

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10757 - K&H DEVELOPMENTS\PROJECTS\10757-005 - WATER OAKS MHC - BROOKSHIRE\03 CAD\DESIGN SET\INFRASTRUCTURE DEV PLAN SHEET SET\01 COVER SHEET.DWG Jun. 7, 2024--7:50 AM LAURYN

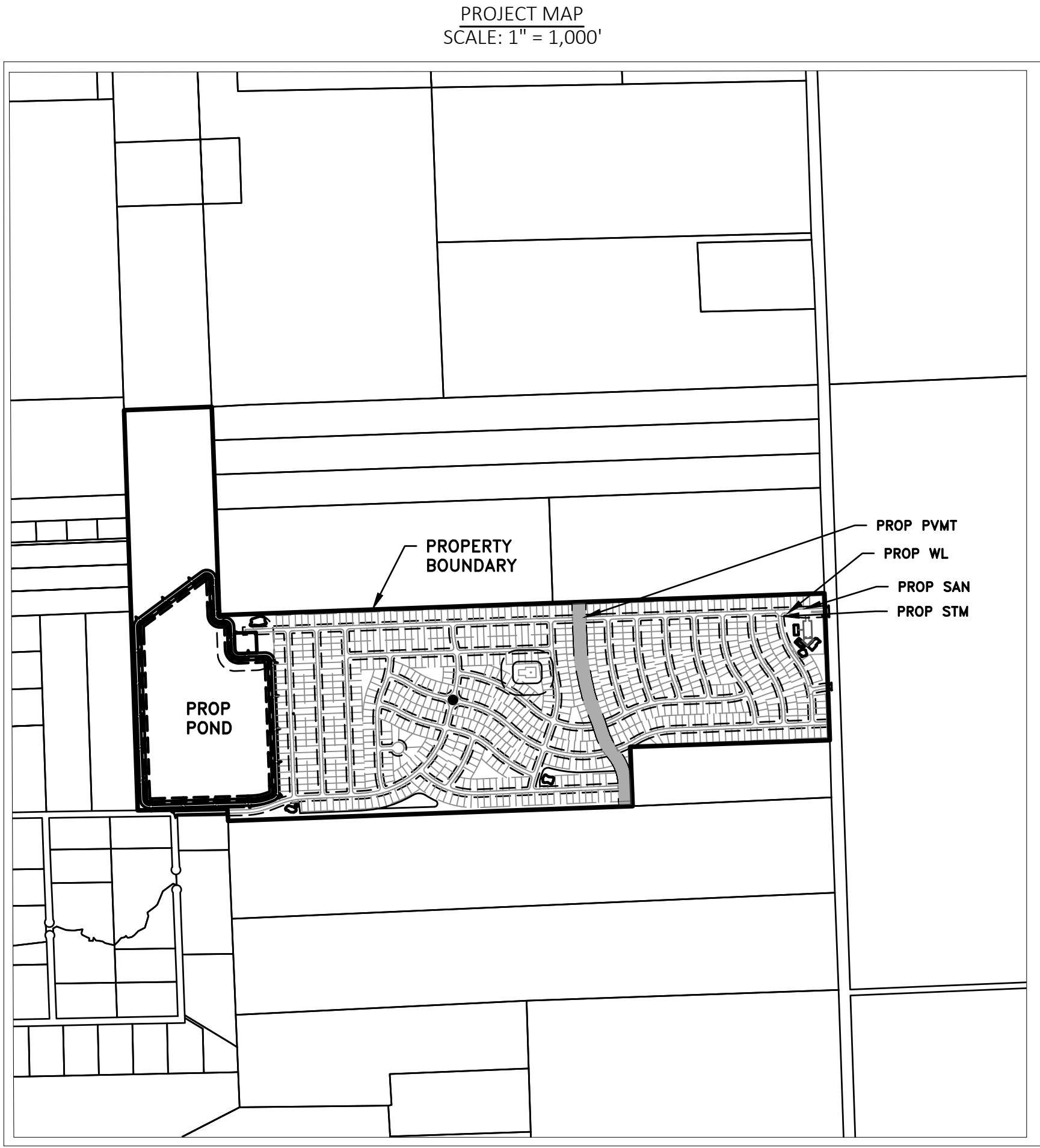
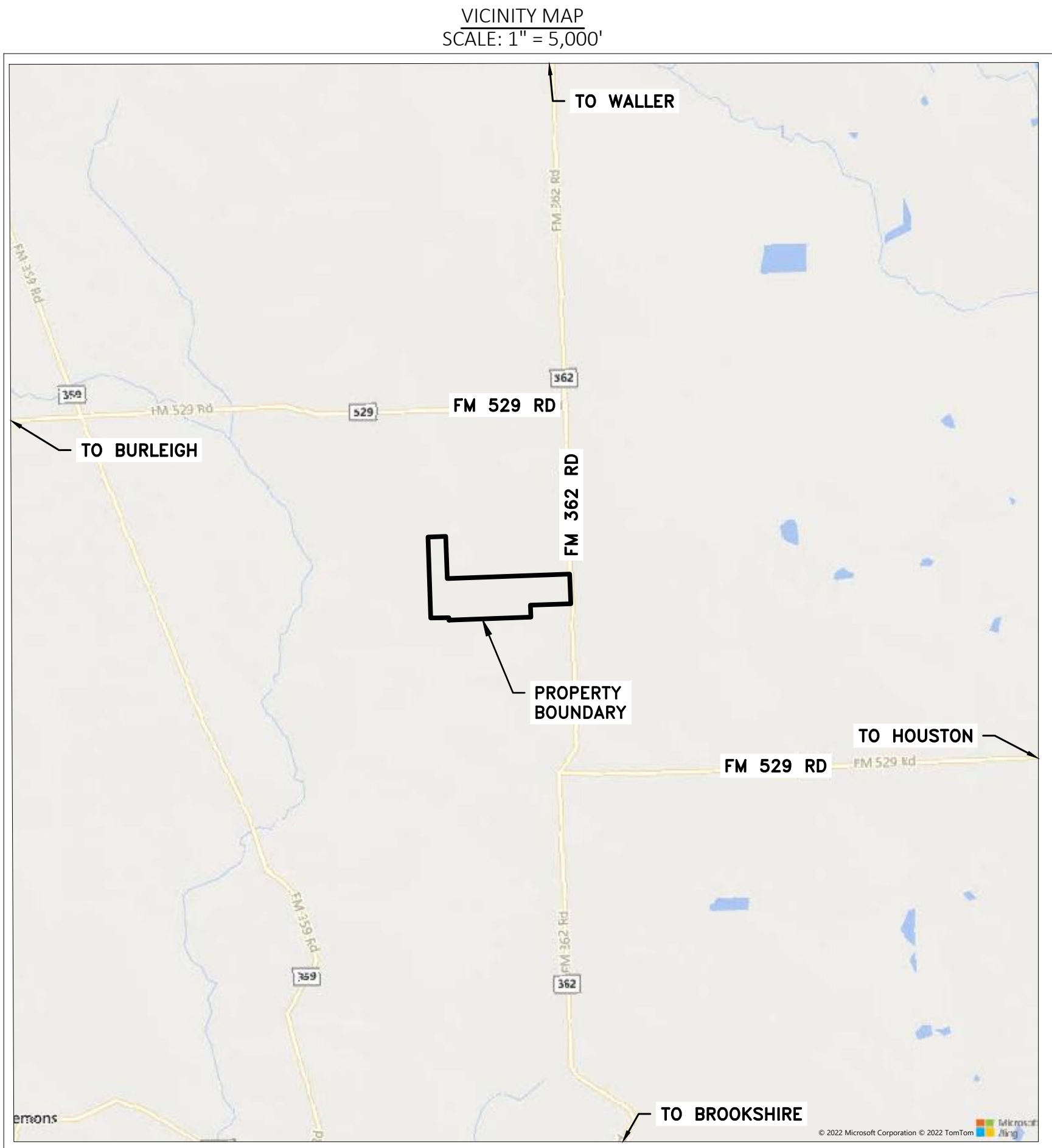
WALLER COUNTY, TEXAS

