

**TOMBALL INDEPENDENT SCHOOL DISTRICT**  
**RFQ #984-25 – HCFC Channel Extension**

**Addendum No. 02**

**ISSUED: April 24, 2025**

**REQUEST FOR PROPOSALS FOR EARTHWORK AND RELATED CONSTRUCTION FOR A  
NEW DRAINAGE CHANNEL TO SERVE THE TISD WEST CAMPUS**

**Questions and Clarifications to the RFP Document:**

1. *Question: Notice of publication.*  
*Response: Revised Bid Tabulation form is provided and supersedes all prior documents.*
2. *Question: Notice of publication*  
*Response: Geotechnical Report*
3. *Question: Notice of Publication*  
*Response: Scoring Modification. The scoring providing in the RFP contained a request for your EMR rating. This is no longer required. Please provide the history and experience of the person assigned to provide Project Management/Site Supervision for your company on this project. A completed resume is needed specific to this question.*

**Questions and Clarifications to the Drawings:**

1. *Question: Notice of Publication.*
2. *Response: See attached drawings for updates.*

**Questions and Clarifications to the Specifications:**

1. *Question: None at this time.*  
*Response:*

**End of Addendum**

## **I. EXHIBIT A –PROPOSAL FORM**

Having examined the Request for Proposal prepared by the Owner, and in submitting this proposal, the undersigned agrees to the following:

1. To hold the proposal open for acceptance by the Owner for 60 days.
2. To hold alternate proposals open for acceptance by the Owner for 120 days
3. The Owner maintains the right to reject any or all proposals, to waive informalities or minor irregularities in the proposal process and to accept the proposal which the Owner considers most advantageous. The Owner reserves the right to verify the accuracy and completeness of all responses by utilizing any information available to the Owner without regard to whether such information appears in the submission.
4. That this Proposal has been arrived at independently and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over respondents in the award of this proposal.
5. The Owner reserves the right to negotiate with any Respondent in a manner permitted by law. The Owner must determine that the Respondent meets the basic contract requirements to consider the Respondent for award.
6. The undersigned has reviewed the Contract and exhibits as modified by Owner and agrees to execute a final version of these contracts in accordance with the attached terms, subject to final approval by Owner.
7. By providing a response, each Applicant agrees to waive any claim it has or may have against the Owner, its Trustees, agents and employees, and any reference sources, arising out of or in connection with: the administration, evaluation, or recommendation of any response; waiver of any requirements in the Request for Proposals; acceptance or rejection of any response and award of the Contract.
8. The cost of developing a response is the sole responsibility of the Applicant. The Owner will not provide reimbursement of such cost, and will not be liable for any preparation cost for any reason whatsoever.
9. Respondent has visited the site of the proposed work and fully acquaint themselves with the existing conditions there and should fully inform themselves as to the facilities involved, the difficulties and restrictions attending the performance of the contract. The Respondent should thoroughly examine and familiarize themselves with the drawings, technical specifications and all other contract documents. The contractor by the execution of the contract shall in no way be relieved of any obligation under it due to his failure to receive or examine any form or legal document or to visit the site or acquaint themselves with the conditions there existing. The Owner will be justified in rejecting any claim based on lack of inspection of the site prior to the proposal.
10. The unit price, if requested, for each of the items in the proposal shall include its pro rata share of overhead so that the sum of the products obtained by multiplying the quantity shown for each item by the unit price proposal represents the total proposal. Any proposal not conforming to this requirement may be rejected as informal. Special attention is drawn to this condition, as the unit prices will be used to determine the amount of any change orders resulting from an increase or decrease in quantities.

1. **Contract Time:** The undersigned agrees that, if the proposal is accepted, to commence work on receipt of "Notice to Proceed" from the Owner and to obtain Substantial Completion of all work not later than **180** Calendar Days from Notice to Proceed, subject to extensions of time as described in the Contract Documents.

2. **Addenda:** The undersigned acknowledges receipt of:

Addenda 1..... dated..... --/--/----

Addenda 2..... dated..... --/--/----

Addenda 3..... dated..... --/--/----

Addenda 4..... dated..... --/--/----

Addenda 5..... dated..... --/--/----

3. **Base Proposal:** The undersigned agrees to perform the complete Work of this Project. Base Bid is the entire scope of work noted and defined in the Construction Document package and RFP. The entire base bid shall be for the lump sum shown on the Bid Form below including a \$500,000.00 Owner's Contingency. The completed Unit Costs form shall be the total carried over from the Unit Cost form on Page 4 of 4.

4. **Unit Price:** (*Contractors shall only use the Bid form provided.*) See attached Bid Form.

Base Bid: \$ \_\_\_\_\_

Owner's Contingency \$ 500,000.00

Total Bid: \$ \_\_\_\_\_

Alternate Bid: \$ \_\_\_\_\_ Deductive / Additive (Circle One)

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City

ST

Zip

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Printed Name/Title: \_\_\_\_\_ Signature: \_\_\_\_\_

State whether firm is a: ☐ Corporation ☐ Partnership ☐ Individual

**TOMBALL INDEPENDENT SCHOOL DISTRICT  
IMPROVEMENTS TO HCFCD CHANNEL L109-00-00  
TO SERVE JUERGEN ROAD EDUCATIONAL CAMPUS  
HARRIS COUNTY, TEXAS**

| ATTACHMENT "A" - SCHEDULE OF UNIT PRICE WORK (ADDENDUM #1) |   |      |       |                          |            |       |             | 4/9/2025 |
|--|---|------|-------|--------------------------|------------|-------|-------------|----------|
| BASE BID - SITE WORK ITEMS                                 |   |      |       |                          |            |       |             |          |
| ITEM   |   |      |       | UNIT PRICE BID           | UNIT PRICE |       | TOTAL PRICE |          |
| NO.  | DESCRIPTION   | UNIT | QUAN. | (To Be Written in Words) | \$         | CENTS | \$          | CENTS    |
| 1  | Mobilization (Includes Bonds, Insurance, etc.)<br>Not To Exceed 3% Of Total Cost Of Project | LS   | 1     |                          |            |       |             |          |
| 2  | Clearing & Grubbing; Includes Demo of Fences;<br>Complete in Place                          | AC   | 17    |                          |            |       |             |          |
| 3  | 4' Construction Fence; Complete in Place  | LF   | 1,300 |                          |            |       |             |          |
| 4  | Pollution Prevention Plan; Complete in Place  | LS   | 1     |                          |            |       |             |          |
| 5  | Traffic Control During Construction; Complete in Place                                      | LS   | 1     |                          |            |       |             |          |
| SUBTOTAL - Site Work<br>Items 1 thru 5                     |   |      |       |                          |            |       |             |          |

| BASE BID - HCFCD CHANNEL ITEMS |   |      |         |                          |            |       |             |       |
|--------------------------------|---|------|---------|--------------------------|------------|-------|-------------|-------|
| ITEM                           |   |      |         | UNIT PRICE BID           | UNIT PRICE |       | TOTAL PRICE |       |
| NO.                            | DESCRIPTION   | UNIT | QUAN.   | (To Be Written in Words) | \$         | CENTS | \$          | CENTS |
| 6                              | Excavation; Complete in Place                                 | CY   | 160,000 |                          |            |       |             |       |
| 7                              | Offsite Disposal; Complete in Place                           | CY   | 160,000 |                          |            |       |             |       |
| 8                              | 2' Clay Liner; Complete in Place                              | CY   | 12,500  |                          |            |       |             |       |
| 9                              | Backslope Swale; Complete In Place                            | LF   | 4,325   |                          |            |       |             |       |
| 10                             | Backslope Structures (Includes 24" HDPE)<br>Complete In Place | EA   | 12      |                          |            |       |             |       |
| 11                             | Offsite Ditch Inceptor Structure<br>Complete In Place         | EA   | 1       |                          |            |       |             |       |

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| <b>BASE BID - HCFCD CHANNEL ITEMS (Cont.)</b>       |   |             |              |  |                   |              |                    |              |
|---|---|-------------|--------------|--|-------------------|--------------|--------------------|--------------|
| <b>ITEM NO.</b>                                     | <b>DESCRIPTION</b>  | <b>UNIT</b> | <b>QUAN.</b> | <b>UNIT PRICE BID<br/>(To Be Written in Words)</b> | <b>UNIT PRICE</b> |              | <b>TOTAL PRICE</b> |              |
|   |   |             |              |  | <b>\$</b>         | <b>CENTS</b> | <b>\$</b>          | <b>CENTS</b> |
| 12  | 5" Concrete Slope Paving (4000 PSI); Complete in Place  | SY          | 1,700        |  |                   |              |                    |              |
| 13  | Rip Rap; Complete in Place  | SY          | 2,700        |  |                   |              |                    |              |
| 14  | Hydro-Mulch; Complete in Place  | AC          | 20           |  |                   |              |                    |              |
| 15  | Solid Sod; Complete in Place  | SF          | 38,400       |  |                   |              |                    |              |
| 16  | 42" RCP Storm Sewer; Complete in Place  | LF          | 65           |  |                   |              |                    |              |
| 17  | 42" HDPE Storm Sewer; Complete in Place   | LF          | 90           |  |                   |              |                    |              |
| 18  | Headwall with Wingwalls; Complete in Place  | EA          | 2            |  |                   |              |                    |              |
| 19  | Remove and Dispose of Brick Plugs; Complete in Place  | EA          | 6            |  |                   |              |                    |              |
| 20  | Trench Safety; Complete in Place  | LF          | 155          |  |                   |              |                    |              |
| 21  | Survey Control Staking & Temporary Benchmark; Must be performed by West Belt Surveying, Inc; No substitutions allowed.                                | LS          | 1            | Nine Thousand Seven Hundred and No Cents           | \$9,700           | 00           | \$9,700            | 00           |
| 22  | As-Built Survey, Signed & Sealed by a Registered Professional Land Surveyor; Must be performed by West Belt Surveying, Inc; No substitutions allowed. | LS          | 1            | Seventeen Thousand Eight Hundred and No Cents      | \$17,800          | 00           | \$17,800           | 00           |
| <b>SUBTOTAL - HCFCD Channel<br/>Items 6 thru 22</b> |   |             |              |  |                   |              |                    |              |

**BASE BID SUBTOTAL (SITE WORK AND HCFCD CHANNEL)**

**TOMBALL INDEPENDENT SCHOOL DISTRICT  
IMPROVEMENTS TO HCFC D CHANNEL L109-00-00  
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HARRIS COUNTY, TEXAS**

| ASSOCIATED REHABILITATION WORK               |  |      |       |                          |            |       |             |       |
|--|--|------|-------|--------------------------|------------|-------|-------------|-------|
| NORTH DETENTION POND REHAB                   |  |      |       |                          |            |       |             |       |
| ITEM   |  |      |       | UNIT PRICE BID           | UNIT PRICE |       | TOTAL PRICE |       |
| NO.  | DESCRIPTION  | UNIT | QUAN. | (To Be Written in Words) | \$         | CENTS | \$          | CENTS |
| 23   | Regrade Detention Pond Side Slopes & Bottom (Includes Maintenance Berms and Backslope Swales and Overflows); Complete in Place | LS   | 1     |                          |            |       |             |       |
| 24   | Type 2 Filter Dam; Complete in Place   | EA   | 1     |                          |            |       |             |       |
| 25   | Flexterra; Complete in Place   | AC   | 2     |                          |            |       |             |       |
| 26   | Hydromulch   | AC   | 5     |                          |            |       |             |       |
| SUBTOTAL - N. POND REHAB<br>Items 23 thru 26 |  |      |       |                          |            |       |             |       |

| SOUTH DETENTION POND REHAB                   |  |      |       |                          |            |       |             |       |
|--|--|------|-------|--------------------------|------------|-------|-------------|-------|
| ITEM   |  |      |       | UNIT PRICE BID           | UNIT PRICE |       | TOTAL PRICE |       |
| NO.  | DESCRIPTION  | UNIT | QUAN. | (To Be Written in Words) | \$         | CENTS | \$          | CENTS |
| 27   | Regrade Detention Pond Side Slopes & Bottom (Includes Maintenance Berms and Backslope Swales and Overflows); Complete in Place | LS   | 1     |                          |            |       |             |       |
| 28   | Type 2 Filter Dam; Complete in Place   | EA   | 1     |                          |            |       |             |       |
| 29   | Flexterra; Complete in Place   | AC   | 3     |                          |            |       |             |       |
| 30   | Hydromulch   | AC   | 6     |                          |            |       |             |       |
| SUBTOTAL - S. POND REHAB<br>Items 27 thru 30 |  |      |       |                          |            |       |             |       |

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| <b>CHANNEL REHAB</b>                         |   |      |       |                          |            |       |             |       |
|--|---|------|-------|--------------------------|------------|-------|-------------|-------|
| ITEM   |   |      |       | UNIT PRICE BID           | UNIT PRICE |       | TOTAL PRICE |       |
| NO.  | DESCRIPTION   | UNIT | QUAN. | (To Be Written in Words) | \$         | CENTS | \$          | CENTS |
| 31   | Regrade Channel Side Slopes & Bottom (Includes Maintenance Berms and Backslope Swales and Overflows); Complete in Place | LS   | 1     |                          |            |       |             |       |
| 32   | Type 2 Filter Dam; Complete in Place  | EA   | 1     |                          |            |       |             |       |
| 33   | Flexterra; Complete in Place  | AC   | 7     |                          |            |       |             |       |
| 34   | Hydromulch; Complete in Place   | AC   | 7     |                          |            |       |             |       |
| 35   | Flush and Jet Connecting Storm Systems (Boxes, RCP, Manholes and all Other Detention-Related Appurtenances)             | LF   | 8,200 |                          |            |       |             |       |
| SUBTOTAL - CHANNEL REHAB<br>Items 31 thru 35 |   |      |       |                          |            |       |             |       |

REHAB BID SUBTOTAL (NORTH POND, SOUTH POND, AND CHANNEL)

**BID TOTALS**

BASE BID ITEMS SUBTOTAL

REHAB ITEMS SUBTOTAL

**BID SUBTOTAL**

**CONTINGENCY ALLOWANCE**

**\$500,000.00**

**Total Bid**

**ALTERNATE 1**

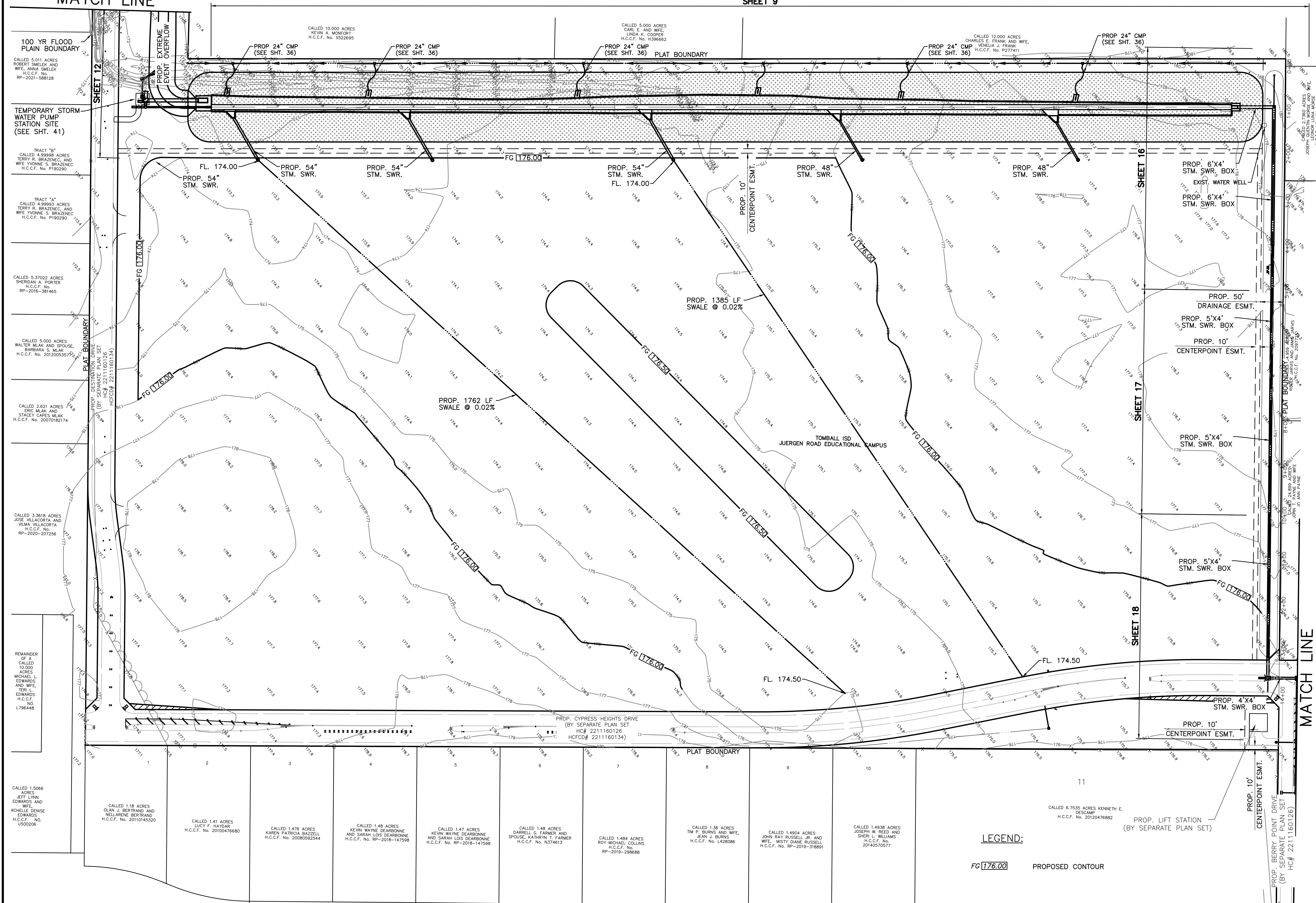
|    |  |    |   |  |  |  |  |  |
|----|--|----|---|--|--|--|--|--|
| 36 | On-Site Disposal; See "Fill Site" Exhibit; Complete in Place; (Replaces Item #7 in Base Bid) | LS | 1 |  |  |  |  |  |
|----|--|----|---|--|--|--|--|--|

