

Mayor Todd Kana  
Daniel Miller, Position 1  
Matthew Dantzer, Position 2  
Richard Carby, Mayor Pro Tem, Position 3  
Brenda Hoppe, Position 4  
Jack L Huitt Jr., Position 5



Don Doering, City Administrator  
Leonard Schneider, City Attorney  
Kyle Montgomery, Police Chief  
Beverly Standley, Finance/HR Administrator  
Mike Kurzy, Baxter & Woodman  
Christian Gable, Interim City Secretary

## **NOTICE OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL**

---

**AMENDED AGENDA  
REGULAR CITY COUNCIL MEETING  
TUESDAY, MAY 9, 2023 – 7:00 PM  
Sewall Smith Council Chambers  
18111 Buddy Riley Blvd., Magnolia, Texas 77354**

---

### **1. CALL MEETING TO ORDER**

- a. INVOCATION
- b. PLEDGE OF ALLEGIANCE
- c. ROLL CALL AND CERTIFICATION OF A QUORUM

### **2. CITIZEN COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC**

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda). Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- a. *Statements of specific factual information given in response to an inquiry;*
- b. *A recitation of existing policy in response to an inquiry;*
- c. *A proposal to place the subject on a future agenda.*

### **3. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

#### **a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the City Council Meeting held April 11, 2023.

### **4. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2023-004 AMENDING CHAPTER 2 “ADMINISTRATION” OF THE CODE OF ORDINANCES**

(Mayor Todd Kana)

### **5. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2023-005 AMENDING CHAPTER 90 “TRAFFIC AND VEHICLES” OF THE CODE OF ORDINANCES** (Mayor Todd Kana)

- 6. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR WENDY'S** (Mayor Todd Kana)
- 7. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR WELLS FARGO** (Mayor Todd Kana)
- 8. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA PLACE SECTION 2, FINAL PLAT, +/- 27.592 ACRES.** (Mayor Todd Kana)
- 9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AMENDMENT TO THE 2023 MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION SHARED SERVICES AGREEMENT** (Mayor Todd Kana)
- 10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AMENDMENT TO THE 2023 MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION SHARED SERVICES AGREEMENT** (Mayor Todd Kana)
- 11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AMENDMENT TO THE MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION 2023 PROJECT LIST** (Mayor Todd Kana)
- 12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING IN MARCH 2023** (Mayor Todd Kana)
- 13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PROPOSED GFL ENVIRONMENTAL TRASH COLLECTION INCREASE AS PROVIDED FOR IN THE CONTRACT AND RAISE THE CITY'S BILLING RATES BY THE SAME AMOUNT** (Mayor Todd Kana)
- 14. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION R-2023-002 STATING THE CITY OF MAGNOLIA IS SUPPORTING THE PASSAGE OF AMENDMENT 1 TO HOUSE BILL 1540 IN THE 88<sup>TH</sup> SESSION OF THE TEXAS LEGISLATURE, AUTHORED BY THE HONORABLE WILL METCALF AND OTHER MATTERS** (Mayor Todd Kana)
- 15. DISCUSSION AND STAFF UPDATE ON PROGRESS OF WATER WELLS NO. 7, 8, AND 9** (Mayor Todd Kana)

## **16. CLOSED EXECUTIVE SESSION**

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice on the previously approved Utility Development Escrow Agreement with Magnolia East 149 LLC for an additional water well.**

**The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice on future water and sanitary sewer connection distribution.**

**The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice on the Moratorium and on possible acquisition of additional water and sewer plant sites and under Section 551.072 to deliberate the purchase, exchange, lease, or value of real property for a city utility plant site for water and/or sewer.**

*The City Council may enter into executive session under Texas Government Code Section 551.071 to consult and receive legal advice from its attorneys regarding the declaratory action filed by the SJRA Ex Parte in the 98th Judicial District in Travis County, Texas; Cause No. D-1-GN-16-004151 and the case of SJRA v City of Conroe, et al Case 19-09-12611, 284<sup>th</sup> District Court, Montgomery County, Texas.*

**17. RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

**18. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AUDUBON WELL OPERATION AND USE AGREEMENT FOR WELL BEING BUILT BY AUDUBON**  
(Mayor Todd Kana)

**19. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT TIMBER HOLLOW PHASE I AND II INTO THE CITY OF MAGNOLIA MAINTAINED INFRASTRUCTURE**  
(Mayor Todd Kana)

**20. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE ADVERTISEMENT OF GST AND HPT ADDITION AT THE KELLY ROAD WATER PLANT** (Mayor Todd Kana)

**21. ADMINISTRATION - DEPARTMENT REPORTS**  
**ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**  
a. POLICE DEPARTMENT (Chief of Police, Kyle Montgomery)  
b. PUBLIC WORKS DEPARTMENT (City Administrator, Don Doering)  
c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)

## 22. ADJOURN

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; Section 551.072 – deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 – deliberation regarding a prospective gift; Section 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 – implementation of security personnel or devices; Section 551.086 – deliberation regarding competitive matters of a public power utility ; Section 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.

### CERTIFICATE

I certify that a copy of the Notice of Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofmagnolia.com](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code.

DATE \_\_\_\_\_  
TIME \_\_\_\_\_  
TAKEN DOWN \_\_\_\_\_

\_\_\_\_\_  
Christian Gable, Interim City Secretary



Mayor Todd Kana  
Daniel Miller, Position 1  
Matthew Dantzer, Position 2  
Richard Carby, Mayor Pro Tem, Position 3  
Brenda Hoppe, Position 4  
Jack L Huitt Jr., Position 5



Don Doering, City Administrator  
Leonard Schneider, City Attorney  
Kyle Montgomery, Police Chief  
Beverly Standley, Finance/HR Administrator  
Mike Kurzy, Baxter & Woodman  
Christian Gable, Interim City Secretary

## MINUTES OF PUBLIC HEARING AND REGULAR MEETING OF THE MAGNOLIA CITY COUNCIL APRIL 11, 2023

---

A meeting of the City Council was held on this date, April 11, 2023, beginning at 7:00 pm in the Sewall Smith Council Chambers, 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

---

### 1. CALL MEETING TO ORDER

Mayor Todd Kana convened the meeting at 7:00 pm.

a. INVOCATION

City Attorney Leonard Schneider delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Kana led the Pledge of Allegiance to the USA and Texas flags.

c. ROLL CALL AND CERTIFICATION OF A QUORUM

Mayor Kana called the roll and certified that a quorum was present with the following Council members in attendance: Todd Kana, Daniel Miller, Brenda Hoppe, and Jack L Huitt Jr.

Absent: Matthew Dantzer and Richard Carby.

Staff present: City Administrator Don Doering, City Attorney Leonard Schneider, Economic Development Director Rachel Steele, Police Chief Kyle Montgomery, Planning Coordinator Christian Gable.

### 2. CITIZEN COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- a. *Statements of specific factual information given in response to an inquiry;*
- b. *A recitation of existing policy in response to an inquiry;*
- c. *A proposal to place the subject on a future agenda.*

### 3. OPEN PUBLIC HEARING

Mayor Kana opened the public hearing at 7:00 pm.

NOTICE OF PUBLIC HEARING ON THE EXTENSION OF A MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERTY DEVELOPMENT, OR

CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212,  
TEXAS LOCAL GOVERNMENT CODE.

On Thursday, December 16, 2022, a temporary moratorium was put in effect on the acceptance, authorization, and approvals necessary for the subdivision, site planning, property development, including residential and commercial property development or construction in the City limits and Extraterritorial Jurisdiction for new projects. A continuing Moratorium was imposed by the adoption of Ordinance No. O-2022-031 on December 21, 2022. The Current Moratorium is set to expire on or about April 20, 2023, unless it is extended before that date by Ordinance adopted by City Council.

City residents and affected parties are encouraged to provide input on whether the Current Moratorium should be extended an additional 120 days. The Public hearing to extend the Current Moratorium and City Council Meeting will be held on the following date and time:

Hearing: City Council, Tuesday, April 11, 2023 at 7:00p.m.

The public hearing will be conducted in the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd, Magnolia, Texas for all persons interested in the Current Moratorium and the extension of the Current Moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in the moratorium and matters in relation thereto shall take notice of the date and time of said hearing.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Moratorium is necessary to maintain the status quo and suspend further development during a period while the City actively took steps to alleviate the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The public hearing is to receive public input on whether the Current Moratorium should be extended.

Mayor Kana read aloud the Notice of Public Hearing.

- Chessie Zimmerman, Stratus Properties representative, spoke to request a commitment from the City and voice her continued interest in assisting the City to overcome the water shortage that brought on the moratorium.
- Greg Clutter, Meritage Homes representative, spoke to request water and wastewater connections considering their development agreement with the City only prohibits connections in case of declared emergency.
- City Engineer Mike Kurzy gave updates on Well No.7, Well No.8, and Well No.3 Phase II. Baxter & Woodman has been meeting with developers to get immediately desired connection numbers in preparation for water wells coming online.
- Paul Michna, owner of 415 Magnolia Blvd., asked for assistance in getting utilities in his name through the City's utility department.

#### **4. CLOSE PUBLIC HEARING**

Mayor Kana closed the public hearing at 7:10 pm.

#### **5. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

##### **a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Regular City Council Meeting held March 14, 2023.

**MOTION: Upon a motion to approve the Consent Agenda made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

#### **6. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2023-003 EXTENDING THE MORATORIUM ENACTED BY ORDINANCE O-2022-031**

(Mayor Todd Kana)

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

#### **7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ROAD CLOSURES FOR THE 2023 CHRISTMAS PARADE BY THE GREATER MAGNOLIA PARKWAY CHAMBER OF COMMERCE ON DECEMBER 2, 2023.** (Mayor Todd Kana)

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

#### **8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BUDGET AND TAX RATE CALENDAR FOR THE 2023-2024 FISCAL YEAR** (Mayor Todd Kana)

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

**9. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE PARKSIDE MAGNOLIA WEST, PRELIMINARY PLAT, +/- 14.246 ACRES (Mayor Todd Kana)**

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

**10. CONSIDERATION AND POSSIBLE ACTION TO PROVIDE A LETTER OF NO OBJECTION TO THE WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT CONCERNING PROPOSED LEGISLATION (Mayor Todd Kana)**

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

**11. CLOSED EXECUTIVE SESSION**

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**The City Council may enter into executive session under Texas Government Code Section 551.071 to consult and receive legal advice from its attorneys regarding Cause Number 23-03-04135 MISD v City of Magnolia, et al, in the 457<sup>th</sup> District Court Montgomery County, Texas.**

**The City Council may enter into executive session under Texas Government Code Section 551.074 to deliberate the appointment, employment, or duties of a public officer, municipal engineer.**

Mayor Kana convened into Closed Executive Session at 7:20 pm.

**12. RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

Mayor Kana adjourned Closed Executive Session and reconvened the open meeting at 7:53 pm.

**MOTION: Upon a motion to assign City Administrator to proceed with the hiring of a City Engineer made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

**13. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE BAXTER & WOODMAN TO ADVERTISE AND BID GUILLEMONT WATER PLANT PHASE 2 (Mayor Todd Kana)**



**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 3-0.**

**14. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE TYPE OF ELEVATED STORAGE TANK FOR GUILLEMONT WATER PLANT (Mayor Todd Kana)**

No action taken.

**15. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE BAXTER & WOODMAN TO AMEND SCOPE TO ONE ADDITIONAL WATER METER FOR A TOTAL OF FIVE INTERCONNECT METERS FOR AUDUBON (Mayor Todd Kana)**

No action taken.

**16. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE BAXTER & WOODMAN TO SOLICIT BIDS TO PLACE AND RESEAL THE TOP FOR TWO MANHOLES ON MELTON STREET AND ENSURE ALL OTHER TOPS ARE SEALED (Mayor Todd Kana)**

No action taken.

**17. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE AMENDING THE NICHOLS SAWMILL PHASE III CONSTRUCTION PHASE SERVICES WORK ORDER WITH BAXTER AND WOODMAN BY AN ADDITIONAL \$56,994.00 (Mayor Todd Kana)**

No action taken.

**18. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE WORK ORDER NO. 23-004 WITH BAXTER & WOODMAN TO DESIGN THE EXPANSION OF THE WASTEWATER TREATMENT PLANT FROM 1.3 MGD TO 2.0 MGD (Mayor Todd Kana)**

No action taken.

**19. ADMINISTRATION - DEPARTMENT REPORTS  
ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**

- a. POLICE DEPARTMENT (Chief of Police, Kyle Montgomery)  
Police Chief Kyle Montgomery gave a brief summary of the report provided in the packet.
- b. PUBLIC WORKS DEPARTMENT (City Administrator, Don Doering)  
City Administrator Don Doering gave a brief summary of the reports provided in the packet.
- c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)  
City Administrator Don Doering reported meetings that occurred in March: Existing restaurant expansion, Montgomery County's Nichols Sawmill expansion, search for potential lift station site to serve the extension of sanitary sewer along FM 1774, and a ribbon-cutting event for Houston Methodist at the Landmark Building. He also announced Martha Mueller's retirement from City staff.

## 20. ADJOURN

**MOTION:** Upon a motion to adjourn made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, the motion carried unanimously, 3-0, and the meeting adjourned at 8:05 pm.

\_\_\_\_\_  
Mayor Todd Kana

### CERTIFICATION

I certify that this is a true and correct copy of the minutes of the City Council meeting held on April 11, 2023.



\_\_\_\_\_  
Christian Gable, Interim City Secretary

**ORDINANCE NO. O-2023-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING CHAPTER 2 “ADMINISTRATION” OF THE CODE OF ORDINANCES OF THE CITY OF MAGNOLIA, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND MAKING OTHER PROVISION RELATED THERETO**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Magnolia, Texas has studied the present provisions of Chapter 2 “Administration” of the Code of Ordinances of the City of Magnolia; and

**WHEREAS** the City Council is continually reviewing the provisions of the Code of Ordinances relating to circumstances which generally impact the health, safety and well-being of residents, citizens, and inhabitants; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS:**

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact and conclusions of law by the City Council and made a part hereof for all purposes.

**Section 2.** Amendments. Article II, “City Council,” of Chapter 2 of the City of Magnolia Code of Ordinances is hereby amended as shown in attached Exhibit “A” and incorporated herein for all purposes.

**Section 3.** Repealing Clause. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 4.** Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

**Section 5.** Compliance Clause and Effective Date. The City Council finds, determines, and declares that a sufficient written notice was posted, and this Ordinance was passed in accordance with the Open Meetings Act. This Ordinance takes effect on the day it is adopted by the City Council.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Magnolia, Montgomery County, Texas on this the \_\_\_\_\_th day of \_\_\_\_\_ 2023.

CITY OF MAGNOLIA, TEXAS



\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Christian Gable,  
Interim City Secretary

**EXHIBIT “A”**  
**CHAPTER 2**  
**ADMINISTRATION**

**ARTICLE II. CITY COUNCIL**

Sec. 2-25(1)(a) Rules of Procedure

(1) Rule 1: Meetings, regular and special.

a. The city council shall meet in the council chambers of the city hall on each Tuesday of each month, with the second Tuesday regular meeting commencing at ~~7:00~~ 6:00p.m. On all other Tuesdays, each meeting time will be at ~~7:00~~ 6:00p.m. unless when deemed necessary, prudent and in the public interest the city council may occasionally opt to make the time different and/or move to a different date. In the event a regular meeting falls on a holiday, or during Spring Break, Thanksgiving or Christmas week, the meeting for that day may be rescheduled as determined by the council. Any meeting of the council may be recessed from hour to hour, for a period of time not to exceed 24 hours, by affirmative vote of four or more members of the council present at such meeting, and such recessed meeting shall be held without further posted notice. Cancellation. When no item is set for a specific agenda, the meeting may be cancelled at the direction of the mayor or mayor pro tem if the mayor is unavailable. For all other meetings, when deemed necessary, prudent, and in the public interest, the city council may cancel a meeting.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING CHAPTER 90 “TRAFFIC AND VEHICLES” OF THE CODE OF ORDINANCES OF THE CITY OF MAGNOLIA, TEXAS; PROHIBITING PARKING ON A CITY STREET ROLLING HILLS DRIVE; CREATING OFFENSES AND PROVIDING PENALTIES FOR VIOLATION; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND MAKING OTHER PROVISION RELATED THERETO**

**WHEREAS**, the Magnolia City Code of Ordinances ("Code"), Chapter 90 governs traffic and motor vehicles; and

**WHEREAS**, The City of Magnolia City Council by ordinance may regulate the parking of motor vehicles its public streets; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City to implement parking regulations that are necessary to protect the health, safety and welfare of its citizens and the public, and said rules and regulations are reasonable.

**NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Magnolia, Texas as follows:**

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact by the City Council and made a part hereof for all purposes.

**Section 2.** Amendments That the map that is maintained on file with the City Secretary by the Police Chief or his/her designee as required by Chapter 90; “Traffic and Vehicles” of the Code of Ordinances, Section 90-163(b) is amended by adding a new parking regulation, that is No Parking Signs, for the street identified below:

**Street**

*Rolling Hills Drive-no parking on the south side of Rolling Hills Drive from FM 1488 continuing west through the Dogwood Trail/Rolling Hills intersection.*

**Section 3.** All appropriate amendments to traffic signs, striping, and no parking signs meeting Texas Manual on Uniform Traffic Control Devices (TxMUTCD) requirements, will be placed to on the section of the street mentioned in the above section 2.

**Section 4:** The City Administrator is authorized and directed to cause the placement of proper signs along the above-described street.

**Section 5:** After completion, installation and amendments of all necessary signage and/or pavement striping, it shall be unlawful and an offense for a driver of a vehicle to disobey the instruction of the no parking signs placed in accordance with the provisions of this ordinance, and said offense shall be punishable as set out in Chapter 90, Article VII, Section 90-161, unless at the time otherwise directed by a Police Officer.

**Section 6. Repealing Clause.** All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 7. Severability.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

**Section 8. Compliance Clause and Effective Date.** The City Council finds, determines and declares that a sufficient written notice was posted and this Ordinance was passed in accordance with the Open Meetings Act. The City Secretary is instructed to publish this Ordinance in the Official Newspaper of the City of Magnolia in the manner provided and for the time required by Section 52.011(a) of the Local Government Code, at which time this Ordinance takes effect.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Magnolia, Montgomery County, Texas on this the \_\_\_\_\_th day of \_\_\_\_\_ 2023.

CITY OF MAGNOLIA, TEXAS



\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Christian Gable,  
Interim City Secretary

April 14, 2023

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference: Wendy's – Site Plan Review  
City of Magnolia  
Job No. 230487.80-001**

Dear Mr. Doering:

We received the site plans for the proposed Wendy's Site on March 27, 2023. On behalf of City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to approval of this project, subject to the following comments:

1. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,



Cristin Emshoff, MUP, ENV SP  
Urban Planner

Baxter and Woodman, Inc.  
Consulting Engineers  
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia - Planning Coordinator  
Ms. Karleigh Brown – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Tommy Cormier Jr, PE. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Michael A. Kurzy, P.E. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Joel Castro– Anchor Construction and Management





# Site Plan Application Form

This form shall be submitted with each application for a site plan.

## CONTACT INFORMATION

---

### Applicant

### Property Owner (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

### Architect (if different)

### Engineer/Land Surveyor (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

Project Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Reviewer: \_\_\_\_\_

**PROPERTY PROFILE**

---

Site Address \_\_\_\_\_

Legal Description \_\_\_\_\_  
(Subdivision) (Lot) (Block)

Current Zoning \_\_\_\_\_

Present Use of Property

\_\_\_\_\_  
\_\_\_\_\_

Proposed Use of the Property

\_\_\_\_\_  
\_\_\_\_\_

Total Area of Site \_\_\_\_\_

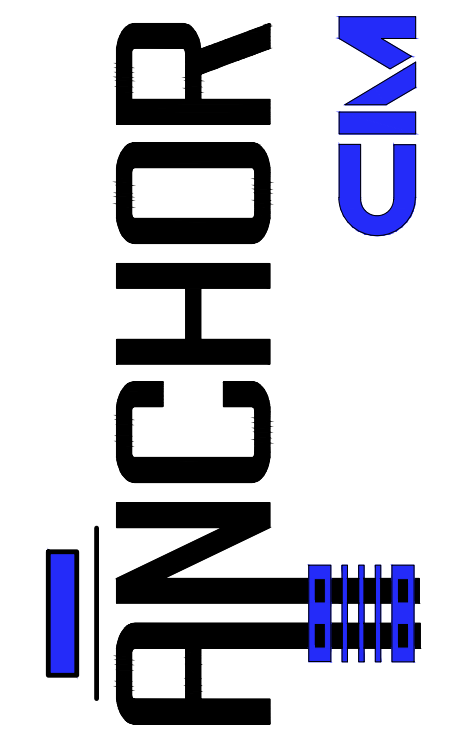
Project Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Reviewer: \_\_\_\_\_

# WENDY'S SITE

13660 FM 1488  
MAGNOLIA TX 77356



REV	DATE	DESCRIPTION
0	08/23/2022	ISSUE FOR PERMIT



## GENERAL NOTES

- REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/ EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.
- DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
- "TYP." MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
- PRIOR TO COMMENCEMENT OF WORK - OBTAIN A COPY OF THE BUILDING CONSTRUCTION PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AND A COPY OF THE SET OF CONSTRUCTION DOCUMENTS SIGNED AND SEALED BY A LICENSED DESIGN PROFESSIONAL FOR ALL DISCIPLINES AS REQUIRED AND USED TO OBTAIN THE BUILDING PERMIT.
- IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF SYSTEM(S) MUST COMPLY TO LOCAL, STATE, AND NATIONAL CODES.
- BIDDERS REFER TO WENDY'S APPROVED SUPPLIER LIST TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS.
- GC IS RESPONSIBLE FOR FINDING AND LOCATING ALL UNDERGROUND UTILITIES IN AREAS OF EXCAVATION PRIOR TO DIGGING. ACCIDENTAL INTERRUPTION OF THESE SERVICES DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE GC. PRIOR TO DIGGING, GC TO CALL LOCAL UTILITY LOCATION SERVICE.

## DATA AND SQUARE FOOTAGE

OCCUPANCY GROUP	A-2 RESTAURANT
ZONING	AC
WIND SPEED	REFER TO STRUCTURAL DRAWINGS
GROSS BUILDING AREA: 2,300 SF. GROSS PATIO AREA = 0 SF. TOTAL FOOTPRINT AREA: 2,300 SF.	
CONSTRUCTION TYPE:	COMBUSTIBLE VB
FIRE RESISTIVE REQUIREMENTS:	EXTERIOR BEARING WALL.....0 HR ROOF CONSTRUCTION.....0 HR CEILING.....0 HR
SPRINKLERS:	NOT REQUIRED

## TEMPLATE ISSUE LOG

0	ISSUE FOR PERMIT	10.26.2022
---	------------------	------------

## SHEET INDEX

SHEET #	SHEET NAME	REVISION
G1.1	COVER SHEET	
PLAT	SHEET 1 OF 3	
PLAT	SHEET 2 OF 3	
PLAT	SHEET 3 OF 3	
	ALTA SURVEY	
	TOPO SURVEY	
AS1.0	OVERALL SITE PLAN	
AS1.1	ARCHITECTURAL SITE PLAN	
AS1.2	FIRE SITE PLAN	
AS3.1	TRASH ENCLOSURE DETAILS	
A2	COLOR ELEVATIONS	
C-1	SITE PAVING AND GRADING PLAN	
C-2	SITE DRAINAGE AREA MAP	
LP-1	LANDSCAPE PLAN	
LI-1	IRRIGATION PLAN	

## PROJECT TEAM DIRECTORY

CLIENT	HAZA FOODS
	4415 HWY 6
	SUGAR LAND, TX 77478
	281-201-2700
RESTAURANT DESIGN	WENDY'S
	ONE DAVE THOMAS BLVD
	DUBLIN, OH 43017
CIVIL ENGINEER	KARIM DADELAHI
	SARAN STRUCTURAL & CIVIL LLC
	13831 NORTHWEST FREEWAY
	HOUSTON TX
	832-922-1145
GENERAL CONTRACTOR	ANCHOR CM
	4415 HWY 6
	SUGAR LAND, TX 77478
	713-449-9447



SHEET NAME:  
COVER SHEET

SHEET #:  
**G1.1**

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

A METES AND BOUNDS description of a 0.9498 acre tract of land situated in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas; being out of and a part of Unrestricted Reserve 'B', Block 2 of Heritage Green as shown on a plat filed for record in Cabinet Z, Sheet 7541 of the Montgomery County Map Records; said 0.9498 acre being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone:

**BEGINNING** at a set 3/4-inch iron rod (with cap stamped 'Quiddity Eng. Property Corner') for the northeast intersection of the north right-of-way of FM 1488 (width varies), originally 100-feet wide, as filed for record in Volume 523, Page 113, Volume 523, Page 117 and Volume 561, Page 83 all of the Montgomery County Deed Records and widened by Clerk's File No's 2013092323, 2013118269, 2014083946, 2014096812 and 201500279 all of the Montgomery County Official Public Records of Real Property and the east right-of-way of the western portion of Heritage Green Circle (called 60-feet wide) as shown on a the plat of said Heritage Green, for the southwest corner of said Unrestricted Reserve 'B' and the herein described tract, from which a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner') bears North 81°29'06" West, 60.01 feet (chord distance), beginning a non-tangent curve to the left;

**THENCE**, in a northeast direction, along the east right-of-way of said western portion of Heritage Green Circle and the west line of said Unrestricted Reserve 'B', with the arc of said non-tangent curve to the left, having a radius of 380.00 feet, a central angle of 10°03'24", an arc length of 66.70 feet, and a chord bearing North 02°40'55" East, 66.61 feet to a set 3/4-inch iron rod (with cap stamped 'Quiddity Eng. Property Corner');

**THENCE**, North 02°20'47" West, 230.82 feet, continuing along the east right-of-way of said western portion of Heritage Green Circle and the west line of said Unrestricted Reserve 'B', to a set mag nail (with shiner stamped 'Quiddity Eng.') for the northwest corner of the herein described tract, from which a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner') bears North 02°20'47" West, 514.56 feet, beginning a non-tangent curve to the left;

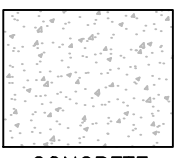
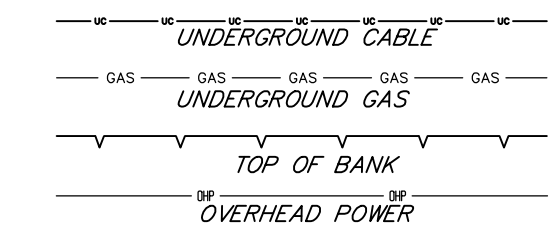
**THENCE**, in a southeast direction, departing the east right-of-way of said western portion of Heritage Green Circle and the west line of said Unrestricted Reserve 'B', over and across said Unrestricted Reserve 'B', with the arc of said non-tangent curve to the left, having a radius of 2528.21 feet, a central angle of 02°27'36", an arc length of 108.55 feet, and a chord bearing South 82°16'01" East, 108.54 feet to a set mag nail (with shiner stamped 'Quiddity Eng.'). beginning a reverse curve to the right;

**THENCE**, in a southeast direction, continuing over and across said Unrestricted Reserve 'B', with the arc of said reverse curve to the right, having a radius of 300.00 feet, a central angle of 06°16'28", an arc length of 32.85 feet, and a chord bearing South 80°21'29" East, 32.84 feet to a set mag nail (with shiner stamped 'Quiddity Eng.') for the northwest corner of a called 3.454 acre tract conveyed to Silver HG Center, LLC by Special Warranty Deed dated November 12, 2021 filed for record under Clerk's File No. 2021157661 of the Montgomery County Official Public Records of Real Property and the northeast corner of the herein described tract;

**THENCE**, South 02°20'47" East, 293.62 feet along the west line of said 3.454 acres to a set 3/4-inch iron rod (with cap stamped 'Quiddity Eng. Property Corner') in the north right-of-way of said FM 1488 and the south line of said Unrestricted Reserve 'B', for the southwest corner of said 3.454 acres and the southeast corner of the herein described tract, beginning a non-tangent curve to the right;

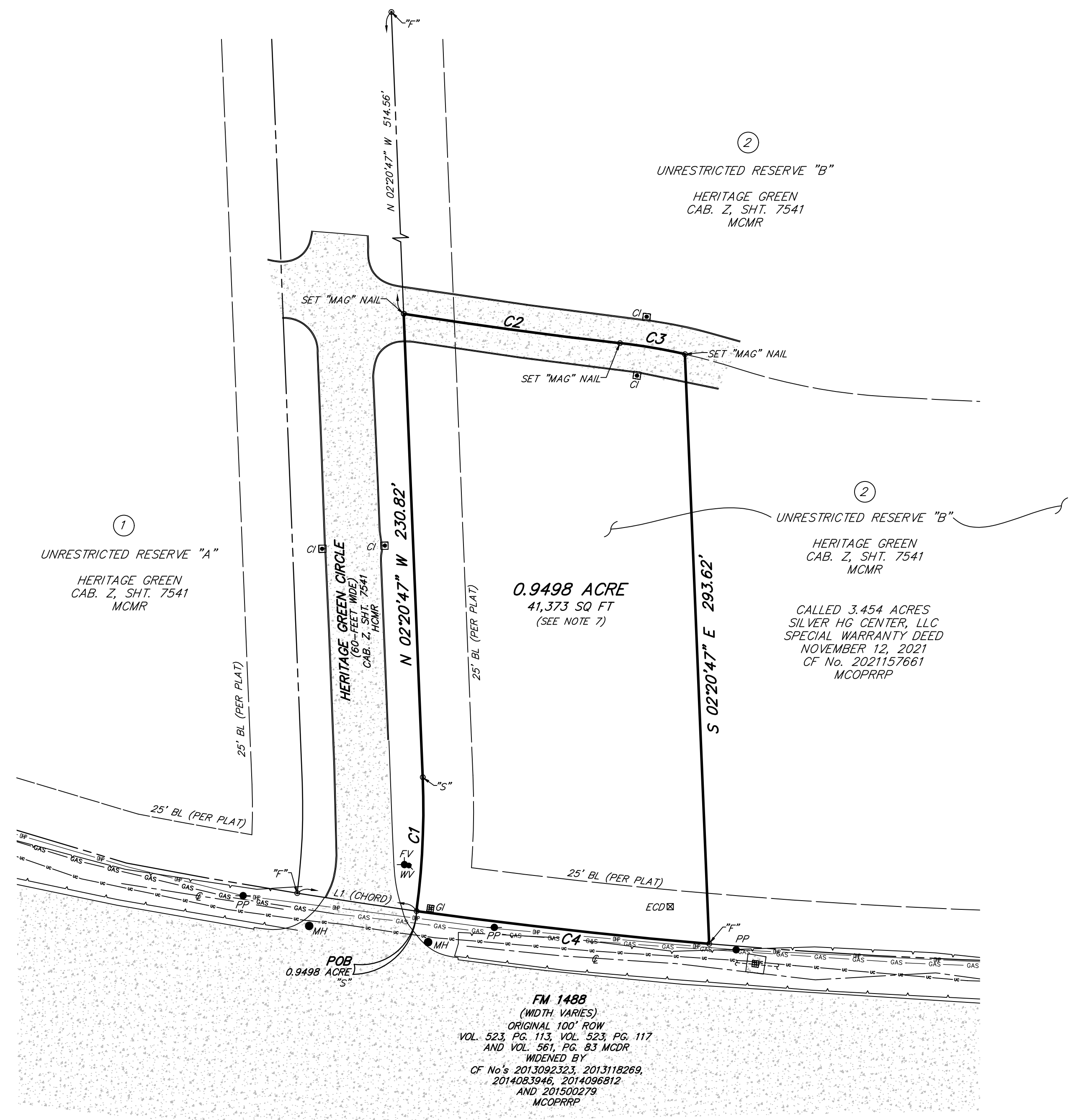
**THENCE**, in a northwest direction, along the north right-of-way of said FM 1488 and the south line of said Unrestricted Reserve 'B', with the arc of said non-tangent curve to the right, having a radius of 2789.79 feet, a central angle of 03°00'35", an arc length of 146.55 feet, and a chord bearing North 83°36'24" West, 146.53 feet to the **POINT OF BEGINNING**, CONTAINING 0.9498 acre of land in Montgomery County, Texas.

- LEGEND
- BL BUILDING SETBACK LINE
  - CI CI INLET
  - CL CENTERLINE
  - CAB CABINET
  - CF No. CLERK'S FILE NUMBER
  - ECD ELECTRIC CONDUIT
  - "F" FOUND 3/4-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER PROPERTY CORNER")
  - FV FLUSH VALVE
  - "MAG" SET MAG NAIL (WITH SHINER STAMPED "QUIDDITY ENG.")
  - MCDR MONTGOMERY COUNTY DEED RECORDS
  - MCMR MONTGOMERY COUNTY MAP RECORDS
  - MCOPRRP MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - MH MANHOLE
  - PG PAGE
  - POB POINT OF BEGINNING
  - PP POWER POLE
  - ROW RIGHT OF WAY
  - "S" SET 3/4-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG. PROPERTY CORNER")
  - SHT SHEET
  - SN SIGN
  - SQ. FT. SQUARE FEET
  - VOL VOLUME
  - WV WATER VALVE



LINE	BEARING	DISTANCE
L1	N 81°29'06" W	60.01'

CURVE TABLE		CHORD TABLE	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	380.00'	10°03'24"	66.70'
C2	2528.21'	2°27'36"	108.55'
C3	300.00'	6°16'28"	32.85'
C4	2789.79'	3°00'35"	146.55'

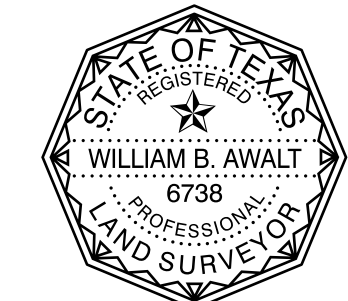


FM 1488  
 (WIDTH VARIES)  
 ORIGINAL 100' ROW  
 VOL. 523, PG. 113, VOL. 523, PG. 117  
 AND VOL. 561, PG. 83, MCDR  
 WIDENED BY  
 CF No's 2013092323, 2013118269,  
 2014083946, 2014096812  
 AND 201500279  
 MCOPRRP

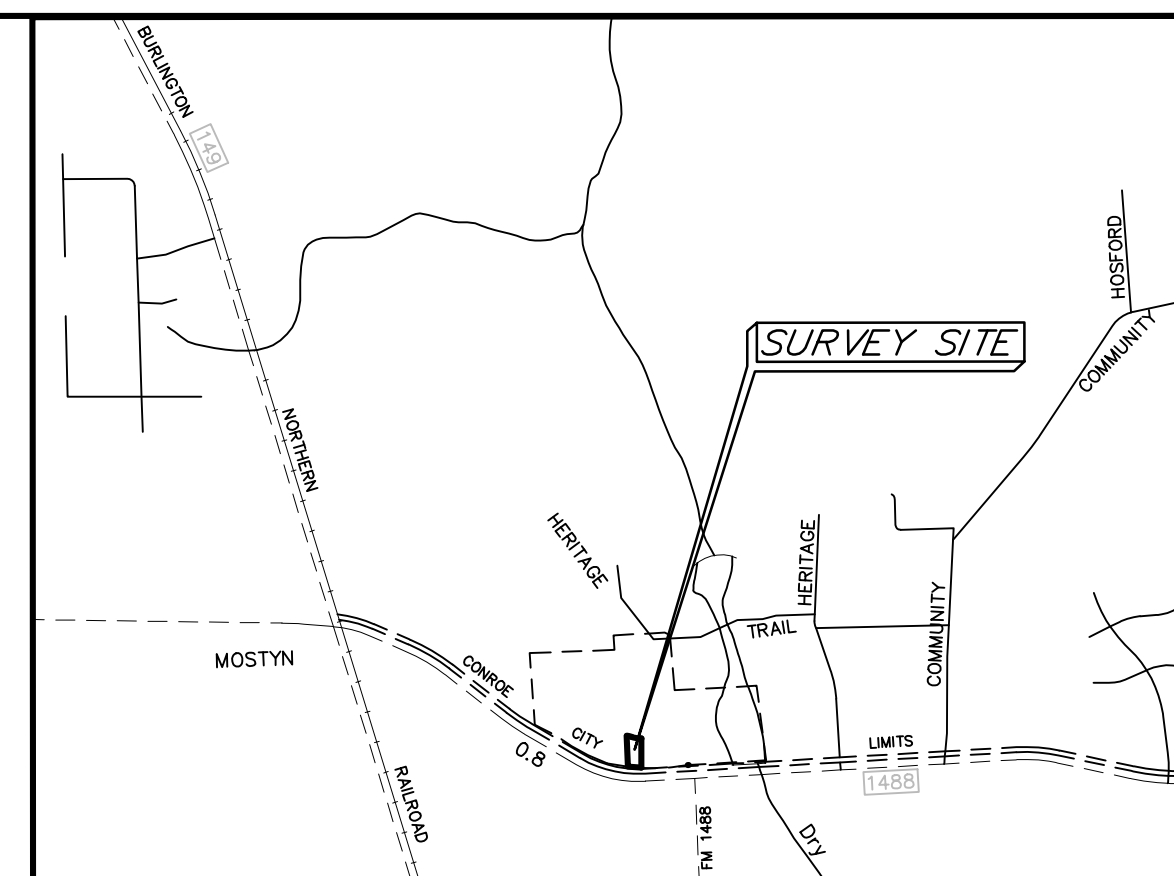
Subject to the General Notes shown:  
 To: Wendy's, Haza Foods, LLC, Shadyside Land Company, LLC, Stewart Title Guaranty Company and Stewart Title Insurance Company

We, Quiddity Engineering, acting by and through William B. Awalt, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2 Survey.

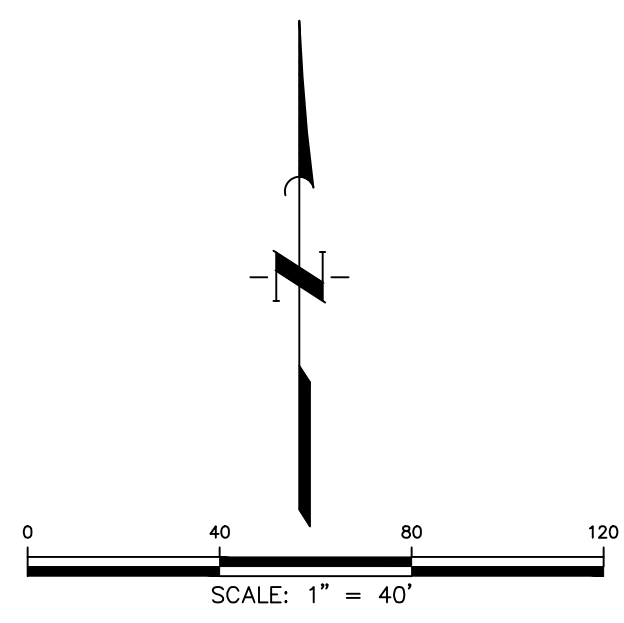
Surveyed: September 6, 2022  
 Issued: September 13, 2022



*William B. Awalt*  
 William B. Awalt  
 Registered Professional Land Surveyor  
 No. 6738  
 wawalt@quiddity.com



VICINITY MAP



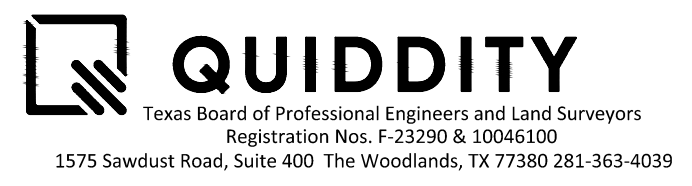
GENERAL NOTES:

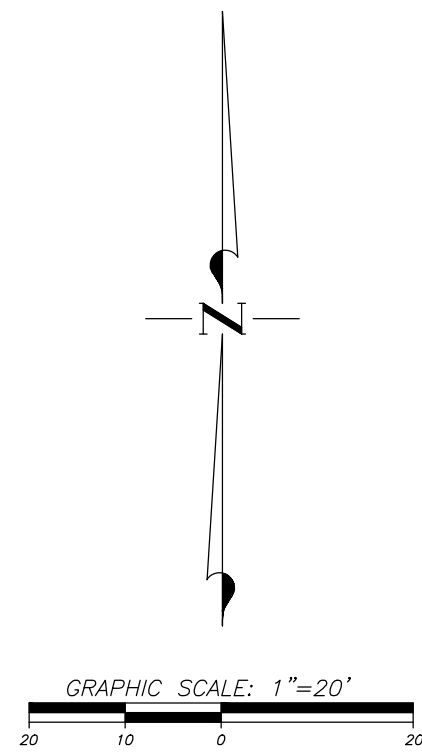
- Reference Commitment for Title Insurance issued by Stewart Title Guaranty Company, countersigned by Stewart Title Insurance Company, C.F. No. 22000330836, having an effective date of June 23, 2022 and an issue date of July 5, 2022. No further research for easements or encumbrances was performed by Quiddity Engineering.
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
- Bearings shown herein are based on the Texas Coordinate System of 1983, Central Zone.
- 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.
- According to Map No. 48339C04850 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014 the subject tract is situated within: Unshaded Zone 'X'; defined as areas determined to be outside the 500-year flood plain.  
  
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.
- Research for Adjoiner Tracts was performed by Quiddity Engineering on September 12, 2022.
- The square footage totals as shown herein are based on the mathematical closure of the courses and distances reflected on this survey; it does not include the tolerances that may be present due to position accuracy of the boundary monuments shown herein. The square footage shown herein has an accuracy of ± 4 square feet. This is based on the calculations of area standards in the Manual of Practice for Land Surveying in the State of Texas as published by the Texas Society of Professional Land Surveyors for an 41,373 square foot tract of land.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- The subject property abuts Heritage Green Circle and such street is paved and dedicated public rights-of-way and maintained by Montgomery County and also abuts FM 1488 and such street is paved and dedicated public rights-of-way and maintained by the Texas Department of Transportation. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.
- Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- Fieldwork was completed on September 6, 2022.

SCHEDULE B NOTES

- Tract subject to Restrictive Covenants recorded in Cabinet E, Sheet 89-A and Cabinet Z, Sheet 7541 of the Montgomery County Map Records and in County Clerk File No.(s) 8412009, 2019037811, 20211144696, 2021146100, and 2022060043 of the Montgomery County Official Public Records of Real Property.
- Item No. 10R of said Commitment of Title Insurance, the tract is subject to terms, conditions to that certain Utility Development Agreement and Chapter 360 Agreement as recorded in County Clerk's File No. 20220393137 of the Montgomery County Official Public Records of Real Property. (Affects)

TSPS  
 LAND TITLE SURVEY  
 OF  
 0.9498 ACRE  
 OUT OF THE  
 JOHN B. RICHARDS SURVEY, A-449  
 MONTGOMERY COUNTY, TEXAS  
 SEPTEMBER 2022





RESIDUE  
LOT 5, BLOCK 2  
PARTIAL REPLAT OF HERITAGE FARMS, SECTION ONE  
CABINET E, SHEET 89-A, M.C.M.R.  
  
SHADYSIDE LAND COMPANY, LLC  
MCCF No. 2015122356  
GENERAL WARRANTY DEED  
DECEMBER 18, 2015

Notes:  
1. This topographic survey was prepared without benefit of a current title report. Easements, building lines and other matters of record are not shown hereon. The surveyor has not abstracted the subject property.  
2. The bearing basis shown hereon is the Texas Coordinate System of 1983, South Central Zone (4204).  
3. The described property is located within an area having a Zone Designation X-unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48339C0485G, with an identification date of August 8, 2014.

BENCHMARK INFORMATION:  
Elevations shown hereon are based on National Geodetic Survey Monument Designation M 1510, PID No. BL2005 having published information as follows:  
Latitude 30° 08' 28.1 North  
Longitude 95° 37' 48.7 West  
NAD 83 (1986)  
Elevation 166.99 feet, NAVD 88 (1991 ADJ)  
Temporary Benchmark (TBM) being a 100-D nail found in a power pole, located on the north ROW of FM 1488, approximately 700 feet west of Spur FM 149, approximately 50 feet east of a concrete driveway approximately 18 feet north of the northern edge of concrete of FM 1488, as shown hereon.  
Elevation = 231.90 feet, NAVD 88, 1991 Adjustment.