WATER OAKS MHC-BROOKSHIRE

INFRASTRUCTURE DEVELOPMENT PLAN

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PROJECT NOTES

AN INFRASTRUCTURE DEVELOPMENT PLAN OF WATER OAKS DEVELOPMENT AND BROOKSHIRE ±255.015 ACRES OUT OF HE H.G.T.C.R.R. CO SURVEY, A194 WALLER COUNTY, TEXAS

869 RENTAL LOTS: APPROXIMATELY 0.14 ACRES EACH (55'X110')--HOMES PROVIDED BY TENANTS, LOTS RENTED BY TENANTS.

OCCUPANCY NOTE:
OCCUPANCY WILL BE APPROXIMATELY 2-6 OCCUPANTS PER HOME.

MANAGEMENT STATEMENT:
THE PROPERTY WILL BE MANAGED FROM AN ONSITE OFFICE. ONSITE MANAGER TO LIVE IN THE COMMUNITY.
OFFICE HOURS: 9AM-6PM
CLUBHOUSE HOURS 9AM-9PM
CALL CENTER ACTIVE 24/7

UTILITY STATEMENT:
WATER WILL BE PROVIDED BY AN ONSITE WATER PLANT OPERATED BY QUADVEST. FIRE HYDRANTS TO BE PROVIDED THROUGHOUT DEVELOPMENT. WASTEWATER SERVICE WILL BE PROVIDED BY AN ONSITE WASTEWATER TREATMENT PLANT OPERATED BY QUADVEST. NO GAS SERVICE OR COUNTY ROADS ARE BEING PROPOSED. ELECTRIC SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.

LEGAL DESCRIPTION:
APPROXIMATELY 255.0150 ACRES OF LAND, A PORTION OF A CALLED 165.0102 ACRES, AND ALL OF A CALLED 60.836 ACRES, A CALLED TRACT I: 26.163 ACRES AND TRACT II: 24.093 ACRES, LYING IN THE H.&T.C.R.R. CO. SURVEY, A-194 AND A-194, WALLER COUNTY, TEXAS.

SURVEY DATE:
NOVEMBER 11, 2021

IDP PREPARATION DATE:
APRIL 4, 2024

BENCHMARK:
RM: 110230 ELEV=203.68 (NAVD88)
DESCRIPTION OF BENCHMARK:
BRASS DISK LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF F.M. 362 AND F.M. 529

● SITE BENCHMARK "A":
SET 800 NAIL
ELEV.=163.65'(GEOID 18)

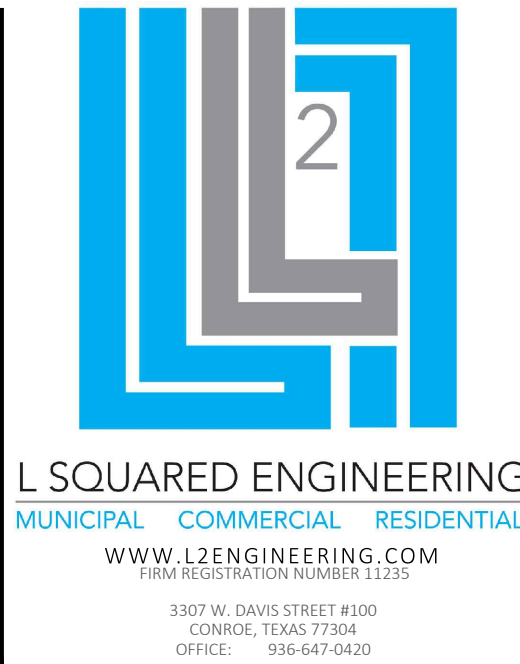
DESCRIPTION:
SET 800 NAIL IS IN A POWER POLE ON THE EAST SIDE OF THE INTERSECTION OF MIKESA RD. AND FRANKLIN LN. TBM "A" IS 21.5' FROM THE EAST EDGE OF ASPHALT OF MIKESA RD. TBM "A" IS 18.2" SOUTH OF A 36" RCP CROSSING MIKESA RD.

