



Form 1058  
(Rev.9/2004)  
(GSD-EPC)  
Page 1 of 2

## Permit to Construct Access Driveway Facilities on Highway Right of Way

<b>To: RCCADEN, LLC c/o Cobb, Fendley &amp; Associates</b> <hr/> <b>700 N. Front St., Suite A</b> <hr/> <b>Angleton, TX 77515</b> <hr/>	<b>Hwy. FM 521</b> <hr/> <b>Control 847</b> <hr/> <b>713-4161602</b> <hr/> (Phone)	<b>Permit No. 21-0046</b> <hr/> <b>Section 6</b> <hr/>
--	---	--

The Texas Department of Transportation, hereinafter called the State, hereby authorizes RCCADEN, LLC c/o Cobb, Fendley & Associates, hereinafter called the Permittee, to construct/reconstruct a Private access driveway on the highway right of way abutting highway number FM 521 in in Brazoria County, located FM 523.

Subject to the Following:

1. The Permittee is responsible for all costs associated with the construction of this access driveway.
2. Design of facilities shall be as follows and/or as shown on sketch and is subject to conditions stated below:  
Provide 2-30' wide shared private driveways using a single row of 24" RCP with SETs and 15' radii. Provide 3-20' wide private driveways using a single row of 24" RCP with SETs and 15' radii.


---

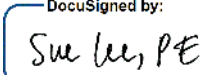
Access Only (No developed flow to TxDOT) see special note.


---

 All Construction and materials shall be subject to inspection and approval by the State.
3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as service pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a land use change or change in driveway traffic volume or vehicle types.
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
8. The Permittee will contact the TxDOT Maintenance Supervisor James M. McGuire at telephone (979) 864-8550 at least seventy-two (72) hours prior to beginning the work authorized by this permit.

**February 26, 2021**

Date of Issuance

DocuSigned by: **Texas Department of Transportation**  
  
 For <sup>3BEDA182419E44D...</sup> **Mark D. Wooldridge, P.E.**  
 Director of Maintenance  
 Houston District

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the highway right of way.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 (Property owner or owner's representative)

## **SPECIAL PROVISIONS FOR PERMIT NUMBER 21-0046**

1. All Pipes used shall be Reinforced Concrete Pipe (RCP), unless otherwise specified.
2. Culvert crossings within the 30-foot clear zone (parallel culverts) shall be required to have minimum 6:1 sloping ends known as Safety End Treatments (SETs). The culvert shall have sufficient length to allow the 6:1 slope to be achieved from the edge of pavement to the flowline at the end of the SET. Culverts that exceed 50' in length shall have a junction box for clean out, or as specified by the TxDOT Area Engineer.
3. Culverts larger than single 33-inch diameter, double 30-inch diameter, or three or more 12-inch diameter shall require safety pipe runners.
4. Riprap or stabilizing material shall be provided and installed by grantee at time of construction, or as directed by the TxDOT Area Engineer.
5. For TxDOT-maintained ASPHALT SURFACED PAVEMENT, no concrete pavement or curbing shall be allowed within State right of way.
6. For TxDOT-maintained CONCRETE SURFACED PAVEMENT, additional full-depth saw cuts may be made as needed to facilitate removal of the concrete within the limits of the required full-depth cuts. Concrete adjacent to the patch shall not be spalled or fractured by the removal procedure.
7. Placement or removal of beautification on State right of way shall be under the direction of TxDOT.
8. The Permittee certifies that its storm water runoff to the State's right of way shall not be contaminated by any industrial processes or significant pollutants, and the State shall not be held liable for any pollutants entering State right of way through storm water connections.
9. The Permittee shall meet all United States Access Board, Americans with Disabilities Act (ADA), and Texas Department of Licensing and Regulation (TDLR) requirements for items including but not limited to sidewalks, landings, and wheelchair ramps.
10. Permittee shall obtain overall environmental clearance with all appropriate regulatory agencies prior to beginning construction. Approval of this request by TxDOT does not relieve the Permittee or its agents of this obligation.
11. Work performed on railroad right-of-way, or easements controlled by others, is subject to the concurrence of the owner of said properties. Approval of this request by TxDOT does not relieve the Permittee of this obligation.
12. The complete permit package shall be on the project site at all times and available for review by TxDOT.
13. This permit is issued subject to a Traffic Control Plan, which will be approved by the TxDOT Area Engineer. No work within the State right of way shall begin until this approval has been granted.
14. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the grantee and the grantee shall indemnify and save harmless the State from any and all damage or loss that may develop due to this project.
15. TxDOT will inspect the construction, and may provide the flow-line elevation.