**Alternate Total Bid (Substituting Item 36 for Item 7)**



**SHEET 9**

SEE SHEET 6  
MATCH LINE



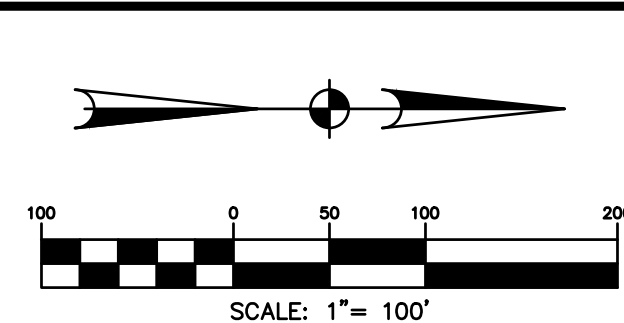
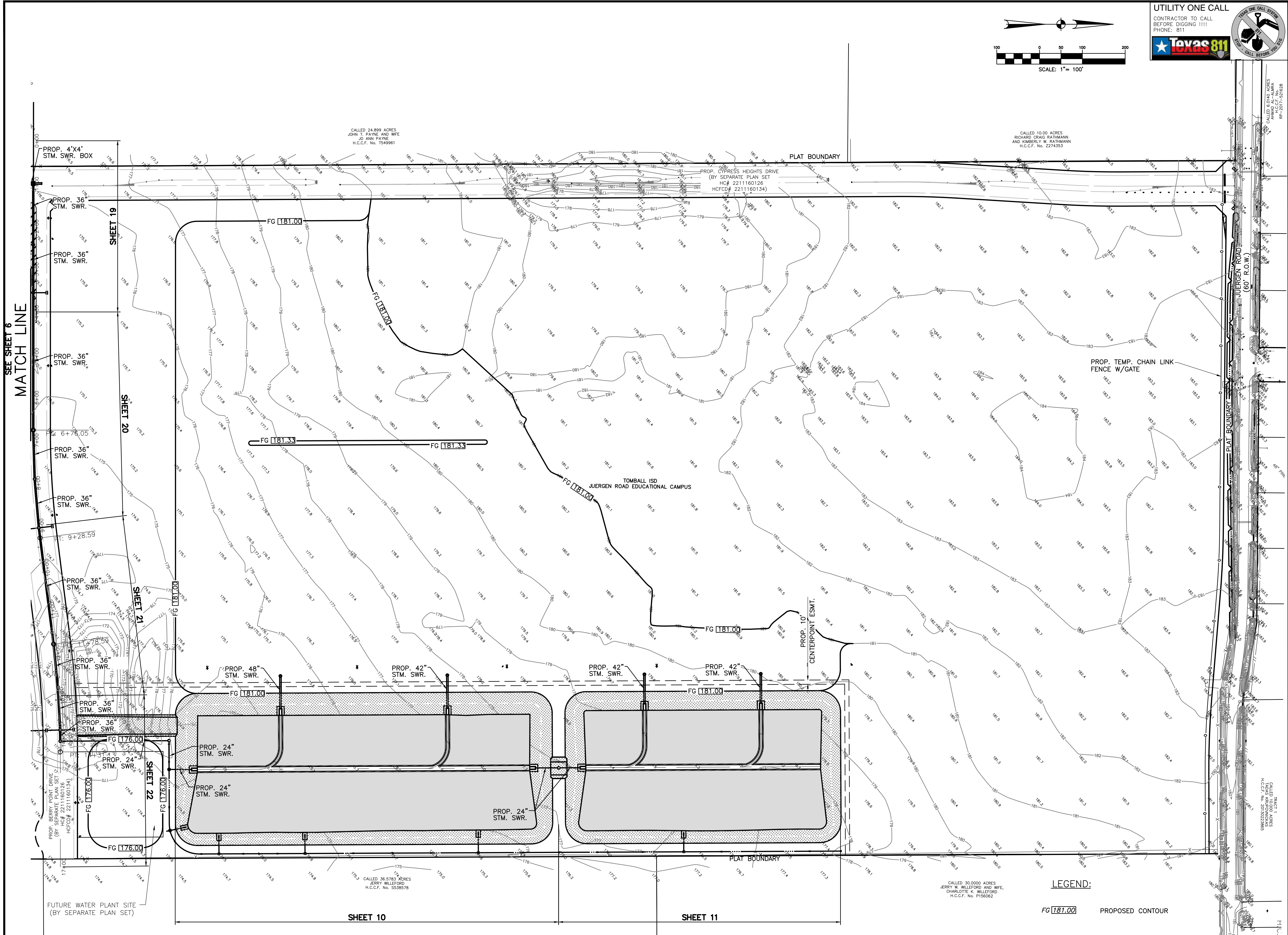
FG 176.00 PROPOSED CONTOUR

**MATCH LINE**  
**SEE SHEET 8**

06 Mar 2025 4:33PM RobertV  
 \\hsu-rv05\CADD\project\BROOK\_SP\Tomball\_ISD\866018-Juergen\_Tract\Civil\POND\_PKG\866-0018 - POND - DIRT.dwg  
 includes Xref(s): 866018-X-TOPO.dwg; 866018-X-POND- SEAL.dwg; DIRT Balance 05-18-22.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND.dwg



06 Mar 2023 4:33PM RobertV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\POND\_P\866-0018 - POND - DIRT.dwg  
Includes Xref(s): 866018-X-POND.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND.dwg



**UTILITY ONE CALL**  
CONTRACTOR TO CALL  
BEFORE DIGGING !!!!  
PHONE: 811

**Texas 811**

**UTILITY ONE CALL**  
CALL BEFORE YOU DIG

**BROOKS & SPARKS, INC.**  
CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW KATY, TX 77449  
PHONE: (281) 578-9595  
FAX: (281) 578-9686

**FLOODPLAIN INFORMATION:**  
ACCORDING TO F.I.R.M. MAP NO. 48201C0215L (COMMUNITY-PANEL NO. 4802870215L), MAP REVISED DATE: JUNE 18, 2007. THE SUBJECT PROPERTY LIES WITHIN THE AREAS DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE X SHADED. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE. BASE FLOOD ELEVATIONS DETERMINED. AND FLOODWAY. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**REFERENCE BENCHMARK:**  
RM111050 - ALUMINUM ROD WITH LOGO CAP STAMPED "111050" LOCATED ON THE NORTH SIDE OF BAUER-HOCKLEY ROAD ±75' EAST OF ITS INTERSECTION WITH ANGEL DRIVE AND ±120' WEST OF A POWER POLE IN KEY MAP 326B IN THE CYPRESS CREEK WATERSHED. ELEVATION = 176.30' (NAVD 88, 2001 ADJ.)

**TEMPORARY BENCHMARKS:**  
TBM "A" - BOX CUT ON "BB" INLET LOCATED ON THE EAST SIDE OF MUESCHKE ROAD ±50' SOUTH OF THE MOST NORTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 169.64'

**NOTE:** THE LOCATIONS OF THE PRIVATE UTILITY LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE ALSO ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES INCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UTILITIES.

**TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.**

**NOTICE:**  
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

**VERIFICATION OF PRIVATE UTILITY LINES**

Date: \_\_\_\_\_  
CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that you have shown 200' Natural Gas lines correctly. Not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months.

Date: \_\_\_\_\_  
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This Signature verifies that existing underground facilities. Not to be used for conflict verification.) Signature Valid for six months.

Date: \_\_\_\_\_  
APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.

**BROOKS & SPARKS, INC.**  
F-880  
FRANK E. BROOKS  
REGISTERED PROFESSIONAL ENGINEER  
03/06/2023

**TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS**

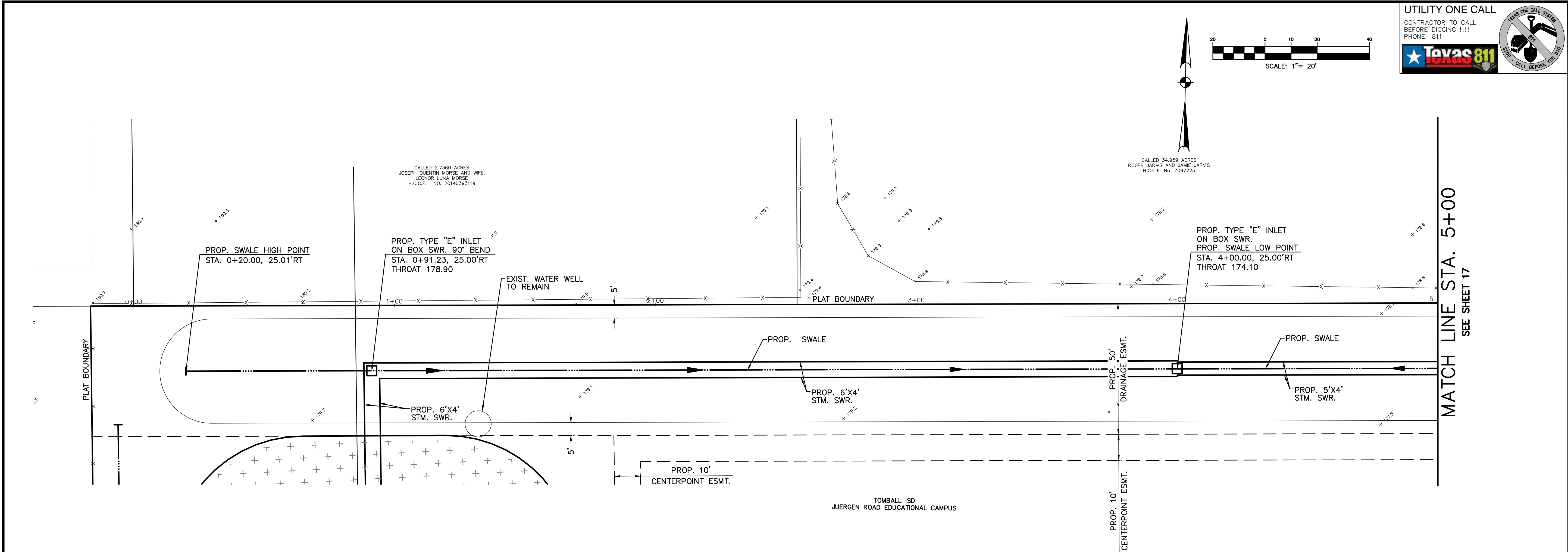
**PROJECT LAYOUT  
AND GRADING PLAN  
(SHEET 3 OF 3)**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |

**DRAWN BY: RV**      **CHECKED BY: CSM, JAE**  
**DESIGNED BY: CSM**      **APPROVED BY: FEB**  
**PROJECT NO. 866-0018**      **DATE: 03/06/2023**  
**SCALE: 1"=100'**      **SHEET 8 OF 46**



06 Mar 2023 4:36PM RobertTV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\POND\_PKC\866-0018 - POND - PRC01 DE.dwg  
Includes Xref(s): 866018-X-ROADWAY.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND-PROF.dwg; 866018-X-POND-SEAL.dwg; 866018-X-POND.dwg



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Signature valid for one year.

BROOKS & SPARKS, INC.  
F-880  
  
FRANK E. BROOKS  
03/06/2023

**TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS**

**50' DRAINAGE EASEMENT  
PLAN AND PROFILE  
STA. 0+00 TO STA. 5+00**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |

DRAWN BY: RV

CHECKED BY: CSM, JAE

DESIGNED BY: CSM

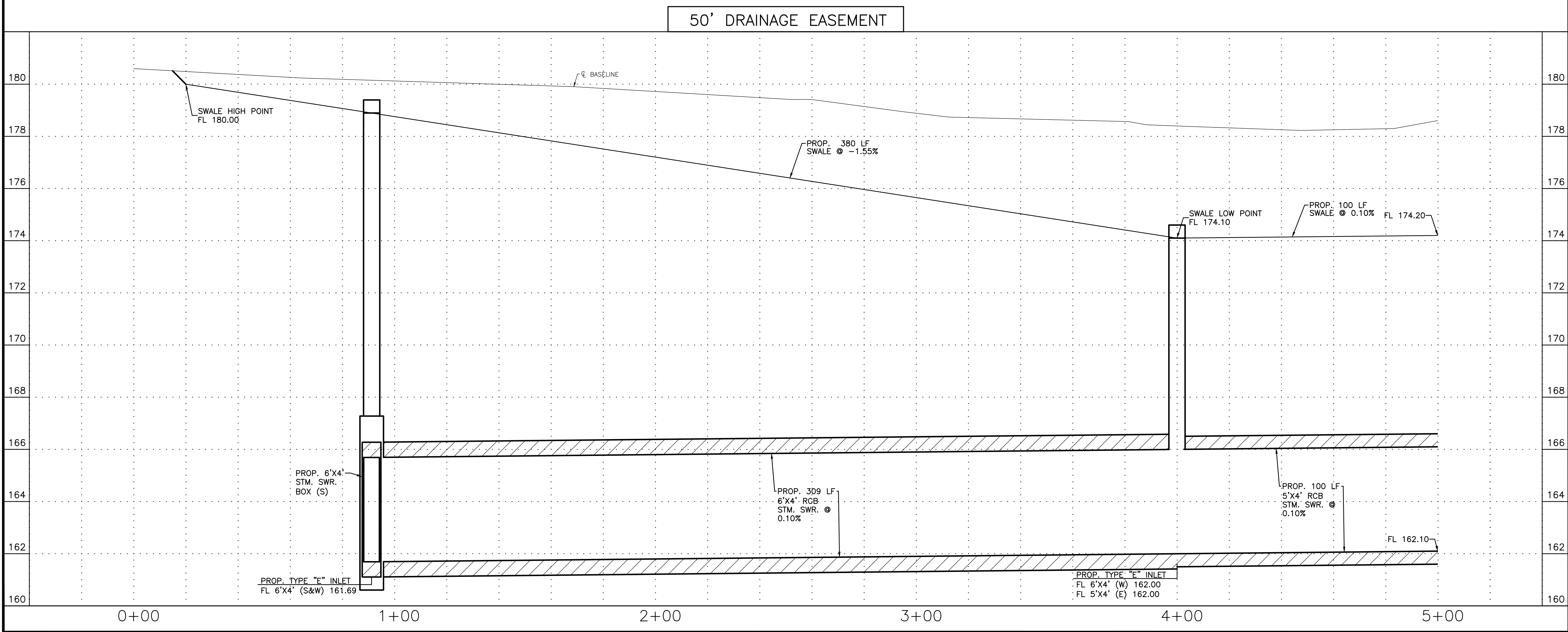
APPROVED BY: FEB

PROJECT NO. 866-0018

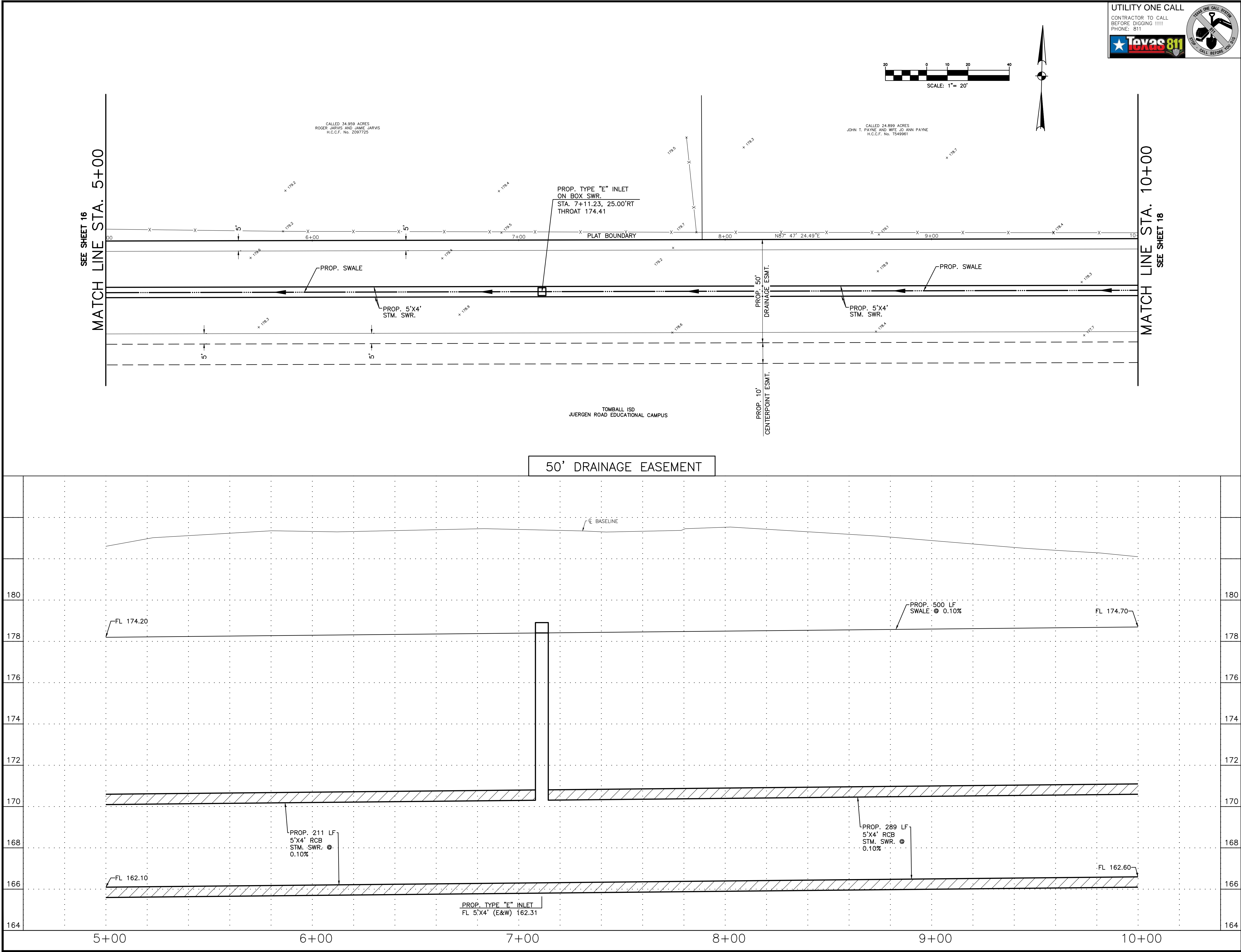
DATE: 03/06/2023

SCALE: H: 1"=20'  
V: 1"=2'

