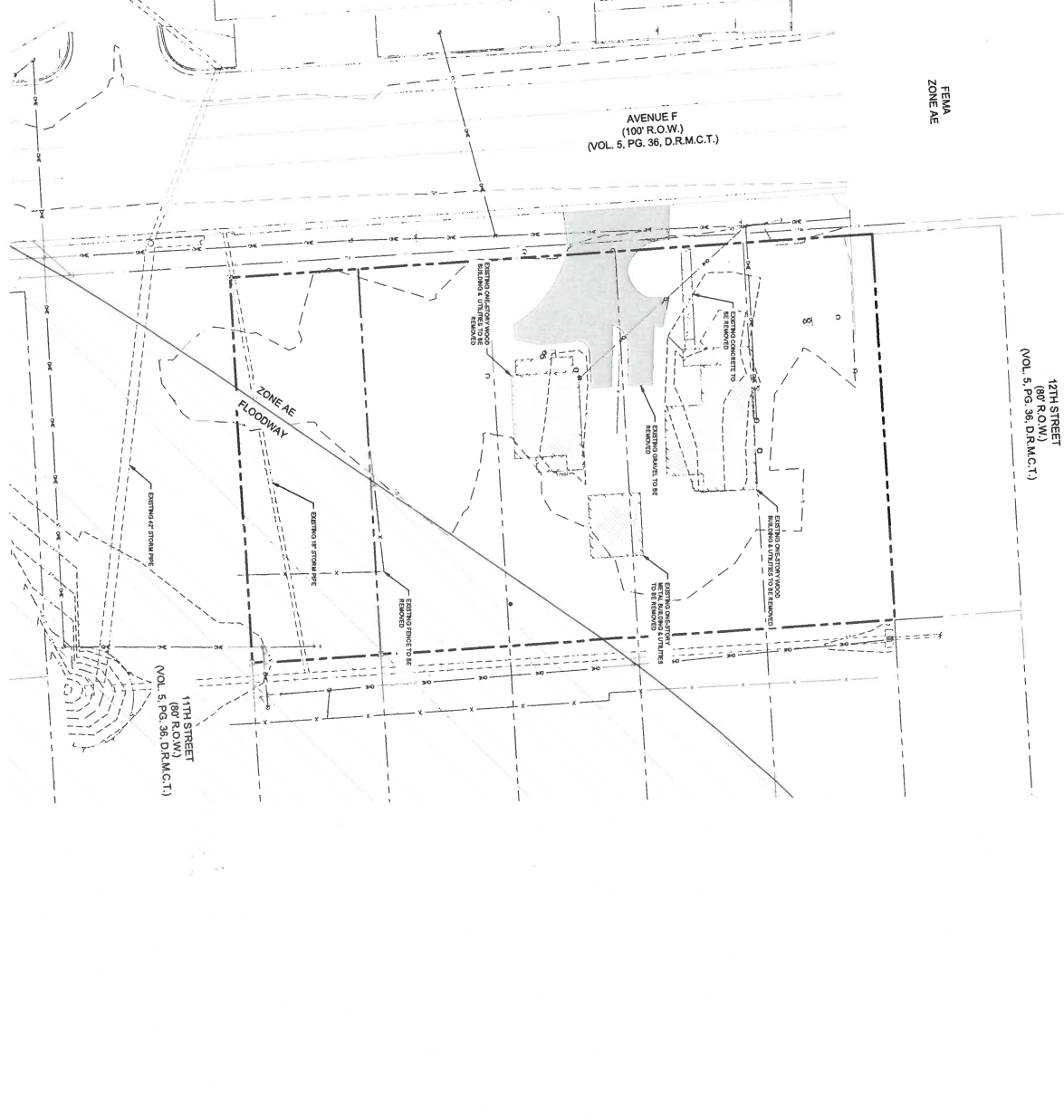


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FEMA  
ZONE AE

AVENUE F  
(100' R.O.W.)  
(VOL. 5, PG. 36, D.R.M.C.T.)

12TH STREET  
(100' R.O.W.)  
(VOL. 5, PG. 36, D.R.M.C.T.)

11TH STREET  
(80' R.O.W.)  
(VOL. 5, PG. 36, D.R.M.C.T.)

