AGENDA STATEMENT

City of Bellaire

MEETING: Planning & Zoning Commission - Dec 10 2020
PREPARED BY: Ashley Parcus
DEPARTMENT: Development Services

ITEM TITLE:

Docket SU-2020-03: A public hearing on an application filed by Bellaire Church of Christ, for a specific use permit as required by the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-605, Application for Specific Use Permit, for the existing church building at 8001 South Rice Avenue, and to construct additional church parking on the northern portion of 8001 South Rice Avenue (formally 7911 South Rice Avenue), as provided for in Section 24-532 B. (2) b) of the City of Bellaire Zoning Code . The property is located within the R-3 Residential Zoning District.

RECOMMENDATION:

This item is for the public hearing only. Consideration of the application is scheduled for the Commission's January 14th meeting.

BACKGROUND/SUMMARY:

This item is for a public hearing before the Planning and Zoning Commission on an application filed by Bellaire Church of Christ on a specific use permit for the existing church property located at 8001 S Rice Avenue, as well as the addition of parking on the property located immediately north of the church, on the lot previously known as 7911 S Rice Avenue.

The existing church building was built in 1965, prior to the City's requirement that all churches and schools located within a residentially zoned district must obtain a specific use permit. Therefore, as part of the process of the church's request for the construction of a new parking lot, the City has asked that the existing church building be included in the permit as well.

As was stated in the application packet, the church acquired the property formerly known as 7911 S Rice Avenue in May of 2018, and subsequently submitted an amending plat application to the City in 2019 to combine the new lot with their property at 8001 S Rice Avenue. The amending plat was filed with Harris County on August 30, 2019.

The church is now proposing to construct a new 70 space parking lot on that property for its members to utilize. The applicant is not proposing to add or eliminate any entrance or exit that currently exists, and therefore, no changes are being made to the church's current traffic pattern.

While a proposed site plan has been included in your packet, City staff is currently in the process of working with the applicant to ensure that it meets the maximum lot coverage allowance of 50%, and that enough on-site parking spaces are being provided per Sections 24-525 and 24-514a, respectively,

of the City's Zoning Code.

Site Details:

Property Owner: Bellaire Church of Christ
Location: 7911 & 8001 S Rice Avenue (at the corner of S Rice and Holly)
Current Zoning: R-3 Residential
Requested Zoning: R-3 Residential w/ an SUP
Future Land Use Map: General Residential

Notice Information:

Notification Letters Mailed to property owners within 500 feet: 119
Legal Notice Published in the Southwest News: November 24, 2020
Notification Signs Posted: November 25, 2020

Traffic Impact Analysis

A TIA was completed for the applicant by McCollum & Associates, and is included in the application packet. The report concluded that the relocation of the parking lot would not impact the critical intersections within the immediate vicinity of the proposed development, and that they will continue to operate at an acceptable level of service.

Environmental Assessment Report

An Environmental Assessment Report was provided by the applicant and is included as part of the application materials.

Development Review Committee:

The City's Development Review Committee was included in the review of the application. A DRC meeting was held on November 9th, during which time this proposal was discussed. No concerns were voiced other than the Fire Department wanting to ensure that the parking lot would not be gated, and would be accessible at all times. The City Engineer also pointed out that the proposed drainage will be reviewed as part of the plan review process.

CITY ATTORNEY REVIEW:

☑ **Yes** ☐ **No**

Document A

City of Bellaire - Specific Use Permit (SUP) Application
New Parking Lot
Bellaire Church of Christ - a single campus church
September 8, 2020

1. **Name of Applicant:** Bellaire Church of Christ

2. **Address of Applicant:** 8001 South Rice Avenue, Bellaire, Texas 77401-5709

3. **Applicable Bellaire City Ordinance:** Section 24-605

4. **Legal Description and Address of Subject Property:**

   a. **Former Legal Description and Street Address of Subject Property:** On May 11, 2018, the Bellaire Church of Christ located at 8001 South Rice Avenue (legal description Lots 1 and 2 Bel Oaks Addition) acquired the residential lot located directly to the North and immediately adjacent to the Church's 8001 South Rice campus. The acquired property's former legal description and address were:

      - **Former Legal Description:** Lot 2 and Tract 3, Simpson Subdivision

      - **Former Address:** 7911 South Rice Avenue, Bellaire, Texas 77401-5709.

   b. **Current Legal Description and Street Address:** Effective with the August 30, 2019 Harris County filing of our amended plat, this acquired 7911 South Rice property is now combined with lots 1 and 2, Bel Oaks Addition. The new legal description and address of the subject property are as follows:

      - **Current Legal description:** Lot 1, Block 1 of Bellaire Church of Christ amended plat (RP-2019-384682) as recorded in film code 689628HCMR

      - **Current Address:** 8001 South Rice Avenue, Bellaire, Texas 77401-5709.

   c. **Amended Plat:** Please see amended plat filed on August 30, 2019 submitted with this application by way of separate attachment referenced H.

5. **Statement of Ownership:**

   a. The Bellaire Church of Christ is a non-profit corporation formed exclusively for religious purposes. The registered agent with the Secretary of State of Texas' Office is Brian W. Haley. His address is as follows:

      Brian W Haley
      6403 Dexter Bluff Court
      Sugar Land, Texas 77479

   b. The owner of the subject property is the Bellaire Church of Christ. Please see the following evidencing the Bellaire Church of Christ's purchase of the subject property:

      - Settlement Statement dated May 11, 2018 – attachment referenced C
      - General Warranty Deed dated May 11, 2018 – attachment referenced D
      - City Planning Letter dated May 15, 2018 from Old Republic Title Company - attachment referenced E
      - Amended plat filed on August 30, 2019 as also referenced above – attachment referenced F.

6. **Proposed Specific Use:**

   a. **Brief History of the Bellaire Church of Christ**

   1950: The Bellaire Church of Christ (the church) was first founded seventy (70) years ago in 1950. Since its founding, the church has been a continuing presence in Bellaire, Texas. The church first met at the pre-renovated Bellaire Civic Center located at 7008 South Rice Avenue.

   1952: Two-years later in 1952, the church purchased a pre-existing building located at 6915 Atwell Drive. That building still exists and presently is the site of Atwell Medical Center. The church remained at this location for thirteen (13) years.

   1956: On October 29, 1956, the church filed its Articles of Incorporation as a non-profit corporation. Per our articles of incorporation, we are a voluntary religious association formed for "... the exclusive purpose of establishing and maintaining religious worship."

   1960: In 1960, the Bellaire Church of Christ acquired the land at our present location: lots 1 and 2, Bel-Oaks subdivision, address 8001 South Rice Avenue, Bellaire, Texas 77401-5709.

   1965: In 1965, the Bellaire Church of Christ completed the construction of our present building. In December 1965, the Bellaire Church of Christ moved into its new building where we have remained to this present day or for the last approximate fifty-five (55) years. It is our long-term intention to remain at this location.

   2017: In August 2017, Hurricane Harvey flooded many parts of Houston and its surrounding communities including the City of Bellaire. Among the flooded properties was a .565 acre residential lot located at 7911 South Rice Avenue. Being a relatively valuable piece of land, the owner, who is an elderly retiree, chose to sell her land rather than pursue expensive renovations. Because this property directly abuts to the North boundary of the church's 8001 South Rice Avenue property, we believed this land offered us a "one-time only" opportunity to both aesthetically enhance the church grounds and also provide for the long-term future of the church.

   2018: In accordance with that intention, on May 11, 2018, the Bellaire Church of Christ purchased the residential lot located at 7911 South Rice Avenue, Bellaire, Texas 77401-5709, legal description Lot 2 and Tract 3, Simpson Subdivision. This property is located directly North and contiguous to the 8001 South Rice Avenue property previously acquired in 1960 and where our present building is located.

   2019: On August 30, 2019, the Bellaire Church of Christ filed an amended plat combining the acquired 7911 South Rice Property with the previously acquired 8001 South Rice Avenue Property where our church building is located.

   b. **Specific Use Purpose:**

   The subject property is in an R-3 zone, which allows for "Church" as a "specific use". Our purpose for acquiring the subject property remains exactly the same as that stated in our Articles of Incorporation and that which we have practiced over the course of our seventy (70) years of existence in Bellaire, Texas, that being "...the exclusive purpose of establishing and maintaining religious worship."

   Our ultimate specific use for our acquired land will be to construct a parking lot for our currently existing membership which is, again for the exclusive purpose of religious worship.

7. **<u>Environmental Assessment Statement</u>:**

The proposed parking lot for the well-established and long existing Bellaire Church of Christ will be an asset to the Bellaire community. It will provide parking to our church members which will provide them access to our existing building used for assembly space and classrooms. As has been our past and present practice, the parking place will be available to the Bellaire High School (located catty corner to the church on the West side of South Rice Avenue) upon request for its various events.

As further discussed in our attached environmental assessment statement, this proposed land use will be landscaped to be aesthetically pleasing to the eye in a park-like setting, will not impact utilities, nor affect traffic patterns or flow.

Please see the following attached documents:

- City of Bellaire Environmental Assessment Form – attachment referenced G
- Environmental Assessment Letter – attachment referenced H
- Landscape Design – attachment referenced I
- Traffic Impact Statement – attachment referenced J

8. List of Submitted Documents:

A. This Document - Specific Use Permit (SUP) Application
B. Site Improvement Plan
C. May 11, 2018 Settlement Statement for purchase of subject property
D. May 11, 2018 General Warranty Deed for subject property
E. May 15, 2018 City Planning Letter
F. August 30, 2019 amended plat
G. City of Bellaire Environmental Assessment Form
H. Environmental Assessment Letter
I. Landscape Design Plan
J. Traffic Impact Statement

Brian W Haley
Elder/President Bellaire Church of Christ

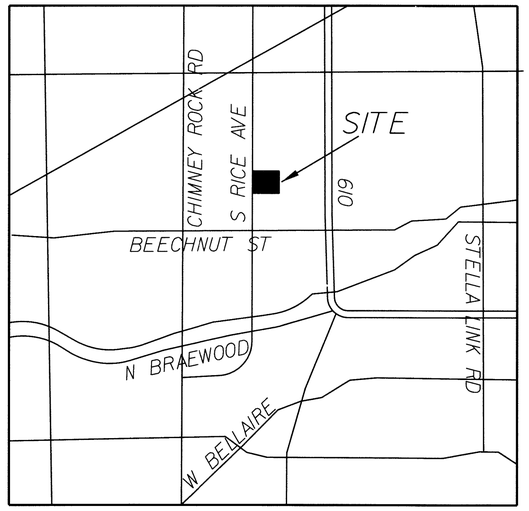
09/08/2020
Date

SITE IMPROVEMENTS FOR
BELLAIRE CHURCH OF CHRIST
EXISTING CHURCH FACILITY-BUILDING
LOT 1, BLOCK 1 - BEL OAKS ADDITION
8001 S RICE AVENUE
PAVING, DRAINAGE & UTILITY IMPROVEMENTS
BELLAIRE, HARRIS COUNTY, TEXAS

OWNER:
BELLAIRE CHURCH OF CHRIST
P.O. BOX 1029
BELLAIRE, TEXAS 77401
BRIAN HALEY
(214) 514–4806

ARCHITECT:
McCOLLUM & ASSOCIATES
MASTER BUILDER, LLC
217 N. WOOD STREET
McKINNEY, TEXAS 75069
BYRON McCOLLUM
(214) 244–5858

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
STEPHEN A. HELMBERGER, P.E.
(972) 442–7459 TBPE REGISTRATION NO. F–000756



VICINITY MAP
N.T.S.

SHEET INDEX

COVER	
FINAL PLAT	FP1
ELEVATIONS	A1
SITE PLAN	C1
PAVING AND UTILITY PLAN	C2
GRADING AND DRAINAGE PLAN	C3
EROSION CONTROL PLAN	C4
LANDSCAPE PLAN	C5
ADS DETENTION CHAMBER COVER	1OF6
ADS DETENTION CHAMBER	2OF6
ADS DETENTION CHAMBER	3OF6
ADS DETENTION CHAMBER	4OF6
ADS DETENTION CHAMBER	5OF6
ADS DETENTION CHAMBER	6OF6

HELMBERGER ASSOCIATES, INC. – F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY – FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Stephen A. Helmberger #62944 6/5/2020

BELLAIRE CHURCH OF CHRIST

STATE OF TEXAS
COUNTY OF HARRIS

That the undersigned owner of record legal title to the property described does hereby certify that all existing encumbrances, including easements and all fee strips of significant topographical features on the land hereby platted are fully shown and accurately identified here on. Further, the undersigned do hereby certify that they own no interest whatsoever in any land contiguous or adjacent.

We, Bellaire Church of Christ, acting by an through Brian Haley, President, and Mike Pharris, Vice President, hereinafter referred to as Owners of the 1.628 acre tract described in above and foregoing subdivision of BELLAIRE CHURCH OF CHRIST AMENDING PLAT, being an amending plat of all of LOTS 1, 2, & 5, BEL OAKS ADDITION, a subdivision in Harris County, Texas, according to the lines, streets, lots, alleys, parks, building lines, easements, dedications, restrictions and notations therein shown, with no additional subdividing permitted, in the J. Baldin Survey, Abstract No. 165, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the alterations of the surface of any portion of streets or alleys to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of the plat and adjacent to any drainage way shall hereby be restricted to keep such drainage ways clear of obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage way.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley, or any drainage ditch.

FURTHER, Owners do hereby covenant and agree that all the property boundaries of the plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage structures and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Owners, have caused these presents to be signed by Brian Haley, thereunto authorized, this

the 29th day of July 2019

Bellaire Church of Christ

By: Brian Haley
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Brian Haley ~~and _____~~ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the 29th day of July 2019

Notary Public in and for the
State of Texas

My Commission Expires: 04/20/2023

SURVEYOR'S CERTIFICATION

I, Lucas G. Davis, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eights(5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, (south central) zone. This plat is in conformance with Chapter 23-5 of the City of Bellaire Code of Ordinance.