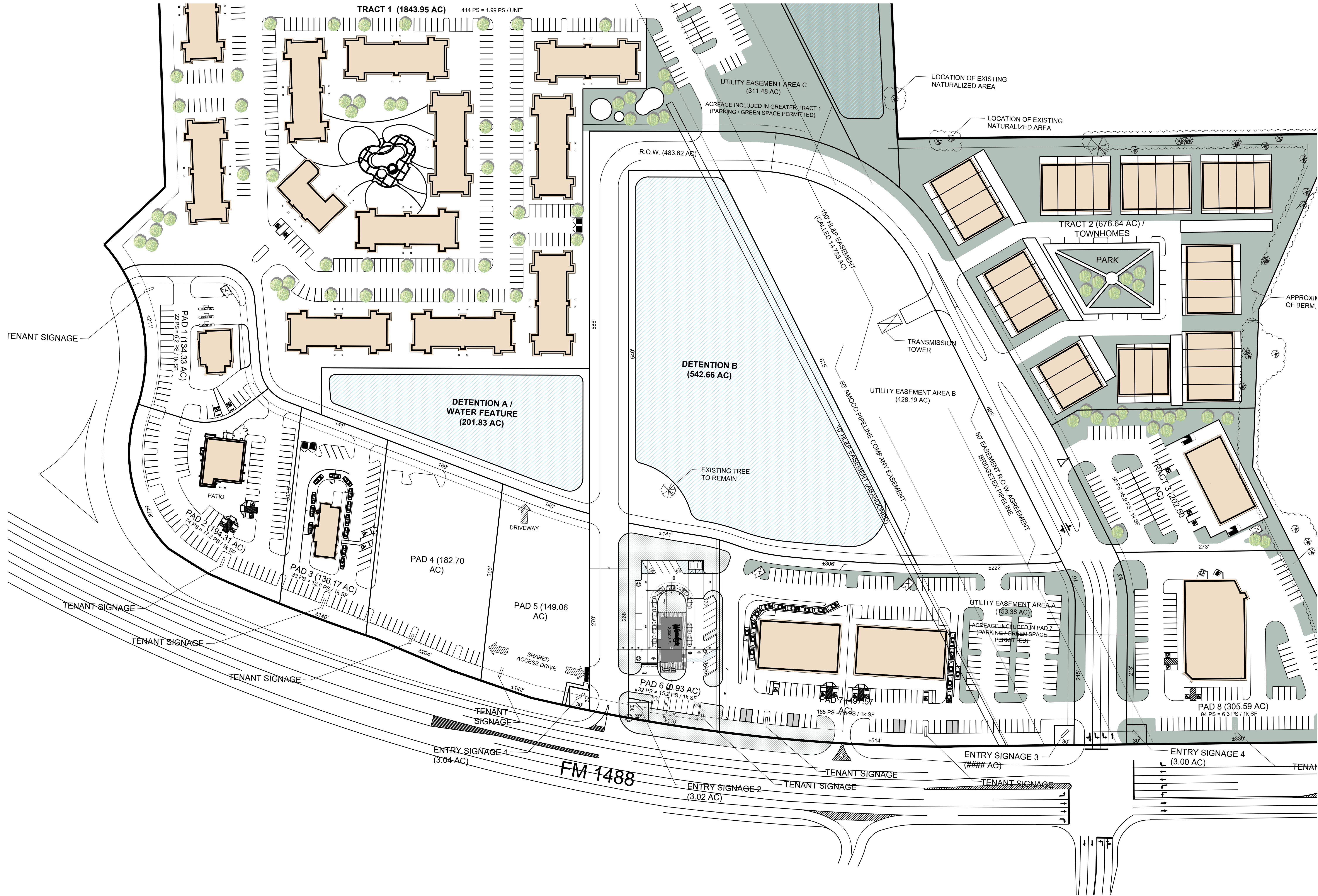
TO: ANCHOR CM  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT (2006 REVISED ELEVENTH EDITION) TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION II SURVEY.  
DATED THIS 30th DAY OF JUNE, 2022.  
(revised 07-19-22 add storm and sanitary inverts)

RONALD G. HARRISON, R.P.L.S. No. 5342

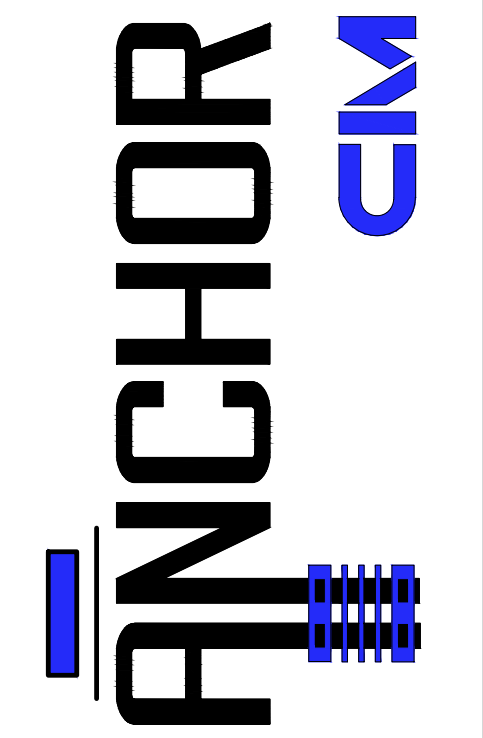
**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A. (713)266-9930

**PARTIAL TOPOGRAPHIC SURVEY  
PAD 6 OF PROPOSED HERITAGE GREEN  
A SUBDIVISION TO BE RECORDED IN  
MONTGOMERY COUNTY, TEXAS**

DRAWN BY: MHS/J	DATE: 06-22-2022	SCALE: 1"=20'
CHECKED BY: RGH	JOB No. 22026	SHEET No. 1 OF 1



REV	DATE	DESCRIPTION



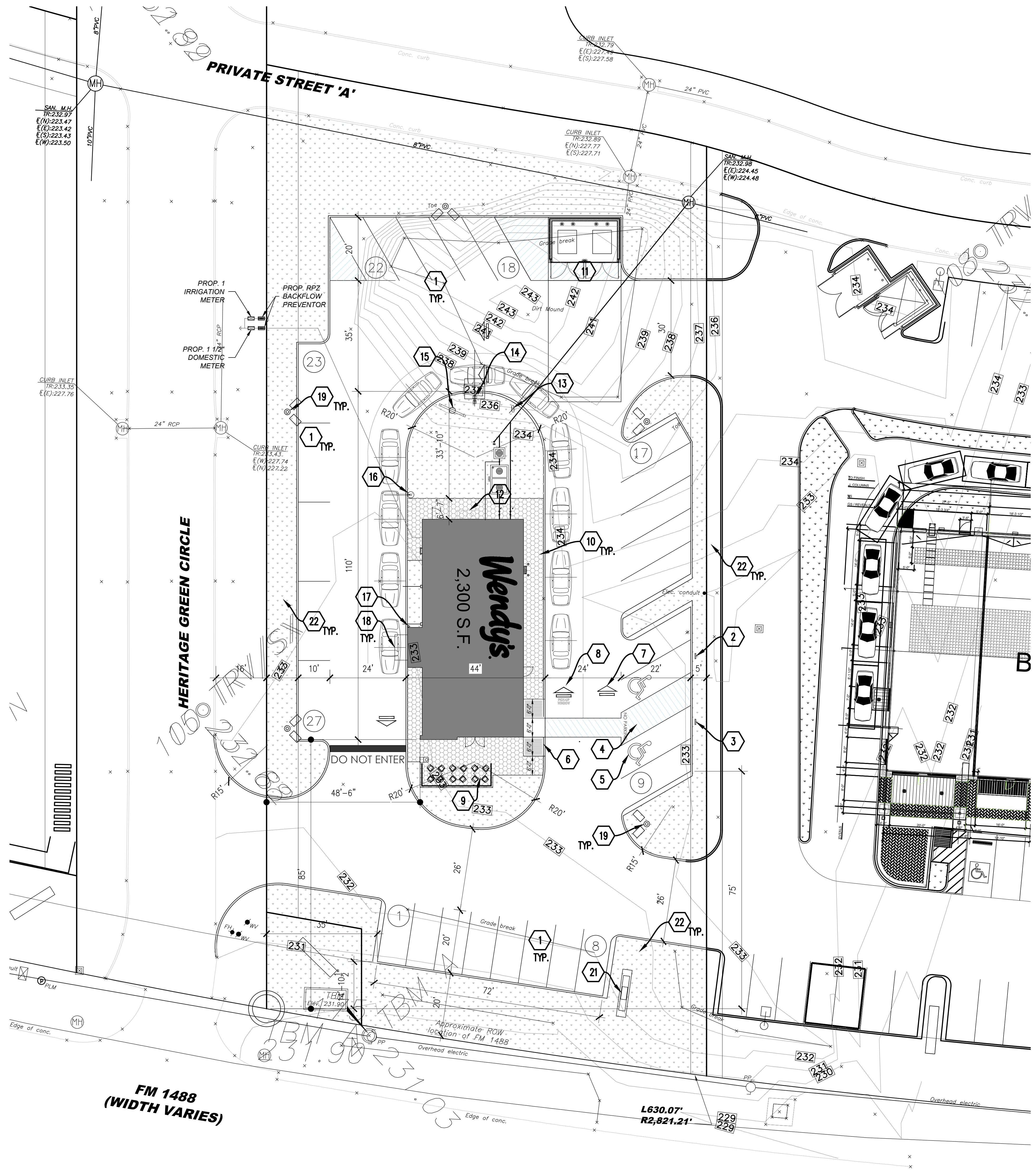
**Wendy's**  
 HERITAGE GREEN  
 MAGNOLIA, TX 77354

SHEET NAME:  
**OVERALL SITE PLAN**

SHEET #:  
**AS1.0**



NORTH



### # KEYED NOTES

1. PROPOSED PARKING - PARKING TO BE 20'-0" D X 9'-0" W UNLESS NOTED OTHERWISE. PARKING STRIPING TO BE 4" WIDE TYP.
2. VAN ACCESSIBLE PARKING SIGN @ 60" TO BOTTOM OF SIGN.
3. ACCESSIBLE PARKING SIGN @ 60" TO BOTTOM OF SIGN.
4. ACCESSIBLE LANDING.
5. PAINTED HC SYMBOL SEE DETAIL 03/AS2.1
6. ACCESSIBLE SIDEWALK RAMP
7. PAVEMENT MARKER - SIMILAR TO DETAIL 11/AS2.1 (WITHOUT TEXT)
8. PAVEMENT MARKER 'PICK-UP WINDOW', SEE DETAIL 11/AS2.1
9. COVER PATIO
10. CONCRETE SIDEWALK
11. DUMPSTER ENCLOSURE AND APPROACH PAD, REFER TO AS3.1
12. GREASE TANK & CO2 CONTAINER ENCLOSURE.
13. PRE-SELL MENU BOARDS - SEE DETAIL 07/AS2.2
14. ORDER STATION CANOPY - SEE DETAIL 03/AS2.2
15. MENU BOARDS - SEE DETAIL 1/AS2.2
16. CLEARANCE POLE - SEE DETAIL 06/AS2.2
17. CONCRETE FILLED BOLLARD, REFER TO DETAIL 12/AS2.1
18. PAY/PICKUP WINDOW AND CANOPY.
19. PROPOSED SITE LIGHT POLE MAX 20FT HT. LED LIGHTING MODEL: VP-L-96NB-280-5K-T4BLC
20. ENTER AND EXIT SIGNS.
21. PYLON SIGN.
22. LANDSCAPING.

### GENERAL NOTES

1. PAVING DIMENSIONS ARE SHOWN TO FACE OF CURB
2. REFER TO THE GEOTECHNICAL STUDY
3. REFER TO CIVIL DRAWINGS FOR SITE WORK
4. GENERAL CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. GENERAL CONTRACTOR TO PROTECT ALL TREES & SHRUBS ( IF ANY ) IN AREA OF NEW CONSTRUCTION.
6. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
7. PERMITS TO PERFORM WATER/SANITARY/STORM SEWER TAPS SHALL BE OBTAINED BY THE APPLICANT FROM THE APPROPRIATE GOVERNING AGENCIES.
8. A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES, PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY.
9. SAW CUT THE EXISTING CONCRETE CURB AND GUTTER AND APPROACHES FULL DEPTH AND REMOVE IT PRIOR TO REPLACEMENT OF DRIVEWAY APPROACH AND CLOSING THE EXISTING CURB DROPS.
10. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. PROTECTIVE FENCE SHALL BE PLACED AROUND ALL TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT.
12. CONSTRUCTION TRAFFIC SHALL BE MINIMIZED ON THE PAVEMENT. PROVIDE A MINIMUM 4" OF LEVELING COURSE IF HEAVY CONSTRUCTION VEHICLES ARE TO TRAVERSE ON THE PAVEMENT STRUCTURE. REPAIR ANY PAVEMENT AREAS DAMAGED BY CONSTRUCTION TRAFFIC PRIOR TO PLACING THE FINAL WEARING COURSE.

### PARKING CALCULATIONS

TABLE 7-1-2.02.3 PARKING FOR COMMERCIAL USES

RESTAURANT (WITH DRIVE-THROUGH OR DRIVE-IN) 1 SPACE PER 200 SF.

(2,300 BUILDING + 350 PATIO = 2,650 S.F./200 S.F.) = 13.25 = 14

PARKING SPACES REQUIRED = 14 SPACES

PARKING SPACES PROVIDED ON SITE = 27 SPACES

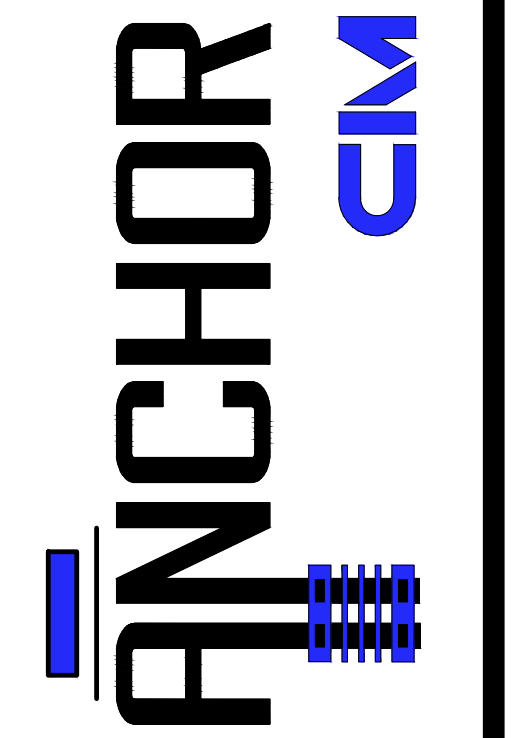
HANDICAP PARKING REQUIRED = 2 SPACES

HANDICAP PARKING PROVIDED = 1 HC ACCESSIBLE  
1 VAN ACCESSIBLE

TOTAL PROVIDES = 2 SPACES



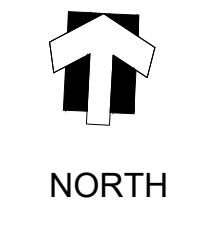
REV	DATE	DESCRIPTION
0	06/23/2022	ISSUE FOR PERMIT

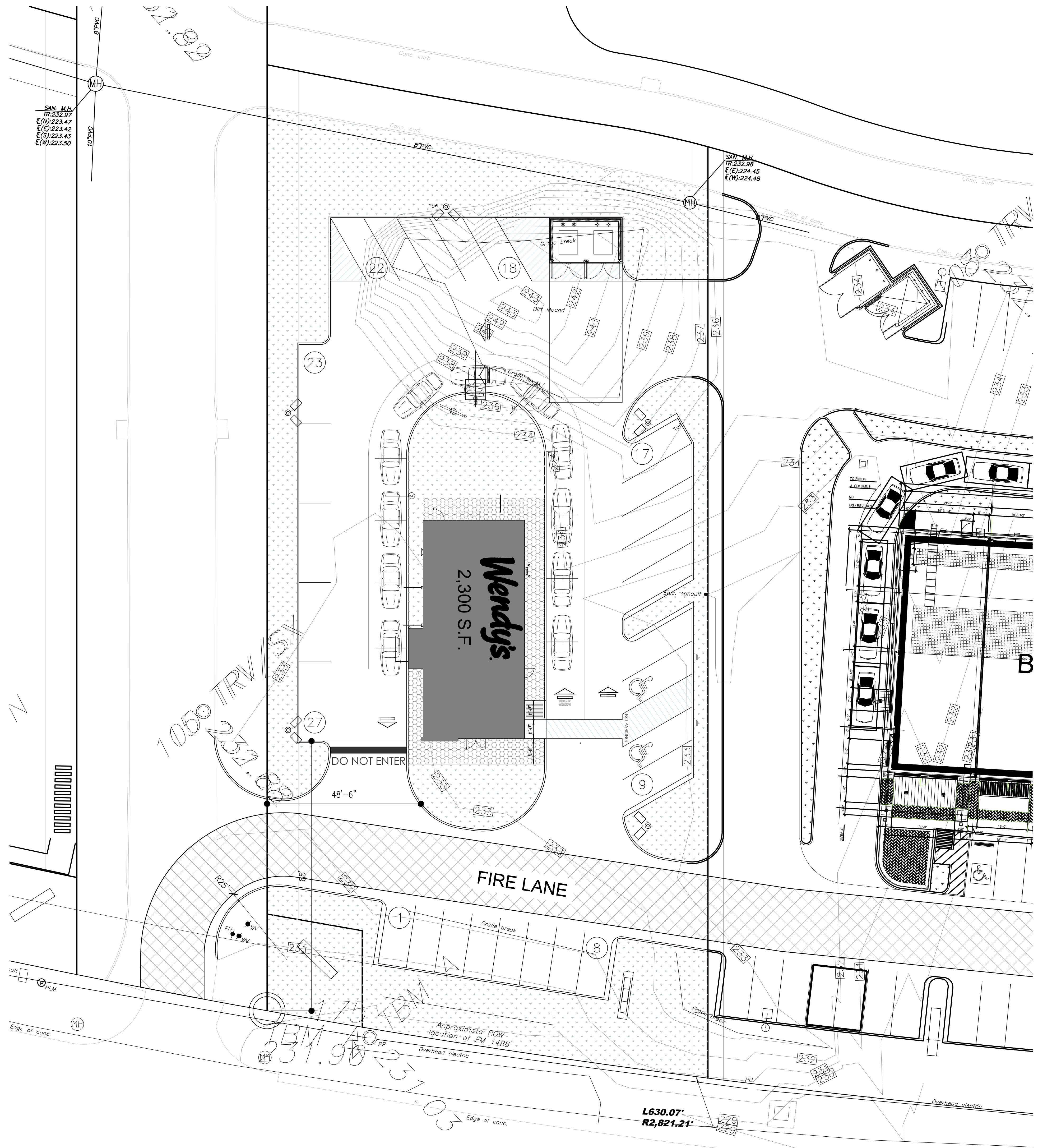


SHEET NAME:  
ARCHITECTURAL  
SITE PLAN

SHEET #:  
**AS1.1**

**01** ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"





**KEYED NOTES**

1. HATCH PATTERN INDICATES PROPOSED 20' WIDE FIRE APPARATUS ACCESS LANE. REF. TO FIRE LANE MARKING SPECS ON THIS SHEET FOR APPROVED METHOD

**GENERAL NOTES**

**SECTION 503.1.1 ACCESS TO BUILDINGS BY FIRE APPARATUS**

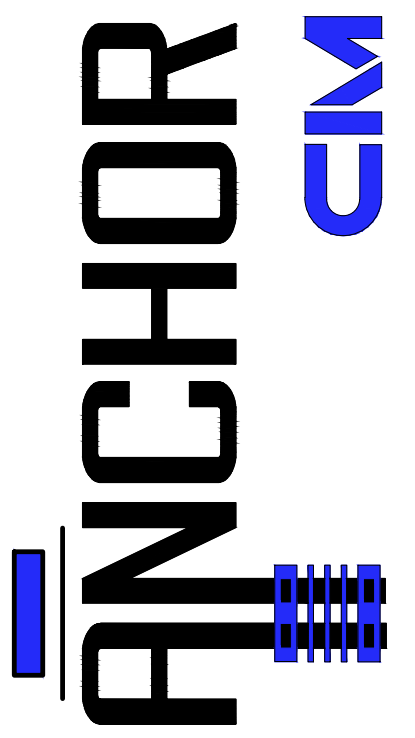
AN APPROVED FIRE APPARATUS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF A FACILITY AND ITS EXTERIOR WALLS. LARGER BUILDINGS MAY REQUIRE MORE THAN ONE APPROVED APPARATUS ROAD.

**SECTION 503.2 SPECIFICATIONS**

- (a) ALL BUILDINGS WITHIN MONTGOMERY COUNTY SHALL HAVE ADEQUATE ACCESS FOR FIRE DEPARTMENT APPARATUS. THE BUILDING OWNER OR TENANT SHALL DESIGNATE FIRE LANES, WITH FIRE MARSHAL APPROVAL. IN NO CASE SHALL A FIRE LANE BE LESS THAN TWENTY (20) FEET WIDE, OR 28 FEET WIDE IN CURVES, WITH A VERTICAL CLEARANCE OF LESS THAN THIRTEEN (13) FEET SIX (6) INCHES.
- (b) ALL FIRE LANES SHALL BE POSTED AND MARKED BY THE BUILDING OWNER OR TENANT. FIRE LANES MAY BE MARKED USING SIGNS, PAVEMENT MARKINGS, CURB MARKINGS OR A COMBINATION THEREOF WITH THE FOLLOWING SPECIFICATIONS:
  - (1) SIGNS. SIGNS SHALL READ "FIRE LANE - NO PARKING" AND SHALL BE AT LEAST TWELVE (12) INCHES WIDE AND EIGHTEEN (18) INCHES HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO-INCH LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST, AND INSTALLED SIX (6) FEET, SIX (6) INCHES ABOVE THE FINISHED GRADE. SIGNS SHOULD BE SPACED NO MORE THAN 50 FEET APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS.
  - (2) PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS SHALL BE INSTALLED USING RED AND WHITE TRAFFIC PAINT. THE BOUNDARIES OF THE FIRE LANE SHALL BE IDENTIFIED BY RED STRIPES AT LEAST SIX (6) INCHES WIDE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT NO MORE THAN TWENTY-FIVE FOOT ALTERNATING INTERVALS ON THE RED BORDER MARKINGS.
  - (3) CURB MARKINGS. CURB MARKINGS SHALL BE PAINTED IN RED TRAFFIC PAINT FROM THE TOP SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT NO MORE THAN 25 FOOT INTERVALS ALONG THE CURB



REV.	DATE	DESCRIPTION
0	06/23/2022	ISSUE FOR PERMIT

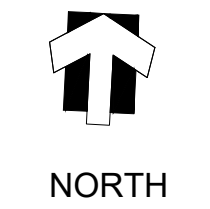


13660 FM 1488  
MAGNOLIA TX 77354

SHEET NAME:  
**FIRE SITE PLAN**

SHEET #:  
**AS1.2**

**01 FIRE SITE PLAN**  
SCALE: 1/16" = 1'-0"





**GRADING NOTES**

- CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AS TO NOT IMPACT ADJACENT / NEIGHBORING PROPERTIES.
- ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT OF WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE OR GRASSES WHICH MATCHED THE GRASS REMOVED.
- ANY DRAINAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT OF WAY SHALL BE SAW CUT , REMOVED AND REPLACED WITH MATERIALS EQUAL TO OR SUPERIOR MATERIAL, AND MUST BE INSTALLED TO CITY STANDARDS.
- ALL SURFACE ORGANIC, TOPSOIL AND UNSUITABLE MATERIAL SHALL BE STRIPPED FROM ALL PROPOSED BUILDING AND PAVING AREAS.
- ALL TREE-STUMPS THAT ARE TO BE REMOVED SHALL BE DONE THOROUGHLY BY REMOVING ALL THE ROOTS AND FILLING UP THE VOID WITH SELECT FILL AND COMPACTED PRIOR TO CONSTRUCTION.
- PROOF ROLL THE SUBGRADE TO DETECT ANY WET, SOFT OR PUMPING AREAS, TREAT THESE AREAS WITH DRYING/STABILIZING AGENTS AS NECESSARY OR REMOVE & REPLACE THEM WITH SELECT FILL.
- COMPACT THE SUBGRADE TO A MINIMUM OF 95% OF ITS DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
- ADDITIONAL FILL MATERIAL WITHIN THE BUILDING AREA SHOULD BE SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF 10 - 20 & A LIQUID LIMIT OF 28 OR MORE. SILL MATERIALS SHOULD BE PLACED IN 6 TO 8 INCH LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT TO 98% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST (ASTM D 698).

**STORM SEWER CONSTRUCTION NOTES**

- STORM SEWER PIPE TO BE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D-3034, SDR 35, FOR 8"-15" PIPE AND ASTM F-679 FOR 18"-24" PIPE, EXCEPT AS OTHERWISE NOTED ON THE PLANS. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C-76, CLASS III, EXCEPT AS OTHERWISE NOTED ON THE PLANS. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51, THICKNESS CLASS 5051, EXCEPT AS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWERS TO RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS. STORM SEWERS WITHIN PUBLIC STREET RIGHTS-OF-WAY OR EASEMENTS TO RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH MONTGOMERY COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS FOR SEWER CONSTRUCTION, ENGINEERING STANDARD CONSTRUCTION DETAILS, LATEST PRINTING AND AMENDMENTS THERETO.
- ALL STORM SEWER MANHOLES, GRATE INLETS AND JUNCTION BOXES TO BE CONSTRUCTED AS SHOWN IN THE DETAILS CONTAINED IN THE PLANS.
- STORM SEWER CONSTRUCTION, INCLUDING INLETS AND MANHOLES, OUTSIDE OF PUBLIC STREET RIGHTS-OF-WAY OR EASEMENTS TO BE IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS. STORM SEWER CONSTRUCTION WITHIN PUBLIC STREET RIGHTS-OF-WAY OR EASEMENTS TO BE IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS. STORM SEWER CONSTRUCTION WITHIN PUBLIC STREET RIGHTS-OF-WAY OR EASEMENTS TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND ENGINEERING STANDARD CONSTRUCTION DETAILS, LATEST PRINTING AND AMENDMENTS THERETO.
- ALL STORM SEWER TRENCHES UNDER PROPOSED AND FUTURE PAVEMENT OR WITHIN ONE (1) FOOT BACK OF ALL CURBS TO BE BACKFILLED WITH CEMENT-STABILIZED SAND (CLEAN BANK SAND AND 1 1/2 SK/C.Y. MIN. PORTLAND CEMENT MIXTURE) TO A POINT ONE (1) FOOT BELOW PAVEMENT SUBGRADE AS SHOWN FOR CLASS "AA" BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS. THE REMAINING BACKFILL TO BE MADE WITH COMPACTED SELECT MATERIAL.
- WHERE MANHOLES, GRATE INLETS, OR JUNCTION BOXES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH TOP OF PAVEMENT ELEVATIONS, OUTSIDE OF PAVED AREAS, SET MANHOLE RIMS AND TOP OF GRATE AT ELEVATIONS SHOWN ON THE PLANS.
- CONTRACTOR TO ALLOW A MINIMUM OF 6-INCH VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR PROPOSED UTILITIES.
- IN EVERY CASE WHERE TRENCHES ON-SITE HAVE BEEN EXCAVATED BELOW THE SPECIFIED DEPTH FOR CLASS "B" BEDDING, THE PIPE SHALL BE LAID WITH CLASS "A" BEDDING.

**TRAFFIC NOTES**

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD-LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
- NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.

**NOTES**

- NO WATER OR RUNOFF SHALL DRAIN INTO THE ADJOINING PROPERTIES.
- ROOF DRAINAGE SHOULD BE TIED INTO THE UNDERGROUND SUB SURFACE DRAINAGE SYSTEM AS SHOWN ON THE PLAN.
- THERE IS NO CONTRIBUTING OFF-SITE RUNOFF. THE PROPOSED TRIANGULAR GRASS-LINED PERIMETER SWALE IS DESIGNED TO CAPTURE THE INTERNAL RUNOFF FROM SMALL LANDSCAPE/PERVIOUS AND THE SIDEWALK AREAS CONVEY THIS FLOW TO THE R.O.W. WITHOUT ANY ADVERSE IMPACT TO THE NEIGHBORING PROPERTY. PLEASE REFER TO SHEET C-3 FOR BYPASS AREA RUNOFF CALCULATIONS.

**FLOODPLAIN DATA**

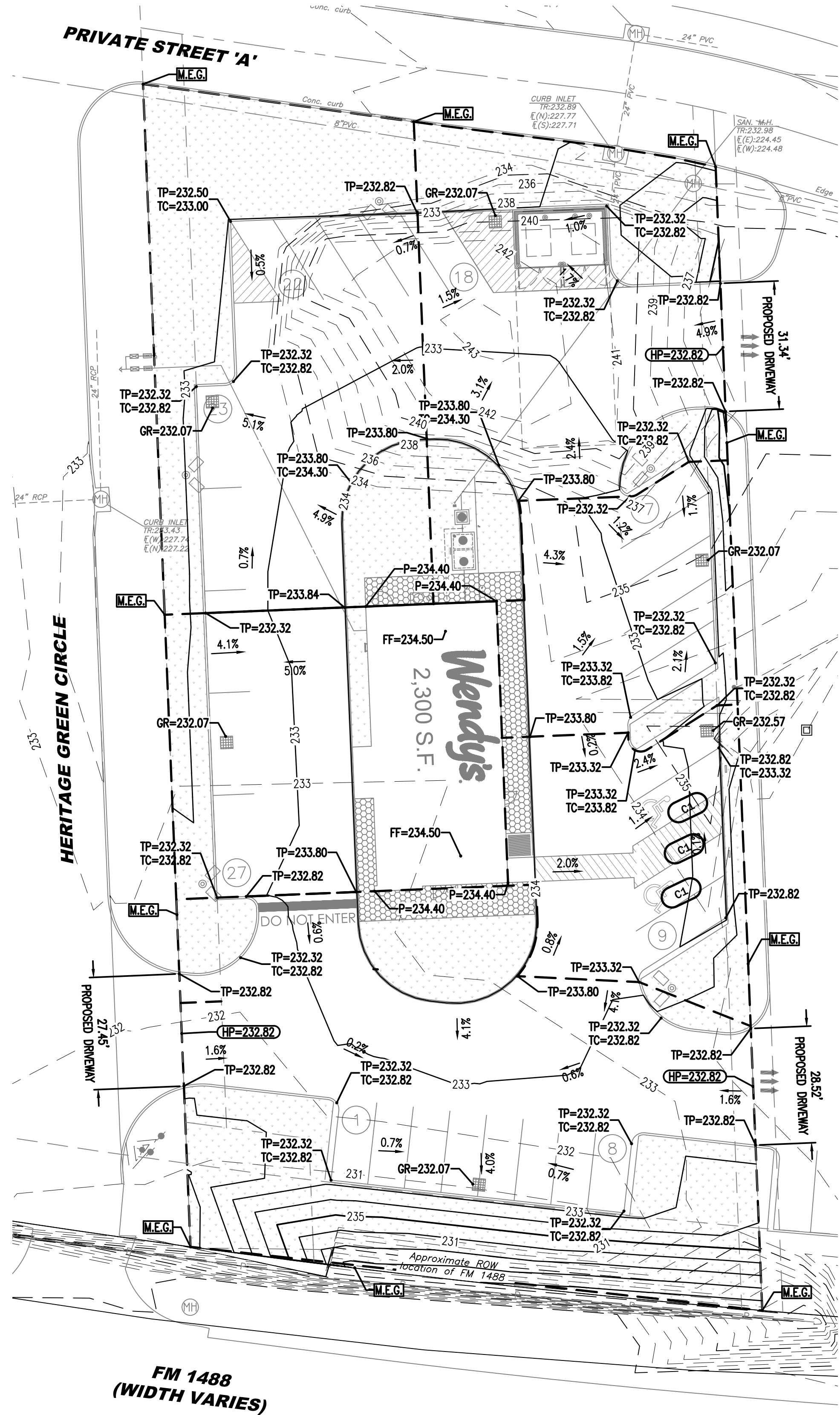
ACCORDING TO FIRMETTE NO. 48339C0485G DATED AUGUST 18, 2014 PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA - ZONE X.

**LEGAL DESCRIPTION**

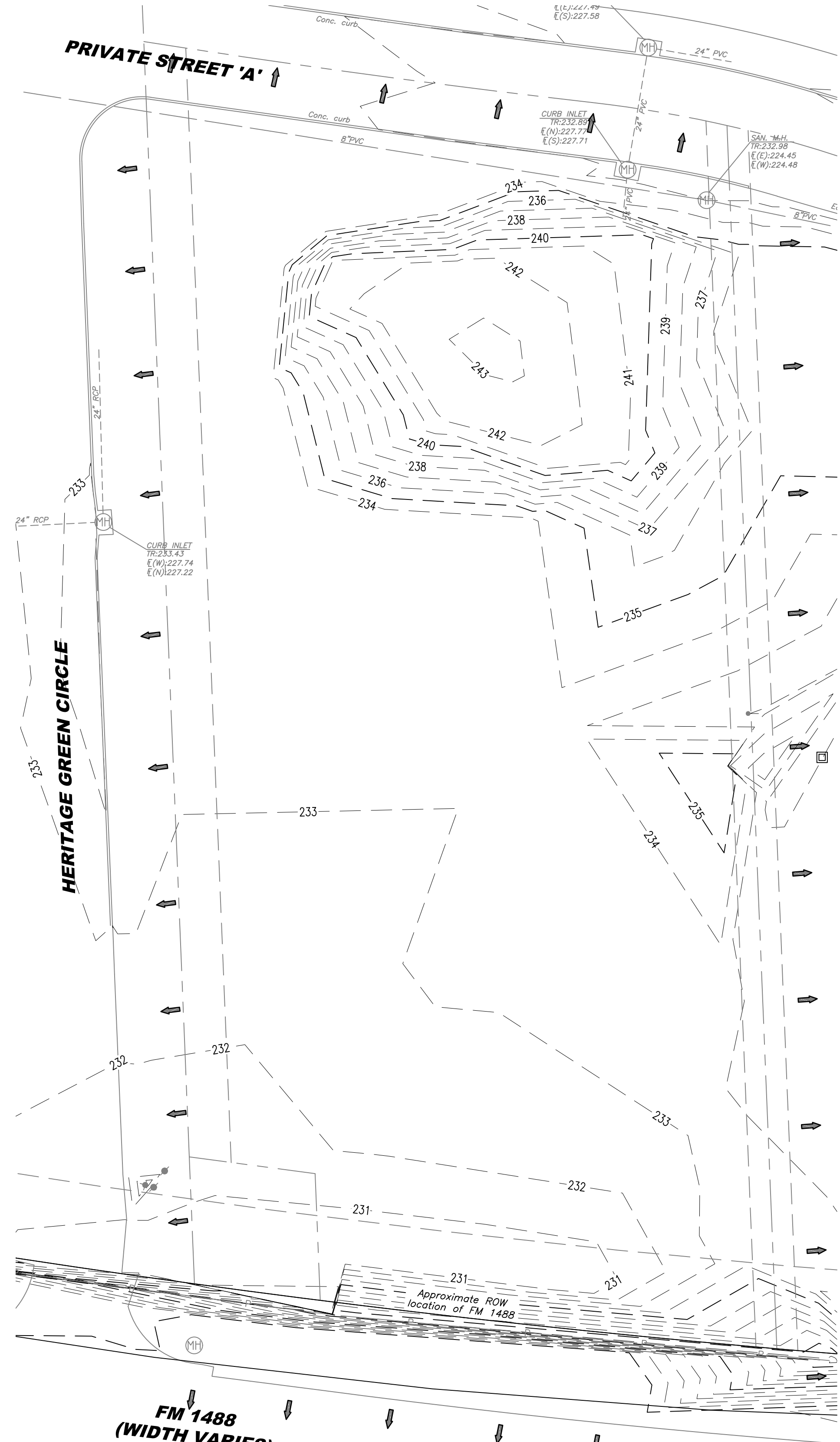
APPROXIMATE ROW location of FM 1488

**KEYED PLAN NOTES:**

- C1 CONTRACTOR SHALL ENSURE HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.



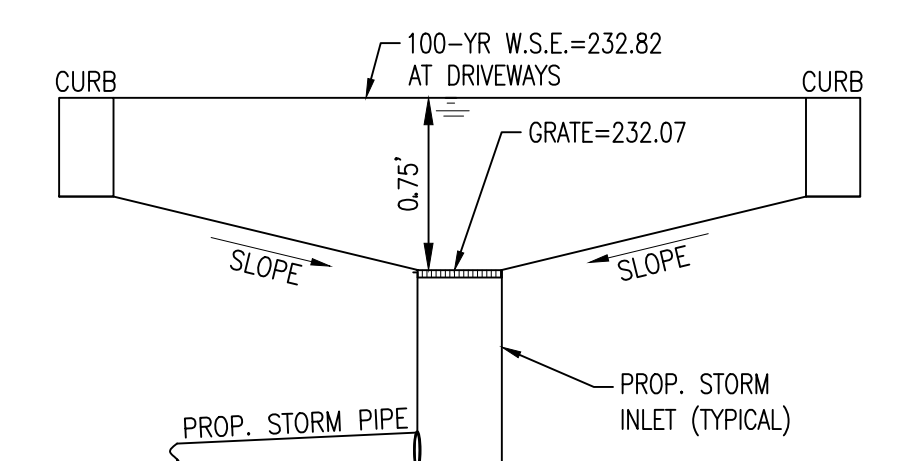
**SITE PAVING AND GRADING PLAN**



**EXISTING DRAINAGE AREA MAP**

**DRAINAGE SUMMARY TABLE**

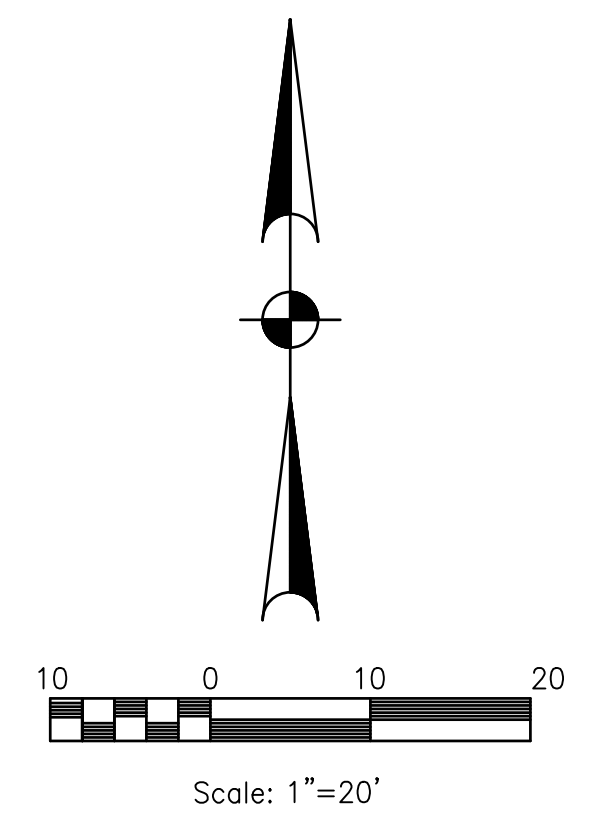
TxDOT Tracking number (TR #)	
Highway	FM 1488
TxDOT frontage	140.62 ft
TxDOT Area (the strip of site within 150-ft frontage)	0.484 ac
Total tract area based on submitted survey map	ac
Proposed disturbed area	ac
Project contributing drainage area to TxDOT	ac
Off-site contributing drainage area (if applicable)	ac
Increased impervious area	ac
10-yr required detention volume	ac-ft
10-yr proposed detention volume	ac-ft
10-yr design W.S.E.	ft
10-yr Pre-developed peak flow	cfs
10-yr Post-developed peak flow (Before detention/restrictor)	cfs
10-yr Proposed discharge to TxDOT R.O.W. (With detention/restrictor)	cfs
100-yr required detention volume	ac-ft
100-yr proposed detention volume	ac-ft
100-yr design W.S.E.	ft
100-yr Pre-developed peak flow	5.23 ft
100-yr Post-developed peak flow (Before detention/restrictor)	7.37 ft
100-yr Proposed discharge to TxDOT (With detention/restrictor)	cfs
TxDOT as-built or calculated allowable discharge	cfs
Primary tie-in/outfall structure size	24 in
Primary restrictor size	in
Primary restrictor maximum discharge	cfs
Secondary outfall device size (if applicable)	in
Secondary outfall discharge (if applicable)	cfs
Maximum combined pumped discharge (if applicable)	cfs
% Pumped discharge volume (if applicable)	ac-ft
Effective gravity discharge elevation (if applicable)	ft
B.F.E. per effective FIRM (if applicable)	ft
Proposed fill below B.F.E. (if applicable)	ac-ft
Proposed cut below B.F.E. (if applicable)	ac-ft



**WATER SURFACE ELEVATION ABOVE THE TOP OF GRATE INLETS**  
NTS

**LEGEND:**

- EXTREME EVENT OUTFLOW
- FLOW DIRECTION
- EG=??? EXISTING GRADE ELEVATION
- TP=??? TOP OF PAVEMENT, TOP OF CURB ELEVATION
- TC=??? FINISHED FLOOR ELEVATION
- FF=??? INLET GRATE ELEVATION
- GR=??? HIGH POINT ELEVATION
- HP=??? MATCH TO EXISTING GRADE
- M.E.G. RIDGE LINE



**SS&C**  
SARAB STRUCTURAL & CIVIL, LLC  
13631 Northwest Freeway, Suite 245  
FIRM No. F-10808  
Houston Texas 77040 (832) 922-1145  
Fax: (713) 896-6366

**ANCHOR**  
CIM

**Wendy's**  
FM1488 MAGNOLIA  
TEXAS 77354

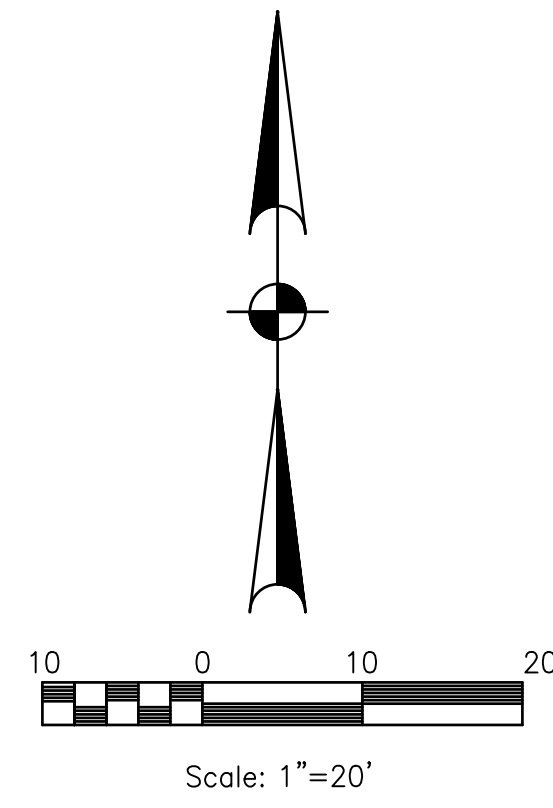
Seal  
KARIM S. DADELAKH  
94933  
LICENSED PROFESSIONAL ENGINEER  
R. D. Hill  
Aug 15, 2022

REVISIONS

No	Current Revision

Project number  
Date  
Drawn by  
Checked by

**C-1**  
1"=20'



**TRAFFIC NOTES**

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD-LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
- NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.

**NOTES**

- NO WATER OR RUNOFF SHALL DRAIN INTO THE ADJOINING PROPERTIES.
- ROOF DRAINAGE SHOULD BE TIED INTO THE UNDERGROUND SUB SURFACE DRAINAGE SYSTEM AS SHOWN ON THE PLAN.
- THERE IS NO CONTRIBUTING OFF-SITE RUNOFF. THE PROPOSED TRIANGULAR GRASS-LINED PERIMETER SWALE IS DESIGNED TO CAPTURE THE INTERNAL RUNOFF FROM SMALL LANDSCAPE/PERVIOUS AND THE SIDEWALK AREAS CONVEY THIS FLOW TO THE R.O.W. WITHOUT ANY ADVERSE IMPACT TO THE NEIGHBORING PROPERTY. PLEASE REFER TO SHEET C-3 FOR BYPASS AREA RUNOFF CALCULATIONS.

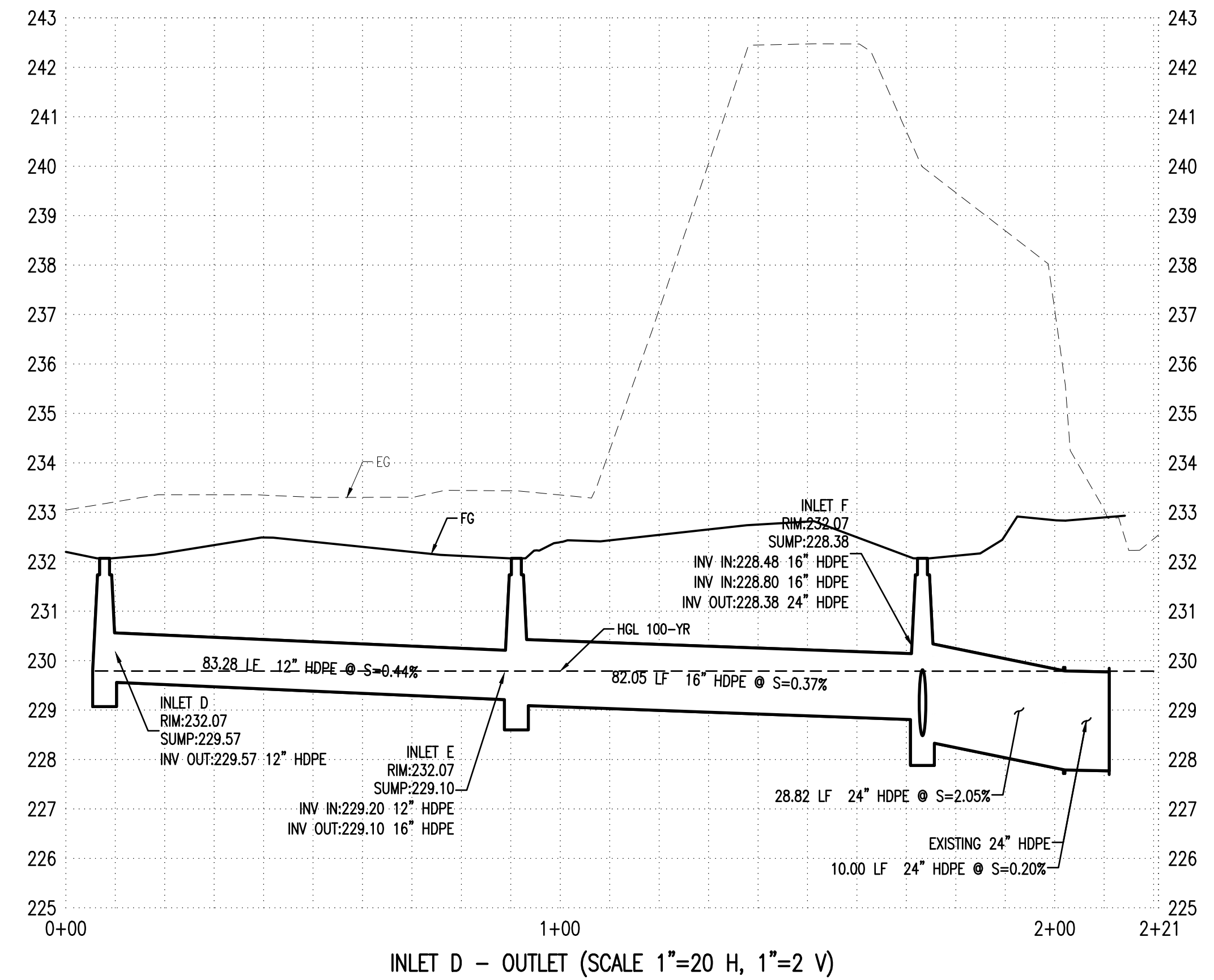
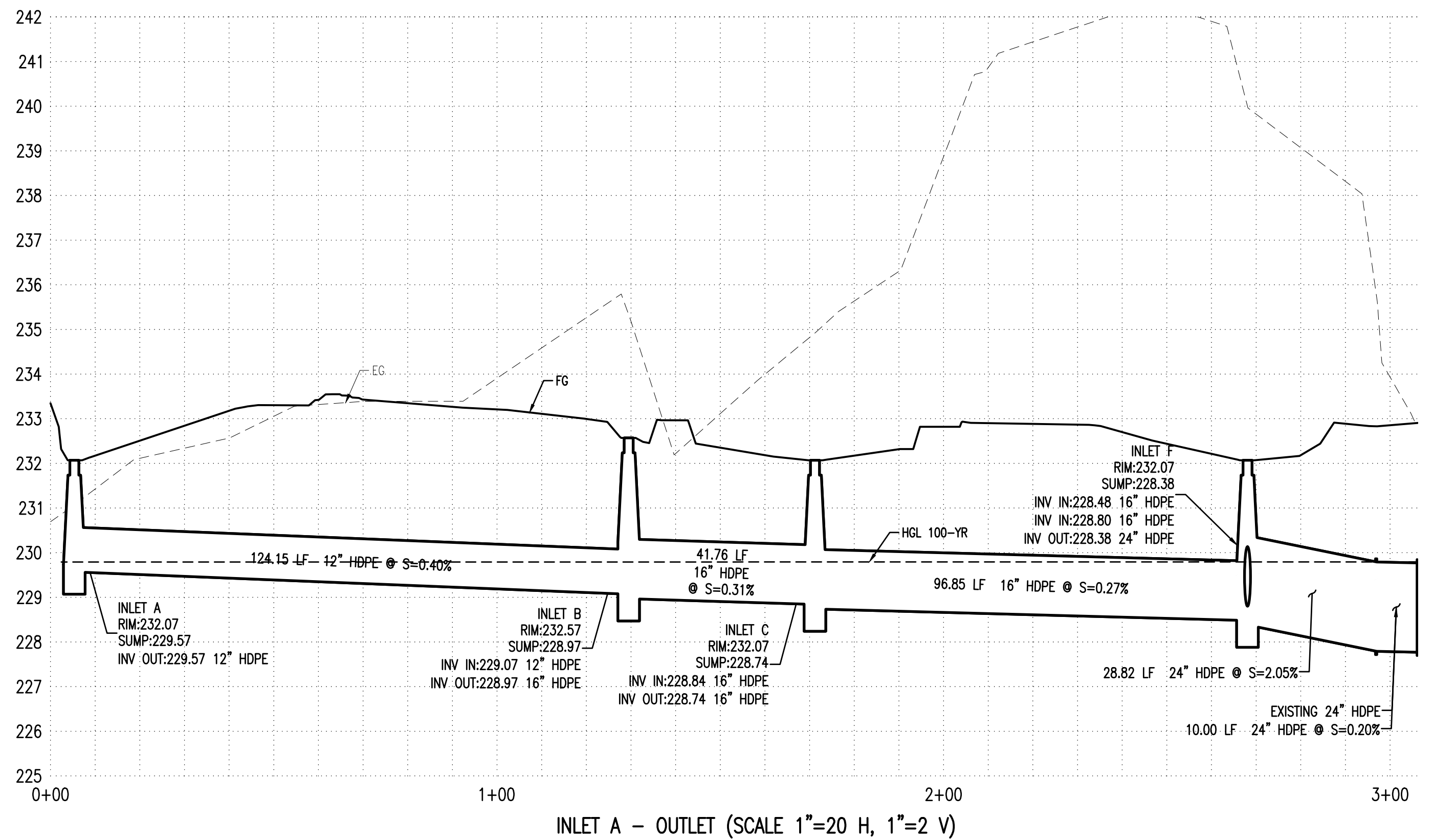
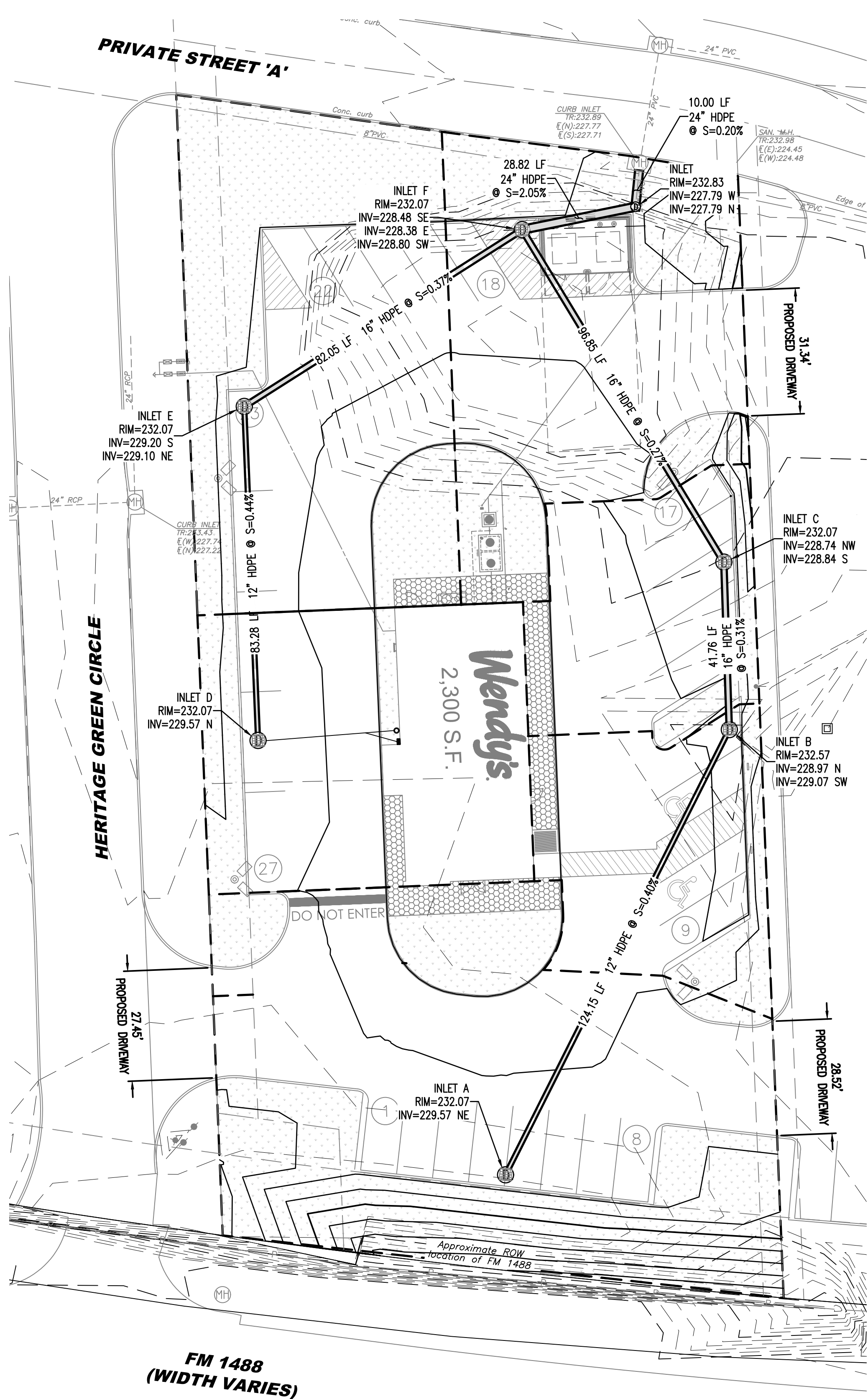
**FLOODPLAIN DATA**

ACCORDING TO FIRMETTE NO. 48339C0485G DATED AUGUST 18, 2014 PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA - ZONE X.

