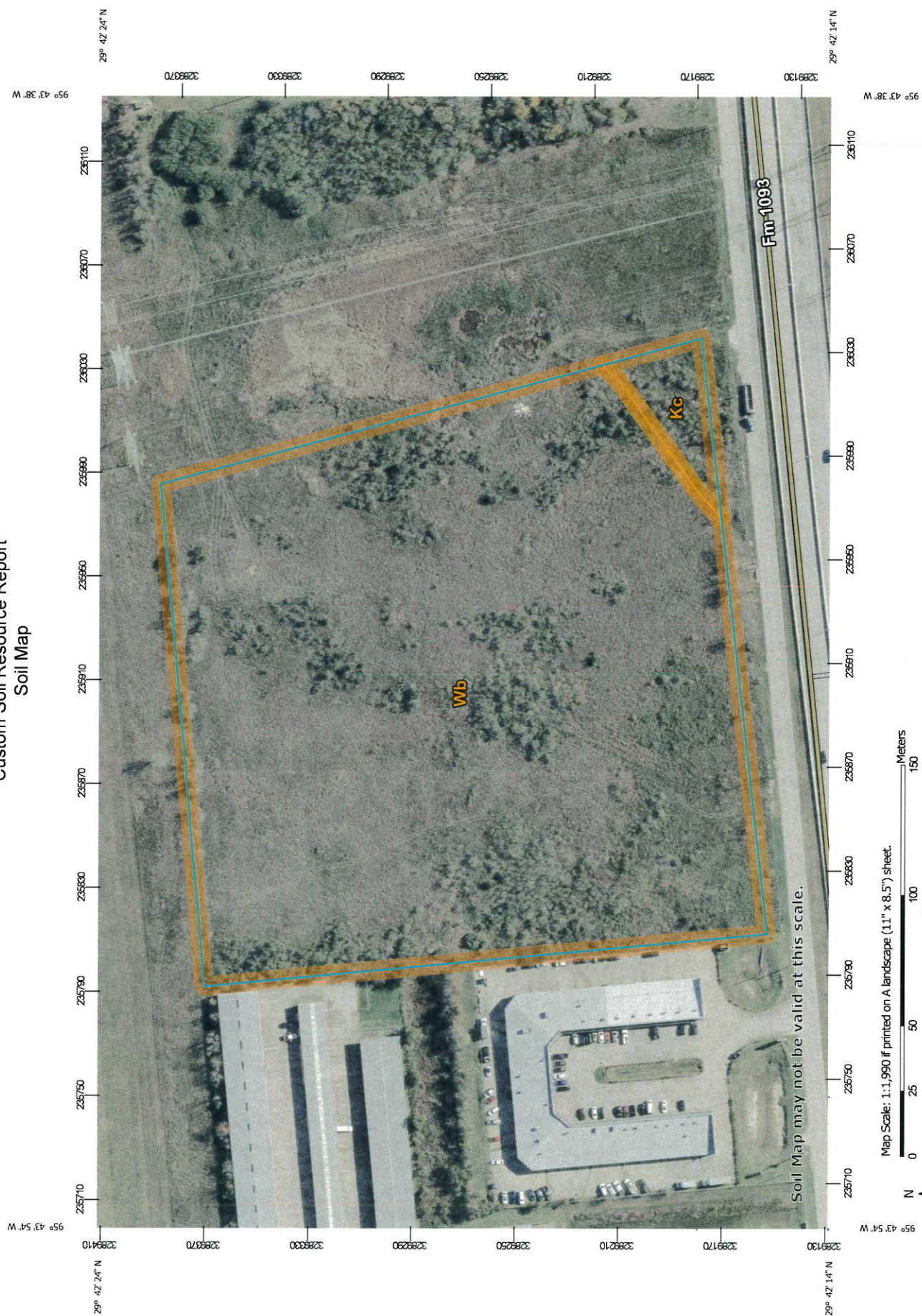
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Fort Bend County, Texas**









