SHEET 16 OF 46



06 Mar 2023 4:36PM RobertV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball\_ISD\866018-Juergen\_Tract\Civil\POND\_PKC\866-0018 - POND - PRC01 DE.dwg  
Includes Xref(s): 866018-X-POND- BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND-PROF.dwg; 866018-X-POND- SEAL.dwg; 866018-X-POND.dwg



UTILITY ONE CALL  
CONTRACTOR TO CALL BEFORE DIGGING !!!!  
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CALL BEFORE YOU DIG

CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW KATY, TX 77449  
PHONE: (281) 578-9595  
FAX: (281) 578-9686

**BROOKS & SPARKS, INC.**

**FLOODPLAIN INFORMATION:**

ACCORDING TO F.I.R.M. MAP NO. 48201C0215L (COMMUNITY-PANEL NO. 4802870215L), MAP REVISED DATE: JUNE 18, 2007. THE SUBJECT PROPERTY LIES WITHIN THE AREAS DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE X SHADED. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE. BASE FLOOD ELEVATIONS DETERMINED. AND FLOODWAY. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**REFERENCE BENCHMARK:**

RM111050 - ALUMINUM ROD WITH LOGO CAP STAMPED "111050" LOCATED ON THE NORTH SIDE OF BAUER-HOCKLEY ROAD ±75' EAST OF ITS INTERSECTION WITH ANGELI DRIVE AND ±120' WEST OF A POWER POLE IN KEY MAP 326B IN THE CYPRESS CREEK WATERSHED. ELEVATION = 176.30' (NAVD 88, 2001 ADJ.)

**TEMPORARY BENCHMARKS:**

TBM "A" - BOX CUT ON "BB" INLET LOCATED ON THE EAST SIDE OF MUESCHKE ROAD ±50' SOUTH OF THE MOST NORTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 169.64'

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TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.

NOTICE:  
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date: \_\_\_\_\_

CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that you have shown 200' Natural Gas lines correctly. Not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months.

Date: \_\_\_\_\_

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Date: \_\_\_\_\_

APPROVED FOR AT&T TEXAS/SWB UNDERGROUND CONDUIT FACILITIES ONLY.  
Signature valid for one year.

BROOKS & SPARKS, INC.  
F-880

03/06/2023

TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS

**50' DRAINAGE EASEMENT  
PLAN AND PROFILE  
STA. 5+00 TO STA. 10+00**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |

|                              |                      |
|------------------------------|----------------------|
| DRAWN BY: RV                 | CHECKED BY: CSM, JAE |
| DESIGNED BY: CSM             | APPROVED BY: FEB     |
| PROJECT NO. 866-0018         | DATE: 03/06/2023     |
| SCALE: H: 1"=20'<br>V: 1"=2' | SHEET 17 OF 46       |



05 May 2023 2:57PM RobertTV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\POND\_PKC\866-0018 - POND - PC001 DE.dwg  
Includes Xref(s): 866018-X-ROADWAY.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND-PROF.dwg; 866018-X-POND-SEAL.dwg; 866018-X-POND-X-POND.dwg

UTILITY ONE CALL

CONTRACTOR TO CALL  
BEFORE DIGGING !!!!  
PHONE: 811



**BROOKS & SPARKS, INC.**  
CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW KATY, TX 77449 PHONE: (281) 578-9595 FAX: (281) 578-9686

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ELEVATION = 176.30' (NAVD 88, 2001 ADJ.)

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Date:  
APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.

BROOKS & SPARKS, INC.  
F-880  
FRANK E. BROOKS  
REGISTERED PROFESSIONAL ENGINEER  
49225  
03/06/2023

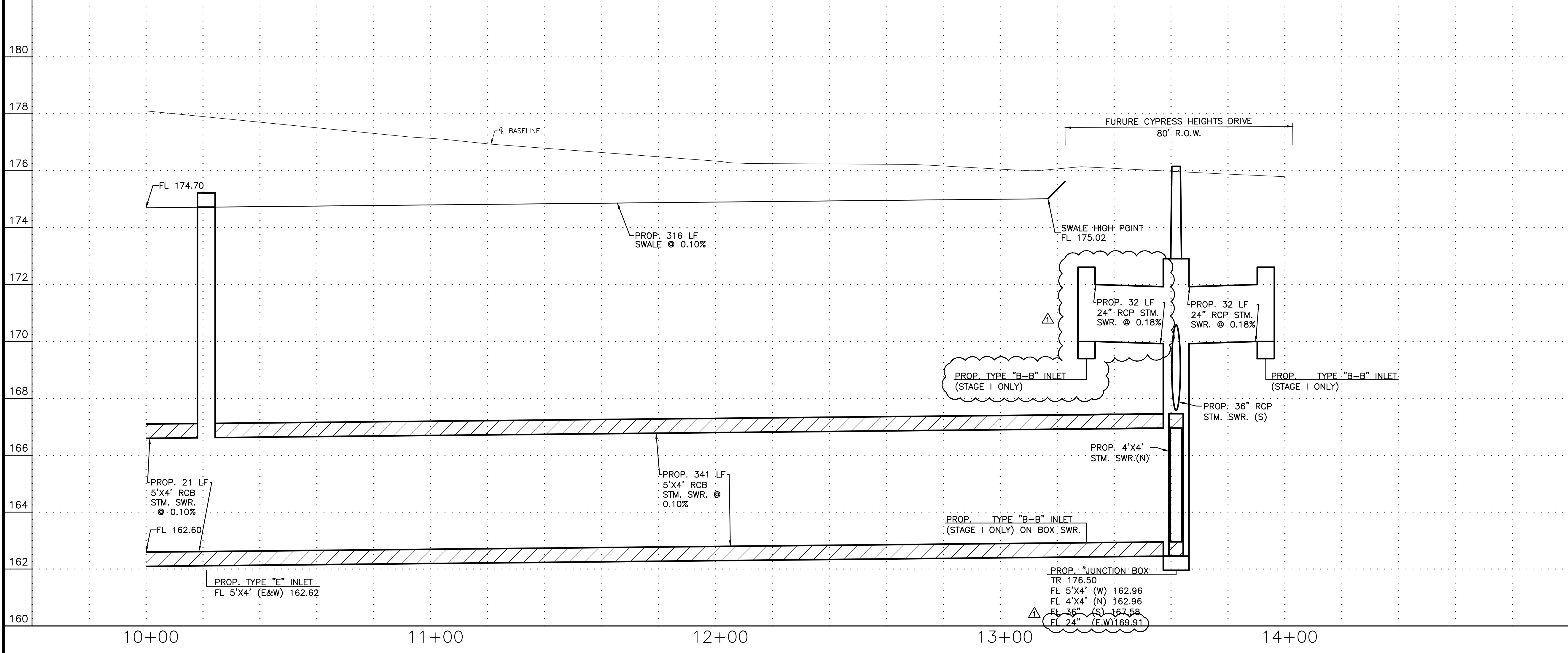
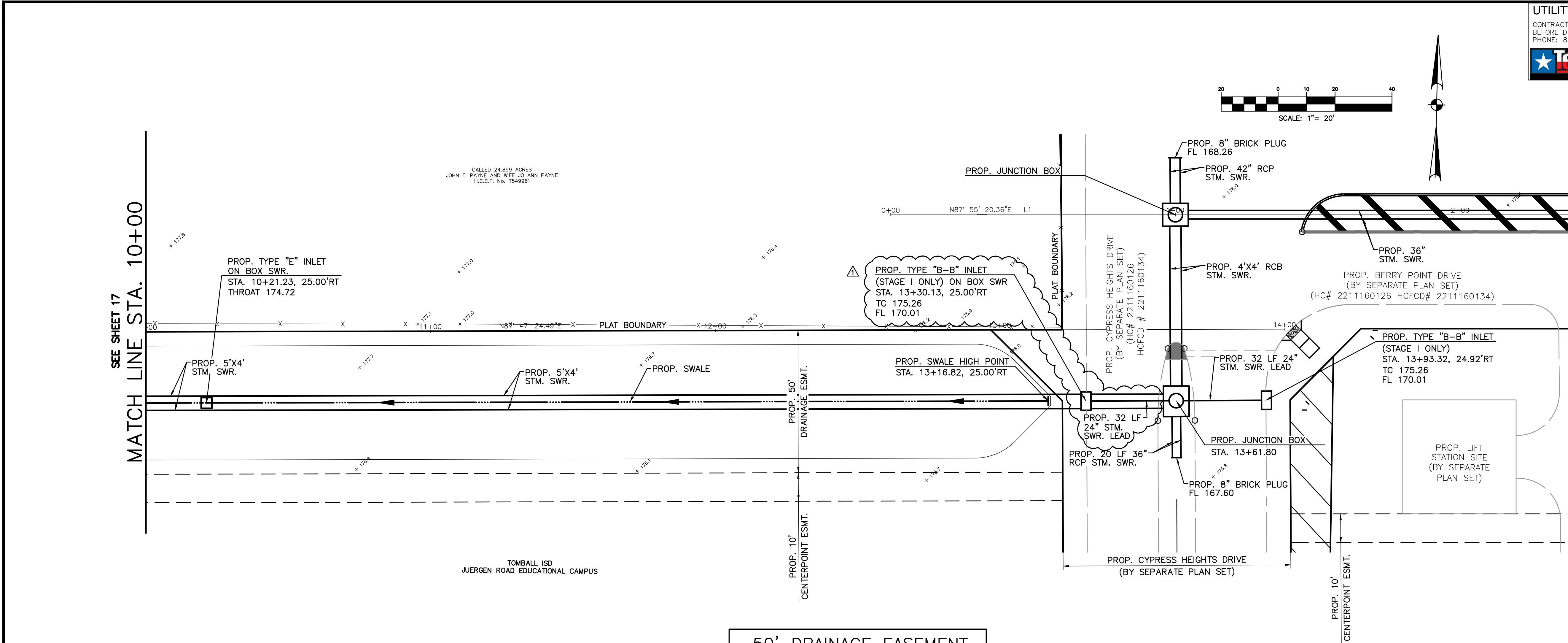
TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS

50' DRAINAGE EASEMENT  
PLAN AND PROFILE  
STA. 10+00 TO STA. 14+00

| NO. | DATE   | REVISIONS                                  | BY |
|-----|--------|--|----|
| 1   | 5/5/23 | CONNECTED PROP TY B-B INLET TO PROP STM MH | RV |

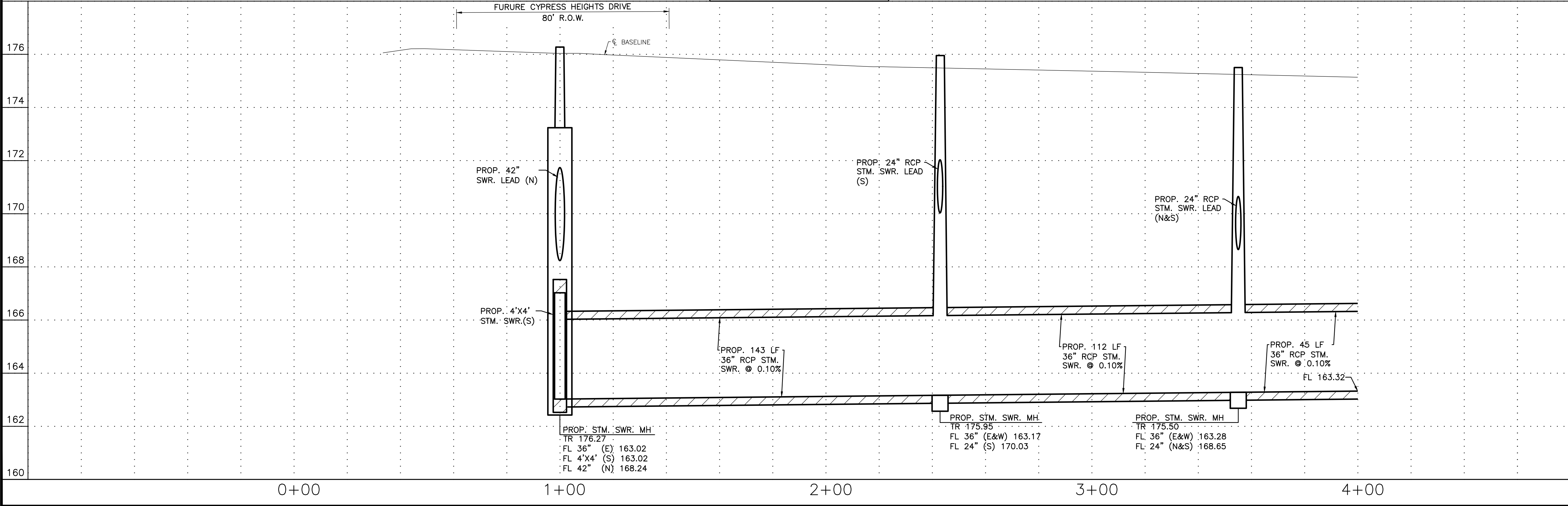
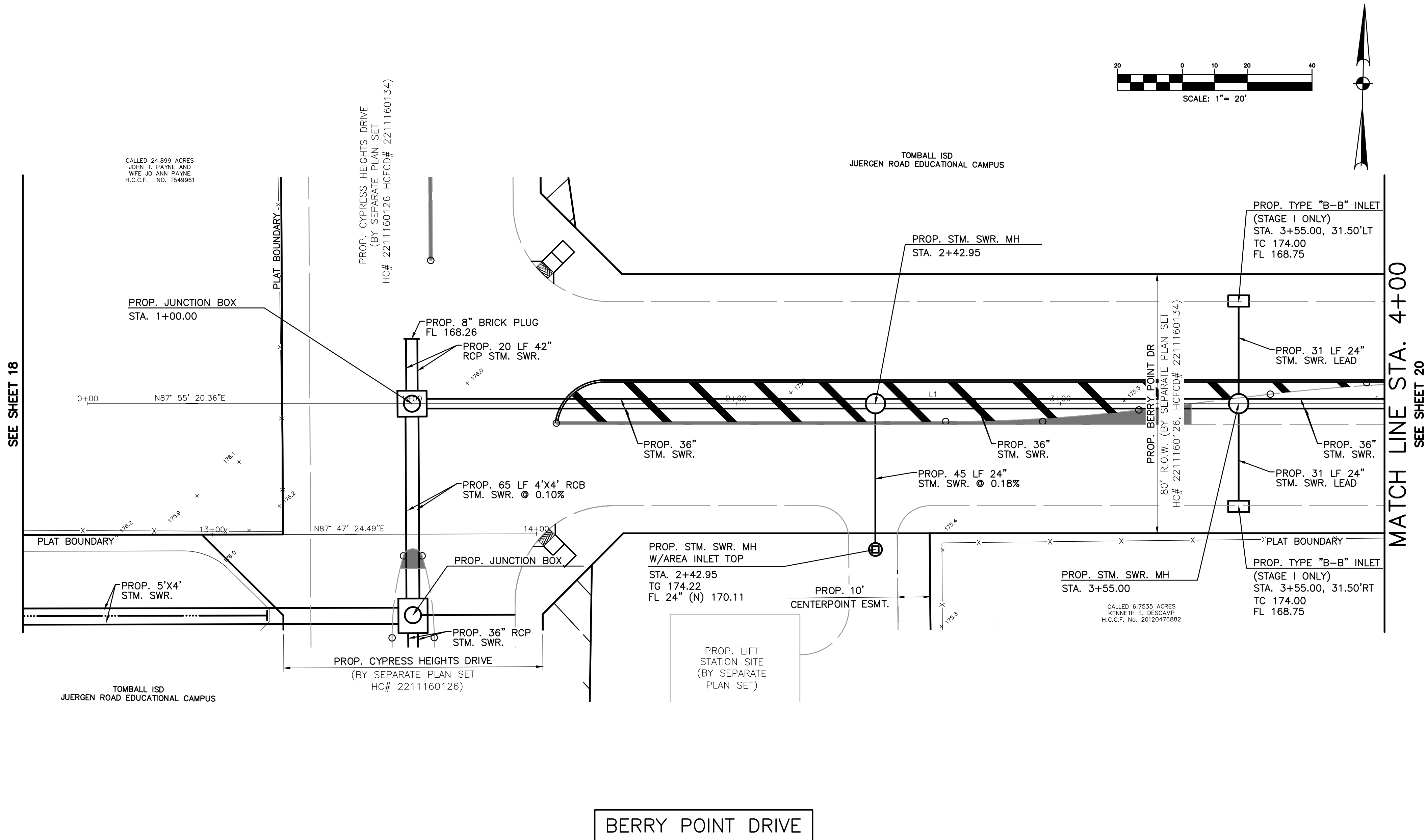
DRAWN BY: RV  
DESIGNED BY: CSM  
PROJECT NO. 866-0018  
SCALE: H: 1"=20'  
V: 1"=2'