● SITE BENCHMARK "B":
SET 800 NAIL
ELEV.=192.41'(GEOID 18)

DESCRIPTION:
SET 800 NAIL IS IN A POWER POLE. TBM "B" IS 48.4' WEST OF THE CENTERLINE OF F.M. 362. TBM "B" IS 23.3' NORTH OF THE CENTERLINE OF A CONCRETE DRIVEWAY.

FLOODPLAIN:
THIS SITE IS SITUATED IN ZONE "X", "X-SHADED", "AE" IN WALLER COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48473C0275E, DATED FEBRUARY 18, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTE:
SURVEY PROVIDED BY CORE LAND SURVEYING DATED 04/27/22.
CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



CLIENT INFORMATION
KBH BID MANAGER LLC
HARRY WINSLOW
5451 FM 1488
MAGNOLIA, TX 77354
PROJECT ADDRESS
8637 FM 362 BROOKSHIRE, TX 77423
PID#: 46050

WATER OAKS MHC-BROOKSHIRE

INFRASTRUCTURE DEVELOPMENT PLAN

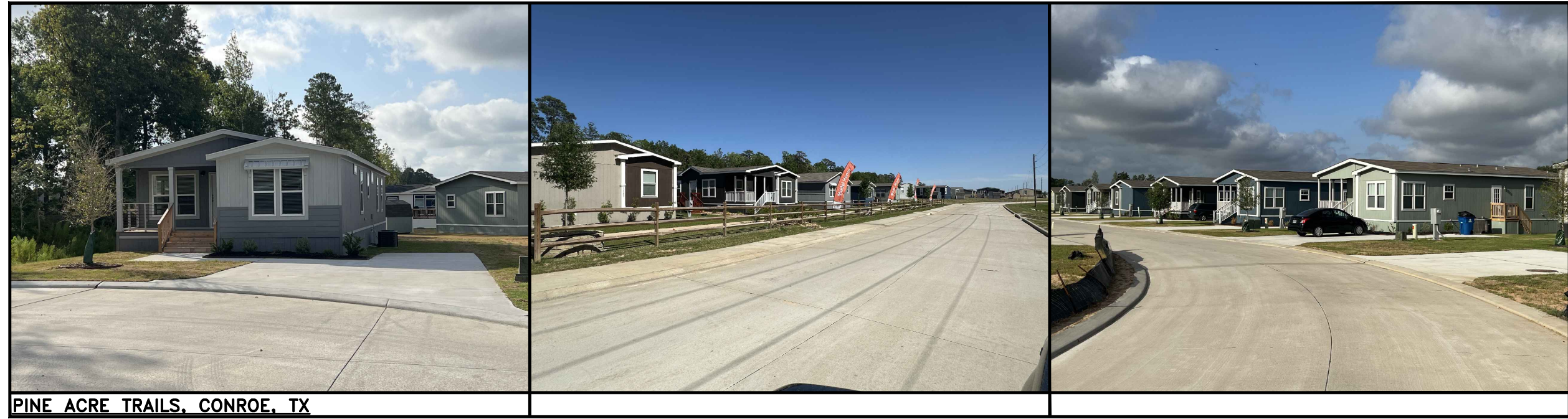
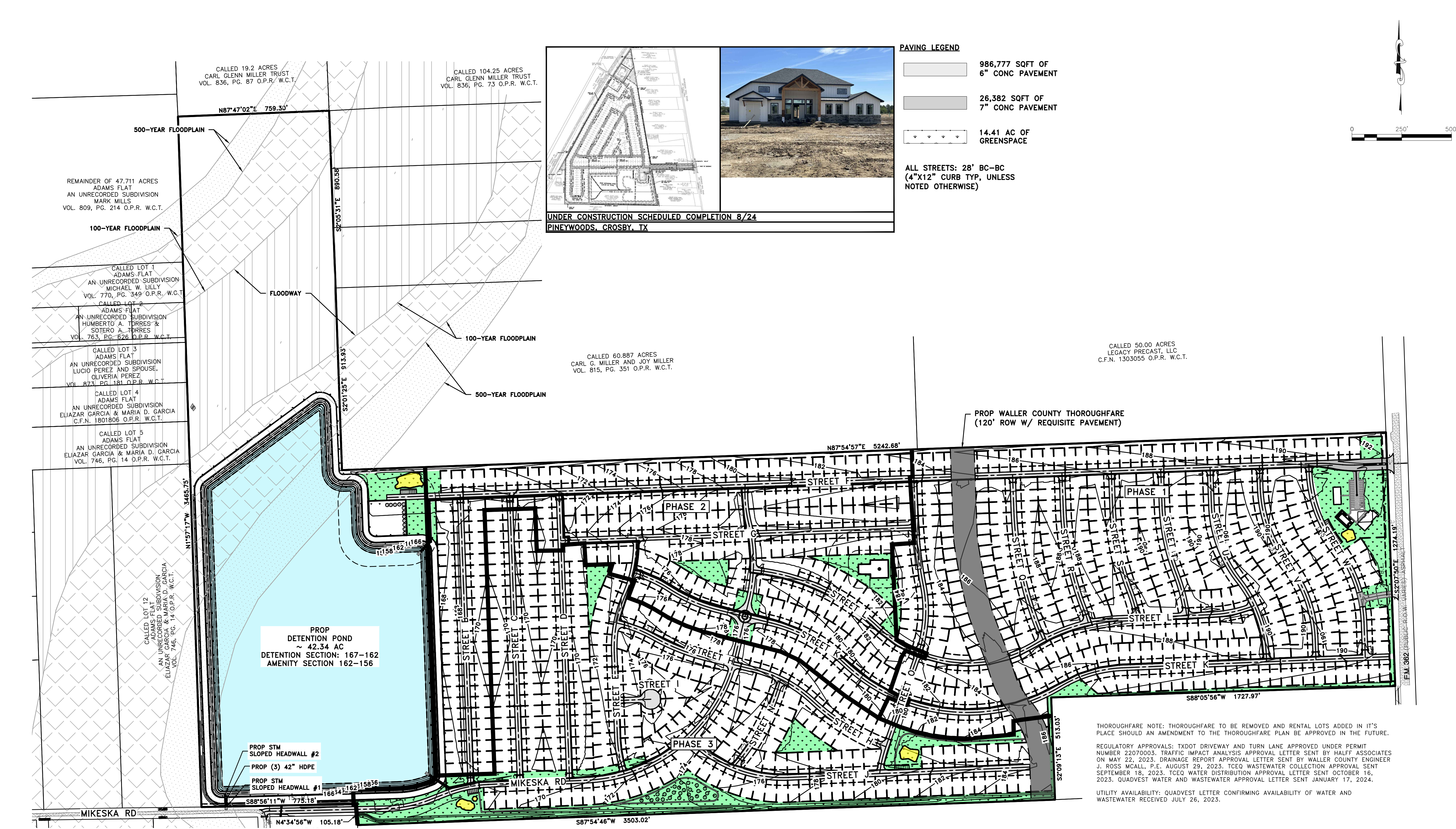
COVER SHEET