LUCAS G. DAVIS
6599
REGISTERED PROFESSIONAL LAND SURVEYOR

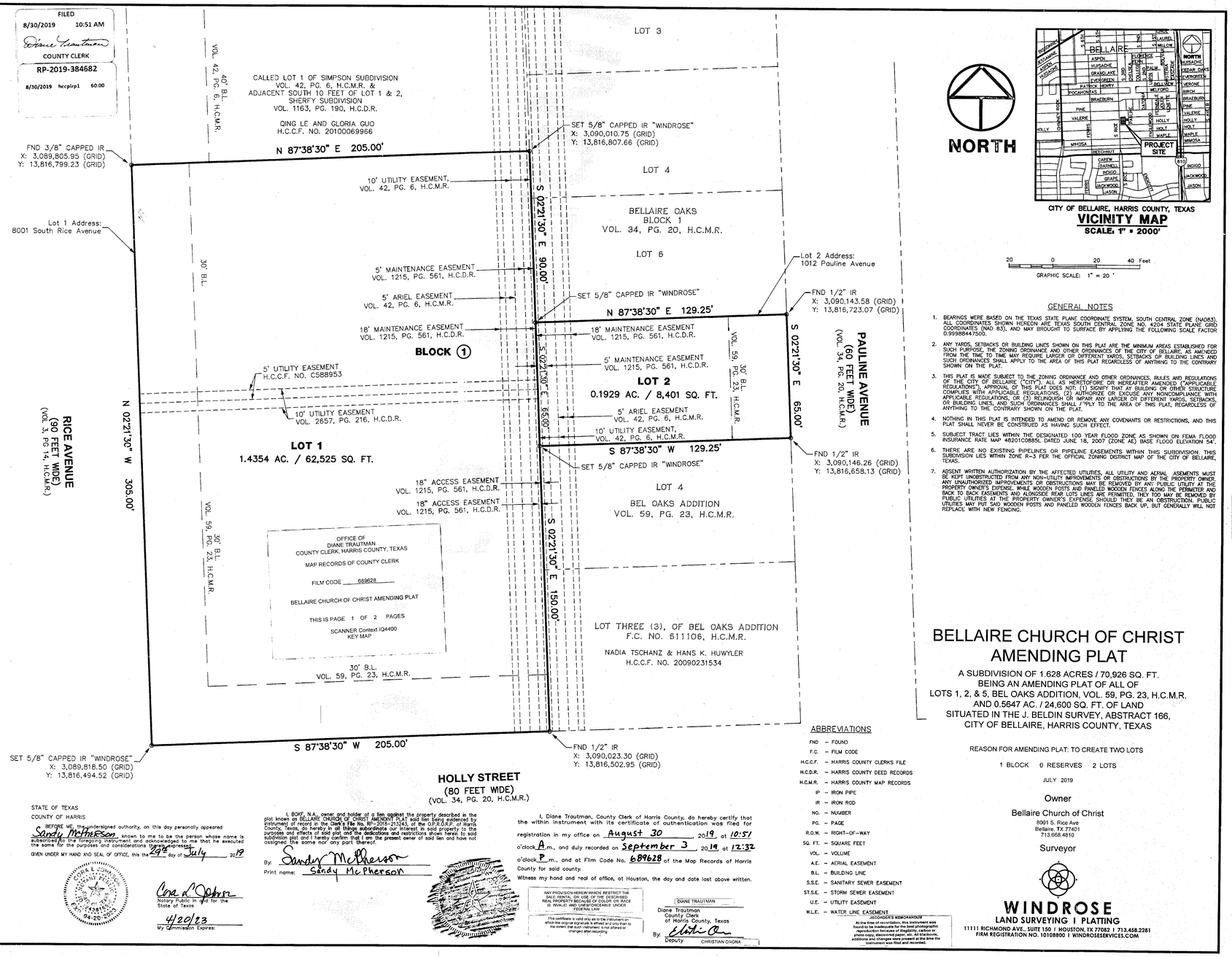
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Director of Development Services of the City of Bellaire has considered and approved this plat and subdivision of BELLAIRE CHURCH OF CHRIST AMENDING PLAT, being an amending plat of all of LOTS 1, 2, & 5, BEL OAKS ADDITION, as permitted by city code and found it to be in conformance with the laws of the State of Texas and the ordinances of the City of Bellaire, this

the 28th day of AUGUST 2019.

Chavonne Sampson
Director of Development Services

FILED
8/30/2019 10:51 AM
COUNTY CLERK
RP-2019-384682
8/30/2019 hccpirp1 60.00



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sandy McPherson 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of July 2019

Notary Public in and for the
State of Texas

My Commission Expires: 4/20/23

I, BOKF, N.A., owner and holder of a lien against the property described in the plat known as BELLAIRE CHURCH OF CHRIST AMENDMENT PLAT said lien being evidenced by instrument of record in the Clerk's File No. RP-2018-213243, of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Sandy McPherson
Print name: Sandy McPherson

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 30 2019, at 10:51 o'clock A.m., and duly recorded on September 3 2019, at 12:32 o'clock P.m., and at Film Code No. 689628 of the Map Records of Harris County for said county.

Witness my hand and real of office, at Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____ Deputy CHRISTIAN CHIONA

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

CITY OF BELLAIRE, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

20 0 20 40 Feet

GRAPHIC SCALE: 1" = 20 '

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.99988647500.
2. ANY YARDS, SETBACKS OR BUILDING LINES SHOWN ON THIS PLAT ARE THE MINIMUM AREAS ESTABLISHED FOR SUCH PURPOSE, THE ZONING ORDINANCE AND OTHER ORDINANCES OF THE CITY OF BELLAIRE, AS AMENDED FROM THE TIME TO TIME, MAY REQUIRE LARGER OR DIFFERENT YARDS, SETBACKS OR BUILDING LINES AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT REGARDLESS OF ANYTHING TO THE CONTRARY SHOWN ON THE PLAT.
3. THIS PLAT IS MADE SUBJECT TO THE ZONING ORDINANCE AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE CITY OF BELLAIRE ("CITY"), ALL AS HERETOFORE OR HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPROVAL OF THIS PLAT DOES NOT: (1) SIGNIFY THAT AY BUILDING OR OTHER STRUCTURE COMPLIES WITH APPLICABLE REGULATIONS, (2) AUTHORIZE OR EXCUSE ANY NONCOMPLIANCE WITH APPLICABLE REGULATIONS, OR (3) RELINQUISH OR IMPAIR ANY LARGER OR DIFFERENT YARDS, SETBACKS, OR BUILDING LINES, AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT, REGARDLESS OF ANYTHING TO THE CONTRARY SHOWN ON THE PLAT.
4. NOTHING IN THIS PLAT IS INTENDED TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, AND THIS PLAT SHALL NEVER BE CONSTRUED AS HAVING SUCH EFFECT.
5. SUBJECT TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 48201C0885L DATED JUNE 18, 2007 (ZONE AE). BASE FLOOD ELEVATION 54'.
6. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION. THIS SUBDIVISION LIES WITHIN ZONE R-3 PER THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF BELLAIRE, TEXAS.
7. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL ASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

ABBREVIATIONS

FND	– FOUND
F.C.	– FILM CODE
H.C.C.F.	– HARRIS COUNTY CLERKS FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
A.E.	– AERIAL EASEMENT
B.L.	– BUILDING LINE
S.S.E.	– SANITARY SEWER EASEMENT
ST.S.E.	– STORM SEWER EASEMENT
U.E.	– UTILITY EASEMENT
W.L.E.	– WATER LINE EASEMENT

SCANNER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

BELLAIRE CHURCH OF CHRIST AMENDING PLAT

A SUBDIVISION OF 1.628 ACRES / 70,926 SQ. FT.
BEING AN AMENDING PLAT OF ALL OF
LOTS 1, 2, & 5, BEL OAKS ADDITION, VOL. 59, PG. 23, H.C.M.R.
AND 0.5647 AC. / 24,600 SQ. FT. OF LAND
SITUATED IN THE J. BELDIN SURVEY, ABSTRACT 166,
CITY OF BELLAIRE, HARRIS COUNTY, TEXAS

REASON FOR AMENDING PLAT: TO CREATE TWO LOTS

1 BLOCK 0 RESERVES 2 LOTS

JULY 2019

Owner

Bellaire Church of Christ
8001 S. Rice Ave
Bellaire, TX 77401
713.668.4810

Surveyor

WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

2:\5691-5 REC AVE\PLAT\BELLAIRE CHURCH OF CHRIST-5691-20190708.DWG - ESPINOZA - 07/29/19

Document B

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BELLAIRE CHURCH OF
CHRIST
BOX1029
BELLAIRE , TX 77402-1029

Legal Description
LTS 1 2 & 5
BEL OAKS

Parcel Address: 1012 PAULINE AVE 1
Legal Acres: .7269

<- - - - - ->

Account Number: 092-483-000-0001

Certificate No: 12136895
Certificate Fee: $10.00

Print Date: 07/23/2019 01:26:03 PM
Paid Date:
Issue Date: 07/23/2019
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:
TOTALLY EXEMPT

Certified Owner:
BELLAIRE CHURCH OF
CHRIST
BOX1029
BELLAIRE , TX 77402-1029

2018 Value:	736,978
2018 Levy:	$0.00
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
52 City of Bellaire

Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 689629

BELLAIRE CHURCH OF CHRIST AMENDING PLAT

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BELLAIRE CHURCH OF CHRIST
8001 S RICE
BELLAIRE , TX 77401

Legal Description
LT 2 & TR 3
(PRORATED 5-11-18)
SIMPSON

Parcel Address: 7911 S RICE AVE
Legal Acres: .5648

<- - - - - ->

Account Number: 080-197-000-0002

Certificate No: 12136896
Certificate Fee: $10.00

Print Date: 07/23/2019 01:26:23 PM
Paid Date:
Issue Date: 07/23/2019
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:
GOVERNMENT PRORATION

Certified Owner:
BELLAIRE CHURCH OF CHRIST
8001 S RICE
BELLAIRE , TX 77401

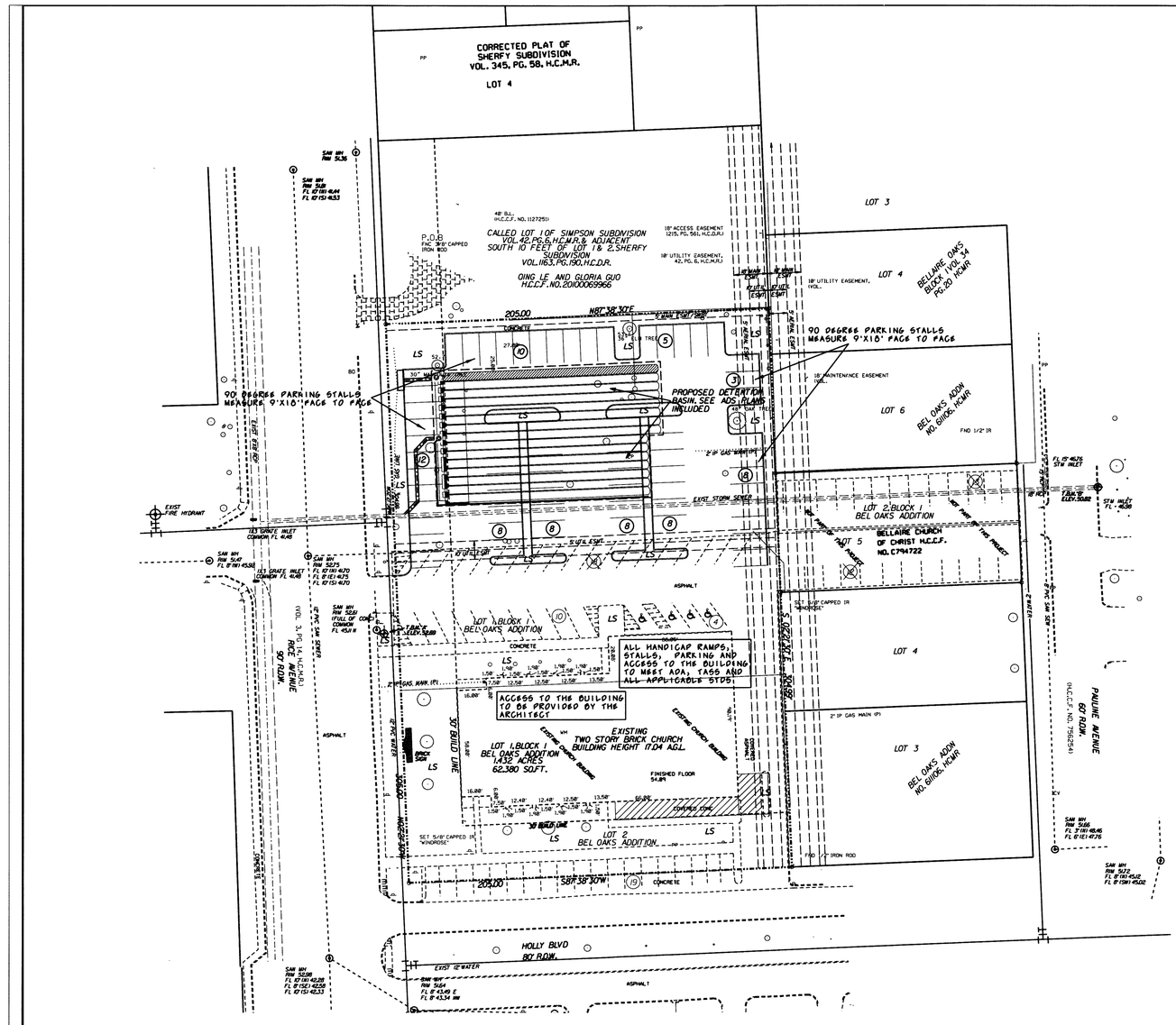
2018 Value:	864,365
2018 Levy:	$7,306.76
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
52 City of Bellaire

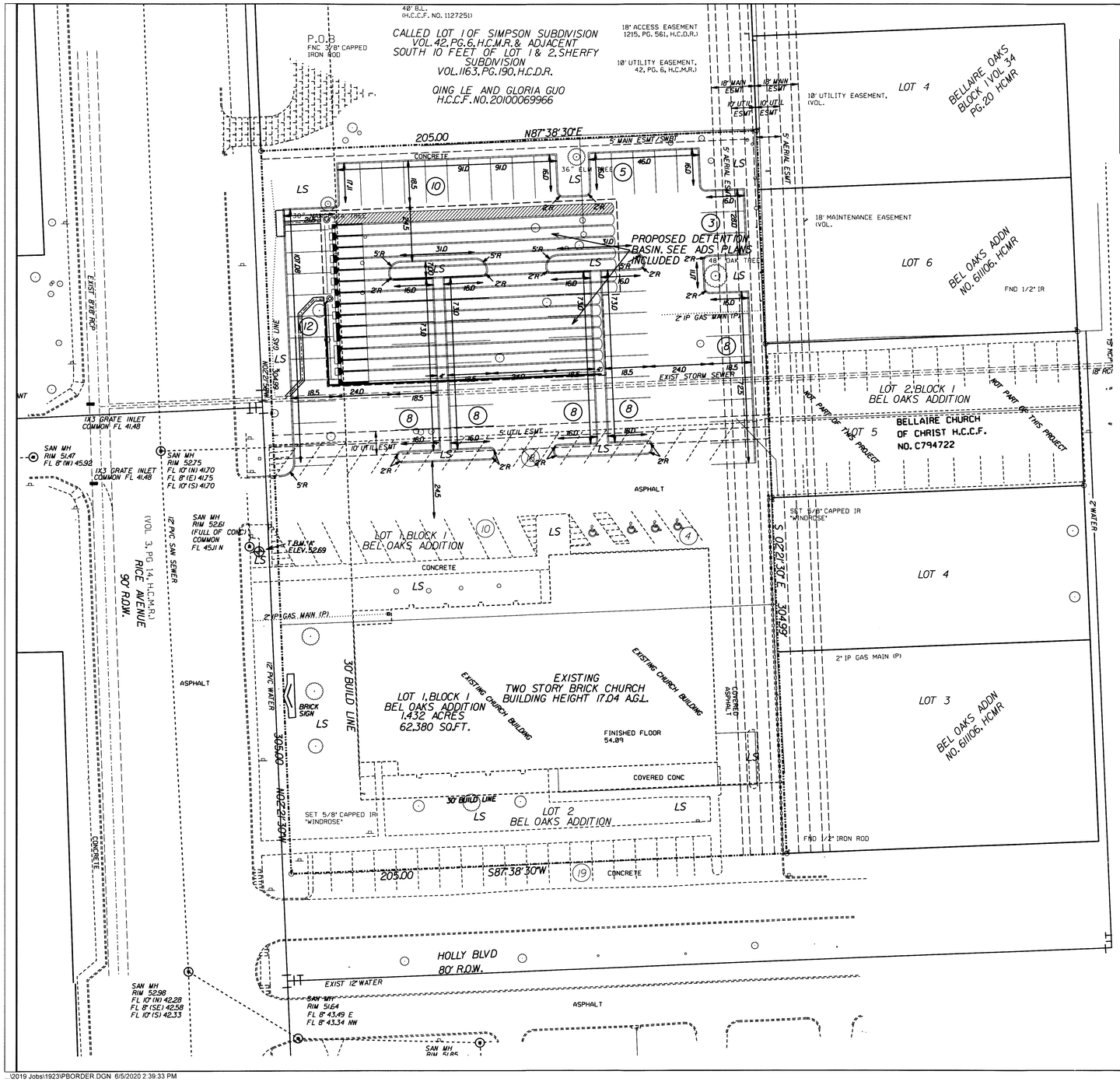
Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