### **SPECIAL NOTE:**

*Any future development to properties accessing FM 521 from these driveways must be reviewed and approved by TxDOT or this permit will become null and void.*

## ADDITIONAL SPECIAL PROVISIONS FOR ACCESS PERMITS

REVISED AUGUST 10, 2017

- All work within the State of Texas right-of-way shall be performed in accordance with State standards and specifications as to the installation and materials used. All materials and mix designs to be placed in TxDOT right-of-way must be obtained from TxDOT approved sources and be of approved TxDOT mix designs.
- At least five (5) working days prior to any excavation, permittee shall request the location of all underground utilities within the work area by calling 811, and contacting local municipalities, utility districts, school districts, or any other utility owners. TxDOT-owned fiber optic, communications, power, illumination, and traffic signal cabling and conduit, can be located by calling the TxDOT Houston District Traffic Operations Office at 713-802-5662. Do not perform underground work on the project until TxDOT – owned facilities have been located and marked. Use caution when working in these areas to avoid damaging or interfering with existing facilities. Permittee shall be responsible for relocating and/or adjusting any utilities within the work area.
- This permit is subject to a *separate* traffic control plan being approved by the Area Engineer. All work must follow the TxDOT Traffic Control Plan Standards, Latest Revision, or if approved, Typical Applications shown in the *Texas Manual on Uniform Traffic Control Devices*, Latest Revision, Chapter 6-H. The advanced warning signage shown on standards *BC (1)-14* thru *BC (12)-14* will be required. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the Permittee. Contractor is required to supply all sub-contractors with a copy of this permit and approved traffic control plan.
- The Permittee shall coordinate the sequence of construction and traffic control plan with any adjacent highway construction or maintenance projects. No overnight lane closures will be permitted, unless otherwise approved by the Area Engineer.
- Work performed within the waterways, such as rivers, creeks, bayous, and drainage ditches, is subject to the concurrence of appropriate regulatory agencies. Permittee shall use Best Management Practices to minimize erosion and sedimentation resulting from proposed activities. Permittee certifies that its drainage system meets all storm water quality criteria of the County and/or City where the permit is located. Construction and/or maintenance of this project shall not adversely affect the drainage patterns within the area.
- All excavations within the right-of-way shall be backfilled according to the *TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges*, Item 400, as currently amended. All surplus material shall be removed from the right-of-way, and the excavation finished flush with surrounding natural ground.
- In no event will an edge drop-off be permitted during the hours of darkness. If the Contractor is unable to complete a section before the end of the work day, base material capable of vehicle support shall be pulled back to the existing edge on a 4:1 or flatter slope, to provide for driver and pedestrian safety.

## ADDITIONAL SPECIAL PROVISIONS FOR ACCESS PERMITS

REVISED AUGUST 10, 2017

- The Contractor shall not create a dirt nuisance or safety hazard in any roadway. The pavement shall be cleaned daily.
- All exposed dirt surfaces shall be sodded, unless otherwise approved by the Area Engineer. A slope of 4:1, or flatter, shall be required on the ditch front slope.
- No trees, vegetation, valves, meter boxes, cleanouts, ground boxes, handholes, manhole covers, etc. will be allowed in the pavement. These appurtenances shall be relocated elsewhere within the right-of-way, unless otherwise approved by the Area Engineer.
- The Texas Universal Triangular Slip Base Sign Supports shall be required for all signage within TxDOT right-of-way. Proposed signs, or those which require relocation, shall be done in accordance with the following standards: *SMD (GEN)-08*, *SMD (SLIP-1)-08*, *SMD (SLIP-2)-08*, and *SMD (SLIP-3)-08*.
- Should the existing roadway pavement or other feature be damaged, it shall be repaired as specified by the Area Engineer.
- The Permittee acknowledges and fully accepts responsibility and liability for the design, construction, maintenance, and operation of this project, which shall be the responsibility of the Grantee for the life of the project. The Permittee shall indemnify and save harmless the State from any and all damages or losses that may develop due to this project.
- All TxDOT standards are available online for free download:  
Statewide <http://www.dot.state.tx.us/business/standardplanfiles.htm>  
Houston District <http://www.dot.state.tx.us/hou/specinfo/specs.htm>
- The contractor or sub-contractor is required to contact the TxDOT Maintenance Supervisor a minimum of 72 hours prior to commencing any work.

<b>TxDOT Maintenance Supervisors</b>	<b>Office Phone</b>
Brazoria County	(979) 864-8500
Fort Bend County	(281) 238-7900
Galveston County	(409) 978-2552
Montgomery County	(936) 538-3300
Waller County	(979) 921-2400
Harris County, Inside IH 610 Loop	(713) 636-7400
Harris County, North	(281) 319-6400
Harris County, Southeast	(281) 464-5500
Harris County, West	(713) 934-5900





# Houston District Permit Application

09-05-17

Name of Applicant:	Permittee ( Property Owner)	Name of Site
Mail Permit To:	Consulting Firm                      Contact	Site Address
	Address	City                      State                      Zip Code
	City                      State                      Zip Code	Contact E-Mail
	Phone No.	Fax No

Type of Access:     Street Tie-In     Commercial     Private     Public     Temporary  
 Sidewalk     Preliminary     Hydraulics Only     TIA/Signal

Highway: \_\_\_\_\_ Name of closest cross street: \_\_\_\_\_

Is Highway within an incorporated city?     Yes     No    City: \_\_\_\_\_ County: \_\_\_\_\_

Property on which side of highway?     North     South     East     West    Key Map: \_\_\_\_\_

Number of requested driveway(s): \_\_\_\_\_ Width of requested driveway(s): \_\_\_\_\_

Number of requested street tie(s): \_\_\_\_\_ Width of requested street tie(s): \_\_\_\_\_

Number of existing access(s) to be modified: \_\_\_\_\_ Width of requested modification(s): \_\_\_\_\_  
(total width of modification without the radii)