June 27, 2024

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
Soil Map Unit Lines		Soil Map Unit Points		Very Stony Spot
Special Point Features		Blowout		Wet Spot
Borrow Pit		Closed Depression		Other
Clay Spot		Gravel Pit		Special Line Features
Gravelly Spot		Gravelly Spot		Water Features
Landfill		Lava Flow		Streams and Canals
Marsh or swamp		Marsh or swamp		Transportation
Mine or Quarry		Mine or Quarry		Rails
Miscellaneous Water		Miscellaneous Water		Interstate Highways
Perennial Water		Perennial Water		US Routes
Rock Outcrop		Rock Outcrop		Major Roads
Saline Spot		Saline Spot		Local Roads
Sandy Spot		Sandy Spot		Background
Severely Eroded Spot		Severely Eroded Spot		Aerial Photography
Sinkhole		Sinkhole		
Slide or Slip		Slide or Slip		
Sodic Spot		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fort Bend County, Texas
Survey Area Data: Version 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
Kc	Cyfair-Katy complex, 0 to 1 percent slopes	0.3	3.0%
Wb	Clodine-Warrenlake very fine sandy loams complex, 0 to 1 percent slopes	11.1	97.0%
Totals for Area of Interest		11.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fort Bend County, Texas

Kc—Cyfair-Katy complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: nm3
Elevation: 140 to 250 feet
Mean annual precipitation: 43 to 48 inches
Mean annual air temperature: 67 to 69 degrees F
Frost-free period: 271 to 300 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Cyfair and similar soils: 40 percent
Katy and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cyfair

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

A1 - 0 to 8 inches: fine sandy loam
A2 - 8 to 17 inches: fine sandy loam
Bt1 - 17 to 55 inches: clay loam
Bt2 - 55 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C/D
Ecological site: R150AY741TX - Northern Loamy Prairie
Hydric soil rating: No

Custom Soil Resource Report

Description of Katy

Setting

Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 8 inches: fine sandy loam
E - 8 to 17 inches: fine sandy loam
Bt1 - 17 to 37 inches: clay loam
Bt2 - 37 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R150AY741TX - Northern Loamy Prairie
Hydric soil rating: No

Minor Components

Gessner

Percent of map unit: 15 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R150AY537TX - Lowland
Hydric soil rating: Yes

Clodine

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R150AY537TX - Lowland
Hydric soil rating: Yes

Custom Soil Resource Report

Garwood

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R150AY535TX - Southern Loamy Prairie
Hydric soil rating: No

Wb—Clodine-Warrenlake very fine sandy loams complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2mhx3
Elevation: 120 to 170 feet
Mean annual precipitation: 40 to 49 inches
Mean annual air temperature: 68 to 70 degrees F
Frost-free period: 270 to 300 days
Farmland classification: Not prime farmland

Map Unit Composition

Clodine and similar soils: 41 percent
Warrenlake and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clodine

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 7 inches: very fine sandy loam
Bt1 - 7 to 23 inches: very fine sandy loam
Bt2 - 23 to 33 inches: loam
Btn - 33 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 1 percent

Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 30.0

Available water supply, 0 to 60 inches: Very high (about 12.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: B/D

Ecological site: R150AY537TX - Lowland

Hydric soil rating: Yes

Description of Warrenlake

Setting

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy fluviomarine deposits derived from igneous, metamorphic
and sedimentary rock

Typical profile

A - 0 to 11 inches: very fine sandy loam

Bt_{nz} - 11 to 18 inches: very fine sandy loam

B_{tnyz}1 - 18 to 71 inches: loam

B_{tnyz}2 - 71 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 4 to 20 inches to natric

Drainage class: Somewhat poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Gypsum, maximum content: 3 percent

Maximum salinity: Slightly saline to strongly saline (7.0 to 25.0 mmhos/cm)