CHECKED BY: CSM, JAE  
APPROVED BY: FEB  
DATE: 03/06/2023  
SHEET 18 OF 46





06 Mar 2023 4:37PM RobertTV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball\_ISD\866018-Juergen\_Tract\Civil\POND\_PKC\866-0018 - POND - PR020 BP.dwg  
Includes Xref(s): 866018-X-ROADWAY.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND-PROF.dwg; 866018-X-POND-SEAL.dwg; 866018-X-POND.dwg



#### UTILITY ONE CALL

CONTRACTOR TO CALL  
BEFORE DIGGING !!!!  
PHONE: 811



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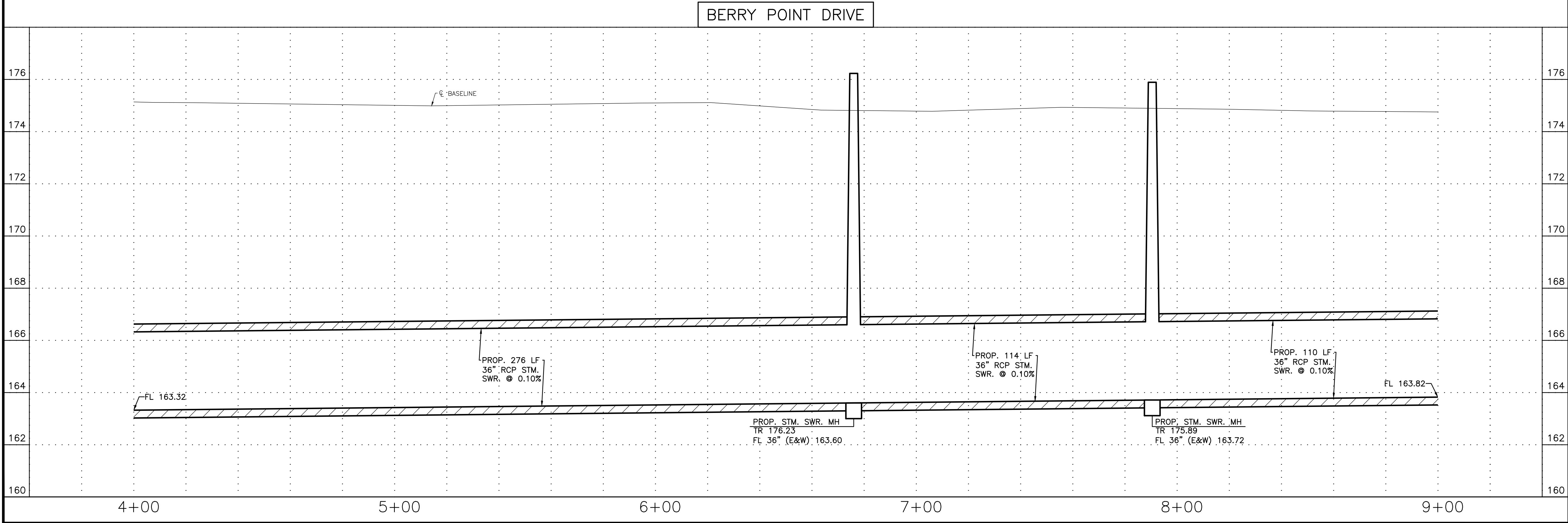
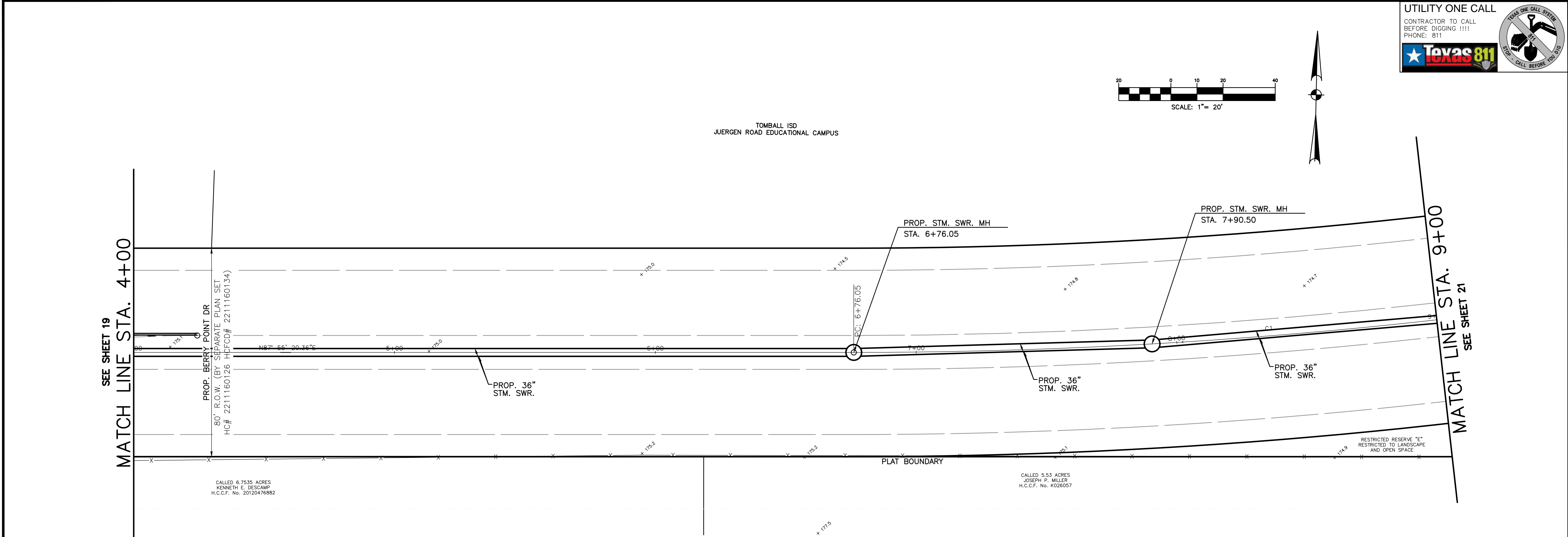
BROOKS & SPARKS, INC.  
F-880  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
FRANK E. BROOKS  
49225  
03/06/2023

TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS

BERRY POINT DRIVE  
PLAN AND PROFILE  
STA. 0+00 TO STA. 4+00

| NO.                          | DATE | REVISIONS            | BY |
|------------------------------|------|----------------------|----|
| 162                          |      |                      |    |
| 160                          |      |                      |    |
| DRAWN BY: RV                 |      | CHECKED BY: CSM, JAE |    |
| DESIGNED BY: CSM             |      | APPROVED BY: FEB     |    |
| PROJECT NO. 866-0018         |      | DATE: 03/06/2023     |    |
| SCALE: H: 1"=20'<br>V: 1"=2' |      | SHEET 19 OF 46       |    |

06 Mar 2023 4:37PM RobertV  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball\_ISD\866018-Juergen\_Tract\Civil\POND\_PKC\866-0018 - POND - PR020 BP.dwg  
Includes Xref(s): 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; 866018-X-POND-PROF.dwg; 866018-X-POND-SEAL.dwg; 866018-X-POND-BP.dwg



UTILITY ONE CALL

CONTRACTOR TO CALL  
BEFORE DIGGING !!!!  
PHONE: 811

Texas 811

CALL BEFORE YOU DIG

21020 PARK ROW  
KATY, TX 77449

PHONE: (281) 578-9595  
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Date:

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BROOKS & SPARKS, INC.  
F-880

STATE OF TEXAS

49225

REGISTERED PROFESSIONAL ENGINEER

03/06/2023

TOMBALL INDEPENDENT SCHOOL DISTRICT  
PLANS FOR  
DETENTION BASINS, STORM SEWER  
AND SITE EARTHWORK  
TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS

BERRY POINT DRIVE  
PLAN AND PROFILE  
STA. 4+00 TO STA. 9+00

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| 162 |      |           |    |
| 160 |      |           |    |

DRAWN BY: RV

CHECKED BY: CSM, JAE

DESIGNED BY: CSM

APPROVED BY: FEB

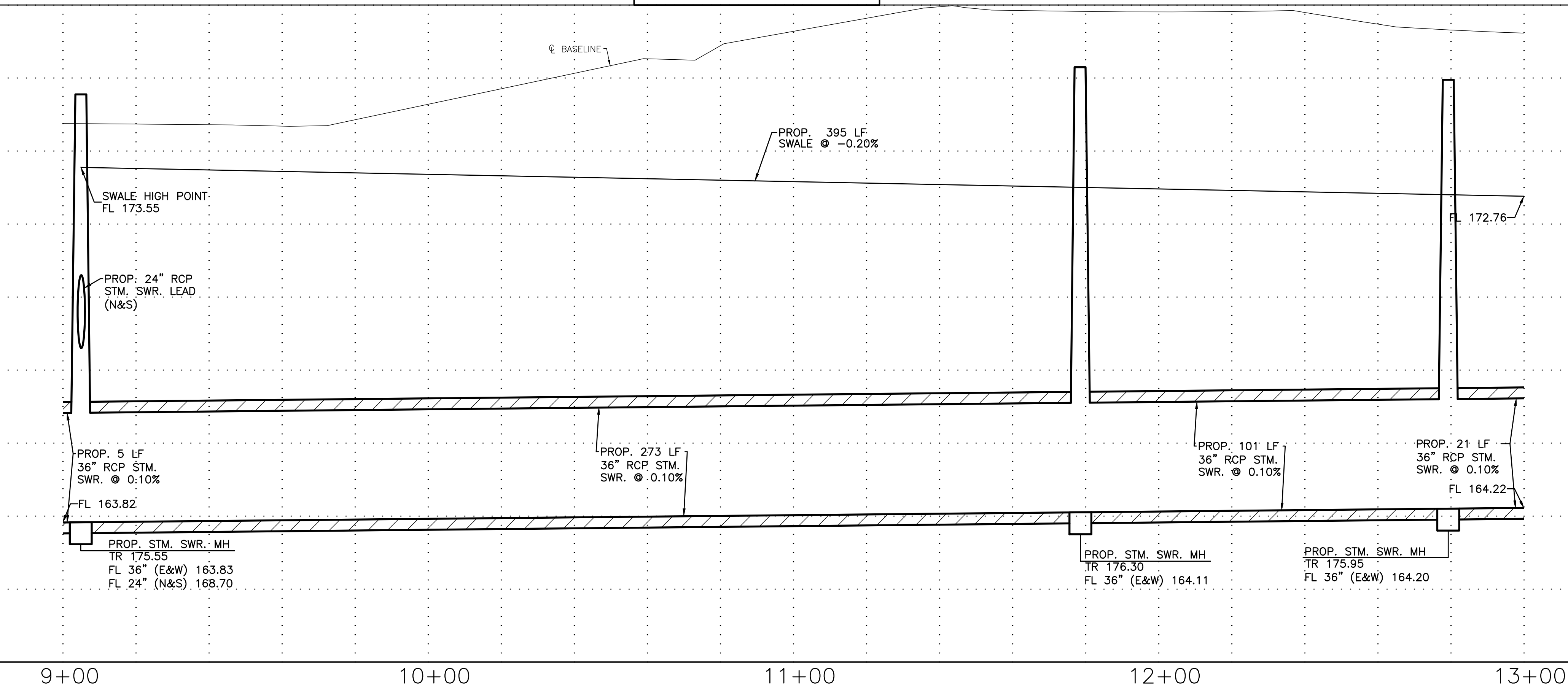
PROJECT NO. 866-0018

DATE: 03/06/2023

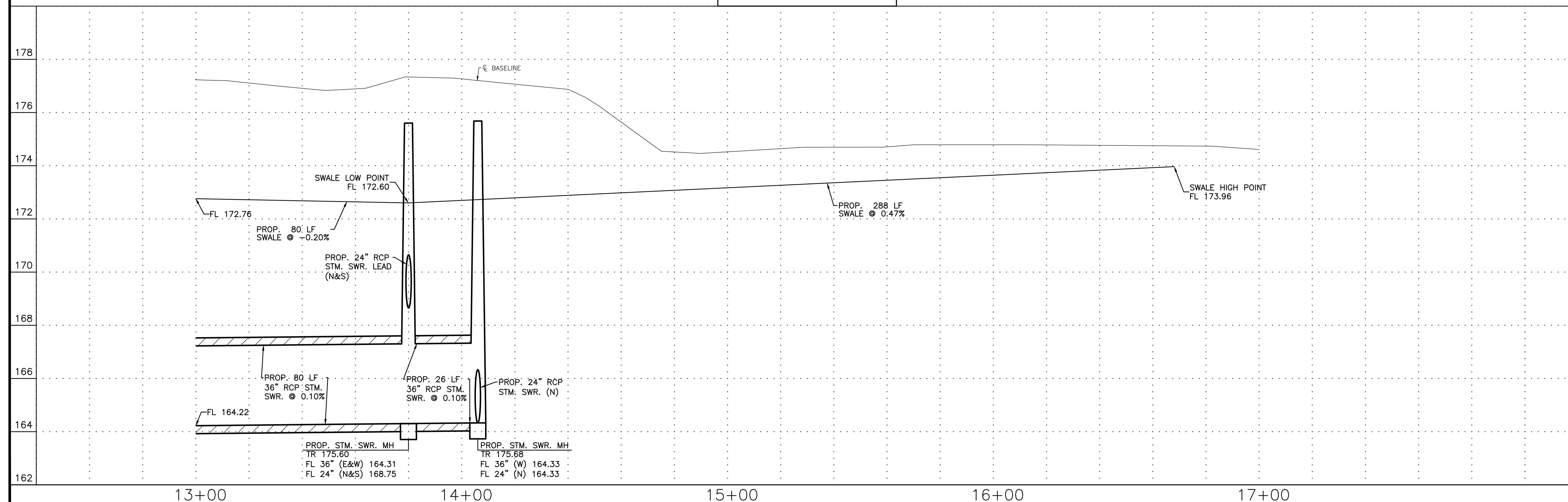
SCALE: H: 1"=20'  
V: 1"=2'

SHEET 20 OF 46











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Mike Brower Date: 10/20/23  
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This Signature verifies that existing underground facilities. Not to be used for conflict verification.) Signature Valid for six months.

BROOKS & SPARKS, INC.  
F-880



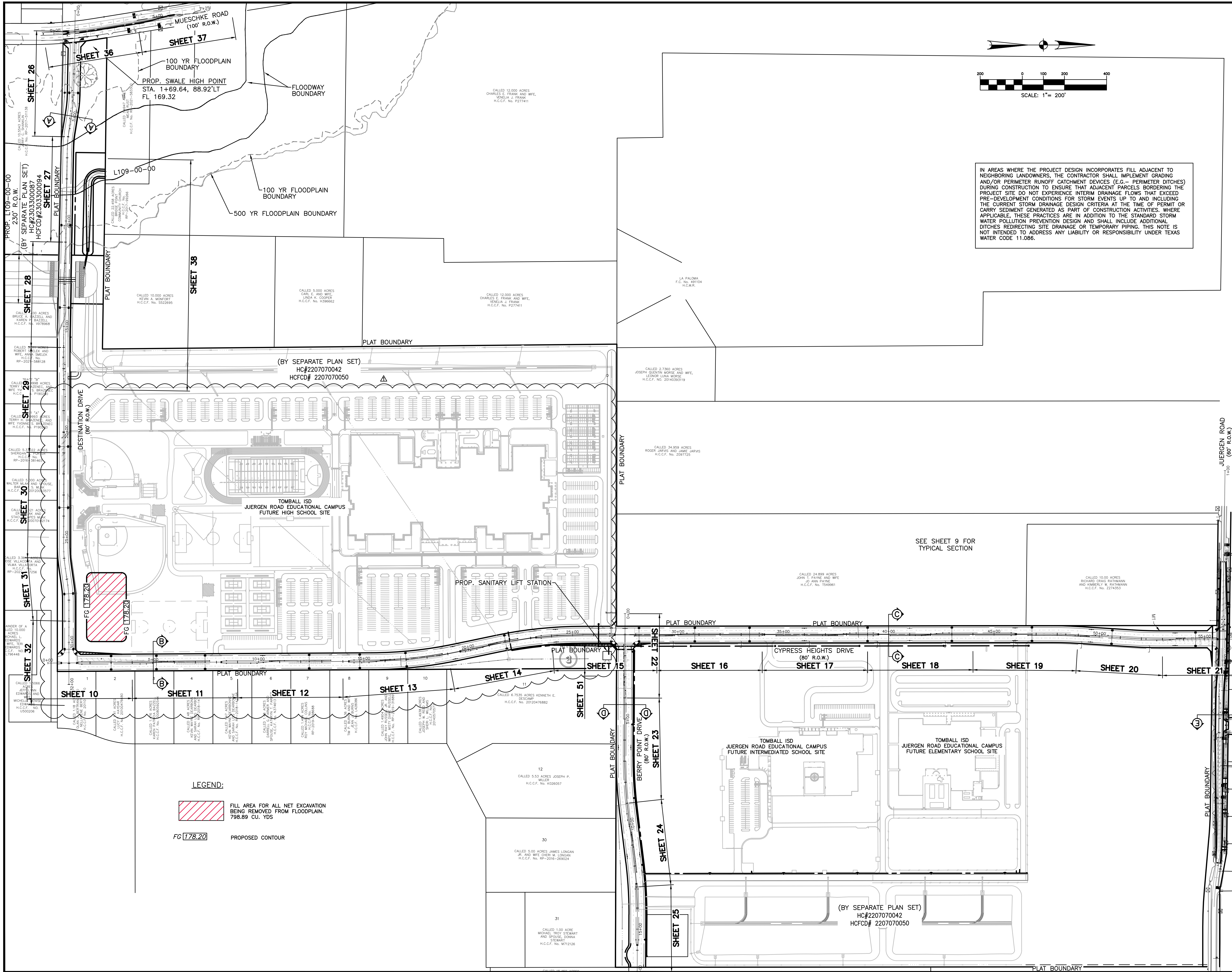
FRANK E. BROOKS  
49225  
REGISTERED  
PROFESSIONAL ENGINEER

*W.E. Mc*

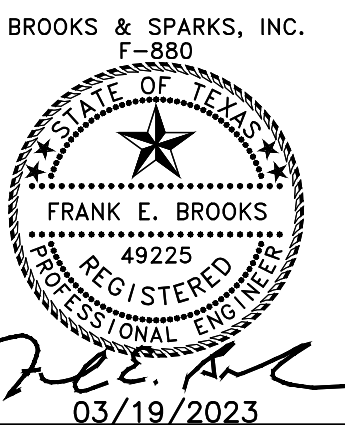
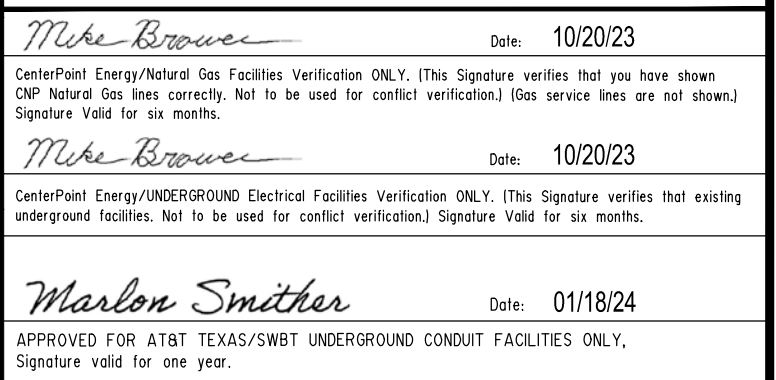
08/14/2023