Return radius: \_\_\_\_\_ Width of median: \_\_\_\_\_

Type of highway design?                      If of open ditch, give inside diameter of  
 Curbed     Open ditch     Both                      nearest upstream and downstream pipes: \_\_\_\_\_

Does this request include any drainage coming to TxDOT?                       Yes     No

If yes, complete the attached Access Permit Request Checklist, TxDOT Hydraulic Section. If no, what drainage authority receives developed flow \_\_\_\_\_ and **attach a copy of approval letter from the drainage authority.**

Is there an existing roadway median opening, ramp, or traffic signal located within 1000 feet of the proposed driveway?                       Yes     No  
If yes, indicate distance and directions to all on your plans



# FM 521 TRACT

Shoehoe Lake

44

Anchor Rd

Hwy 35

30

FM 523

FM 521

Kelly Bldg

29

610A

Lewis Lake

Google Earth

© 2020 Google

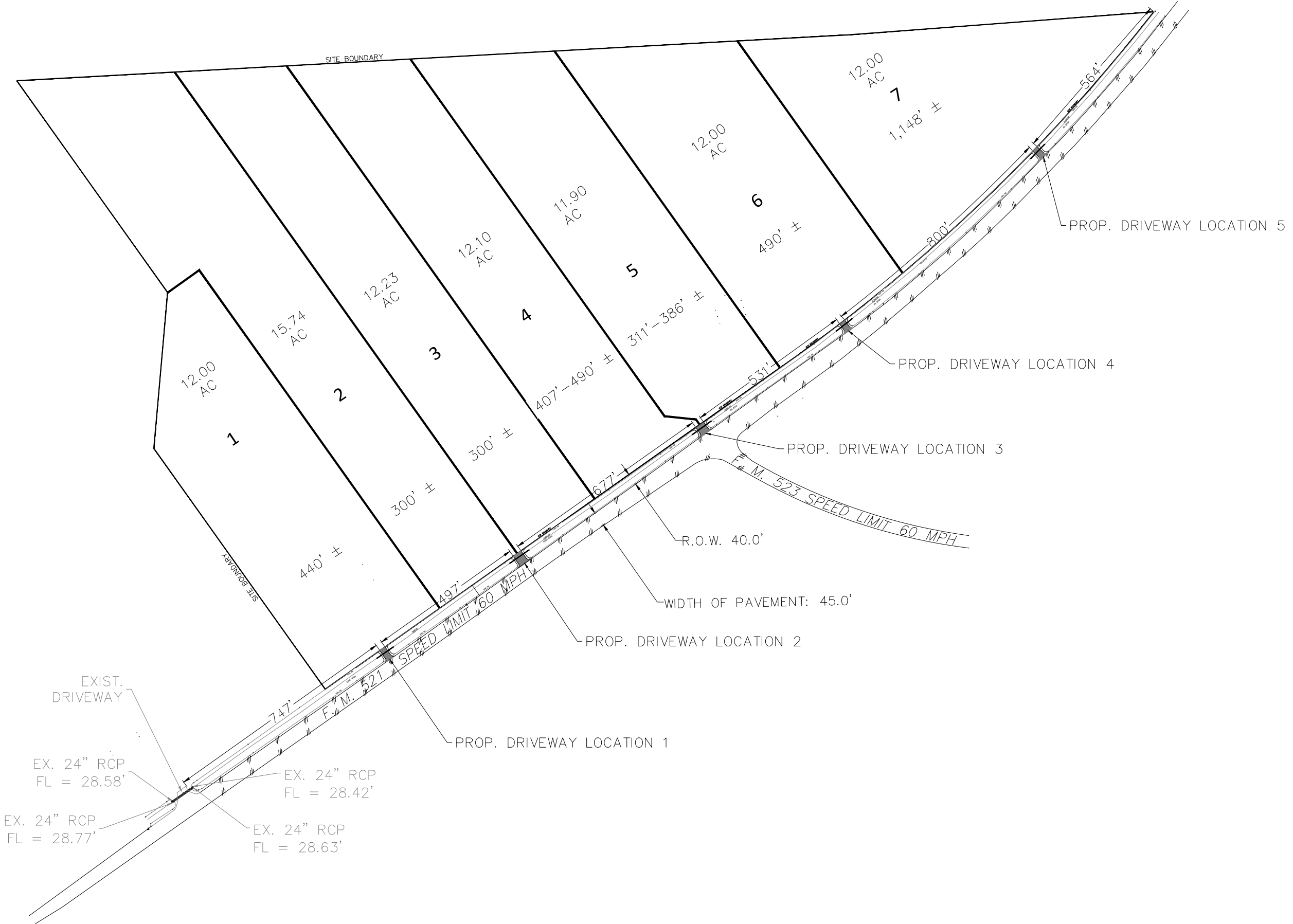
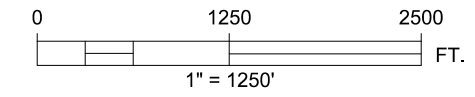
893B

893

1 mi







APP.	REVISIONS	DATE

**CobbFendley**  
 Texas Registration No. 274  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbhendley.com

JOB No: 1710-003-05 DWG No:

**CITY OF ANGLETON**

**FM 521 DRIVEWAY PERMIT**

**OVERALL DRIVEWAY LAYOUT**

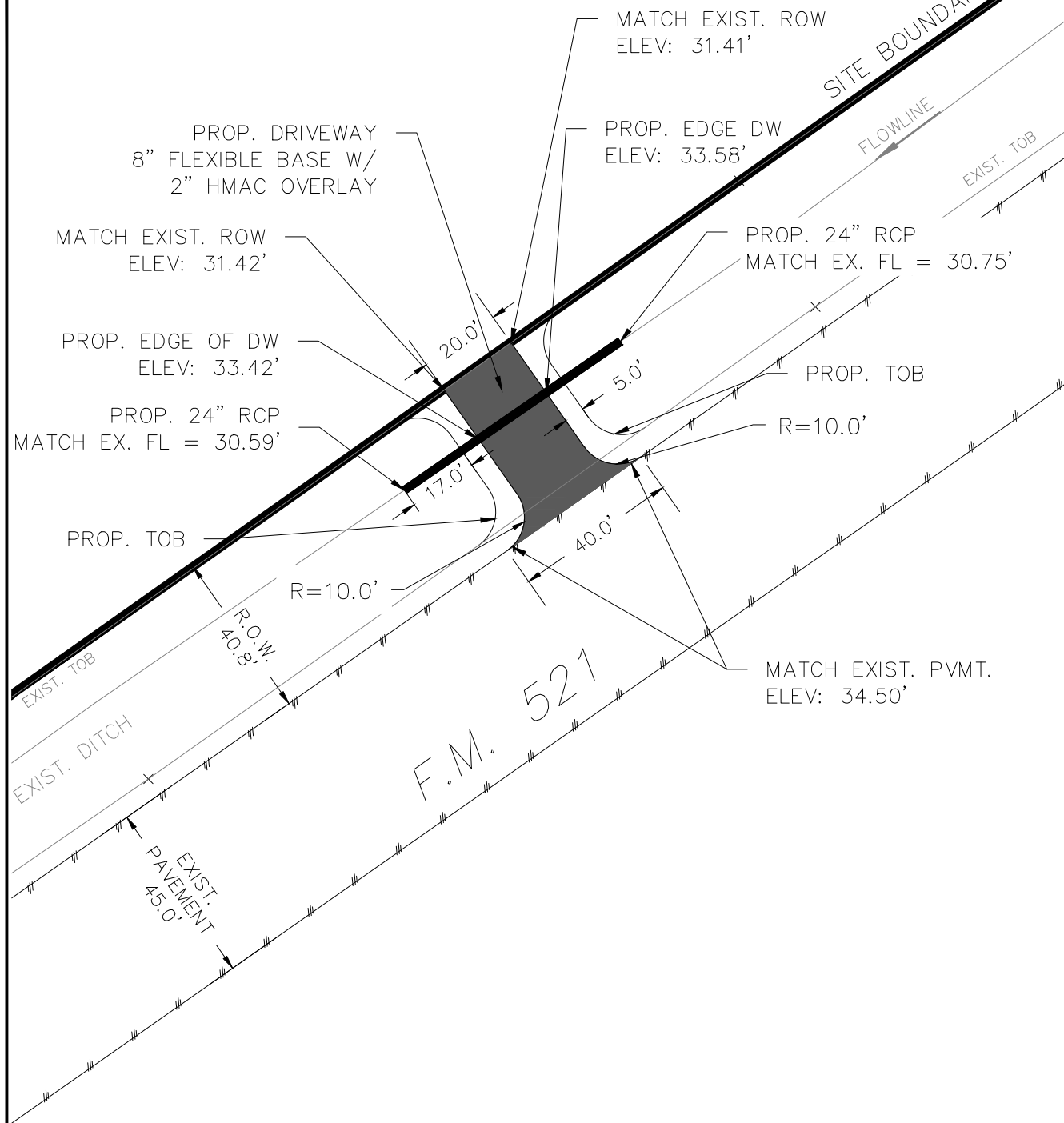
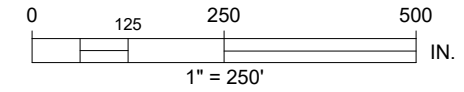
SUBMITTED:	DESIGNED BY:
SCALE:	DRAWN BY:
DATE: AUGUST 2020	SHEET No.: 1 OF 4
SURVEY BY: CobbFendley	DWG. NO:
F. B. NO:	