Not to be copied


CORRECTED PLAT OF
SHERFY SUBDIVISION
VOL. 345, PG. 58, H.C.M.R.
LOT 4
LOT 3
CALLED LOT 1 OF SIMPSON SUBDIVISION
VOL.42,PG.6,H.C.M.R.& ADJACENT
SOUTH 10 FEET OF LOT 1 & 2,SHERFY
SUBDIVISION
VOL.1163,PG.190,H.C.D.R.
QING LE AND GLORIA GUO
H.C.C.F.NO.20100069966
P.O.B.
FNC 3/8" CAPPED IRON ROD
205.00
N87°38'30"E
CONCRETE
90 DEGREE PARKING STALLS
MEASURE 9'X18' FACE TO FACE
PROPOSED DETENTION
BASIN, SEE ADS ISLAND
INCLUDED
LOT 6
BEL OAKS ADDN
NO. 6W06, H.C.M.R.
FND 1/2" IR
LOT 2,BLOCK 1
BEL OAKS ADDITION
LOT 5
BELLAIRE CHURCH
OF CHRIST H.C.C.F.
NO. C794722
EXIST
FIRE HYDRANT
EXIST STORM SEWER
ASPHALT
LOT 1,BLOCK 1
BEL OAKS ADDITION
ALL HANDICAP RAMPS,
STALLS, PARKING AND
ACCESS TO THE BUILDING
TO MEET ADA, TAS0 AND
ALL APPLICABLE STDS.
ACCESS TO THE BUILDING
TO BE PROVIDED BY THE
ARCHITECT
EXISTING
TWO STORY BRICK CHURCH
BUILDING HEIGHT 17.04' AGL.
LOT 1,BLOCK 1
BEL OAKS ADDITION
1.432 ACRES
62,380 SQFT.
FINISHED FLOOR
54.89
LOT 2
BEL OAKS ADDITION
LOT 4
LOT 3
SET 5/8" CAPPED IR
"WINGROSE"
FND 1/2" IRON ROD
CONCRETE
HOLLY BLVD
80' R.O.W.
EXIST 12" WATER
PAULINE AVENUE
60' R.O.W.
(VOL. 3, PG. 14, H.C.M.R.)
90' R.O.W.
42' B.L.
H.C.C.F. NO. 1127251
18' ACCESS EASEMENT
(215, PG. 561, H.C.D.R.)
18' UTILITY EASEMENT,
42, PG. 6, H.C.M.R.)
18' UTILITY EASEMENT,
(VOL.
18' MAINTENANCE EASEMENT
(VOL.
BELLAIRE OAKS
BLOCK 1 VOL. 34
PG.20 H.C.M.R.
BEL OAKS ADDN
NO. 6W06, H.C.M.R.
EXIST CHURCH BUILDING
EXIST CHURCH BUILDING
EXIST STORM SEWER
EXIST 12" WATER
EXIST 8" SANITARY SEWER
EXIST 2" GAS MAIN (P)
EXIST 6" WATER
EXIST 8" SANITARY

Document B



HELMBERGER ASSOCIATES, INC. – F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY – FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Stephen A. Helmberger #62944 6/5/2020

OWNER:
BELLAIRE CHURCH OF CHRIST
P.O. BOX 1029
BELLAIRE, TEXAS 77401
BRIAN HALEY
(214-514-4806

ARCHITECT:
McCOLLUM & ASSOCIATES
MASTER BUILDER, LLC.
217 N. WOOD STREET
McKINNEY, TEXAS 75069
BYRON McCOLLUM
(214) 244-5858

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

PAVING PLAN

LOT 1, BLOCK 1 - BEL OAKS ADDITION

BELLARIE CHURCH OF CHRIST

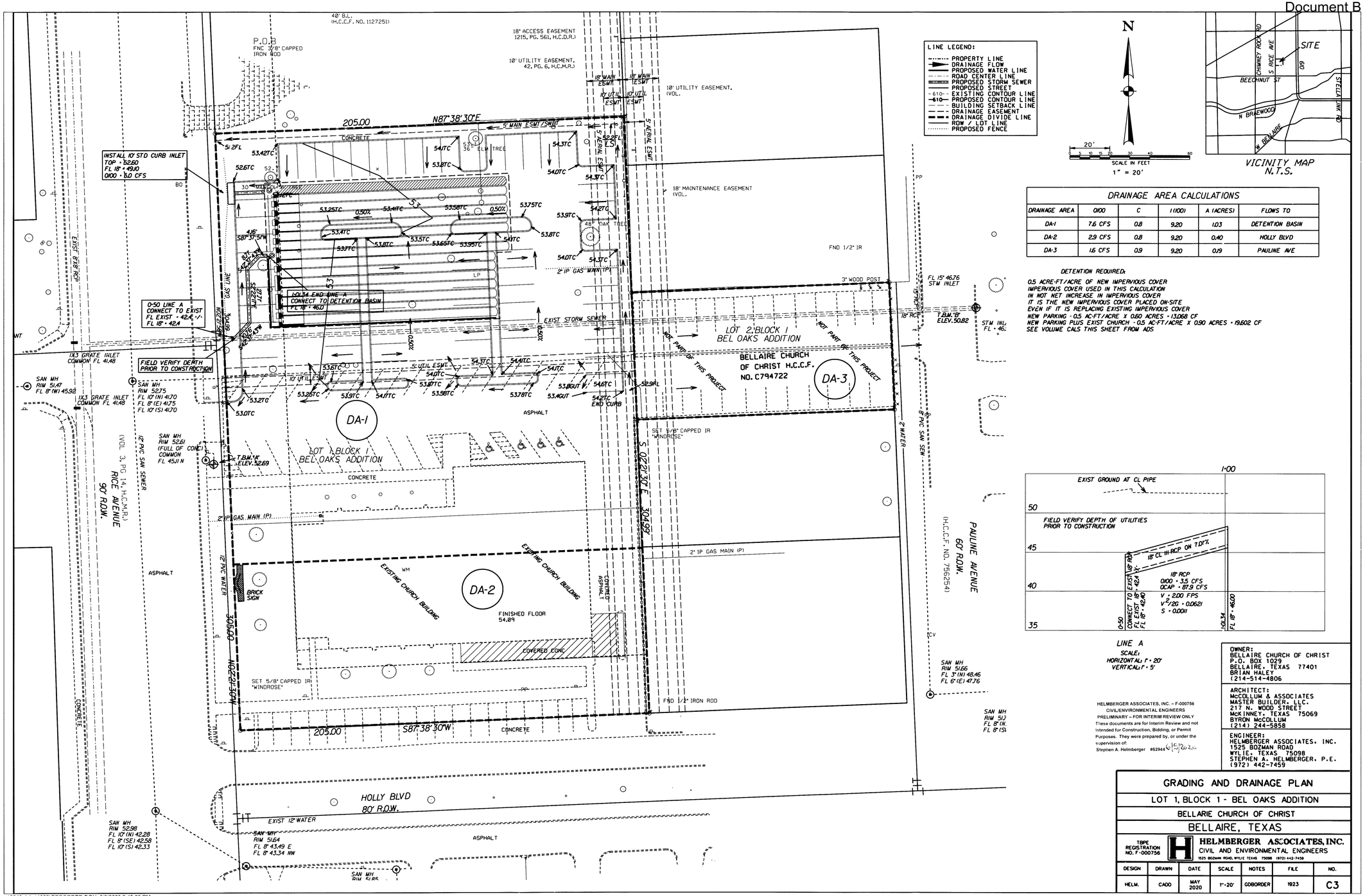
BELLAIRE, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2020	1"=20'	PBORDER	1923	C2

...\2019 Jobs\1923\PBORDER.DGN 6/5/2020 2:39:33 PM



DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	Q100	C	I (100)	A (ACRES)	FLOWS TO
DA-1	7.6 CFS	0.8	9.20	1.03	DETENTION BASIN
DA-2	2.9 CFS	0.8	9.20	0.40	HOLLY BLVD
DA-3	1.6 CFS	0.9	9.20	0.19	PAULINE AVE

DETENTION REQUIRED:

0.5 ACRE-FT/ACRE OF NEW IMPERVIOUS COVER
IMPERVIOUS COVER USED IN THIS CALCULATION
IN NOT NET INCREASE IN IMPERVIOUS COVER
IT IS THE NEW IMPERVIOUS COVER PLACED ON-SITE
EVEN IF IT IS REPLACING EXISTING IMPERVIOUS COVER
NEW PARKING · 0.5 AC-FT/ACRE x 0.60 ACRES · 13,068 CF
NEW PARKING PLUS EXIST CHURCH · 0.5 AC-FT/ACRE x 0.90 ACRES · 19,602 CF
SEE VOLUME CALS THIS SHEET FROM ADS

LINE A
SCALE:
HORIZONTAL: 1" · 20'
VERTICAL: 1" · 5'

HELMBERGER ASSOCIATES, INC. – F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY – FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not Intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Stephen A. Helmberger #82944 6/5/2020

OWNER:
BELLAIRE CHURCH OF CHRIST
P.O. BOX 1029
BELLAIRE, TEXAS 77401
BRIAN HALEY
(214-514-4806

ARCHITECT:
McCOLLUM & ASSOCIATES
MASTER BUILDER, LLC.
217 N. WOOD STREET
McKINNEY, TEXAS 75069
BYRON McCOLLUM
(214) 244-5858

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

GRADING AND DRAINAGE PLAN

LOT 1, BLOCK 1 - BEL OAKS ADDITION

BELLARIE CHURCH OF CHRIST

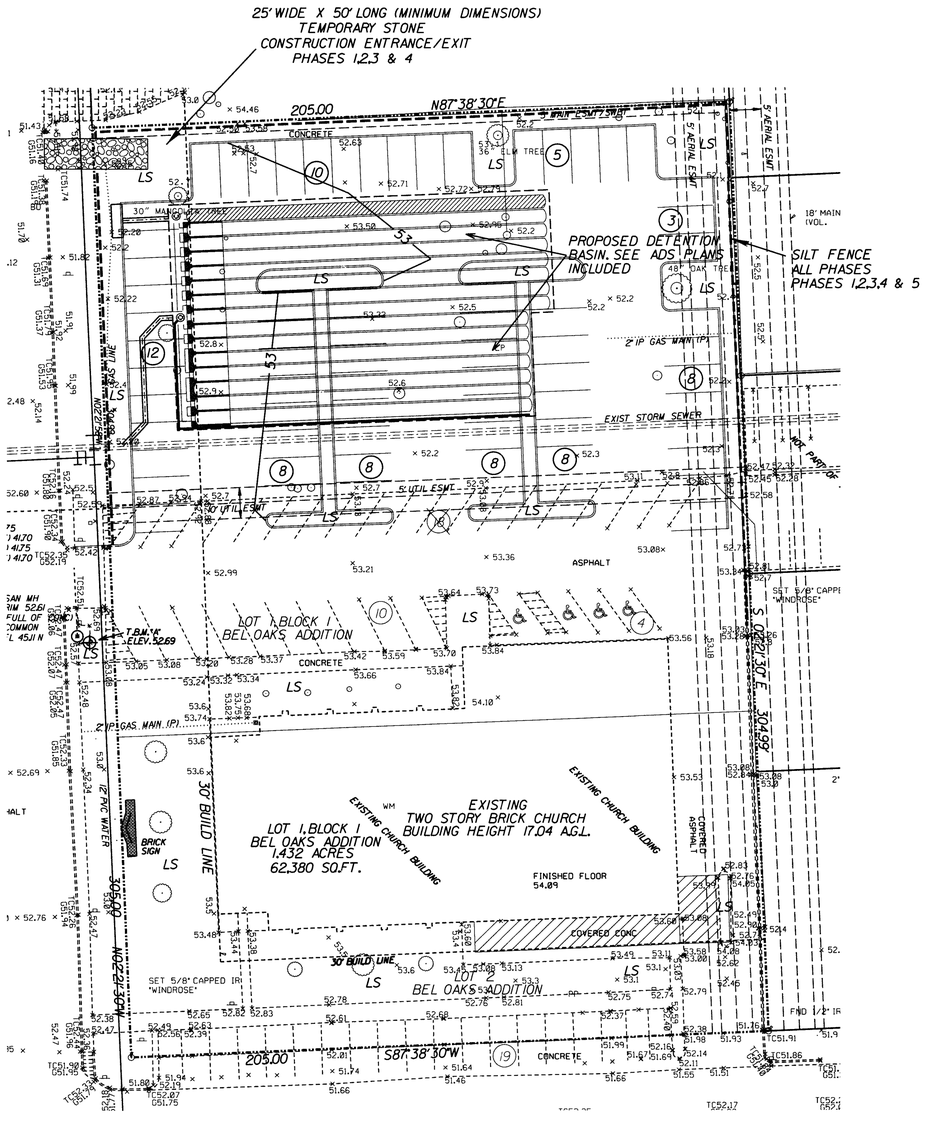
BELLAIRE, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

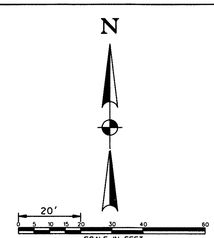
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2020	1"=20'	GDBORDER	1923	C3

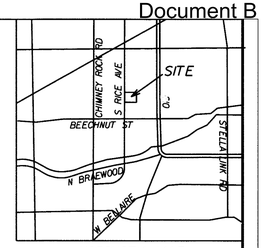
...\2019 Jobs\1923\GDBORDER.DGN 6/5/2020 2:40:39 PM



LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- 610 EXISTING CONTOUR LINE
- 610 PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE
- PROPOSED FENCE





VICINITY MAP
N.T.S.

GENERAL NOTES:

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE CITY EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. TOTAL PROJECT AREA = 1.62 ACRES
   ONSITE DISTURBED AREA = 0.80 ACRES
6. SEE CITY EROSION AND SEDIMENT CONTROL DETAILS FOR LATEST BMP DEVICE STANDARDS AND SPECIFICATIONS.

LEGEND:

---- SILT FENCE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT

BMP MAINTENANCE SCHEDULE

BMP	MAINTENANCE FREQUENCY	BY:
CONST ENTRANCE	WEEKLY/AFTER RAINS	CONTRACTOR
INLET PROTECTION	WEEKLY/AFTER RAINS	CONTRACTOR

EROSION CONTROL CONSTRUCTION PHASING:

PHASE 1 - TOP SOIL REMOVAL AND ROUGH GRADING
PHASE 2 - UTILITY INSTALLATION
PHASE 3 - BUILDING CONSTRUCTION
PHASE 4 - PAVING
PHASE 5 - LANDSCAPE AND IRRIGATION

EROSION CONTROL CONSTRUCTION PLAN

TYPE:	INSTALLATION:	REMOVAL:
CONSTRUCTION ENTRANCE	PRIOR TO STARTING	PRIOR TO PAVEMENT PLACEMENT
SILT FENCE/	PRIOR TO STARTING	AFTER ESTABLISHING GRASS COVER

REV.	BY:	REVISION

HELMBERGER ASSOCIATES, INC. – F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY – FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Stephen A. Helmberger #62944 6/5/2020

OWNER:
BELLAIRE CHURCH OF CHRIST
P.O. BOX 1029
BELLAIRE, TEXAS 77401
BRIAN HALEY
(214-514-4806

ARCHITECT:
McCOLLUM & ASSOCIATES
MASTER BUILDER, LLC.
217 N. WOOD STREET
McKINNEY, TEXAS 75069
BYRON McCOLLUM
(214) 244-5858

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

EROSION CONTROL PLAN

LOT 1, BLOCK 1 - BEL OAKS ADDN

BELLAIRE CHURCH OF CHRIST

BELLAIRE, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2020	1"=20'	ERBORDER	1923	C4

...\2019 Jobs\1923\ERBORDER.DGN 6/5/2020 2:41:28 PM

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	ERIK ROBINSON 281-753-5068 ERIK.ROBINSON@ADS-PIPE.COM
ADS SALES REP:	CRAIG VICKERY 281-236-8739 CRAIG.VICKERY@ADS-PIPE.COM
PROJECT NO:	S157723

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST™ by StormTech
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

BELLAIRE CHURCH OF CHRIST (PHASE 2)

BELLAIRE, TX

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

©2013 ADS, INC.