## PROJECT LAYOUT

| NO.                  | DATE    | REVISIONS   | BY |
|----------------------|---------|---|----|
| 1                    | 4/18/24 | REVISED LEFT TURNS LANES' DRIVEWAYS AND SITE PLAN | RV |
|                      |         |   |    |
| DRAWN BY: RV         |         | CHECKED BY: CSM, JAE                              |    |
| DESIGNED BY: CSM     |         | APPROVED BY: FEB                                  |    |
| PROJECT NO. 866-0018 |         | AUGUST 2023                                       |    |
| SCALE: 1"=200'       |         | SHEET 5 OF 86                                     |    |







| NO.                          | DATE    | REVISIONS   | BY |
|------------------------------|---------|---|----|
| △                            | 4/18/24 | REVISED LEFT TURN LANES DUE TO DRIVEWAY RELOCATION ON SITE PLAN (BY OTHERS) | RV |
|                              |         |   |    |
|                              |         |   |    |
| DRAWN BY: RV                 |         | CHECKED BY: CSM, JAE  |    |
| DESIGNED BY: CSM             |         | APPROVED BY: FEB  |    |
| PROJECT NO. 866-0018         |         | AUGUST 2023   |    |
| SCALE: H: 1"=20'<br>V: 1"=2' |         | SHEET 12 OF 86  |    |



21 May 2024 2:51PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PPO11.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-RWY -SEAL.dwg; 866018-X-RWY -X-HIGH SCHOOL.dwg; 866018-X-RWY -LEGEND.dwg

PAVEMENT MARKING LEGEND:

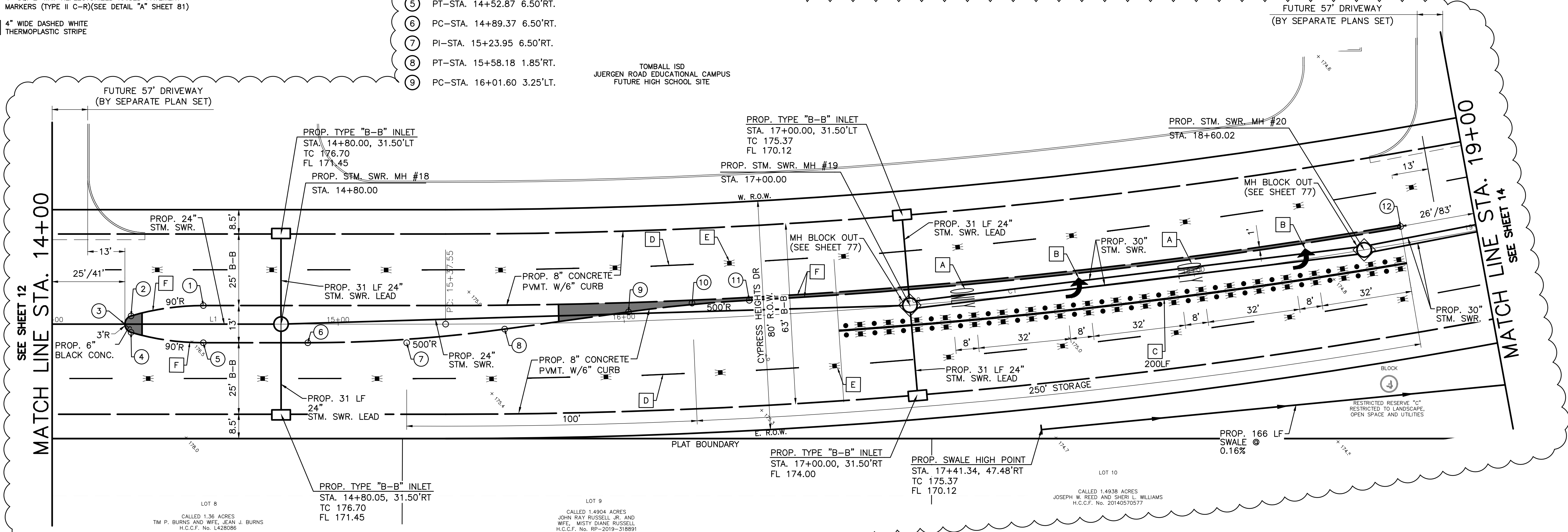
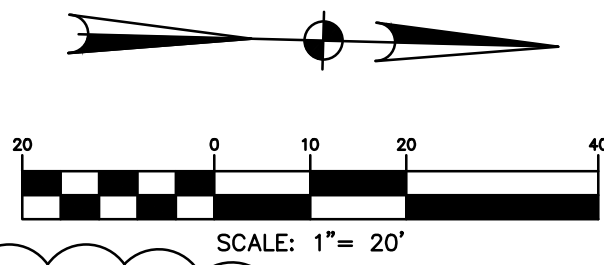
- A WHITE (ONLY) THERMOPLASTIC PAVEMENT MARKING  
B WHITE (ARROW) THERMOPLASTIC PAVEMENT MARKING  
C 8" WHITE (SOLID) THERMOPLASTIC PAVEMENT MARKING W/ TWO ROWS OF ALTERNATING NON-REFLECTORIZED WHITE RAISED BUTTONS AND 4" SQ. 2-WAY REFLECTORIZED RAISED PAVEMENT MARKERS (TYPE II C-R)(SEE DETAIL "A" SHEET 81)  
D 4" WIDE DASHED WHITE THERMOPLASTIC STRIPE

- E 4" SQ. 2-WAY WHITE REFLECTORIZED PAVEMENT MARKERS (TYPE II C-R)  
F MEDIAN CURB TO BE PAINTED YELLOW (SEE DETAIL "D" SHEET 81)

ESPLANADE STATION & OFFSET

- 1 PC-STA. 14+52.87 6.50'LT.  
2 PT-STA. 14+27.13 2.88'LT.  
3 NOSE-STA. 14+25.44 0.00'  
4 PCC-STA. 14+27.60 2.88'RT.  
5 PT-STA. 14+52.87 6.50'RT.  
6 PC-STA. 14+89.37 6.50'RT.  
7 PI-STA. 15+23.95 6.50'RT.  
8 PT-STA. 15+58.18 1.85'RT.  
9 PC-STA. 16+01.60 3.25'LT.  
10 PI-STA. 16+23.95 5.00'LT.  
11 PT-STA. 16+44.05 5.50'LT.  
12 NOSE-STA. 18+73.95 6.00'LT.

TOMBALL ISD  
JUERGEN ROAD EDUCATIONAL CAMPUS  
FUTURE HIGH SCHOOL SITE



| LINE TABLE |            |         |
|------------|------------|---------|
| LINE       | BEARING    | LENGTH  |
| L1         | N2°35'53"W | 1537.55 |

| CURVE TABLE |         |           |            |               |
|-------------|---------|-----------|------------|---------------|
| CURVE       | RADIUS  | DELTA     | ARC LENGTH | CHORD BEARING |
| C1          | 2000.00 | 11°30'03" | 401.45     | N8°20'54"W    |

CYPRESS HEIGHTS DRIVE

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. - PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

PAVEMENT MARKING LEGEND:

- D 4" WIDE DASHED WHITE THERMOPLASTIC STRIPE  
E 4" SQ. 2-WAY WHITE REFLECTORIZED PAVEMENT MARKERS (TYPE II C-R)

UTILITY ONE CALL

CONTRACTOR TO CALL BEFORE DIGGING !!!  
PHONE: HOUSTON (713) 223-4567 (STATEWIDE OUTSIDE HOUSTON) 1-(800)-545-6005

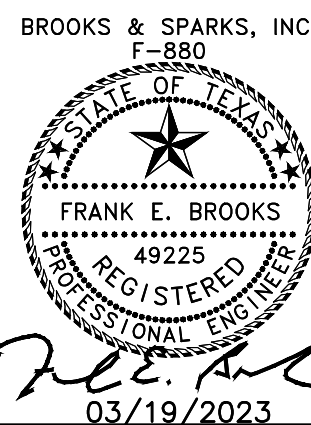


NOTE: THE LOCATIONS OF THE PRIVATE UTILITY LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE ALSO ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES INCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UTILITIES.

TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.  
NOTICE: FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL BE AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THE VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL BE.

VERIFICATION OF PRIVATE UTILITY LINES

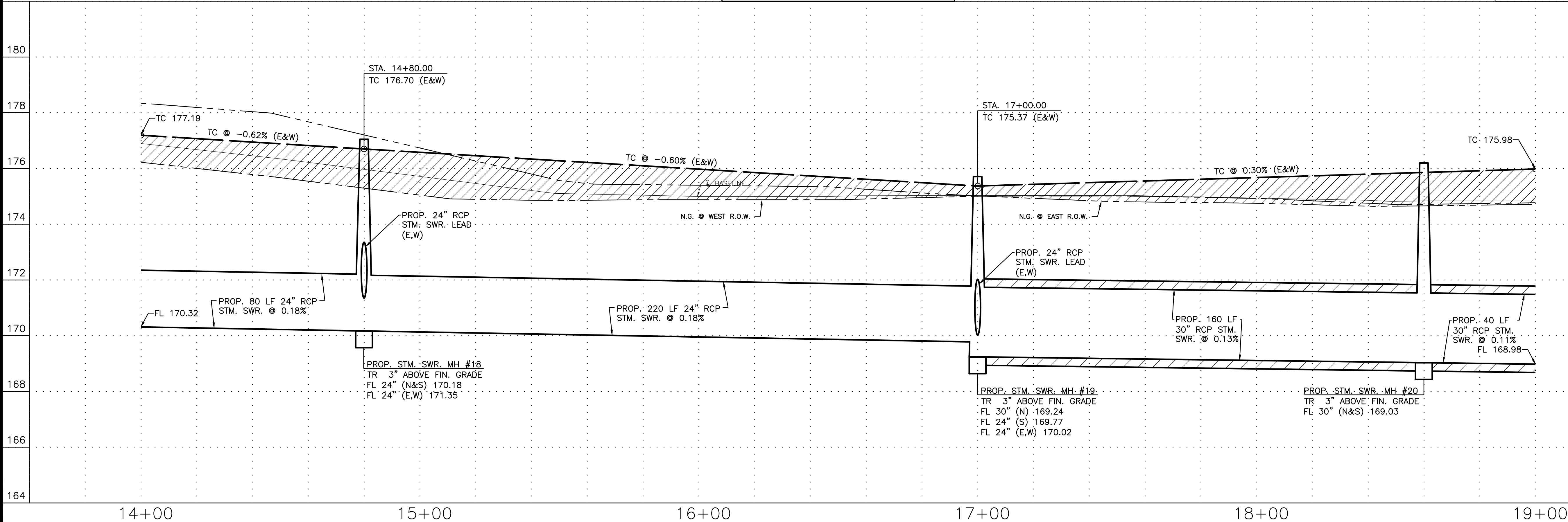
Mike Brown Date: 10/20/23  
CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that you have shown 200' Natural Gas lines correctly. Not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months.  
Mike Brown Date: 10/20/23  
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This Signature verifies that existing underground facilities. Not to be used for conflict verification.) Signature Valid for six months.  
Marlon Smither Date: 01/18/24  
APPROVED FOR AT&T TEXAS/SBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.



TOMBALL ISD  
PLANS FOR PROPOSED PAVING AND UTILITIES TO SERVE JUERGEN ROAD EDUCATIONAL CAMPUS

CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 14+00 TO STA. 19+00

| NO.                       | DATE    | REVISIONS   | BY |
|---------------------------|---------|---|----|
| 1                         | 4/18/23 | REVISED LEFT TURN LANE TRUE TO DRIVEWAY RELOCATION ON SITE PLAN (BY OTHERS) | RV |
| DRAWN BY: RV              |         |   |    |
| CHECKED BY: CSM, JAE      |         |   |    |
| DESIGNED BY: CSM          |         |   |    |
| APPROVED BY: FEB          |         |   |    |
| PROJECT NO. 866-0018      |         |   |    |
| AUGUST 2023               |         |   |    |
| SCALE: H: 1"=20' V: 1"=2' |         |   |    |
| SHEET 13 OF 86            |         |   |    |





21 May 2024 2:51PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PPO12.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-RWY - SEAL.dwg; 866018-X-HIGH SCHOOL.dwg; 866018-X-RWY - LEGEND.dwg

PAVEMENT MARKING LEGEND:

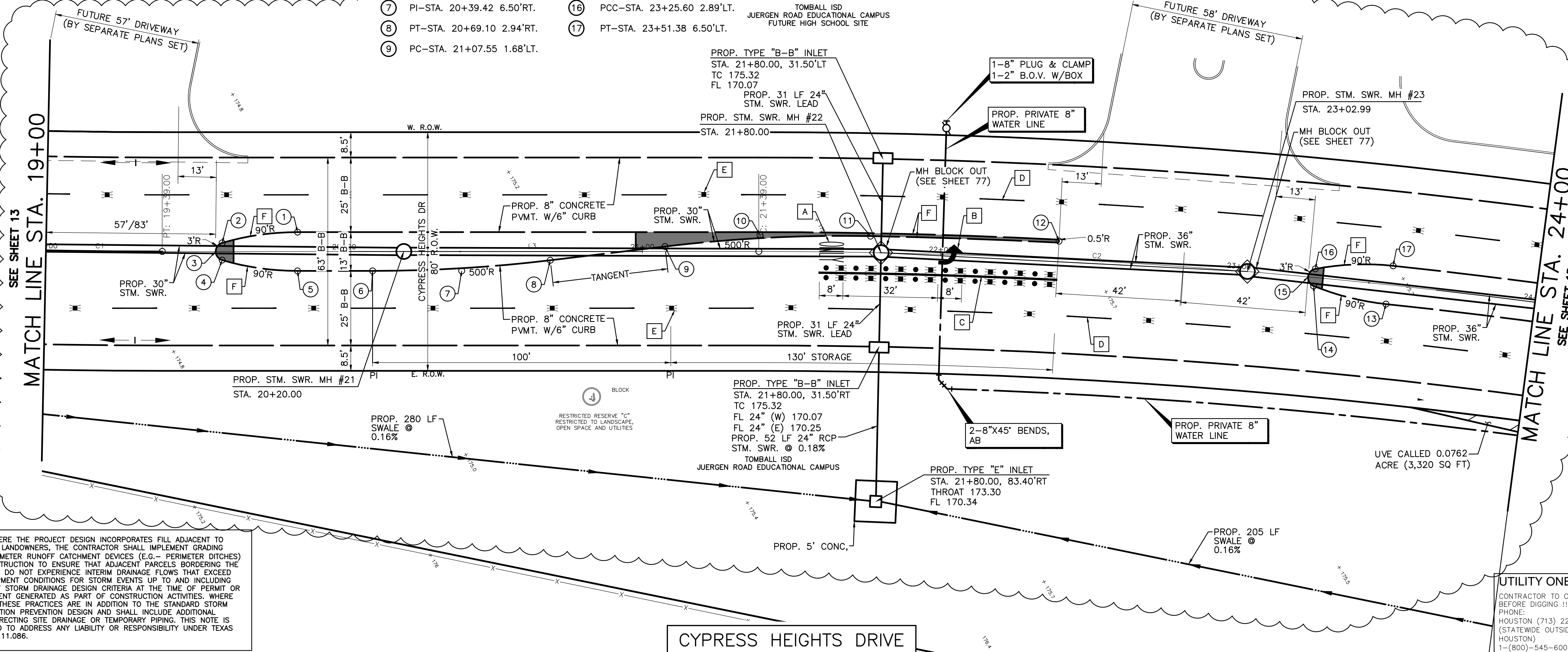
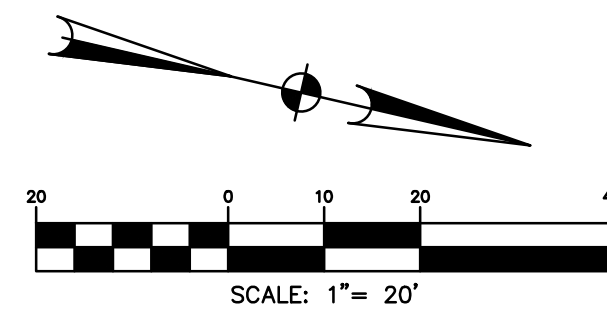
- A WHITE (ONLY) THERMOPLASTIC PAVEMENT MARKING
- B WHITE (ARROW) THERMOPLASTIC PAVEMENT MARKING
- C 8" WHITE (SOLID) THERMOPLASTIC PAVEMENT MARKING W/ TWO ROWS OF ALTERNATING NON-REFLECTORIZED WHITE RAISED BUTTONS AND 4" SQ. 2-WAY REFLECTORIZED RAISED PAVEMENT MARKERS (TYPE II C-R)(SEE DETAIL "A" SHEET 81)
- D 4" WIDE DASHED WHITE THERMOPLASTIC STRIPE
- E 4" SQ. 2-WAY WHITE REFLECTORIZED PAVEMENT MARKERS (TYPE II C-R)
- F MEDIAN CURB TO BE PAINTED YELLOW (SEE DETAIL "D" SHEET 81)