**LEGAL DESCRIPTION**

**KEYED PLAN NOTES:**

- (C1)** CONTRACTOR SHALL ENSURE HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.



**STORM SEWER CALCULATIONS**

Design Storm	b	d	e
2-year	65.30	13.15	0.8133
10-year	83.21	12.69	0.7590
100-year	102.84	12.88	0.6967

Tailwater Elevation 229.82

Pipe Label	Pipe Information										Drainage Area and Drainage Calculations										Actual Results																												
	Manhole or Inlet Number		Invert Elevation, ft		Hydr. Length, ft	Slope, ft/ft	Manning's n	Pipe Size, in	Design Capacity, cfs	Design Velocity, cfs	Drainage Area		Cumulative Drainage Area		Runoff Coeff. C	Sum A * C	Tc, min	Intensity i, in/hr				Sum of Flow Q, cfs				Actual Velocity, fps				Hydraulic Grade, ft/ft				Change in Head, ft				Headloss, ft				HGL Elevation US, ft				HGL Elevation DS, ft			
	Start	End	US	DS							sq-ft	ac	sq-ft	ac				2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr	2-yr	100-yr								
1	INLET A	INLET B	229.57	229.07	124.15	0.0040	0.011	12	2.68	3.41	11869	0.27	11869	0.27	0.80	0.22	22.95	3.53	8.50	0.77	1.85	2.95	3.68	0.0040	0.0040	0.5	0.5	0.04	0.20	229.88	230.14	229.84	229.94																
2	INLET B	INLET C	228.97	228.84	41.76	0.0031	0.011	16	5.07	3.63	3539	0.08	15408	0.35	0.80	0.28	23.33	3.50	8.44	0.99	2.39	2.82	3.58	0.0031	0.0031	0.13	0.13	0.01	0.03	229.84	229.94	229.84	229.92																
3	INLET C	INLET F	228.74	228.48	96.85	0.0027	0.011	16	4.71	3.37	3277	0.08	18685	0.43	0.80	0.34	23.62	3.48	8.39	1.19	2.88	2.77	3.50	0.0027	0.0027	0.26	0.26	0.02	0.09	229.84	229.92	229.82	229.83																
4	INLET D	INLET E	229.57	229.2	83.28	0.0044	0.011	12	2.81	3.58	5650	0.13	5650	0.13	0.80	0.10	21.98	3.61	8.66	0.37	0.90	2.49	3.19	0.0044	0.0044	0.37	0.37	0.01	0.03	229.84	229.91	229.83	229.88																
5	INLET E	INLET F	229.1	228.8	82.05	0.0037	0.011	16	5.50	3.94	8143	0.19	13793	0.32	0.80	0.25	23.17	3.52	8.46	0.89	2.14	2.98	3.80	0.0037	0.0037	0.3	0.3	0.01	0.04	229.83	229.88	229.82	229.83																
6	INLET F	24" HDPE	228.38	227.79	28.82	0.0205	0.011	24	38.36	12.21	6796	0.16	39274	0.90	0.80	0.72	24.82	3.39	8.20	2.45	5.92	6.43	8.34	0.0205	0.0205	0.59	0.59	0.00	0.01	229.82	229.83	229.82	229.82																

**SITE DRAINAGE AREA MAP**

**SS&C**  
SARAB STRUCTURAL & CIVIL, LLC  
13831 Northwest Freeway, Suite 245  
FIRM No. F-10808  
Houston Texas 77040 (832) 922-1145  
Fax: (713) 896-6356

**ANCHOR**  
CIM

**Wendy's**  
FM1488 MAGNOLIA  
TEXAS 77354

Seal  
KARIM S. DADELAKH  
94933  
LICENSED PROFESSIONAL ENGINEER  
R. D. Hill  
Aug 15, 2022

**REVISIONS**

No	Current	Revision

Project number  
Date  
Drawn by  
Checked by

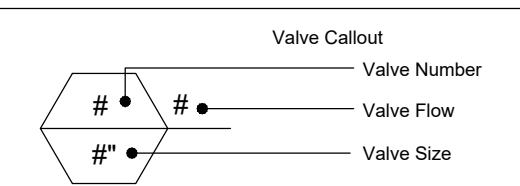
**C-2**  
1"=20'

**POINT OF CONNECTION**  
CONNECT MAINLINE DOWNSTREAM OF 1" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

**CONTROLLER NOTE**  
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

**VALVE KEY**



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER/MODEL
1/4" I	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5' X15' (LCS AND RCS), 5' X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
*	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE
△	RAINBIRD RWS ROOT WATERING SYSTEM MODEL RWS-M-B-C-1402 WITH RWS-SOCK. (TWO PER TREE)
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▨	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
⊓	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.
X	LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
⊕	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
⊕	RAINBIRD ESP12LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER
⊕	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
X	"MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
---	IRRIGATION LATERAL LINE: CLASS 200
---	IRRIGATION MAINLINE: SCHEDULE 40 PVC
---	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

NOTE: L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.  
\*\*\* ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS \*\*\*

**IRRIGATION DISCLAIMER**

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

**AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES**

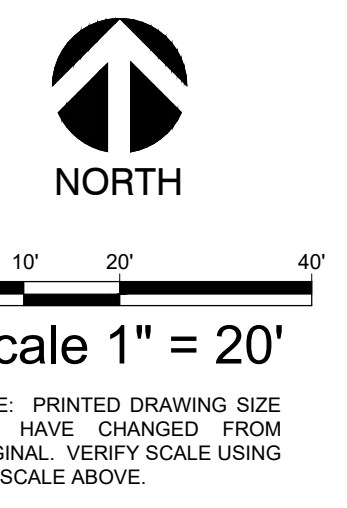
INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

**SLEEVING / WIRING NOTES:**

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

**COORDINATION WITH EXISTING TREES**

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.



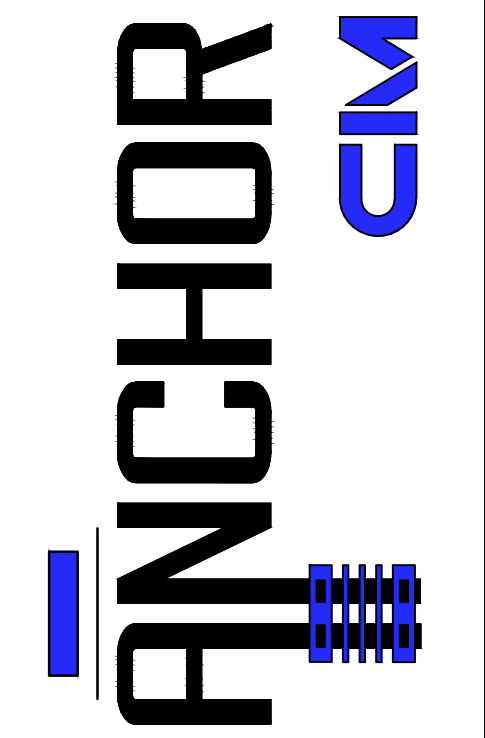
2 RMS, SECTION ONE  
I, M.C.M.R.

ANY, LLC  
7356  
DEED  
715

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



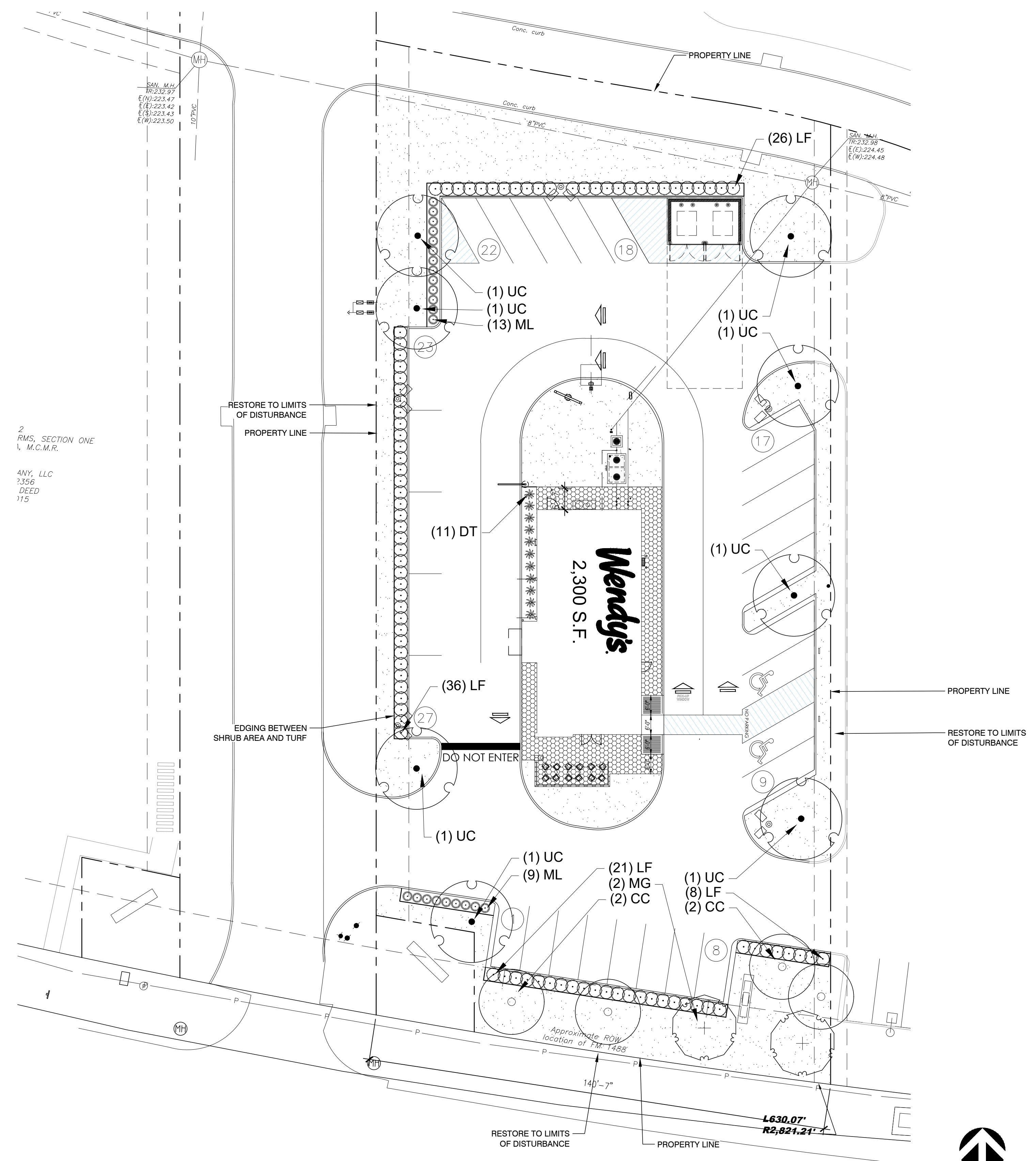
REV	DATE	DESCRIPTION



**Wendy's**  
13660 FM 1488  
MAGNOLIA TX 77354

SHEET NAME:  
**IRRIGATION PLAN**

SHEET #:  
**LI-1**



**PLANT SCHEDULE**

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	CC	Texas Redbud / Cercis canadensis var. texensis Street Tree	CONT.	3" Cal	4
	MG	Little Gem Magnolia / Magnolia grandiflora 'Little Gem' Street Tree	CONT.	3" Cal	2
	UC	Cedar Elm / Ulmus crassifolia Parking Lot Tree	CONT.	3" Cal	8
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	DT	Variegated Flax Lily / Dianella tasmanica 'Variegata' 42" o.c., 18" min.	3 gal	11	
	LF	'Green Cloud' Texas Sage / Leucophyllum frutescens 42" o.c., 24" min.	5 gal	91	
	ML	Muhly Grass / Muehlenbergia lindheimeri 36" o.c., 24" min.	5 gal	22	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / Cynodon dactylon 'Tifuf'	sod	10,505 sf	

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA:	41,221 SF
NET BUILDABLE AREA:	28,882 SF
TOTAL FLOOR AREA:	2,300 SF
LANDSCAPE AREA REQUIRED:	6,183 SF (15% REQUIRED)
LANDSCAPE AREA PROVIDED:	12,339 SF (29.9%)
<b>FRONT BUFFER/STREET TREES</b>	
FM 1488 - 110 LF	
STREET TREES REQUIRED:	4 TREES - 30' O.C.
STREET TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	CONTINUOUS HEDGE
SHRUBS PROVIDED:	AS REQUIRED
<b>PARKING LOT TREES</b>	
TREES REQUIRED:	9 TREES - EACH ISLAND & END ISLAND
TREES PROVIDED:	9 TREES - 7 CANOPY, 2 UNDERSTORY
<b>DEVELOPMENT LANDSCAPING</b>	
SHRUBS:	CONTINUOUS ROW REQUIRED TO BE 5' ON CENTER OR GROUPED TO EQUAL SAME AMOUNT OF SHRUBS.
LINEAL FEET PROPERTY LINE:	171 LF
TOTAL SHRUBS REQUIRED:	171 / 5 = 34.2 = 35
TOTAL SHRUBS PROVIDED:	38

**GENERAL PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**IRRIGATION CONCEPT**

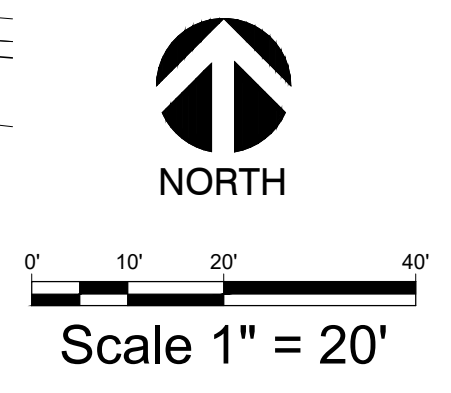
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

**MULCHES**

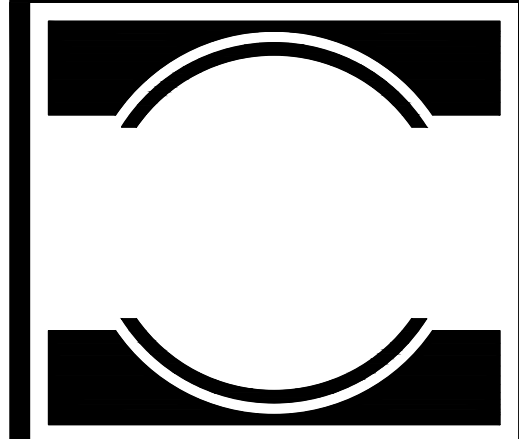
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" LAYER OF 1-1/2" SHREDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**ROOT BARRIERS**

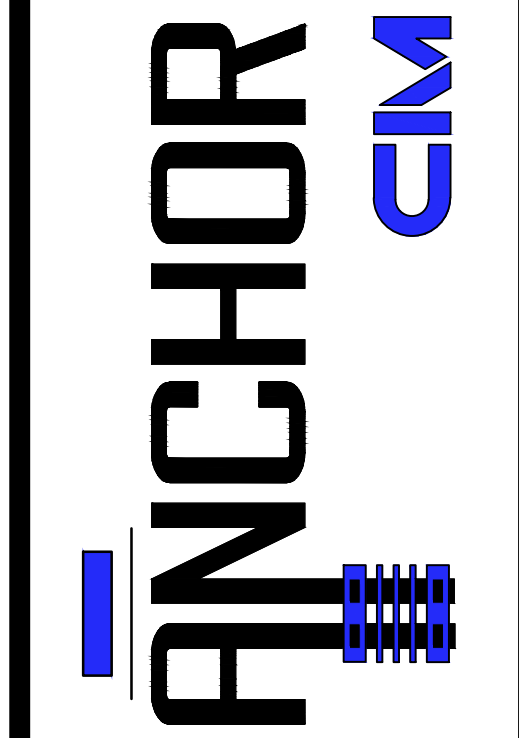
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



REV	DATE	DESCRIPTION



**Wendy's**  
13660 FM 1488  
MAGNOLIA TX 77354

SHEET NAME:  
**LANDSCAPE PLAN**

SHEET #:  
**LP-1**



03/27/2023

April 14, 2023

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference: Wells Fargo Site Plan Review**  
**City of Magnolia**  
**Job No. 230351.80-001**

Dear Mr. Doering:

We received the site plans for the proposed Wells Fargo Site on April 11, 2023. On behalf of City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to approval of this project, subject to the following comments:

1. Provide the signed shared access easement with the dimensions of shared access drive when the final plat is delivered to the city.
2. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,



Cristin Emshoff, MUP, ENV SP  
Urban Planner

Baxter and Woodman, Inc.  
Consulting Engineers  
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia - Planning Coordinator  
Ms. Karleigh Brown – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Tommy Cormier Jr, P.E. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Michael A. Kurzy, P.E. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Cameron M. Miller, P.E. – Quiddity Engineering – Project Manager



# Site Plan Application Form

This form shall be submitted with each application for a site plan.

## CONTACT INFORMATION

---

### Applicant

### Property Owner (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

### Architect (if different)

### Engineer/Land Surveyor (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

Project Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Reviewer: \_\_\_\_\_

**PROPERTY PROFILE**

---

Site Address \_\_\_\_\_

Legal Description \_\_\_\_\_  
(Subdivision) (Lot) (Block)

Current Zoning \_\_\_\_\_

Present Use of Property

---

---

Proposed Use of the Property

---

---

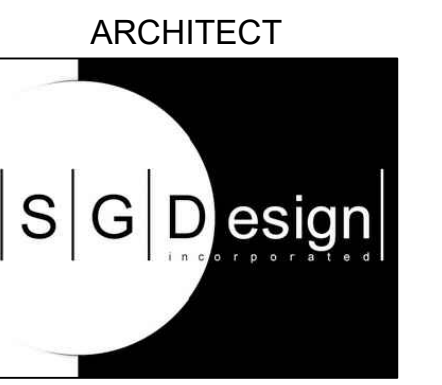
Total Area of Site \_\_\_\_\_

Project Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Reviewer: \_\_\_\_\_

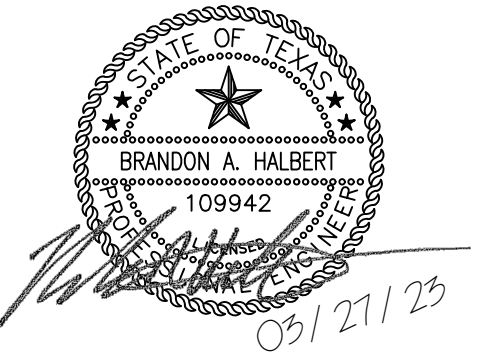


MAGNOLIA

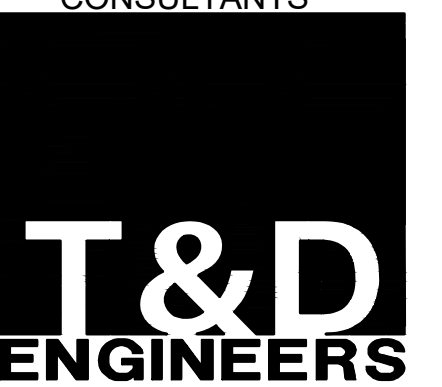
FM 1488 RD. & SPUR 149 RD. MAGNOLIA, TX



3311 Elm Street, Suite 105 Dallas, TX 75226 469-865-1910



CONSULTANTS



THOMAS & DUNNE ENGINEERS, LLC 738 S. HIGHWAY 6 SUITE # 260 HOUSTON, TX 77079

PHONE: 713.933.1001 FAX: 713.933.1004

TEXAS REGISTRATION #F-10421

REVISIONS

Table with 3 columns: REV, REASON FOR ISSUE, DATE. Row 1: 100% REVIEW SET, 03/17/2023. Row 2: BID SET, 03/27/2023.

SET ISSUED: REVIEW

DATE ISSUED: 03/27/2023

REVIEWED BY: BH

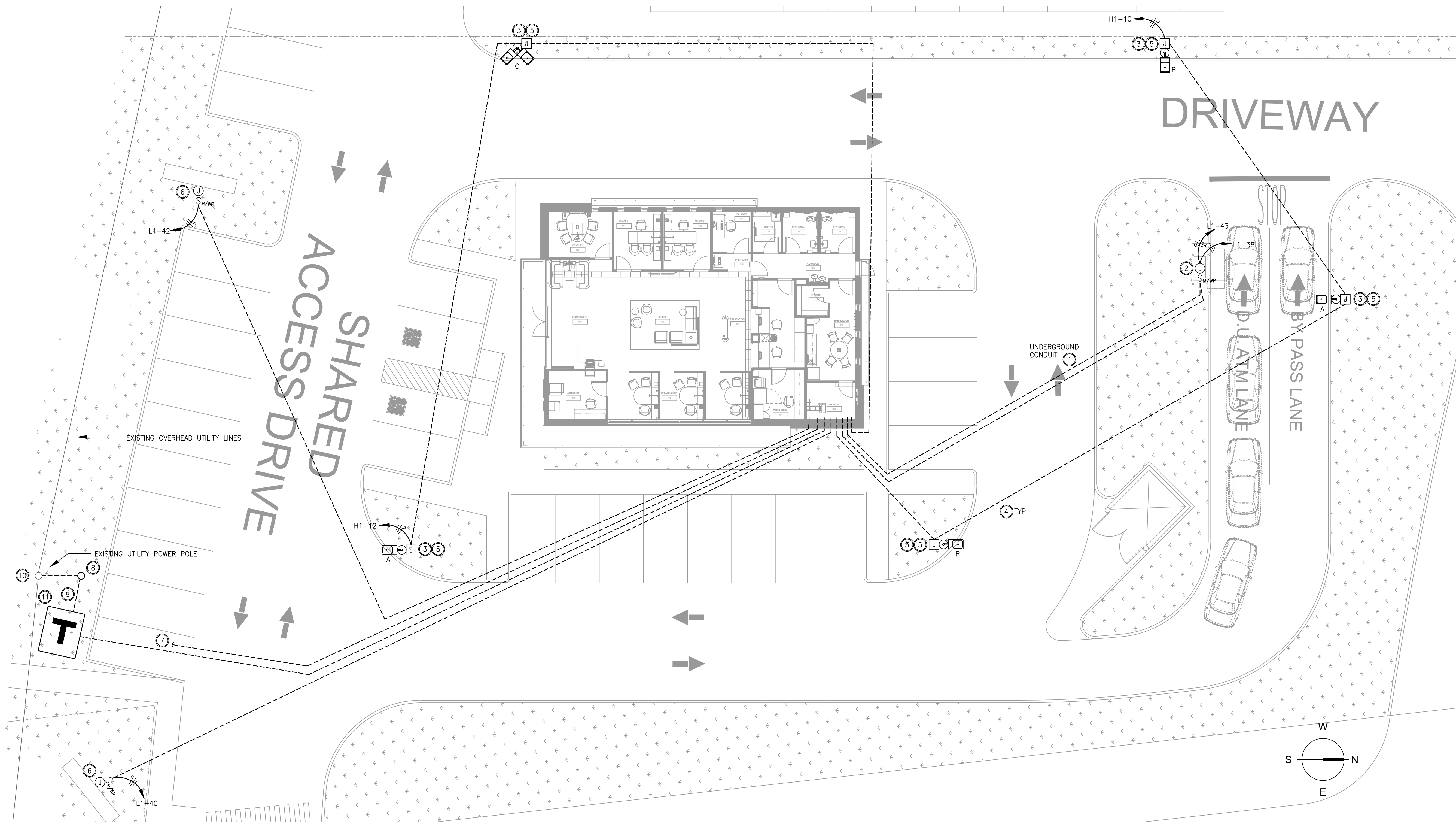
DRAWN BY: SP

SHEET TITLE ELECTRICAL SITE PLAN

SHEET NUMBER

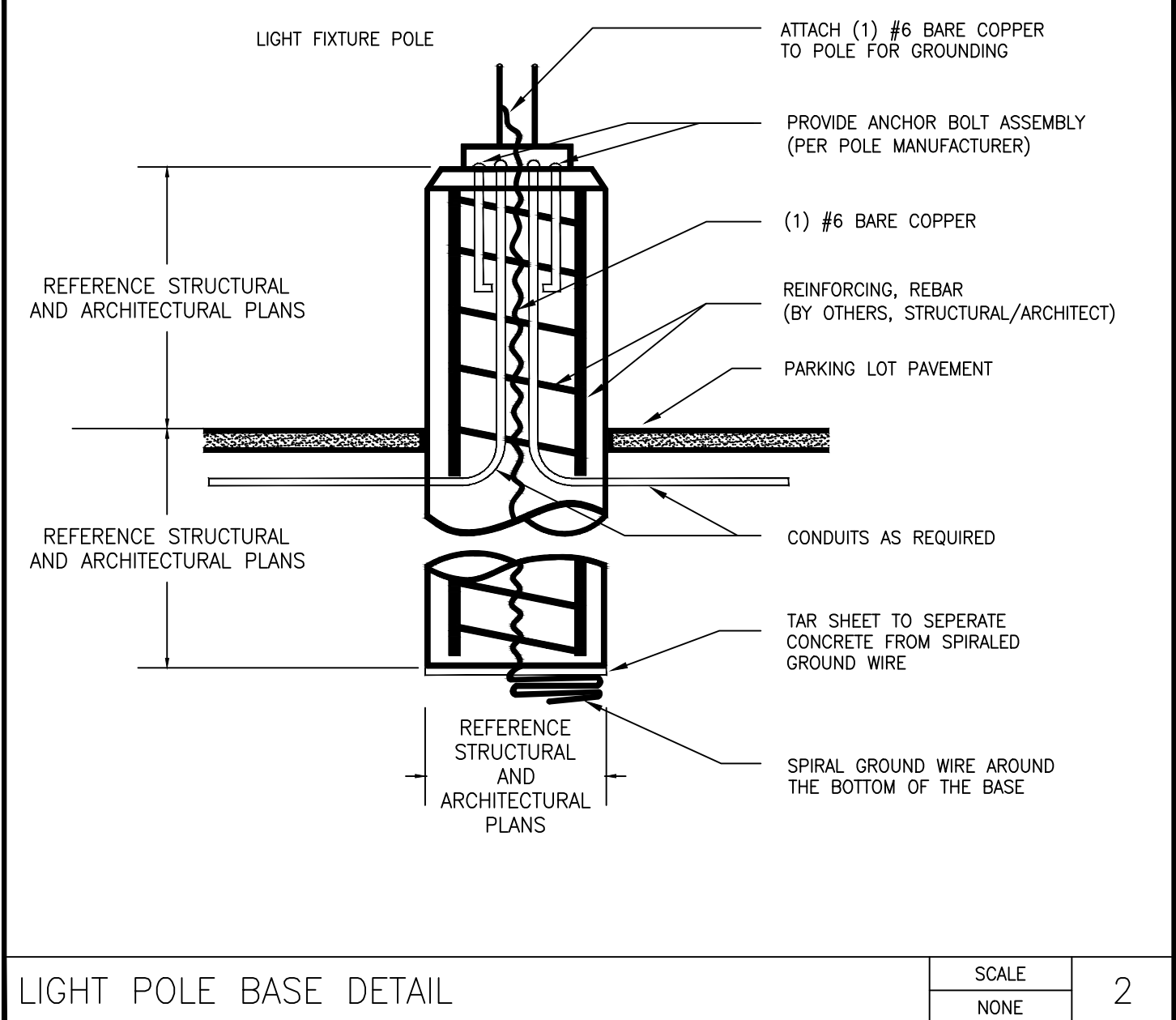
E0.01

T&D PROJECT NUMBER 22557



1 ELECTRICAL SITE PLAN

3/32" = 1'-0"



KEYED NOTES

- 1. FURNISH AND INSTALL (2) 2" PVC UNDERGROUND CONDUITS TO NEW ATM LOCATION... 2. ALL CONNECTIONS TO ATM SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR... 3. NO AUTOMATIC SHUT-OFF PERMITTED IN THIS AREA FOR OCCUPANTS SAFETY AT DRIVE UP ATM... 4. PROVIDE 1" PVC CONDUIT MINIMUM 30" BELOW GRADE TO FEED SITE LIGHTING... 5. PROVIDE JUNCTION BOX AT EVERY LIGHT POLE AND INTERSECTION... 6. PROVIDE 1" PVC CONDUIT MINIMUM 30" BELOW GRADE FROM BUILDING ELECTRICAL ROOM... 7. PROVIDE (2) 4" PVC CONDUITS WITH PULLSTRING FOR NEW TELEPHONE/ COMMUNICATION SERVICE ENTRY... 8. NEW UTILITY TERMINAL POLE PROVIDED BY UTILITY COMPANY... 9. ROUTE SERVICE CONDUITS FROM NEW UTILITY TERMINAL POLE UNDERGROUND... 10. APPROXIMATE LOCATION OF EXISTING UTILITY POWER ON SITE... 11. PAD MOUNTED UTILITY TRANSFORMER. SIZE AND LOCATION TO BE COORDINATED WITH UTILITY VENDOR.

LIGHTING FIXTURE SCHEDULE

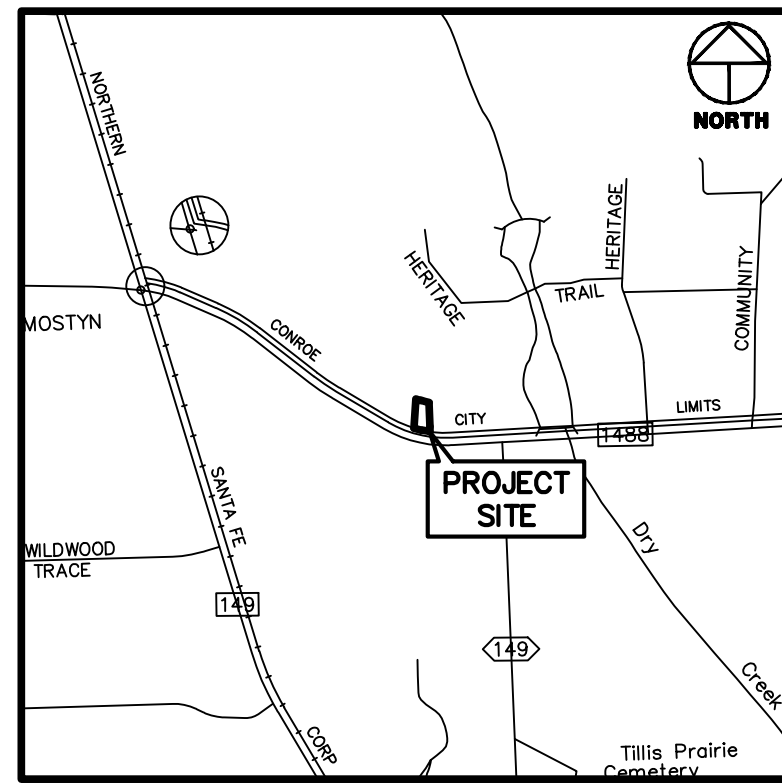
Table with 7 columns: SYMBOL, MANUFACTURER AND MODEL NUMBER, VOLTAGE & PHASE, LAMP QUANTITY, LAMP TYPE, DESCRIPTION AND REMARKS, ACTUAL WATTAGE, MAXIMUM WATTAGE. Rows A, B, and C.

GENERAL NOTES

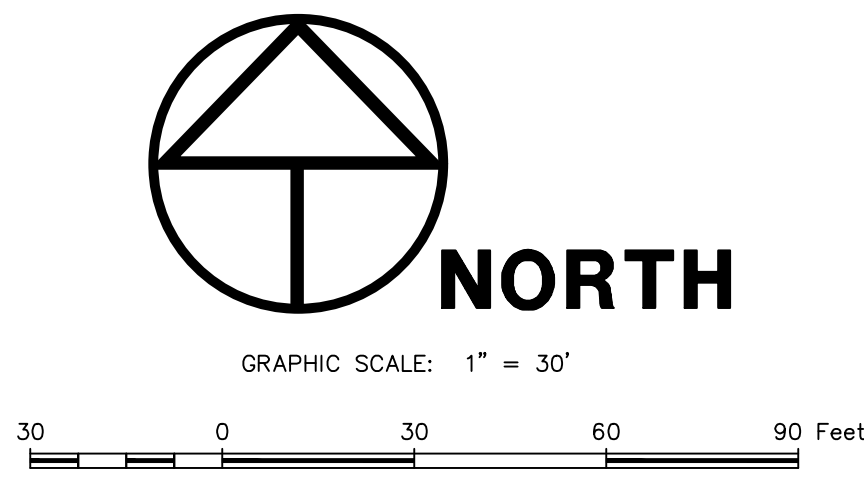
- A. ALL WORK SHALL COMPLY WITH ALL PERTINENT NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES... B. DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD AND ADVISE ENGINEER OF MAJOR DISCREPANCIES... C. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES... D. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS... E. COORDINATE THE ROUGH-IN LOCATION, CONNECTION TYPE, AND TERMINATION REQUIREMENT WITH EQUIPMENT INSTALLERS... F. CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY PROVIDERS TO VERIFY EXACT LOCATION OF EXISTING UTILITIES...

T:\PROJECTS\T & D-2022\22557 - WELLS FARGO MAGNOLIA - FM 1488 RD. & SPUR 149 RD.DWG\ISSUE\_01\E\22557E001.DWG 3/24/2023 3:48 PM ANDREW ROMANE

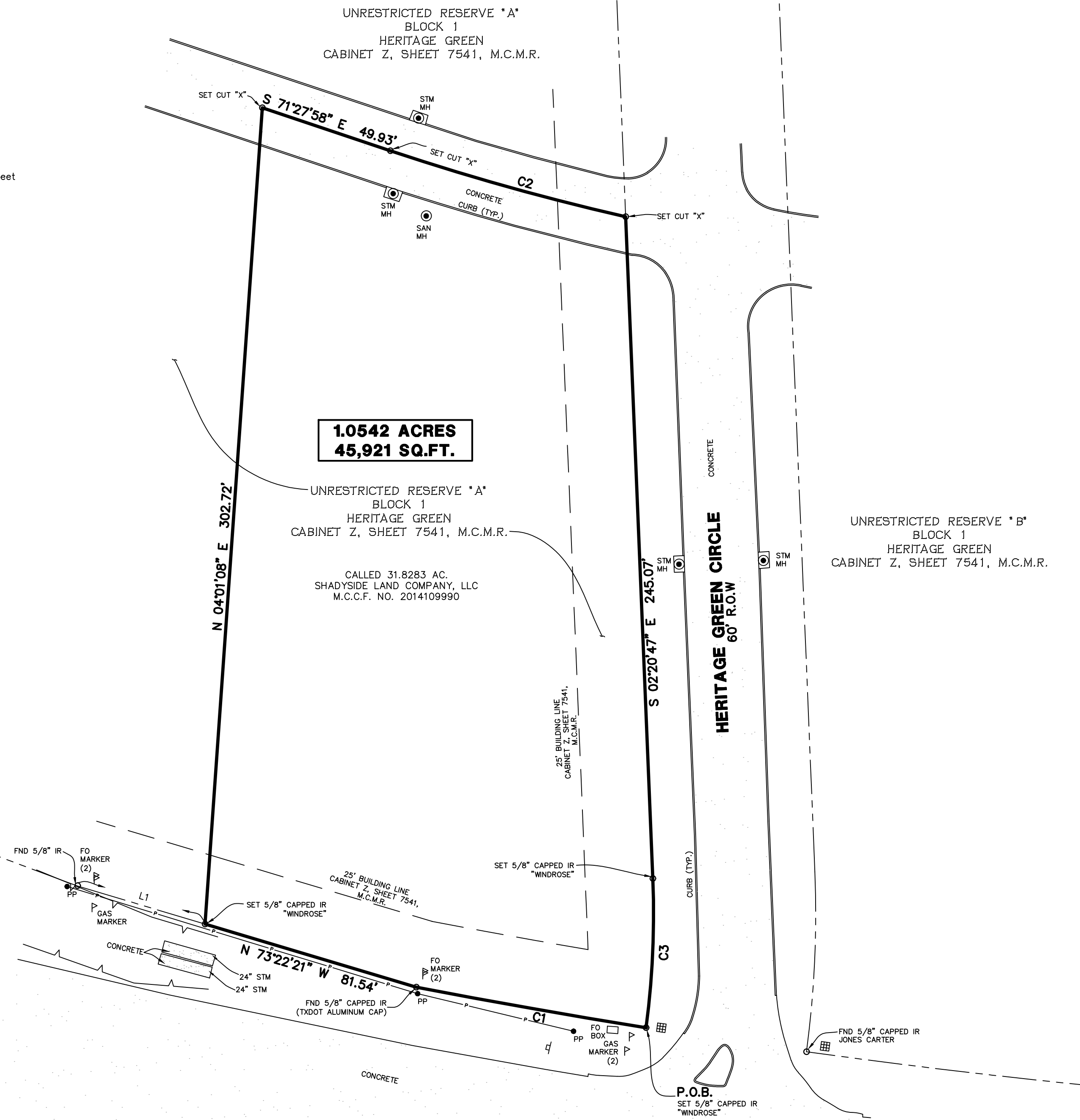




CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS  
**VICINITY MAP**  
 SCALE: 1" = 2000'



- SCHEDULE 'B' NOTES**
- SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER CABINET E, SHEET 89-A, AND CABINET Z, SHEET 7541, OF THE MAP RECORDS AND IN/UNDER COUNTY CLERK'S FILE NOS. 8412009, AND 2019037611, 2021144696, 2021146100, 2022060043 AND 2022086696 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)
  - BUILDING SETBACK LINE 25 FEET IN WIDTH, ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINE, AS SET FORTH BY PLAT RECORDED IN/UNDER CABINET Z, SHEET 7541 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (SHOWN HEREON)
  - ELECTRICAL EASEMENT 150 FEET WIDE ACROSS EASTERLY PORTION OF THE SUBJECT PROPERTY, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN/ UNDER COUNTY CLERK'S FILE NO. 8339810 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND SHOWN ON PLAT RECORDED IN/UNDER CABINET Z, SHEET 7541 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - EASEMENTS GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8500618 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, PARTIAL RELEASED BY COUNTY CLERK'S FILE NO. 2022014358 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AND PLAT RECORDED IN/UNDER CABINET Z, SHEET 7541 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - ELECTRICAL AND COMMUNICATIONS EASEMENT TO FEET WIDE, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 20 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, CENTERED THEREON AND GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN/UNDER VOLUME 618, PAGE 789 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - EASEMENT 10 FEET WIDE, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 10 FEET WIDE FROM A PLANE 16 FEET ABOVE THE GROUND ADJOINING BOTH SIDES THEREOF, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8437000 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - RIGHT-OF-WAY AND EASEMENT GRANTED TO BRIDGETEX PIPELINE COMPANY, LLC BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NOS. 2015083618 AND 2013079804 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AS AFFECTED BY PIPELINE EASEMENT AND CONSENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 20131480 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - AN ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NUMBER 2022081617 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF AMOCO PIPELINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 766, PAGE 821 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)
  - WATER EASEMENT, "PERMITTING OVERFLOW AND/OR BACKWATERS TO EXTEND" ONTO OTHER PROPERTY, RECORDED IN/UNDER VOLUME 472, PAGE 515 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
  - ALL DEDICATIONS, EASEMENTS AND SET BACK LINES SET FORTH BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2019037611 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (AFFECTS SUBJECT TRACT) (NON-PLOTTABLE)



**FM 1488**  
 (R.O.W. VARIES)  
 ORIGINAL 100' ROW  
 VOL. 523, PG. 113, VOL. 523, PG. 117 AND VOL. 561, PG. 83, M.C.D.R.  
 WIDENED BY C.F. NOS. 2013092323, 2013182669, 2014083946, 2014098812, AND 2015002799, M.C.O.P.R.P.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°22'21\"	W 49.30'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,789.79'	146°22'	86.32'	N 73°58'59\"	W 86.32'
C2	900.00'	54°5'30'	90.45'	S 74°20'43\"	E 90.41'
C3	320.00'	9°54'17\"	55.32'	S 02°36'21\"	W 55.25'

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 1.0542 ACRES, OR 45,921 SQUARE FEET OF LAND SITUATED IN THE JOHN RICHARDS SURVEY, ABSTRACT NO. 449, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF UNRESTRICTED RESERVE 'A', BLOCK 1, HERITAGE GREEN, MAP OR PLAT THEREOF RECORDED UNDER CABINET Z, SHEET 7541, MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.), ALSO BEING OUT OF AND PART OF A CALLED 31.8283 ACRE TRACT CONVEYED TO SHADYSIDE LAND COMPANY, LLC RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 2014098812, SAID 1.0542 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83):

BEGINNING AT A 5/8 INCH IRON ROD STAMPED WINDROSE SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FM 1488, (ORIGINAL 100 FOOT R.O.W.), RECORDED UNDER VOL. 523, PG. 113, VOL. 523, PG. 117 AND VOL. 561, PG. 83 MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), WIDENED BY CLERK'S FILE NOS. 2013092323, 2013182669, 2014083946, 2014098812 AND 2015002799, MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (M.C.O.P.R.P.) AND THE WEST R.O.W. LINE OF HERITAGE GREEN CIRCLE (60 FOOT R.O.W.), FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE 'A' AND OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE NORTH R.O.W. LINE OF SAID FM 1488 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,789.79', A CENTRAL ANGLE OF 01 DEG. 46 MIN. 22 SEC., AN ARC LENGTH OF 86.32 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 58 MIN. 59 SEC. WEST - 86.32 FEET, TO A CAPPED 5/8 INCH IRON ROD FOUND (TX DOT ALUMINUM CAP) AT THE END OF SAID CURVE;

THENCE, NORTH 73 DEG. 22 MIN. 21 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID FM 1488, A DISTANCE OF 81.54 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID UNRESTRICTED RESERVE 'A' THE FOLLOWING COURSES AND DISTANCES:

NORTH 04 DEG. 01 MIN. 08 SEC. EAST, A DISTANCE OF 302.72 TO A CUT 'X' IN CONCRETE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 71 DEG. 27 MIN. 58 SEC. EAST, A DISTANCE OF 49.93 TO A CUT 'X' IN CONCRETE SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

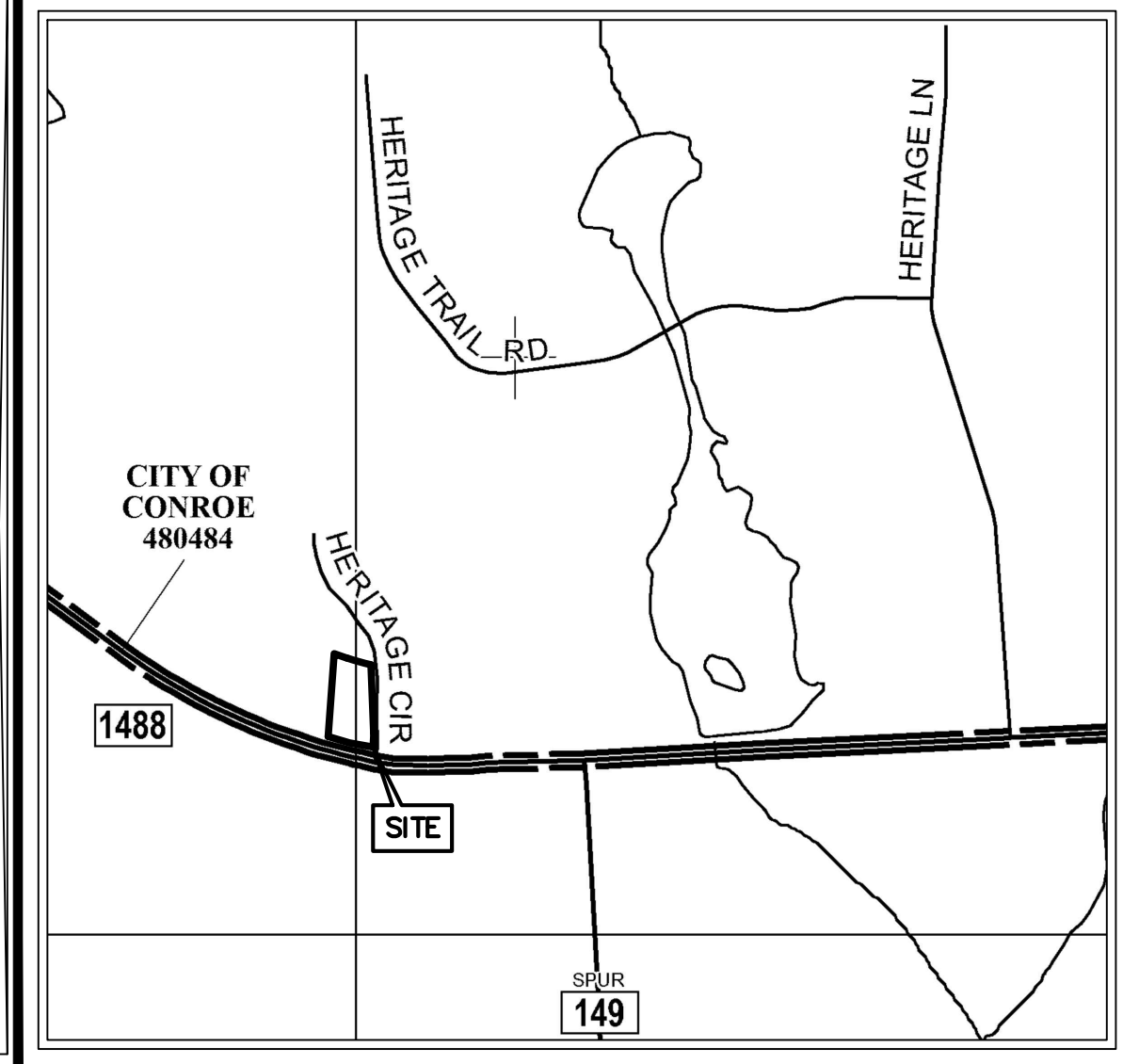
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 05 DEG. 45 MIN. 30 SEC., AN ARC LENGTH OF 90.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 20 MIN. 13 SEC. EAST - 90.41 FEET, TO A CUT 'X' IN CONCRETE SET ON THE WEST ROW LINE OF SAID HERITAGE GREEN CIRCLE, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 20 MIN. 47 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID HERITAGE GREEN CIRCLE, A DISTANCE OF 245.07 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE WEST R.O.W. LINE OF SAID HERITAGE GREEN CIRCLE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 09 DEG. 54 MIN. 17 SEC., AN ARC LENGTH OF 55.32 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEG. 36 MIN. 21 SEC. WEST - 55.25 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0542 ACRES OR 45,921 SQUARE FEET OF LAND.