Sodium adsorption ratio, maximum: 65.0

Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): 7s

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B/D

Ecological site: R150AY540TX - Salty Prairie

Hydric soil rating: Yes

Custom Soil Resource Report

Minor Components

Cyfair

Percent of map unit: 10 percent

Landform: Flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R150AY741TX - Northern Loamy Prairie

Hydric soil rating: No

Gessner

Percent of map unit: 5 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R150AY537TX - Lowland

Hydric soil rating: Yes

Urban land

Percent of map unit: 5 percent

Landform position (three-dimensional): Talf

Down-slope shape: Linear

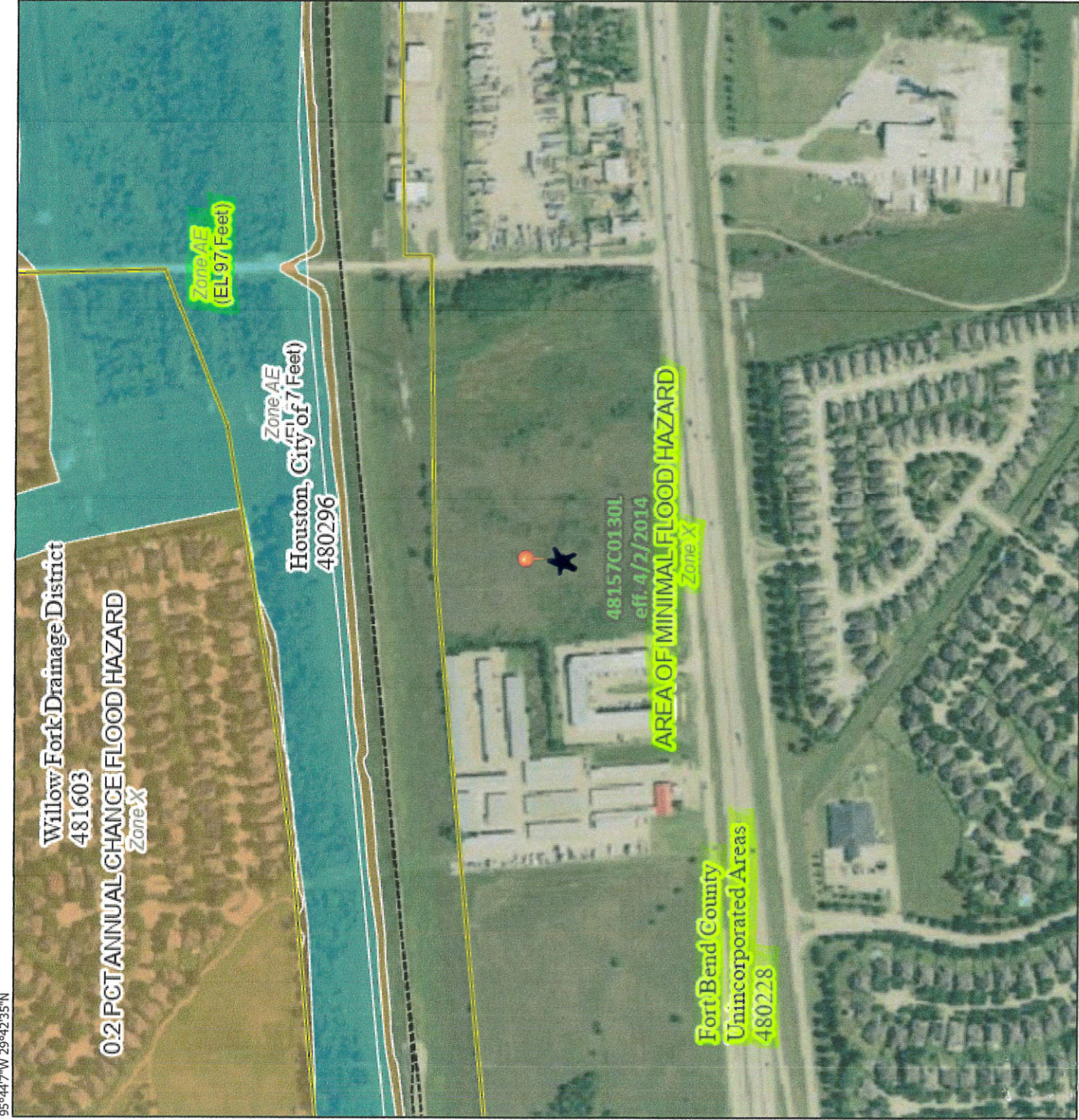
Across-slope shape: Linear

Hydric soil rating: No

National Flood Hazard Layer FIRMette



95°44'7"W 29°42'35"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

95°43'29"W 29°42'4"N

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2024 at 5:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Fort Bend CAD Web Map



9/9/2024, 4:38:38 PM

City Limits

Texas Counties

Image

Image

Red: Red

Green: Green

 Blue: Blue

0	0.03	0.07	0.13 mi
1:4,514			

Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com and survey and represents only the approximate relative location of boundaries.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries. I-90 Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Account	
Quick Ref ID: R117144	Geographic ID: 0406-02-000-0020-914
Type: Real Exempt	Zoning:
Property Use: Condo:	
Location	
Site Address: FM 1093, Katy, TX 77450	
Map ID: Z-031	Mapscot