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	06/05/24	LR	FOR PERMIT

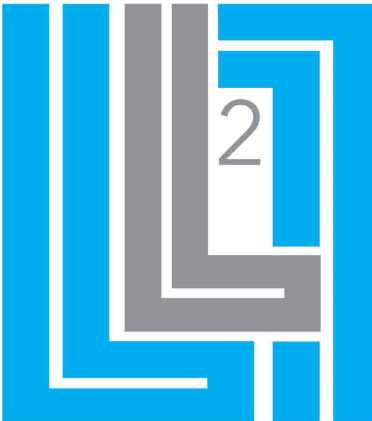
DRAWING INFORMATION		
PROJECT	10757-005	TDLR **
DRAWN	CC	CHECKED BY LR
SCALE	AS SHOWN	SHEET 01



*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



CALLLED TRACT 3: 103.8226 ACRES
SONANGOL U.S.A. COMPANY
VOL. 1042, PG. 208 O.P.R. W.C.T.



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WATER OAKS MHC-BROOKSHIRE

INFRASTRUCTURE DEVELOPMENT PLAN

OVERALL SITE PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	06/05/24	LR	FOR PERMIT

DRAWING INFORMATION		
PROJECT	10757-005	TDLR **
DRAWN	CC	CHECKED BY LR
SCALE	SHEET	
1" = 250' (24x36)	03	
1" = 500' (11x17)		



Lesley Reel

06/05/2024

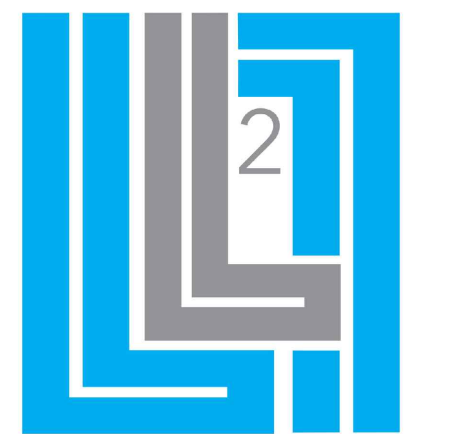
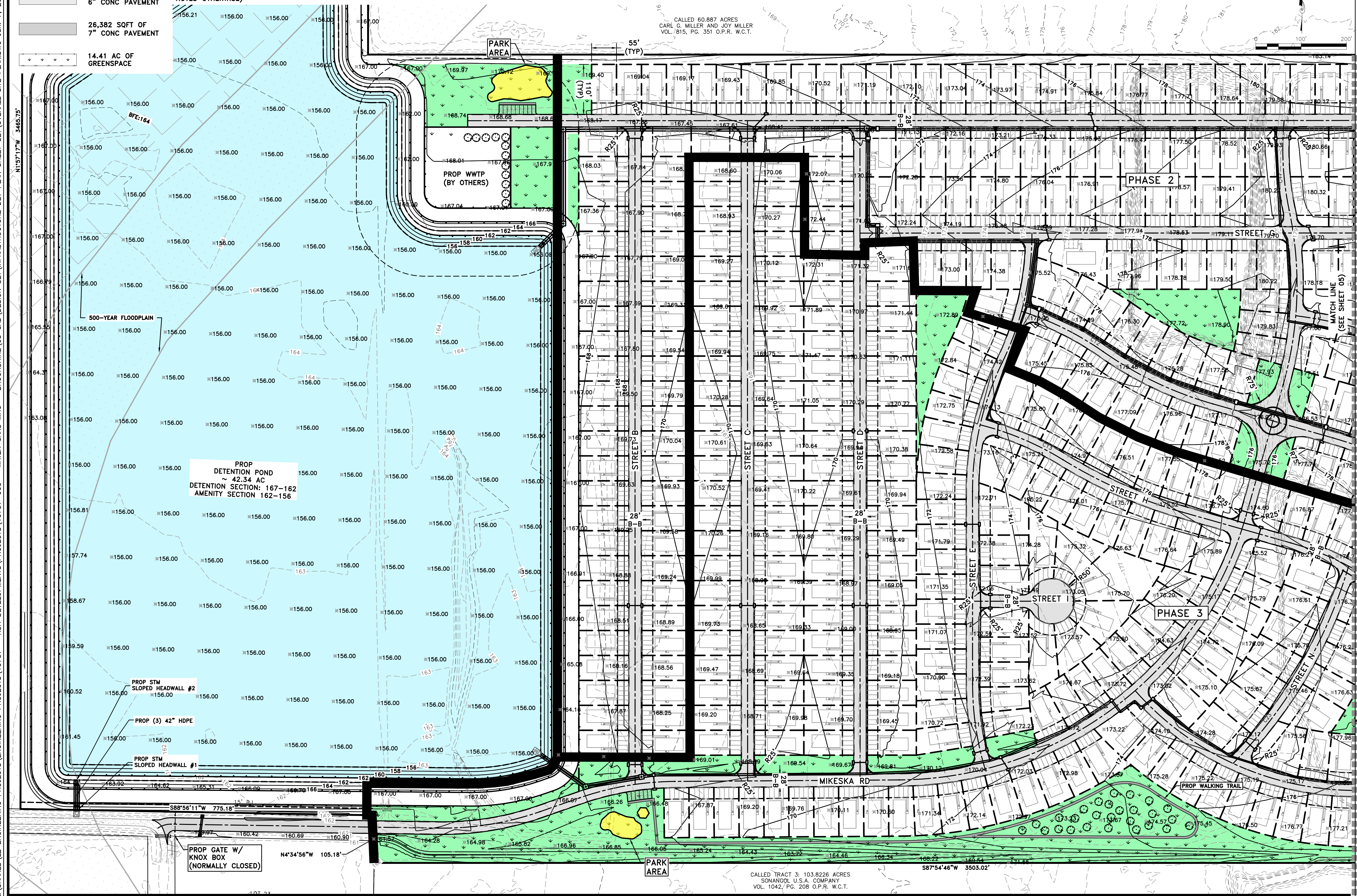
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PAVING LEGEND