- GENERAL NOTES**
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 2200331078 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF AUGUST 11, 2022, ISSUED DATE OF AUGUST 22, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
  - BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999975018.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48339C0485C REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE LAND SERVICES.
  - READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
  - ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
  - THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
  - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
  - WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE MONTGOMERY COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. R523804) HAS NOT BEEN ASSIGNED AT THE TIME OF SURVEY. THERE IS NO PHYSICAL ADDRESS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 6A OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE 0 REGULAR STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
  - THERE WERE NO EXISTING BUILDINGS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

**FLOOD INFORMATION**



**FIRM FLOOD INSURANCE RATE MAP**  
 MONTGOMERY COUNTY, TEXAS  
 AND INCORPORATED AREAS

PANEL 485 OF 750  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
MONTGOMERY COUNTY	480-83	0485	G
CONROE, CITY OF	480-91	0188	G

MAP NUMBER 48339C0485G  
 MAP REVISED AUGUST 18, 2014

**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BO - BOLLARD	• PP - POWER POLE	• UCS - UNDERGROUND CABLE SIGN	• FND - FOUND
• CH - HANDICAP	• PP/T - POWER POLE W/TRANSFORMER	• CTL - CATHODIC TEST LEAD	M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
• GM - GAS METER	• PP/W - POWER POLE W/LIGHT	• MW - MONITORING WELL	M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
• GV - GAS VALVE	• PP/CT - POWER POLE W/CONDUIT	P - PIN FLAG/PAINT MARK	M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
• FH - FIRE HYDRANT	• MP - METER POLE	TC - TOP OF CURB	M.C.O.P.R.P. - MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
• WM - WATER METER	• SP - SERVICE POLE	G - GUTTER	IP - IRON PIPE
• WV - WATER VALVE	• GA - GUY ANCHOR	TG - TOP OF GRATE	IR - IRON ROD
• CV - IRRIGATION CONTROL VALVE	• P - OVERHEAD POWER LINE	FL - FLOW LINE	NO. - NUMBER
• EI - GRATE INLET	• B - BARBED WIRE FENCE	HB - HIGHBANK	PG. - PAGE
• GI - GRATE INLET	• I - WROUGHT IRON FENCE	SAN - SANITARY SEWER	R.O.W. - RIGHT-OF-WAY
• M - MANHOLE	• W - WOOD FENCE	STM - STORM SEWER	SO. FT. - SQUARE FEET
• CD - CLEANOUT	• C - CHAINLINK FENCE	CMP - CORRUGATED METAL PIPE	VOL. - VOLUME
• TP - TELEPHONE PEDESTAL	• GP - GATE POST	CPP - CORRUGATED PLASTIC PIPE	F.C. - FIRM CODE
• EB - ELECTRIC BOX	• P - PER PLANS	RCF - REINFORCED CONCRETE PIPE	B.L. - BUILDING LINE
• TSB - TRAFFIC SIGNAL BOX	• APPROX. - APPROXIMATE	TEL - TELEPHONE	U.E. - UTILITY EASEMENT
• LP - LIGHT POLE	• H - HIGHBANK	SWMT - SOUTHWESTERN BELL TELEPHONE CO.	• T - TREE/SHRUB
• TLP - TRAFFIC LIGHT POLE	• S - SIGN	WTR - WATER	• W - WATER RISER
• GL - GROUND/SPOT LIGHT	• PLM - PIPELINE MARKER	• UG - UNDERGROUND	• FO - FIBER OPTIC

**SURVEYOR'S CERTIFICATION**

TO: SHADYSIDE LAND COMPANY, LLC  
 STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18, & 19 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

09/28/2022  
 DATE

MICHAEL JAMES DENNEY  
 Registered Professional Land Surveyor  
 Texas Registration No. 5414

**REVISIONS**

DATE	REASON	BY

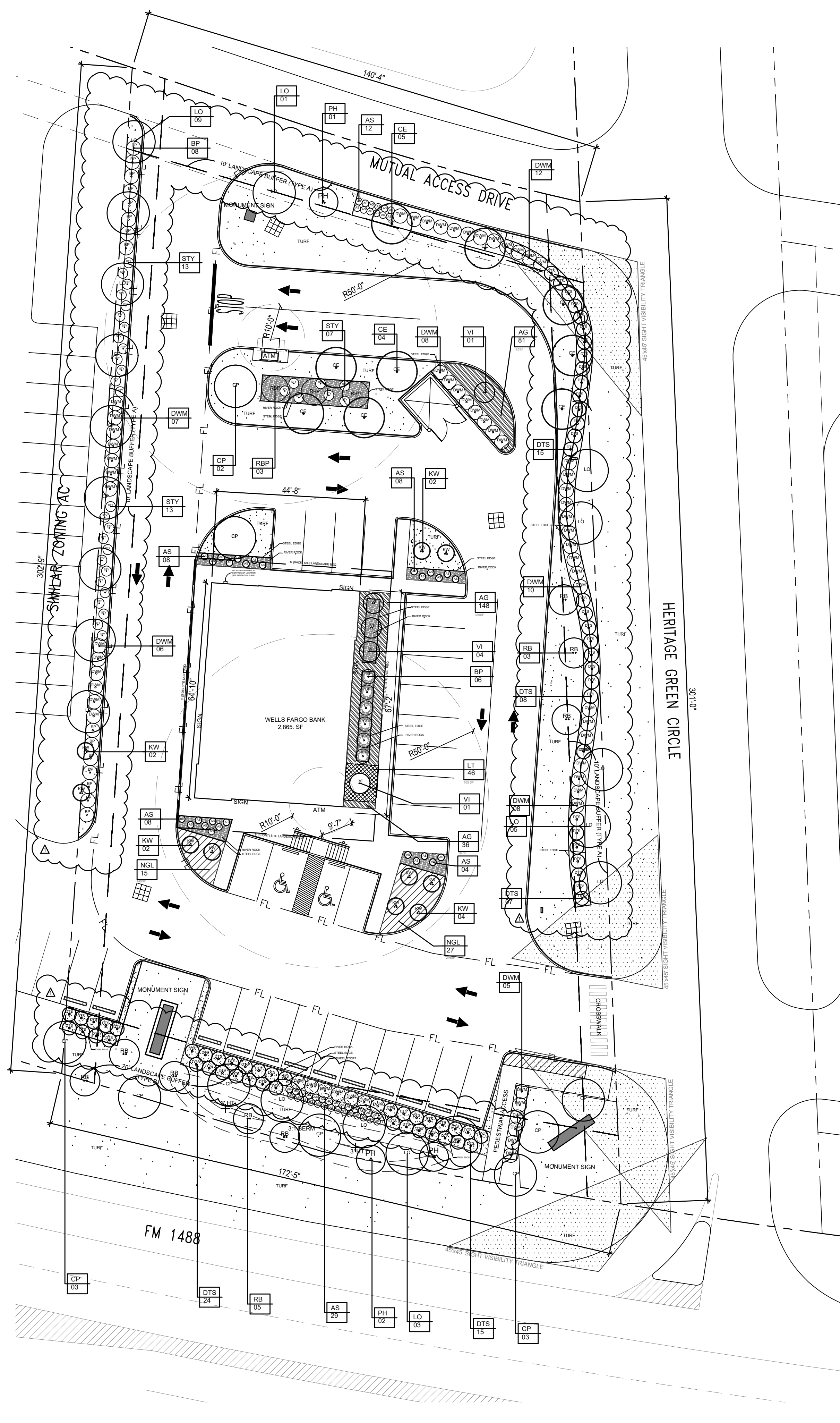
**WINDROSE**  
 LAND SURVEYING | PLATTING

1111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
 1.0542 AC / 45,921 SQ. FT.  
 OUT OF UNRESTRICTED RESERVE "A", BLOCK 1,  
 HERITAGE GREEN, CABINET Z, SHEET 7541, M.C.M.R.  
 SITUATED IN THE JOHN B. RICHARDS SURVEY, A-449  
 CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FILED BY: NK      CHECKED BY: DG      JOB NO. 58136  
 DRAWN BY: CR      DATE: SEPTEMBER 2022      SHEET NO. 1 OF 1



**LANDSCAPE DEVELOPMENT TABULATION**  
**CITY OF MAGNOLIA, TEXAS**  
**UNIFIED DEVELOPMENT CODE**  
**CHAPTER 8-LANDSCAPING AND BUFFERING**

**SITE:**  
**ZONED:** AC  
**SITE:** 46,004.47SF (1.05 AC)  
**BUILDING:** 2,865 SF

**GENERAL LANDSCAPING REQUIREMENTS**

**LANDSCAPE RATIO**  
**SITE:**  
 BASE SITE AREA = 46,004.47SF (1.05 AC)  
 TOTAL FLOOR AREA = 2,865 SF  
 NET BUILDABLE AREA = 12,355 SF  
 PARKING / DRIVE SURFACE BUILDING  
 SIDEWALKS/CURBS  
 ATM PAD  
**LANDSCAPE RATIO** = 30,784.47SF

**SITE LANDSCAPING SOUTH**

**FRONT & STREET SIDE, 8' = 44'-10".**  
 1 NON-CANOPY TREE / 30 LF  
 01-CANOPY TREE PROVIDED

**EAST**

**SIDE & STREET SIDE, 8' = 67'-2" LF**  
 1 NON-CANOPY TREE / 30 LF REQUIRED  
 02-NON-CANOPY TREES PROVIDED

**NORTH**

**REAR 6' = 44'-10"**  
 1 CANOPY TREE / 30 LF REQUIRED  
 01-CANOPY TREE PROVIDED

**WEST**

**SIDE 6' = 67'-2" LF**  
 1 CANOPY TREE / 30 LF REQUIRED  
 02-CANOPY TREES PROVIDED

**PARKING LOT LANDSCAPING PLANTING REQUIREMENTS**

1-CANOPY OR 2 NON-CANOPY TREES @ END CAPS REQUIRED.  
 1-CANOPY OR 2 NON CANOPY TREES @ END CAPS PROV

**PROTECTION OF PLANTING AREAS**  
 ALL PLANTING AREAS SHALL BE PROTECTED BY WHEEL STOPS AND SIX INCH CONCRETE CURBS.

**EXISTING TREES**  
**THERE ARE NO EXISTING TREES ON SITE**

**BUFFERYARD LANDSCAPING / 100 LF**  
**SOUTH (FRONT)- TYPE B**  
 20' WIDTH  
 FM 1488 = 172.5 LF  
 6 CANOPY TREES / 100 LF REQUIRED  
 10 CANOPY TREES REQUIRED & PROVIDED  
 3 EVERGREEN TREES / 100 LF REQUIRED  
 5 EVERGREEN TREES REQUIRED & PROVIDED  
 7 NON-CANOPY TREES / 100 LF REQUIRED  
 7 NON-CANOPY TREES REQUIRED & PROVIDED  
 30 SHRUBS / 100 LF REQUIRED  
 51 SHRUBS REQUIRED & PROVIDED

**EAST (SIDE) -TYPE A**  
 10' WIDTH  
 HERITAGE GREEN CIRCLE = 301 LF  
 3 CANOPY TREES / 100 LF REQUIRED  
 9 CANOPY TREES REQUIRED & PROVIDED  
 2 EVERGREEN TREES / 100 LF REQUIRED  
 6 EVERGREEN TREES REQUIRED & PROVIDED  
 1 NON-CANOPY TREES / 100 LF REQUIRED  
 3 NON-CANOPY TREES REQUIRED & PROVIDED  
 20 SHRUBS / 100 LF REQUIRED  
 60 SHRUBS REQUIRED & PROVIDED

**NORTH (REAR) -TYPE A**  
 10' WIDTH  
 MUTUAL USE DRIVE = 140 LF  
 3 CANOPY TREES / 100 LF REQUIRED  
 4 CANOPY TREES REQUIRED & PROVIDED  
 2 EVERGREEN TREES / 100 LF REQUIRED  
 3 EVERGREEN TREES REQUIRED & PROVIDED  
 1 NON-CANOPY TREES / 100 LF REQUIRED  
 1 NON-CANOPY TREES REQUIRED & PROVIDED  
 20 SHRUBS / 100 LF REQUIRED  
 23 SHRUBS REQUIRED & PROVIDED

**WEST (SIDE)- TYPE A**  
 10' WIDTH  
 SIMILAR ZONING - A/A = 303 LF  
 3 CANOPY TREES / 100 LF REQUIRED  
 9 CANOPY TREES REQUIRED & PROVIDED  
 2 EVERGREEN TREES / 100 LF REQUIRED  
 6 EVERGREEN TREES REQUIRED & PROVIDED  
 1 NON-CANOPY TREES / 100 LF REQUIRED  
 3 NON-CANOPY TREES REQUIRED & PROVIDED  
 20 SHRUBS / 100 LF REQUIRED  
 60 SHRUBS REQUIRED  
 55 SHRUBS PROVIDED

**PLANT KEY**

CP	CHINESE PISTACHE
CE	CEDAR ELM
LO	LIVE OAK
PH	REDBUD
RBP	POSSUMHAW
STY	VITEX
DWM	RED BIRD OF PARADISE
VI	KIDNEY WOOD
AS	DWARF TEXAS SAGE
RB	DWARF WAX MYRTLE
BP	BLUE PLUMBAGO
DTS	AUTUMN SAGE
KW	SOFT TIP YUCCA
NGL	LANCELEAF TICKSEED
AG	AZTEC GRASS
TURF	NEW GOLD LANTANA
TURF	BUFFALO GRASS

**INERT MATERIALS KEY**

DG	DECOMPOSED GRANITE 1/4" MINUS
RR	RIVER ROCK +/- 1'-1.5' AGGREGATE



Table 8-2-1.03  
 Site Landscaping Requirements

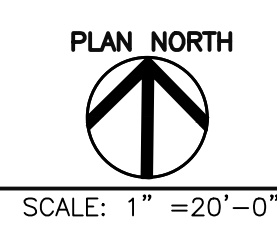
Use	Minimum Radius Around Building		
	Front and Street Side	Side	Rear
SV, AC, TC, UP, PU, BP, TS	6' <sup>1</sup>	6' <sup>1</sup>	6' <sup>1</sup>
IN	6' <sup>1</sup>	6' <sup>1</sup>	6' <sup>1</sup>

**TABLE NOTE:**  
 Where planting areas are required, they may be crossed with sidewalks to provide access to the building or buildings.  
<sup>1</sup> This applies to public, institutional, and nonresidential buildings.

**PLANT SCHEDULE** NOTE: ALL TREES SHALL BE A MINIMUM 3" CALIPER AS MEASURED AT 48" ABOVE FINISH GRADE.

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CP	08	CHINESE PISTACHE	Pistacia chinensis	3-3.5" CAL.	10' HT. MIN. PLANT WHERE INDICATED. MUST HAVE BRANCH CLEARANCE 6' ABOVE F.G.
CE	09	CEDAR ELM	Ulmus crassifolia	3-3.5" CAL.	10' HT. MIN. PLANT WHERE INDICATED. MUST HAVE BRANCH CLEARANCE 6' ABOVE F.G.
LO	18	LIVE OAK	Quercus virginiana	3-3.5" CAL.	10' HT. MIN. PLANT WHERE INDICATED. MUST HAVE BRANCH CLEARANCE 6' ABOVE F.G.
VI	06	VITEX	Vitex agnus-castus	2.5-3" CAL.	SINGLE TRUNK STANDARD. PLANT WHERE INDICATED
PH	03	POSSUMHAW	Ilex decidua	2.5-3" CAL.	SINGLE TRUNK STANDARD. PLANT WHERE INDICATED
RB	11	REDBUD	Cercis canadensis	2.5-3" CAL.	PLANT CENTERED, WHERE INDICATED
KW	10	KIDNEY WOOD	Eysenhardtia texana	2.5-3" CAL.	PLANT UNIFORMLY SPACED WHERE INDICATED
SHRUBS					
DWM	56	DWARF WAX MYRTLE	Myrica pusilla	7 GAL	PLANT 48" O.C., MUST BE 24" HT AT PLANTING
DTS	45	DWARF TEXAS SAGE	Leucophyllum frutescens 'Compacta'	7 GAL	PLANT 48" O.C., MUST BE 24" HT AT PLANTING
AS	69	AUTUMN SAGE	Salvia greggii	5 GAL	PLANT 30" O.C. FULL AND UNIFORM CANOPY TO GROUND
BP	14	BLUE PLUMBAGO	Plumbago auriculata	7 GAL	PLANT 48" O.C., MUST BE 24" HT AT PLANTING
STY	33	SOFT TIP YUCCA	Yucca recurvifolia	7 GAL	PLANT WHERE INDICATED
GRND CVR					
LT	46	LANCELEAF TICKSEED	Coreopsis lanceolata (lanceleaf tickseed)	1 GAL	PLANT 18" O.C. UNIFORM SIZE. PLANT IN GRID, SEE DETAIL
NGL	42	NEW GOLD LANTANA	Lantana 'New Gold'	1 GAL	PLANT 36" O.C. MIN. W/WHIPS. UNIFORM SIZE. PLANT IN GRID, SEE DETAIL
AG	192	AZTEC BGRASS	Liriope muscari 'Aztec Grass'	1 GAL	PLANT 18" O.C. UNIFORM SIZE. PLANT IN GRID, SEE DETAIL
TURF GRASS					
TURF	---	ST. AUGUSTINE	Stenotaphrum secundatum	SOD	STAGGER PLACEMENT OVER FINE GRADE SOIL, FREE OF DEPRESSIONS AND DEBRIS.

**SITE LANDSCAPE - PLAN**



**PROJECT:**  
**WELLS FARGO**  
**MAGNOLIA**  
 FM 1488 RD. & SPUR 149 RD.  
 MAGNOLIA, TX

**ARCHITECT:**  
**S | G | Design**  
 ARCHITECTS

3311 Elm Street, Suite 105  
 Dallas, Texas 75226  
 214-742-6044  
 214-742-6041 Fax

**ARCHITECT'S SEAL:**  
 STEVEN R. RYBA  
 1724  
 REGISTERED LANDSCAPE ARCHITECT  
 Steve Ryba  
 04/06/23

**CONSULTANT:**  
**RYBA LANDSCAPE ARCHITECTURE**  
 Landscape Architecture  
 site Planning  
 Urban Design  
 1722 Gaston Ave. 124  
 8209  
 Dallas, TX 75214  
 (214) 629-2052  
 steve@rybadesign.com  
 www.rybadesign.com

**ISSUE HISTORY:**

REV	PER CITY COMMENTS	DATE
100%	Review	03/17/2023
1	REV PER CITY COMMENTS	04/06/2023

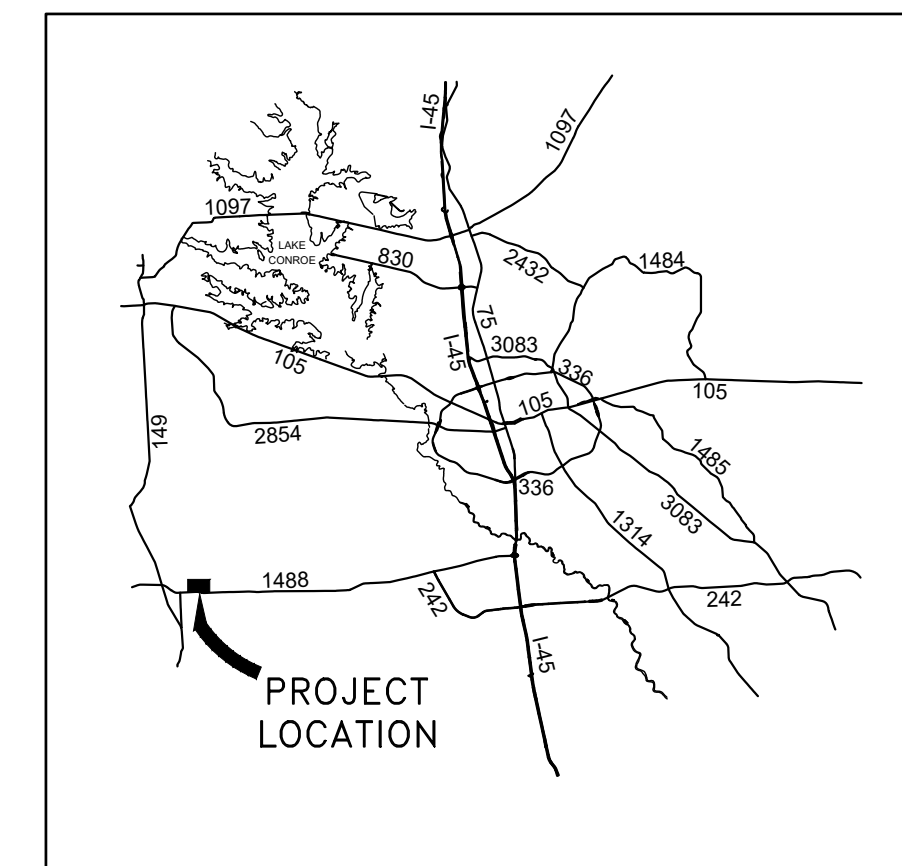
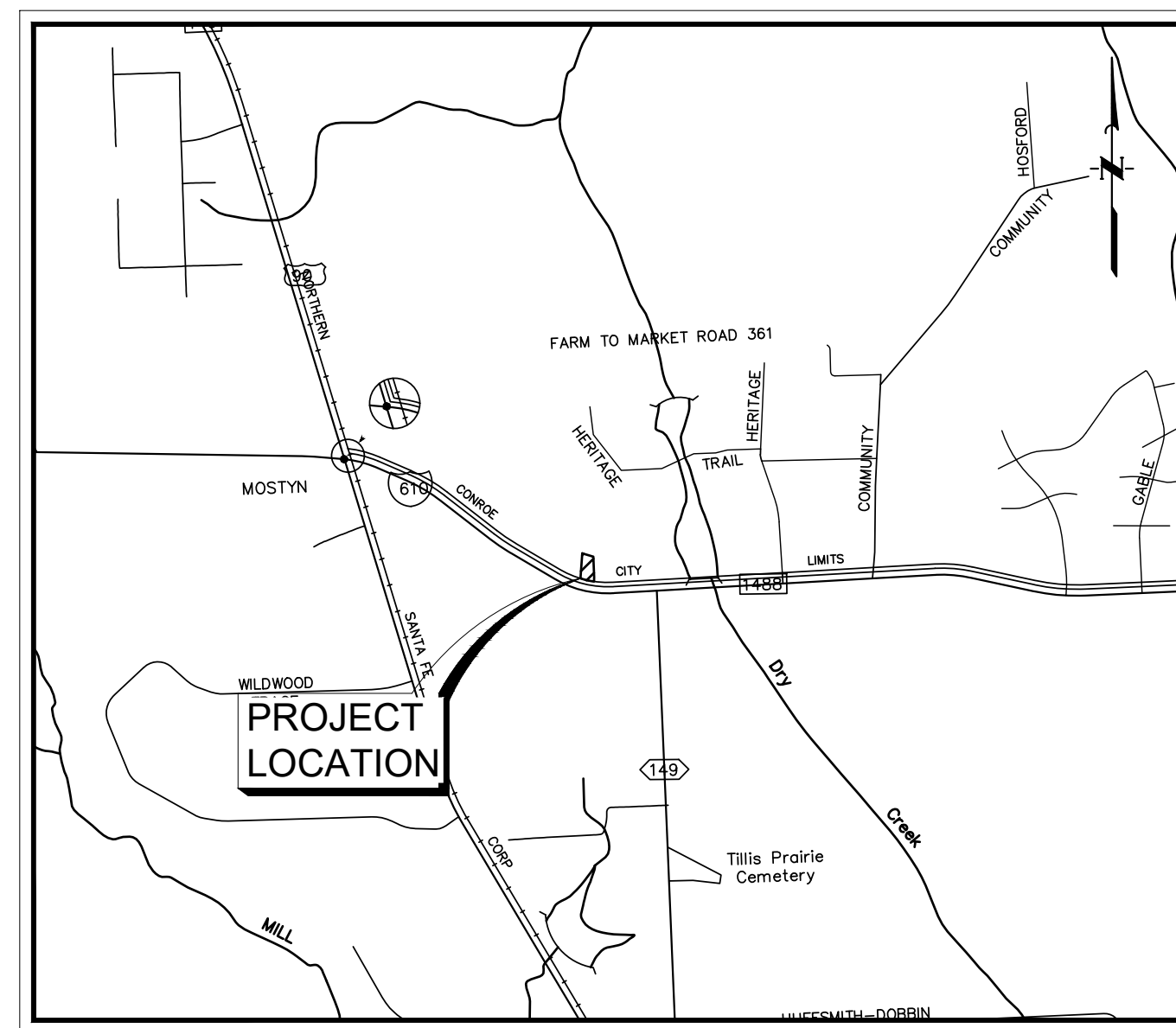
**DRAWING INFO:**  
**FILE:**  
**LANDSCAPE PLAN**  
 DRAWN BY: JJG  
 CHECKED BY: SR  
**SHEET NUMBER:**

**L1.01**

# CONSTRUCTION PLANS FOR WATER, SANITARY, PAVING, AND DRAINAGE IMPROVEMENTS FOR WELLS FARGO MAGNOLIA CITY OF MAGNOLIA, MONTGOMERY COUNTY

## INDEX OF DRAWINGS

Sheet Number	Sheet Title
C.0	COVER SHEET & INDEX
C.0.1	GENERAL NOTES
C.0.2	TOPOGRAPHIC SURVEY
C.1.0	SITE DIMENSIONED PLAN
C.2.0	PAVING PLAN
C.3.0	WATER & SANITARY SEWER PLAN
C.3.1	UTILITY CONNECTIONS
C.4.0	STORM SEWER PLAN
C.4.1	DRAINAGE CALCULATIONS
C.5.0	GRADING PLAN
C.6.0	CONSTRUCTION DETAILS I
C.6.1	CONSTRUCTION DETAILS II
C.7.0	STORM WATER POLLUTION PREVENTION PLAN
C.7.1	STORM WATER POLLUTION PREVENTION PLAN DETAILS



MONTGOMERY COUNTY AREA MAP

### VICINITY MAP

1" = 2000'

KEY MAP: 213-F

DECEMBER 2022

PREPARED BY:

**QUIDDITY ENGINEERING**  
TBPE FIRM NO. F-23290  
2322 WEST GRAND PARKWAY NORTH  
SUITE 150  
832.913.4000

### SURVEYOR

**WINDROSE SERVICES**  
1111 RICHMOND AVE., STE. 150  
HOUSTON, TX 77082  
713.458.2281

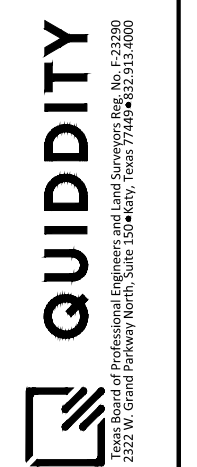
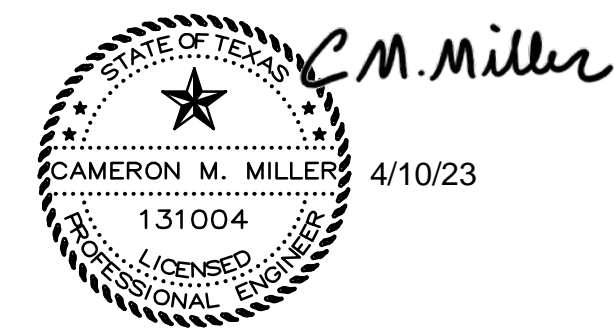
### ARCHITECT

**SG DESIGN, INC.**  
3311 ELM ST., STE. 105  
DALLAS, TEXAS 75226  
214.683.2769

ACCORDING TO MAP NO. 48339C0485G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, WITH A DATE OF AUGUST 18, 2014 THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X". UNSHADED ZONE "X" IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, OR THE 0.2% ANNUAL CHANCE FLOODPLAIN.

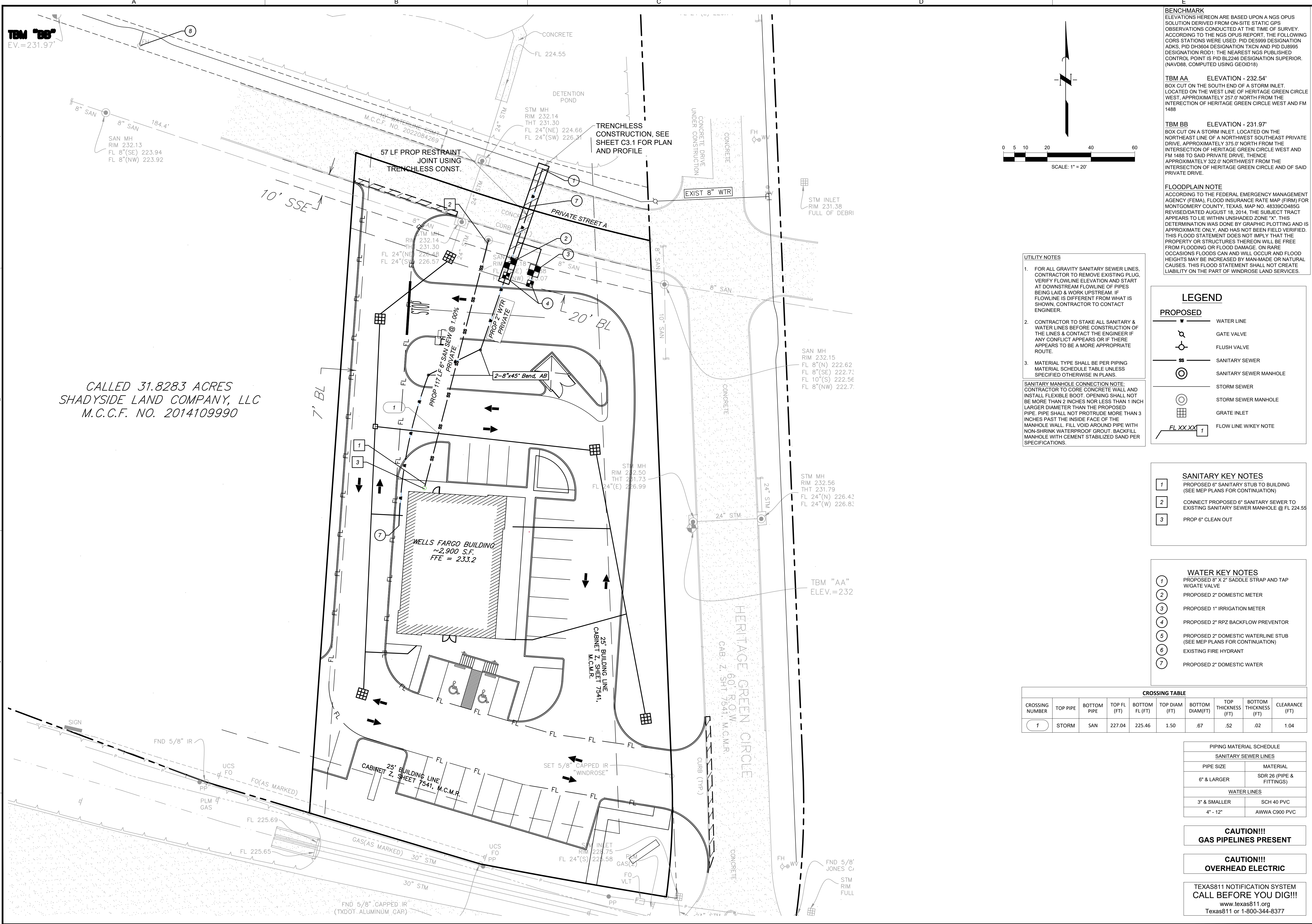
No.	Date	DRAWING ISSUE	App.

TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-344-8377



WATER, SANITARY, PAVING, AND DRAINAGE - WELLS FARGO MAGNOLIA

SHEET NO.  
**C.0**



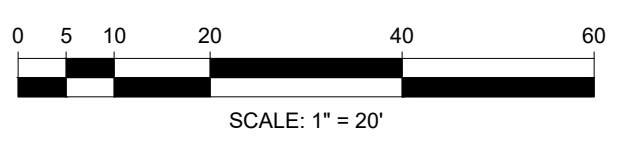
CALLED 31.8283 ACRES  
SHADYSIDE LAND COMPANY, LLC  
M.C.C.F. NO. 2014109990

**BENCHMARK**  
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED: PID D5899 DESIGNATION ADKS, PID D3664 DESIGNATION TXGN AND PID D1895 DESIGNATION ROD1. THE NEAREST NGS PUBLISHED CONTROL POINT IS PID BL2246 DESIGNATION SUPERIOR. (NAVD88, COMPUTED USING GEOID18)

**TBM AA** ELEVATION - 232.54'  
BOX CUT ON THE SOUTH END OF A STORM INLET. LOCATED ON THE WEST LINE OF HERITAGE GREEN CIRCLE WEST, APPROXIMATELY 257.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488

**TBM BB** ELEVATION - 231.97'  
BOX CUT ON A STORM INLET. LOCATED ON THE NORTHEAST LINE OF A NORTHWEST SOUTHWEST PRIVATE DRIVE, APPROXIMATELY 375.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488 TO SAID PRIVATE DRIVE. THENCE APPROXIMATELY 322.0' NORTHWEST FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE AND OF SAID PRIVATE DRIVE.

**FLOODPLAIN NOTE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 4838C0485G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE LAND SERVICES.



- UTILITY NOTES**
- FOR ALL GRAVITY SANITARY SEWER LINES, CONTRACTOR TO REMOVE EXISTING PLUG, VERIFY FLOWLINE ELEVATION AND START AT DOWNSTREAM FLOWLINE OF PIPES BEING LAID & WORK UPSTREAM. IF FLOWLINE IS DIFFERENT FROM WHAT IS SHOWN, CONTRACTOR TO CONTACT ENGINEER.
  - CONTRACTOR TO STAKE ALL SANITARY & WATER LINES BEFORE CONSTRUCTION OF THE LINES & CONTACT THE ENGINEER IF ANY CONFLICT APPEARS OR IF THERE APPEARS TO BE A MORE APPROPRIATE ROUTE.
  - MATERIAL TYPE SHALL BE PER PIPING MATERIAL SCHEDULE TABLE UNLESS SPECIFIED OTHERWISE IN PLANS.

**SANITARY MANHOLE CONNECTION NOTE**  
CONTRACTOR TO CORE CONCRETE WALL AND INSTALL FLEXIBLE BOOT. OPENING SHALL NOT BE MORE THAN 2 INCHES NOR LESS THAN 1 INCH LARGER DIAMETER THAN THE PROPOSED PIPE. PIPE SHALL NOT PROTRUDE MORE THAN 3 INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL VOID AROUND PIPE WITH NON-SHRINK WATERPROOF GROUT. BACKFILL MANHOLE WITH CEMENT STABILIZED SAND PER SPECIFICATIONS.

**LEGEND**

PROPOSED	WATER LINE
	GATE VALVE
	FLUSH VALVE
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	STORM SEWER
	STORM SEWER MANHOLE
	GRATE INLET
	FLOW LINE W/KEY NOTE

- SANITARY KEY NOTES**
- PROPOSED 6" SANITARY STUB TO BUILDING (SEE MEP PLANS FOR CONTINUATION)
  - CONNECT PROPOSED 6" SANITARY SEWER TO EXISTING SANITARY SEWER MANHOLE @ FL 224.55
  - PROP 6" CLEAN OUT

- WATER KEY NOTES**
- PROPOSED 8" X 2" SADDLE STRAP AND TAP W/ GATE VALVE
  - PROPOSED 2" DOMESTIC METER
  - PROPOSED 1" IRRIGATION METER
  - PROPOSED 2" RPZ BACKFLOW PREVENTOR
  - PROPOSED 2" DOMESTIC WATERLINE STUB (SEE MEP PLANS FOR CONTINUATION)
  - EXISTING FIRE HYDRANT
  - PROPOSED 2" DOMESTIC WATER

**CROSSING TABLE**

CROSSING NUMBER	TOP PIPE	BOTTOM PIPE	TOP FL (FT)	BOTTOM FL (FT)	TOP DIAM (FT)	BOTTOM DIAM (FT)	TOP THICKNESS (FT)	BOTTOM THICKNESS (FT)	CLEARANCE (FT)
1	STORM	SAN	227.04	225.46	1.50	.67	.52	.02	1.04

**PIPING MATERIAL SCHEDULE**

SANITARY SEWER LINES	
PIPE SIZE	MATERIAL
6" & LARGER	SDR 26 (PIPE & FITTINGS)
WATER LINES	
3" & SMALLER	SCH 40 PVC
4" - 12"	AWWA C900 PVC

**CAUTION!!!**  
GAS PIPELINES PRESENT

**CAUTION!!!**  
OVERHEAD ELECTRIC

TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-344-8377

App: \_\_\_\_\_  
Date: \_\_\_\_\_  
No. \_\_\_\_\_  
ISSUE \_\_\_\_\_

**QUIDDITY**  
Professional Engineers and Land Surveyors, Inc. No. 633780  
2322 W. Grand Parkway North, Suite 150, Katy, Texas 77489-8332, 313.4000

DESIGNED BY: JIB1  
CHECKED BY: ABP  
DATE: DECEMBER 2022  
JOB NO.: 17963-0001-00  
DRAWN BY: \_\_\_\_\_

SCALE: 1" = 20'

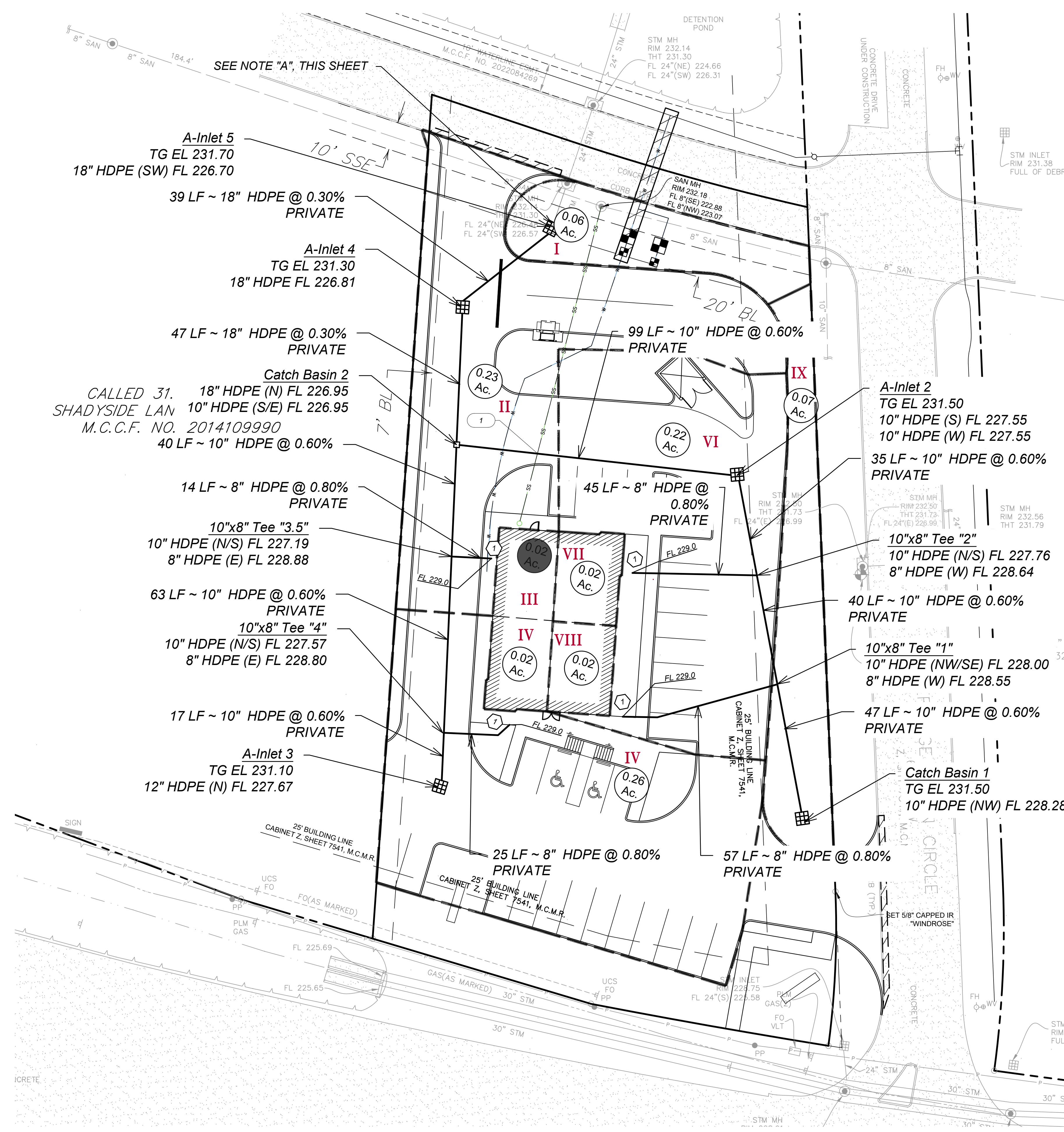
STATE OF TEXAS  
CAMERON M. MILLER  
LICENSED PROFESSIONAL ENGINEER  
131004  
4/10/23

WELLS FARGO MAGNOLIA  
HERITAGE CIRCLE, MAGNOLIA, TEXAS 77354

**WATER & SANITARY SEWER PLAN**

SHEET NO. **C.3.0**

A B C D E



**BENCHMARK**  
 ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED: PID DE5999 DESIGNATION ADKS, PID DH3604 DESIGNATION TXCN AND PID DJ8995 DESIGNATION ROD1; THE NEAREST NGS PUBLISHED CONTROL POINT IS PID BL2246 DESIGNATION SUPERIOR. (NAVD88, COMPUTED USING GEOID16)

**TBM AA ELEVATION - 232.54'**  
 BOX CUT ON THE SOUTH END OF A STORM INLET. LOCATED ON THE WEST LINE OF HERITAGE GREEN CIRCLE WEST. APPROXIMATELY 257.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488

**TBM BB ELEVATION - 231.97'**  
 BOX CUT ON A STORM INLET. LOCATED ON THE NORTHEAST LINE OF A NORTHWEST SOUTHEAST PRIVATE DRIVE. APPROXIMATELY 375.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488 TO SAID PRIVATE DRIVE. THENCE APPROXIMATELY 322.0' NORTHWEST FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE AND OF SAID PRIVATE DRIVE.

**FLOODPLAIN NOTE**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 4835C0485G, REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE LAND SERVICES.

- UTILITY NOTES**
- FOR ALL GRAVITY STORM SEWER LINES, CONTRACTOR TO REMOVE EXISTING PLUG, VERIFY FLOWLINE ELEVATIONS AND START AT DOWNSTREAM FLOWLINE OF PIPES BEING LAID & WORK UPSTREAM. IF FLOWLINE IS DIFFERENT FROM WHAT IS SHOWN, CONTRACTOR TO CONTACT ENGINEER.
  - CONTRACTOR TO STAKE ALL STORM SEWER LINES BEFORE CONSTRUCTION OF THE LINES AND CONTACT THE ENGINEER IF ANY CONFLICT APPEARS OR IF THERE APPEARS TO BE A MORE APPROPRIATE ROUTE.
  - MATERIAL TYPE SHALL BE PER PIPING SCHEDULE ON THIS SHEET UNLESS OTHERWISE SPECIFIED IN PLANS.
  - MINIMUM INLET CB SIZE OF 24" X 24" UNLESS OTHERWISE NOTED.

**LEGEND**

**PROPOSED**

- W WATER LINE
- GATE VALVE
- FLUSH VALVE
- SS SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- GRATE INLET
- FL XX.XX FLOW LINE WIKY NOTE
- DRAINAGE AREA BOUNDARY
- VII DRAINAGE AREA NUMBER

**STORM KEY NOTES**

1 SEE MEP FOR CONTINUATION

**PIPING MATERIAL SCHEDULE**

STORM SEWER LINES	
PIPE SIZE	MATERIAL
8" TO 54"	DUAL WALL HDPE (AASHTO M294)

**CROSSING TABLE**

CROSSING NUMBER	TOP PIPE	BOTTOM PIPE	TOP FL (FT)	BOTTOM FL (FT)	TOP DIAM (FT)	BOTTOM DIAM (FT)	TOP THICKNESS (FT)	BOTTOM THICKNESS (FT)	CLEARANCE (FT)
1	STORM	SAN	227.04	225.46	1.50	.67	.52	.02	1.04

**CAUTION!!!**  
 GAS PIPELINES PRESENT

**CAUTION!!!**  
 OVERHEAD ELECTRIC

TEXAS811 NOTIFICATION SYSTEM  
 CALL BEFORE YOU DIG!!!  
 www.texas811.org  
 Texas811 or 1-800-344-8377

**NOTE "A"**  
 CONTRACTOR SHALL LOCATE EXIST 24" STM SWR STUB-OUT & NOTIFY ENGINEER IF FLOW LINE IS DIFFERENT FROM SHOWN ON THESE PLANS, PRIOR TO MAKING THE PROP STORM SEWER CONNECTION

App: \_\_\_\_\_  
 No: \_\_\_\_\_  
 Date: \_\_\_\_\_

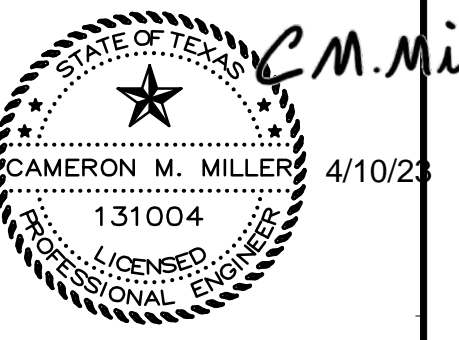
**ISSUE**

No.	Date	Issue

**QUIDDITY**  
 2323 W. Grand Parkway North, Suite 150 • Katy, Texas 77489 • 832.313.4000  
 No. 637380  
 State of Texas Professional Engineers and Land Surveyors Reg. No. 637380

DESIGNED BY: JBT  
 CHECKED BY: ABP  
 DRAWN BY: ABP

SCALE: 1" = 20'  
 DATE: DECEMBER 2022  
 JOB NO.: 17963-001-00

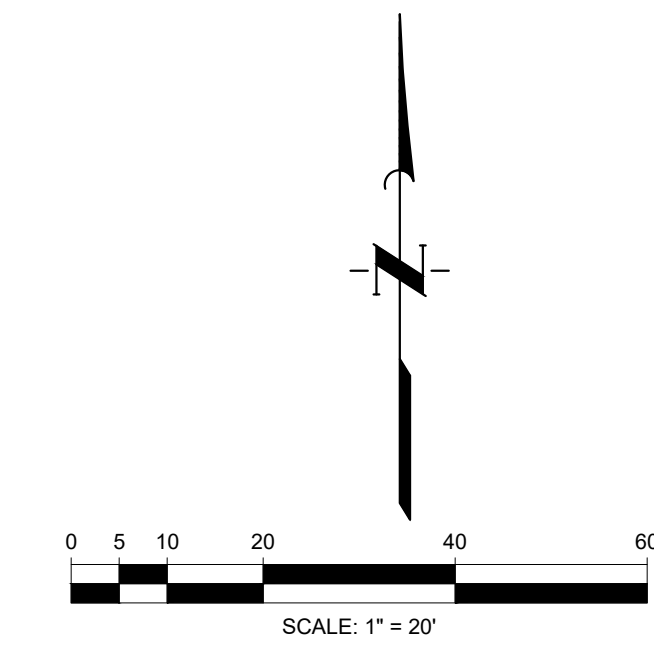


WELLS FARGO MAGNOLIA  
 HERITAGE CIRCLE, MAGNOLIA, TEXAS 77354

**STORM SEWER PLAN**

SHEET NO. **C.4.0**

CALLED 31.8283 ACRES  
SHADYSIDE LAND COMPANY, LLC  
M.C.C.F. NO. 2014109990



**BENCHMARK**  
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED: PID DE5999 DESIGNATION ADKS, PID DH3604 DESIGNATION TXCN AND PID DJ8995 DESIGNATION ROD1. THE NEAREST NGS PUBLISHED CONTROL POINT IS PID BL246 DESIGNATION SUPERIOR. (NAD83, COMPUTED USING GEOID18)

**TBM AA ELEVATION - 232.54'**  
BOX CUT ON THE SOUTH END OF A STORM INLET. LOCATED ON THE WEST LINE OF HERITAGE GREEN CIRCLE WEST, APPROXIMATELY 257.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488 TO SAID PRIVATE DRIVE.

**TBM BB ELEVATION - 231.97'**  
BOX CUT ON A STORM INLET. LOCATED ON THE NORTHEAST LINE OF A NORTHWEST SOUTHEAST PRIVATE DRIVE, APPROXIMATELY 375.0' NORTH FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE WEST AND FM 1488 TO SAID PRIVATE DRIVE, THENCE APPROXIMATELY 322.0' NORTHWEST FROM THE INTERSECTION OF HERITAGE GREEN CIRCLE AND OF SAID PRIVATE DRIVE.

**FLOODPLAIN NOTE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 483900485G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE LAND SERVICES.

**GRADING NOTES**  
1. PROPOSED GRADING WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

**LEGEND**

PROPOSED	
	MATCH EXISTING
	TC XX.XX
	TP XX.XX
	TW XX.XX
	BW XX.XX
	TS XX.XX
	TC XX.XX
	TP XX.XX
	BC XX.XX
	FG XX.XX
	FF XX.XX
	TG XX.XX
	DIRECTION OF FLOW
	GRADE TO DRAIN
	GRADE BREAK
	GRATE INLET
	DRAINAGE AREA BOUNDARY

**ACCESSIBILITY NOTES**  
1. THE ACCESSIBLE PARKING FACILITIES SHALL BE CONSTRUCTED UNDER THE SPECIFICATIONS PROVIDED BY THE TEXAS ACCESSIBILITY STANDARDS, CURRENT EFFECTIVE EDITION (TAS 201.1).  
2. THE GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. (TAS 302.1).  
3. THE ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE OF LESS THAN ONE FOOT IN TWENTY (1:20) FEET. (TAS 406.2)  
4. THE ACCESSIBLE ROUTES SHALL HAVE A CROSS SLOPE OF LESS THAN ONE FOOT IN FORTY-EIGHT (1:48) FEET. (TAS 405.3)  
5. CHANGES IN LEVEL ARE NOT PERMITTED. (TAS 405.7.1)  
6. LANDINGS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. (TAS 405.10)  
7. PROVIDE A LEVEL LANDING (MAX. 2% SLOPE) AT TOP AND BOTTOM OF ALL ADA RAMPS.