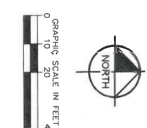
**LEGEND**

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- SECTION LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER
- EXISTING STORM SEWER
- EXISTING GRAVEL PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- FEMA FLOODWAY
- EXISTING BUILDING TO BE DEMOLISHED

**FEMA FLOODPLAIN NOTE**

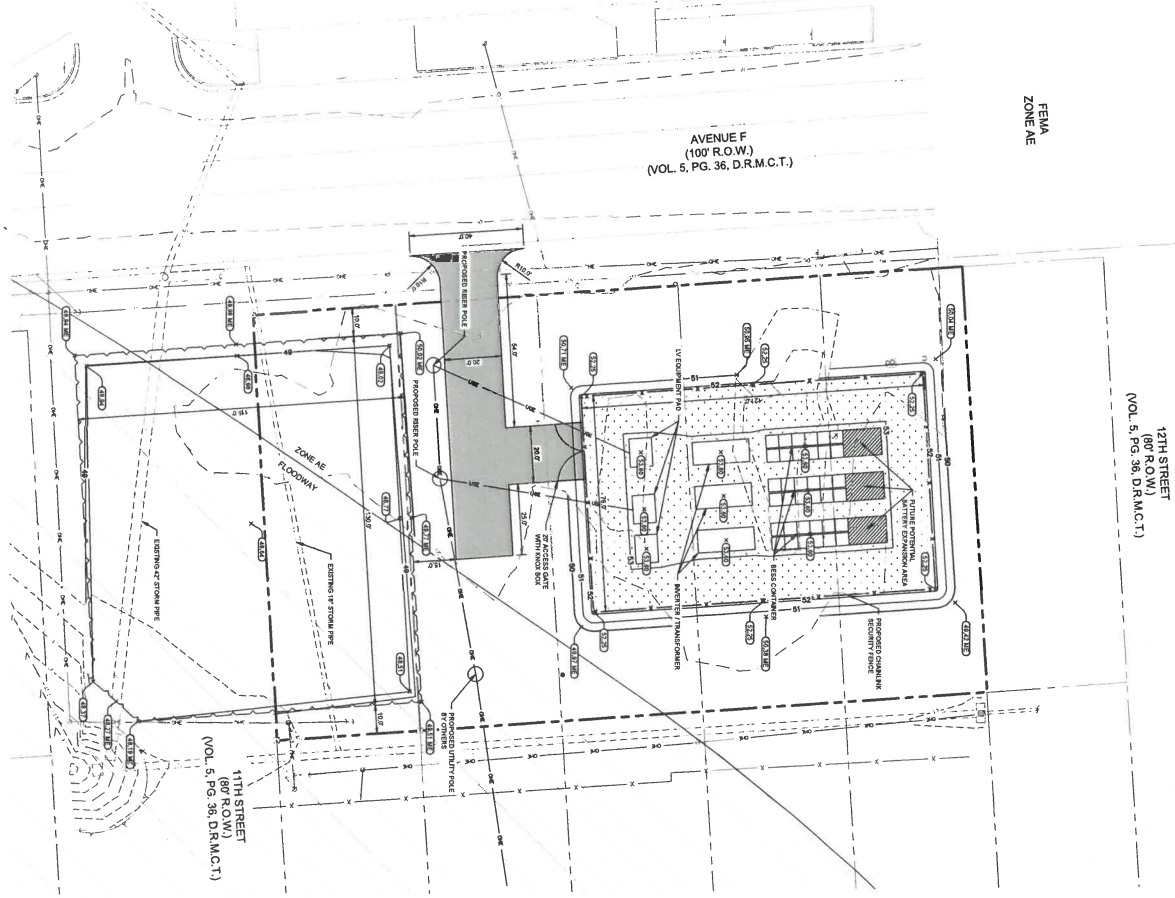
THIS TRACT LIES WITHIN FEMA FLOOD ZONE AE, ACCORDING TO THE FEMA FIRM MAP NUMBER 82272C02. DATED JANUARY 15, 2015. THE MAP SCALE IS 1"=200'. ANY CHANGES TO THIS FLOODPLAIN ZONE SHALL BE THE RESPONSIBILITY OF THE CLIENT.

EXISTING FLOODPLAIN CALCULATIONS		25-YEAR		100-YEAR	
CHANNEL	AREA (SQ FT)	C	TC (MIN)	AREA (SQ FT)	TC (MIN)
AVENUE F	9,100	0.35	17.2	9,100	17.2
11TH STREET	1,200	0.35	2.5	1,200	2.5
12TH STREET	1,200	0.35	2.5	1,200	2.5
TOTAL	11,500	0.35	22.2	11,500	22.2



<p><b>SMT BAY CITY LLC</b> 10MWh AC BESS FACILITY</p> <p>BAY CITY TEXAS</p>	<p><b>EXISTING CONDITIONS &amp; DEMOLITION PLAN</b></p>	<p>KHA PROJECT 068819201 DATE 01/26/2022 SCALE AS SHOWN DESIGNED BY CBM DRAWN BY NMR CHECKED BY CBM</p>	<p><b>Kimley-Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1400 WOODLOCH FOREST DRIVE, SUITE 225, THE WOODLANDS, TX 77380 PHONE 281-475-2816 WWW.KIMLEY-HORN.COM TYPE FIRM REGISTRATION F-929</p>						
<p>1 OF 2</p>		<table border="1" style="width: 100%;"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		No.	REVISIONS	DATE			
No.	REVISIONS	DATE							