PROPOSED LAYOUT PHASE 2

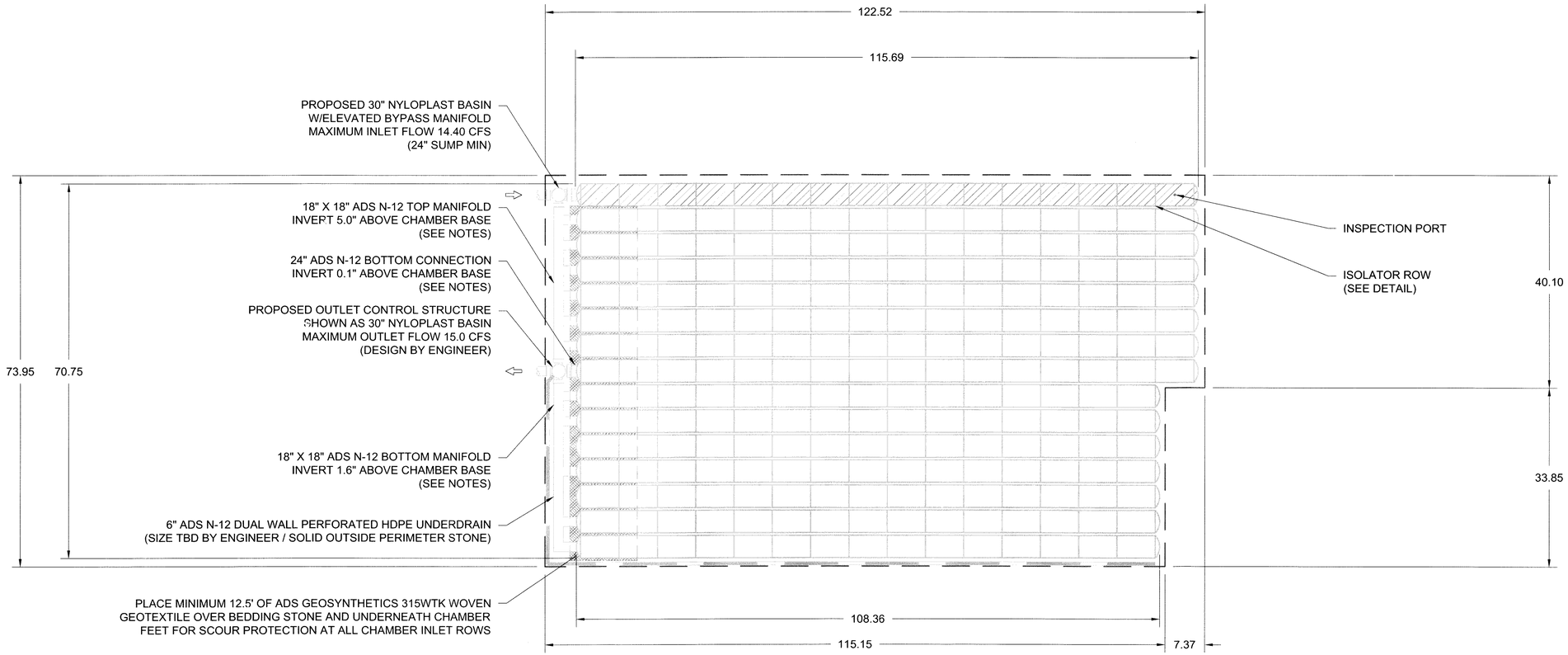
233	STORMTECH SC-740 CHAMBERS
30	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
9	STONE BELOW (in)
40	% STONE VOID
19640	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
8811	SYSTEM AREA (ft²)
393	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS PHASE 2

58.70	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
52.70	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
52.20	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
52.20	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
52.20	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
51.20	TOP OF STONE
50.70	TOP OF SC-740 CHAMBER
48.62	18" TOP MANIFOLD INVERT
48.33	18" BOTTOM MANIFOLD INVERT
48.21	24" BOTTOM CONNECTION INVERT
48.21	24" ISOLATOR ROW CONNECTION INVERT
48.20	BOTTOM OF SC-740 CHAMBER
47.45	UNDERDRAIN INVERT
47.45	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



BELLAIRE CHURCH OF CHRIST (PHASE 2)
BELLAIRE, TX

DATE: 11/14/19 | DRAWN: MCC
PROJECT #: S157723 | CHECKED: RWD

DATE	DRWN	CHKD	DESCRIPTION

StormTech®
Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS®
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

0 20' 40'

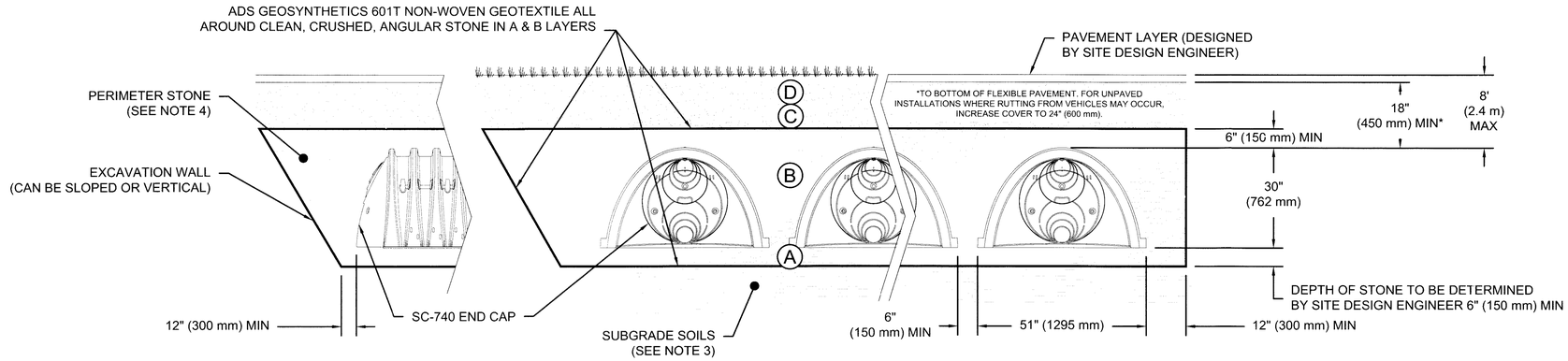
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

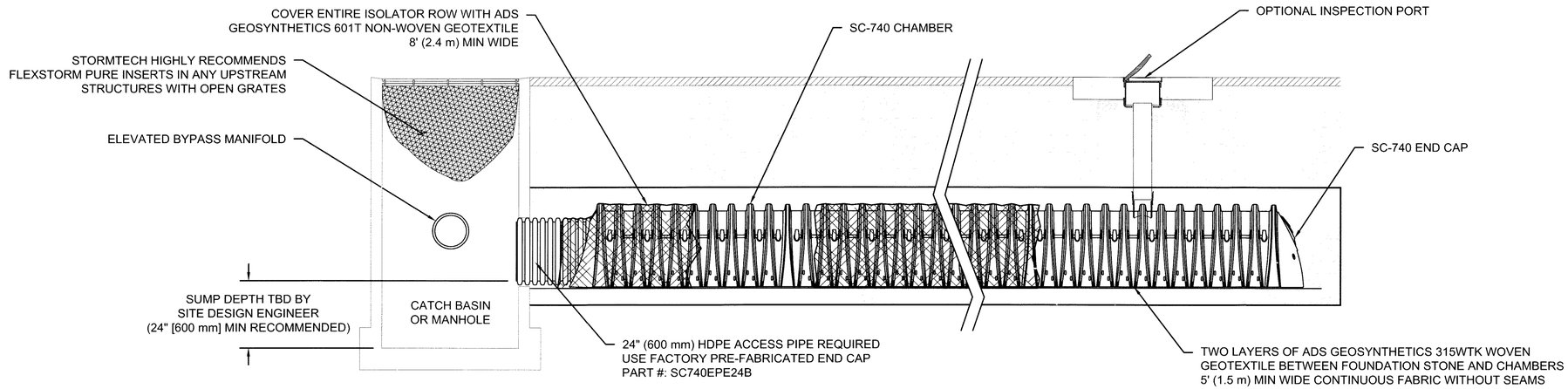
BELLAIRE CHURCH OF CHRIST (PHASE 2)
BELLAIRE, TX
DATE: 11/14/19 DRAWN: MCC
PROJECT #: S157723 CHECKED: RWD

DATE	DESCRIPTION	DRWN	CHKD

StormTech®
Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS®
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

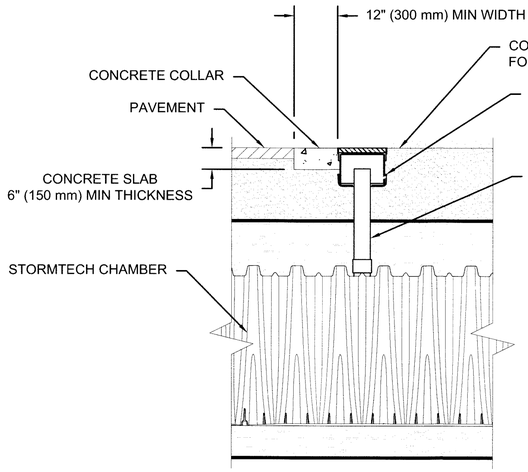
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

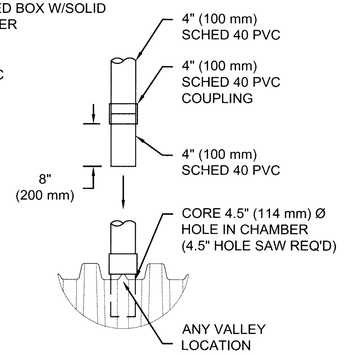
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

4" PVC INSPECTION PORT DETAIL
NTS



CONNECTION DETAIL
NTS

BELLAIRE CHURCH OF CHRIST (PHASE 2)
BELLAIRE, TX
DATE: 11/14/19 | DRAWN: MCC | PROJECT #: S157723 | CHECKED: RWD

DATE	DRWN	CHKD	DESCRIPTION

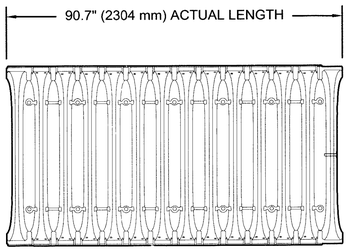
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

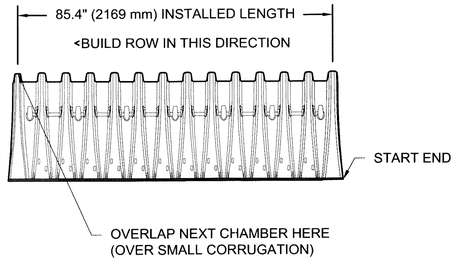
StormTech®
Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

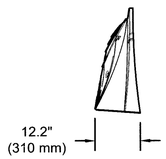
ADS®
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

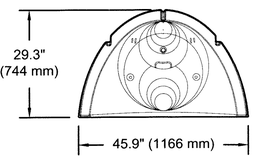
SC-740 TECHNICAL SPECIFICATION

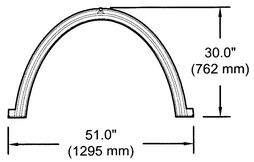
NTS







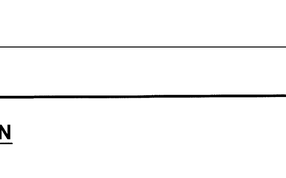




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

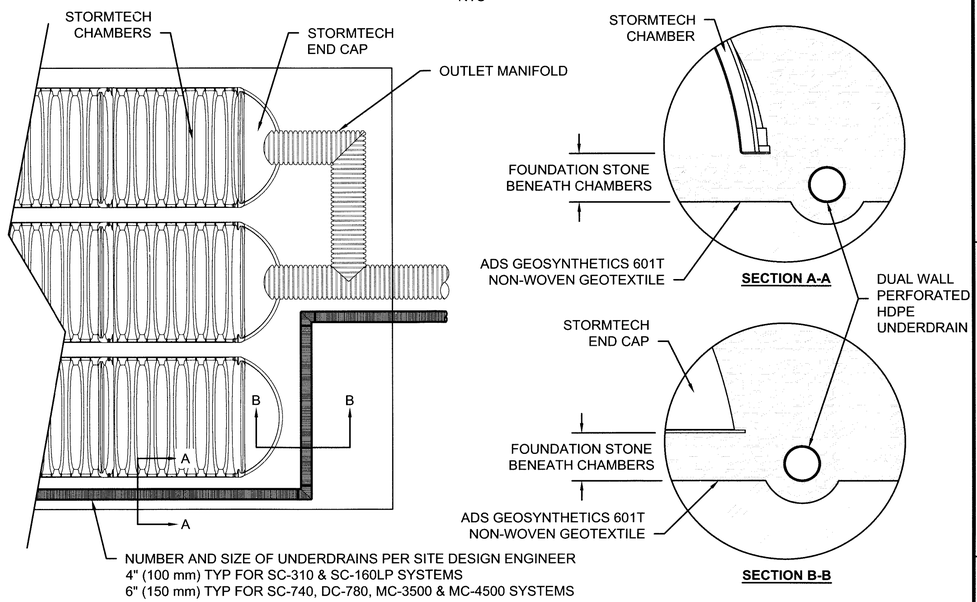
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

UNDERDRAIN DETAIL

NTS



BELLAIRE CHURCH OF CHRIST (PHASE 2)
BELLAIRE, TX

DATE: 11/14/19 | DRAWN: MCC | PROJECT #: S157723 | CHECKED: RWD

DATE	DRWN	CHKD	DESCRIPTION

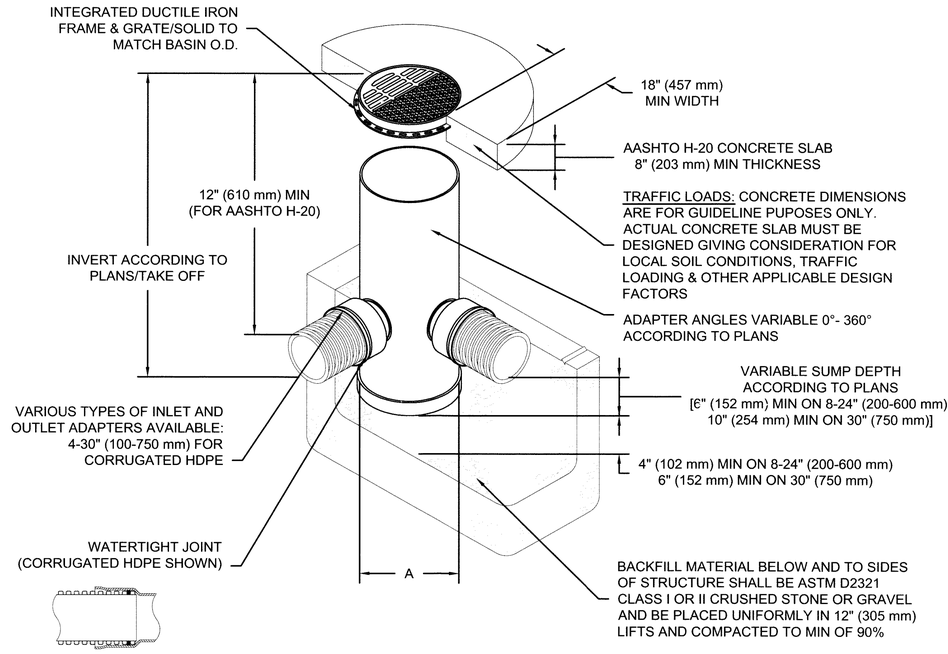
StormTech®
Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 5 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS®
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

BELLAIRE CHURCH OF CHRIST (PHASE 2)
BELLAIRE, TX
DATE: 11/14/19 DRAWN: MCC
PROJECT #: S157723 CHECKED: RWD

DATE	DRWN	CHKD	DESCRIPTION

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

Nyloplast

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS
ADVANCED DRAINAGE SYSTEMS, INC.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

American Land Title Association | ALTA Settlement Statement - Combined Adopted 05-01-2015

File No./Escrow No.: 17004582 **Print Date & Time:** 05/11/18 9:13 AM **Officer/Escrow Officer:** Kelli Quijada **Settlement Location:** Old Republic National Title Insurance Company 4690 Sweetwater Blvd, Suite 290 Sugar Land, TX 77479	Old Republic National Title Insurance Company **ALTA Universal ID:** 4690 Sweetwater Blvd. Suite 290 Sugar Land, TX 77479

Property Address:	7911 S RICE AVE BELLAIRE, TX 77401-5709
Buyer:	Bellaire Church of Christ, Bellaire, Texas 8001 SOUTH RICE BELLAIRE, TX 77401
Seller:	Susan M Nickerson 7911 S RICE AVE BELLAIRE, TX 77401-5709
Lender:	Bank of Texas
Settlement Date:	05/11/2018
Disbursement Date:	05/11/2018
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	$799,999.00	Sale Price of Property	$799,999.00	
		Deposit		$8,000.00
		Loan Amount		$800,000.00
$500.00		Option Fee		$500.00
		Prorations/Adjustments		
$3,586.78		County Property Taxes from 01/01/2018 thru 05/11/2018		$3,586.78
		Other Loan Charges		
		Appraisal Fee to Bank of Texas	$4,850.00	
		Environmental Fee to Bank of Texas	$595.00	
		Flood Determination Fee to Bank of Texas	$9.00	
		Flood Determination Fee to Bank of Texas	$9.00	
		Title Charges & Escrow / Settlement Charges		
		Title - E-Recording Fee to Old Republic National Title Insurance Company	$6.00	
$400.00		Title - Escrow Fee to Old Republic National Title Insurance Company	$400.00	
		Title - Guaranty Assessment Recoupment Charge to Texas Title Insurance	$4.50	
		Title - Lender's Title Insurance $4753.00 to Old Republic National Title Insurance Company	$100.00	
		Title - Not yet due/payable (MTP & BIN to Old Republic National Title Insurance Company	$5.00	
		Title - T17 PUD Endorsement to Old Republic National Title Insurance Company	$25.00	
		Title - T19 Res. Endorsement to Old Republic National Title Insurance Company	$237.65	
		Title - T30 Tax deletion MTP/ BNDR ON to Old Republic National Title Insurance Company	$20.00	
		Title - T36 Environmental Prot Lien to Old Republic National Title Insurance Company	$25.00	
$79.00		Title - Tax Certificate to American Property Guard		
		Title - Guaranty Assessment Recoupment Charge to Texas Title Insurance	$4.50	
		Title - Owner's Title Insurance (optional) $100.00 to Old Republic National Title Insurance Company	$4,753.00	

Copyright 2015 American Land Title Association.
All rights reserved.