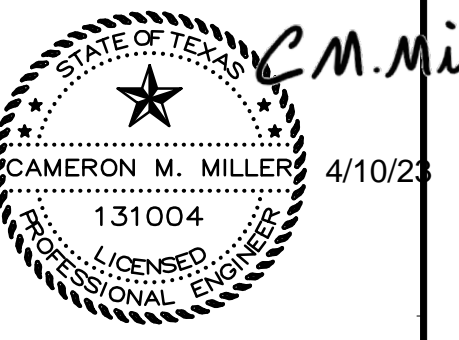
TEXAS811 NOTIFICATION SYSTEM  
**CALL BEFORE YOU DIG!!!**  
www.texas811.org  
Texas811 or 1-800-344-8377

App.	ISSUE
No.	Date

**QUIDDITY**  
Professional Engineers and Land Surveyors, Inc. No. 6-53290  
2322 W. Grand Parkway North, Suite 150, Katy, Texas 77459-8332, 4000

DESIGNED BY: JBT  
CHECKED BY: ABP  
DATE: DECEMBER 2022  
JOB NO.: 17963-001-00

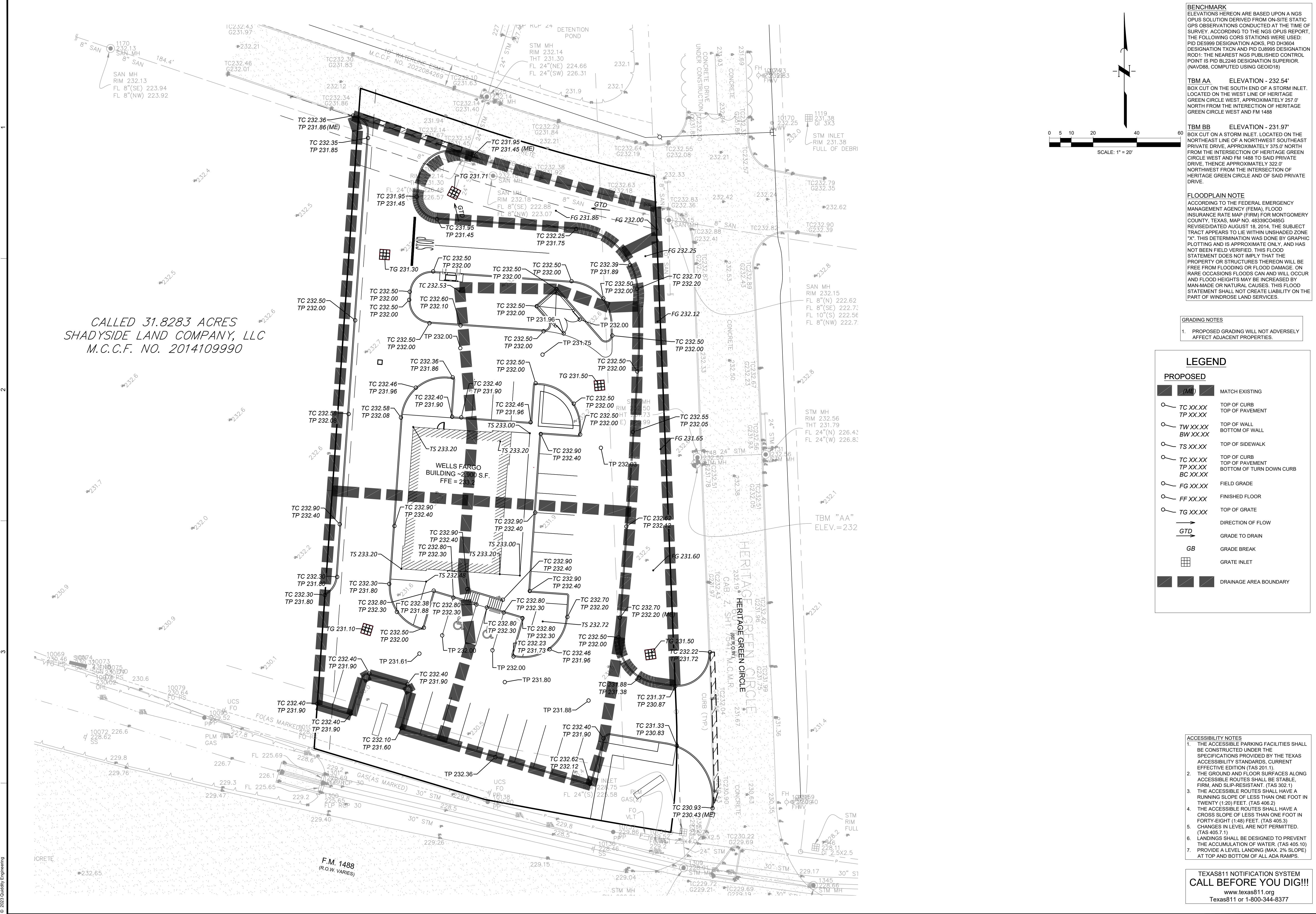
SCALE: 1" = 20'  
DATE: DECEMBER 2022  
JOB NO.: 17963-001-00

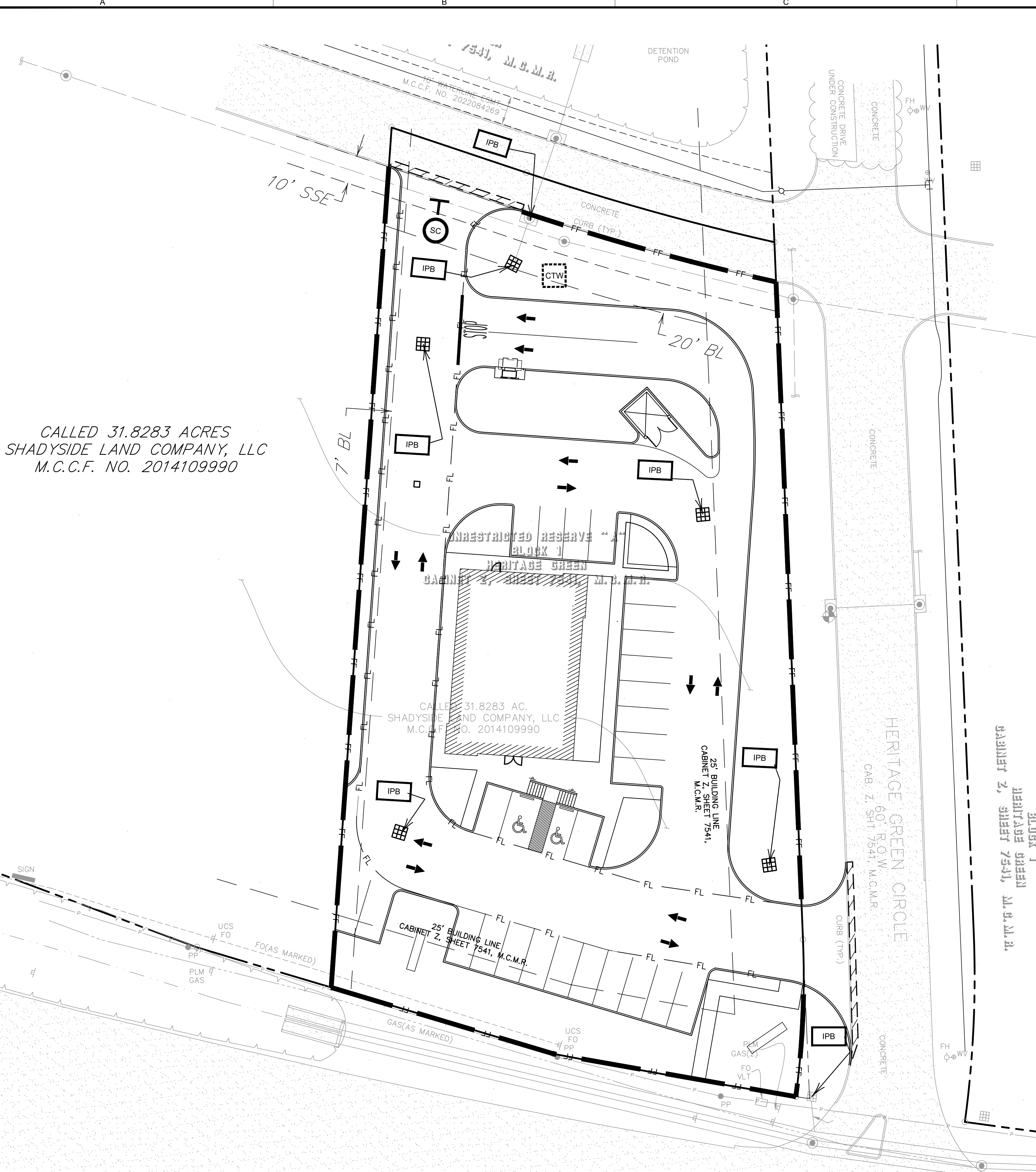


WELLS FARGO MAGNOLIA  
HERITAGE GREEN CIRCLE, MAGNOLIA, TEXAS 77354

**GRADING PLAN**

SHEET NO.  
**C.5.0**





CALLED 31.8283 ACRES  
SHADYSIDE LAND COMPANY, LLC  
M.C.C.F. NO. 2014109990

CALL 31.8283 AC.  
SHADYSIDE LAND COMPANY, LLC  
M.C.C.F. NO. 2014109990

CABINET 2, SHEET 7541, M.C.M.R.  
25' BUILDING LINE

CABINET 2, SHEET 7541, M.C.M.R.  
25' BUILDING LINE

HERITAGE GREEN CIRCLE  
60' B.O.W.  
CAB. 2, SH. 7541, M.C.M.R.

CABINET 2, SHEET 7541, M.C.M.R.  
HERITAGE GREEN CIRCLE

CONCRETE

### LEGEND

- IPB INLET PROTECTION BARRIER FOR STAGE II INLETS
- SC STABILIZED CONSTRUCTION ENTRANCE
- FF REINFORCED FILTER FABRIC BARRIER
- CTW CONCRETE TRUCK WASHOUT

### INSTALLATION SEQUENCE

1. INSTALL AT START OF CONSTRUCTION
2. INSTALL FOR STAGE I INLETS
3. INSTALL AND AT DESIGNATED LOCATIONS
4. MAINTAIN EXISTING FACILITIES
5. INSTALL FOR STAGE II INLETS UPON COMPLETION OF PAVING
6. INSTALL ALONG ALL BACK OF CURB UPON COMPLETION OF PAVING
7. HYDRO-MULCH SEEDING

#### MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WSUV) OR APPROVED EQUAL) HELD IN PLACE WITH 12" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4'S NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.

#### EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA, AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

App.	No.	Date	ISSUE

DESIGNED BY: JBT  
CHECKED BY: ABP  
DATE: DECEMBER 2022  
DRAWN BY: ABP  
SCALE: 1" = 20'  
JOB NO.: 17963-001-00

Cameron M. Miller  
4/10/23

WELLS FARGO MAGNOLIA  
HERITAGE CIRCLE, MAGNOLIA, TEXAS 77354

## STORM WATER POLLUTION PREVENTION PLAN

TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-344-8377

SHEET NO.  
**C.7.0**

April 14, 2023

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference: Magnolia Place Section 2 – Final Plat Review  
City of Magnolia  
Job No. 222551.80-001**

Dear Mr. Doering:

We received the final plats for Magnolia Place Section 2 on April 12, 2023. On behalf of City of Magnolia (the “City”), we have reviewed the submitted documents and offer no objection to approval of this project, subject to the following comments:

1. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

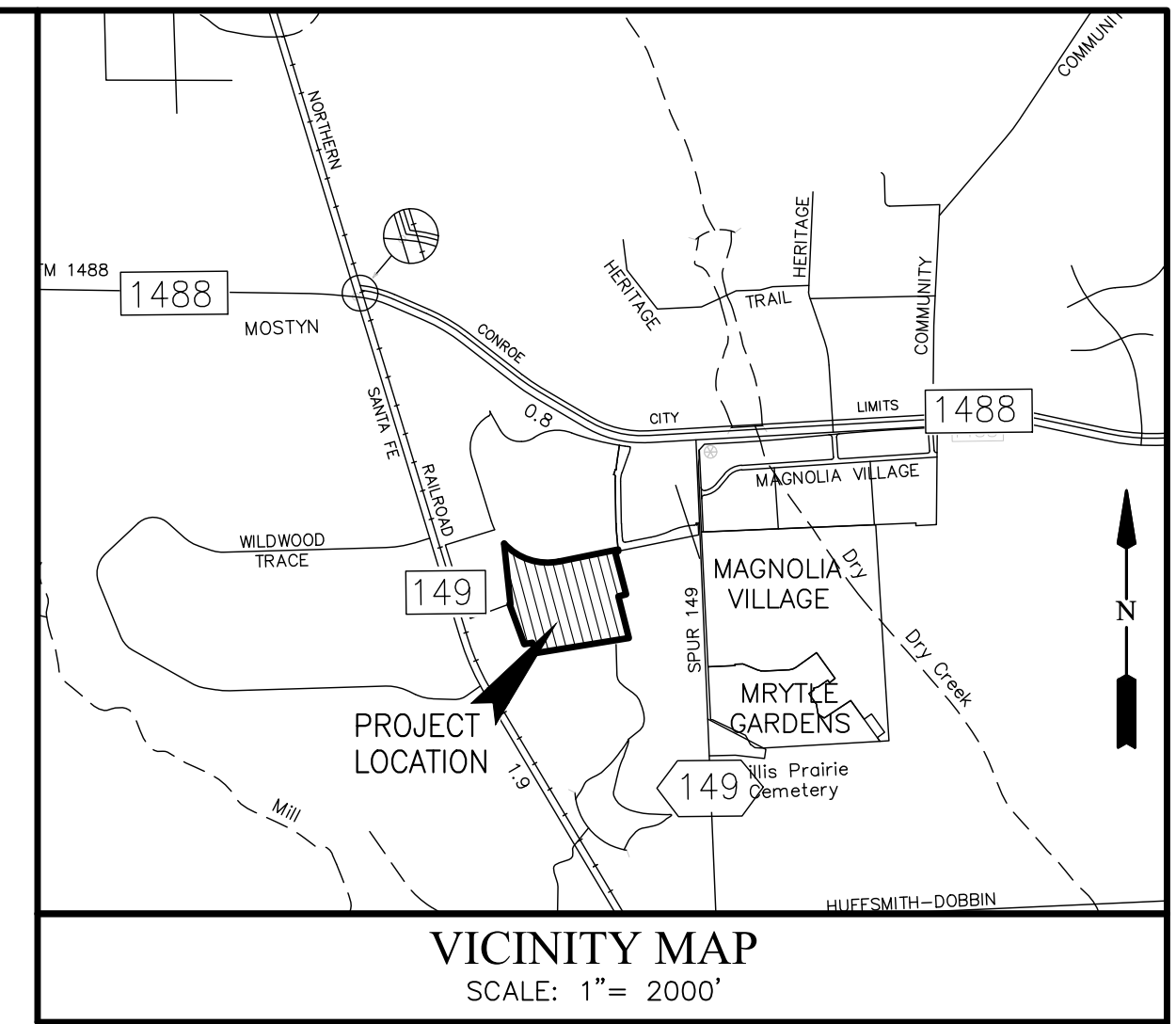
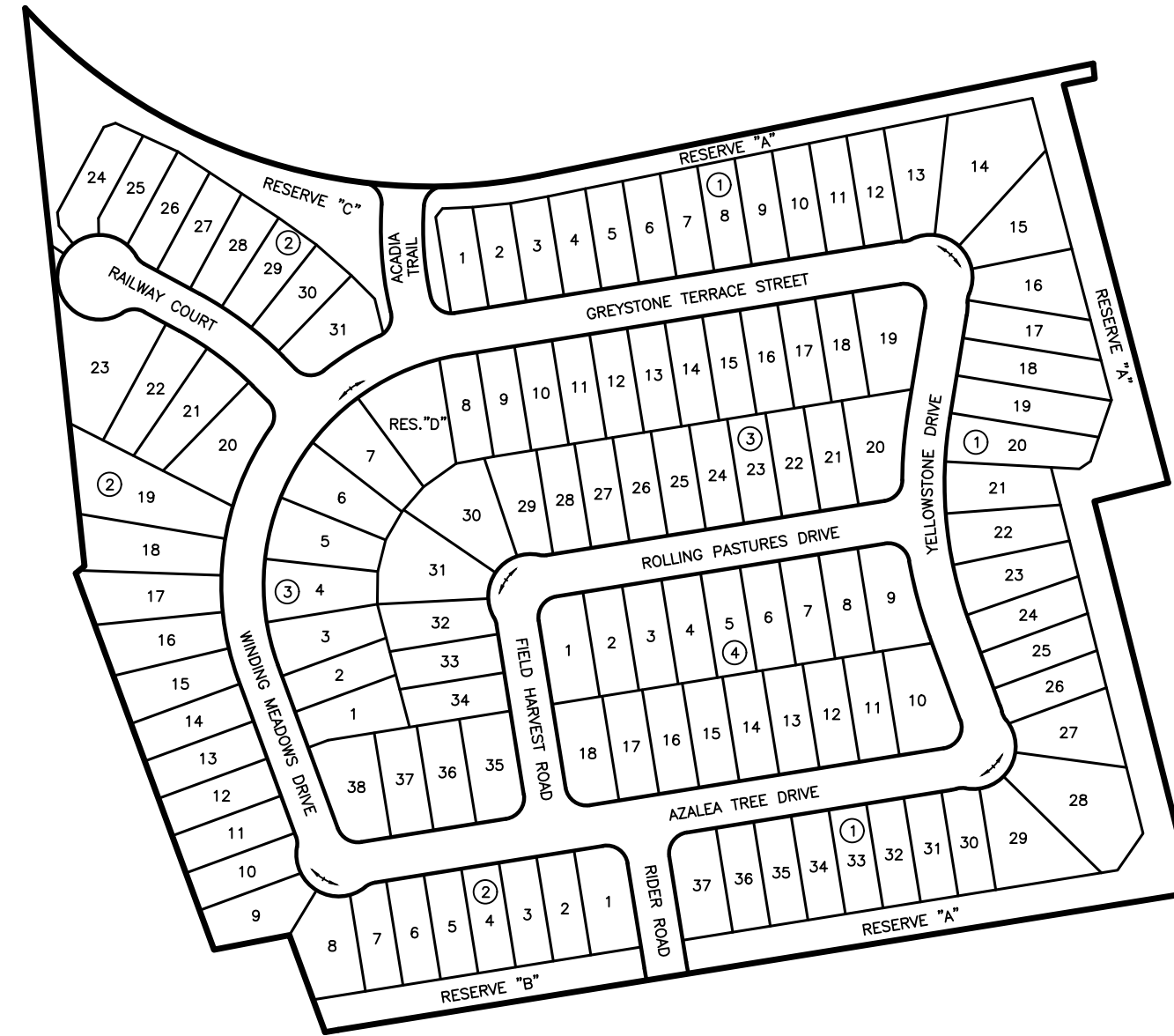
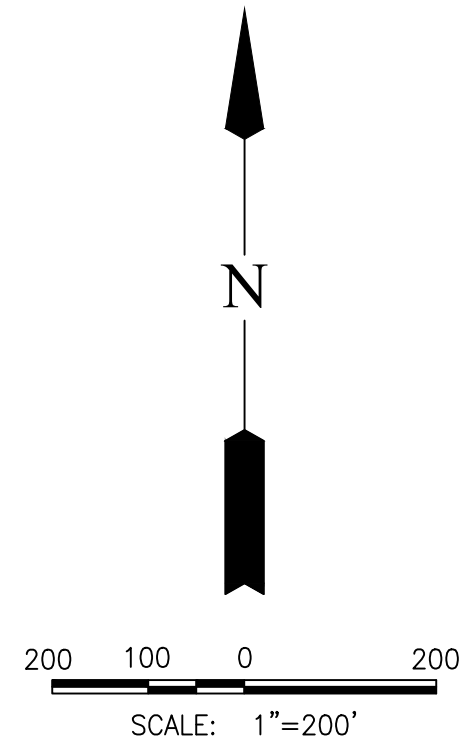


Cristin Emshoff, MUP, ENV SP  
Urban Planner

Baxter and Woodman, Inc.  
Consulting Engineers  
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia - Planning Coordinator  
Ms. Karleigh Brown – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Tommy Cormier Jr, PE. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Michael A. Kurzy, P.E. – Baxter & Woodman, Inc. Consulting Engineers  
Mr. Zach Zarse – LJA Engineering- Platting Coordinator





VICINITY MAP  
SCALE: 1"= 2000'  
KEY MAP NO. 213F

# MAGNOLIA PLACE SECTION 2

A SUBDIVISION OF 27.592 ACRES OF LAND SITUATED IN  
THE JOHN B. RICHARDS SURVEY, ABSTRACT 449,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNER: MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042

DATE: APRIL 12, 2023

124 LOTS  
4 BLOCKS  
4 RESERVES  
3.433 ACRES IN RESERVES

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
3600 Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, KYLE DAVISON, DIVISION PRESIDENT, OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MAGNOLIA PLACE SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA PLACE SECTION 2, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS (EXCEPT THOSE INDICATED AS BEING PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT) SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MAGNOLIA PLACE SECTION 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KYLE DAVISON, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KYLE DAVISON, DIVISION PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE DAVISON, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, GARY D. NUTTER, A LICENSED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCKS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH, UNLESS OTHERWISE NOTED.

\_\_\_\_\_  
GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6652

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 2 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 2 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042

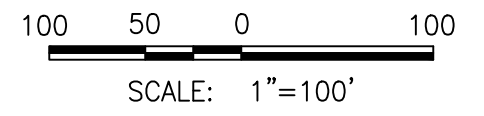
MAGNOLIA PLACE  
SECTION 2

SHEET 2 OF 4

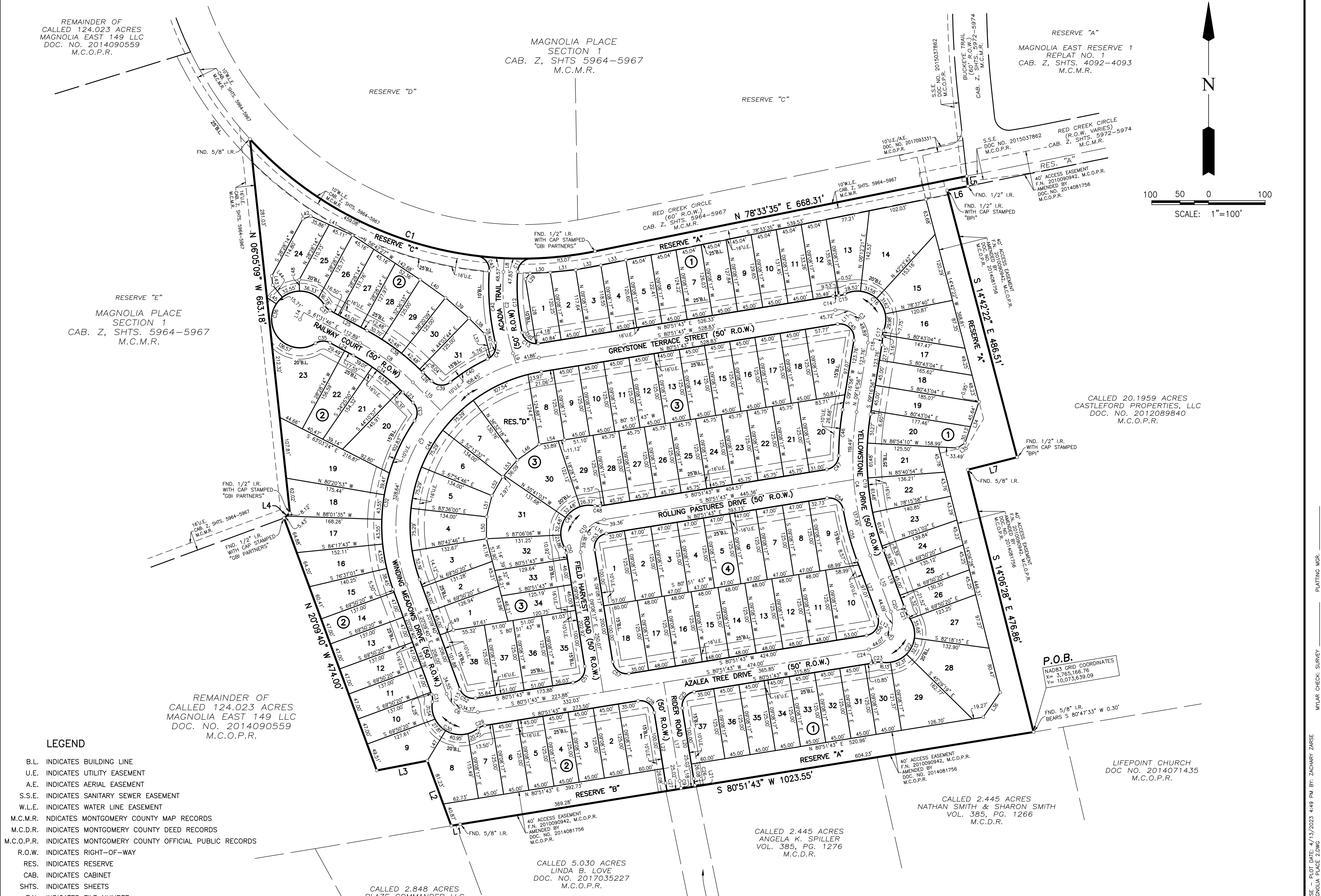
REMAINDER OF  
CALLED 124.023 ACRES  
MAGNOLIA EAST 149 LLC  
DOC. NO. 2014090559  
M.C.O.P.R.

MAGNOLIA PLACE  
SECTION 1  
CAB. Z. SHTS 5964-5967  
M.C.M.R.

RESERVE "A"  
MAGNOLIA EAST RESERVE 1  
REPLAT NO. 1  
CAB. Z. SHTS. 4092-4093  
M.C.M.R.



RESERVE "E"  
MAGNOLIA PLACE  
SECTION 1  
CAB. Z. SHTS. 5964-5967  
M.C.M.R.



REMAINDER OF  
CALLED 124.023 ACRES  
MAGNOLIA EAST 149 LLC  
DOC. NO. 2014090559  
M.C.O.P.R.

CALLED 20.1959 ACRES  
CASTLEFORD PROPERTIES, LLC  
DOC. NO. 2012089840  
M.C.O.P.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 57,651,166.76  
Y = 10,073,639.09

CALLLED 2.445 ACRES  
NATHAN SMITH & SHARON SMITH  
VOL. 385, PG. 1266  
M.C.D.R.

CALLLED 2.445 ACRES  
ANGELA K. SPILLER  
VOL. 385, PG. 1276  
M.C.D.R.

CALLLED 5.030 ACRES  
LINDA B. LOVE  
DOC. NO. 2017035227  
M.C.O.P.R.

CALLLED 11.8041 ACRES  
SHUGART AND SHIRLEY SHUGART  
60' ROADWAY EASEMENT  
CALLED 2.024 ACRES  
DOC. NO. 8210552  
M.C.O.P.R.

CALLLED 2.000 ACRES  
CHRISTINA LYNN LUNDY  
DOC. NO. 2016076233  
M.C.O.P.R.

CALLLED 2.848 ACRES  
BLAZE COMMANDER LLC  
DOC. NO. 2015120795  
M.C.O.P.R.

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - A.E. INDICATES AERIAL EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
  - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
  - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
  - R.O.W. INDICATES RIGHT-OF-WAY
  - RES. INDICATES RESERVE
  - CAB. INDICATES CABINET
  - SHTS. INDICATES SHEETS
  - F.N. INDICATES FILE NUMBER
  - DOC. NO. INDICATES DOCUMENT NUMBER
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - FND. INDICATES FOUND
  - I.R. INDICATES IRON ROD
  - INDICATES STREET NAME CHANGE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.064	89,915	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.357	15,556	RESTRICTED TO OPEN SPACE
C	0.785	34,177	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.227	9,877	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK
TOTAL	3.433	149,525	

**OWNER:** MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 54 rows of line data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Contains 57 rows of curve data.

BLOCK 1 with columns: LOT NO., SQ.FT. Contains 37 rows of lot area data.

BLOCK 2 with columns: LOT NO., SQ.FT. Contains 37 rows of lot area data.

BLOCK 3 with columns: LOT NO., SQ.FT. Contains 38 rows of lot area data.

BLOCK 4 with columns: LOT NO., SQ.FT. Contains 18 rows of lot area data.

- NOTES:
  - ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83, (EPOCH 2010.00).
  - COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99997643124.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 20220726, DATED NOVEMBER 1, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" UN-SHADED, (DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.") AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48339C0485G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - ALL INTERNAL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE SETBACK.

OWNER: MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100  
HOUSTON, TEXAS 77042

MAGNOLIA PLACE  
SECTION 2  
SHEET 4 OF 4



# Agenda Memo

**To:** Magnolia City Council

**From:** Magnolia 4A Economic Development Corp.

**Date:** May 1, 2023

**Re:** Shared Services Agreement Amendment

---

Attached for your review and consideration is an amendment to the FY 2023 Shared Services Agreement. The amendment removes the stipend for City Secretary services, which is now fulfilled by the 4A/4B Executive Director.

**ADMINISTRATIVE SERVICES CONTRACT  
BETWEEN THE CITY OF MAGNOLIA, TEXAS AND  
THE MAGNOLIA ECONOMIC DEVELOPMENT  
CORPORATION**

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THIS CONTRACT FOR SERVICES ("Contract") is made by and between the City of Magnolia (hereinafter called "City") and the Magnolia Economic Development Corporation ("4A") for the purpose of contracting for administrative services of the staff and employees of City.

WITNESSETH

**WHEREAS**, on September 8, 1997, City's voters approved the establishment of the Magnolia Economic Development Corporation (commonly known as "4A"), pursuant to Section 4A of the Economic Development 4A Act of 1979 (the "Act"); and

**WHEREAS**, the Board of Directors of respective 4A and City have previously approved the Articles of Incorporation and the Bylaws of 4A; and

**WHEREAS**. City and 4A desire to contract for administrative services as authorized by the Act.

AGREEMENT

NOW, THEREFORE, City and 4A, in consideration of the mutual covenants and agreements herein contained, do hereby mutually agree as follows:

ARTICLE I  
SCOPE OF SERVICES TO BE PROVIDED BY CITY

The City will furnish items and perform those Administrative Services for fulfillment of the Contract as identified in the Scope of Services attached hereto as Exhibits "A" and "B".

ARTICLE 2  
CONTRACT TERM

The term of the Contract shall be 12 months from the date of execution by the parties, unless sooner terminated as provided herein.

ARTICLE 3  
CONTRACT PRICE

4A shall pay City for the Administrative Services contemplated herein as follows:

There will be monthly Flat Fees for all Administrative Services listed in Exhibit "A", for the first year of the Contract. In addition to the Flat Fees, 4A shall pay City for all items that incur a separate expense listed in Exhibit "B".

ARTICLE 4  
PAYMENT PROCEDURES

4A hereby authorizes City to transfer funds on a quarterly basis from 4A's accounts to City's accounts to cover all amounts from the previous quarter owed to City under the Contract.

ARTICLE 5  
TERMINATION

The Contract may be terminated before expiration of the Contract term upon occurrence of any of the following events:

- (1) Both parties agree in writing to terminate the Contract at any time;
- (2) Either party fails to fulfill its obligations as set forth herein, upon which breach the other party may terminate the Contract immediately; or
- (3) Either party gives the other party written notice of termination to take effect not sooner than thirty (30) days after said notice is given.

ARTICLE 6  
INDEMNIFICATION

**To the extent allowed by law 4A agrees, to save and hold harmless City and its agents, officers and employees from all claims and liability due to activities of itself, its agents, officers, or employees, performed under the Contract and which are caused by or result from error, omission, or negligent act of 4A or of 4A's agents, officers, and employees. 4A shall also save harmless City and its agents, officers, and employees from any and all expense, including, but not limited to, attorney fees which may be incurred by City in litigation or otherwise resisting said claim or liabilities which may be imposed on City as a result of such activities by 4A, its agents, officers, or employees. This indemnity shall not include claims based upon or arising out of the willful misconduct of City, its agents, officers, or employees. Further, this indemnity shall not require payment of a claim by City or its agents, officers, or employees as a condition precedent to City's recovery under this provision.**

ARTICLE 7  
SEVERABILITY

In the event any one or more of the provisions contained in this Contract shall for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE 8  
PRIOR CONTRACTS SUPERSEDED

This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral contracts between the parties respecting the subject matter defined herein.

ARTICLE 9  
NOTICES

All notices to either party by the other required under this Contract shall be personally delivered or mailed to such party at the following respective addresses:

For City: City Administrator City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

For 4A: MEDC Executive Director  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

**4A ECONOMIC DEVELOPMENT CORPORATION**

---

Robert Franklin, President

ATTEST:

---

Don Doering, City Administrator



The City of Magnolia

---

Mayor Todd Kana

ATTEST:

---

Don Doering, City Administrator



**Exhibit A**

Scope of Services/Proposed Fees

<b>Service</b>	<b>FY 2022-2023 Monthly</b>	<b>FY 2022-2023 Annual</b>
Finance/Human Resources *	100.00	1,200.00
<del>City Secretary</del>	<del>216.66</del>	<del>-2,600.00</del>
	Total:	<b>3,800.00</b>
		<b>\$1,200.00</b>

ANY ADDITIONAL SERVICE NOT ITEMIZED IN EXHIBIT "A" AS BEING INCLUDED IN THE FLAT FEE SHALL BE AT THE DIRECT EXPENSE OF THE 4A.

**Financial** - City will administer 4A's accounts, direct expenditures including the process and payment of monthly invoices, deposits and transfers, investment of funds and accounts, and provide other financial services for 4A, including annual preparation of budget and forecast, reporting to State Comptroller, and issuance and payment of debt. The cost associated with the above financial services will be included in the Flat Fees.

**Human Resources** - City will provide to 4A human resource services that include hiring, development, and retention of employees, coaching and counseling services to Supervisors and employees, and assistance with benefits, performance appraisals, policies and procedures, workers compensation, and other services including the preparation of annual W-9 statements for contract employees. The cost of these services will be included in the Flat Fees.

**Purchasing** - 4A's utilization of City's purchasing staff which will be included in the Flat Fees.

~~**City Secretary** - The City Secretary will post meeting notices and other public notices for City Council meetings that pertain to 4A, retain records, draft and prepare meeting minutes, track, format and retain official resolutions, process public information requests and review disposition of records. These services will be included in the Flat Fees.~~

**City Administrator** - The City Administrator will provide review and oversight of City staff utilized by 4A. This service will be included in the Flat Fees.

**Exhibit B**  
**Separate Expenses**

**Staff** - 4A's staff will not be employees of City. The cost of the staff including wages, vacation pay, sick pay, overtime, workers compensation, social security, retirement, all taxes, health and dental benefits, and unemployment insurance will be a separate expense to 4A not included in the Flat Fees.

**Financial**- Advisory services associated with bond sales and other financing vehicles and consulting services for the calculation of any amounts due, as required by the IRS, are a separate expense to 4A not included in the Flat Fees.

**Audit** - 4A's books, records, accounts and financial statements and all other financial activities for the previous fiscal year shall be audited at least once each financial year by an outside, independent, certified public accounting firm selected by the City Council. The expense of the audit will be included in the Flat Fee. The cost of any compliance audits for grant or incentive agreements will be a separate expense to 4A not included in the Flat Fee.

**Insurance** – If needed, City will allow 4A to utilize City's insurance company to provide general liability, automobile coverage, errors and omissions, public employee's dishonesty, property, and windstorm. The cost of the above insurance will be billed to 4A as a separate fee. Insurance for other assets of the 4A (i.e., land or buildings) shall be a direct cost to the 4A and invoiced separately.

**Information Technology** - City will maintain and provide support to 4A's network, hardware, software, wired and wireless networks, as well as the telephone system. New and replacement computers, software and other IT requirements are a separate expense to 4A not included in the Flat Fee.

**Phones** - All cell phone services, including all equipment, utilized by 4A's staff will be a separate expense to 4A not included in the Flat Fee.

**Plan Review and Engineering** - City will make available to 4A project management, development review for capital projects conducted by 4A. The cost associated with City staff for projects funded with current revenues. For projects funded through sale of 4A bonds, cost of City staff time will be a separate expense to 4A not included in the Flat Fee; however, the City and 4A will agree to a percentage Project Management Fee on a case-by-case basis. For 4A initiated projects, the corporations will be asked to secure and maintain their own independent professional services vendors and consultants. Use of outside firms for engineering or construction management/inspection services will be a separate expense to 4A not included in the Flat Fee.



# Agenda Memo

**To:** Magnolia City Council

**From:** Magnolia 4B Community Development Corp.

**Date:** May 1, 2023

**Re:** Shared Services Agreement Amendment

---

Attached for your review and consideration is an amendment to the FY 2023 Shared Services Agreement. The amendment removes the stipend for City Secretary services, which is now fulfilled by the 4A/4B Executive Director.

**ADMINISTRATIVE SERVICES CONTRACT  
BETWEEN THE CITY OF MAGNOLIA, TEXAS AND  
THE MAGNOLIA COMMUNITY DEVELOPMENT  
CORPORATION**

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THIS CONTRACT FOR SERVICES ("Contract") is made by and between the City of Magnolia (hereinafter called "City") and the Magnolia Community Development Corporation ("4B") for the purpose of contracting for administrative services of the staff and employees of City.

WITNESSETH

**WHEREAS**, on March 14, 1995, City's voters approved the establishment of the Magnolia Community Development Corporation (commonly known as "4B"), pursuant to Section 4B of the Development Corporation Act of 1979 (the "Act"); and

**WHEREAS**, the Board of Directors of respective 4B and City have previously approved the Articles of Incorporation and the Bylaws of 4B; and

**WHEREAS**. City and 4B desire to contract for administrative services as authorized by the Act.

AGREEMENT

NOW, THEREFORE, City and 4B, in consideration of the mutual covenants and agreements herein contained, do hereby mutually agree as follows:

ARTICLE I  
SCOPE OF SERVICES TO BE PROVIDED BY CITY

The City will furnish items and perform those Administrative Services for fulfillment of the Contract as identified in the Scope of Services attached hereto as Exhibits "A" and "B".

ARTICLE 2  
CONTRACT TERM

The term of the Contract shall be 12 months from the date of execution by the parties, unless sooner terminated as provided herein.

ARTICLE 3  
CONTRACT PRICE

4B shall pay City for the Administrative Services contemplated herein as follows:

There will be monthly Flat Fees for all Administrative Services listed in Exhibit "A", for the first year of the Contract. In addition to the Flat Fees, 4B shall pay City for all items that incur a separate expense listed in Exhibit "B".

ARTICLE 4  
PAYMENT PROCEDURES

4B hereby authorizes City to transfer funds on a quarterly basis from 4B's accounts to City's accounts to cover all amounts from the previous quarter owed to City under the Contract.

ARTICLE 5  
TERMINATION

The Contract may be terminated before expiration of the Contract term upon occurrence of any of the following events:

- (1) Both parties agree in writing to terminate the Contract at any time;
- (2) Either party fails to fulfill its obligations as set forth herein, upon which breach the other party may terminate the Contract immediately; or
- (3) Either party gives the other party written notice of termination to take effect not sooner than thirty (30) days after said notice is given.

ARTICLE 6  
INDEMNIFICATION

**To the extent allowed by law 4B agrees, to save and hold harmless City and its agents, officers and employees from all claims and liability due to activities of itself, its agents, officers, or employees, performed under the Contract and which are caused by or result from error, omission, or negligent act of 4B or of 4B's agents, officers, and employees. 4B shall also save harmless City and its agents, officers, and employees from any and all expense, including, but not limited to, attorney fees which may be incurred by City in litigation or otherwise resisting said claim or liabilities which may be imposed on City as a result of such activities by 4B, its agents, officers, or employees. This indemnity shall not include claims based upon or arising out of the willful misconduct of City, its agents, officers, or employees. Further, this indemnity shall not require payment of a claim by City or its agents, officers, or employees as a condition precedent to City's recovery under this provision.**

ARTICLE 7  
SEVERABILITY

In the event any one or more of the provisions contained in this Contract shall for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE 8  
PRIOR CONTRACTS SUPERSEDED

This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral contracts between the parties respecting the subject matter defined herein.

ARTICLE 9  
NOTICES

All notices to either party by the other required under this Contract shall be personally delivered or mailed to such party at the following respective addresses:

For City: City Administrator City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

For 4B: MCDC Executive Director  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

**4B COMMUNITY DEVELOPMENT CORPORATION**

---

Brenda Hoppe, President

ATTEST:

---

Don Doering, City Administrator



The City of Magnolia

---

Mayor Todd Kana

ATTEST:

---

Don Doering, City Administrator

**Exhibit A**

Scope of Services/Proposed Fees

<b>Service</b>	<b>FY 2022-2023 Monthly</b>	<b>FY 2022-2023 Annual</b>
Finance/Human Resources *	100.00	1,200.00
<del>City Secretary</del>	<del>216.66</del>	<del>-2,600.00</del>
	Total:	<b>3,800.00</b>
		<b>\$1,200.00</b>

ANY ADDITIONAL SERVICE NOT ITEMIZED IN EXHIBIT "A" AS BEING INCLUDED IN THE FLAT FEE SHALL BE AT THE DIRECT EXPENSE OF THE 4B.

**Financial** - City will administer 4B's accounts, direct expenditures including the process and payment of monthly invoices, deposits and transfers, investment of funds and accounts, and provide other financial services for 4B, including annual preparation of budget and forecast, reporting to State Comptroller, and issuance and payment of debt. The cost associated with the above financial services will be included in the Flat Fees.

**Human Resources** - City will provide to 4B human resource services that include hiring, development, and retention of employees, coaching and counseling services to Supervisors and employees, and assistance with benefits, performance appraisals, policies and procedures, workers compensation, and other services including the preparation of annual W-9 statements for contract employees. The cost of these services will be included in the Flat Fees.

**Purchasing** – 4B's utilization of City's purchasing staff which will be included in the Flat Fees.

~~**City Secretary** – The City Secretary will post meeting notices and other public notices for City Council meetings that pertain to 4B, retain records, draft and prepare meeting minutes, track, format and retain official resolutions, process public information requests and review disposition of records. These services will be included in the Flat Fees.~~

**City Administrator** - The City Administrator will provide review and oversight of City staff utilized by 4B. This service will be included in the Flat Fees.

**Exhibit B**  
**Separate Expenses**

**Staff** – 4B's staff will not be employees of City. The cost of the staff including wages, vacation pay, sick pay, overtime, workers compensation, social security, retirement, all taxes, health and dental benefits, and unemployment insurance will be a separate expense to 4B not included in the Flat Fees.

**Financial**- Advisory services associated with bond sales and other financing vehicles and consulting services for the calculation of any amounts due, as required by the IRS, are a separate expense to 4B not included in the Flat Fees.

**Audit** – 4B's books, records, accounts and financial statements and all other financial activities for the previous fiscal year shall be audited at least once each financial year by an outside, independent, certified public accounting firm selected by the City Council. The expense of the audit will be included in the Flat Fee. The cost of any compliance audits for grant or incentive agreements will be a separate expense to 4B not included in the Flat Fee.

**Insurance** – If needed, City will allow 4B to utilize City's insurance company to provide general liability, automobile coverage, errors and omissions, public employee's dishonesty, property, and windstorm. The cost of the above insurance will be billed to 4B as a separate fee. Insurance for other assets of the 4B (i.e., land or buildings) shall be a direct cost to the 4B and invoiced separately.

**Information Technology** - City will maintain and provide support to 4B's network, hardware, software, wired and wireless networks, as well as the telephone system. New and replacement computers, software and other IT requirements are a separate expense to 4B not included in the Flat Fee.

**Phones** - All cell phone services, including all equipment, utilized by 4B's staff will be a separate expense to 4B not included in the Flat Fee.

**Plan Review and Engineering** - City will make available to 4B project management, development review for capital projects conducted by 4B. The cost associated with City staff for projects funded with current revenues. For projects funded through sale of 4B bonds, cost of City staff time will be a separate expense to 4B not included in the Flat Fee; however, the City and 4B will agree to a percentage Project Management Fee on a case-by-case basis. For 4B initiated projects, the corporations will be asked to secure and maintain their own independent professional services contractors and consultants. Use of outside firms for engineering or construction management/inspection services will be a separate expense to 4B not included in the Flat Fee.





# Agenda Memo

**To:** Magnolia City Council  
**From:** Magnolia 4B Community Development Corp.  
**Date:** May 1, 2023  
**Re:** Magnolia 4B FY 2023 Project List Amendment

---

Attached for review and consideration are amendments to the FY 2023 Magnolia 4B Project list. The amendment adds line items 2.4 and 2.5 to support maintenance and operations activities at Unity Park and modifies items 3 and 5.

## Summary

<b>Project</b>	<b>Updated Budget</b>
#2.4. Unity Park: ADA Swing Replacement	Not to exceed \$10,000.00
#2.5. Unity Park: Veterans Plaza Operations	Not to exceed \$5,000.00
#3. Business Improvement Grant	Increase of \$5,000.00
#5. Parks & Recreation Plan Update	Revised budget of \$65,000.00

## Implications:

The Magnolia 4B 2023 Project reallocates funding and doesn't propose an increase in the annual project budget of \$496,972.00.

A public hearing by City Council will be required for the Parks & Recreation Plan project. The 4B Executive Director will coordinate with the Magnolia City Administrator on executing those requirements in June and July.

**Magnolia 4B Community Development Corporation  
2023 Project List**

#	Description	Budget
1.0	FM 1774 Sewer Line Extension Project Design/Engineering, Supplemental services including surveys, title reports, permits, etc.	\$160,000.00
2.0	Unity Park Maintenance and Operations	
2.1	Asphalt Paving of Parking Lots, Markings Stripes	\$ 8,622.00
2.2	Lighting and Electrical Work	\$17,150.00
2.3	Trash Cans	\$16,200.00
<b>2.4</b>	<b>ADA- Swing Replacement</b>	<b>\$10,000.00</b>
<b>2.5</b>	<b>Veterans Plaza Operations</b>	<b>\$5,000.00</b>
3.0	Grant Program	<del>\$55,000.00</del> <b>\$60,000.00</b>
4.0	<del>Comprehensive Plan</del> <b>Parks &amp; Recreation Plan Update</b>	<del>\$85,000.00</del> <b>\$65,000.00</b>
5.0	Commerce Street	\$35,000.00
6.0	Magnolia Temporary Water System	\$80,000.00
7.0	PER for FM 1488 Utility Extension Services	\$40,000.00
	<b>TOTAL</b>	<b>\$496,972.00</b>

# Investment Portfolio

Quarter Ending

March 2023

---





City of Magnolia  
Quarterly Investment Report  
Investment Officer's Certification  
For the Quarter Ended  
March, 2023

This report is prepared for the City of Magnolia in accordance with Chapter 2256 of the Public Funds Investment Act (PFIA), Section 2256.023(a). The PFIA states that "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the City of Magnolia's Investment Officer(s) and includes the disclosures required in the PFIA. Market values were obtained from Woodforest Financial Services, Inc. (Raymond James Financial Services, Inc.)

The investment portfolio complied with the PFIA and the City of Magnolia's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the City of Magnolia and were made in full compliance with the PFIA and the City of Magnolia's approved Investment Policy.

---

Councilmember

---

Councilmember

*M. Doering*  
\_\_\_\_\_  
City Administrator

*Barbara Standley*  
\_\_\_\_\_  
Finance Administrator/Investment Officer



## QUARTERLY INVESTMENT SUMMARY

Beginning Balance	\$	642,619.64
Deposits	\$	-
Income	\$	2,753.04
Withdrawals	✓ \$	-
Expenses	\$	-
Change in Market Value	\$	(45.00)
Ending Balance	<u>\$</u>	<u>645,327.68</u>

## FUNDS INVESTED

### DEBT SERVICE RESERVE FUNDS

2006 REVENUE BOND RESERVE \$ 35,000.00  
(k/n/a 2014 refunding bond)

2019 Tax & Revenue C/O ✓ \$ 350,000.00  
(N/K/A 2021 Tax Rev C/O)

### SPECIAL REVENUE FUNDS

HB445 \$ 150,000.00

### OPERATING FUNDS

4B-COMMUNITY DEVELOPMENT CORP. \$ -

SUBTOTAL	\$	535,000.00
EARNINGS	\$	110,327.68
TOTAL	<u>\$</u>	<u>645,327.68</u>

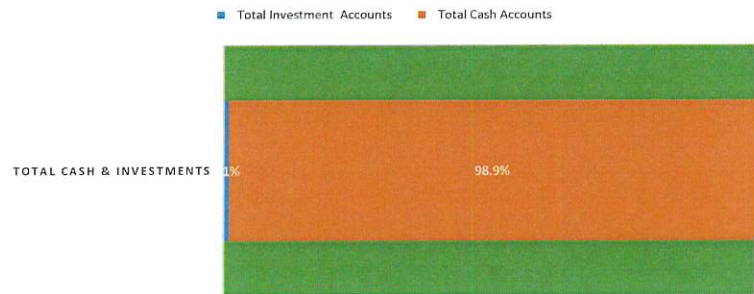
✓ Investment of \$2m was done to get below our bank LOC (has been increased), all except \$350k returned to acct.