ESPLANADE STATION & OFFSET

- |   |                            |    |                             |
|---|----------------------------|----|-----------------------------|
| 1 | PC-STA. 19+84.38 6.50'LT.  | 10 | PI-STA. 21+39.42 5.50'LT.   |
| 2 | PC-STA. 19+59.11 2.88'LT.  | 11 | PT-STA. 21+76.37 5.50'LT.   |
| 3 | NOSE-STA. 19+56.95 0.00'   | 12 | NOSE-STA. 22+39.42 6.00'LT. |
| 4 | PCC-STA. 19+59.11 2.88'RT. | 13 | PC-STA. 23+50.35 6.50'RT.   |
| 5 | PT-STA. 19+84.38 6.50'RT.  | 14 | PT-STA. 23+25.56 2.87'RT.   |
| 6 | PC-STA. 20+09.53 6.50'RT.  | 15 | NOSE-STA. 23+23.36 0.30'RT. |
| 7 | PI-STA. 20+39.42 6.50'RT.  | 16 | PCC-STA. 23+25.60 2.89'LT.  |
| 8 | PT-STA. 20+69.10 2.94'RT.  | 17 | PT-STA. 23+51.38 6.50'LT.   |
| 9 | PC-STA. 21+07.55 1.68'LT.  |    |                             |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L3         | N14°05'55"W | 200.00 |

| CURVE TABLE |         |           |            |               |              |
|-------------|---------|-----------|------------|---------------|--------------|
| CURVE       | RADIUS  | DELTA     | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 2000.00 | 11°30'03" | 401.45     | N8°20'54"W    | 400.78       |
| C2          | 2000.00 | 11°44'42" | 409.98     | N8°13'34"W    | 409.26       |



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UTILITY ONE CALL

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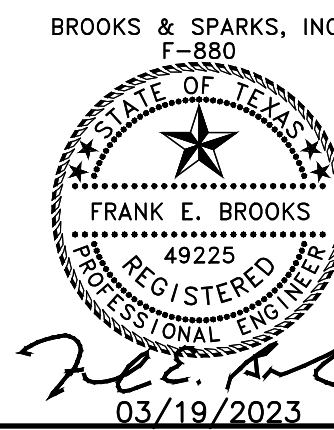


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VERIFICATION OF PRIVATE UTILITY LINES

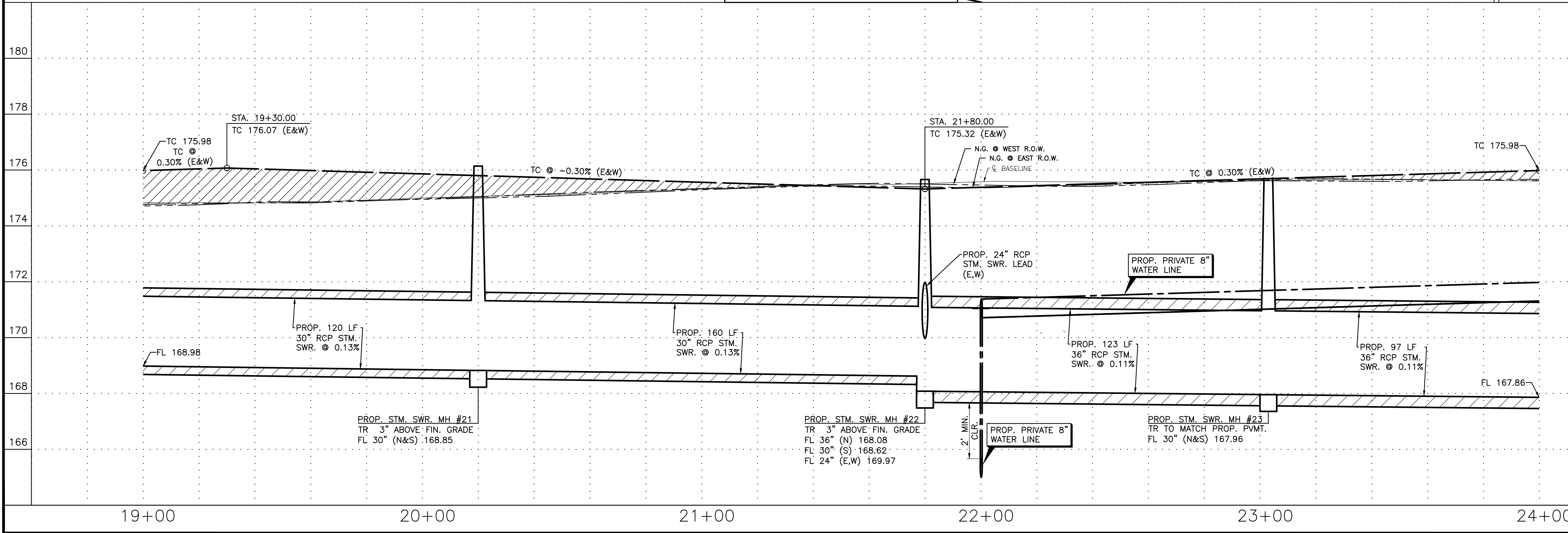
Mike Brown Date: 10/20/23  
CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that you have shown 200' Natural Gas lines correctly. Not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months.  
Mike Brown Date: 10/20/23  
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Marlon Smither Date: 01/18/24  
APPROVED FOR AT&T TEXAS/SWB UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.



TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
AND UTILITIES TO SERVE  
JUERGEN ROAD EDUCATIONAL  
CAMPUS

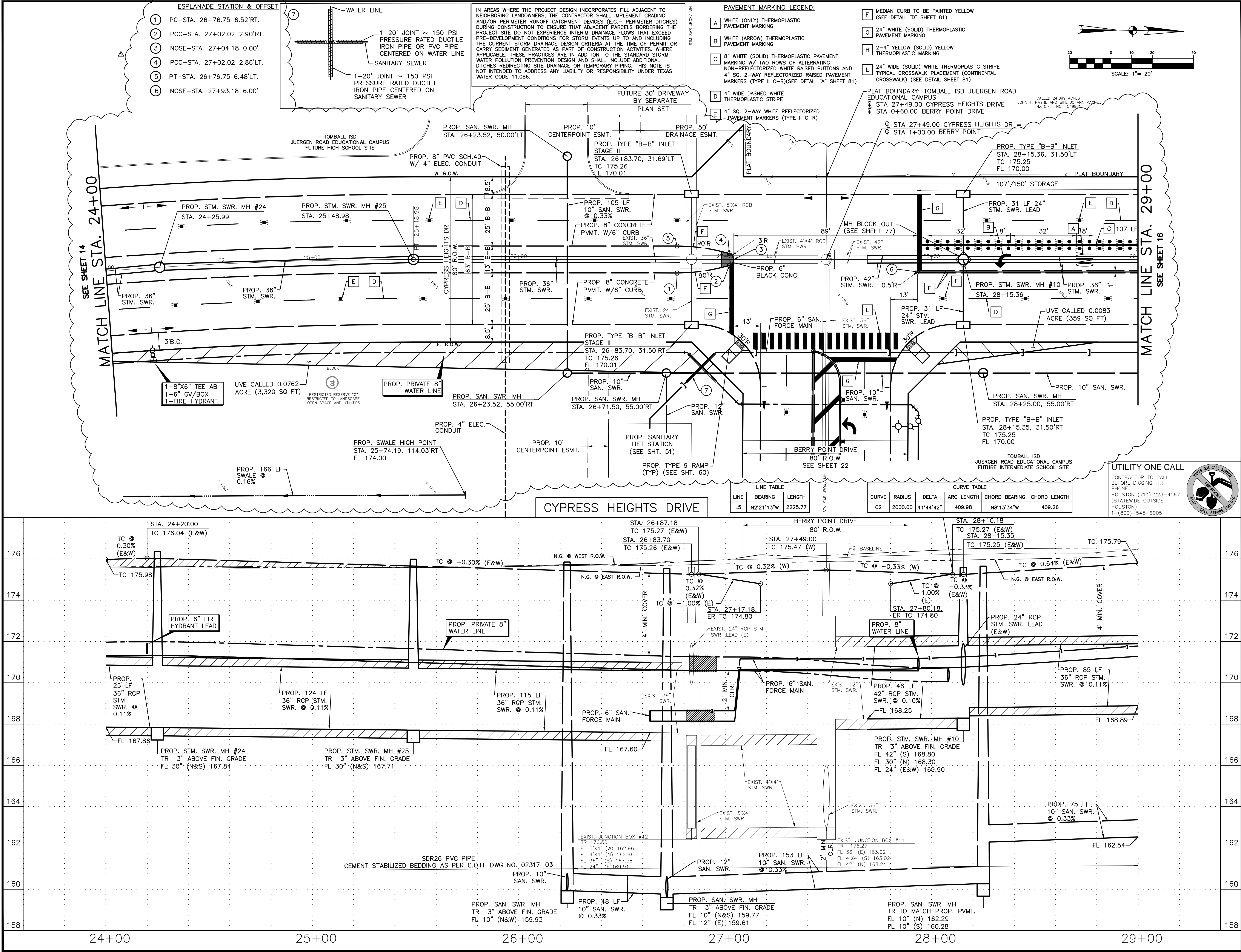
CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 19+00 TO STA. 24+00

| NO.                  | DATE    | REVISIONS  | BY |
|----------------------|---------|--|----|
| 1                    | 4/18/23 | REVISED LEFT TURN LANE DUE TO DRIVEWAY RELOCATION ON SITE PLAN (BY OTHERS) | RV |
| DRAWN BY: RV         |         |  |    |
| CHECKED BY: CSM, JAE |         |  |    |
| DESIGNED BY: CSM     |         |  |    |
| APPROVED BY: FEB     |         |  |    |
| PROJECT NO. 866-0018 |         |  |    |
| AUGUST 2023          |         |  |    |
| SCALE: H: 1"=20'     |         |  |    |
| V: 1"=2'             |         |  |    |
| SHEET 14 OF 86       |         |  |    |





25 Jun 2024 2:31PM robertv  
\\hou-srv05\CAD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PPO13 CH.dwg  
Includes Xref(s): 866018-X-ROADWAY.dwg; 866018-X-TOPO.dwg; 866018-X-RWY-BRD.dwg; 866018-X-RWY-SEAL.dwg; 866018-X-HIGH SCHOOL.dwg; 866018-X-ELEM SCHOOL.dwg; 866018-X-MIDDLE



**Brooks & Sparks, Inc.**  
CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW  
KATY, TX 77449  
PHONE: (281) 578-9595  
FAX: (281) 578-9596

**FLOODPLAIN INFORMATION:**

ACCORDING TO F.I.R.M. MAP NO. 48201C0215L (COMMUNITY-PANEL NO. 4802870215L), MAP REVISED DATE: JUNE 18, 2007, THE SUBJECT PROPERTY LIES WITHIN THE AREAS DESIGNATED AS ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND FLOODWAY, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**REFERENCE BENCHMARK:**

RM111050 - ALUMINUM ROD WITH LOGO CAP STAMPED "111050" LOCATED ON THE NORTH SIDE OF BAUER-HOCKLEY ROAD ±75' EAST OF ITS INTERSECTION WITH ANGEL DRIVE AND ±120' WEST OF A POWER POLE IN KEY MAP 326B IN THE CYPRESS CREEK WATERSHED.  
ELEVATION = 176.30' (NAVD 88, 2001 ADJ.)

**TEMPORARY BENCHMARKS:**

TBM "A" - BOX CUT ON "BB" INLET LOCATED ON THE EAST SIDE OF MUESCHKE ROAD ±50' SOUTH OF THE MOST NORTHERLY SOUTHWEST CORNER OF THE SUBJECT TRACT.  
ELEVATION = 169.64'

**NOTE:** THE LOCATIONS OF THE PRIVATE UTILITY LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE ALSO ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES INCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UTILITIES.

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**VERIFICATION OF PRIVATE UTILITY LINES**

|     |   |
|-----|---|
| 176 | <i>Mike Brown</i><br>Date: 10/20/23<br>CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that you have shown 24" Natural Gas lines correctly. Not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months. |
| 174 | <i>Mike Brown</i><br>Date: 10/20/23<br>CenterPoint Energy/Natural Gas Facilities Verification ONLY. (This Signature verifies that existing underground facilities. Not to be used for conflict verification.) Signature Valid for six months.   |
| 172 | <i>Marlon Smither</i><br>Date: 01/18/24<br>APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.  |

**BROOKS & SPARKS, INC.**  
F-880  
  
FRANK E. BROOKS  
REGISTERED PROFESSIONAL ENGINEER  
03/19/2023

**TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
AND UTILITIES TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS**

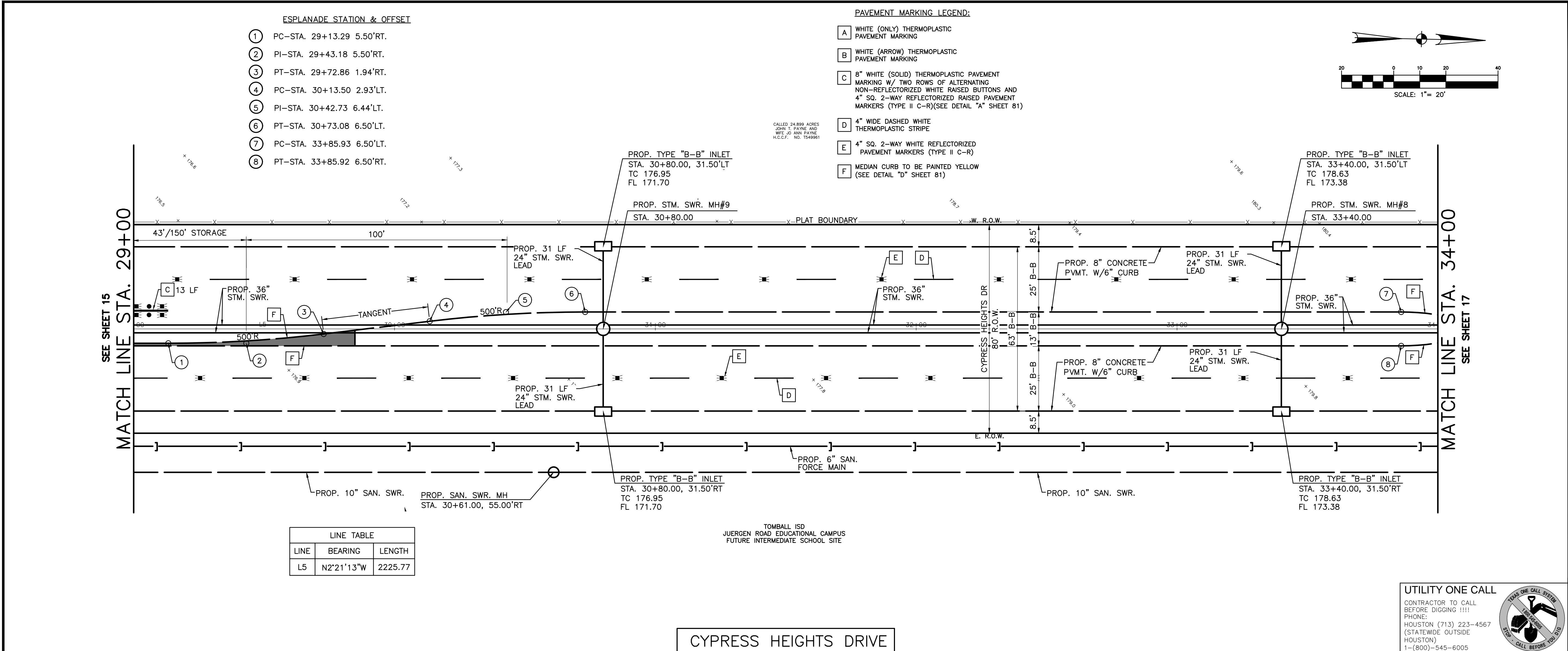
**CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 24+00 TO STA. 29+00**

| NO. | DATE    | REVISIONS  | BY |
|-----|---------|--|----|
| 1   | 4/18/23 | REVISED LEFT TURN LANE DUE TO DRIVEWAY RELOCATION ON SIDE PLAN (BY OTHERS) | RV |

|                              |                      |
|------------------------------|----------------------|
| DRAWN BY: RV                 | CHECKED BY: CSM, JAE |
| DESIGNED BY: CSM             | APPROVED BY: FEB     |
| PROJECT NO. 866-0018         | AUGUST 2023          |
| SCALE: H: 1"=20'<br>V: 1"=2' | SHEET 15 OF 86       |