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Commission		
$23,999.97		Real Estate Commission - Buyer's Realtor to ShawZindler Properties		
$23,999.97		Real Estate Commission - Seller's Realtor to Keller Williams Memorial		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Old Republic National Title Insurance Company	$24.00	
		Recording Fee (Mortgage) to Old Republic National Title Insurance Company	$56.00	
		UCC Filing Fee to Secretary of State	$35.00	
		Miscellaneous		
		Commercial Survey to Precision Surveyors	$1,299.00	
		Survey and Elevation Cert to Precision Surveyors	$920.13	
$85.00		Warranty Deed Preparation to Albert E. Butler, PC		
Seller			**Borrower/Buyer**	
Debit	**Credit**		**Debit**	**Credit**
$52,650.72	$799,999.00	**Subtotals**	$813,376.78	$812,086.78
		Due From Borrower		**$1,290.00**
$747,348.28		Due To Seller		
$799,999.00	$799,999.00	**Totals**	$813,376.78	$813,376.78

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Old Republic National Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

Bellaire Church of Christ, Bellaire, Texas

By Brian Haley, President — Date: 05/11/2018

Susan M Nickerson — Date: 05/11/2018

By Mike Pharris, Vice President — Date: 5/11/18

By Mark Mann, Secretary — Date: 5/11/18

Kelli Quijada — Date: 5/11/18

Copyright 2015 American Land Title Association.
All rights reserved.

Document D

GF# 17004582
RECORD-Instrument#
RP-2018-213242

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

GF#17004582

STATE OF TEXAS }
}
COUNTY OF HARRIS }

Date: May 11, 2018

Grantor: Susan Margaret Nickerson

Grantor's Mailing Address:

Susan Margaret Nickerson
8407 Kestrel Ct.
McKinney, TX 75070
Collin County, Texas

Grantee: Bellaire Church Of Christ, Bellaire, Texas, a Religious corporation

Grantee's Mailing Address:

Bellaire Church Of Christ, Bellaire, Texas
5001 South Rice
Bellaire, TX 77401
Harris County, Texas

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration and the further consideration of a note of even date executed by Grantee and payable to BOKF, NA dba Bank of Texas, in the principal amount of Eight Hundred Thousand and No/100 DOLLARS ($800,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BOKF, NA dba Bank of Texas, and by a first-lien deed of trust of even date from Grantee to Jeffrey L. Seasor, Trustee.

Property (including any improvements):

A tract of land, being Lot 2 of Simpson Subdivision and the adjoining 30 Feet of Valerie Street according to the map or plat thereof recorded in Volume 42, Page 6 of the Map Records of Harris County, Texas (M.R.H.C.T.), being the same tract recorded in the name of Susan Margaret Nickerson under Harris County Clerk's File (H.C.C.F.) No. 20070627531, and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 42, Page 6 of the Map Records of Harris County, Texas)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the east right-of-way line of Rice Avenue (90 Feet wide), being the west or front common corner of Lots 1 & 2 of said Simpson Subdivision and being the northwest corner of this tract;

Old Republic National Title Insurance Company
GF# 17004582

THENCE, EAST, with the south line of Lot 2, being recorded in the name of Qing Le and Spouse, Gloria Guo under H.C.C.F. No. 20100069966, a distance of 205.00 Feet to a point at the east or rear common corner of said Lots 1 & 2, being the northeast corner of this tract from which a fence post bears South 35° 03' 24" West, a distance of 0.44 Feet;

THENCE, SOUTH with the west line of Lot 4, Block 1 of Bellaire Oaks, Section 1, as recorded in Volume 34, Page 20 of the M.R.H.C.T. and the west line of Lots 5 & 6 of Bel Oak Subdivision as recorded in Volume 59, Page 23 of the M.R.H.C.T., a distance of 120.00 Feet to a 1/2 Inch iron rod found at the southeast corner of this tract;

THENCE, WEST, with the north line of Lot 1 of said Bel Oak Subdivision, a distance of 205.00 Feet to a point on the aforementioned east right-of-way line of Rice Avenue at the southwest corner of this tract from which a 1/2 Inch iron rod found bears North 02° 38' 17" West, a distance of 0.61 Feet;

THENCE, NORTH, with said east right-of-way line of Rice Avenue, a distance of 120.00 Feet to the POINT OF BEGINNING.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; any prior reservations or conveyances for oil gas or other minerals that may be produced from the Property; validly existing restrictive covenants common to the platted subdivision in which the Property is located or which appear of record and affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year taxes and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing easements created by dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

BOKF, NA dba Bank of Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BOKF, NA dba Bank of Texas and are transferred to BOKF, NA dba Bank of Texas without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

Susan Margaret Nickerson

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on May 11, 2018, by Susan Margaret Nickerson.

KELLI A. QUIJADA
Notary Public, State of Texas
Comm. Expires 05-11-2020
Notary ID 128985972

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Albert E. Butler, P.C.
5353 West Alabama, Suite 515
Houston, Texas 77056
Tel: (713) 369-6500
Fax: (713) 758-0207

AFTER RECORDING RETURN TO:

8001 South Rice
Bellaire, TX 77401

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

GF#17004582

STATE OF TEXAS }
}
COUNTY OF HARRIS }

Date: May 11, 2018

Grantor: Susan Margaret Nickerson

Grantor's Mailing Address:

Susan Margaret Nickerson
8407 Kestrel Ct.
McKinney, Tx 75070
Collin County, Texas

RP-2018-213242

Grantee: Bellaire Church Of Christ, Bellaire, Texas, a Religious corporation

Grantee's Mailing Address:

Bellaire Church Of Christ, Bellaire, Texas
3001 South Rice
Bellaire, TX 77401
Harris County, Texas

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration and the further consideration of a note of even date executed by Grantee and payable to BOKF, NA dba Bank of Texas, in the principal amount of Eight Hundred Thousand and No/100 DOLLARS ($800,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BOKF, NA dba Bank of Texas, and by a first-lien deed of trust of even date from Grantee to Jeffrey L. Seasor, Trustee.

Property (including any improvements):

A tract of land, being Lot 2 of Simpson Subdivision and the adjoining 30 Feet of Valerie Street according to the map or plat thereof recorded in Volume 42, Page 6 of the Map Records of Harris County, Texas (M.R.H.C.T.), being the same tract recorded in the name of Susan Margaret Nickerson under Harris County Clerk's File (H.C.C.F.) No. 20070627531, and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 42, Page 6 of the Map Records of Harris County, Texas)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the east right-of-way line of Rice Avenue (90 Feet wide), being the west or front common corner of Lots 1 & 2 of said Simpson Subdivision and being the northwest corner of this tract;

Old Republic National Title Insurance Company
GF# 17004582

RP-2018-213242

RP-2018-213242
Pages 4
05/16/2018 08:51 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees $24.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

777 Post Oak Blvd. Suite 100
Houston, Texas 77056
Customer Service Department
Phone: (713) 626-9220

File No.: 17004582

DATE: May 15, 2018

CITY OF BELLAIRE

ATTN: CITY PLANNING COMMISSION

GENTLEMEN:

A diligent search of the records contained in the Old Republic National Title Insurance Company abstract plant has been completed on the following described property:

TRACT I:

A tract of land, being Lot 2 of Simpson Subdivision and the adjoining 30 Feet of Valerie Street according to the map or plat thereof recorded in Volume 42, Page 6 of the Map Records of Harris County, Texas (M.R.H.C.T.), being the same tract recorded in the name of Susan Margaret Nickerson under Harris County Clerk's File (H.C.C.F.) No. 20070627531, and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 42, Page 6 of the Map Records of Harris County, Texas)

BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the east right-of-way line of Rice Avenue (90 Feet wide), being the west or front common corner of Lots 1 & 2 of said Simpson Subdivision and being the northwest corner of this tract;

THENCE, EAST, with the south line of Lot 2, being recorded in the name of Qing Le and Spouse, Gloria Guo under H.C.C.F. No. 20100069966, a distance of 205.00 Feet to a point at the east or rear common corner of said Lots 1 & 2, being the northeast corner of this tract from which a fence post bears South 35° 03' 24" West, a distance of 0.44 Feet;

THENCE, SOUTH with the west line of Lot 4, Block 1 of Bellaire Oaks, Section 1, as recorded in Volume 34, Page 20 of the M.R.H.C.T. and the west line of Lots 5 & 6 of Bel Oak Subdivision as recorded in Volume 59, Page 23 of the M.R.H.C.T., a distance of 120.00 Feet to a 1/2 Inch iron rod found at the southeast corner of this tract;

THENCE, WEST, with the north line of Lot 1 of said Bel Oak Subdivision, a distance of 205.00 Feet to a point on the aforementioned east right-of-way line of Rice Avenue at the southwest corner of this tract from which a 1/2 Inch iron rod found bears North 02° 38' 17" West, a distance of 0.61 Feet;

THENCE, NORTH, with said east right-of-way line of Rice Avenue, a distance of 120.00 Feet to the POINT OF BEGINNING.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the

above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

TRACT II:

Lot 1, 2 and 5, of BEL OAKS ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 59, Page 23 of the Map Records of Harris County, Texas.

We find title to be apparently in:

BELLAIRE CHURCH OF CHRIST, a Religious corporation

Subject only to the following:

1. **RESTRICTIONS:**

As set forth on the map or plat recorded in Volume 42, Page 6 of the Map Records of Harris County, Texas; and by instrument recorded in Volume 1215, Page 561 of the Deed Records of Harris County, Texas. (as to Tract I)

As set forth on the map or plat map or plat recorded in Volume 59, Page 23 of the Map Records of Harris County, Texas; by Deeds recorded in Volume 250, Page 365; Volume 267, Page 301; Volume 270, Page 463; Volume 275, Page 114; Volume 372, Page 318; Volume 1215, Page 561 of the Deed Records of Harris County, Texas; and Restrictions of Bellaire Oaks recorded in Volume 2140, Page 118 of the Deed Records of Harris County, Texas. (as to Tract II)

BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

2. **EASEMENTS:**

d. The following matters reflected on the map or plat recorded in Volume 42, Page 6 of the Map Records of Harris County, Texas:

Utility easement 10 feet in width along the rear property line, together with an aerial easement 5 feet wide from a plane 20 feet above the ground attached thereto.

Building setback line 40 feet in width along the front property line.

e. Easement 5 feet in width along the rear property line, granted to Houston Lighting & Power Company and Southwestern Bell Telephone Company, for the purpose of installing, maintaining, operating and repairing gas, water, sanitary sewer, telephone and electric light lines and services, as set forth and defined in instrument recorded in Volume 1215, Page 561 of the Deed Records of Harris County, Texas.

f. Easement 18 inches extending 18 feet from the rear property line along the interior property line for the installing, maintaining, repairing and removing of ground anchors, granted to Houston Lighting & Power Company and Southwestern Bell Telephone Company, as set forth and defined in instrument recorded in Volume 1215, Page 561 of the Deed Records of Harris County, Texas.

g. Easement retained by the City of Bellaire, as set forth and defined in instrument recorded in Volume 2657, Page 216 of the Deed Records of Harris County, Texas.

h. No residence shall be constructed on any of the lots referred to herein, closer to the nearest point on the front property line of said lots than 35 feet or closer to the nearest point on either side property line of

same than 10 feet, nor shall any residence be constructed on any of the property herein referred to (providing it abuts on a side street) closer to the nearest point on said side street line than 10 feet. No garage, barn, servant's house or other such building shall be constructed (except where built as a part of and connected to the main residence) on any of the lots referred to herein, nearer to the front property line of same than 100 feet, nor nearer to any side street line of said property than 25 feet, as set forth and defined in instrument recorded in Volume 1215, Page 561 of the Deed Records of Harris County, Texas.

As to Tract II:

m. The following matters reflected on the map or plat recorded in Volume 59, Page 23 of the Map Records of Harris County, Texas:

Utility easement 10 feet in width along the rear property line, together with an aerial easement 5 feet wide from a plane 20 feet above the ground attached thereto.

Building setback line 30 feet in width along the front property line.

Building setback line 30 feet in width along the exterior side property line. (as to Lot 2)

3. LIENS:

Deed of Trust dated May 11, 2018, filed under Harris County Clerk's File NO. _____, executed by Bellaire Church of Christ, to Jeffrey L. Seasor, as Trustee, securing BOKF, NA dba Bank of Texas in the payment of one note in the amount of $800,000.00.

SEARCH COMPLETE THROUGH: May 8, 2018

NOTICE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DISCLAIMS ANY WARRANTIES, EXPESSED OR IMPLIED, CONCERNING THIS INFORMATION. THIS INFORMATION IS SOLELY FOR THE USE OF THE PARTY REQUESTING IT AND NO ONE ELSE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S LIABILITY FOR ERRORS AND/OR OMISSIONS IN THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. BY ACCEPTING THIS FORM, THE PARTY REQUESTING THE INFORMATION AGREES THAT THE DISCLAIMER OF WARRANTIES AND LIABILITY LIMITATION CONTAINED IN THIS PARAGRAPH IS A PART OF ITS CONTRACT WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SHALL COVER ALL ACTIONS WHETHER ARISING HEREUNDER BY STATUTE, IN CONTRACT, OR IN TORT.

MARC CARMONA
ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

That the undersigned owner of record legal title to the property described does hereby certify that all existing encumbrances, including easements and all fee strips of significant topographical features on the land hereby platted are fully shown and accurately identified here on. Further, the undersigned do hereby certify that they own no interest whatsoever in any land contiguous or adjacent.