**City of Magnolia Quarterly Investment Report**  
**Quarter Ending March, 2023**

Cash Accounts:		Prior	Market Value	Changes to		Accrued	Interest	% of	Maturity	Days	WAM
		Market Value		Market Value	Book Value						
Pooled Cash-Operating Fund	Woodforest Nat'l Bank	\$ 3,985,923.31	\$ 2,093,924.61	\$ (1,891,998.70)	\$ 2,093,924.61	n/a	n/a	4.8%	n/a	1	0.048
2022 Tax & Revenue C/O	Woodforest Nat'l Bank	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	na	na	2.3%	n/a	1	0.023
Scofflaw Fund	Woodforest Nat'l Bank	\$ -	\$ 350.00	\$ 350.00	\$ 350.00	n/a	n/a	0.0%	n/a	1	0.000
City Administrator's Fund	Woodforest Nat'l Bank	\$ -	\$ -	\$ -	\$ -	n/a	\$ -	0.0%	n/a	1	0.000
Impact Fees	Woodforest Nat'l Bank	\$ 10,621,184.74	\$ 12,428,814.83	\$ 1,807,630.09	\$ 12,428,814.83	n/a	\$ 118,840.09	28.3%	n/a	1	0.286
Debt Service-2014 G/O Bond	Woodforest Nat'l Bank	\$ 103,116.28	\$ 104,226.71	\$ 1,110.43	\$ 104,226.71	n/a	\$ 1,110.43	0.2%	n/a	1	0.002
Capital Projects-2014 C/O	Woodforest Nat'l Bank	\$ 48.37	\$ 48.89	\$ 0.52	\$ 48.89	n/a	\$ 0.52	0.0%	n/a	1	0.000
Red Light Camera Fund	Woodforest Nat'l Bank	\$ 9.99	\$ 10.09	\$ 0.10	\$ 10.09	n/a	\$ 0.10	\$10.29	n/a	1	0.000
HB445 Fund	Woodforest Nat'l Bank	\$ 2,660,186.91	\$ 2,833,811.88	\$ 173,624.97	\$ 2,833,811.88	n/a	\$ 29,414.45	6.4%	n/a	1	0.065
HMOT Fund	Woodforest Nat'l Bank	\$ 143,603.53	\$ 148,002.91	\$ 4,399.38	\$ 148,002.91	n/a	n/a	0.3%	n/a	1	0.003
4A-Economic Dev Corp	Woodforest Nat'l Bank	\$ 2,890,822.30	\$ 2,982,833.30	\$ 92,011.00	\$ 2,982,833.30	n/a	\$ 31,137.92	6.8%	n/a	1	0.069
4B-Community Dev Corp	Woodforest Nat'l Bank	\$ 771,650.18	\$ 692,274.86	\$ (79,375.32)	\$ 692,274.86	n/a	\$ 7,167.71	1.6%	n/a	1	0.016
Escrow Agent -SJRA	Woodforest Nat'l Bank	\$ 797,228.36	\$ 871,405.83	\$ 74,177.47	\$ 871,405.83	n/a	n/a	2.0%	n/a	1	0.020
HUD (GLO) Fund	Woodforest Nat'l Bank	\$ 1,728,817.90	\$ 1,728,817.90	\$ -	\$ 1,728,817.90	n/a	n/a	3.9%	n/a	1	0.040
IntraFi Network Deposit- Sweep Acct	Woodforest Nat'l Bank	\$ 18,226,315.52	\$ 18,420,302.31	\$ 193,986.79	\$ 18,420,302.31	n/a	\$ 70,937.68	41.9%	n/a	1	0.424
Raymond James MM Fund	Woodforest Financial Svcs	\$ 142,584.39	\$ 145,452.68	\$ 2,868.29	\$ 145,452.68	n/a	\$ 186.78	0.3%	n/a	1	0.003
<b>Total Cash Accounts</b>		<b>\$ 43,071,491.78</b>	<b>\$ 43,450,276.80</b>	<b>\$ 378,785.02</b>	<b>\$ 43,450,276.80</b>	<b>n/a</b>	<b>\$ 258,795.68</b>	<b>98.9%</b>			

Investment Accounts:											
Encore Bank Little Rock	Woodforest Financial Svcs			\$ -	\$ -		\$ -			0	0.00
First United B&TC	Woodforest Financial Svcs	\$ -	\$ 250,000.00	\$ -	\$ 250,107.50		\$ 498.63		12/18/2023	263	1.50
Industrial & Comm'l Bank	Woodforest Financial Svcs	\$ -	\$ -	\$ -	\$ -		\$ -			0	0.00
Israel Discount Bk of NY	Woodforest Financial Svcs	\$ -	\$ -	\$ -	\$ -		\$ -			0	0.00
Pacific Western Bank	Woodforest Financial Svcs	\$ -	\$ 250,000.00		\$ 249,767.50		\$ 7,853.42		6/7/2023	69	34.48
Safra National Bank	Woodforest Financial Svcs	\$ -	\$ -		\$ -		\$ -			0	0.00
Cambridge Savings	Woodforest Financial Svcs	\$ -			\$ -		\$ -			0	0.00
Great Southern Bank	Woodforest Financial Svcs			\$ -	\$ -		\$ -			0	0.00
Beal Bank	Woodforest Financial Svcs	\$ -			\$ -		\$ -			0	0.00
UMPQUA Bank Roseburg	Woodforest Financial Svcs	\$ (250,000.00)		\$ (250,000.00)	\$ -		\$ 3,694.52			0	0.00
NorthPointe Bk Grand Rapids	Woodforest Financial Svcs	\$ -			\$ -		\$ -			0	0.00
<b>Total Investment Accounts</b>		<b>\$ (250,000.00)</b>	<b>\$ 500,000.00</b>	<b>\$ (250,000.00)</b>	<b>\$ 499,875.00</b>	<b>\$ -</b>	<b>\$ 12,046.57</b>	<b>1.1%</b>			
<b>Total Cash &amp; Investments</b>		<b>\$ 42,821,491.78</b>	<b>\$ 43,950,276.80</b>	<b>\$ 128,785.02</b>	<b>\$ 43,950,151.80</b>	<b>\$ -</b>	<b>\$ 270,842.25</b>	<b>100.0%</b>			



## City of Magnolia Account Summary

Brokerage

Account No. 22424987

Closing Value \$645,327.68

CITY OF MAGNOLIA  
18111 BUDDY RILEY BLVD  
MAGNOLIA TX 77354-5864119

PAUL LANCASTER, JASON HARRIS  
Raymond James Financial Services, Inc.  
1330 Lake Robbins Dr | Ste 150 | The Woodlands, TX 77380 | (832) 375-2713  
plancaster@woodforestwealth.com

Raymond James Client Services | 800-647-SERV (7378)  
Monday - Friday 8 a.m. to 9 p.m. ET  
Online Account Access | raymondjames.com/clientaccess

### Account Purpose

Provide income with a conservative risk tolerance and a 5 to 10 year time horizon.

### Activity

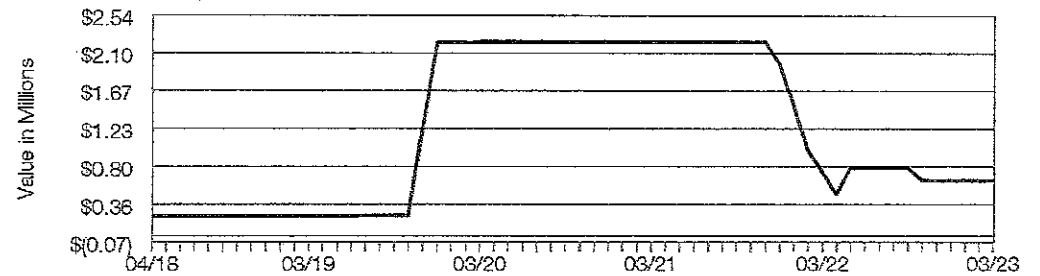
	This Statement		Year to Date	
Beginning Balance	\$	642,619.64	\$	643,054.39
Deposits	\$	0.00	\$	0.00
Income	\$	2,753.04	\$	2,866.29
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(45.00)	\$	(595.00)
Ending Balance	\$	645,327.68	\$	645,327.68

### Dollar-Weighted Performance

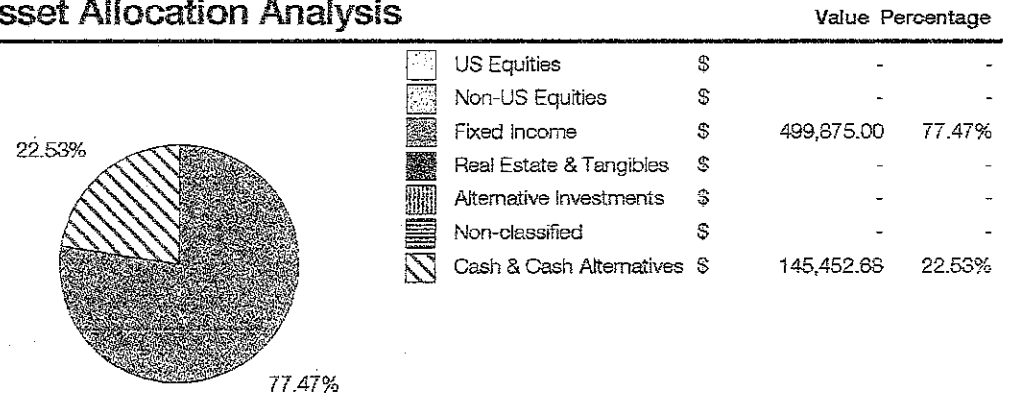
See Understanding Your Statement for important information about these calculations.

Performance Inception	This Quarter	YTD	2022	2021	Annualized Since 02/10/2010
02/10/10	0.79%	0.79%	0.81%	0.05%	0.82%

### Value Over Time



### Asset Allocation Analysis



Morningstar asset allocation information is as of 03/30/2023 (mutual funds & annuities) and 03/17/2023 (529s).

Need help navigating your statement? Visit <http://raymondjames.com/statements/comp> for a guide.

Raymond James & Associates, Inc. (RJA), member New York Stock Exchange/SIPC, carries your account(s) and acts as custodian or sub-custodian, as applicable, for funds and securities deposited in your account(s) directly by you or as a result of transactions we process for your account(s). For Individual Retirement Custodial Accounts (IRA accounts), Raymond James Trust Company of New Hampshire is custodian (RJ Trust Co NH - Custodian) and RJA is sub-custodian. Securities are offered through Raymond James Financial Services, Inc. (RJFS) Member FINRA/SIPC, a registered broker dealer. RJFS acts as introducing broker on each account, meaning that RJFS, as the "broker of record" has a written agreement with RJA for RJA to provide custody, clearing, and trade execution services for your account(s). **Unless otherwise specified, products purchased through RJFS or held at RJA are not insured by the FDIC, NCUA, other financial institution insurance or government agencies, are not deposits or other obligations of and are not guaranteed by any Raymond James entity, and are subject to investment risks, including possible loss of principal invested.**

If you have opened an advisory account, your investment adviser is either Raymond James Financial Services Advisors, Inc. (RJFSA), an investment adviser registered with the Securities and Exchange Commission (SEC), or a third-party, independently registered investment adviser (IRIA). Branch offices of RJFS/RJFSA may market their services under a "doing business as" (DBA) name, which may also be shown on your statement. In these cases, RJFS/RJFSA is still your broker-dealer and/or investment adviser, while the branch is marketing under a DBA name. In addition, registered representatives of RJFS may also be involved in other separately owned and controlled business entities, including their own IRIA and/or independent insurance relationships. Unlike the DBA name, these entities are not affiliated with Raymond James. For these advisory accounts, RJFS is still the broker/dealer of record and RJA is still the custodian or sub-custodian of your assets, but the IRIA is your investment adviser. If you have any questions regarding what investment adviser or broker dealer entity your financial professional represents, please ask your financial professional for more information or call Raymond James Client Services at 800.647.7378.

If using checks for the purchase of investment securities, checks should be made payable to "Raymond James & Associates" unless you are submitting your investment directly to a recognized mutual fund or insurance company. Information about commissions, service fees and other charges related to your transactions is included on your trade confirmations. Subject to the limited exceptions outlined in the applicable client agreement, all financial products bought or sold for an account for which RJA acts as custodian or sub-custodian should appear on a trade confirmation and your statement. Please contact your financial professional and Raymond James Client Services at 800.647.7378 if you do not see any such purchase or sale reported on your trade confirmation or account statements; if you have questions about the securities positions, balances and transactions in your account; or if you note any other inaccuracy on your account statement. Any oral communications should be reconfirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act. Raymond James' financial statement is available for your inspection at its offices or at <https://www.raymondjames.com>, or a copy will be mailed upon your written request. All other inquiries, including updates to your investment profile and questions about the following information regarding the investments held in your account should be directed to your financial professional. Please refer to your advisory services contract and RJFSA's Form ADV for more information.

Raymond James International Headquarters | 880 Carillon Parkway | St. Petersburg, FL 33716 | <https://www.raymondjames.com>

**Securities Investor Protection Corporation** - Raymond James & Associates, Inc. is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to \$500,000, including \$250,000 for claims for cash. Money market fund shares are not considered cash for this purpose; they are securities. You may obtain information about SIPC, including an explanatory SIPC brochure, by calling SIPC at 202-371-8300 or visiting <http://www.sipc.org>. Raymond James & Associates, Inc. has purchased excess SIPC coverage through various syndicates of Lloyds, a London-based firm. Excess SIPC coverage is fully protected by the Lloyds trust funds and Lloyds Central Fund. The additional protection currently provided has an aggregate firm limit of \$750 million, including a sub-limit of \$1.9 million per customer for cash above basic SIPC. SIPC coverage is not the same as, and operates differently from, FDIC deposit insurance. Account protection applies when a SIPC-member firm fails financially and is unable to meet obligations to securities clients, but it does not protect against market fluctuations.

Raymond James & Associates, Inc. and Raymond James Financial Services, Inc. are affiliated with Raymond James Bank, member FDIC. Unless otherwise specified, products purchased from or held at Raymond James & Associates or purchased from Raymond James Financial Services are not insured by the FDIC, are not deposits or other obligations of Raymond James Bank, are not guaranteed by Raymond James Bank, and are subject to investment risks, including possible loss of the principal invested.

**FINRA BrokerCheck** - For additional background information on any firm or registered representative with the Financial Industry Regulatory Authority (FINRA), the firm would like to provide you with the following information: 1) FINRA BrokerCheck hotline telephone number is 800.289.9999; 2) the FINRA website address is <http://www.finra.org>; and 3) for a copy of a brochure that includes important information concerning FINRA BrokerCheck, call the hotline or visit <http://www.finra.org>.

**MSRB Disclosure** - Raymond James & Associates, Inc. and Raymond James Financial Services, Inc. are registered with and subject to the rules and regulations of the U.S. Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). Both the SEC and the MSRB publish websites containing information and resources designed to educate investors. In addition to educational materials about the municipal securities market and municipal securities market data, the MSRB website includes an investor brochure describing protections that may be provided by MSRB rules, including how to file a complaint with the appropriate regulatory authority. For more information, visit <https://www.sec.gov/> and <http://www.msrb.org/>.

**Financial Advisor Title & Capacity** - Raymond James generally refers to financial professionals as "financial advisors" or "advisors." Your financial professional may have a different title and will disclose the capacity in which the firm and he or she acts when providing services to you.

**Availability of Free Credit and Bank Deposit Program** - You have the right to receive, in the normal course of business and subject to Raymond James having received the funding, any free credit balance, bank deposit program balance, and any fully paid securities to which you are entitled, subject to any obligations you owe in any of your accounts.

**Third Party Payments Disclosure** - In addition to the fees you pay directly for the services offered by Raymond James and your advisor, Raymond James receives fees from various sources. For more information on fees and expenses, please see <https://raymondjames.com/legal-disclosures/third-party-payments>.

**Cost Basis** - Effective January 1, 2011, Raymond James reports adjusted cost basis for tax lots of securities covered by the Emergency Economic Stabilization Act of 2008 to the IRS on Form 1099-B.



## Cash & Cash Alternatives

### Raymond James Bank Deposit Program †

Description (Symbol)	Value	Estimated Income Yield	Estimated Annual Income
Raymond James Bank Deposit Program † - Selected Sweep Option		0.50%	\$727.26
KeyBank (firmly First Niagara)	\$145,421.09		
Valley National Bank	\$31.59		
<b>Raymond James Bank Deposit Program Total</b>	<b>\$145,452.68</b>		<b>\$727.26</b>

Your bank priority state: TX

Participating banks you declined: West Bank, Truist Bank, Raymond James Bank, First Mid Bank and Trust NA, Citibank NA, Tristate Capital Bank, PNC Bank N.A., The Bank of East Asia Ltd, Extraco Banks NA, Cadence Bank NA, Bank of Baroda, Umpqua Bank, NexBank, HSBC Bank USA NA, JPMorgan Chase Bank NA, INTRUST Bank NA and Metro City Bank

† Please see the Raymond James Bank Deposit Program on the Understanding Your Statement page.

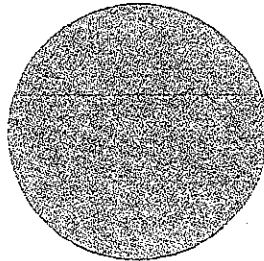
Estimated Income Yield for RJB DP was calculated as of 03/27/2023.

<b>Cash &amp; Cash Alternatives Total</b>	<b>\$145,452.68</b>	<b>\$727.26</b>
---	---------------------	-----------------

## Fixed Income \*

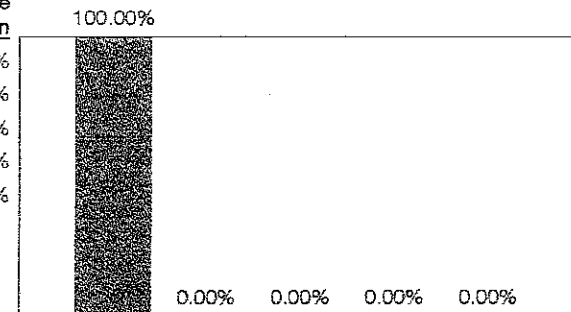
### Credit Quality Analysis

Lowest Available *	Current Period Value	Percentage Allocation
U.S. Treasury	\$ 0.00	0.00%
Agency/GSE Debt	\$ 0.00	0.00%
ABS/MBS/CMOs	\$ 0.00	0.00%
Certificates of Deposit (CDs)	\$ 499,875.00	100.00%
AAA	\$ 0.00	0.00%
AA	\$ 0.00	0.00%
A	\$ 0.00	0.00%
BAA	\$ 0.00	0.00%
Below Investment Grade	\$ 0.00	0.00%
Not Rated	\$ 0.00	0.00%



### Maturity Analysis

Maturity	Current Period Value	Percentage Allocation
0 to < 1 yr	\$ 499,875.00	100.00%
1 to < 3 yrs	\$ 0.00	0.00%
3 to < 7 yrs	\$ 0.00	0.00%
7 to < 14 yrs	\$ 0.00	0.00%
14 to > yrs	\$ 0.00	0.00%



\* Based on Moody's, S&P and Fitch (municipals only) Long Term Rating



**Fixed Income (continued) \***

**Certificates of Deposit (CDs)**

Description (Account Number or CUSIP)	Par Value	Estimated Annual Income	Date Acquired	Price	Value	Accrued Interest	Total Cost Basis/ Gain or (Loss)	Adjusted Cost/ Gain or (Loss)
FIRST UNITED B&TC FDIC # 4857 CERTIFICATE OF DEPOSIT MONTHLY 5.2000% DUE 12/18/2023 (33741R.JW6) Ratings Information: Not Rated	\$250,000.00	\$13,000.00	03/15/2023	\$100.043	\$250,107.50	\$498.63	\$250,000.00 \$107.50	\$250,000.00 \$107.50 <sup>A</sup>
PACIFIC WESTERN BANK LOS ANGELES, CA FDIC # 24045 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 4.5500% DUE 06/07/2023 (69506YVC0) Ratings Information: Not Rated	\$250,000.00	\$11,375.00	12/01/2022	\$99.907	\$249,767.50	\$3,552.74	\$250,000.00 \$(232.50)	\$250,000.00 \$(232.50) <sup>A</sup>
<b>Certificates of Deposit (CDs) Total</b>	<b>\$500,000.00</b>	<b>\$24,375.00</b>			<b>\$499,875.00</b>	<b>\$4,051.37</b>	<b>\$500,000.00 \$(125.00)</b>	<b>\$500,000.00 \$(125.00)</b>

<sup>A</sup> Adjusted Cost figure may not have been modified with accrued market discount, acquisition premium or bond premium.

**Fixed Income Total** **\$24,375.00** **\$499,875.00** **\$4,051.37**

\* Please see Fixed Income Investments on the Understanding Your Statement page.

**Portfolio Total** **\$645,327.68**

**Accrued Interest Total** **\$4,051.37**

**Portfolio Total with Accrued Interest** **\$649,379.05**

Log in to Client Access at <https://www.raymondjames.com/clientaccess> to view additional position details, filter, sort, or download up to 18 months of activity and see available delivery options for account documents.

**Realized Capital Gains & Losses** <sup>o</sup>

**Short Term**

Description (Symbol or CUSIP)	Quantity	Opening Date	Opening Amount	Closing Date	Closing Amount	Gain or (Loss) Pct.	Gain or (Loss)
UMPQUA BANK FDIC # 17266 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 4.3500% DUE 03/14/2023 (90421MEK5)	250,000.000	12/07/2022	\$250,000.00	03/14/2023	\$250,000.00	0.00%	\$0.00
<b>Net Short-Term Gain / Loss Total</b>			<b>\$250,000.00</b>		<b>\$250,000.00</b>	<b>0.00%</b>	<b>\$0.00</b>

<sup>o</sup> Please see Cost Basis on the Understanding Your Statement page.

**Summary of Gains & Losses**

	Year To Date
Short-Term Gain	\$0.00
Short-Term Loss	\$0.00
Long-Term Gain	\$0.00
Long-Term Loss	\$0.00
<b>Net Gain / Loss Total</b>	<b>\$0.00</b>



April 4, 2023

Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, TX 77354

RE: Contract for Residential and Commercial Garbage and Recycle Collection and Disposal Services between the City of Magnolia, Texas and Waste Corporation of Texas, L.P., a GFL Company – Modification of Monthly Unit Rate per Household

Dear Don:

In accordance with the current contract for Residential and Commercial Garbage and Recycle Collection and Disposal Services, section 3. Billings/Collections, paragraph B. allows for the rate of compensation to be automatically adjusted once each year on the anniversary date of the Contract (July 1) and continue through any and all renewal terms , by 100% of the increase of the most recently published Consumer Price Index-All Urban Consumers, Series CUSR0000SEHG, Water and Sewer and Trash Collection, published by the United States Department of Labor, Bureau of Labor Statistics. Please consider this letter as our request for a rate adjustment, effective July 1, 2023. Below, you will find the rate adjustment calculation as set forth in the contract under Section 3.B. In addition, you will find attached all of the supporting documentation and data used in the rate adjustment calculation, as set forth in Section 3.B. Please let me know if you would like to discuss the rate adjustment. Thank you in advance for your consideration in this matter.

Item 1: The Index value for March of the current year, 2023.

As per the contract, the Consumer Price Index-All Urban Consumers (CPI-U), Series CUSR0000SEHG, Water and Sewer and Trash Collection, published by the U.S. Department of Labor, Bureau of Labor Statistics was used for the purpose of this calculation.

**Index value for March 2023 = 284.060**



Item 2: The Index value for March of the previous year, 2022.  
The index for CPI-U, Series CUSR0000SEHG (Water and Sewer and Trash Collection) for February 2022 was used for the purpose of this calculation.

**Index value for March 2022 = 269.520**

Item 3: The net percentage change.

**Net percentage change in index values =  
(284.060-269.520)/269.520 x 100 = 5.39%**

Item 4: The proposed increase in fees to be charged:

**Current Residential Rate per home = \$17.04**

**Rate increase = 5.39%**  
(Section 3.B. 100% of the increase of the most recently published Series CUSR0000SEHG)

**Proposed Rate per home = \$17.96**

**Variance = \$0.92**

Please let me know if you would like to discuss the Rate Adjustment. Thank you in advance for your consideration in this matter.

Best Regards,

Suzanne Haboush  
Government Contracts Manager





**Comparative Statement – Fees**

**City of Magnolia Roll Off Container Summary**

WCA (GFL) shall provide the City of Magnolia with three (3) 30-yard roll off hauls per year at no charge.

Additional 30-yard haul rates are as follows (City Rate Only):

	<b>CURRENT Rate</b>	<b>NEW Rate</b>	<b>Variance</b>
Delivery	\$ 100.00	\$ 105.39	\$ 5.39
Haul	\$300.00 + \$35.19/Ton	\$ 316.17 + \$ 37.09/Ton	\$16.17 + \$1.90/Ton
Rental	\$ 60.00	\$ 63.23	\$ 3.23

Delivery rate only applies to the initial delivery to the location. Rental fee is per month and will be prorated if container is removed before 30 days. Fuel, taxes and applicable fees not included.

**City of Magnolia Roll Off-Customer Container Matrix**

**CURRENT Rates**

Size	Type	Delivery	Rental	Haul	Disposal/Ton
20	Perm	\$ 100.00	\$ 60.00	\$ 300.00	\$ 35.19
20	Temp	\$ 100.00	\$ 120.00	\$ 300.00	\$ 35.19
30	Perm	\$ 100.00	\$ 60.00	\$ 360.00	\$ 35.19
30	Temp	\$ 100.00	\$ 120.00	\$ 360.00	\$ 35.19
40	Perm	\$ 100.00	\$ 60.00	\$ 400.00	\$ 35.19
40	Temp	\$ 100.00	\$ 120.00	\$ 400.00	\$ 35.19
Size	Type	Delivery	Rental	Haul	Disposal/Ton
XX	Comp	TBD	\$ 475.00	\$ 475.00	\$ 35.19

**NEW Rates**

Size	Type	Delivery	Rental	Haul	Disposal/Ton
20	Perm	\$ 105.39	\$ 63.23	\$ 316.17	\$ 37.09
20	Temp	\$ 105.39	\$ 126.47	\$ 316.17	\$ 37.09
30	Perm	\$ 105.39	\$ 63.23	\$ 379.40	\$ 37.09
30	Temp	\$ 105.39	\$ 126.47	\$ 379.40	\$ 37.09
40	Perm	\$ 105.39	\$ 63.23	\$ 421.56	\$ 37.09
40	Temp	\$ 105.39	\$ 126.47	\$ 421.56	\$ 37.09
Size	Type	Delivery	Rental	Haul	Disposal/Ton
XX	Comp	TBD	\$ 500.60	\$ 500.60	\$ 37.09



**VARIANCE**

Size	Type	Delivery	Rental	Haul	Disposal/Ton
20	Perm	\$ 5.39	\$ 3.23	\$ 16.17	\$ 1.19
20	Temp	\$ 5.39	\$ 6.47	\$ 16.17	\$ 1.19
30	Perm	\$ 5.39	\$ 3.23	\$ 19.40	\$ 1.19
30	Temp	\$ 5.39	\$ 6.47	\$ 19.40	\$ 1.19
40	Perm	\$ 5.39	\$ 3.23	\$ 21.56	\$ 1.19
40	Temp	\$ 5.39	\$ 6.47	\$ 21.56	\$ 1.19
Size	Type	Delivery	Rental	Haul	Disposal/Ton
XX	Comp	TBD	\$ 25.60	\$ 25.60	\$ 1.19

**Comparative Statement – Fees continued**

**City of Magnolia - Customer Commercial Service Matrix**

**CURRENT Rates**

Size	1X/Week	2X/Week	3X/Week	4X/Week	5X/Week	Extra P.U.
2	\$ 72.00	N/A	N/A	N/A	N/A	\$ 85.00
3	\$ 78.50	\$ 124.00	N/A	N/A	N/A	\$ 85.00
4	\$ 95.00	\$ 145.00	N/A	N/A	N/A	\$ 85.00
6	\$ 105.00	\$ 158.00	\$ 235.00	N/A	N/A	\$ 85.00
8	\$ 112.00	\$ 191.00	\$ 262.80	\$ 323.87	N/A	\$ 85.00

**NEW Rates**

Size	1X/Week	2X/Week	3X/Week	4X/Week	5X/Week	Extra P.U.
2	\$ 75.88	N/A	N/A	N/A	N/A	\$ 89.58
3	\$ 82.73	\$ 130.68	N/A	N/A	N/A	\$ 89.58
4	\$ 100.12	\$ 152.82	N/A	N/A	N/A	\$ 89.58
6	\$ 110.66	\$ 166.52	\$ 247.67	N/A	N/A	\$ 89.58
8	\$ 118.04	\$ 201.29	\$ 276.96	\$ 341.33	N/A	\$ 89.58

**VARIANCE**

Size	1X/Week	2X/Week	3X/Week	4X/Week	5X/Week	Extra P.U.
2	\$ 3.88	N/A	N/A	N/A	N/A	\$ 4.58
3	\$ 4.23	\$ 6.68	N/A	N/A	N/A	\$ 4.58
4	\$ 5.12	\$ 7.85	N/A	N/A	N/A	\$ 4.58
6	\$ 5.66	\$ 8.52	\$ 12.67	N/A	N/A	\$ 4.58
8	\$ 6.04	\$ 10.29	\$ 14.16	\$ 17.46	N/A	\$ 4.58



RESOLUTION NO. R-2023-002

A RESOLUTION OF THE CITY COUNCIL OF MAGNOLIA, TEXAS, SUPPORTING THE PASSAGE OF AMENDMENT 1 TO HOUSE BILL 1540, OR ANY OTHER FUTURE LEGISLATIVE AMENDMENT FILED AUTHORED BY THE HONORABLE WILL METCALF CURRENTLY IN THE 88<sup>TH</sup> SESSION OF THE TEXAS LEGISLATURE, RELATING TO APPOINTMENT OF A GENERAL MANAGER OF THE SAN JACINTO RIVER AUTHORITY.

\* \* \* \* \*

WHEREAS, on March 27, 2023, State Representative for District 33, Representative Justin Holland authored and filed House Bill 1540 in the 88<sup>th</sup> Session of the Texas Legislature; and,

WHEREAS, House Bill 1540 as filed relates to the San Jacinto River Authority, following the recommendations of the Sunset Advisory Commission specifying grounds for the removal of a member of the board of directors; and,

WHEREAS, on April 27, 2023, State Representative for District 16, Representative Will Metcalf authored and filed Amendment 1 to House Bill 1540 before the legislative body in behalf of the constituents of the City of Conroe and Montgomery County, Texas; and,

WHEREAS, on April 27, 2023, the body of the House of Representatives called for and had a Record Vote on Amendment 1 of House Bill 1540, that resulted in its passage out of the House moving to the Texas State Senate for consideration; and,

WHEREAS, the City Council of the City of Magnolia supports Honorable Metcalf's continued unwavering legislative support for his local constituents to correct the inequities related to the San Jacinto Authority's control over the citizenry of the City of Conroe and Montgomery County through its nature resource, water; and,

WHEREAS, the City Council of the City of Conroe desires to support the amendment filed by District 16, State Representative Will Metcalf, and any similar amendment filed in the future; that mandates the appointment of a general manager within 30 days of the bill effective date.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, that:

SECTION 1. The City of Magnolia supports the passage of House Bill 1540 with Amendment 1, promulgated by the Honorable Will Metcalf as attached hereto.

SECTION 2. The City of Magnolia supports any future authored and filed amendment, promulgated by the Honorable Will Metcalf in behalf of the City of Magnolia and Montgomery County; attached to legislation filed in the Texas House of Representatives.

SECTION 3. This resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED this the 9<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Todd Kana, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Leonard V Schneider, City Attorney

\_\_\_\_\_  
Christian Gable, Interim City Secretary

Amend **HB 1540** as follows:

(1) On page 8, between lines 1 and 2, insert the following appropriately numbered SECTION:

SECTION \_\_\_\_\_. Not later than the 30th day after the effective date of this Act, the board of directors of the San Jacinto River Authority shall appoint the general manager of the authority. The board of directors may not appoint or reappoint an individual as general manager if the individual was appointed or employed by the authority as general manager during the six months preceding the effective date of this Act.

(2) Renumber any subsequent SECTIONS accordingly.



# CITY OF MAGNOLIA

## ENGINEERING REPORT

MAY 9, 2023

### 1. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN DESIGN

#### A. Water Plant No. 3 (Guillemont Water Plant)

##### Water Plant No. 3 Phase II Design (GST, MCC Building, Detention, Site)

The project includes a 410,000-gallon GST, three (3) 1,000-gpm vertical turbine booster pumps, a CMU control building, an 800 kW diesel generator, drainage and detention, and site improvements. The advertising and bidding schedule is as follows:

First Advertisement: May 3

Second Advertisement: May 10

Pre-Bid Conference: May 18

**Bid Opening: June 1**

Award bids at June 12, 2023 City Council meeting.

##### Water Plant No. 3 Phase III Design (EST, Second Onsite Water Well)

Water Plant No. 3 Phase III design includes a water well in the Evangeline Aquifer and a 500,000-gallon elevated storage tank (EST). The hydrogeologic subconsultant is underway with their report. We await decision on the type of elevated storage tank to design.

#### B. Ground Storage Tank (GST) and Hydropneumatic Tank (HPT) Addition at Water Plant No. 2 (Kelly Road Water Plant)

The project is undergoing internal QA/QC reviews. The project is scheduled to advertise in June with bids presented at the July 11, 2023, City Council meeting.

**For action:** Consideration and possible action to authorize advertisement of GST and HPT addition at the Kelly Road Water Plant.

#### C. Sagebrush (Dogwood Patches) Sanitary Sewer Rehabilitation (CDBG Funding)

We anticipate completing the project documents by the first week of May. Grantworks is working to schedule a meeting in May between them, B&W, and City Staff to discuss the project.

#### D. Amarillo Drive Replacement and Smith Road Repairs

We have received the revised survey that includes Smith Road and are underway with design. A schedule will be presented at the June Council meeting.

### **E. Metered Interconnects with Montgomery County MUD No. 131 (Audubon)**

The City authorized design for installation of four (4) water meters at the Audubon connections to the City's water distribution system. We received plans from Audubon and there are five (5) connections to the City's system. It is our understanding the City Attorney and City Staff are reviewing the possibility of an ordinance to require developers install and pay for interconnect meters between their public water system and the City's public water system.

Our surveyor is underway with the topographic survey of the five connection points. Once the survey is received and verified, we will await further direction from City Staff before proceeding.

### **F. Melton Street Sanitary Sewer System**

We evaluated the Melton Street sanitary sewer system after a heavy rain in January as well as reviewed cleaning and televising videos of the lines. The sanitary sewer lines are generally in moderate to good condition. The rim elevations of the sanitary sewer manholes seem to be too low and may allow for inflow. At least one sanitary sewer manhole top was disconnected from the manhole structure, being a main source of inflow. The immediate recommendation is to repair the two manholes with broken tops. The long-term recommendation is to raise the manhole rims to ensure they are all 4-6 inches above grade, rehabilitate the manholes with a cementitious liner, seal and vent the manhole covers, provide flood resistant doors on the sanitary sewer lift station, and rehabilitate the sanitary sewer lines by cured in place plastic pipe (CIPP) liner.

We reached out to Grantworks regarding available funding for this project. One program is the USDA Water and Waste Disposal Loan and Grant Program in Texas. The two funding options of this program include a low-interest loan or a combination of a loan and grant. If this funding is approved, we will return to the City with the necessary request to rehabilitate the line.

## **2. WATER PLANT NO. 3 TEMPORARY FACILITIES**

The temporary pressure system continues to work. During high demand periods, onsite observation has shown the cycling of the pumps results in them running 15 minutes every hour. Onsite observation is required because the elapsed time meter (ETM) on the pump controls is broken. We are looking into temporary meter options to measure quantity of water pumped through the temporary system.

### 3. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN CONSTRUCTION

#### A. Water Well No. 8 at Water Plant No. 2 (Kelly Road Water Plant)

Contractor: Weisinger, Inc.; Site Subcontractor: Long & Son, Inc.

Contract Time / Completion Date: 290 calendar days / November 30, 2023

Contract Amount: \$2,899,500.00

Water samples were taken on April 5, 2023, and the results did not indicate any issues. Gas was discovered, but there was not enough gas to get an adequate sample to test. We are awaiting the contractor's recommendation for screening intervals.

Weisinger, Inc. has submitted Pay Estimate No. 2 for \$632,520.00 (**attached**). This amount represents partial payment for removal and disposal of 110 linear feet of fence, clearing and grubbing, drilling pilot hole to a depth of 2,700 feet, mechanical drift survey, drill cutting samples and sand sieve analysis, geophysical logging, and water sampling and testing.

A permit allocation increase has been accepted by Lone Star Groundwater Conservation District (LSGCD).



Drilling Rig



Drilling Rig and Water Plant Site

## **B. Water Plant No. 3 (Guillemont Water Plant)**

### Phase I (Water Well No. 7)

Contractor: R & B Group, Inc.; Drilling Subcontractor: Weisinger, Inc.  
Contract Time / Completion Date: 270 calendar days / June 30, 2023  
Contract Amount: \$3,281,100.00

The TCEQ approved Water Well No. 7 for use on April 13, 2023. The contractor is performing the necessary work to be able to put the water well online.

R&B Group, Inc. has placed the concrete water well foundation, has prepared the temporary building foundations, and has the VFD at their office. The HPT is expected to be delivered to site the first week of May.

We provided the water testing results to your phosphate provider, AOS Treatment Solutions, LLC. The raw water is slightly corrosive, and they recommend treating it with an orthophosphate. B&W will prepare a submittal package to the TCEQ for approval of phosphate at this water well.



Water Well and Foundation



Water Line Under Future Mill Creek Road

The plat has been recorded with Montgomery County and the site has received an address of 39449 Mill Creek Road, Magnolia, Texas 77354.

We are continuing to coordinate with CenterPoint daily regarding extending power to the site. We have been told by CenterPoint that the City of Magnolia and the Magnolia 4A Economic Development Corporation easements have been recorded, but we have not yet received the documents. CenterPoint, Audubon, and B&W are in coordination regarding extending the power poles from the Audubon Creekside North development south to the site. Audubon's agreement with CenterPoint only allowed power extension by underground methods; however, overhead power is quicker and less expensive. Audubon has verbally agreed to overhead power extension as long as the power poles don't conflict with future paving or utilities. CenterPoint is requiring the future Mill Creek right-of-way to be monumented before proceeding. We are requesting CenterPoint provide where they are requesting monuments before we send a surveyor to the site.

### C. Nichols Sawmill Interceptor Sewer Replacement Phase III

The final inspection occurred, and the deficiency list was sent to Ballast Point Construction (BPC) on March 21, 2023. They had until April 21, 2023, to complete the items on the list, and none of the items were completed by then. It appears the contractor is walking away from the project. Current retainage will cover the costs of paying subcontractors that have not yet been paid by the contractor.

### D. FM 1488 Force Main Construction and Water Line Relocation

A final walkthrough with D. L. Glover, Inc. was held on March 31, 2023. A deficiency list is included as an **attachment**. The contractor is working on the deficiency list items. There will be one more change order on this project for the emergency repair of the force main. The contractor originally submitted a cost of about \$134,000 for this work; however, after further discussions the amount was reduced to about \$82,000. The change order will be presented once finalized.





Backfilled Area



Backfilled Area

#### **E. Nichols Sawmill WWTP Expansion**

Allco, LLC is approximately 98% complete with the project. A preliminary walkthrough of the project was held on March 9, 2023, and the deficiency list is included as an **attachment**.

We are evaluating Plant No. 2 (South Plant) to determine immediate repairs needed before putting the plant back online for the City to utilize when the new plant capacity is reached. Allco is working on the electrical and installed the duct bank from Plant No. 2 to Plant No. 1. We are waiting on a proposal from NTS to repair the clarifier drive.

### **4. FUTURE CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS**

#### **A. Future Water Plant Sites**

##### Funding

B&W was asked to reach out to GrantWorks, Inc. to determine funding options for future water plants. GrantWorks, Inc. provided two options through the Texas Water Development Board (TWBD): the Rural Water Assistance Fund (RAWF) and the Drinking Water State Revolving Fund (DWSRF). Information has been forwarded to City Staff.

##### Magnolia East Municipal Utility District

The contract with the developer was approved at the February Council meeting. The project is currently waiting for the escrow account to be set up. The plans are not authorized for release until the escrow is signed. The developer made changes to the contract. This will be discussed in executive session.

#### **B. Future Wastewater Treatment Plant**

There is no additional information this reporting period.

### **C. WWTP Expansion to 2.00 MGD (TWDB State Revolving Funds)**

We are coordinating with the TWDB to provide responses to additional comments. The application is for a \$10,350,000 loan with up to 70% forgiveness, or \$7,245,000 forgiveness.

### **5. EVALUATION OF EXISTING 0.30 MGD PLANT (TREATMENT UNIT 1; NORTH PLANT)**

A second site visit will be scheduled the first week of May. Once scheduled, the report will be underway.

The flows at the WWTP expansion are nearing permit capacity of the new plant. The south plant should be put back online to help handle these loads. We are finalizing what repairs need to be completed prior to putting the plant back online. The north plant will require significant repairs to place it back online.

### **6. REGULATORY COMPLIANCE PROJECTS**

#### **A. Emergency Preparedness Plan (EPP) and Critical Load Coordination**

The TCEQ approved the EPP on March 30, 2023. We are moving forward with distributing the EPP as required.

#### **B. Sanitary Sewer Overflow (SSO) Initiative**

##### SSO Initiative Plan

The report was submitted to the TCEQ on January 31, 2022. We are awaiting a response from the TCEQ.

### **7. PLANNING PROJECTS**

#### **A. Master Thoroughfare Plan**

We have been in coordination with Magnolia ISD regarding their Capital Improvement Plan and population projections. We had a meeting with Magnolia ISD scheduled, but Magnolia ISD cancelled it due to their workloads and it will not be rescheduled. We are looking to schedule the second open house near the end of May.

#### **B. Unified Development Code (UDC)**

The Unified Development Code task force was sent the zoning map for review April 3, 2023. On April 4, 2023, the task force will review Chapters 1-3 Zoning and Chapter 8 Landscaping. In June we anticipate approval by the Planning and Zoning Commission and City Council for the Zoning Map and UDC edits. From May to August we plan to continue updating Chapters 4-11 with the task force.

#### **C. City Limits, ETJ, and Zoning Map**

A City limits and ETJ map update is complete.

We are underway with the zoning map update in conjunction with the Unified Development Code update.

Currently, the City's CCN does not cover the entire City boundary. The City should consider updating CCN to cover the City limits.

## 8. FUNDING FOR PROJECTS

### A. TWDB State Revolving Funds (SRF) for 0.75 MGD Wastewater Treatment Plant Expansion

This item is reported on under Item 4.C. WWTP Expansion to 2.00 MGD.

### B. American Rescue Plan Act of 2021 (ARPA) Funding

B&W provided project costs and descriptions to GrantWorks, Inc. for the Elm Street Water Plant 212,000-Gallon GST rehabilitation and 100,000-Gallon EST rehabilitation and the Kelly Road Water Plant 200,000-Gallon GST rehabilitation on October 3, 2022. B&W met with GrantWorks, Inc. and City Staff on April 19, 2023 to discuss which GST and EST rehabilitation projects to move forward with.

## 9. DEVELOPMENT AND PLAN REVIEWS

### A. Connection Allocation

On April 5, 2023, B&W met with developers in the City and the ETJ to discuss anticipated connections to the City's water and sewer systems. We will discuss options to proceed in executive session.

### B. Current and Proposed Development

Attached is a spreadsheet of the status of plan reviews completed and in progress.

B&W met with the following entities to discuss development within the City and its ETJ:

- Paragon and ABHR: met on 3/31 to discuss Paragon development
- Stratus Properties: met on 4/27 to discuss Water Plant No. 4

### C. Development Acceptance

LJA provided acceptance packages for Timber Hollow Sections 1 and 2, and the letter recommending acceptance is **attached**.

**For action:** Consideration and possible action to authorize acceptance of Timber Hollow Phase 1 and 2.

We are preparing a spreadsheet with the status of developments prior to acceptance. We are also underway with a road log.

## 10. GENERAL ITEMS

- B&W is continuing to work on GIS updates to the City's GIS system. We are underway with adding utilities from the following developments:

11450 Compaq Center Drive, Suite 660 Houston, Texas 77070 • (281) 350-7027

**CITY OF MAGNOLIA  
ENGINEERING REPORT**

MAY 9, 2023

PAGE 9 OF 9

- Heritage Green, Mill Creek, and Escondido: Water lines are in the system, and we are working on water valves, fire hydrants, sanitary sewer, and storm sewer.
- Glen Oaks: We have received Glen Oaks Sections 3 and 5 plans and CAD files. We will continue to request utilities for the remaining sections.
- Grand Oaks: We have requested an overall utility map of Grand Oaks MUD, which includes Grand Oaks, and are awaiting it.
- Audubon: We have received plans for Audubon Creekside North Sections 1 and 4 and Audubon Creekside South Sections 1 and 4.
- Timber Hollow: We received the GIS files for Timber Hollow as part of the final acceptance package.
- City Limits: We will update the City limits in the GIS system based on the map that was produced and provided to the City on March 29, 2023.
- B&W is reviewing the City's standard specifications and will provide comments. We are about 50% complete.

---

**Michael A. Kurzy, P.E.**

Executive Vice President

Baxter & Woodman, Inc.

TBPELS Registration No. F-21783

Attachments

5/1/2023

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, TX 77354

ATTENTION: Mr. Doering

REFERENCE: City of Magnolia  
Timber Hollow Phase 1 and Phase 2 – Letter of Acceptance

Dear Mr. Doering:

Personnel from this office performed a 1-one-year warranty inspection of the Water, Sanitary Sewer, Drainage and Paving Facilities for Timber Hollow Phase 1 and Phase 2 development. The deficient items identified during this inspection have now been corrected. All work in the development area appears to be constructed in compliance with the approved plans and specifications for the project. Therefore, we take no exceptions to this development and recommend the City of Magnolia's acceptance for future maintenance.

Should you have any questions, please give me a call.