11 May 2024 2:53PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PP014.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-SEAL.dwg; 866018-X-ELEM SCHOOL.dwg; 866018-X-MIDDLE SCHOOL.dwg; 866018-X-RWY



**BROOKS & SPARKS, INC.**  
CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW KATY, TX 77449 PHONE: (281) 578-9595 FAX: (281) 578-9686

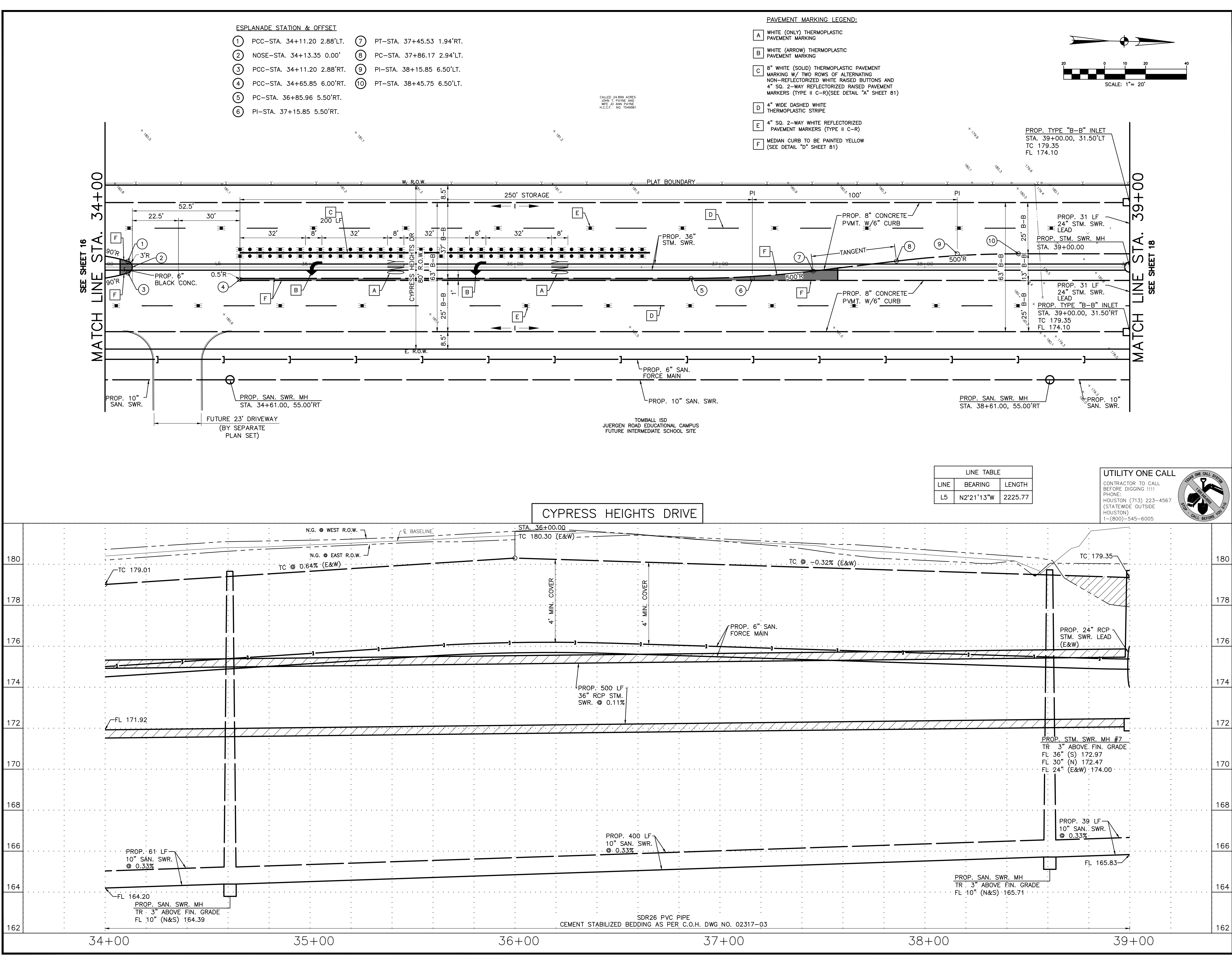
**FLOODPLAIN INFORMATION:**  
ACCORDING TO F.I.R.M. MAP NO. 48201C0215L (COMMUNITY-PANEL NO. 4802870215L), MAP REVISED DATE: JUNE 18, 2007. THE SUBJECT PROPERTY LIES WITHIN THE AREAS DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE X SHADED. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE. BASE FLOOD ELEVATIONS DETERMINED. AND FLOODWAY. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**REFERENCE BENCHMARK:**  
RM111050 - ALUMINUM ROD WITH LOGO CAP STAMPED "111050" LOCATED ON THE NORTH SIDE OF BAUER-HOCKLEY ROAD ±75' EAST OF ITS INTERSECTION WITH ANGELI DRIVE AND ±120' WEST OF A POWER POLE IN KEY MAP 326B IN THE CYPRESS CREEK WATERSHED. ELEVATION = 176.30' (NAVD 88, 2001 ADJ.)

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21 May 2024 2:54PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PP015\_CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-RWY - SEAL.dwg; 866018-X-ELEM SCHOOL.dwg; 866018-X-MIDDLE SCHOOL.dwg; 866018-X-RWY



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**VERIFICATION OF PRIVATE UTILITY LINES**

| Signature      | Date     |
|----------------|----------|
| Mike Brown     | 10/20/23 |
| Mike Brown     | 10/20/23 |
| Marlon Smither | 01/18/24 |

APPROVED FOR AT&T TEXAS/SWB UNDERGROUND CONDUIT FACILITIES ONLY.  
Signature valid for one year.

**BROOKS & SPARKS, INC.**  
F-880  
STATE OF TEXAS  
FRANK E. BROOKS  
49225  
REGISTERED PROFESSIONAL ENGINEER  
03/19/2023

**TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
AND UTILITIES TO SERVE  
JUERGEN ROAD EDUCATIONAL  
CAMPUS**

**CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 34+00 TO STA. 39+00**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| 164 |      |           |    |
| 162 |      |           |    |

| DRAWN BY: | CHECKED BY: |
|-----------|-------------|
| RV        | CSM, JAE    |

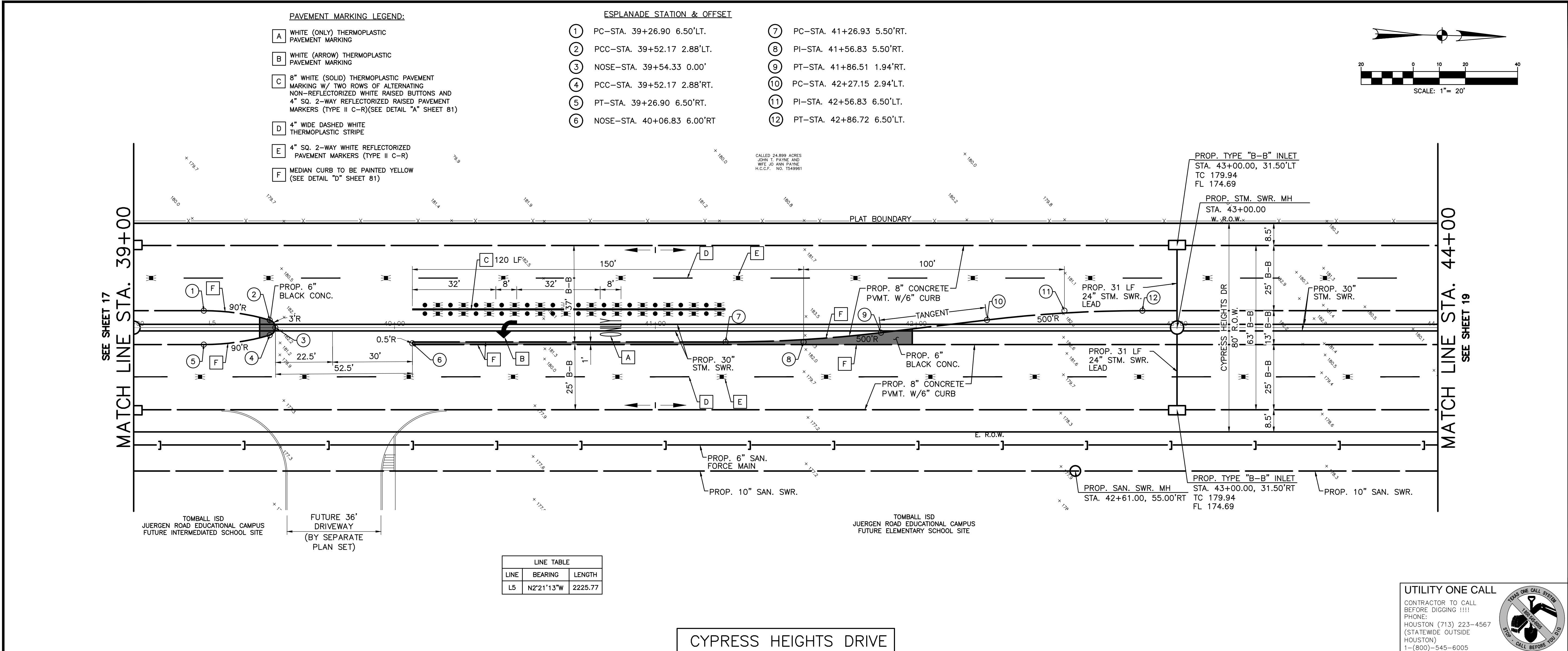
| DESIGNED BY: | APPROVED BY: |
|--------------|--------------|
| CSM          | FEB          |

| PROJECT NO. | DATE        |
|-------------|-------------|
| 866-0018    | AUGUST 2023 |

| SCALE:                | SHEET    |
|-----------------------|----------|
| H: 1"=20'<br>V: 1"=2' | 17 OF 86 |

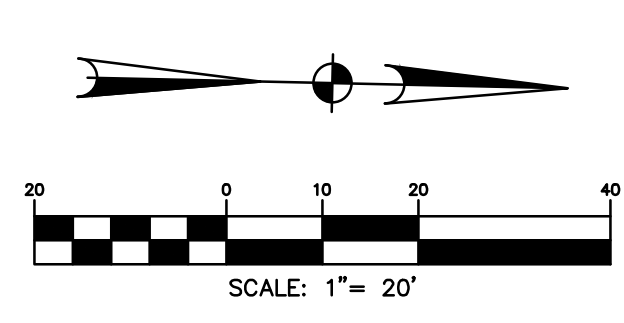
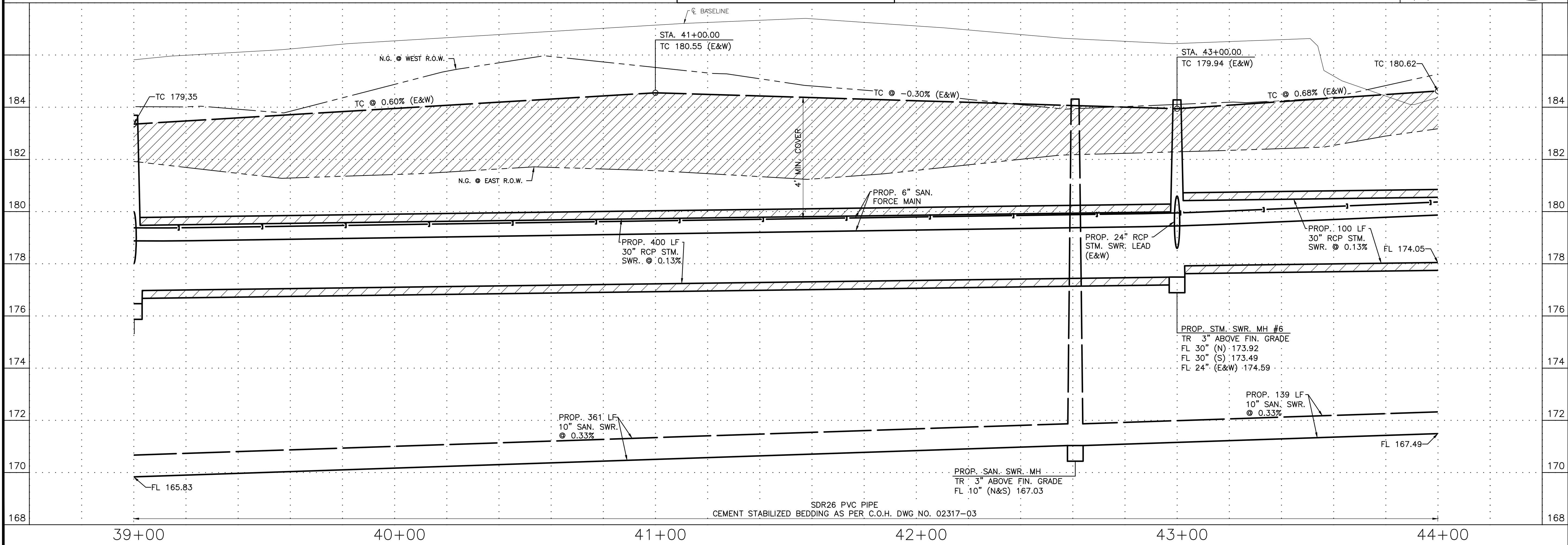


11 May 2024 2:54PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PP016.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-RWY -SEAL.dwg; 866018-X-ELEM SCHOOL.dwg; 866018-X-MIDDLE SCHOOL.dwg; 866018-X-RWY



| LINE TABLE |            |         |
|------------|------------|---------|
| LINE       | BEARING    | LENGTH  |
| L5         | N2°21'13"W | 2225.77 |

CYPRESS HEIGHTS DRIVE



**BROOKS & SPARKS, INC.**  
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TEXAS REGISTERED ENGINEERING FIRM F-880  
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PHONE: (281) 578-9595  
FAX: (281) 578-9686

**FLOODPLAIN INFORMATION:**

ACCORDING TO F.I.R.M. MAP NO. 48201C0215L (COMMUNITY-PANEL NO. 4802870215L), MAP REVISED DATE: JUNE 18, 2007, THE SUBJECT PROPERTY LIES WITHIN THE AREAS DESIGNATED AS ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND FLOODWAY, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

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ELEVATION = 169.64'

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CONTRACTOR TO CALL BEFORE DIGGING !!!  
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**VERIFICATION OF PRIVATE UTILITY LINES**

|   |                |
|---|----------------|
| Mike Brown  | Date: 10/20/23 |
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| Marlon Smither  | Date: 01/18/24 |
| APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.   |                |

**TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
AND UTILITIES TO SERVE  
JUERGEN ROAD EDUCATIONAL  
CAMPUS**

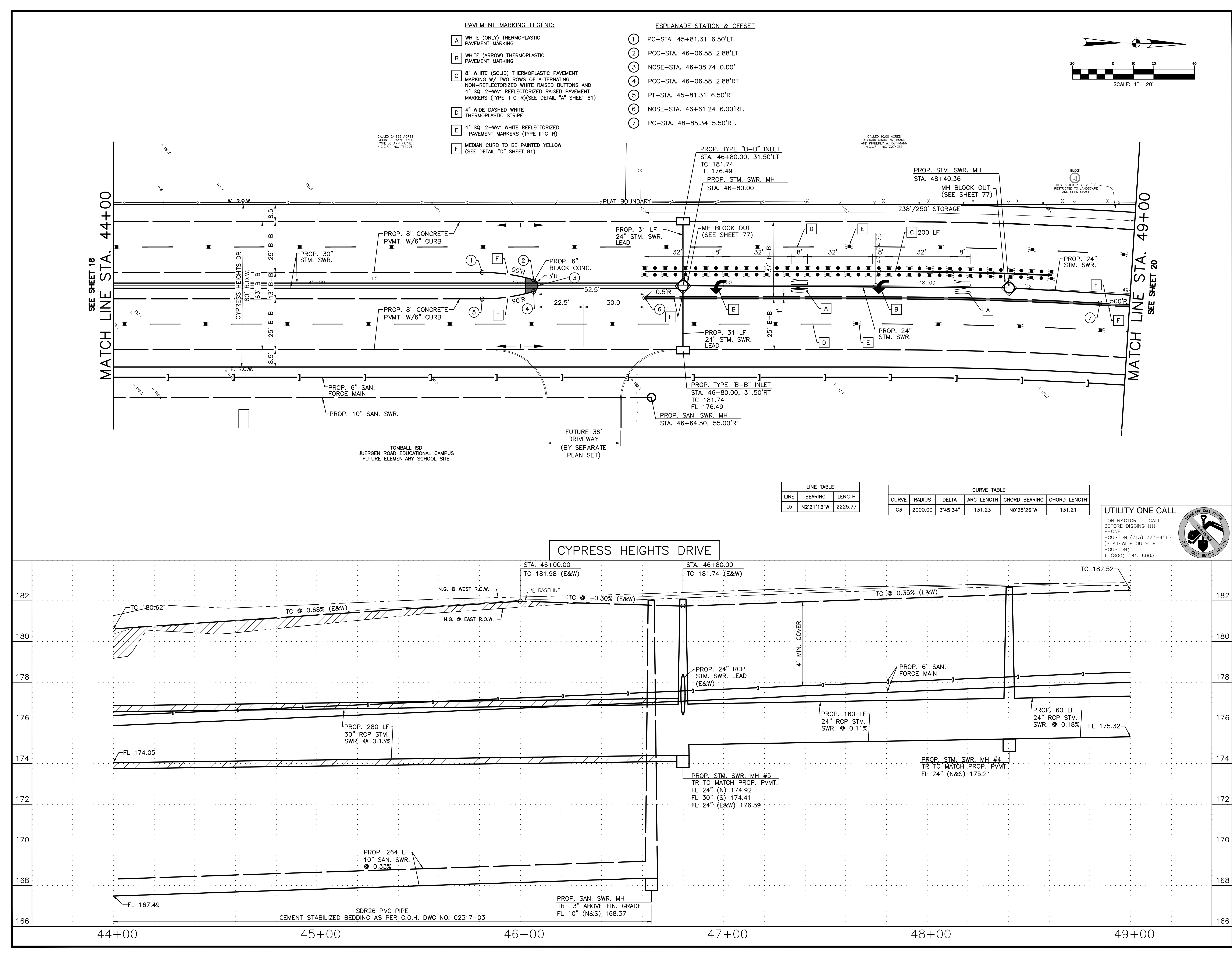
**CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 39+00 TO STA. 44+00**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| 170 |      |           |    |
| 172 |      |           |    |
| 174 |      |           |    |
| 176 |      |           |    |
| 178 |      |           |    |
| 180 |      |           |    |
| 182 |      |           |    |
| 184 |      |           |    |
| 168 |      |           |    |

|                              |                      |
|------------------------------|----------------------|
| DRAWN BY: RV                 | CHECKED BY: CSM, JAE |
| DESIGNED BY: CSM             | APPROVED BY: FEB     |
| PROJECT NO. 866-0018         | AUGUST 2023          |
| SCALE: H: 1"=20'<br>V: 1"=2' | SHEET 18 OF 86       |



21 May 2024 2:55PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\Juergen Road Educational Campus\Tract\Civil\RWY\_PKG\866-0018 - RWY - PP017.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-ELEM SCHOOL.dwg; 866018-X-RWY -SEAL.dwg; 866018-X-MIDDLE SCHOOL.dwg; 866018-X-RWY



**BROOKS & SPARKS, INC.**  
CONSULTING ENGINEERING  
TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW KATY, TX 77449 PHONE: (281) 578-9595 FAX: (281) 578-9686

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Marlon Smither Date: 01/18/24  
APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. Signature valid for one year.