Legal Description: 0406 H D BROWN, ACRES 10.783, Restricted Reserve "A" (Commercial), Block 1, Fort Bend County Westpark Park And Ride	
Abstract/Subdivision: 0406 - H D BROWN	
Neighborhood: 5953	
January 1 Owner	
Owner ID: 00009421	
Name: Fort Bend County	
Agent:	
Mailing Address: 301 Jackson	
	Richmond, TX 77469-3108
% Ownership: 100.00%	
Exemptions: EX - Exempt Property	
For privacy reasons not all exemptions are shown online.	

Property Details

Property Values	
Improvement Homestead Value: \$0 (+)	
Improvement Non-Homestead Value: \$0 (+)	
Land Homestead Value: \$0 (+)	
Land Non-Homestead Value: \$5,636,490 (+)	
Agricultural Market Valuation: \$0 (+)	
Value Method: COST	
Market Value: \$5,636,490 (=)	
Agricultural Value Loss: \$0 (-)	
HS Cap Loss/Circuit Breaker: \$0 (-)	
Appraised Value: \$0	
Ag Use Value: \$0	

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Land						
Type	Description	Acreage	Sqft	Eff	Depth	Market Value
CM	Commercial	10.78	469,708.00			\$5,636,490
	Miscellaneous					\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$5,636,490	\$0	\$0	\$0
2023	\$0	\$5,636,490	\$0	\$0	\$0
2022	\$0	\$5,636,490	\$0	\$0	\$0
2021	\$0	\$5,636,490	\$0	\$0	\$0
2020	\$0	\$5,636,490	\$0	\$0	\$0
2019	\$0	\$5,636,490	\$0	\$0	\$0
2018	\$0	\$5,636,490	\$0	\$0	\$0

■ Property Deed History

Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
	Conv	Conversion	WHELESS, MARIAN	Fort Bend County	2476	1402	
	Conv	Conversion	UNKNOWN	WHELESS, MARIAN			
	Conv	Conversion		LLOYD			
	Conv	Conversion		UNKNOWN	1413	282	

SITE EVALUATION

ALL BLANKS MUST BE FILLED IN AND WHERE APPLICABLE, APPROPRIATE ITEMS CIRCLED. IF THE ITEM IS NOT APPLICABLE, WRITE "N/A" IN THE BLANK.