Sincerely,



Michael A. Kurzy, P.E.  
Engineer for the City

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS  
TBPELS REGISTRATION NO. F21783

Enclosures:

XC: Mr. Burt Smith – Public Works  
Mr. Leonard Schneider, – Liles Parker, PLLC  
Ms. Patricia Gunter – Baxter & Woodman, Inc.  
Mr. Daniel Ramos, P.E. – Baxter & Woodman, Inc.  
Mr. David Rivera, P.E. – LJA Engineering

## 2023 MAGNOLIA MUNICIPAL COURT CASE MANAGEMENT REPORT

Month	Citations Issued	Violations Issued	Warnings Issued	New Warrants Issued	Warrants Cleared	Arraignment Cases	Juvenile Court Cases	Judge Trial cases	*Jury Trial Cases	Show Cause cases
January	277	367	504	82	38	50	4	0	0	6
February	282	350	435	74	85	55	3	0	0	7
March	326	452	485	17	79	45	2	0	0	7
April	326	424	575	75	51	35	3	1	0	25
May										
June										
July										
August										
September										
October										
November										
December										
<b>TOTAL</b>	1,181	1,593	1,999	248	253	185	12	1	0	45
<b>Completed By: Frances Suarez</b>										

## FY 2023 MAGNOLIA MUNICIPAL COURT COLLECTIONS REPORT

MONTH	CITATIONS PAID THROUGH TRAFFIC PAYMENT.COM	CITATIONS PAID IN OFFICE OR THROUGH THE MAIL	TOTAL COURT COLLECTIONS
OCT.2022	23,274.55	17,855.25	41,129.80
Nov.2022	19,180.72	10,980.89	30,161.61
DEC.2022	28,022.55	17,011.03	45,033.58
JAN.2023	30,894.61	25,438.27	56,332.88
FEB.2023	36,438.45	22,882.45	59,320.95
MAR.2023	42,773.69	34,185.45	76,959.14
APR. 2023	35,417.97	28,990.05	64,408.02
MAY 2023			
JUN. 2023			
JUL. 2023			
AUG. 2023			
SEPT. 2023			
<b>TOTAL:</b>	<b>216,002.54</b>	<b>123,157.94</b>	<b>373,345.98</b>
	BY: FRANCES SUAREZ		





## City of Magnolia

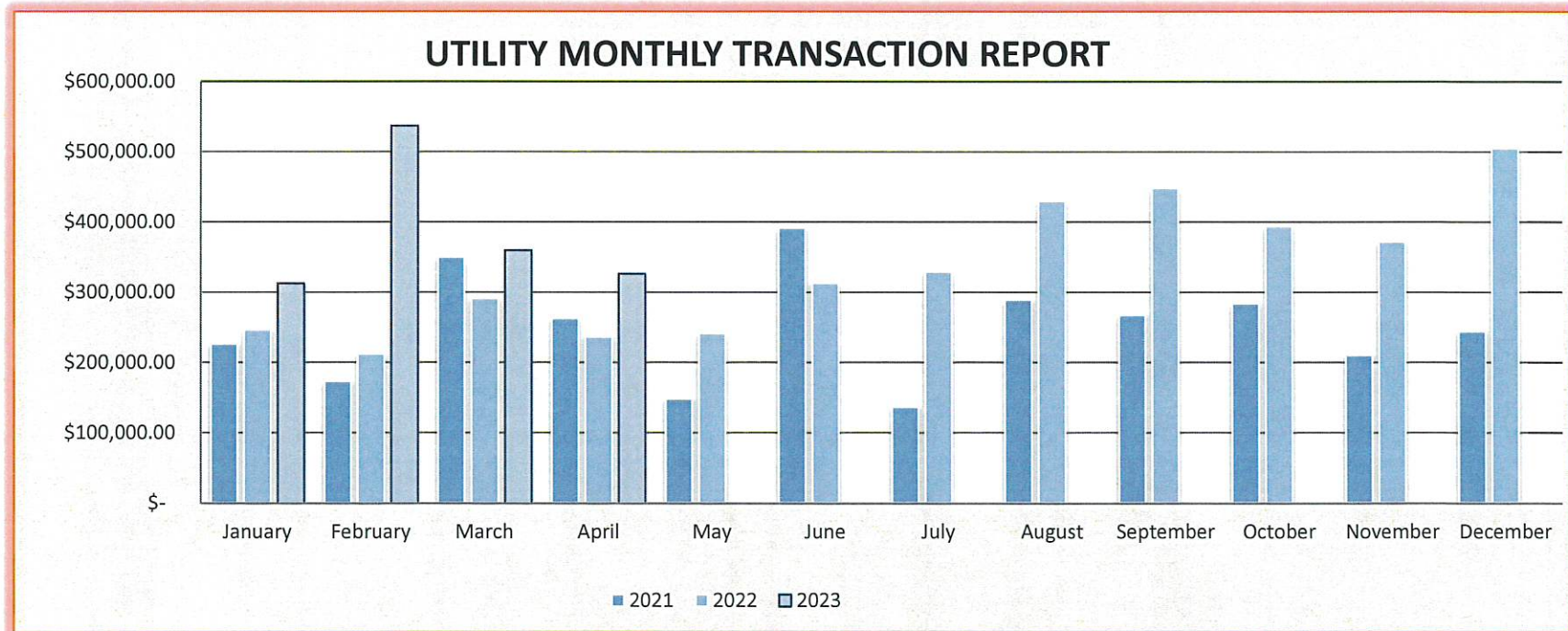
### Public Works Report

**Apr-23**

		# Worked/Completed		
<b>AFTER HOURS CALLS</b>		15		
Water leaks		5		
Water taps		0		
Sewer leaks		3		
Sewer taps		0		
Description		# Worked/Completed		
<b>Hydrants/Blow-offs done</b>		6		
Lift station CALLED IN REPAIRS		1		
Lift Station repairs by PW		2		
Street signs		2		
Street patching		6		
Turn Off's/Turn On's		55	80	
Mowed		see	tracker	NONE
Work orders completed		156		
Shop work Description				
PD Vehicle repairs Svenni		1		
PD Oil changes Svenni		2		
PW Vehicle Work Orders		4		
PW Vehicle Oil changes		2		
<b>TOTAL</b>		9		
		<i>This year</i>	<i>Last Year</i>	
		<b>Apr-23</b>	<b>Apr-22</b>	<b>Difference</b>
Gallons pumped well#1		2,329.000	2,856.000	1,527.000
Gallons pumped well#2		2,252.000	3,051.000	799.000
Gallons pumped well#3		24,077.000	20,407.000	3,670.000
<b>Total for the month for all 3</b>		<b>28,658.000</b>	<b>26,314.000</b>	<b>2,344.000</b>
<b>*Sewer plants inspected 7 days a week by law*</b>				
		<i>Current yr.</i>	<i>Last yr.</i>	
		<b>Apr-23</b>	<b>Apr-22</b>	<b>Difference</b>
<b>Treated gallons pumped plant#1</b>		<b>34,122.000</b>	<b>12,508.000</b>	<b>21,614.000</b>
<b>ALL METERS READ IN THOUSANDS</b>				

**UTILITY MONTHLY TRANSACTION REPORT (does not include draft pmts)**

Month	Payment Count	Amount	Month	Payment Count	Amount	% INCREASE
January-22	1433	\$ 246,376.57	January-23	2064	\$ 312,351.20	26.78%
February-22	1434	\$ 211,985.98	February-23	2223	\$ 537,138.57	153.38%
March-22	1722	\$ 290,923.49	March-23	2399	\$ 359,496.69	23.57%
April-22	1599	\$ 236,466.73	April-23	2162	\$ 325,869.78	37.81%
May-22	1601	\$ 241,277.44	May-23			-100.00%
June-22	1742	\$ 312,687.47	June-23			-100.00%
July-22	1849	\$ 328,967.56	July-23			-100.00%
August-22	1985	\$ 429,740.87	August-23			-100.00%
September-22	2059	\$ 448,301.48	September-23			-100.00%
October-22	2169	\$ 393,764.08	October-23			-100.00%
November-22	2070	\$ 371,611.87	November-23			-100.00%
December-22	2243	\$ 504,803.99	December-23			-100.00%
<b>AVG</b>	<b>1826</b>	<b>\$ 334,742.29</b>	<b>AVG</b>	<b>2212</b>	<b>\$ 383,714.06</b>	<b>14.63%</b>





# CITY OF MAGNOLIA

## ENGINEERING REPORT

MAY 9, 2023

### 1. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN DESIGN

#### A. Water Plant No. 3 (Guillemont Water Plant)

##### Water Plant No. 3 Phase II Design (GST, MCC Building, Detention, Site)

The project includes a 410,000-gallon GST, three (3) 1,000-gpm vertical turbine booster pumps, a CMU control building, an 800 kW diesel generator, drainage and detention, and site improvements. The advertising and bidding schedule is as follows:

First Advertisement: May 3

Second Advertisement: May 10

Pre-Bid Conference: May 18

**Bid Opening: June 1**

Award bids at June 12, 2023 City Council meeting.

##### Water Plant No. 3 Phase III Design (EST, Second Onsite Water Well)

Water Plant No. 3 Phase III design includes a water well in the Evangeline Aquifer and a 500,000-gallon elevated storage tank (EST). The hydrogeologic subconsultant is underway with their report. We await decision on the type of elevated storage tank to design.

#### B. Ground Storage Tank (GST) and Hydropneumatic Tank (HPT) Addition at Water Plant No. 2 (Kelly Road Water Plant)

The project is undergoing internal QA/QC reviews. The project is scheduled to advertise in June with bids presented at the July 11, 2023, City Council meeting.

**For action:** Consideration and possible action to authorize advertisement of GST and HPT addition at the Kelly Road Water Plant.

#### C. Sagebrush (Dogwood Patches) Sanitary Sewer Rehabilitation (CDBG Funding)

We anticipate completing the project documents by the first week of May. Grantworks is working to schedule a meeting in May between them, B&W, and City Staff to discuss the project.

#### D. Amarillo Drive Replacement and Smith Road Repairs

We have received the revised survey that includes Smith Road and are underway with design. A schedule will be presented at the June Council meeting.

### **E. Metered Interconnects with Montgomery County MUD No. 131 (Audubon)**

The City authorized design for installation of four (4) water meters at the Audubon connections to the City's water distribution system. We received plans from Audubon and there are five (5) connections to the City's system. It is our understanding the City Attorney and City Staff are reviewing the possibility of an ordinance to require developers install and pay for interconnect meters between their public water system and the City's public water system.

Our surveyor is underway with the topographic survey of the five connection points. Once the survey is received and verified, we will await further direction from City Staff before proceeding.

### **F. Melton Street Sanitary Sewer System**

We evaluated the Melton Street sanitary sewer system after a heavy rain in January as well as reviewed cleaning and televising videos of the lines. The sanitary sewer lines are generally in moderate to good condition. The rim elevations of the sanitary sewer manholes seem to be too low and may allow for inflow. At least one sanitary sewer manhole top was disconnected from the manhole structure, being a main source of inflow. The immediate recommendation is to repair the two manholes with broken tops. The long-term recommendation is to raise the manhole rims to ensure they are all 4-6 inches above grade, rehabilitate the manholes with a cementitious liner, seal and vent the manhole covers, provide flood resistant doors on the sanitary sewer lift station, and rehabilitate the sanitary sewer lines by cured in place plastic pipe (CIPP) liner.

We reached out to Grantworks regarding available funding for this project. One program is the USDA Water and Waste Disposal Loan and Grant Program in Texas. The two funding options of this program include a low-interest loan or a combination of a loan and grant. If this funding is approved, we will return to the City with the necessary request to rehabilitate the line.

## **2. WATER PLANT NO. 3 TEMPORARY FACILITIES**

The temporary pressure system continues to work. During high demand periods, onsite observation has shown the cycling of the pumps results in them running 15 minutes every hour. Onsite observation is required because the elapsed time meter (ETM) on the pump controls is broken. We are looking into temporary meter options to measure quantity of water pumped through the temporary system.

### 3. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN CONSTRUCTION

#### A. Water Well No. 8 at Water Plant No. 2 (Kelly Road Water Plant)

Contractor: Weisinger, Inc.; Site Subcontractor: Long & Son, Inc.

Contract Time / Completion Date: 290 calendar days / November 30, 2023

Contract Amount: \$2,899,500.00

Water samples were taken on April 5, 2023, and the results did not indicate any issues. Gas was discovered, but there was not enough gas to get an adequate sample to test. We are awaiting the contractor's recommendation for screening intervals.

Weisinger, Inc. has submitted Pay Estimate No. 2 for \$632,520.00 (**attached**). This amount represents partial payment for removal and disposal of 110 linear feet of fence, clearing and grubbing, drilling pilot hole to a depth of 2,700 feet, mechanical drift survey, drill cutting samples and sand sieve analysis, geophysical logging, and water sampling and testing.

A permit allocation increase has been accepted by Lone Star Groundwater Conservation District (LSGCD).



Drilling Rig



Drilling Rig and Water Plant Site

## **B. Water Plant No. 3 (Guillemont Water Plant)**

### Phase I (Water Well No. 7)

Contractor: R & B Group, Inc.; Drilling Subcontractor: Weisinger, Inc.  
Contract Time / Completion Date: 270 calendar days / June 30, 2023  
Contract Amount: \$3,281,100.00

The TCEQ approved Water Well No. 7 for use on April 13, 2023. The contractor is performing the necessary work to be able to put the water well online.

R&B Group, Inc. has placed the concrete water well foundation, has prepared the temporary building foundations, and has the VFD at their office. The HPT is expected to be delivered to site the first week of May.

We provided the water testing results to your phosphate provider, AOS Treatment Solutions, LLC. The raw water is slightly corrosive, and they recommend treating it with an orthophosphate. B&W will prepare a submittal package to the TCEQ for approval of phosphate at this water well.



Water Well and Foundation



Water Line Under Future Mill Creek Road

The plat has been recorded with Montgomery County and the site has received an address of 39449 Mill Creek Road, Magnolia, Texas 77354.

We are continuing to coordinate with CenterPoint daily regarding extending power to the site. We have been told by CenterPoint that the City of Magnolia and the Magnolia 4A Economic Development Corporation easements have been recorded, but we have not yet received the documents. CenterPoint, Audubon, and B&W are in coordination regarding extending the power poles from the Audubon Creekside North development south to the site. Audubon's agreement with CenterPoint only allowed power extension by underground methods; however, overhead power is quicker and less expensive. Audubon has verbally agreed to overhead power extension as long as the power poles don't conflict with future paving or utilities. CenterPoint is requiring the future Mill Creek right-of-way to be monumented before proceeding. We are requesting CenterPoint provide where they are requesting monuments before we send a surveyor to the site.

### C. Nichols Sawmill Interceptor Sewer Replacement Phase III

The final inspection occurred, and the deficiency list was sent to Ballast Point Construction (BPC) on March 21, 2023. They had until April 21, 2023, to complete the items on the list, and none of the items were completed by then. It appears the contractor is walking away from the project. Current retainage will cover the costs of paying subcontractors that have not yet been paid by the contractor.

### D. FM 1488 Force Main Construction and Water Line Relocation

A final walkthrough with D. L. Glover, Inc. was held on March 31, 2023. A deficiency list is included as an **attachment**. The contractor is working on the deficiency list items. There will be one more change order on this project for the emergency repair of the force main. The contractor originally submitted a cost of about \$134,000 for this work; however, after further discussions the amount was reduced to about \$82,000. The change order will be presented once finalized.



Backfilled Area



Backfilled Area

#### **E. Nichols Sawmill WWTP Expansion**

Allco, LLC is approximately 98% complete with the project. A preliminary walkthrough of the project was held on March 9, 2023, and the deficiency list is included as an **attachment**.

We are evaluating Plant No. 2 (South Plant) to determine immediate repairs needed before putting the plant back online for the City to utilize when the new plant capacity is reached. Allco is working on the electrical and installed the duct bank from Plant No. 2 to Plant No. 1. We are waiting on a proposal from NTS to repair the clarifier drive.

### **4. FUTURE CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS**

#### **A. Future Water Plant Sites**

##### Funding

B&W was asked to reach out to GrantWorks, Inc. to determine funding options for future water plants. GrantWorks, Inc. provided two options through the Texas Water Development Board (TWBD): the Rural Water Assistance Fund (RAWF) and the Drinking Water State Revolving Fund (DWSRF). Information has been forwarded to City Staff.

##### Magnolia East Municipal Utility District

The contract with the developer was approved at the February Council meeting. The project is currently waiting for the escrow account to be set up. The plans are not authorized for release until the escrow is signed. The developer made changes to the contract. This will be discussed in executive session.

#### **B. Future Wastewater Treatment Plant**

There is no additional information this reporting period.



### **C. WWTP Expansion to 2.00 MGD (TWDB State Revolving Funds)**

We are coordinating with the TWDB to provide responses to additional comments. The application is for a \$10,350,000 loan with up to 70% forgiveness, or \$7,245,000 forgiveness.

### **5. EVALUATION OF EXISTING 0.30 MGD PLANT (TREATMENT UNIT 1; NORTH PLANT)**

A second site visit will be scheduled the first week of May. Once scheduled, the report will be underway.

The flows at the WWTP expansion are nearing permit capacity of the new plant. The south plant should be put back online to help handle these loads. We are finalizing what repairs need to be completed prior to putting the plant back online. The north plant will require significant repairs to place it back online.

### **6. REGULATORY COMPLIANCE PROJECTS**

#### **A. Emergency Preparedness Plan (EPP) and Critical Load Coordination**

The TCEQ approved the EPP on March 30, 2023. We are moving forward with distributing the EPP as required.

#### **B. Sanitary Sewer Overflow (SSO) Initiative**

##### SSO Initiative Plan

The report was submitted to the TCEQ on January 31, 2022. We are awaiting a response from the TCEQ.

### **7. PLANNING PROJECTS**

#### **A. Master Thoroughfare Plan**

We have been in coordination with Magnolia ISD regarding their Capital Improvement Plan and population projections. We had a meeting with Magnolia ISD scheduled, but Magnolia ISD cancelled it due to their workloads and it will not be rescheduled. We are looking to schedule the second open house near the end of May.

#### **B. Unified Development Code (UDC)**

The Unified Development Code task force was sent the zoning map for review April 3, 2023. On April 4, 2023, the task force will review Chapters 1-3 Zoning and Chapter 8 Landscaping. In June we anticipate approval by the Planning and Zoning Commission and City Council for the Zoning Map and UDC edits. From May to August we plan to continue updating Chapters 4-11 with the task force.

#### **C. City Limits, ETJ, and Zoning Map**

A City limits and ETJ map update is complete.

We are underway with the zoning map update in conjunction with the Unified Development Code update.

Currently, the City's CCN does not cover the entire City boundary. The City should consider updating CCN to cover the City limits.

## 8. FUNDING FOR PROJECTS

### A. TWDB State Revolving Funds (SRF) for 0.75 MGD Wastewater Treatment Plant Expansion

This item is reported on under Item 4.C. WWTP Expansion to 2.00 MGD.

### B. American Rescue Plan Act of 2021 (ARPA) Funding

B&W provided project costs and descriptions to GrantWorks, Inc. for the Elm Street Water Plant 212,000-Gallon GST rehabilitation and 100,000-Gallon EST rehabilitation and the Kelly Road Water Plant 200,000-Gallon GST rehabilitation on October 3, 2022. B&W met with GrantWorks, Inc. and City Staff on April 19, 2023 to discuss which GST and EST rehabilitation projects to move forward with.

## 9. DEVELOPMENT AND PLAN REVIEWS

### A. Connection Allocation

On April 5, 2023, B&W met with developers in the City and the ETJ to discuss anticipated connections to the City's water and sewer systems. We will discuss options to proceed in executive session.

### B. Current and Proposed Development

Attached is a spreadsheet of the status of plan reviews completed and in progress.

B&W met with the following entities to discuss development within the City and its ETJ:

- Paragon and ABHR: met on 3/31 to discuss Paragon development
- Stratus Properties: met on 4/27 to discuss Water Plant No. 4

### C. Development Acceptance

LJA provided acceptance packages for Timber Hollow Sections 1 and 2, and the letter recommending acceptance is **attached**.

**For action:** Consideration and possible action to authorize acceptance of Timber Hollow Phase 1 and 2.

We are preparing a spreadsheet with the status of developments prior to acceptance. We are also underway with a road log.

## 10. GENERAL ITEMS

- B&W is continuing to work on GIS updates to the City's GIS system. We are underway with adding utilities from the following developments:

11450 Compaq Center Drive, Suite 660 Houston, Texas 77070 • (281) 350-7027

**CITY OF MAGNOLIA  
ENGINEERING REPORT**

MAY 9, 2023

PAGE 9 OF 9

- Heritage Green, Mill Creek, and Escondido: Water lines are in the system, and we are working on water valves, fire hydrants, sanitary sewer, and storm sewer.
- Glen Oaks: We have received Glen Oaks Sections 3 and 5 plans and CAD files. We will continue to request utilities for the remaining sections.
- Grand Oaks: We have requested an overall utility map of Grand Oaks MUD, which includes Grand Oaks, and are awaiting it.
- Audubon: We have received plans for Audubon Creekside North Sections 1 and 4 and Audubon Creekside South Sections 1 and 4.
- Timber Hollow: We received the GIS files for Timber Hollow as part of the final acceptance package.
- City Limits: We will update the City limits in the GIS system based on the map that was produced and provided to the City on March 29, 2023.
- B&W is reviewing the City's standard specifications and will provide comments. We are about 50% complete.

---

**Michael A. Kurzy, P.E.**

Executive Vice President

Baxter & Woodman, Inc.

TBPELS Registration No. F-21783

Attachments



April 18, 2023

D.L. Glover  
19101 Oil Center Blvd.  
Houston, Texas 77073

ATTENTION: Mr. Chris Scott-Ford

REFERENCE: City of Magnolia  
FM 1488 Force Main Construction and Water Line Relocation  
Project No. 220732.60

Dear Mr. Scott-Ford:

A final review of the above referenced project was conducted on Friday, March 31, 2023. The following items require corrective action and resolution before the final Certificate of Acceptance will be issued:

- 1) Provide mud cap on combination ARV manhole located at approximate TxDOT STA 299+00. Verify infiltration in ARV manhole and address as necessary.
- 2) Expose proposed combination ARV manholes at approximate TxDOT STA 307+30 and TxDOT STA 346+90, and raise to 1-inch above surrounding grade.
- 3) Ensure proposed 16-inch plug valve valve box and lid are appropriately colored at approximate TxDOT STA 310+00 and TxDOT STA 330+45.
- 4) Fully seal manhole ring of combination ARV manhole at approximate TxDOT STA 314+45.
- 5) Verify if CenterPoint has been informed that the work associated with the two braced power poles has been completed.
- 6) Repair settlement at the location of the exit bore pit from the SH 249 crossing.
- 7) Verify, remove, and dispose of existing fire hydrant located at TxDOT STA 330+20.
- 8) Remove all trash, debris, surplus material, etc. from the entirety of the project site including lay down area located off FM 1488 Road.
- 9) Perform removal and replacement of the construction access location with full depth asphalt pavement (driveway) at TxDOT STA 321+60 and TxDOT STA 339+40 as indicated on Sheet 30 and Sheet 32 of the construction drawings, respectively.
- 10) Restore site along Roy St. to preconstruction conditions or better. Perform removal and replacement with full depth asphalt pavement (street) as indicated on Sheet 27 of the construction drawings.
- 11) Provide As-Built drawings for this project.
- 12) Ensure all applicable permits have been closed out and provide documentation indicating successful closure for each permit.

Please let me know when these items have been completed.

Sincerely,



Patricia Gunter  
Director of Construction Services

**BAXTER & WOODMAN**  
**CONSULTING ENGINEERS**  
TBPELS REGISTRATION NO. F21783

- XC: Mr. Don Doering – City Administrator  
Mr. Burt Smith – Public Works Director  
Mr. Leonard Schneider – City Attorney  
Mr. Michael A. Kurzy, P.E. – City Engineer  
Mr. Daniel Ramos, P.E. – Baxter & Woodman  
Mr. Keith Bohack – Baxter & Woodman  
Mr. Dustin Roe – Baxter & Woodman  
Mr. Brian Helms – Baxter & Woodman  
Mr. Kyle Helvey – Baxter & Woodman

Photos:



Ensure valve box is appropriately colored.



Fully seal ARV manhole ring.



Verify CNP was informed of completed work.



Verify CNP was informed of completed work.



Address settlement at SH 249 crossing exit pit.



Address settlement at SH 249 crossing exit pit.



Remove and dispose of existing fire hydrant.



Restore site and replace asphalt along Roy St.



Restore site and replace asphalt along Roy St.



Restore site and replace asphalt along Roy St.





April 26, 2023

Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Blvd  
Magnolia, Texas 77354

**Subject: Pay Estimate No. 2**  
**Water Well No. 8**

Dear Mr. Doering:

Baxter & Woodman is presenting **Pay Estimate No. 2** in the amount of **\$632,520.00** for the above referenced project for your review. This amount represents partial payment for removal and disposal of 110 linear feet of fence, clearing and grubbing, drilling pilot hole to a depth of 2,700 feet, mechanical drift survey, drill cutting samples and sand sieve analysis, geophysical logging, and water sampling and testing. The work completed to date appears to have been performed in general conformance with the plans and specifications. Payment to the contractor is recommended at this time. A ten percent (10%) retainage has been withheld in accordance with the contract requirements.

Should you have any questions, please feel free to contact me at 346-249-8582.

Sincerely,



Patricia Gunter  
Director of Construction Services

BAXTER & WOODMAN  
CONSULTING ENGINEERS  
TBPELS REGISTRATION NO. F21783

xc: Mr. Michael A. Kurzy, PE – Baxter & Woodman  
Mr. Burt Smith – City of Magnolia  
Ms. Daniela Moderow, PE – Baxter & Woodman  
Ms. Vanessa Vasquez, PE – Baxter & Woodman  
Mr. Daniel Ramos, PE – Baxter & Woodman  
Mr. Keith Bohack – Baxter & Woodman  
Mr. Brian Helms – Baxter & Woodman

City of Magnolia  
Water Well No. 8  
Project No. 220875.60

Item No.	Qty	Unit	Description	Weisinger Incorporated		Pay Estimate No.2		Total				
				Unit Cost	Total Price	Period Quantity	This Estimate	Quantity to Date	Total To Date	Retainage To Date	Total Due to Date	Percent Completed
<b>Base Bid</b>												
1.	1	LS	Move in and set up, including bonds, insurance, permits and demobilization, complete as specified for provide, install, and maintain SWPPP items throughout duration of construction contract, and removal upon completion, complete as specified and shown on plans for	\$188,375.00	\$188,375.00		\$0.00	0.02	\$117,375.00	\$11,737.50	\$105,637.50	62%
2.	1	LS	Remove and legal off-site disposal of existing gravel driveway to a depth deemed necessary by CONTRACTOR for the preparation of the new permeable paver driveway, complete as specified for	\$5,060.00	\$5,060.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
3.	1	LS	Remove and legal off-site disposal of fence (approximately 110 Linear Feet), complete as specified and shown on plans for	\$2,760.00	\$2,760.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
4.	1	LS	Remove and legal off-site disposal of fence (approximately 110 Linear Feet), complete as specified and shown on plans for	\$1,900.00	\$1,900.00	1.00	\$1,900.00	1.00	\$1,900.00	\$190.00	\$1,710.00	100%
5.	1	LS	Provide and install temporary fence to secure water plant facilities for the duration of the project, complete as specified and shown on plans for	\$1,150.00	\$1,150.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
6.	875	SY	Provide and install permeable pavers driveway including excavation, offsite disposal, concrete apron, prepared subgrade geogrid mesh or geofabric, and backfill, grading, sub-base material, top fill material, complete as specified and shown on plans for	\$172.00	\$150,500.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
7.	0.3	AC	Cleaning and grubbing, including legal off-site disposal, complete as specified and shown on plans for	\$46,000.00	\$13,800.00	0.40	\$18,400.00	0.40	\$18,400.00	\$1,840.00	\$16,560.00	133%
<b>8. Water Well</b>												
8.A.	1	LS	Drill pilot hole to 2,700 feet with driller's log, collect drill cutting samples, perform sand sieve analysis, perform mechanical drift indicator survey, run geophysical logs, and prepare contractor recommendations, complete as specified for	\$582,500.00	\$582,500.00	1.00	\$582,500.00	1.00	\$582,500.00	\$58,250.00	\$524,250.00	100%
8.B.	2	EA	Complete water sampling operations in pilot hole including development with air lift pumping and submersible pump, water samples and testing, complete as specified for	\$50,000.00	\$100,000.00	2.00	\$100,000.00	2.00	\$100,000.00	\$10,000.00	\$90,000.00	100%
8.C.	1,265	VF	Ream pilot hole to a diameter of 26 inches and to a depth of 1,265 feet, perform Eastman (multi-shot alignment) survey, set 20-inch conductor casing with 26-inch cemented hole to depth of 1,265 feet, perform sizing survey of conductor casing, complete as specified for	\$450.00	\$569,250.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.D.	110	VF	Underream pilot hole below the conductor casing to a diameter of 28 inches or more and a depth of 1,395 feet, perform a caliper log of the underreamed hole, complete as specified for	\$350.00	\$38,500.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.E.	120	VF	Set 14-inch steel blank production casing, complete in place for	\$250.00	\$30,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.F.	90	VF	Set 14-inch pipe-based screen liner (estimated screen interval 1,275 to 1,375 feet), complete in place for	\$430.00	\$38,700.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.G.	1	LS	Install gravel pack, disinfect, and develop the well, complete in place for	\$93,500.00	\$93,500.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.H.	2	EA	Perform well television camera survey, complete as specified for	\$2,500.00	\$5,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.I.	1	LS	Furnish the test pump, motor, and equipment, complete in place for	\$25,000.00	\$25,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.J.	1	LS	Perform step tests and 36-hour test, collect, and analyze water samples, complete in place for	\$30,000.00	\$30,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.K.	1	LS	Provide and install concrete foundation for permanent pump, complete in place for	\$7,950.00	\$7,950.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.L.	1	LS	Install 500-gpm permanent line shaft pump set at 500 feet with 100-hp electric motor, motor coating, discharge header, 6-inch column pipe assembly, electric sounder tubing, chemical insertion tubing, accessory equipment, complete in place for	\$135,050.00	\$135,050.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.M.	1	LS	Discharge piping manifold, including 6-inch piping, valves, air and vacuum release, fittings, coating, and appurtenances, installed and tested, complete in place for	\$55,200.00	\$55,200.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.N.	1	LS	Provide and install a 6-inch electromagnetic flow meter, complete as specified for	\$5,200.00	\$5,200.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.O.	1	EA	Provide and install concrete splash box for well's blow off	\$4,150.00	\$4,150.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8.P.	1	LS	Perform wire-to-water test of pump using G-M Services format and provide written report	\$2,000.00	\$2,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
<b>Site Improvements</b>												
9.	1	LS	Provide and install yard piping, including thrust blocking, plug and clamps, 6-inch x 16-inch TS&V, pipe supports, fittings, valves, appurtenances, and coatings, complete as specified for	\$55,480.00	\$55,480.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
10.	1	LS	Provide and install above ground 6-inch fill line to existing ground storage tank including steel roof penetration, pipe supports, fittings, valves, tank connection, disinfection, bacteriological testing, appurtenances, and coatings, complete as shown on plans and as specified for	\$50,370.00	\$50,370.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
11.	1	LS	Provide and install trench safety system, complete as specified for	\$500.00	\$500.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
12.	1	LS	Provide and install chlorination system in existing chlorine building, including breathing apparatus, chlorine gas cylinders, chemical feeders and piping and all appurtenances for a complete disinfection system, complete as specified and shown on plans	\$34,790.00	\$34,790.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%

City of Magnolia  
Water Well No. 8  
Project No. 220875.60

Item No.	Qty	Unit	Description	Weisinger Incorporated		Pay Estimate No.2		Total					
				Unit Cost	Total Price	Period Quantity	This Estimate	Quantity to Date	Total To Date	Retainage To Date	Total Due to Date	Percent Completed	
13.	1	LS	Provide and install 2 8-foot by 8-foot fiberglass buildings, and appurtenances, complete as specified and shown on plans for	\$72,450.00	\$72,450.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
14.	1	LS	Provide and install phosphate system, including dual wall tank with full supply of chemical feeders and piping, controls, and all appurtenances for a complete system, complete as specified and shown on plans for	\$20,580.00	\$20,580.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
15.	1	LS	Relocate existing phosphate equipment from existing phosphate room to proposed fiberglass phosphate building, including reusing injection pump and storage tank, replacing piping and tubing, connections, and all appurtenances for a complete treatment system, complete as specified for	\$750.00	\$750.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
16.	1	LS	Provide and install safety shower and eyewash station, and appurtenances, complete as specified and shown on plans	\$3,280.00	\$3,280.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
17.	1	LS	Provide and conduct disinfection and bacteriological testing of all water line facilities, including all piping, connections, valves, and appurtenances, complete as specified for	\$945.00	\$945.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
18.	1	LS	Provide and conduct disinfection and bacteriological testing of existing 200,000-gallon GST including all piping, connections, valves, and appurtenances, complete as specified for	\$400.00	\$400.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
19.	250	LF	Provide and install 6-foot-tall chain-link fence with 1-foot of 3-strand barbed wire, complete as specified and shown on plans	\$60.00	\$15,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
20.	5	EA	Provide and install removable bollards, complete as specified and shown on plans	\$5,200.00	\$26,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
21.	1	LS	Site improvements and restoration, including site grading to provide positive drainage, and hydro-mulching, complete as specified for	\$6,800.00	\$6,800.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
22.	1	LS	Electrical System - Provide and install all electrical work including service equipment, lighting, surge protection, conduit and conductors as shown on plans and described in specifications	\$376,200.00	\$376,200.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
23.	1	LS	Electrical Service Allowance - Allow for electrical service by the local utility provider. Exact amount will be reimbursed to the contractor upon providing an invoice from the service provider	\$30,000.00	\$30,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
24.	1	LS	Per Section - 13330 "Process Control System for Water System Facilities" - Programming and integration shall include providing Well 8 motor starter, instrumentation, and process control panels, for a complete operational system for	\$121,000.00	\$121,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
<b>BASE BID TOTAL</b>					<b>\$2,899,500.00</b>		<b>\$702,800.00</b>		<b>\$820,175.00</b>	<b>\$82,017.50</b>	<b>\$738,157.50</b>		<b>28%</b>
<b>CONTRACT TOTAL</b>					<b>\$2,899,500.00</b>		<b>\$702,800.00</b>		<b>\$820,175.00</b>	<b>\$82,017.50</b>	<b>\$738,157.50</b>		<b>28%</b>

	Amount Earned	Amount Due Less Retainage
Pay Estimate No.1	\$117,375.00	\$105,637.50
Pay Estimate No.2	\$702,800.00	\$632,520.00
<b>Total</b>	<b>\$820,175.00</b>	<b>\$738,157.50</b>

**Project:** City of Magnolia Well 8  
**Job No.:** 220875.40  
**Owner:** City of Magnolia  
**Project Manager:** Jordan Miller  
**Engineer:** Baxter & Woodman  
**Contractor:** Weisinger Incorporated  
**Application Date:** 4/14/2023  
**Application No.:** 2  
**Period From:** 3/16/2023  
**To:** 4/14/2023

**CHANGE ORDER SUMMARY**

Change orders approved in previous months by Owner	Additions \$		Deletions \$
	Subsequent Change Orders Number	Approved (date)	

Application is made for payment, as shown below, in connection with the attached Contract Certification Sheet(s).

The present status of the account for this contract is as follows:

<b>Original Contract Sum</b>	\$ 2,899,500.00
<b>Net Changes by Change Order</b>	
<b>Contract Sum to Date</b>	\$ 2,899,500.00
<b>Total Completed and Stored to Date</b>	\$ 820,175.00
<b>Retainage 10%</b>	\$ 82,017.50
<b>Total less Retainage</b>	\$ 738,157.50
<b>Less Previous Certificates for Payment</b>	\$ 105,637.50
<b>Current Payment Due</b>	\$ 632,520.00

**Net Change by Change Orders**

**Weather Days Requested to Date:** None  
**Weather Days Granted:** None  
**Liquidated Damages Assessed:** None

The undersigned Contractor certifies that the work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for work for which previous Certificates for Payment were issued and payment received from the owner and that the current payment shown herein is now due.

**Contractor:** Weisinger Incorporated



**Signed by:**

**Recommended by:**



**Baxter & Woodman**

**Approved by:**

City of Magnolia

**Date:** 27 Apr 2023

**Date:**

In accordance with the Contract and this Application for Payment, the Contractor is entitled to payment in the amount shown above

Job: City of Magnolia Well 8  
 Contractor: Weisinger Incorporated  
 Owner: City of Magnolia

Date: 4/14/2023  
 Pay Request No.: 2

From: 3/16/2023 To: 4/14/2023

Item No.	Description of Work	Unit	Plan Quantity	Unit Price	TOTAL contract Amount	Quantity Prev. Billed	Quantity This Period	Amount Due this Estimate	Total Quantity to Date	Total Due to Date
<b>BASE UNIT PRICE</b>										
1	Move in and set up, including bonds, insurance, permits and demobilization	LS	1	\$ 188,375.00	\$ 188,375.00	0.62309223	0	\$ -	0.62309223	\$ 117,375.00
2	Provide, install, and maintain SWPPP items throughout duration of construction contract, and removal upon completion,	LS	1	\$ 5,060.00	\$ 5,060.00	0	0	\$ -	0.0	\$ -
3	Removal and legal off-site disposal of existing gravel driveway to a depth deemed necessary by CONTRACTOR for the preparation of the new permeable paver driveway.	LS	1	\$ 2,760.00	\$ 2,760.00	0	0	\$ -	0.0	\$ -
4	Removal and legal off-site disposal of fence (approximately 110 Linear Feet).	LS	1	\$ 1,900.00	\$ 1,900.00	0	1	\$ 1,900.00	1.0	\$ 1,900.00
5	Provide and install temporary fence to secure water plant facilities for the duration of the project.	LS	1	\$ 1,150.00	\$ 1,150.00	0	0	\$ -	0.0	\$ -
6	Provide and install permeable pavers driveway including excavation, offsite disposal, concrete apron, prepared subgrade geogrid mesh or geofabric, and backfill, grading, sub-base material, top fill material.	SY	875	\$ 172.00	\$ 150,500.00	0	0	\$ -	0.0	\$ -
7	Cleaning and grubbing, including legal off-site disposal.	AC	0.3	\$ 48,000.00	\$ 13,800.00	0	0.4	\$ 18,400.00	0.4	\$ 18,400.00
8	<b>Water Well</b>									
8A	Drill pilot hole to 2,700 feet with driller's log, collect drill cutting samples, perform sand sieve analysis, perform mechanical drift indicator survey, run geophysical logs, and prepare contractor recommendations.	LS	1	\$ 582,500.00	\$ 582,500.00	0	1	\$ 582,500.00	1	\$ 582,500.00
8B	Complete water sampling operations in pilot hole including development with air lift pumping and submersible pump, water samples and testing.	EA	2	\$ 50,000.00	\$ 100,000.00	0	2	\$ 100,000.00	2	\$ 100,000.00
8C	Ream pilot hole to a diameter of 26 inches and to a depth of 1,265 feet, perform Eastman (multi-shot alignment) survey, set 20-inch conductor casing with 26-inch cemented hole to depth of 1,265 feet, perform sizing survey of conductor casing	VF	1,265	\$ 450.00	\$ 569,250.00	0	0	\$ -	0.0	\$ -
8D	Underream pilot hole below the conductor casing to a diameter of 26 inches or more and a depth of 1,395 feet, perform a caliper log of the underreamed hole	VF	110	\$ 350.00	\$ 38,500.00	0	0	\$ -	0.0	\$ -
8E	Set 14-inch steel blank production casing.	VF	120	\$ 250.00	\$ 30,000.00	0	0	\$ -	0.0	\$ -
8F	Set 14-inch pipe-based screen liner (estimated screen interval 1,275 to 1,375 feet)	VF	90	\$ 430.00	\$ 38,700.00	0	0	\$ -	0.0	\$ -
8G	Install gravel pack, disinfect, and develop the well,	LS	1	\$ 93,500.00	\$ 93,500.00	0	0	\$ -	0.0	\$ -
8H	Perform well television camera survey,	EA	2	\$ 2,500.00	\$ 5,000.00	0	0	\$ -	0.0	\$ -
8I	Furnish the test pump, motor, and equipment.	LS	1	\$ 25,000.00	\$ 25,000.00	0	0	\$ -	0.0	\$ -
8J	Perform step tests and 36-hour test, collect, and analyze water samples,	LS	1	\$ 30,000.00	\$ 30,000.00	0	0	\$ -	0.0	\$ -
8K	Provide and install concrete foundation for permanent pump.	LS	1	\$ 7,950.00	\$ 7,950.00	0	0	\$ -	0.0	\$ -

Item No.	Description of Work	Unit	Plan Quantity	Unit Price	TOTAL contract Amount	Quantity		Amount Due this Estimate	Total Quantity to Date	Total Due to Date
						Prev. Billed	This Period			
8L	Install 500-gpm permanent line shaft pump set at 500 feet with 100-hp electric motor, motor coating, discharge header, 6-inch column pipe assembly, electric sounder tubing, chemical insertion tubing, accessory equipment.	LS	1	\$ 135,050.00	\$ 135,050.00	0	0	\$ -	0.0	\$ -
8M	Discharge piping manifold, including 6-inch piping, valves, air and vacuum release, fittings, coating, and appurtenances, installed and tested.	LS	1	\$ 55,200.00	\$ 55,200.00	0	0	\$ -	0.0	\$ -
8N	Provide and install an 6-inch electromagnetic flow meter.	LS	1	\$ 5,200.00	\$ 5,200.00	0	0	\$ -	0.0	\$ -
8O	Provide and install concrete splash box for well's blow off	EA	1	\$ 4,150.00	\$ 4,150.00	0	0	\$ -	0.0	\$ -
8P	Perform wire-to-water test of pump using G-M Services format and provide written report	LS	1	\$ 2,000.00	\$ 2,000.00	0	0	\$ -	0.0	\$ -
	<b>Site Improvement</b>									
9	Provide and install yard piping, including thrust blocking, plug and clamps, 6-inch x 16-inch TS&V, pipe supports, fittings, valves, appurtenances, and coatings	LS	1	\$ 55,490.00	\$ 55,490.00	0	0	\$ -	0.0	\$ -
10	Provide and install above ground 6-inch fill line to existing ground storage tank including steel roof penetration, pipe supports, fittings, valves, tank connection, disinfection, bacteriological testing, appurtenances, and coatings	LS	1	\$ 50,370.00	\$ 50,370.00	0	0	\$ -	0.0	\$ -
11	Provide and install trench safety system,	LS	1	\$ 500.00	\$ 500.00	0	0	\$ -	0.0	\$ -
12	Provide and install chlorination system in existing chlorine building, including breathing apparatus, chlorine gas cylinders, chemical feeders and piping and all appurtenances for a complete disinfection	LS	1	\$ 34,790.00	\$ 34,790.00	0	0	\$ -	0.0	\$ -
13	Provide and install 2 8-foot by 8- foot fiberglass buildings, and appurtenances.	LS	1	\$ 72,450.00	\$ 72,450.00	0	0	\$ -	0.0	\$ -
14	Provide and install phosphatesystem, including dual wall tank with full supply of chemical feeders and piping, controls, and all appurtenances for a completesystem.	LS	1	\$ 20,580.00	\$ 20,580.00	0	0	\$ -	0.0	\$ -
15	Relocate existing phosphate equipment from existing phosphate room to proposed fiberglass phosphate building, including reusing injection pump and storage tank, replacing piping and tubing, connections, and all appurtenances for a complete treatment system.	LS	1	\$ 750.00	\$ 750.00	0	0	\$ -	0.0	\$ -
16	Provide and install safety shower and eyewash station, and appurtenances.	LS	1	\$ 3,280.00	\$ 3,280.00	0	0	\$ -	0.0	\$ -
17	Provide and conduct disinfection and bacteriological testing of all water line facilities, including all piping, connections, valves, and appurtenances	LS	1	\$ 345.00	\$ 345.00	0	0	\$ -	0.0	\$ -
18	Provide and conduct disinfection and bacteriological testing of existing 200,000-gallon GST including all piping, connections, valves, and appurtenances.	LS	1	\$ 400.00	\$ 400.00	0	0	\$ -	0.0	\$ -
19	Provide and install 6-foot-tall chain-link fence with 1-foot of 3-strand barbed wire.	LF	250	\$ 60.00	\$ 15,000.00	0	0	\$ -	0.0	\$ -
20	Provide and install removable bollards.	EA	5	\$ 5,200.00	\$ 26,000.00	0	0	\$ -	0.0	\$ -
21	Site improvements and restoration, including site grading to provide positive drainage, and hydro-mulching.	LS	1	\$ 6,800.00	\$ 6,800.00	0	0	\$ -	0.0	\$ -

Item No.	Description of Work	Unit	Plan Quantity	Unit Price	TOTAL contract Amount	Quantity		Amount Due this Estimate	Total Quantity to Date	Total Due to Date
						Prev. Billed	This Period			
22	Electrical System – Provide and install all electrical work including service equipment, lighting, surge protection, conduit and conductors as shown on plans and described in specifications	LS	1	\$ 376,200.00	\$ 376,200.00	0	0	\$ -	0.0	\$ -
23	Electrical Service Allowance – Allow for electrical service by the local utility provider. Exact amount will be reimbursed to the contractor upon providing an invoice from the service provider	LS	1	\$ 30,000.00	\$ 30,000.00	0	0	\$ -	0.0	\$ -
24	Per Section - 13330 "Process Control System for Water System Facilities" - Programming and Integration shall include providing Well 8 motor starter, instrumentation, and process control panels, for a complete operational system	LS	1	\$ 121,000.00	\$ 121,000.00	0	0	\$ -	0.0	\$ -
<b>Supplementary Items</b>										
S1	Drilling, logging, and sampling, of pilot hole, if required, includes all contractor site mobilization and demobilization, all labor, material and equipment costs, all items in Base Bid Item 5.A., and all site restoration work.	LS	0	\$ 697,500.00	\$ -	0	0	\$ -	0.0	\$ -
S2	Pilot hole, as required, more or less than the 2,700-foot Base depth for the water well.	VF	0	\$ 75.00	\$ -	0	0	\$ -	0.0	\$ -
S3	Perform Spectralog, as directed by Engineer.	LS	0	\$ 2,000.00	\$ -	0	0	\$ -	0.0	\$ -
S4	20-foot length of complete 8-inch column assembly, electric sounder tubing, and chemical insertion tubing complete in place, as required, more or less than the base length for the pump of 600 feet.	EA	0	\$ 2,200.00	\$ -	0	0	\$ -	0.0	\$ -
S5	Substitute 24-inch conductor casing with 30-inch cemented hole for 20-inch conductor casing with 26-inch cemented hole.	VF	0	\$ 75.00	\$ -	0	0	\$ -	0.0	\$ -
S6	Substitute 18-inch blank production casing for 14-inch blank production casing.	VF	0	\$ 60.00	\$ -	0	0	\$ -	0.0	\$ -
S7	Substitute 50-hp electric motor for the 100-hp electric motor in Base Bid Item 8.L..	LS	0	\$ (2,000.00)	\$ -	0	0	\$ -	0.0	\$ -
S8	Substitute 150-hp electric motor for the 100-hp electric motor in Base Bid Item 8.L..	LS	0	\$ 8,000.00	\$ -	0	0	\$ -	0.0	\$ -
S9	Additional complete pilot hole water sampling operation and analyses by Contractor, if another water sampling operation is performed in addition to Base Bid Item 8.B..	EA	0	\$ 50,000.00	\$ -	0	0	\$ -	0.0	\$ -
S10	Cement plug for pilot hole.	LS	0	\$ 10,000.00	\$ -	0	0	\$ -	0.0	\$ -
S11	One hour of well testing time, more or less than the Base Bid amount of 36 hours for step tests and continuous pumping test.	HR	0	\$ 650.00	\$ -	0	0	\$ -	0.0	\$ -
S12	One hour of water-level recovery time, more or less than the Base Bid amount of 36 hours.	HR	0	\$ 600.00	\$ -	0	0	\$ -	0.0	\$ -
S13	If directed by Engineer, install 24-foot high sound barrier with acoustical blanket with a minimum STC of 25, and remove at the end of drilling operations.	LF	0	\$ 150.00	\$ -	0	0	\$ -	0.0	\$ -
S14	If directed by Engineer, install 24-foot high plywood sound barrier, and remove at the end of drilling operations.	LF	0	\$ 150.00	\$ -	0	0	\$ -	0.0	\$ -
S15	Mobilization and demobilization of equipment for strata testing.	LS	0	\$ 30,000.00	\$ -	0	0	\$ -	0.0	\$ -
S16	Perform sampling operation in one screen section for strata testing.	EA	0	\$ 40,000.00	\$ -	0	0	\$ -	0.0	\$ -

Item No.	Description of Work	Unit	Plan Quantity	Unit Price	TOTAL contract Amount	Quantity		Amount Due this Estimate	Total Quantity to Date	Total Due to Date
						Prev. Billed	This Period			
S17	Perform laboratory testing on strata sample.	EA	0	\$ 10,000.00	\$ -	0	0	\$ -	0.0	\$ -
S18	One hour of well pumping for strata testing, more or less than the 6 hours included for taking samples for strata testing.	HR	0	\$ 650.00	\$ -	0	0	\$ -	0.0	\$ -

Contract Total \$2,899,500.00

Subtotal this estimate \$ 702,800.00  
Less 10% \$ 70,280.00  
Subtotal \$ 632,520.00  
Plus reduced retainage \$ -  
Total amount Due \$ 632,520.00

Total work to date \$ 820,175.00  
Less 10% retainage \$ 82,017.50  
Subtotal \$ 738,157.50  
Less Previous Payments \$ 105,637.50  
Total Amount Due \$ 632,520.00



Michael Weisinger - Vice President  
Weisinger Incorporated





**City of Magnolia Well 8**  
*Schedule of Value*


<b>Task Description</b>	<b>Value</b>	<b>In Place</b>	<b>This Request</b>
<b>Bid Item No. 1 - Mobilization</b>			
Bonds,Insurance,Permits	\$ 35,375.00	\$ 35,375.00	\$ 35,375.00
Install conductor casing and site preparation	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
Mobilization	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00
Demobilization	\$ 71,000.00		
<b>Total: Bid Item No. 1</b>	<b>\$ 188,375.00</b>	<b>\$ 117,375.00</b>	<b>\$ 117,375.00</b>
<b>Bid Item No. 8A - Water Well- Pilot Hole</b>			
Drill pilot hole to 2,700'	\$ 530,500.00	\$ 530,500.00	\$ 530,500.00
Perform mechanical drift indicator survey.	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Collect drill cutting samples & perform sand sieve analysis	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Geophysical logging	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00
<b>Total: Bid Item No. 8A</b>	<b>\$ 582,500.00</b>	<b>\$ 582,500.00</b>	<b>\$ 582,500.00</b>
<b>Bid Item No. 8C - Water Well Construction</b>			
Ream pilot hole to 26" to a depth of 1265'	\$ 335,250.00		
Install and cement 20" casing	\$ 224,000.00		
Perform alignment survey	\$ 10,000.00		
<b>Total: Bid Item No. 8C</b>	<b>\$ 569,250.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 8D - Water Well Construction</b>			
Underream pilot hole	\$ 28,500.00		
Perform caliper survey	\$ 10,000.00		
<b>Total: Bid Item No. 8D</b>	<b>\$ 38,500.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 8J - Water Well Testing</b>			
Perform step test	\$ 10,000.00		
Perform 36 hour test	\$ 15,000.00		
Water quality analysis and bac-t samples	\$ 5,000.00		
<b>Total: Bid Item No. 8J</b>	<b>\$ 30,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 8L - Water Well Pumping Equipment</b>			
Install 500 GPM pump @ 500' with all appurtenances	\$ 81,030.00		
Install 100 HP motor	\$ 54,020.00		
<b>Total: Bid Item No. 8L</b>	<b>\$ 135,050.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 8M - Well Piping</b>			
Discharge well piping, fitting & appurtenances	\$ 37,650.00		
Pipe supports & Testing	\$ 7,400.00		
Coating	\$ 10,150.00		
<b>Total: Bid Item No. 8M</b>	<b>\$ 55,200.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 8P - Well Pumping Equipment</b>			
Perform wire to water test of pump using G-M Services format	\$ 1,750.00		
Provide written report	\$ 250.00		
<b>Total: Bid Item No. 8P</b>	<b>\$ 2,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 9</b>			
Provide and Install Yard piping	\$ 43,319.00		
6" x 16" TS&V with all appurtenances & coating	\$ 12,171.00		
<b>Total: Bid Item No. 9</b>	<b>\$ 55,490.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 10 - Site Improvement</b>			
Above ground piping with all appurtenances	\$ 13,990.00		
Roof and Tank piping tie -in	\$ 19,190.00		
Disinfection, Bact, & Coating	\$ 17,190.00		
<b>Total: Bid Item No. 10</b>	<b>\$ 50,370.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Bid Item No. 22 - Electrical System</b>			
Underground duct banks	\$ 235,260.00		
UG Electrical pull boxes	\$ 25,660.00		
Electrical gear/equipment	\$ 50,860.00		
Scada/VFD/Control Panels	\$ 28,860.00		
Instruments	\$ 6,000.00		
Above grade electrical work	\$ 22,860.00		
Wire & Cable installation	\$ 6,200.00		
Testing and Checkout	\$ 500.00		
<b>Total: Bid Item No. 22</b>	<b>\$ 376,200.00</b>	<b>\$ -</b>	<b>\$ -</b>

WAIVER OF LIEN RIGHTS-CONTRACTOR

FROM: Weisinger Incorporated  
TO: City of Magnolia  
Project: Job No. 220875.60

1. The undersigned does hereby waive, release and surrender any claim, lien, or right of lien resulting from labor, skill, and/or materials, subcontract work, equipment, or other work rent supplies, or supplies, hereto before furnished in and for the construction improvement, alteration or additions to the above-described project prior to the date hereof.
2. The undersigned further states the "Pay Request 2" attached hereto, as it relates to construction cost payable pursuant to its construction contract with City of Magnolia Well 8 is accurate as of the date hereof and that there are no mechanics' or materialmen's liens outstanding at the date of this waiver. All due and payable bills with respect to the work performed by contractor have been paid to date or are included in the amount requested in the attached "Pay Request 2" and there is no known basis for filling of any mechanics' or materialmen's liens against the land or improvements of the owner, and waivers from all contractors and materialmen of contractor for work done and materials furnished have been obtained in such form as to constitute on effective waiver of all such liens under the laws of the State of Texas.
3. The Waiver of Lien Rights
  - a. is given to secure payment for the work under contractor's construction contract on the amount of \$ 632,520.00 as indicated in the attached "Pay Request 2":
  - b. will be fully effective upon receipt of said payment in full
4. In further consideration of payment as above set forth, and to induce the owner to make said payment, the undersigned agrees to defend and hold harmless the City of Magnolia Well 8 owner's lender, and/or principal or surety from any claims hereinafter made by the undersigned and/or its employees, agents, servants, agents, or assigns of such parties against the project.
5. The undersigned further states that upon receipt of the amount specifies in Section 3(a) above, contractor will have been fully paid for all sums due from owner for any materials furnished or work performed by contractor or by any person or entity claiming by, through, or under contractor.
6. It is acknowledged that the designation of the above project constitutes an adequate description of the above project constitutes an adequate description of the property and improvements for the purposes of the instrument.