We, Bellaire Church of Christ, acting by an through Brian Haley, President, and Mike Pharris, Vice President, hereinafter referred to as Owners of the 1.628 acre tract described in above and foregoing subdivision of BELLAIRE CHURCH OF CHRIST AMENDING PLAT, being an amending plat of all of LOTS 1, 2, & 5, BEL OAKS ADDITION, a subdivision in Harris County, Texas, according to the lines, streets, lots, alleys, parks, building lines, easements, dedications, restrictions and notations therein shown, with no additional subdividing permitted, in the J. Beldin Survey, Abstract No. 165, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the alterations of the surface of any portion of streets or alleys to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of the plat and adjacent to any drainage way shall hereby be restricted to keep such drainage ways clear of obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage way.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley, or any drainage ditch.

FURTHER, Owners do hereby covenant and agree that all the property boundaries of the plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage structures and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Owners, have caused these presents to be signed by Brian Haley, thereunto authorized, this

the 29th day of July 2019

Bellaire Church of Christ

By: Brian Haley
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Brian Haley ~~known to me~~ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the 29th day of July 2019

Cora L Johnson
Notary Public in and for the
State of Texas

My Commission Expires: 04/20/2023

SURVEYOR'S CERTIFICATION

I, Lucas G. Davis, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eights(5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, (south central) zone. This plat is in conformance with Chapter 23-5 of the City of Bellaire Code of Ordinance.

STATE OF TEXAS
LUCAS G. DAVIS
6599
REGISTERED PROFESSIONAL LAND SURVEYOR

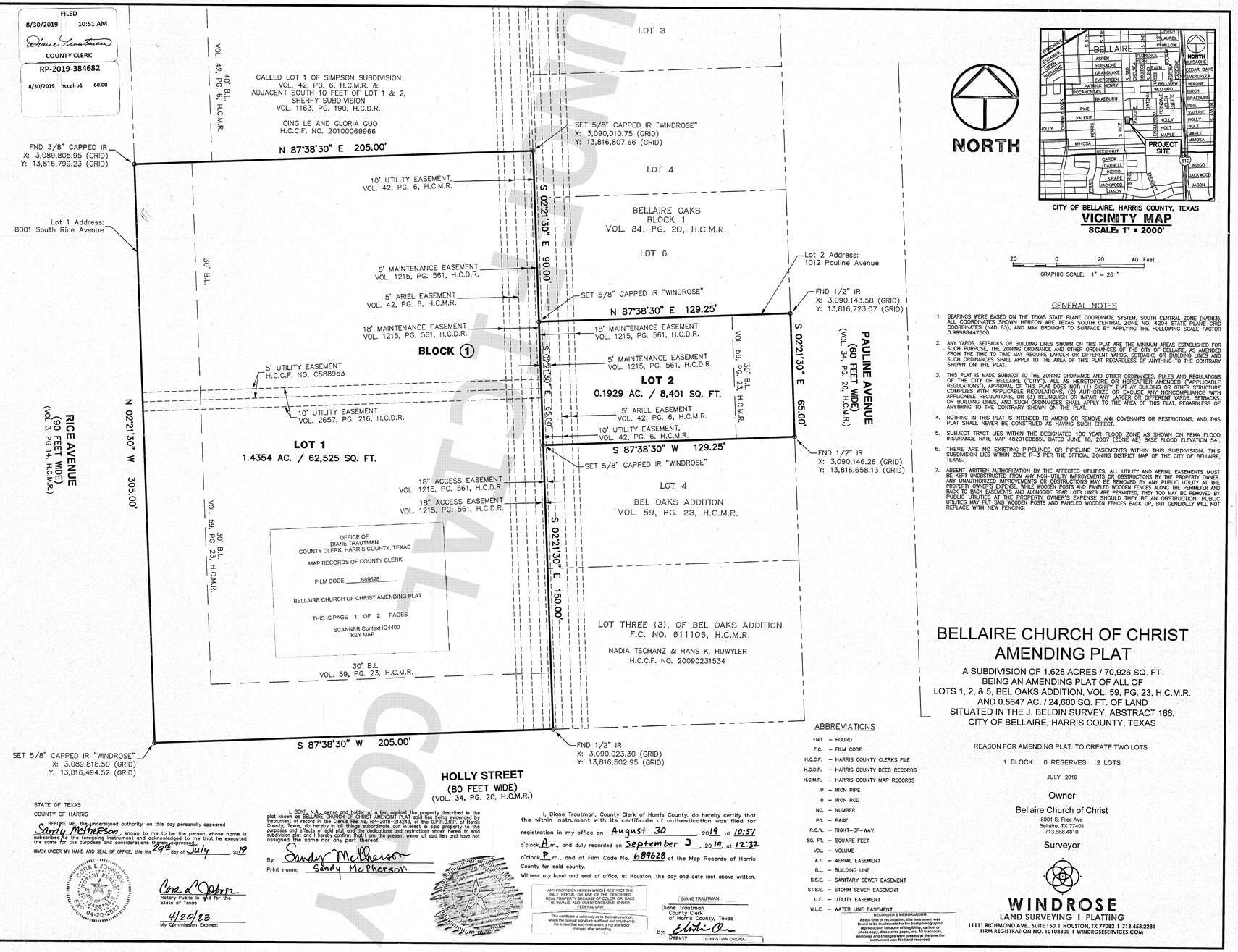
Lucas G. Davis
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Director of Development Services of the City of Bellaire has considered and approved this plat and subdivision of BELLAIRE CHURCH OF CHRIST AMENDING PLAT, being an amending plat of all of LOTS 1, 2, & 5, BEL OAKS ADDITION, as permitted by city code and found it to be in conformance with the laws of the State of Texas and the ordinances of the City of Bellaire, this

the 28th day of August 2019

Chavonne Sampson
Director of Development Services

FILED
8/30/2019 10:51 AM
COUNTY CLERK
RP-2019-384682
8/30/2019 hccpirp1 60.00



CITY OF BELLAIRE, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

20 0 20 40 Feet

GRAPHIC SCALE: 1" = 20 '

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.99988447500.
2. ANY YARDS, SETBACKS OR BUILDING LINES SHOWN ON THIS PLAT ARE THE MINIMUM AREAS ESTABLISHED FOR SUCH PURPOSE, THE ZONING ORDINANCE AND OTHER ORDINANCES OF THE CITY OF BELLAIRE, AS AMENDED FROM THE TIME TO TIME MAY REQUIRE LARGER OR DIFFERENT YARDS, SETBACKS OR BUILDING LINES AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT REGARDLESS OF ANYTHING TO THE CONTRARY SHOWN ON THE PLAT.
3. THIS PLAT IS MADE SUBJECT TO THE ZONING ORDINANCE AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE CITY OF BELLAIRE ("CITY"), ALL AS HERETOFORE OR HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPROVAL OF THIS PLAT DOES NOT: (1) SIGNIFY THAT AY BUILDING OR OTHER STRUCTURE COMPLIES WITH APPLICABLE REGULATIONS, (2) AUTHORIZE OR EXCUSE ANY NONCOMPLIANCE WITH APPLICABLE REGULATIONS, OR (3) RELINQUISH OR IMPAIR ANY LARGER OR DIFFERENT YARDS, SETBACKS, OR BUILDING LINES, AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT, REGARDLESS OF ANYTHING TO THE CONTRARY SHOWN ON THE PLAT.
4. NOTHING IN THIS PLAT IS INTENDED TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, AND THIS PLAT SHALL NEVER BE CONSTRUED AS HAVING SUCH EFFECT.
5. SUBJECT TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 48201C0885L DATED JUNE 18, 2007 (ZONE AE) BASE FLOOD ELEVATION 54'.
6. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION. THIS SUBDIVISION LIES WITHIN ZONE R-3 PER THE OFFICAL ZONING DISTRICT MAP OF THE CITY OF BELLAIRE, TEXAS.
7. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

ABBREVIATIONS

FND	– FOUND
F.C.	– FILM CODE
H.C.C.F.	– HARRIS COUNTY CLERKS FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
A.E.	– AERIAL EASEMENT
B.L.	– BUILDING LINE
S.S.E.	– SANITARY SEWER EASEMENT
ST.S.E.	– STORM SEWER EASEMENT
U.E.	– UTILITY EASEMENT
W.L.E.	– WATER LINE EASEMENT

BELLAIRE CHURCH OF CHRIST AMENDING PLAT

A SUBDIVISION OF 1.628 ACRES / 70,926 SQ. FT.
BEING AN AMENDING PLAT OF ALL OF
LOTS 1, 2, & 5, BEL OAKS ADDITION, VOL. 59, PG. 23, H.C.M.R.
AND 0.5647 AC. / 24,600 SQ. FT. OF LAND
SITUATED IN THE J. BELDIN SURVEY, ABSTRACT 166,
CITY OF BELLAIRE, HARRIS COUNTY, TEXAS

REASON FOR AMENDING PLAT: TO CREATE TWO LOTS

1 BLOCK 0 RESERVES 2 LOTS

JULY 2019

Owner

Bellaire Church of Christ
8001 S. Rice Ave
Bellaire, TX 77401
713.668.4810

Surveyor

WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

I, BOKF, N.A., owner and holder of a lien against the property described in the plat known as BELLAIRE CHURCH OF CHRIST AMENDMENT PLAT said lien being evidenced by instrument of record in the Clerk's File No. RP-2018-213243, of the O.P.R.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Sandy McPherson
Print name: Sandy McPherson

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sandy McPherson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of July 2019

CORA L JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
EXP. 04-20-2023

Cora L Johnson
Notary Public in and for the
State of Texas

My Commission Expires: 4/20/23

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 30, 2019, at 10:51 o'clock A.m., and duly recorded on September 3, 2019, at 12:32 o'clock P.m., and at Film Code No. 689628 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

DIANE TRAUTMAN
Diane Trautman
County Clerk
of Harris County, Texas
By: Christian Orona
Deputy CHRISTIAN ORONA

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

DRAFT

Document F

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BELLAIRE CHURCH OF
CHRIST
BOX1029
BELLAIRE , TX 77402-1029

Legal Description
LTS 1 2 & 5
BEL OAKS

Parcel Address: 1012 PAULINE AVE 1
Legal Acres: .7269

Account Number: 092-483-000-0001

Certificate No: 12136895
Certificate Fee: $10.00

Print Date: 07/23/2019 01:26:03 PM
Paid Date:
Issue Date: 07/23/2019
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:
TOTALLY EXEMPT

Certified Owner:
BELLAIRE CHURCH OF
CHRIST
BOX1029
BELLAIRE , TX 77402-1029

2018 Value:	736,978
2018 Levy:	$0.00
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
52 City of Bellaire

Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 689629

BELLAIRE CHURCH OF CHRIST AMENDING PLAT

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

TAX CERTIFICATE

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BELLAIRE CHURCH OF CHRIST
8001 S RICE
BELLAIRE , TX 77401

Legal Description
LT 2 & TR 3
(PRORATED 5-11-18)
SIMPSON

Parcel Address: 7911 S RICE AVE
Legal Acres: .5648

Account Number: 080-197-000-0002

Certificate No: 12136896
Certificate Fee: $10.00

Print Date: 07/23/2019 01:26:23 PM
Paid Date:
Issue Date: 07/23/2019
Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:
GOVERNMENT PRORATION

Certified Owner:
BELLAIRE CHURCH OF CHRIST
8001 S RICE
BELLAIRE , TX 77401

2018 Value:	864,365
2018 Levy:	$7,306.76
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
52 City of Bellaire

Reference (GF) No: N/A
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

Tax Copy
NOT OFFICIAL

CITY OF BELLAIRE
ENVIRONMENTAL ASSESSMENT FORM

PROJECT

Subdivision Name: Bel Oaks Addition
Location (Address or major crossroads/boundary streets): 8001 South Rice Ave, Bellaire Texas – Near intersection of South Rice Ave & Holly St.
Project valuation/cost: $435,100

OWNER

Name: Bellaire Church of Christ	
Address: 8001 South Rice Avenue, Bellaire, Texas 77401	
Phone:	Email:

PROJECT ENGINEER (OR SURVEYOR IF NO ENGINEER)

Name: Windrose Land Surveying (John Buhner)	
Address: 1111 Richmond Avenue, Suite 150, Houston, Texas 77082	
Phone: 713-458-2281	Email: johnbuhner@windroseservices.com

Is project residential, commercial, or mixed use?	Commercial - Church
Muti-phased project? (If yes, include a site plan Detailing phases including estimated timeline.)	No
Project area as residential	
Number of square feet?	N/A
Number of single-family, attached lots?	N/A
Number of single-family, detached lots?	N/A
Number of multi-family units?	N/A
Overall density of residential area?	N/A
Project area as commercial	
Number of Square Feet?	24,600 square feet per HCAD (.5647 acre)
Percentage Office?	Zero %
Percentage Retail?	Zero %
Percentage Other?	100% - Church Parking Lot

Include a letter from owner/project engineer addressing the following: utility needs, detention requirements thoroughfare impacts, any environmental issues, and impact of construction on surrounding community.

Signature of Applicant **Date** 09/08/2020

This analysis assists the City in reviewing your proposed project. Providing th most Accurate information will facilitate a better development for both you and the City. Additional information may be required throughout the development process

Bellaire Church of Christ

Document H

8001 South Rice • PO Box 1029 • Bellaire, TX 77401
Phone 713-668-4810

September 8, 2020

City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401

Attention: Ashley Parcus, Development Services

Regarding: Bellaire Church of Christ Specific Use Permit – Environment Assessment
Address: 8001 South Rice Avenue, Bellaire, Texas 77401
Legal Description: Lot 1, Block 1 of Bellaire Church of Christ amended plat (RP-2019-384682) as recorded in film code 689628HCMR

Subject: Proposed Church Parking Lot

Dear Ashley,

The Bellaire Church of Christ (alternatively referred to as "the church") has applied for a Specific Use Permit to construct a parking lot on an approximate 6/10th acre of undeveloped residential property (the church has demolished the prior existing dwelling and cleared the land) located immediately to the North and adjacent to the church's main campus located at 8001 South Rice Avenue, Bellaire Texas. The main traffic thoroughfares are South Rice Avenue on the West side, Holly Street on the South side, and Pauline Avenue on the East Side. The property is zoned R-3 (residential) and therefore a specific use permit is required by Chapter 24, Planning & Zoning, Section 24-552 B, (2) to allow for construction of a church facility. This parking lot will be used to provide our membership improved access to our church building used for purposes of religious worship, bible studies, and other related religious purposes.

Special Use Permit Criteria per Ord. #81-066, 1,11-2-1981

1. **The proposed planned development amendment or specific use permit is consistent with the purpose, goals, objectives, and standards of the comprehensive plan of the City of Bellaire.**

   The zoning ordinance allows for construction of churches and schools in residential zones. In particular, municipalities and communities through this country have long encouraged inclusion of churches and schools in residential neighborhoods because they are desirable and necessary for the rich mix of values, activities, and purpose they give to its residents. In fact:

   a. The Bellaire Church of Christ has existed at this location since 1965 or for the last fifty-five (55) years.
   b. The Bellaire High School is located catty corner to the church building on the West side of South Rice Avenue.

   The proposed parking lot for the Bellaire Church of Christ has been carefully planned based on the requirements of the Zoning Ordinance and 2009 Land Use and Community Character Plan. The Bellaire Church of Christ has spent a great deal of time and effort over the course of the last two years, working with the very cooperative people at the City of Bellaire to include their input into the design. To that end, we are including in our construction plans an extensive water detention and drainage system. Likewise, at the City of Bellaire's suggestion, we have obtained a

professional landscape design to beautify our grounds. Therefore, the church's project, as designed, is consistent with all purposes, goals, objectives, and standards recommended or required by the City of Bellaire.

2. **The design of the proposed development, considered as a part of the planned development amendment or specific use permit, minimizes adverse visual impacts of the proposed use on adjacent properties.**

The church's parking lot project has been designed to be a visually attractive asset to City of Bellaire and the homes in the surrounding neighborhood.