CLIENT: FORT BEND COUNTY ADDRESS: WESTPARK TOLLWAY

19820 FM 1093 Rd
Richmond, TX 77407

Subdivision: N/A (plat attached) Section: Lot: Block:

Survey: HD BROWN SURVEY, A 406 (Copy Attached) Abstract: 406

Property Size: 10.78 AC Acres:

Existing/ Proposed (circle one) Structure to be served: PARK & RIDE RESTROOM FACILITY

TOPOGRAPHY

SLOPE: Flat (under 2%): ☒

Slight (Under 6%): ☐

Severe (Over 30%): ☐

VEGETATION: Grass/ Brush: ☒

Lightly Wooded: ☐

Heavily Wooded: ☐

SITE DRAINAGE: Poor ☐

Adequate ☒

Good ☐

Other ☐

NOTE: If slope is severe, a topography survey with half-foot contours must be provided with this form on the design. If site drainage is poor or the slope is flat, then a detailed drainage plan must be provided on the design if a subsurface disposal system is proposed.

FLOOD HAZARD

PROPERTY IS LOCATED:

Outside 100-Year Flood Plain

☒

In 100-Year Flood Plain

☐

In 100-Year Flood Plain and Flood Way

☐

NOTE: Attach a to scale portion of the FEMA Flood Insurance Rate Map (FIRM) with the extents of the construction site drawn to scale or a property survey with the current Flood Plain Determination.

WATER SUPPLY

WATER SUPPLY IS: PUBLIC ☒ COMMUNITY ☐ PRIVATE ☐

If supply is Public or Community, provide the name of the water supplier: CINCO MUD 8

NOTE: If the water supply is a completed well on site, provide the following well information:

Size of Well Casing: N/A Year Drilled: N/A Driller: N/A

Depth of Well: N/A (feet) Cementing Depth: N/A

Sealing Block Present:

YES ☐

NO ☒

Well House Protecting Well:

YES ☐

NO ☒

Is a Well Log (Drilling Report) available (Attach Copy if Available)

YES ☐

NO ☒

Are the Neighboring Wells within 100 feet of the property
(If yes, they must be shown on the design.)

YES ☐

NO ☒

OTHER SET BACKS

Neighboring Wells Within 100 Feet of Property Line

YES ☐

NO ☒

Streams, Ponds, or Lakes within 75 feet of Property Line

YES ☒

NO ☐

Sharp Slopes, Breaks or Dry Ditches

YES ☒

NO ☐

NOTE: If any of these exist or are proposed they must be shown on the design site plan.

Date: 10/07/2024

Site Address: WESTPARK TOLLWAY

19820 FM 1093 Rd.
Richmond, TX 77407

Date: 10/07/2024

EFFLUENT LOADING DETERMINATION

SOIL TEXTURE

SOIL CLASS

LONG TERM LOADING RATE

Course Sand, Gravel

Ia ☐ >0.50 (Not Suitable for Standard Systems)

Sand, Loamy Sand

Ib ☐ 0.38

Sandy Loam, Loam

II ☒ 0.25

Sandy Clay Loam, Sandy
Clay, Clay Loam, Silty Clay
Loam, Silty Loam, Silt

III ☐ 0.20

Clay, Silty Clay

IV ☐ 0.1 (Not Suitable for Standard Systems)

NOTE: The site soil condition must be evaluated to a minimum of two feet (2') below the application area disposal depth or to a restrictive horizon whichever is shallower.

Indication of Seasonal Water Table:

YES ☒

NO ☐

Depth: 12"

Is Soil Suitable for a Standard System:

YES ☐

NO ☒

Application Rate: .045

NOTE: If soil has an application rate of over 0.38 g/sqft/d or less than 0.10 g/sqft/d or a high seasonal water table then standard systems are prohibited by State Law.

I Nathaniel Lail, P.E., a registered site evaluator/ professional engineer (circle one) did personally conduct the site evaluation on 06/27/24.
Date

I certify these results are true and correct for the property evaluated.

10/07/2024

Date

Signature

Site Evaluator License Number: 130720

WATERENGINEERS, INC.
TBPE FIRM No. 2066

SEAL