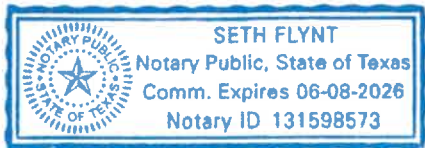
Dated this 14th Day of April, 2023.

Weisinger Incorporated  
  
 Michael Weisinger  
 Vice President  
 P. O. Box 909  
 Willis, Texas 77378

STATE OF TEXAS  
COUNTY OF MONTGOMERY

The foregoing Partial Waiver of Lien Rights was subscribed and sworn to me this 14<sup>th</sup> Day of April, 2023 by Michael Weisinger, as Vice President of Weisinger Incorporated  
WITNESS MY HAND AND OFFICIAL SEAL

  
 Notary Public  
 My Commission expires: 6/8/2026



Affidavit of Bills Paid

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority on this day personally appeared **Michael Weisinger** of **Weisinger Incorporated** party to that Contract entered into between **City of Magnolia** and **Weisinger Incorporated** for the construction and completion of certain improvements and/or additions upon the following described premises, to wit:

**City of Magnolia Well 8**

Said party being me duly sworn upon oath that the said improvements as represented in **Application for Payment No. 2** have been constructed and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefore.

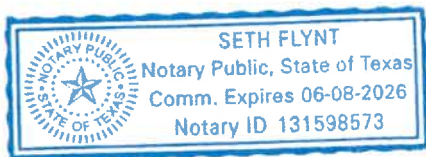
Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said contract and that there are no outstanding claims for labor performed or materials furnished upon said job as represented in **Application for Payment No. 2**.

This affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained herein that a partial payment under said Contract is being made, and in consideration of the disbursement of funds by the **City of Magnolia** deponent expressly waives and releases all liens, claims, and rights to assert a lien on said premises and agrees to indemnify and hold the **City of Magnolia** safe and harmless from and against all losses, damages, costs, and expenses of any character whatsoever, specifically including court costs, bonding fees and attorney fees arising out of or in any way relating to claims for unpaid labor or materials used or associated with construction of improvements as represented in **Application for Payment No. 2** on the above described premises.

Weisinger Incorporated

By:   
Michael Weisinger

Subscribed and sworn before me, the undersigned, on this 14th day of April, 2023.



  
Notary Public  
State of Texas

April 13, 2023

Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Blvd  
Magnolia, Texas 77354

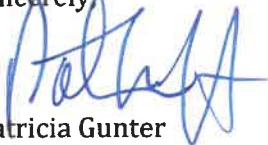
***Subject: Pay Estimate No. 4  
Water Plant No. 3 – Phase I***

Dear Mr. Doering:

Baxter & Woodman is presenting **Pay Estimate No. 4** in the amount of **\$107,584.24** for the above referenced project for your review. This amount represents partial payment for performing step tests, 36-hour tests, water sample analysis, installation of yard piping, trench safety system, hydropneumatic tank foundation, and work per Change Order No. 1. The work completed to date appears to have been performed in general conformance with the plans and specifications. Payment to the contractor is recommended at this time. A ten percent (10%) retainage has been withheld in accordance with the contract requirements.

Should you have any questions, please feel free to contact me at 346-249-8582.

Sincerely,



Patricia Gunter  
Director of Construction Services

BAXTER & WOODMAN  
CONSULTING ENGINEERS  
TBPELS REGISTRATION NO. F21783

xc: Mr. Michael A. Kurzy, PE – Baxter & Woodman  
Mr. Burt Smith – City of Magnolia  
Ms. Janice C. Noeldner, PE – Baxter & Woodman  
Mr. Daniel Ramos, PE – Baxter & Woodman  
Mr. Keith Bohack – Baxter & Woodman  
Mr. Kyle Helvey – Baxter & Woodman

**City of Magnolia  
Water Plant No. 3 - Phase I  
Project No. 211009.61**

Item No.	Qty	Unit	Description	R&B Group, Inc.		Pay Estimate No.4		Total			Percent Completed	
				Unit Cost	Total Price	Period Quantity	This Estimate	Quantity to Date	Total To Date	Retainage To Date		Total Due to Date
<b>Base Bid</b>												
1.	1	LS	Move in and set up, including bonds, insurance, permits and demobilization, complete as specified for Provide, install, and maintain SWPPP items throughout duration of construction contract, complete as specified and shown on plans for	\$100,000.00	\$100,000.00		\$0.00	0.85	\$65,000.00	\$8,500.00	\$76,500.00	85%
2.	1	LS	Provide, install, and maintain SWPPP items throughout duration of construction contract, complete as specified and shown on plans for	\$10,000.00	\$10,000.00		\$0.00	0.80	\$6,000.00	\$800.00	\$7,200.00	80%
3.	460	SY	Provide and install crushed stone all-weather access road including subgrade, complete as specified and shown on plans for	\$50.00	\$23,000.00		\$0.00	460.00	\$23,000.00	\$2,300.00	\$20,700.00	100%
4.	500	SY	Provide and install crushed stone driveway including subgrade, complete as specified and as shown on plans, for	\$50.00	\$25,000.00		\$0.00	1000.00	\$50,000.00	\$5,000.00	\$45,000.00	200%
<b>5. Water Well</b>												
5.A	1	LS	Drill pilot hole to 1,700 feet with driller's log, collect drill cutting samples, perform sand sieve analysis, perform mechanical drift indicator survey, run geophysical logs, and prepare contractor recommendations, complete as specified for	\$720,000.00	\$720,000.00		\$0.00	1.00	\$720,000.00	\$72,000.00	\$648,000.00	100%
5.B	2	EA	Complete water sampling operations in pilot hole including development with air lift pumping and submersible pump, water samples and testing, complete as specified for	\$40,000.00	\$80,000.00		\$0.00	2.00	\$80,000.00	\$6,000.00	\$72,000.00	100%
5.C	1,090	VF	Ream pilot hole to a diameter of 26 inches and to a depth of 1,090 feet, perform Eastman (multi-shot alignment) survey, set 20-inch conductor casing with 26-inch cemented hole to depth of 1,090 feet, perform sizing survey of conductor casing, complete as specified for	\$450.00	\$490,500.00		\$0.00	1242.00	\$558,900.00	\$55,890.00	\$503,010.00	114%
5.D	310	VF	Underream pilot hole below the conductor casing to a diameter of 26 inches or more and a depth of 1,400 feet, perform a caliper log of the underreamed hole, complete as specified for	\$350.00	\$108,500.00		\$0.00	305.00	\$106,750.00	\$10,675.00	\$96,075.00	98%
5.E	260	VF	Set 14-inch steel blank production casing, complete in place for	\$250.00	\$65,000.00		\$0.00	240.00	\$60,000.00	\$6,000.00	\$54,000.00	92%
5.F	150	VF	Set 14-inch pipe-based screen liner (estimated screen interval 1,100-1,400 feet), complete in place for	\$430.00	\$64,500.00		\$0.00	165.00	\$70,950.00	\$7,095.00	\$63,855.00	110%
5.G	1	LS	Install gravel pack, disinfect, and develop the well, complete in place for	\$120,000.00	\$120,000.00		\$0.00	1.00	\$120,000.00	\$12,000.00	\$108,000.00	100%
5.H	2	EA	Perform well television camera survey, complete as specified for	\$2,500.00	\$5,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.I	1	LS	Furnish the test pump, motor, and equipment, complete in place for	\$25,000.00	\$25,000.00		\$0.00	1.00	\$25,000.00	\$2,500.00	\$22,500.00	100%
5.J	1	LS	Perform step tests and 36-hour test, collect, and analyze water samples, complete in place for	\$30,000.00	\$30,000.00	1.00	\$30,000.00	1.00	\$30,000.00	\$3,000.00	\$27,000.00	100%
5.K	1	LS	Provide and install concrete foundation for permanent pump, complete in place for	\$10,000.00	\$10,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.L	1	LS	Install 1,000-gpm permanent line shaft pump and motor set at 600 feet with 250-hp electric motor, discharge header, 10-inch column pipe assembly, electric sounder tubing, chemical insertion tubing, accessory equipment, complete in place for	\$320,000.00	\$320,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.M	1	LS	Discharge piping manifold, including 10-inch piping, valves, air and vacuum release, fittings, and appurtenances, installed and tested, complete in place for	\$50,000.00	\$50,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.N	1	LS	Provide and install an 8-inch electromagnetic flow meter with two 10-inch by 8-inch concentric reducers, complete as specified for	\$9,000.00	\$9,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.O	1	LS	Provide and install concrete splash box for well blowoff, complete in place for	\$5,000.00	\$5,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
5.P	1	LS	Perform wire-to-water test of pump using G-M Services format and provide written report, complete as specified for	\$2,000.00	\$2,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
<b>Offsite Distribution Improvements</b>												
6.	4	EA	16-inch wet connection, complete as specified for	\$6,400.00	\$25,600.00		\$0.00	4.00	\$25,600.00	\$2,560.00	\$23,040.00	100%
7.	1	EA	Provide and install 12-inch plug and clamp, complete as specified for	\$750.00	\$750.00		\$0.00	1.00	\$750.00	\$75.00	\$675.00	100%
8.	20	LF	Provide and install 12-inch C-900 DR 18 PVC water line by open cut, including excavation, offsite disposal, bedding, backfill and appurtenances, complete as specified for	\$135.00	\$2,700.00		\$0.00	20.00	\$2,700.00	\$270.00	\$2,430.00	100%
9.	80	LF	Provide and install 12-inch C-900 DR 18 PVC water line by open cut, with centralizers inside a 20-inch steel casing, including trench excavation, offsite disposal, bedding, backfill and appurtenances, complete as specified for	\$400.00	\$32,000.00		\$0.00	80.00	\$32,000.00	\$3,200.00	\$28,800.00	100%
10.	2	EA	Provide and install 16-inch gate valve with box, complete as specified for	\$10,000.00	\$20,000.00		\$0.00	2.00	\$20,000.00	\$2,000.00	\$18,000.00	100%
11.	2	EA	Provide and install 12-inch gate valve with box, complete as specified for	\$6,500.00	\$13,000.00		\$0.00	2.00	\$13,000.00	\$1,300.00	\$11,700.00	100%
12.	100	LF	Provide and install trench safety system, complete as specified for	\$1.00	\$100.00		\$0.00	100.00	\$100.00	\$10.00	\$90.00	100%
<b>Site Improvements</b>												
13.	1	LS	Provide and install yard piping, including thrust blocking, pipe supports, fittings, valves, appurtenances, coatings, and disinfection, complete as specified for	\$150,000.00	\$150,000.00	0.33	\$48,840.00	0.33	\$48,840.00	\$4,884.00	\$43,956.00	33%
14.	1	LS	Provide and install trench safety system, complete as specified for	\$100.00	\$100.00	1.00	\$100.00	1.00	\$100.00	\$10.00	\$90.00	100%

City of Magnolia  
Water Plant No. 3 - Phase I  
Project No. 211009.61

Item No.	Qty	Unit	Description	R&B Group, Inc.		Pay Estimate No.4		Total				
				Unit Cost	Total Price	Period Quantity	This Estimate	Quantity to Date	Total To Date	Retainage To Date	Total Due to Date	Percent Completed
15.	1	LS	Provide and install 10,000-gallon hydro pneumatic tank, including all appurtenances, saddle type concrete foundations and coating (to be shop coated), with tank disinfection and bacteriological testing, complete as specified and shown on plans for	\$90,000.00	\$90,000.00	0.28	\$25,000.00	0.28	\$25,000.00	\$2,500.00	\$22,500.00	28%
16.	1	LS	Provide and install air compressor with all appurtenances, including motor and 60-gallon tank complete as specified and shown on plans for	\$4,000.00	\$4,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
17.	1	LS	Provide and install chlorination system, including sodium hypochlorite dual wall tank, supply of chemical, feeders and piping, controls, and all appurtenances for a complete disinfection system, complete as specified and shown on plans for	\$25,000.00	\$25,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
18.	1	LS	Provide and install phosphate system, including dual wall tank with full supply of chemical, feeders and piping, controls, and all appurtenances for a complete system, complete as specified and shown on plans for	\$22,000.00	\$22,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
19.	1	EA	Provide and install 8-foot by 8-foot fiberglass building, and appurtenances, complete as specified and shown on plans for	\$50,000.00	\$50,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
20.	1	EA	Provide and install 10-foot by 8-foot fiberglass building, and appurtenances, complete as specified and shown on plans for	\$60,000.00	\$60,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
21.	1	LS	Provide and install safety shower and eyewash station, and appurtenances, complete as specified and shown on plans for	\$2,000.00	\$2,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
22.	1	LS	Provide and conduct disinfection and bacteriological testing of all water line facilities including all piping, connections, valves, and appurtenances, complete as specified for	\$6,000.00	\$6,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
23.	1,145	LF	Provide and install 6-foot-tall chain-link fence with 1-foot of 3-strand barbed wire including 20-foot-wide double gate, and appurtenances, complete as specified and shown on plans for	\$30.00	\$34,350.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
24.	2	EA	Provide and install removable bollards, complete as specified and shown on plans for	\$500.00	\$1,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
25.	1	LS	Site improvements and restoration, including site grading to provide positive drainage, and hydro-mulching, complete as specified for	\$30,000.00	\$30,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
26.	1	LS	Electrical System - Provide and install all electrical work including service equipment, variable frequency drives, motor starter, instrumentation, process control panels, lighting panel and transformer, lighting, surge protection, conduit and conductors as shown on plans and described in specifications, complete as specified for	\$400,000.00	\$400,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
27.	1	LS	Electrical Service Allowance - Allow for electrical service by the local utility provider. Exact amount will be reimbursed to the contractor upon providing an invoice from the service provider	\$30,000.00	\$30,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
28.	1	LS	Allowance for System Programming per Section 13320 - "Process Control for Water Treatment Plant," completed by Concentric Integration, for a complete operational system, for	\$20,000.00	\$20,000.00		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
					\$3,281,100.00		\$103,940.00		\$2,105,690.00	\$210,565.00	\$1,895,121.00	64%
<b>Change Order Items</b>												
CO1.1	1	LS	Install two (2) TS&V connections on existing 16" WL in lieu of the proposed wet connections	\$15,598.04	\$15,598.04	1.00	\$15,598.04	1.00	\$15,598.04	\$1,559.80	\$14,038.24	100%
CO2.1	1	LS	Temporary water well feed system and controls	\$167,310.81	\$167,310.81		\$0.00	0.00	\$0.00	\$0.00	\$0.00	0%
<b>CHANGE ORDER ITEMS TOTAL</b>							\$15,598.04		\$15,598.04	\$1,559.80	\$14,038.24	9%
<b>CONTRACT TOTAL</b>					\$3,464,008.85		\$119,538.04		\$2,121,288.04	\$212,128.80	\$1,909,159.24	81%

	Amount Earned	Amount Due Less Retainage
Pay Estimate No.1	\$1,040,650.00	\$936,585.00
Pay Estimate No.2	\$646,100.00	\$761,490.00
Pay Estimate No.3	\$115,000.00	\$103,500.00
Pay Estimate No.4	\$119,538.04	\$107,584.24
<b>Total</b>	<b>\$2,121,288.04</b>	<b>\$1,909,159.24</b>

R & B GROUP, INC.

March 31, 2023

City of Magnolia, Texas

MONTHLY STATEMENT NO.

Work to date (Total from preceding section) \$ 2,121,288.04

CHANGE ORDERS:

No. 1	100	% Complete	\$15,598.04
No. 2	0	% Complete	\$167,310.81
No.		% Complete	\$0.00

NET CHANGE ORDERS TO DATE \$182,908.85

AMOUNT DUE \$ 2,121,288.04

LESS 10% RETAINAGE \$212,128.80

SUBTOTAL \$1,909,159.24

\$0.00

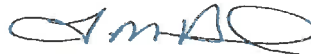
TOTAL AMOUNT DUE TO DATE \$1,909,159.24

LESS PREVIOUS INVOICES \$1,801,575.00

AMOUNT DUE THIS PAYMENT \$107,584.24

I certify that work performed during this period was performed substantially in accordance with the Contract Documents.

R & B GROUP, INC.



T. Michael Haralson, Vice President

This estimate of construction progress is based on records and information furnished by the Contractor and on my observation. Payment is recommended.

Recommended By  AEI Engineering a Baxter & Woodman Co. 27 April 2023 Date

Approved By \_\_\_\_\_ Date  
City of Magnolia

BID ITEM	DESCRIPTION	CONTRACT			PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE		
		QTY	UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
<b>UNIT A BASE BID ITEMS</b>											
<b>1</b>	<b>Mobilization</b>										
1.01	Bonds and Insurance	1	LS	\$45,000.00	\$45,000.00	1	\$ 45,000.00	0	\$ -	1	\$ 45,000.00
1.02	Mobilization	1	LS	\$40,000.00	\$40,000.00	1	\$ 40,000.00	0	\$ -	1	\$ 40,000.00
1.03	Demobilization	1	LS	\$10,000.00	\$10,000.00	0	\$ -	0	\$ -	0	\$ -
1.04	O & M Manuals	1	LS	\$5,000.00	\$5,000.00	0	\$ -	0	\$ -	0	\$ -
<b>2</b>	<b>Provide, Install and Maintain SWPPP</b>	1	LS	\$10,000.00	\$10,000.00	0.8	\$ 8,000.00	0	\$ -	0.8	\$ 8,000.00
<b>3</b>	<b>Provide, Install crushed stone all-weather access road and subgrade</b>	460	SY	\$50.00	\$23,000.00	460	\$ 23,000.00	0	\$ -	460	\$ 23,000.00
<b>4</b>	<b>Provide, Install crushed stone driveway and subgrade</b>	500	SY	\$50.00	\$25,000.00	1000	\$ 50,000.00	0	\$ -	1000	\$ 50,000.00
<b>5A</b>	<b>Pilot Hole Construction to 1,700 Feet</b>										
5A1	Drill Pilot Hole to 1,700 Feet	1	LS	\$600,500.00	\$600,500.00	1	\$ 600,500.00	0	\$ -	1	\$ 600,500.00
5A2	Mobilization for Well Construction	1	LS	\$100,000.00	\$100,000.00	1	\$ 100,000.00	0	\$ -	1	\$ 100,000.00
5A3	Sand Sieve Analysis	1	LS	\$2,000.00	\$2,000.00	1	\$ 2,000.00	0	\$ -	1	\$ 2,000.00
5A4	Mechanical Drift Indicator Survey	1	LS	\$2,500.00	\$2,500.00	1	\$ 2,500.00	0	\$ -	1	\$ 2,500.00
5A5	Geophysical Logs	1	LS	\$15,000.00	\$15,000.00	1	\$ 15,000.00	0	\$ -	1	\$ 15,000.00
<b>5B</b>	<b>Water Sampling Operations</b>	2	EA	\$40,000.00	\$80,000.00	2	\$ 80,000.00	0	\$ -	2	\$ 80,000.00
<b>5C</b>	<b>Ream Pilot Hole to 26" To 1,090 Feet Including Set and Cement 20" Casing</b>	1090	VF	\$450.00	\$490,500.00	1242	\$ 558,900.00	0	\$ -	1242	\$ 558,900.00
<b>5D</b>	<b>Underream Pilot Hole Below the Conductor Casing to 26" and 1,400 FT See Submittal 13 and 14 for the Logs</b>	310	VF	\$350.00	\$108,500.00	305	\$ 106,750.00	0	\$ -	305	\$ 106,750.00
<b>5E</b>	<b>Set 14" Steel Blank Production Casing</b>	260	VF	\$250.00	\$65,000.00	240	\$ 60,000.00	0	\$ -	240	\$ 60,000.00
<b>5F</b>	<b>Set 14" Screen Liner</b>	150	VF	\$430.00	\$64,500.00	165	\$ 70,950.00	0	\$ -	165	\$ 70,950.00
<b>5G</b>	<b>Install Gravel Pack and Develop</b>										
5G1	Install Gravel Pack	1	LS	\$60,000.00	\$60,000.00	1	\$ 60,000.00	0	\$ -	1	\$ 60,000.00
5G2	Well Development	1	LS	\$60,000.00	\$60,000.00	1	\$ 60,000.00	0	\$ -	1	\$ 60,000.00
<b>5H</b>	<b>Perform Well TV Survey</b>	2	EA	\$2,500.00	\$5,000.00	0	\$ -	0	\$ -	0	\$ -
<b>5I</b>	<b>Furnish Test Pump, Motor, Equip</b>	1	LS	\$25,000.00	\$25,000.00	1	\$ 25,000.00	0	\$ -	1	\$ 25,000.00
<b>5J</b>	<b>Perform Step Tests</b>										
5J1	Step Tests	1	LS	\$11,500.00	\$11,500.00	0	\$ -	1	\$ 11,500.00	1	\$ 11,500.00
5J2	36 Hour Tests	1	LS	\$14,500.00	\$14,500.00	0	\$ -	1	\$ 14,500.00	1	\$ 14,500.00
5J3	Water Quality Analysis	1	LS	\$4,000.00	\$4,000.00	0	\$ -	1	\$ 4,000.00	1	\$ 4,000.00
<b>5K</b>	<b>Concrete Pump Foundation</b>	1	LS	\$10,000.00	\$10,000.00	0	\$ -	0	\$ -	0	\$ -
<b>5L</b>	<b>Install 1,000 GPM Permanent Well Pump</b>										
5L1	Install Well Pump to 600 Feet	1	LS	\$62,000.00	\$62,000.00	0	\$ -	0	\$ -	0	\$ -
5L2	Install Pump Column	1	LS	\$215,000.00	\$215,000.00	0	\$ -	0	\$ -	0	\$ -
5L3	Electrical Sounding Tubing	1	LS	\$1,500.00	\$1,500.00	0	\$ -	0	\$ -	0	\$ -
5L4	Chemical Insertion Tubing	1	LS	\$1,500.00	\$1,500.00	0	\$ -	0	\$ -	0	\$ -
5L5	Install 250 HP Motor	1	LS	\$40,000.00	\$40,000.00	0	\$ -	0	\$ -	0	\$ -
	See Item 5M for the Discharge Header										
<b>5M</b>	<b>Well Discharge Piping</b>	1	LS	\$50,000.00	\$50,000.00	0	\$ -	0	\$ -	0	\$ -
<b>5N</b>	<b>Provide, install 8" electromagnetic flow</b>	1	LS	\$9,000.00	\$9,000.00	0	\$ -	0	\$ -	0	\$ -
<b>TOTAL BASE UNIT PRICES</b>					<b>\$2,255,500.00</b>		<b>\$ 1,907,600.00</b>		<b>\$ 30,000.00</b>		<b>\$ 1,937,600.00</b>



BID ITEM	DESCRIPTION	CONTRACT			PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE		
		QTY	UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	Previous Page Totals				\$2,255,500.00		\$ 1,907,600.00		\$ 30,000.00		\$ 1,937,600.00
5.0	Provide and install concrete splash box	1	LS	\$5,000.00	\$5,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
5.P	Perform wire-to-water test using GM services					\$ -	\$ -	\$ -	\$ -	0	\$ -
5P1	Perform wire-to-water test	1	LS	\$1,900.00	\$1,900.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
5P2	Written Report	1	LS	\$100.00	\$100.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
	<u>Offsite Distribution Improvements</u>			\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
6.	16-inch wet connection	4	EA	\$6,400.00	\$25,600.00	4	\$ 25,600.00	0	\$ -	4	\$ 25,600.00
7.	Install 12-inch plug and clamp	1	EA	\$750.00	\$750.00	1	\$ 750.00	0	\$ -	1	\$ 750.00
8.	Install 12" C-900 DR 18 PVC water line	20	LF	\$135.00	\$2,700.00	20	\$ 2,700.00	0	\$ -	20	\$ 2,700.00
9	Install 12" C-900 DR 18 PVC water line with centralizers inside a 20" steel casing	80	LF	\$400.00	\$32,000.00	80	\$ 32,000.00	0	\$ -	80	\$ 32,000.00
10	Provide and install 16-inch gate	2	EA	\$10,000.00	\$20,000.00	2	\$ 20,000.00	0	\$ -	2	\$ 20,000.00
11	Provide and install 12-inch gate valve	2	EA	\$6,500.00	\$13,000.00	2	\$ 13,000.00	0	\$ -	2	\$ 13,000.00
12	Provide and install 12 trench safety system	100	LF	\$1.00	\$100.00	100	\$ 100.00	0	\$ -	100	\$ 100.00
	<u>Site Improvements</u>										
13	Intsall yard piping, appurtenances										
13A	Install Yard Piping	1	LS	\$148,000.00	\$148,000.00	0	\$ -	0.33	\$ 48,840.00	0.33	\$ 48,840.00
13B	Protective Coatings	1	LS	\$1,000.00	\$1,000.00	0	\$ -	0	\$ -	0	\$ -
13C	Disinfection	1	LS	\$1,000.00	\$1,000.00	0	\$ -	0	\$ -	0	\$ -
14	Provide and install trench safety system	1	LS	\$100.00	\$100.00	0	\$ -	1	\$ 100.00	1	\$ 100.00
15	Provide and Install 10,000-gallon hydropneumatic										
15A	Foundation	1	LS	\$25,000.00	\$25,000.00	0	\$ -	1	\$ 25,000.00	1	\$ 25,000.00
15B	Furnish and Set Tank	1	LS	\$63,000.00	\$63,000.00	0	\$ -	0	\$ -	0	\$ -
15C	Slash Pad	1	LS	\$1,900.00	\$1,900.00	0	\$ -	0	\$ -	0	\$ -
15D	Disinfect Tank	1	LS	\$100.00	\$100.00	0	\$ -	0	\$ -	0	\$ -
16	Provide and install air compressor	1	LS	\$4,000.00	\$4,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
17	Provide and install chlorination										
17A	Provide and install chlorination	1	LS	\$24,000.00	\$24,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
17B	Factory Test Report	1	LS	\$1,000.00	\$1,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
18	Provide and install phosphate system										
18A	Provide and install phosphate system	1	LS	\$21,000.00	\$21,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
18B	Factory Test Report	1	LS	\$1,000.00	\$1,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
19	Provide and install 8-foot by 8-foot fiberglass										
19A	Foundation	1	EA	\$25,000.00	\$25,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
19B	Building	1	EA	\$25,000.00	\$25,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
20	Provide and install 10-foot by 8-foot fiberglass										
20A	Foundation	1	EA	\$25,000.00	\$25,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
20B	Building	1	EA	\$35,000.00	\$35,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
21	Provide and install safety shower	1	LS	\$2,000.00	\$2,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
22	Provide and conduct disinfection and bacteriological testing of all water	1	LS	\$6,000.00	\$6,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
23	Provide and install 6-foot-tall chain-link	1145	LF	\$30.00	\$34,350.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
24	Provide and install removable bollards	2	EA	\$500.00	\$1,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
25	Site improvements and restoration	1	LS	\$30,000.00	\$30,000.00	\$ -	\$ -	\$ -	\$ -	0	\$ -
C O 1	TS & V dealt with in bid items	1	LS	\$15,598.04	\$15,598.04	\$ -	\$ -	1	\$ 15,598.04	1	\$ 15,598.04
C O 2	Temporary Well Installation	1	LS	\$167,310.81	\$167,310.81	\$ -	\$ -	\$ -	\$ -	0	\$ -

PAGE SUBTOTALS

\$3,014,008.85

\$ 2,001,750.00

\$ 119,538.04

\$ 2,121,288.04

BID ITEM	DESCRIPTION	CONTRACT				PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE	
		QTY	UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	Previous Page Totals				\$3,014,008.85		\$ 2,001,750.00		\$ 119,538.04		\$ 2,121,288.04
<b>26</b>	<b>Electrical System</b>										
26A	Phosphate Building Rough In	1	LS	\$40,000.00	\$40,000.00	0	\$ -	0	\$ -	0	\$ -
	Bleach Building Rough In	1	LS	\$40,000.00	\$40,000.00	0	\$ -	0	\$ -	0	\$ -
	Underground Duct Banks	1	LS	\$90,000.00	\$90,000.00	0	\$ -	0	\$ -	0	\$ -
	Electrical Pull Boxes	1	LS	\$34,000.00	\$34,000.00	0	\$ -	0	\$ -	0	\$ -
	Service Entrance Rack	1	LS	\$20,000.00	\$20,000.00	0	\$ -	0	\$ -	0	\$ -
	Manual Transfer Switch	1	LS	\$30,000.00	\$30,000.00	0	\$ -	0	\$ -	0	\$ -
	Surge Protection Device	1	LS	\$10,000.00	\$10,000.00	0	\$ -	0	\$ -	0	\$ -
	Phosphate Building Disconnect	1	LS	\$8,000.00	\$8,000.00	0	\$ -	0	\$ -	0	\$ -
	Mini Power Zone	1	LS	\$10,000.00	\$10,000.00	0	\$ -	0	\$ -	0	\$ -
	VFD Enclosure	1	LS	\$40,000.00	\$40,000.00	0	\$ -	0	\$ -	0	\$ -
	Scada Panel	1	LS	\$40,000.00	\$40,000.00	0	\$ -	0	\$ -	0	\$ -
	Aux Power Relay	1	LS	\$10,000.00	\$10,000.00	0	\$ -	0	\$ -	0	\$ -
	Flow Instrumentation	1	LS	\$5,000.00	\$5,000.00	0	\$ -	0	\$ -	0	\$ -
	Pressure Instrumentation	1	LS	\$1,000.00	\$1,000.00	0	\$ -	0	\$ -	0	\$ -
	Level Instrumentation	1	LS	\$7,000.00	\$7,000.00	0	\$ -	0	\$ -	0	\$ -
	Start Up and Training	1	LS	\$15,000.00	\$15,000.00	0	\$ -	0	\$ -	0	\$ -
27	Electrical Service Allowance by the local utility provider	1	LS	\$30,000.00	\$30,000.00	0	\$ -	0	\$ -	0	\$ -
28	Allowance for System programming per	1	LS	\$20,000.00	\$20,000.00		\$ -	0	\$ -	0	\$ -
	<b>TOTAL BASE BID</b>				<b>\$3,464,008.85</b>		\$ 2,001,750.00	0	\$ 119,538.04	0	\$ 2,121,288.04
	<b>SUPPLEMENTARY ITEMS:</b>										
S.1	Drilling logging, and sampling, of pilot hole Pour Generator Slab	1	LS	\$600,000.00	\$600,000.00		\$ -	0	\$ -	0	\$ -
S.2	add or Deduct Pilot Hole	1	VF	\$75.00	\$75.00		\$ -	0	\$ -	0	\$ -
S.3	Add Perform Spectralog, as directed	1	LS	\$2,000.00	\$2,000.00		\$ -	0	\$ -	0	\$ -
S.4	Add or Deduct 20-foot length of	1	EA	\$4,400.00	\$4,400.00		\$ -	0	\$ -	0	\$ -
S.5	Add substitute 24-inch conductor casing with 30-inch	1	VF	\$100.00	\$100.00		\$ -	0	\$ -	0	\$ -
S.6	Add Substitute 18 inch blank production	1	VF	\$100.00	\$100.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.7	Deduct Substitute 200-HP electric	1	LS	\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.8	add Substitute 300-hp electric motor	1	LS	\$8,000.00	\$8,000.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.9	Add additional complete pilot hole	1	EA	\$80,000.00	\$80,000.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.10	Add Cement plug for pilot hole in place	1	LS	\$12,000.00	\$12,000.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.11	Add or Deduct One hour of well testing time	1	HR	\$650.00	\$650.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.12	Add or deduct One hour of water-level recovery time	1	HR	\$600.00	\$600.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.13	Add, if directed by engineer, install 24-foot high	1	LF	\$300.00	\$300.00		\$ -	0	\$ -	0	\$ -
				\$0.00	\$0.00		\$ -	0	\$ -	0	\$ -
S.14	Add, if directed by engineer, install 24-foot high plywood sound	1	LF	\$500.00	\$500.00		\$ -	0	\$ -	0	\$ -
S.15	Mobilization and Demo for Strata Testing	1	LF	\$40,000.00	\$40,000.00		\$ -	0	\$ -	0	\$ -
S.16	Perform sampling operation in one screen	1	EA	\$40,000.00	\$40,000.00		\$ -	0	\$ -	0	\$ -
S.17	Perform laboratory testing on Strata	1	LS	\$12,000.00	\$12,000.00		\$ -	0	\$ -	0	\$ -
S.18	One hour of well pumping for strata	1	LS	\$650.00	\$650.00		\$ -	0	\$ -	0	\$ -
	<b>PAGE SUBTOTALS</b>				<b>\$4,265,383.85</b>		\$ 2,001,750.00	\$ 119,538.04	\$ 2,121,288.04		

**WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT**

**THE STATE OF TEXAS  
COUNTY OF HARRIS**

THE UNDERSIGNED was contracted or hired by  
to furnish labor and/or materials in connection with certain improvements to real property  
described as follows:

Contractor: R+B Group, Inc. Job Name: Water Plant #3 Phase 1

Contract Date 09/28/22

Job Description: Installation of Water Well and appurtanances

Payment: \$ 107,584.24 For Work Performed Through: March 31, 2023

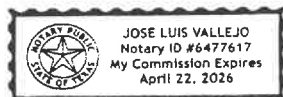
Job Location: Magnolia, TX

Upon receipt of this payment and other good and valuable consideration, the receipt and  
sufficiency of which are hereby acknowledged, the undersigned does hereby waive and release  
any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or  
clam thereto, that the undersigned has or hereafter has or hereafter has on the above mentioned  
real property and/or improvements thereon on account of any Work furnished or to be furnished  
by the undersigned whether pursuant to the above mentioned Contract or otherwise.

The undersigned further certified and warrants that there are no known mechanic's or  
materialman's liens outstanding as of the date hereof, that all bills incurred by it with respect to  
the Work will be paid within 10 days of the receipt of the above amount or sooner, and that there  
is no know basis for the filing of any mechanic's or materialman's lien on the property and/or  
improvements above described by any person or entity performing work on behalf of the  
undersigned; and to the extent permitted by applicable law, the undersigned does hereby waive  
and release any mechanic's or materialman's lien or claims of lien of any other such person or  
entity, and further agrees to indemnify and hold owner harmless from any said lien or claim  
including the payment of related costs, expenses and reasonable attorney's fees.

R & B Group, Inc.  
Contractor  
  
Signature  
T. M. Haralson  
Printed Name  
Vice President  
Title

SUBSCRIBED AND SWORN to before me, the undersigned, on this the 31st day of  
March, 2023



  
NOTARY PUBLIC FOR THE  
STATE OF TEXAS

**AFFIDAVIT OF BILLS PAID**

STATE OF TEXAS §

COUNTY OF Harris §


BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_  
T. Michael Haralson

representing Contractor under the following Contract:

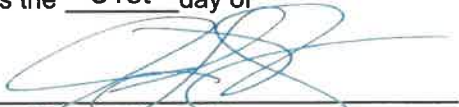
Owner: City of Magnolia  
Contractor: R & B Group, Inc.  
Date: 12/10/2022  
Project: Water Plant #3 Phase 1  
AEI Job No.: 211009.40

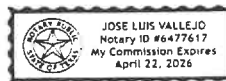
The undersigned was by me duly sworn and now states upon oath:

1. The improvements required by the Contract have been erected and completed in full compliance with the Contract and the agreed plans and specifications for the Contract.
2. All bids and claims for materials furnished and labor performed on the Contract have been paid. There are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon the job.
3. This Affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained in this Affidavit that final and full settlement of the balance due on the Contract is being made, and in consideration of the disbursement of funds by Owner, the undersigned expressly gives and releases all liens, claims and rights to assert a lien on said premises and agrees to indemnify and hold Owner safe and harmless from and against all losses, damages, costs, and expenses of any character whatsoever, specifically including court costs, bonding fees and attorney fees, arising out of, or in any way relating to, claims for unpaid labor or material used or associated with construction of improvements under the Contract.

By   
Name T. Michael Haralson  
Title Vice President

Subscribed and sworn before me, the undersigned authority, on this the 31st day of  
March, 2023.

  
Notary Public in and for the State of Texas



April 4, 2023

Allco, LLC  
PO Box 3684  
Beaumont, TX 77704

ATTENTION: Mr. Brandon Harrison  
REFERENCE: City of Magnolia  
Wastewater Treatment Plant Expansion  
B&W Job No. 220961.60

Dear Mr. Harrison:

A preliminary walkthrough of the above referenced project was conducted on Thursday, March 9, 2023. The following items require corrective action and resolution. A Final Review will be conducted at a later date with all parties.

- 1) Cut all protruding bolts throughout the project site flush to top of concrete.
- 2) Properly address all staining on the non-potable water above ground piping.
- 3) Install a stainless steel splash guard on three (3) sides of the final chamber of the chlorine contact tank. Splash guards should extend upwards to the top of the surrounding handrails to provide full protection for Operations. Install missing toeboards at the chlorine contact tank elevated mixer platform as indicated in Section 4 on Sheet 49 of the drawings.
- 4) Cap conduit stub outs on the north side of the chlorine contact tank.
- 5) Seal all penetrations to the interior and exterior walls of all new buildings. Seal all penetrations through the ceiling of all buildings, such as pipe hangars.
- 6) Address gap between louver and the interior wall of the Sodium Bisulfate room within the Chemical Building. Cold galv. spray corroding metal support bracket in the northeastern corner of the room at the ceiling.
- 7) Spot coat repair any corrosion found on the concrete protective coating adjacent to the fiberglass grating and within the overflow containment area below the grating, in both Chemical Building rooms, as necessary. Remove all trash from the overflow containment area.
- 8) Remove loose plastic from the overhead lighting fixtures within the Chemical Building and replace all damaged plastic covers.
- 9) Address leaks/seepage at the cold joint around the entire perimeter of the new influent structure.
- 10) Replace damaged concrete valve box located next to the yard hydrant south of the influent structure.
- 11) Address all staining, corrosion, and missing protective coating on all above ground piping around the influent structure and new influent pump station.
- 12) Replace missing grease cap on northern davit crane.
- 13) Replace unsealed metal fitting with a galvanized steel cap beneath "Lift Pump 1" terminal box.

- 14) Properly cap conduit stub out near influent pump 100A's hatch.
- 15) Replace all corroded or missing hardware throughout the influent pump station controls and terminal boxes. Reinstall all missing conduit at the pump station.
- 16) Install missing gasket behind cover plate for the conduit window on the new light pole located off the southwestern corner of the influent pump station. Clean out trash from the ground rod ground well located southwest of the influent pump station next to the new light pole.
- 17) Verify if there is a leak above the ceiling in the office at the new Electrical Building and address as necessary.
- 18) Install ceiling tile grommets at all penetrations through the acoustic ceiling within all new buildings.
- 19) Install cover plate for each exposed drain plug within the Electrical Building restroom. Remove and replace spliced insulation around the restroom's sink drain pipe.
  
- 20) Install all missing wall receptacle covers within the new office.
- 21) Install a wall mounted concave door stop for all interior doors located next to drywall.
- 22) Replace missing fire extinguisher with an appropriately rated fire extinguisher within the Electrical Building's Electrical Room.
- 23) Properly cap conduit stub outs inside the Electrical Building's Electrical Room. Address pipe penetration above VFD enclosures and repair wall.
- 24) Bracket and bolt down all flexible conduit for all hydraulic door controls.
- 25) Address gap in the metal trim around vent in the Electrical Building's Electrical Room.
  
- 26) Provide a sealed penetration and install flexible conduit around wire exiting the conduit located directly above the SCADA Control Center.
- 27) Install all missing screws on all enclosures in both MCC rooms. Fully tighten all loose bolts and screws on all enclosures in both MCC rooms.
- 28) Install door sweeps on all exterior building doors.
- 29) Replace sectioned conduit next to the chlorine contact tank blower 40-02.
- 30) Seal all ground wire conduit stub outs throughout the project.
- 31) Install appropriate name plates above the Chemical Building bleach and sodium bisulfate drip line penetrations.
- 32) Address all voids in the mortar that are not serving as a weep hole for all new CMU brick buildings. Address any voids found in CMU bricks.
- 33) Pack and seal all conduit entering all MCC and SCC enclosures in both MCC rooms.
- 34) Install permanent wiring schedules for all MCC and SCC enclosures.
- 35) Address exposed wires for louver control inside the mechanical room of the Chemical Building. Fully seal the louver furnace penetration.
- 36) Fully insulate refrigerant line mounted to the exterior of the east Chemical Building wall, located near the non-potable blowers.
- 37) Replace all missing or corroded screws for all conduit body covers throughout the project. Replace all missing conduit body covers throughout the project.
- 38) Reconfigure the PVC hub drain to for the fire suppression system located in the Mechanical Room of the Chemical Building to ensure proper drainage.

- 39) Replace corroded pipe hanger inside the Sodium Hypochlorite room.
- 40) Cap all open ports to all "Honeywell" enclosures.
- 41) Install proper drainage for both eye wash stations within the Chemical Building.
- 42) Remove all excess or loose material, trash, debris, SWPPP devices, etc. throughout the entire project site.
- 43) Establish sufficient vegetation in all disturbed areas of construction and restore site to preconstruction conditions or better.

Please let me know when these items have been completed.

Sincerely,



Daniel Ramos, P.E.  
Assistant Construction Manager

AEI Engineering, a Baxter & Woodman company  
TBPELS Firm No. F-21783

XC: Mr. Don Doering – City Administrator  
Mr. Burt Smith – Public Works Director  
Mr. Leonard Schneider – City Attorney  
Mr. Michael A. Kurzy, P.E. – City Engineer  
Ms. Patricia Gunter – Baxter & Woodman  
Mr. Keith Bohack – Baxter & Woodman  
Mr. Kyle Helvey – Baxter & Woodman  
Mr. Brian Helms – Baxter & Woodman

# City Administrator's Report for May 9, 2023

Every day is a new adventure here in Magnolia! Here is a partial list of some of my recent activities since the last City Council Meeting:

04/06 Teleconference with City Attorneys

04/11 Attended AEI Engineering Teams meeting for review of projects

04/13 Attended 4A meeting

04/13 Attended 4B meeting

04/17 Reported for Jury Duty in Conroe

04/18 Met with Representative from local church

04/19 Teleconference concerning Timber Hollow access easement

04/20 Attended P & Z Meeting

04/24 Met with Area City Administrators/Managers

04/25 Met with State Representative Cecil Bell and others at the Capitol concerning SJRA

04/26 Met with Local Developer

04/27 Teleconference with Local Developer

04/27 Met with City Engineer

04/28 Teleconference with Focused Advocacy

05/01 Teleconference with Mayor and City Attorney

05/03 Met with EDC Director and Local Developers

I have attached a 2 - page Financial Summary

Don Doering



**City of Magnolia  
Financial Summary  
April 30, 2023  
59% of Fiscal Year**

	Budgeted	Actual	Percent
<b>General Fund</b>			
Revenue	\$6,953,497	\$3,210,158	46%
Expenses	\$5,645,197	\$3,273,399	58%
<b>Water &amp; Sewer Fund</b>			
Revenue	\$10,718,971	\$6,270,742	59%
Expenses	\$5,685,544	\$3,145,974	55%
<b>Capital Projects Enter.</b>			
Revenue	\$500,000	\$0	0%
Expenses	\$4,020,000	\$5,066,166	126%
<b>Debt Service</b>			
Revenue	\$786,235	\$1,260,516	160%
Expenses	\$785,718	\$130,929	17%
<b>4B Community Dev.</b>			
Revenue	\$782,821	\$355,654	45%
Expenses	\$782,821	\$302,912	39%
<b>4A Economic Dev.</b>			
Revenue	\$1,302,000	\$744,555	57%
Expenses	\$1,174,720	\$475,420	40%
<b>Red Light Camera</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>445 Road Repair</b>			
Revenue	\$662,000	\$400,632	61%
Expenses	\$450,000	\$8,392	2%
<b>Hotel/Motel Occup.</b>			
Revenue	\$50,000	\$31,907	64%
Expenses	\$25,000	\$13,843	55%
<b>MC Security Fund</b>			
Revenue	\$7,000	\$6,991	100%
Expenses	\$5,000	\$4,438	89%

**City of Magnolia  
Financial Summary  
April 30, 2023  
59% of Fiscal Year**

	Budgeted	Actual	
<b>MC Tech. Fund</b>			
Revenue	\$9,000	\$7,732	86%
Expenses	\$8,100	\$5,753	71%
<b>Scofflaw</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>In-Kind Franchise</b>			
Revenue	\$0	\$3,960	0%
Expenses	\$0	\$0	0%
<b>Capital Projects</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>Magnolia Ridge PID</b>			
Revenue	\$124,315	\$119,388	96%
Expenses	\$115,785	\$45,393	39%
<b>Seized Property</b>			
Revenue	\$0	\$3,186	0%
Expenses	\$0	\$10,357	0%
<b>Judicial Efficiency</b>			
Revenue	\$200	\$1,197	599%
<u>Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>
<b>Total Revenue</b>	<b>\$21,896,039</b>	<b>\$12,416,618</b>	<b>57%</b>
<b>Total Expenses</b>	<b>\$18,697,885</b>	<b>\$12,482,976</b>	<b>67%</b>
<b>Total Rev - Capital P.</b>	<b>\$21,396,039</b>	<b>\$12,416,618</b>	<b>58%</b>
<b>Total Exp. - Capital P.</b>	<b>\$14,677,885</b>	<b>\$7,416,810</b>	<b>51%</b>