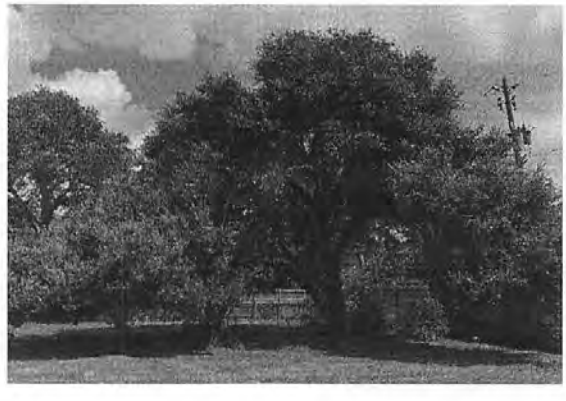
a. As noted, we have commissioned a professional landscaping design to enhance the property into an aesthetically pleasing and more natural park land setting. Please see attached Landscape Design Plan.

b. Secondly, we have preserved three (3) mature and exceptionally large trees:

1) Thirty (30) inch Magnolia Tree on the Northwest corner - Picture is looking Southwest to Northeast from South Rice Ave.

2) Thirty Six (36) inch Elm Tree located in the middle of the North boundary – Picture is looking Southwest to Northeast from South Rice Ave.

3) Forty Eight (48) inch Oak Tree in the middle of the East boundary of the property. The first picture is looking from Southwest to Northeast – from Rice Ave. The second picture is looking from South to North



4) All three trees looking West to East from South Rice Avenue

c. Additionally, from the perspective or our three residential neighbors:

1) The proposed parking lot will exist to the backside of each home's backyard and will not be visible from their backyards.

2) Secondly, since we are not constructing a building or any other kind of structure with an elevation above the fence line, our project will be fully concealed from our neighbors' sight.

3) Third, the three mature trees which we have preserved are located along these three residences' backyard property lines which will provide further scenic beauty and, of course, the other advantageous these trees have to offer.

d. Finally, with the church located directly to the South of the property, the only visibility our proposed project will have to the general public will be along South Rice Avenue. And, as previously mentioned, we have obtained a professional landscape design plan that will scenically present our parking lot in a beautified park-like setting.

3. The proposed development will not have an adverse effect on the value of the adjacent property.

Examples of recently built churches in the City of Bellaire have absolutely shown values of adjacent properties are not adversely affected. In addition, we can make the following observations:

a. In 2016, the church commissioned an appraisal of its main campus and associated Pauline Avenue parking lot (Haginas & Shillings; March 10, 2016). That appraisal determined a total value of $2,000,000. In 2018, as part of securing a loan on the purchase of the subject property, the church secured a second appraisal on our main campus and associated Pauline Avenue properties (National Appraisal Partners, LLP; April 27, 2018). That appraisal determined an increased value of $2,200,000 – notwithstanding the existing parking lots.

b. In May 2018, the residential lot located at 1010 Pauline Avenue located to the North and immediately adjacent to our 1012 Pauline Avenue Parking Lot sold. The realtor who handled that transaction (Dan Zindler, 713-305-4145) states that our Pauline parking lot had absolutely no negative impact on the 1010 Pauline Avenue negotiations or sales price, i.e., the parking lot was never discussed or considered. In addition, we have talked to the owner of the 1010 Pauline Avenue property (Ronald Mann, 212-854-1570) who advised he had no problem with our proposed parking lot which will set directly behind his house.

c. The 1010 Pauline Avenue property as referenced above is the exact same size and dimensions as our 1012 Pauline Avenue parking lot (8,401 square feet or .1929 acres). Anecdotally, our realtor advises our 1012 Pauline property has appreciated 3% - 8% above the 1012 Pauline Avenue sales price – consistent with our prior obtained appraisal - notwithstanding or property is adjacent to our building and our main church campus parking lot. In fact, both the realtor and we have been approached by various unsolicited builders and individuals seeking to purchase this property despite the fact it abuts to our church parking lot.

4. The proposed development will not unduly burden essential public facilities and services including streets, police and fire protection, sanitary sewers, solid waste disposal and schools.

a. Utilities: Although the proposed parking lot will not require any utilities (water, electricity, sanitary sewers, solid waste disposal and garbage pickup), all utilities are present at the site and are sufficient to serve any number of multiple purposes.

b. Police and fire protection: Given the fact our proposed parking lot project will not involve the construction of any structure (simply a concrete slab) or public use beyond several hours of parking two times per week, we do not envision any increased requirements will be placed upon the police or fire protection.

c. Thoroughfare Impacts: Per the attached Traffic Impact Analysis and other factual observations as stated below, this project will have absolutely no adverse impact upon the adjacent roadway system consisting of South Rice Avenue, Holly Street, and Pauline Avenue.

1) Traffic Pattern: No changes will occur. We are neither adding nor eliminating any entrance or exit driveways. Our members will internally enter and exit our proposed parking lot through the main campus grounds and the drives presently existing on this property – not the proposed parking lot.

2) Traffic Volume: No changes will occur. Our proposed parking lot is for the purpose of providing parking to our presently existing membership. This proposed project will not result in increased membership.

3) Non-Peak Traffic Periods: Our membership comes to our building location only twice per week for our regularly scheduled worship and bible study assemblies.

a) Sunday Morning: We meet for only about 2 – 2 ½ hours beginning at 9:30 AM.
b) Wednesday Evenings: We meet again for only about 1 ½ hours beginning 7:30 PM

These days and hours constitute virtually the minimum traffic volume periods for South Rice Avenue, Holly Street, and Pauline Avenue.

d. Storm Water Runoff: Our proposed parking lot project includes an extensive underground water detention and drainage system to mitigate displaced rain water and prevent street flooding. See site plan for details.

5. The applicant for the development has adequate financial and technical capacity to complete the development as proposed and has met all requirements of this code, including such conditions as imposed as part of a planned development amendment or specific use permit.

a. Financial Capacity: To assure the Bellaire Church of Christ has full and complete financial capacity to build and maintain the proposed parking lot project, it is confirmed that the church has funds on deposit with the Bank of Texas that exceed the bid construction costs and sufficient operational funds to meet future operational needs (which we anticipate to be minimal for a parking lot) are earmarked for this and future annual budgets.

b. Technical Capacity:

1) All design work has been completed by Texas licensed and registered professional Architects and Engineers. They are as follows:

a) Architect: McCollum and Associates, Architects, 217 North Wood Street, McKinney, Texas 75069, Telephone Number: 214-244-5858

b) Engineer: Helmberger Associates, Inc., Civil and Environmental Engineers, 1525 Bozman Road, Wylie, Texas 75096. Telephone Number: 972-442-7459

2) All construction work will be performed by qualified and insured general contractors and subs, approved by the City of Bellaire.

Environmental Issues: No environmental issues are anticipated. Pursuant to FEMA Map Community Panel #48201C0855L, the subject property is located in flood zone AE . At the direction of the City of Bellaire, the church is constructing an extensive water detention and drainage system. The site of the proposed project and the surrounding area for several miles is all residential housing. The parking lot will be well-landscaped to provide an eye-appealing park-like appearance. The project includes an underground water detention and drainage system.

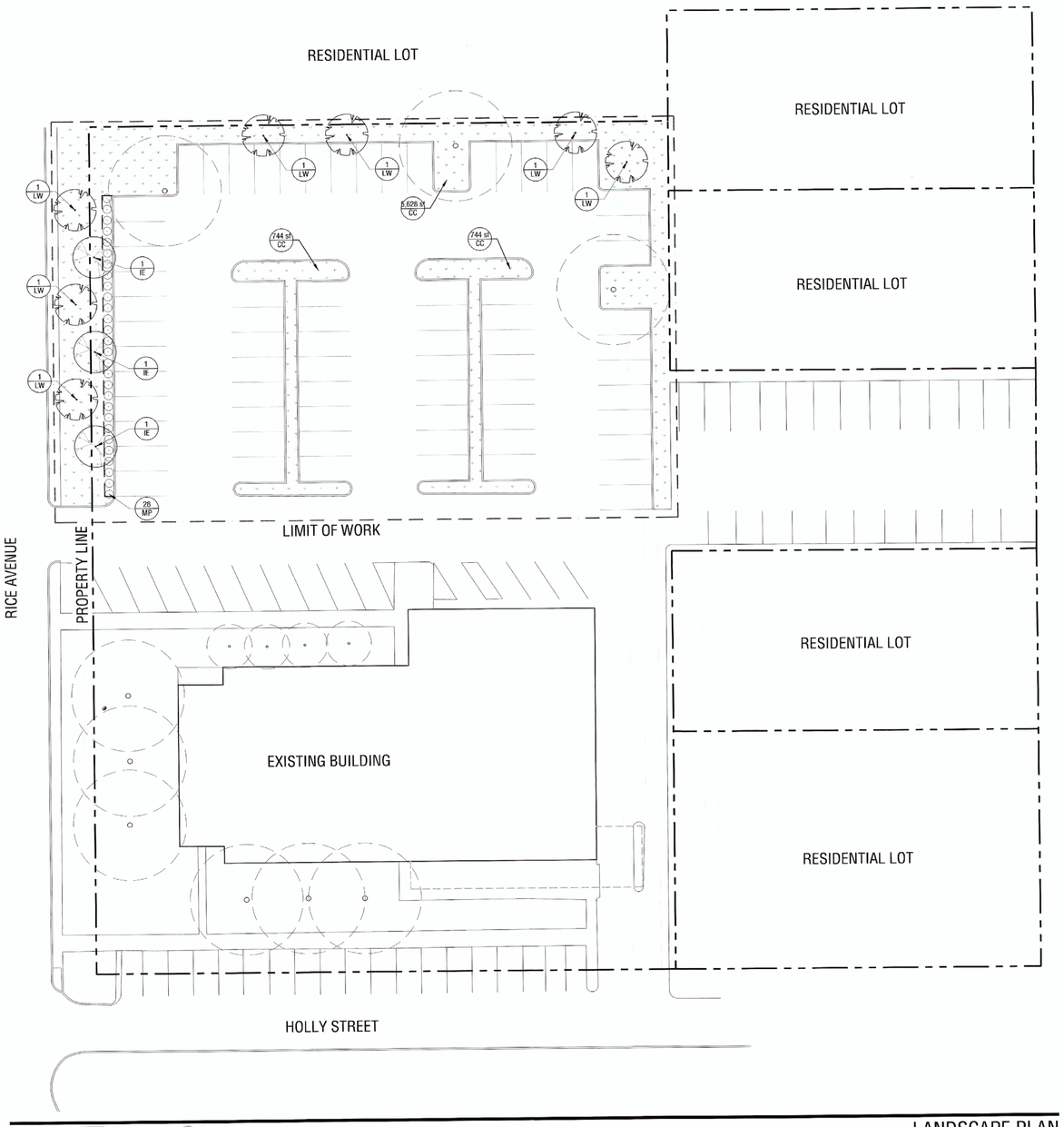
Financing: The church has the necessary funds on deposit with the Bank of Texas to fully pay for this project.

Impact of Construction: As has always been the case over the last 70-years of the Bellaire Church of Christ's existence in the City of Bellaire, it is the church's desire to be a good neighbor. We will follow all of the City of Bellaire's construction mandates, as well as good common sense, care, and consideration towards our neighbors.

Respectfully,

09/08/2020

Brian W Haley
Pastor (Elder) Bellaire Church of Christ
Mobile Number: 214-514-4806
6403 Dexter Bluff Court
Sugar Land, TX 77479



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	FORM	SPACING	QTY
		EXISTING TREE; TO REMAIN	-	-	-	3
	IE	ILEX X ATTENUATA `EAGLESTON` / EAGLESTON HOLLY	15 GAL	TREE FORM	AS SHOWN	3
	LW	LAGERSTROEMIA INDICA `MUSKOGEE` / MUSKOGEE CRAPE MYRTLE	15 GAL	MULTI-TRUNK 3-5 CANES	AS SHOWN	7
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	FORM	SPACING	QTY
	MP	MYRICA CERIFERA `PUMILA` / DWARF WAX MYRTLE	5 GAL	-	48" o.c.	28
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	FORM	SPACING	QTY
	CC	CYNODON DACTYLON `CELEBRATION` / CELEBRATION BERMUDA GRASS	SOD	-	-	7,116 SF

LANDSCAPE REQUIREMENTS

REQUIREMENT	QTY. REQ'D	QTY. PROVIDED
STREET TREES NOT APPLICABLE TO ZONE R-3	N/A	(6) PROPOSED (1) EXISTING
PARKING LOT TREES NOT APPLICABLE TO ZONE R-3	N/A	(4) PROPOSED (2) EXISTING
SITE TREES FOR LOTS WIDER THAN 80' - FRONT YARD; MIN. 3 TREES - BACK YARD; MIN. 2 TREES	FRONT; 3 BACK; 2	FRONT; 7 BACK; 2
OFF STREET PARKING SCREEN - 5 GAL. SHRUBS MAINTAINING CONSTANT VISUAL SCREEN, SPACED 48" O.C. (PARKING FRONTAGE; 112')	28	28

LANDSCAPE PLAN 01
1"=20'-0"

BELLAIRE CHURCH OF CHRIST
BELLAIRE, TX

A NEW PARKING LOT FOR:
BELLAIRE CHURCH OF CHRIST
8001 S. RICE AVE. BELLAIRE, TX 77401

MC COLLUM & ASSOCIATES
CONSTRUCTION MANAGERS
ARCHITECTS
217 N. WOOD ST. MCKINNEY TX, 75069 214-244-5858

Rev	Date	Description
1		

Drawing Title
LANDSCAPE PLAN

Drawing Number
L100

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
7108
8/13/25 EXP 10/31/26

TRAFFIC IMPACT ANALYSIS

EXISTING CHURCH FACILITY

LOCATED AT THE NORTHEAST QUADRANT OF S. RICE AV. AND HOLLY STREET,

CITY OF BELLAIRE, TEXAS 77401

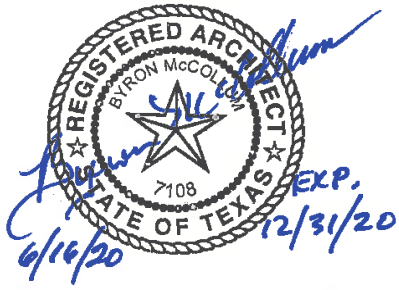
PREPARED FOR:

BELLAIRE CHURCH OF CHRIST

8001 S. RICE AVENUE

BELLAIRE, TEXAS 77401

SUBMITTED TO:



PREPARED BY:

BYRON MCCOLLUM, ARCHITECT

MCCOLLUM & ASSOCIATES

MASTER BUILDER, LLC

LICENSE NUMBER; 7108

JUNE, 2020

TABLE OF CONTENTS

TABLE OF CONTENTS	1
EXECUTIVE SUMMARY	2
TRAFFIC IMPACT ANALYSIS	
INTRODUCTION	3
SITE DESCRIPTION	3
STUDY METHODOLOGY	3
STUDY AREA	
SITE ACCESSIBILITY	3
AREA ROADWAYS	4
PROJECTED TRAFFIC GROWTH	4
ANALYSIS	
CAPACITY ANALYSIS	4
SITE TRAFFIC CHARACTERISTICS	5
TRIP GENERATION	5
TRIP DISTRIBUTION AND ASSIGNMENT	6
TRAFFIC SAFETY INVESTIGATION AND OBSERVATIONS	6
TRAFFIC IMPACT ASSESSMENT	6
OPERATIONS ANALYSIS	7
CONCLUSION	
SUMMARY OF FINDINGS AND RECOMMENDATIONS	7

EXECUTIVE SUMMARY

THIS REPORT PRESENTS A SUMMARY OF FINDINGS OF A TRAFFIC IMPACT ANALYSIS PERFORMED BY MCCOLLUM & ASSOCIATES MASTER BUILDER, LLC FOR THE BELLAIRE CHURCH OF CHRIST TO ASSESS THE TRAFFIC IMPACTS OF THE EXISTING CHURCH BUILDING AND RELOCATED PARKING LOT AND DETERMINE THE FOLLOWING:

- DOCUMENT THE TRANSPORTATION IMPACTS OF THE PROPOSED DEVELOPMENT ON THE AREA ROADWAY NETWORK AND TO EXAMINE THE CRITICAL ELEMENTS, WHICH MIGHT AFFECT SITE ACCESSIBILITY.

