



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 05/13)
Page 1 of 2

PERMIT NUMBER: 19-40317			
REQUESTOR		GPS*	
		LATITUDE, LONGITUDE	
		30.39064, -98.63702	
NAME Joy English DeGideo		ROADWAY	
		HWY NAME RM1323	
MAILING ADDRESS 704 Harborside Way		FOR TxDOT'S USE	
CITY, STATE, ZIP Kemah, TX, 77565		CONTROL 1056	
PHONE NUMBER 2817444002		SECTION 01	
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Joy English DeGideo, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a Residential (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM1323 in GILLESPIE County, located TRM 0482 +1.551

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

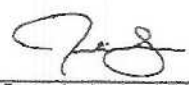
1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:
Construct a 24 ft valley driveway. Private drive with a 20 ft radii. Inspect job.

TxDOT reserves the right to re-evaluate all access points (driveways) if the property it serves is further developed beyond that discussed or approved at the time of this permit or when any changes in land use occur on the property.

All construction of materials shall be subject to inspection and approval by the State

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
8. The Permittee will contact the State's representative Doyle Moellering telephone, (830) 9974361, at least twenty-four (24) hours prior to beginning the work authorized by this permit
9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

03/05/2019
Date of Issuance


State Authorized Representative

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

Date: 3/6/19

Signed: 

(Property owner or owner's representative)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Sketch of Installation

(Use additional sheets as needed)



Central Texas Electric Co-op
306 Friendship Lane • P.O. Box 553 • Fredericksburg, Texas 78624-0553

Work Order # _____

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS

COUNTY OF Gillespie

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KNOW ALL MEN BY THESE PRESENTS:

That Joy DeGidio, hereinafter called "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a Texas corporation, hereinafter called "Cooperative", whose post office address is P.O. BOX 553, Fredericksburg, Texas 78624-0553, and its successors and assigns, the right to enter upon the lands of Grantor, situated in Gillespie County, Texas, more particularly described as follows:

A 66.64 acre tract of land owned by Joy English DeGidio recorded in Vol. _____, Pages _____; Property ID: 20191018.

Deed Records of Gillespie County, Texas.

Subdivision / Development, _____ Lot/Tract No. _____.

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead), including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, and/or relocating electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The easement shall be 20 feet wide, one half (1/2) of such distance on either side of the centerline of the easement. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over the herein described land to or from said right-of-way.

as per 'Exhibit A' attached

The easement, rights and privileges herein granted shall be perpetual, unless abandoned, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, and his heirs, successors and assigns to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons: _____.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified. The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling. Grantor shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

Grantor further covenants that Grantor, his heirs, successors and assigns, shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all times and shall not build, construct, or cause to be erected, any building or other structure upon the easement right-of-way that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

SIGNED this 6th day of March, 2019

WITNESS:

GRANTOR(S):

CTEC OFFICE USE ONLY

Joy English DeGidio
Property Owner Signature - Joy DeGidio

Joy English DeGidio
Property Owner Signature

(Please PRINT name under signature)

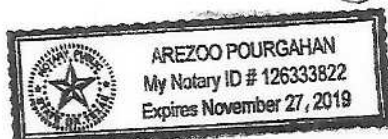
ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF Galveston

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This instrument was acknowledged before me, the undersigned authority, on this the 6 day of March, 2014, by Jay English DeGiglio



Notary Public, State of Texas

For the acknowledgement of multiple signers:

THE STATE OF TEXAS

COUNTY OF _____

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This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20____, by _____ and _____

Notary Public, State of Texas

WITNESS ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF _____

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Before me, the undersigned authority, on this the _____ day of _____, 20____, _____ appeared before me, and, after being duly sworn by me, stated that he saw _____, Grantor, subscribe this instrument, and that he signed the same as a witness at the request of Grantor.