1910-002-01 FM 521 DRIVEWAY PERMIT ~ CITY OF ANGLETON

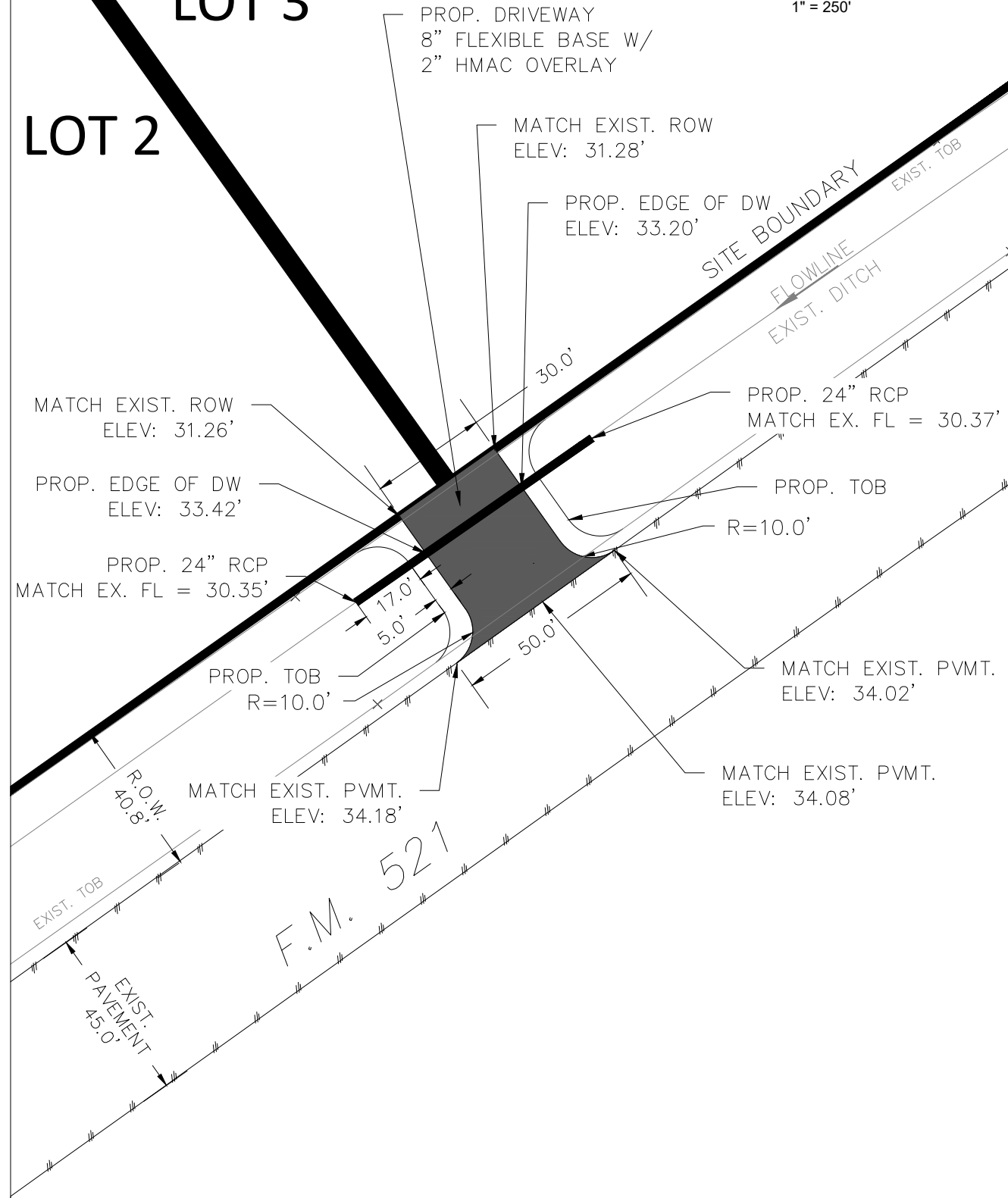
LOT 1

LOT 3

LOT 2



**PROP. DRIVEWAY  
LOCATION 1**



**PROP. DRIVEWAY  
LOCATION 2**

APP.	REVISIONS	DATE

1910-002-01 FM 521 DRIVEWAY PERMIT ~ CITY OF ANGLETON

**CobbFendley**  
 Texas Registration No. 274  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbhendley.com  
 JOB No: 1710-003-05 DWG No:

**CITY OF ANGLETON**

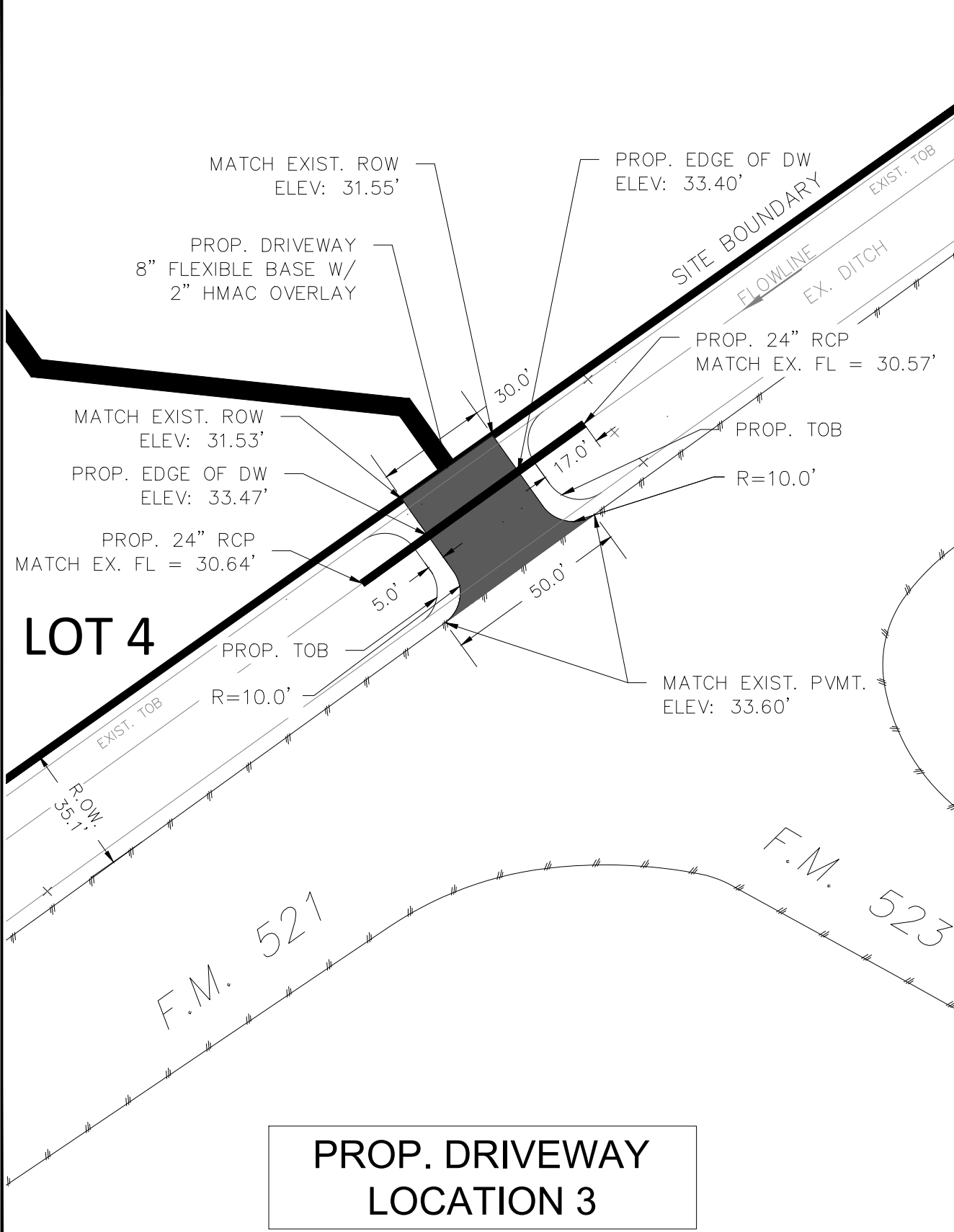
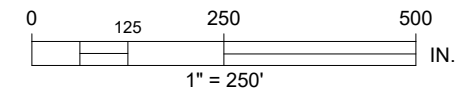
**FM 521 DRIVEWAY PERMIT**

**PROP. DRIVEWAY 1 & 2**

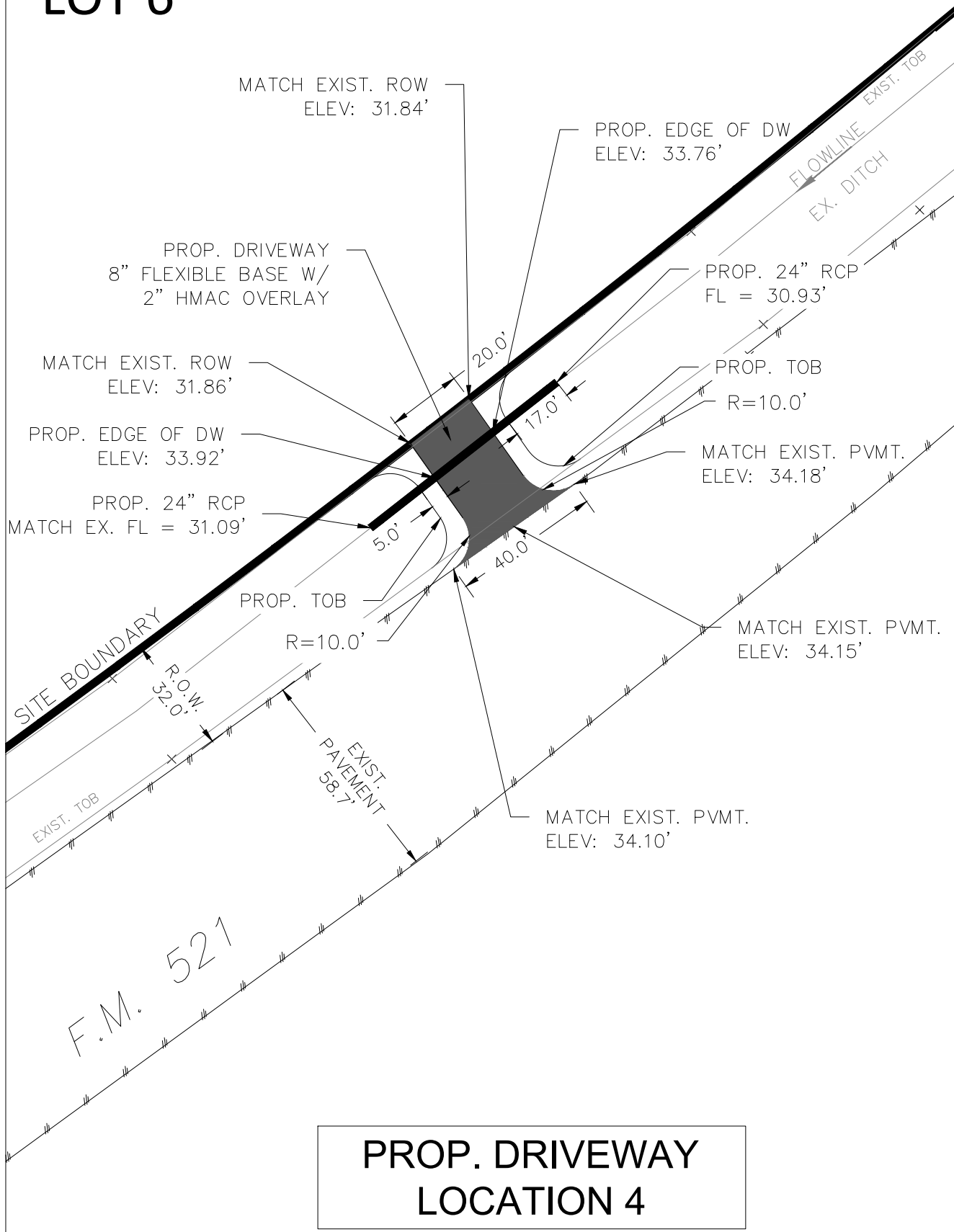
SUBMITTED:	DESIGNED BY:
SCALE:	DRAWN BY:
DATE: AUGUST 2020	SHEET No.: 2 OF 4
SURVEY BY: CobbFendley	DWG. NO.:
F. B. NO.:	