**BROOKS & SPARKS, INC.**  
F-880  
STATE OF TEXAS  
FRANK E. BROOKS  
REGISTERED PROFESSIONAL ENGINEER  
49225  
03/19/2023

**TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
AND UTILITIES TO SERVE  
JUERGEN ROAD EDUCATIONAL CAMPUS**

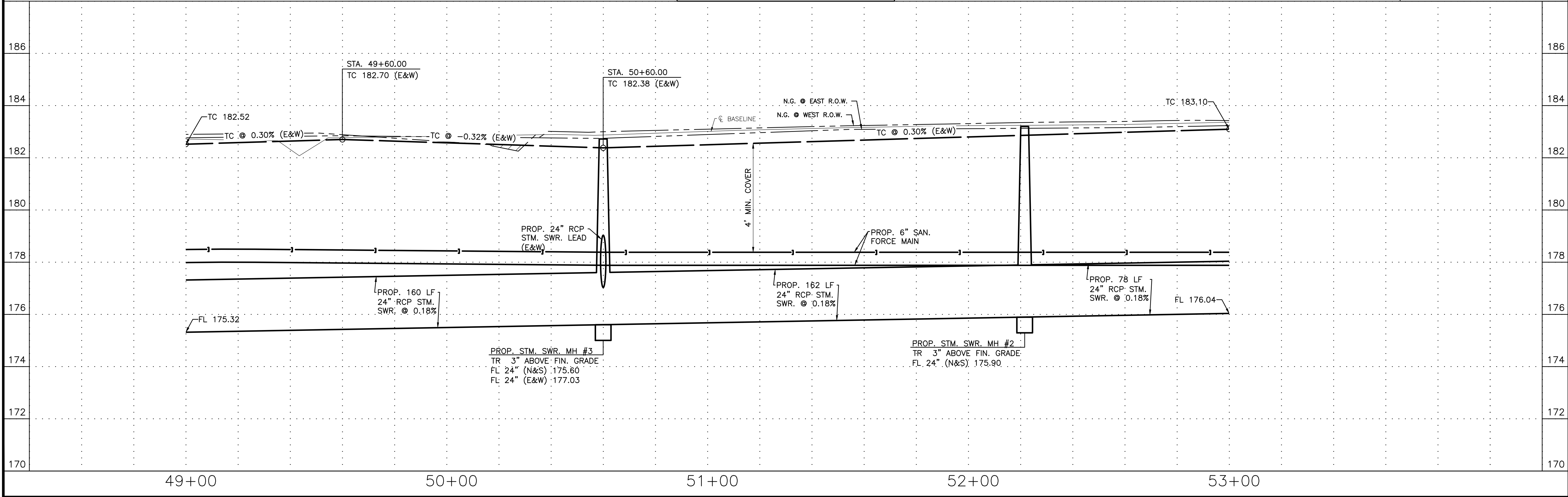
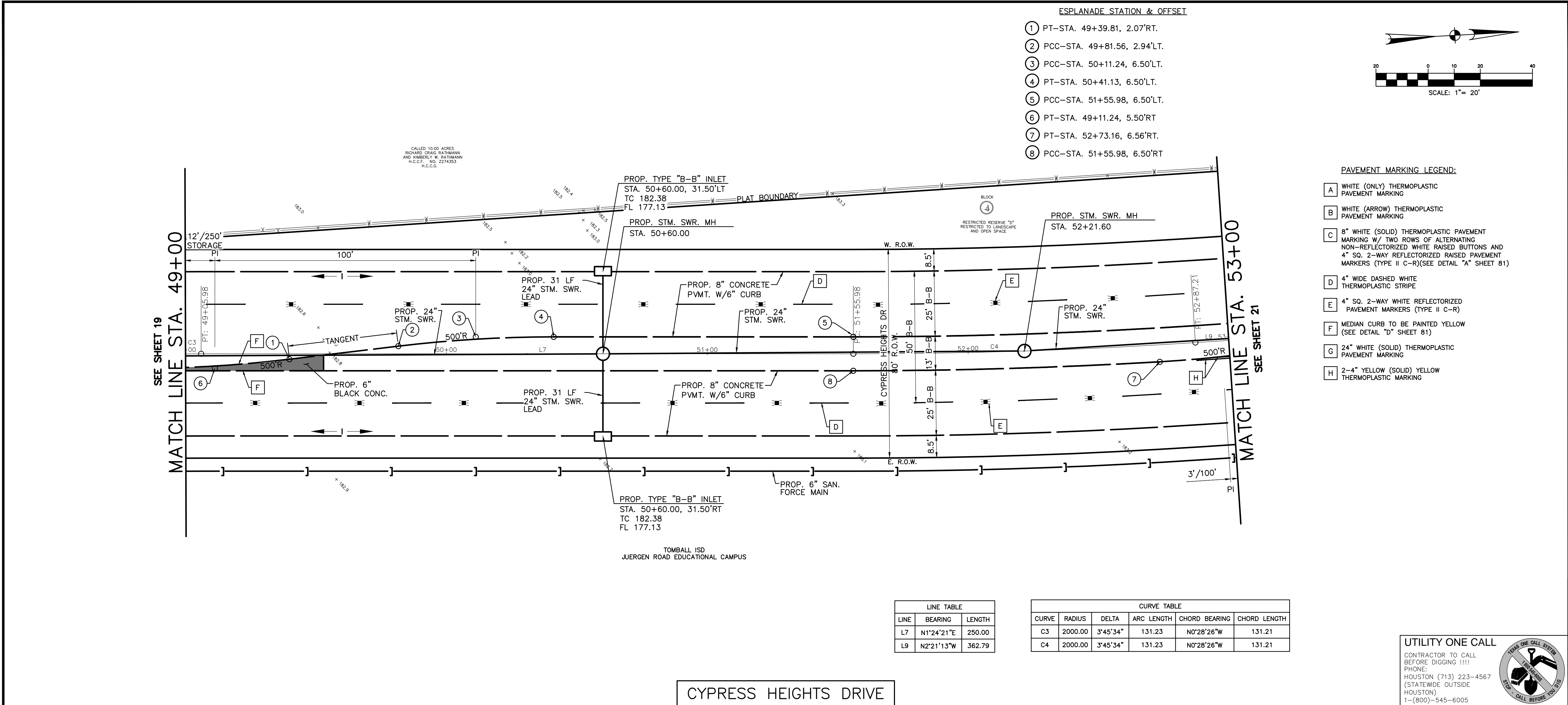
**CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 44+00 TO STA. 49+00**

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| 168 |      |           |    |
| 167 |      |           |    |
| 166 |      |           |    |

**DRAWN BY: RV** **CHECKED BY: CSM, JAE**  
**DESIGNED BY: CSM** **APPROVED BY: FEB**  
**PROJECT NO. 866-0018** **AUGUST 2023**  
**SCALE: H: 1"=20'** **SHEET 19 OF 86**



21 May 2024 2:56PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PP018.CH.dwg  
Includes Xref(s): 866018-X-RWY-BRD.dwg; 866018-X-TOPO.dwg; 866018-X-ROADWAY.dwg; P010722\_FINAL.dwg; 866018-X-RWY -SEAL.dwg; 866018-X-RWY -LEGEND.dwg



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F-880  
Frank E. Brooks  
49225  
REGISTERED PROFESSIONAL ENGINEER  
03/19/2023

TOMBALL ISD  
PLANS FOR PROPOSED PAVING  
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JUERGEN ROAD EDUCATIONAL  
CAMPUS

CYPRESS HEIGHTS DRIVE  
PLAN AND PROFILE  
STA. 49+00 TO STA. 53+00

NO. DATE REVISIONS BY

DRAWN BY: RV CHECKED BY: CSM, JAE  
DESIGNED BY: CSM APPROVED BY: FEB  
PROJECT NO. 866-0018 AUGUST 2023  
SCALE: H: 1"=20'  
V: 1"=2' SHEET 20 OF 86



21 May 2024 2:57PM robertv  
\\hou-srv05\CADD\project\BROOK\_SP\Tomball ISD\866018-Juergen Tract\Civil\RWY\_PKG\866-0018 - RWY - PPO19.CH.dwg  
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IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.- PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

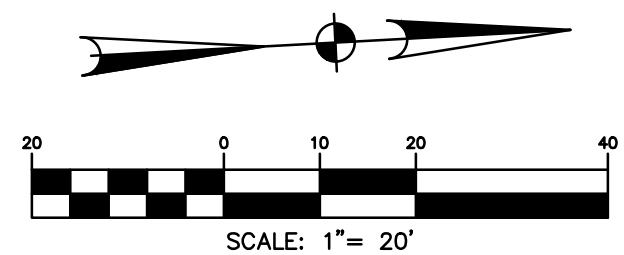
CALLED 10.00 ACRES  
RICHARD SHAW BATHMAN  
AND KIMBERLY B. BATHMAN  
P.C.E.T. No. 2274353

ESPLANADE STATION & OFFSET

- 1 PI-STA. 53+06.21, 6.50'RT.
- 2 PC-STA. 53+36.20, 2.90'RT.
- 3 PT-STA. 53+76.53, 1.94'LT.
- 4 PI-STA. 54+06.21, 5.50'LT.
- 5 PC-STA. 54+36.11, 5.50'LT.
- 6 PT-STA. 55+56.21, 6.00'LT.

LEGEND

- MILL 2" OF EXIST. SURFACE & 2" HMA OVERLAY
- PROP. 2" HMA, 10" BLACK BASE WITH 6" CEMENT STABILIZED SUBGRADE



PAVEMENT MARKING LEGEND:

- A WHITE (ONLY) THERMOPLASTIC PAVEMENT MARKING
- B WHITE (ARROW) THERMOPLASTIC PAVEMENT MARKING
- C 8" WHITE (SOLID) THERMOPLASTIC PAVEMENT MARKING W/ TWO ROWS OF ALTERNATING NON-REFLECTORIZED WHITE RAISED BUTTONS AND 4" SQ. 2-WAY REFLECTORIZED RAISED PAVEMENT MARKERS (TYPE II C-R)(SEE DETAIL "A" SHEET 81)
- D 4" WIDE DASHED WHITE THERMOPLASTIC STRIPE
- E 4" SQ. 2-WAY WHITE REFLECTORIZED PAVEMENT MARKERS (TYPE II C-R)
- F MEDIAN CURB TO BE PAINTED YELLOW (SEE DETAIL "D" SHEET 81)
- G 24" WHITE (SOLID) THERMOPLASTIC PAVEMENT MARKING
- H 2-4" YELLOW (SOLID) YELLOW THERMOPLASTIC MARKING
- I 4" SQ. 2-WAY REFLECTORIZED RAISED PAVEMENT MARKER (TYPE II A-A)
- J 24" WIDE (SOLID) YELLOW THERMOPLASTIC STRIPE @ 45' (20'-0" C-C) W/ 4" SQ. PVMT MRK (TYPE II A-A) AND 4" YELLOW TRAFFIC BUTTON (NON-REFL) (SEE DETAIL SHEET 80)
- K 2-4" YELLOW (SOLID) THERMOPLASTIC PAVEMENT MARKING W/ TWO ROWS OF ALTERNATING NON-REFLECTORIZED YELLOW RAISED BUTTONS AND 4" SQ. 2-WAY REFLECTORIZED RAISED PAVEMENT MARKERS (TYPE II A-A)(SEE DETAIL SHEET 80)
- L 24" WIDE (SOLID) WHITE THERMOPLASTIC STRIPE TYPICAL CROSSWALK PLACEMENT (CONTINENTAL CROSSWALK) (SEE DETAIL SHEET 81)

**BROOKS & SPARKS, INC.**  
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TEXAS REGISTERED ENGINEERING FIRM F-880  
21020 PARK ROW  
KATY, TX 77449  
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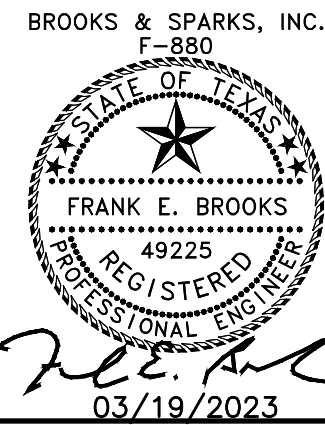
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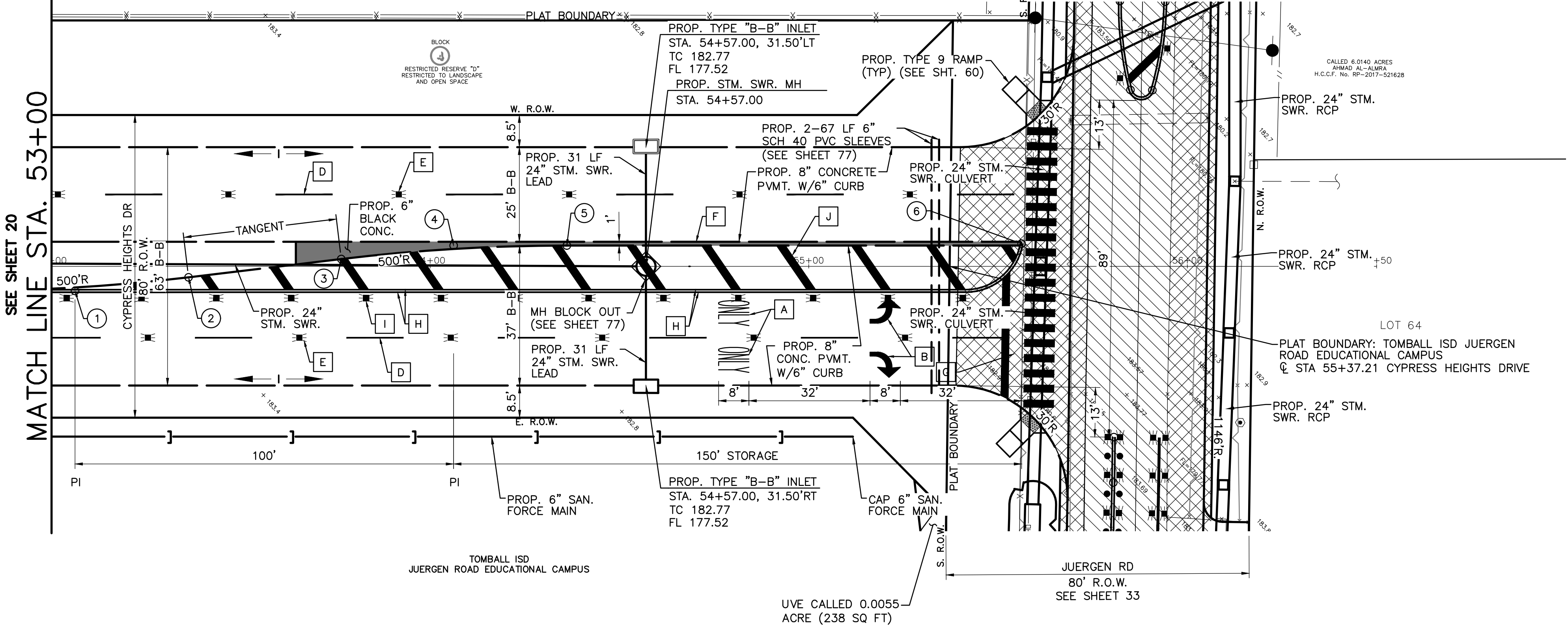
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| NO.                          | DATE | REVISIONS            | BY |
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| 172                          |      |                      |    |
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| DRAWN BY: RV                 |      | CHECKED BY: CSM, JAE |    |
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CYPRESS HEIGHTS DRIVE