Notary Public, State of Texas

Exhibit A

Existing Utilities

4ACSR

Ranch Rd 1323

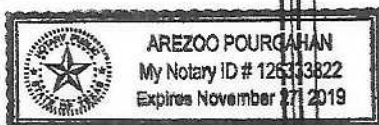
Existing Utilities

Tract 1

Proposed 20' Utility
Easement

Dedicated 30' Lane

Tract 2



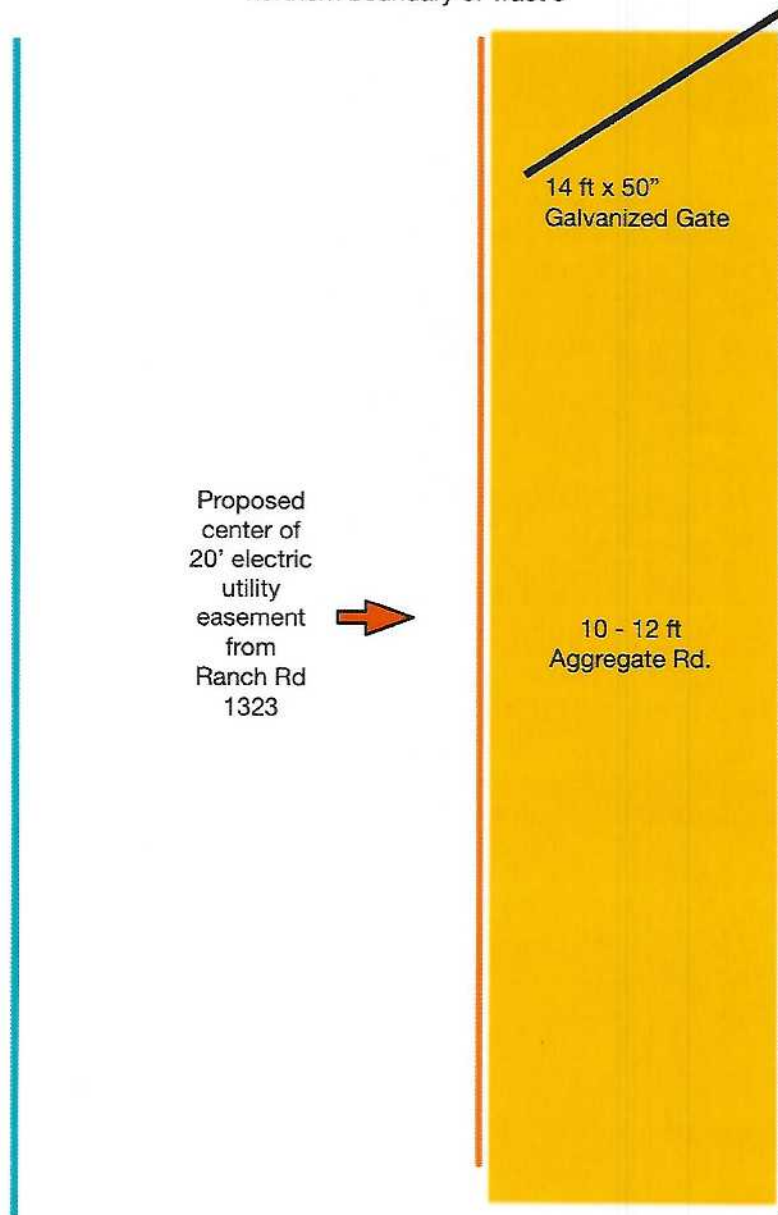
6moed 2019

Dedicated Lane for Tracts 1 - 3

Planned Specifications

- 30' width
- East edge of 66 acres to Tract 3
- Entrance off Ranch Road 1323
- 14' galvanized entry gate off Ranch Road 1323
- 4" – 6" road base (3/4" – 2" aggregate)
- 10 - 12 feet average road width (road may wind to avoid trees, rocks, etc.)
- 20' utility easement contained within dedicated lane

30' dedicated lane to tracts 1, 2 & 3
along eastern edge of 66 acres from Ranch Rd 1323 to
northern boundary of Tract 3





SURVEY PLAT

TRACT 1: 24.000 ACRES

TRACT 2: 30' INGRESS/EGRESS EASEMENT

CASPER FINK SUR. NO. 203, ABST. NO. 228
RUTERVILLE COLLEGE SUR. NO. 217, ABST. NO. 567

GILLESPIE COUNTY, TEXAS

Line Table		
Id	Bearing	Distance
L1	N 48°54'19" E	14.67'
L2	S 89°04'06" W	30.00'

Curve Table			
Id	Delta	Radius	Chord
C1	01°46'44"	778.26'	24.16'
C2	38°09'20"	778.26'	518.27'

NOTE:
All bearings are from GPS observations
based on Texas State Plane Coordinate
System, Central Zone, NAD 83.

POINT OF BEGINNING: Tract 2
NW corner of a 66.64 acre tract
recorded in Doc. No. 20191018.
Official Public Records of Gillespie
County, Texas

CASPER FINK
SUR. NO. 203, ABST. NO. 228

674.3 Acres, OPR
Doc. No. 20100102

30' INGRESS/EGRESS
EASEMENT

Remainder
86.64 Acres, OPR
Doc. No. 20191018

Approx. 6.254 Acres
Approx. 17.746 Acres

24.000 ACRES

POINT OF BEGINNING: Tract 1
SW corner of a 66.64 acre tract
recorded in Doc. No. 20191018.
Official Public Records of Gillespie
County, Texas

215.95 Acres, OPR
Doc. No. 20142745

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- Concrete R.O.W. Marker (fnd)
- Patent Survey Line
- x Wire fence
- Power line
- OPR - Official Public Records
Gillespie Co., TX
- RPR - Real Property Records
Gillespie Co., TX

Remainder
334.2 Acres, OPR
Doc. No. 20125169

RUTERVILLE COLLEGE
SUR. NO. 217, ABST. NO. 567

SE corner of said
334.2 Acres



Scale 1" = 300'
February 23, 2019

I hereby certify that this survey was made on the ground and that
this plat correctly represents the facts found at the time of this survey,
and that to the best of my knowledge there are no visible overlapping
of improvements, visible easements of right of way, boundary line conflicts,
or encroachments except as shown hereon.

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

RANCH ROAD 1323

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786