LOT 5

LOT 6



**PROP. DRIVEWAY  
LOCATION 3**



**PROP. DRIVEWAY  
LOCATION 4**

APP.	REVISIONS	DATE

**CobbFendley**  
 Texas Registration No. 274  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbhendley.com  
 JOB No: 1710-003-05 DWG No:

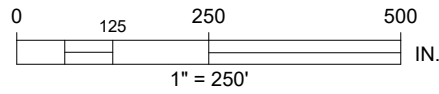
**CITY OF  
ANGLETON**

**FM 521  
DRIVEWAY PERMIT**

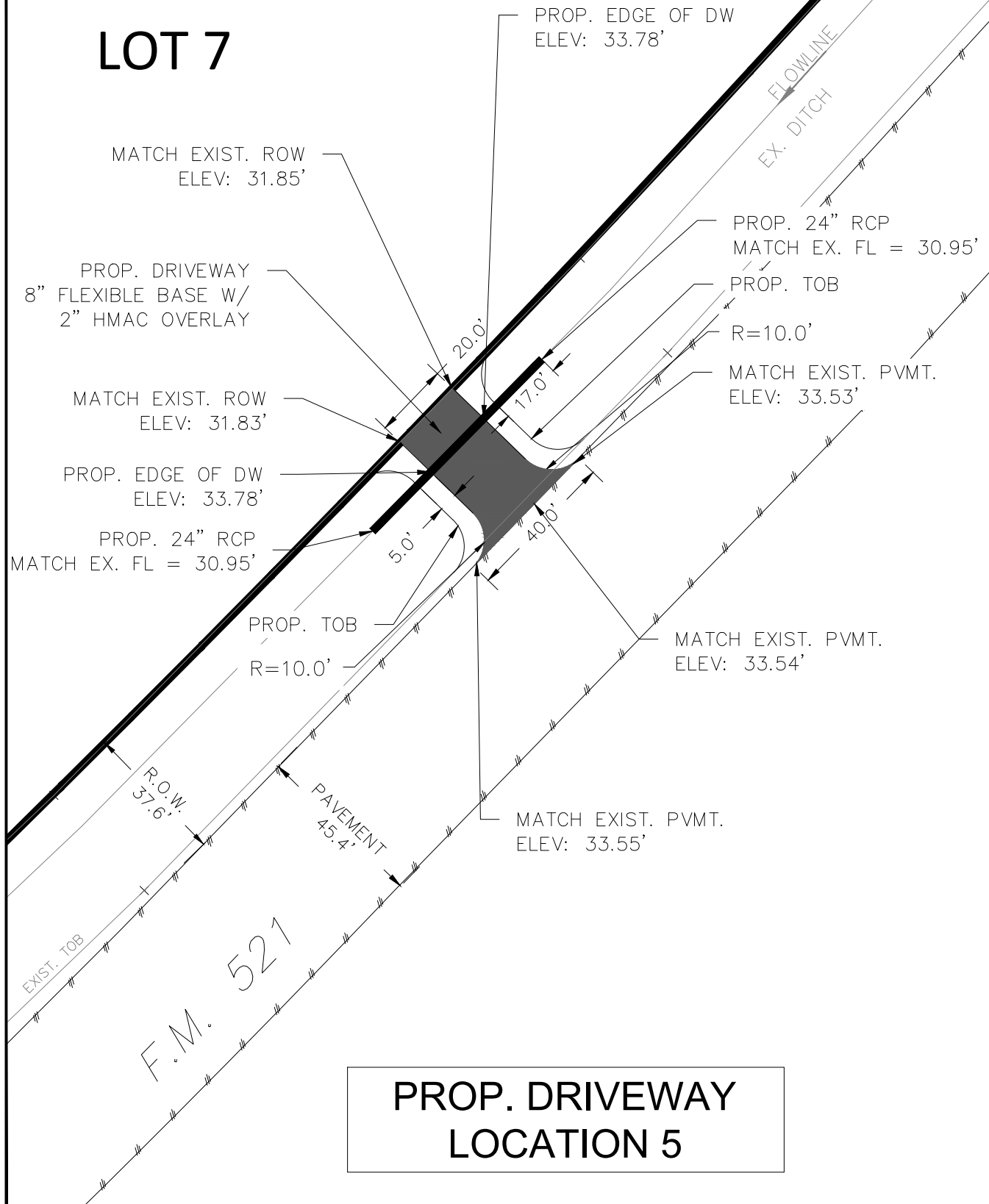
**PROP. DRIVEWAY  
3 & 4**

SUBMITTED:	DESIGNED BY:
SCALE:	DRAWN BY:
DATE: AUGUST 2020	SHEET No.: 3 OF 4
SURVEY BY: CobbFendley	DWG. NO.:
F. B. NO.:	

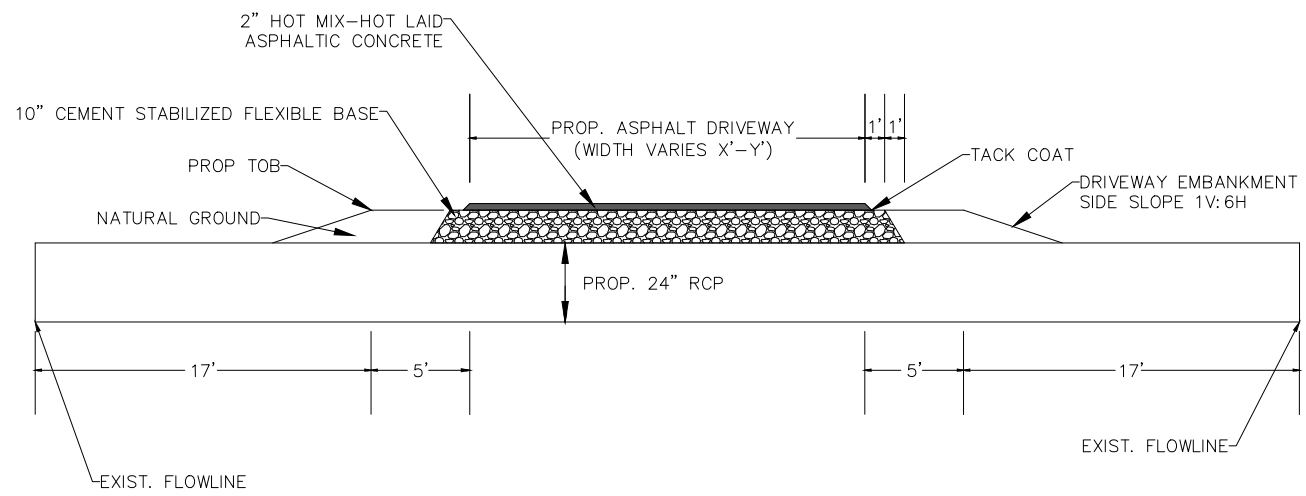
1910-002-01 FM 521 DRIVEWAY PERMIT ~ CITY OF ANGLETON



# LOT 7



**PROP. DRIVEWAY  
LOCATION 5**



**PROP. DRIVEWAY  
TYPICAL CROSS-SECTION**

N.T.S.

APP.	REVISIONS	DATE

**CobbFendley**  
 Texas Registration No. 274  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbhendley.com  
 JOB No: 1710-003-05 DWG No:

**CITY OF  
ANGLETON**

**FM 521  
DRIVEWAY PERMIT**

**PROP. DRIVEWAY 5 &  
DRIVEWAY TYPICAL  
CROSS-SECTION**

SUBMITTED:	DESIGNED BY:
SCALE:	DRAWN BY:
DATE: AUGUST 2020	SHEET No.: 4 OF 4
SURVEY BY: CobbFendley	DWG. NO:
F. B. NO:	

1910-002-01 FM 521 DRIVEWAY PERMIT ~ CITY OF ANGLETON



P.O. BOX 1386, HOUSTON, TEXAS 77251-1386 | 713.802.5000 | WWW.TXDOT.GOV

Mailbox Stands (when applicable)  
Houston District Counties

Dear Permit Applicant:

Due to existing Mailbox Safety Standards on all State maintained roadways, the Texas Department of Transportation (TxDOT) will place all mailbox stands on State right-of-way to ensure compliance. This placement will be done at no expense to the property owner.

Mailboxes shall be made of light weight sheet metal or light weight plastic. Heavy steel, cast iron or decorative mailboxes are not allowed. The local TxDOT office can provide additional guidelines for approved mailboxes.

The property owner should simply bring an approved mailbox to the local TxDOT office for initial installation. State crews will maintain the mailbox stand. If the mailbox needs to be replaced at any time, it will be the property owner's responsibility to acquire another mailbox.

Thank you in advance for your cooperation in this matter. If you should have any questions, please contact the local TxDOT office referenced on the first page of the permit document.

Sincerely,

Mark D. Wooldridge, P.E.  
Director of Maintenance  
Houston District

OUR VALUES: *People • Accountability • Trust • Honesty*

OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer