

APPROVAL PROCESS
DRIVEWAYS AND PIPE CULVERTS
Sunrise Bay Subdivision, Jackson County Precinct 4, Texas
09 October 2007

Property Owner must comply with following process in order to obtain Jackson County Precinct #4 approval of proposed driveways and driveway pipe culverts.

1. Refer to §B.8 on page 6 of current Sunrise Bay Deed Restrictions (VOL306 PAGE 987) for driveway and pipe culvert approval process. ***Copy attached.***
2. Refer to chart on page 7 of same Restrictions (VOL 306 PAGE 988) for appropriate pipe culvert size. ***Copy attached.***
3. Notify Architectural Control Committee (ACC) of desire to install driveway. Notification should include desired location and brief layout of requested driveway, as well as indicating knowledge of aforementioned appropriately sized pipe culvert. ***As of above date, ACC has not yet been formed; therefore, please contact Mr. Davy Roberts @ 713.651.2222.***
4. Once approved by ACC, transmit said approval to Jackson County Precinct 4 Commissioner & obtain installation requirements (“Jackson County Driveway Standards”).

Commissioner Larry Deyton
12833 Highway 172
LaWard, Texas 77970
Hours: M — Th 7:00AM - 5:30PM
Phone: 361.872.2345
Cell: 361.781.2751
Fax: 361.872.2545

5. Revisit §B.8 on page 6 of Restrictions for strict adherence to installation requirements.
6. Every Dwelling shall have an individual sewage disposal system that meets or exceeds the minimum standards of State and County health regulations. Prior to occupancy, all Dwellings constructed in this Subdivision must have a septic or sewage disposal system installed by the Owner to comply with the requirements of the appropriate governing agency. All residents of the Subdivision will be required to install aerobic septic systems serving any Dwelling constructed on any Lot.

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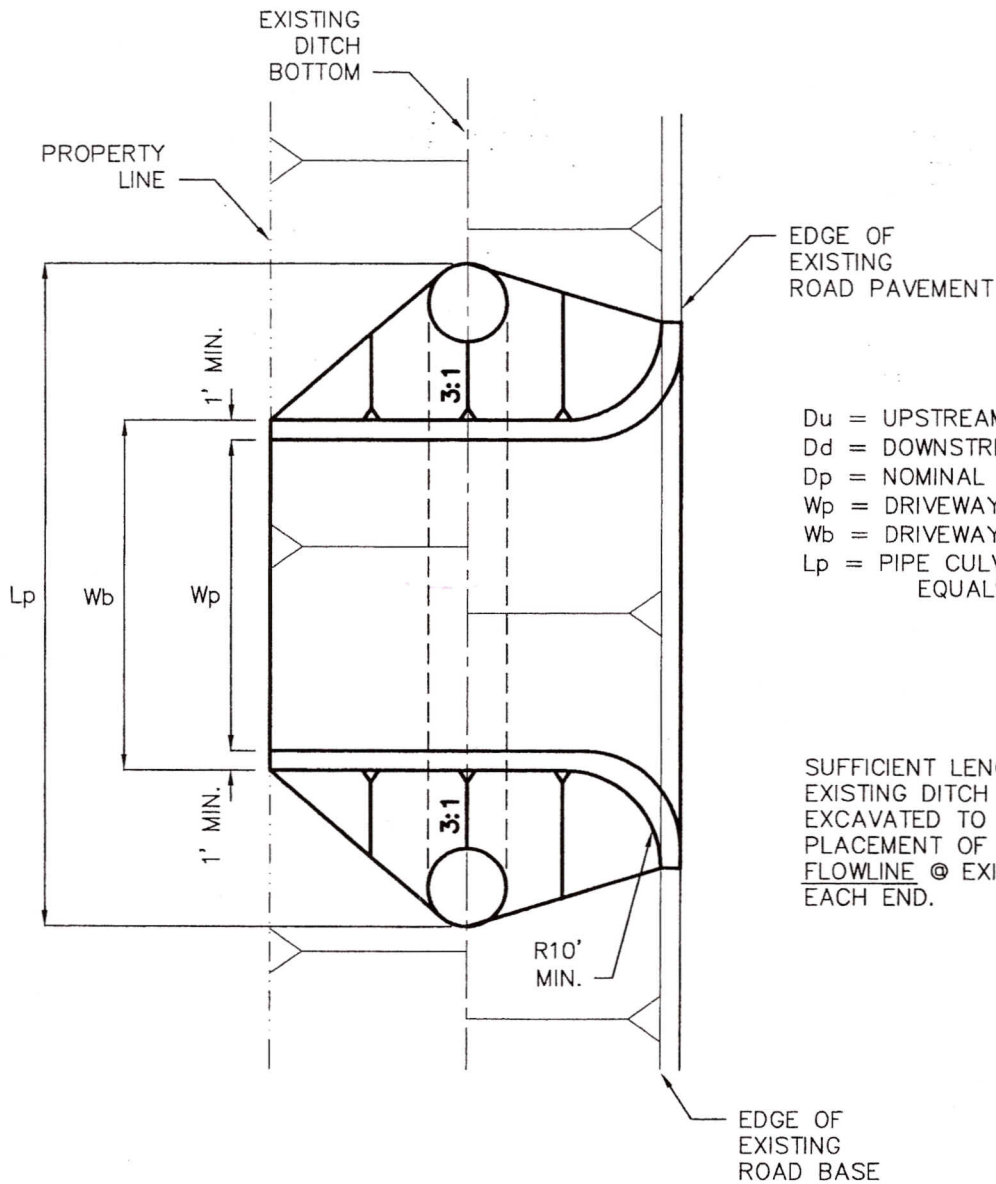
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7. Fences on Bayfront Lots shall be constructed of ornamental iron only. Fencing on properties four (4) acres or greater that are intended to stable horses shall consist of split-rail type using wood or synthetic materials and shall have a minimum of three rails attached in an aesthetically pleasing design. No barbed wire or chain link fences shall be allowed in the Subdivision, provided, however, an Owner may obtain approval from the Committee to construct a cage, kennel, or dog run out of chain link fence. All fences shall be constructed in harmony with the guidelines established and adopted by the Architectural Control Committee.

8. All driveways must be of hard surface from the street to the Dwelling and must be approved by the ACC. Each Property Owner shall be required to install, at their own expense, a driveway culvert according to Jackson County standards and the restrictions subject to the prior approval of the ACC. All driveway culverts shall be installed with the flow line level with the final grade of the ditch or as may be required by Jackson County. It is the responsibility of every Property Owner to ensure that the construction, size and placement of any culvert on their property adhere to the guidelines and approval of Jackson County. It is understood that should Jackson County require the removal, replacement, correction, modification and/or repair of any culvert it shall be the responsibility of the Property Owner to pay for such work. Should Jackson County require Developer to remove replace, correct, modify or repair any culvert as a precondition to acceptance of the subdivision roads into the county road system, Developer shall have the right to undertake such work and the Property Owner shall reimburse Developer for costs incurred. Any improper placement of culverts is subject to removal by Developer and/or Jackson County at the Property Owner's expense. All minimum driveway culvert sizes are listed on the following chart:

MINIMUM DRIVEWAY CULVERT SIZES

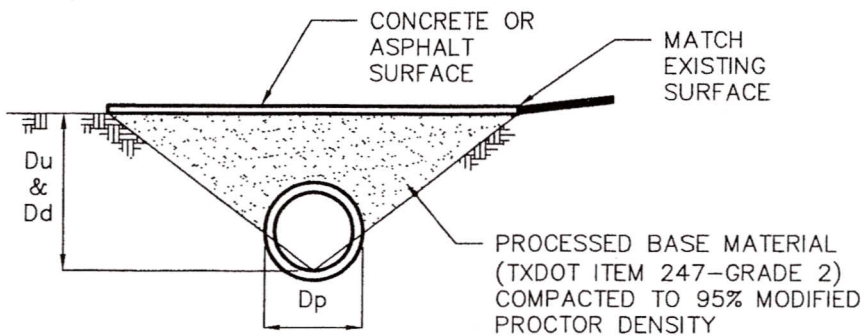
BLOCK NO.	LOT NO.	MINIMUM CULVERT DIAMETER (INCHES)	BLOCK NO.	LOT NO.	MINIMUM CULVERT DIAMETER (INCHES)	BLOCK NO.	LOT NO.	MINIMUM CULVERT DIAMETER (INCHES)
1	1	15	2	3	15	2	45	15
1	2	15	2	4	15	2	46	15
1	3	15	2	5	15	2	47	15
1	4	15	2	6	15	2	48	15
1	5 (ON WINDSWEPT)	21	2	7	15	2	49	15
1	5 (ON RESFISH)	21	2	8	15	2	50	15
1	6	21	2	9	15	2	51	15
1	7	27	2	10	15	2	52	15
1	8	24	2	11	15	2	53	15
1	9	24	2	12	15	2	54	15
1	10	24	2	13	15	3	1	15
1	11	21	2	14	15	3	2	15
1	12	15	2	15	15	3	3	15
1	13	15	2	16	15	3	4	15
1	14	15	2	17	15	3	5	15
1	15	15	2	18	15	3	6	15
1	16	15	2	19	15	3	7	15
1	17 (ON REDFISH)	15	2	20	15	3	8	18
1	17 (ON WINDSWEPT)	21	2	21	15	3	9	21
1	18	18	2	22	15	3	10	21
1	19	15	2	23	15	3	11	24
1	20	15	2	24	15	3	12 (ON SUNRISE)	24
1	21	15	2	25	15	3	12 (ON WINDSWEPT)	18
1	22	15	2	26	15	3	13	18
1	23 (ON WINDSWEPT)	18	2	27	15	3	14	15
1	23 (ON SUNRISE)	30	2	28	15	3	15	15
1	24	30	2	29	15	3	16	15
1	25	24	2	30	15	3	17	15
1	26	24	2	31	15	3	18	18
1	27	24	2	32	15	3	19	18
1	28	24	2	33	15	3	20	21
1	29	21	2	34	15	3	21	27
1	30	21	2	35	15	3	22	24
1	31	21	2	36	15	3	23	24
1	32	15	2	37	15	3	24	24
1	33	15	2	38	15	3	25	21
1	34	15	2	39	15	3	WATER WELL SITE	21
1	35	18	2	40	15	3	26	18
1	36 (ON SUNRISE)	15	2	41	15	3	27	15
1	36 (ON HIGHWAY 172)	18	2	42	15	3	28	15
2	1	15	2	43	15			
2	2	15	2	44	15			



D_u = UPSTREAM DITCH DEPTH(ft.)
 D_d = DOWNSTREAM DITCH DEPTH(ft.)
 D_p = NOMINAL PIPE CULVERT DIAMETER(in.)
 W_p = DRIVEWAY PAVEMENT WIDTH(ft.)
 W_b = DRIVEWAY BASE WIDTH(ft.)
 L_p = PIPE CULVERT LENGTH(ft.), WHICH
 EQUALS ... $3D_u + W_b + 3D_d$

SUFFICIENT LENGTH & WIDTH OF
 EXISTING DITCH BOTTOM SHALL BE
 EXCAVATED TO ACCOMMODATE
 PLACEMENT OF NEW PIPE CULVERT
 FLOWLINE @ EXISTING DITCH BOTTOM
 EACH END.

PLAN



SECTION

DRIVEWAY STANDARDS

JACKSON COUNTY PRECINCT 4

DATE: 10/09/07