- 986,777 SQFT OF
6" CONC PAVEMENT
- 26,382 SQFT OF
7" CONC PAVEMENT
- 14.41 AC OF
GREENSPACE

ALL STREETS: 28' BC-BC
(4"x12" CURB TYP, UNLESS
NOTED OTHERWISE)



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PID#: 46050

WATER OAKS MHC-BROOKSHIRE
INFRASTRUCTURE DEVELOPMENT PLAN

OVERALL SITE PLAN 1 OF 2

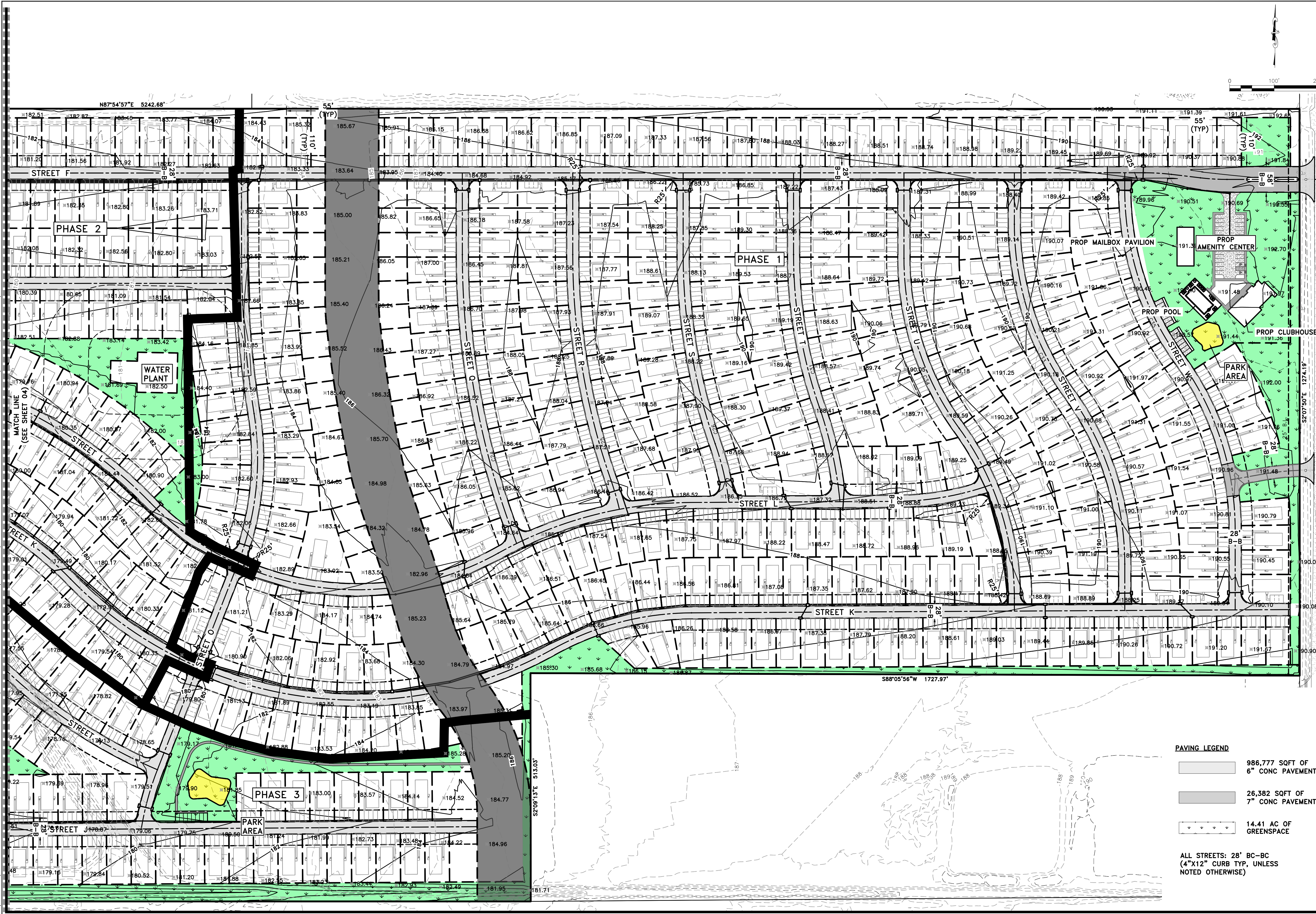
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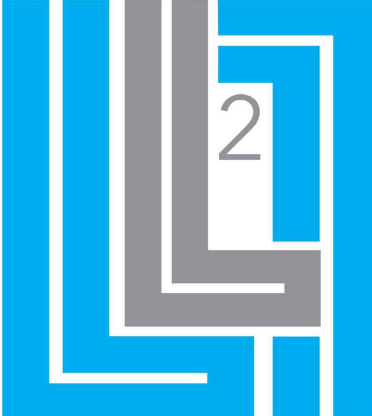
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PROJECT	10757-005	TDLR	**	
DRAWN	CC	CHECKED BY	LR	
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	04	



06/05/2024
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PROJECT ADDRESS
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PID#: 46050

WATER OAKS MHC-BROOKSHIRE

INFRASTRUCTURE DEVELOPMENT PLAN

OVERALL SITE PLAN 2 OF 2

DRAWING ISSUE			
#	DATE	BY	* COMMENT
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DRAWING INFORMATION			
PROJECT	10757-005	TDLR	**
DRAWN	CC	CHECKED BY	LR
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	05



06/05/2024

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