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and completion by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

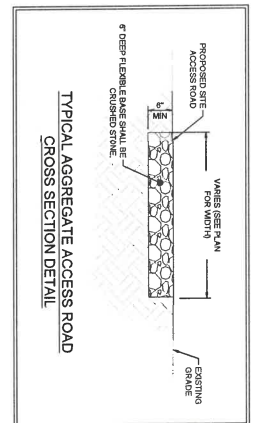


FEMA  
ZONE AE

12TH STREET  
(80' R.O.W.)  
(VOL. 5, PG. 38, D.R.M.C.T.)

AVENUE F  
(100' R.O.W.)  
(VOL. 5, PG. 36, D.R.M.C.T.)

11TH STREET  
(80' R.O.W.)  
(VOL. 5, PG. 38, D.R.M.C.T.)



**LEGEND**

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- FUTURE GRADE CONTOUR
- PROPOSED AREA OR CUT
- SECTION LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- UNDERGROUND MEDIUM VOLTAGE LINE
- EXISTING STORM SEWER
- EXISTING STORM SEWER
- PROPOSED AGGREGATE ACCESS ROAD
- PROPOSED MUDCH
- FEMA FLOODWAY

**FEMA FLOODPLAIN NOTE**

THIS PROJECT DESIGNATION BEHIND IS CLASSIFIED AS ACCORDING TO THE FEMA FLOOD MAP NUMBER 48077C002F DATED JANUARY 15, 2009. THE ONE-YEAR BASE FLOOD ELEVATION IS 56.6'. EQUIPMENT TO BE PLACED AT A MINIMUM ELEVATION OF 54.0'.

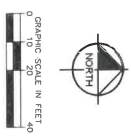
**FLOODPLAIN CUT/FILL VOLUME TABULATION**

NOTE: EXISTING CALCULATIONS ARE BASED UPON THE 2009 FLOODPLAIN DATA SET.	FLOODPLAIN STORAGE VOLUME (BELOW 56.6')		FLOODPLAIN STORAGE VOLUME (BELOW 54.0')	
EXISTING GRADE AND TO FLOODPLAIN SURFACE	AC-FT	CU	AC-FT	CU
PROPOSED GRADE	0.88	128.91	1.12	151.72
MINUS PROJECT REDUCTION IN NET CUT OF 0.21 CU IN THE FLOODPLAIN				

**PROPOSED DRAINAGE CALCULATIONS**

DRAINAGE AREA (AC)	20-YEAR TC (MIN)	20-YEAR Q (MGD)	20-YEAR VOLUME (CU)	20-YEAR PEAK FLOW (MGD)	20-YEAR PEAK FLOW (MGD)
1	0.86	0.24	0.72	1.59	1.62

EXISTING IMPROVED AREA	0.111 AC
PROPOSED IMPROVED AREA	0.111 AC





**April 21<sup>st</sup> 2022 - Planning Commission**

**Other Minor Plats (and Subdivisions):**

Magills

Humberto Lopez

Hurley

Blackcat Substation

Anderson

Hinojosa Subdivision

Folse Subdivision



TBG

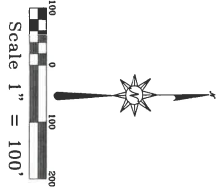
Bay City TIRZ 2

Conceptual  
Master Plan

Bay City, Texas  
20 January 2022  
Bold Fox, Development



11/13/2021  
11/13/2021  
11/13/2021  
11/13/2021



50'x120' = 155 LOTS  
 60'x120' = 55 LOTS  
 70'x120' = 17 LOTS  
 226 TOTAL RESIDENTIAL LOTS

This document is prepared for the purposes of  
 under the authority of N. Mitchell Certificate P.E. 120070 on  
 02-04-2022

<b>PRINTED</b> DATE: 01/17/22 DRAWN BY: SGP CHECKED BY: NMC DESIGNED BY: SGP 38743		<b>LYNNE ENGINEERING</b> 1221 AVENUE F BAY CITY, TEXAS 77414 PH: (879) 245-8900 FAX: (879) 245-5345		ARCH/ENG SEAL										
<b>REVISIONS</b> <table border="1"> <tr><th>NO.</th><th>REVISIONS</th></tr> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </table>		NO.	REVISIONS	1		2		3		4		<b>VALOR PARK</b> BAY CITY, TEXAS <b>CONCEPT LAYOUT</b>		F-324
NO.	REVISIONS													
1														
2														
3														
4														