THE SCOPE OF THIS STUDY INCLUDED COLLECTION OF AVAILABLE EXISTING TRAFFIC DATA ALONG RICE AV. AND HOLLY ST, DETERMINING AN ESTIMATE OF THE NUMBER OF TRIPS THAT MAY BE GENERATED BY THE EXISTING CHURCH AND RELOCATED PARKING LOT, DOCUMENTING THE TRANSPORTATION IMPACTS OF THE PROPOSED DEVELOPMENT ON THE AREA ROADWAY NETWORK AND EXAMINING THE CRITICAL ELEMENTS, WHICH MIGHT AFFECT SITE ACCESSIBILITY WITH RESPECT TO ON-SITE CIRCULATION.

WITH CURRENT EMPHASIS ON SAFETY AND THE EFFICIENT OPERATION OF EXISTING FACILITIES, THE NEED TO IMPLEMENT PROJECTS THAT PROVIDES OPTIMUM TRAFFIC CONTROL HAS ASSUMED INCREASED IMPORTANCE. THIS HAS RESULTED IN THE REQUIREMENT FOR ENGINEERS, ARCHITECTS, TECHNICIANS, AND OTHER DESIGN AND OPERATIONS PERSONNEL TO DESIGN, IMPLEMENT, AND PROVIDE IMPROVEMENTS TO ENSURE THAT THEY ARE EFFECTIVE. THE DEVELOPER HAS RECOGNIZED THAT ACCESS MANAGEMENT WILL BE AN ESPECIALLY CRITICAL PART OF TRAFFIC OPERATIONS ALONG RICE AV AND HOLLY ST. AND THE IMMEDIATE VICINITY, AND HAVE APPLIED GOOD ACCESS MANAGEMENT IN THE PROPOSED DEVELOPMENT.

CAPACITY ANALYSIS PERFORMED AS PART OF THIS DEVELOPMENT INDICATES THAT THE CRITICAL INTERSECTIONS WITHIN THE IMMEDIATE VICINITY OF THE PROPOSED DEVELOPMENT WILL CONTINUE TO OPERATE AT AN ACCEPTABLE LEVEL OF SERVICE FOR AN URBAN AREA WITH OR WITHOUT THE DEVELOPMENT.

BASED ON IN-DEPTH FIELD INVESTIGATION AND TRAFFIC IMPACT ANALYSIS PERFORMED AS A RESULT OF THIS DEVELOPMENT, IT IS EVIDENT THAT THIS DEVELOPMENT WILL NOT HAVE ADVERSE IMPACT ON THE ADJACENT ROADWAY SYSTEM.

INTRODUCTION

McCollum & Associates Master Builder LLC was retained by the Bellaire Church of Christ to assess the traffic impacts of the existing and determine the following:

- Document the transportation impacts of the proposed connection on the area roadway network and to examine the critical elements, which might affect accessibility.

Site Description

The proposed development is located at the northeast corner of Rice Av. and Holly St in the City of Bellaire, Harris County, Texas 77401.

Study Methodology

The traffic impacts of the proposed development were established through the following sequence of activities:

- A field reconnaissance of the roadways in the vicinity of the site was conducted for the purposes of gaining insight into existing travel patterns and characteristics.
- Turning movement counts were collected at critical intersections within the immediate vicinity of the site during AM and PM peak hour.
- 24-hour bi-directional counts were collected along Rice Av. within the immediate vicinity of the site.

Generation Manual.

- Distribution and assignment of the generated trips to the area roadway system based on the orientation of populations and their future growth, as well as area travel patterns.
- Traffic safety evaluation along the immediate vicinity of the existing site.

Site Accessibility

Factors that affect accessibility of a site are its geographic location (with respect to other areas of activity), the efficiency of the roadways system serving the site, and planned roadway improvements. Roadway systems efficiency is a function of traffic volumes and available roadway capacity.

AREA ROADWAYS

THE PROPOSED DEVELOPMENT WILL BE PROVIDED WITH ACCESS FROM A LOCAL AND REGIONAL STANDPOINT. ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA RICE AV AND HOLLY STREET.

S. RICE AVENUE IS A FOUR-LANE AVENUE THAT PROVIDES NORTH/SOUTH MOBILITY TO THE EXISTING SITE. THE POSTED SPEED LIMIT ON RICE AVENUE. IS 35 MPH WITHIN THE VICINITY OF THE SITE.

HOLLY STREET IS A FOUR-LANE DIVIDED BOULEVARD THAT PROVIDES EAST-WEST MOBILITY TO THE EXISTING CHURCH. THE POSTED SPEED LIMIT ON HOLLY STREET IS 30 MPH WITHIN THE VICINITY OF THE SITE.

PROJECTED TRAFFIC GROWTH

IN ORDER TO OBTAIN A BETTER UNDERSTANDING ON THE TRAFFIC IMPACT THAT AN EXISTING CHURCH HAS ON A ROADWAY NETWORK, IT IS NECESSARY TO IDENTIFY FUTURE TRAFFIC CONDITIONS WITH THE CHANGES IN TRIPS GENERATED BY THE RELOCATED PARKING LOT AND POTENTIAL TRAFFIC DIVERSION AS A RESULT OF THE PROPOSED CHANGE. FOR THIS PURPOSE, THE RELOCATED PARKING LOT DOES NOT AFFECT ANY GROWTH IN TRAFFIC FOR THIS EXISTING CHURCH. SINCE THERE IS NO NEW FACILITIES BEING BUILT AND THIS CHURCH HAS EXISTED FOR DECADES IN THIS SAME LOCATION AND WHILE SEEING SOME MODEST GROWTH CURRENTLY IT HAS DECREASED IN MEMBERSHIP IN PREVIOUS YEARS AND IS CURRENTLY SMALLER IN MEMBERSHIP THAN WHAT EXISTING IN YEARS GONE BY.

TRAFFIC ENGINEERING ADVOCACY GROUP

TRAFFIC WITH LONG DELAYS). LEVEL OF SERVICE D IS GENERALLY CONSIDERED TO BE AN ACCEPTABLE LEVEL OF SERVICE DURING PEAK HOURS.

THE RESULTS FROM SYNCHRO SIMULATION GIVE MANY MEASURES OF EFFECTIVENESS (MOE'S), BUT THE MOST MEANINGFUL FOR THIS ANALYSIS WERE AVERAGE VEHICLE DELAY AND LEVEL OF SERVICE (LOS). TRAFFIC VOLUME ANALYSIS GIVES BETTER UNDERSTANDING OF THE GENERAL NATURE OF TRAFFIC IN AN AREA, BUT BY ITSELF DOES NOT INDICATE THE ABILITY OF THE ROADWAY NETWORK TO CARRY ADDITIONAL TRAFFIC OR THE QUALITY OF SERVICE GIVEN BY THE ROADWAY FACILITY. BECAUSE OF THIS, THE CONCEPT OF LEVEL OF SERVICE HAS BEEN DEVELOPED TO DESCRIBE TRAFFIC PERFORMANCE AT INTERSECTIONS. AN EXPLANATION OF THE CONCEPT OF LEVEL OF SERVICE IS THAT IT IS SIMILAR TO GRADES IN SCHOOL, A IS BEST, F IS THE WORST.

THE UNSIGNALIZED INTERSECTION LEVEL OF SERVICE CALCULATION EVALUATES EACH MOVEMENT SEPARATELY TO IDENTIFY PROBLEMS (TYPICALLY LEFT TURN FROM SIDE STREETS). THE CALCULATION IS BASED ON THE AVERAGE STOPPED DELAY PER VEHICLE FOR STOP CONTROLLED MOVEMENTS. LEVEL OF SERVICE F INDICATES THAT THERE ARE INSUFFICIENT GAPS OF SUITABLE SIZE TO ALLOW MINOR STREET TRAFFIC TO SAFELY ENTER OR CROSS THE MAJOR STREET. THIS IS GENERALLY EVIDENT BY LONG DELAYS AND QUEUING ON THE MINOR STREET. LEVEL OF SERVICE F MAY ALSO RESULT IN MORE AGGRESSIVE DRIVING, WITH SIDE STREET VEHICLES ACCEPTING SHORTER GAPS. IN SUCH CASES, SOME INCREASE IN CONFLICTS AND DISRUPTION TO MAJOR STREET TRAFFIC CAN RESULT. IT SHOULD BE NOTED THAT THE MAJOR ROADWAY TRAFFIC CAN STILL MOVE EFFECTIVELY WHEN LOS F IS INDICATED FOR SIDE STREET LEFT TURNS, AND THAT THE SIDE STREET VOLUME MAY BE ONLY A SMALL PERCENTAGE OF THE TOTAL INTERSECTION VOLUME. IT IS FOR THIS REASONS THAT LEVEL OF SERVICE RESULTS MUST BE INTERPRETED DIFFERENTLY FOR SIGNALIZED AND UNSIGNALIZED LOCATIONS.

SITE TRAFFIC CHARACTERISTICS

TO ACCURATELY EVALUATE THE IMPACTS OF SITE GENERATED TRAFFIC ON THE AREA'S ROADWAY SYSTEM, SEVERAL FACTORS MUST BE CONSIDERED. THESE FACTORS INCLUDE THE IDENTIFICATION OF THE APPROPRIATE TIME PERIODS FOR ANALYSIS, THE NUMBER OF TRIPS GENERATED DURING THE CRITICAL TIME PERIOD, THE DIRECTIONAL DISTRIBUTION OF THE SITE GENERATED TRAFFIC, AND THE SPECIFIC ROUTES MOTORISTS WILL USE WHEN ACCESSING THE SITE.

TRIP GENERATION

THE NUMBER OF TRIPS GENERATED BY A PARCEL OF LAND IS PRIMARILY A FUNCTION OF THE LAND USE CONTAINED ON THE SITE. TRIP GENERATION RATES FOR THE DEVELOPMENT WERE DERIVED FROM THE 10TH EDITION OF TRIP GENERATION PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE).

TRIP DISTRIBUTION AND ASSIGNMENT

THE TRIP DISTRIBUTION FOR THE GENERATED TRIPS WAS PRIMARILY BASED UPON THE DIRECTIONS FROM WHICH VEHICLES WILL APPROACH AND DEPART THE SITE. THE DIRECTIONS DEPEND ON THE EFFICIENCY AND DIRECTNESS OF THE ROADWAY NETWORK SURROUNDING THE SITE, THE DISTRIBUTION OF POPULATION AND EMPLOYMENT WITHIN THE MARKET AREA, AND THE LOCATION OF COMPETING LAND USES WITHIN THE MARKET AREA. CHANGES IN DISTRIBUTION OF POPULATION OR THE INTRODUCTION OF NEW COMPETING LAND USES WITHIN THE MARKET AREA CAN CHANGE THE DIRECTIONAL DISTRIBUTION OF VEHICLES OVER TIME. EXISTING TRAFFIC PATTERNS AND FIELD OBSERVATIONS WERE USED TO DETERMINE THE DIRECTIONAL DISTRIBUTION OF SITE-GENERATED TRAFFIC. BASED ON THE DETERMINED DIRECTIONAL DISTRIBUTION AND THE "SPLIT" OF TRAFFIC ENTERING AND EXITING THE SHOPPING CENTER, THE DISTRIBUTION PERCENTAGES WERE ALLOTTED TO THE MOST LOGICAL CORRESPONDING EXTERNAL DEVELOPMENT ACCESS POINTS AND THEN ASSIGNED TO THE LOCAL STREET NETWORK

TRAFFIC SAFETY INVESTIGATION AND OBSERVATIONS

AN IN-DEPTH FIELD REVIEW WAS CONDUCTED WITHIN THE IMMEDIATE VICINITY OF THE PROPOSED DEVELOPMENT. THIS REVIEW INVOLVES AN INSPECTION OF THE PHYSICAL CONDITION OF THE LOCATION AND AN OBSERVATION OF TRAFFIC OPERATIONS ALONG SOUTH RICE AVENUE, AND HOLLY STREET DURING THE CRITICAL PEAK HOUR. INFORMATION OBTAINED FROM THIS FIELD REVIEW IN CONJUNCTION WITH REVIEW OF TRAFFIC DATA COLLECTED BY MCCOLLUM & ASSOCIATES WAS USED TO ANALYZE ANY POTENTIAL EXISTENCE OF PHYSICAL DEFICIENCIES. NO SIGHT DISTANCE OBSTRUCTIONS EXIST WITHIN THE IMMEDIATE VICINITY OF THE PROPOSED ENTRANCES.

TRAFFIC IMPACT ASSESSMENT

THE TRAFFIC IMPACTS GENERATED BY A NEW DEVELOPMENT ARE TYPICALLY ASSESSED IN TERMS OF THE ABILITY OF THE AREA ROADWAY SYSTEM TO ACCOMMODATE THE EXISTING BACKGROUND TRAFFIC PLUS SITE GENERATED TRAFFIC, PARTICULARLY AT THE SITE ACCESS DRIVES AND ADJACENT CRITICAL INTERSECTIONS. IN THAT THIS CHURCH HAS EXISTED FOR DECADES AND HAD NO ADVERSE EFFECT ON TRAFFIC PATTERNS THERE IS NO INDICATION THAT WILL CHANGE.

OPERATIONS ANALYSIS

THE CAPACITY ANALYSIS WAS CONDUCTED DURING THE CRITICAL PEAK HOUR FOR THE FOLLOWING CONDITIONS.

- EXISTING TRAFFIC
- PROJECTED BACKGROUND TRAFFIC YEAR 2024 (NO DEVELOPMENT)
- FUTURE TRAFFIC YEAR 2024 WITH DEVELOPMENT

THERE IS NO INDICATION RELOCATING THIS CHURCH'S PARKING LOT WILL HAVE ANY EFFECT ON AREA TRAFFIC.

CONCLUSION

SUMMARY OF FINDINGS AND RECOMMENDATIONS

THE FOLLOWING IS A SUMMARY OF THE FINDINGS AND RECOMMENDATIONS OBTAINED FROM THE TRAFFIC IMPACT ANALYSIS PERFORMED ALONG SOUTH RICE AVENUE, AND HOLLY STREET FOR THE EXISTING CHURCH.

WITH CURRENT EMPHASIS ON SAFETY AND THE EFFICIENT OPERATION OF EXISTING FACILITIES, THE NEED TO IMPLEMENT PROJECTS THAT PROVIDES OPTIMUM TRAFFIC CONTROL HAS ASSUMED INCREASED IMPORTANCE. THIS HAS RESULTED IN THE REQUIREMENT FOR ENGINEERS, ARCHITECTS, TECHNICIANS, AND OTHER DESIGN AND OPERATIONS PERSONNEL TO DESIGN, IMPLEMENT, AND PROVIDE IMPROVEMENTS TO ENSURE THAT THEY ARE EFFECTIVE. THE DEVELOPER HAS RECOGNIZED THAT ACCESS MANAGEMENT WILL BE AN ESPECIALLY CRITICAL PART OF TRAFFIC OPERATIONS ALONG S. RICE AV AND HOLLY ST. AND THE IMMEDIATE VICINITY BUT SEE NO IMPACT BY THE RELOCATION OF THE PARKING LOT OF THIS EXISTING CHURCH.

CAPACITY ANALYSIS PERFORMED AS PART OF THE RELOCATION OF THIS PARKING LOT INDICATES THAT THE CRITICAL INTERSECTIONS WITHIN THE IMMEDIATE VICINITY OF THE PROPOSED DEVELOPMENT WILL CONTINUE TO OPERATE AT AN ACCEPTABLE LEVEL OF SERVICE FOR AN URBAN AREA WITH OR WITHOUT THE RELOCATIONS OF THE LOT.

BASED ON IN-DEPTH FIELD INVESTIGATION AND TRAFFIC IMPACT ANALYSIS PERFORMED AS A RESULT OF THIS PARKING LOT RELOCATION, IT IS EVIDENT THAT THIS DEVELOPMENT WILL NOT HAVE ADVERSE IMPACT ON THE ADJACENT ROADWAY SYSTEM.

SITE

NEW PARKING LOT
8001 South Rice Avenue
SITE
Pauline St
Pauline St
Pauline St
Valeri
Holly St
Holly St
Holly