

Dear Juana (8713) and FEMA,

8/24/2024

Subject: Urgent Request for Financial Assistance to Replace Low Water Bridge in Riverside Lakeland and Road Repair

I am writing on behalf of the Riverside Lakeland community, located in Walker County just outside Riverside, Texas on FM 980, to urgently request FEMA's assistance for the replacement of the low water bridge that has sustained extensive damage from recent storms from April through June 2024 and Hurricane Beryl. Similarly, our roads were also affected/damaged by the two declared disasters.



Our community, consisting of approximately 180 property owners of which more than half are retired individuals on fixed incomes, relies on this sole route including the bridge and roads to access approx. 165 properties being accessible only via this route. Both declared disasters have caused significant damage to the bridge and roads, posing a severe risk to the safety and accessibility of our residents.

In April prior to the storms our community just completed road repairs consisting of asphalt work, patching, chip and seal, etc... amounting to \$103,335 which the community had saved over the prior three years for road repair leaving our accounts severely depleted. Receipts and copies of checks have been attached to the FEMA Portal documenting these repairs and expenditures.

During the storms from April through June, the asphalt surface of the bridge was severely compromised, and although we managed to repair this as the contractor's equipment was still onsite from finishing our road repairs for \$4,350, we discovered more severe underlying issues.

The immense rain fall and associated water flow has undermined the structural integrity of the bridge, resulting in the collapse of several retaining walls underneath and creating an approximately five to seven-foot air gap from soil erosion under the bridge deck.

In our efforts to address this critical issue, we have consulted with several contractors, including Waters Construction, Wilder Dozer Service, Woods Welding, Rebel Construction, Robinson & Sons Construction Services, Fitz Services, J&M Contracting, and 5-T Utilities. Despite numerous consultations, we have only been able to secure quotes from 5-T Utilities, Woods Welding and Robinson & Sons for replacement of the whole bridge, which is attached to this letter for your review (See **Exhibit A, B, and C**).

Given the repeated and severe damage, it is evident that a more robust solution is required to ensure the safety and accessibility of Riverside Lakeland. The impending threat of additional storms or hurricanes exacerbates the urgency of this situation, as further damage could leave our community isolated and at significant risk as Fire, EMS, Police, and other services will not be able to reach our homes, and neither will we. It should also be noted that within our community after the intense storms we only had one home flood by rising water so dollars spent will not be spent to retain access to a community that consistently floods but on the contrary we do not.

We respectfully request your assistance in securing the necessary resources to replace the low water bridge and fix the damage to our roads (estimates being sourced). Our community does not have insurance that covers our Roads or Bridge. This support is crucial not only to address the current damage but also to ensure the long-term resilience of our community infrastructure against future natural disasters.

Additionally, we would like to reference FEMA Fact Sheet 011 DR-4781-TX, dated June 25, 2024, which outlines the possibility of financial assistance for the replacement or repair of privately-owned roads and bridges damaged by the Texas storms and flooding from April 26 to June 5. According to this fact sheet, FEMA may provide funds to repair privately-owned access roads and bridges if any one of the following conditions are met:

- The road and/or bridge is the only access to the property. **True**
- No one can access the home due to damaged infrastructure. **True**
- The homeowner is responsible (or shares responsibility with other homeowners) for maintaining the privately-owned access route. **True**
- The safety of the home's occupants could be adversely affected because emergency services vehicles, such as an ambulance or fire truck, cannot reach the residence. **True**

Our community meets all these conditions. Approximately 165 property owners will not be able to return home, access their home, or property when the bridge fails. All homeowners share the responsibility for maintaining the bridge. Additionally, emergency services will not be able to access our homes or properties when the bridge fails.

Additionally, a FEMA letter titled “B. Access Route Letter (ARL), Shared Wells and Private Access Routes, Effective Date: June 10, 2024” also covers damages to privately-owned access route, such as a road, driveway, bridge, or dock.

Given that Riverside Lakeland meets all these conditions, we believe our community qualifies for FEMA assistance. I have attached the FEMA Fact Sheet and Access Route Letter for your reference and consideration as **Exhibit D and E**.

Additionally we have included some pictures showing the bridge and the damage as **Exhibit F-H** for your review.

We appreciate your prompt attention to this critical matter and look forward to your positive response. Please do not hesitate to contact me at (713) 385-6907 or stanleyjonesf@gmail.com for any further information. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Stanley-Jones', with a long horizontal flourish extending to the right.

Fraser Stanley-Jones – President Riverside Lakeland Property Owners Association
16 Jordan Drive Huntsville, TX 77320
stanleyjonesf@gmail.com
(713) 385-6907

FEMA Registration ID: **62-0162924**

Exhibit A



P.O. Box 1318
Huntsville, TX 77342

Estimate

Date	No.
6/28/24	81871

Name/Address

Lake Land Subdivison

Description	Qty	Rate	Total
R & R Low Water Crossing Re-route, Prep, Clear Build up for Re-Route Traffic LF., 2 E 40LF Side by Side double in place Stabilized Sand bedding & Back Fill	80	55,000.00 ,662.50	55,000.00 133,000.00
		Total	\$188,000.00

Signature

Phone #	Fax #	E-mail
936-430-4840	936-295-2349	crt@3-tutiliies.com

Exhibit B



**Robinson And Sons
Construction Services**

94 hadley Creek
Huntsville Tx77320

Estimate


Estimate No ES00057
Estimate date 08/05/2024

Billing address

Lakeland
Stanleyjonesf@gmail.com
+1 (713) 385-6907

Item	Description	Rate	Qty	Amount
Replace crossing with two rows 6 x 6 box covers	Replacing existing roadway with two 6 x 6 box culverts rerouting the creek installing larger riprap on both rebuilding Road in affected area	287000.00	1	\$287,000.00

Total \$287,000.00


08/10/2024
Signature Date
Mark Robinson

Thanks for your business! This estimate is good for 30 days.

Exhibit C



WOODS WELDING INC.

FM 1696 West - P.O. Box 1477
Huntsville, Texas 77342-1477
Office 936-294-9708
Fax 936-294-9728

DATE E-2-24

NAME Lake Lake Subdivision

ADDRESS Fm 900 Riverside, Texas

QUOTE good For 30 Days only

QUAN.	MATERIAL	PRICE	AMOUNT
	Item 1 Install Temporary Bridge ground Damage Bridge and remove old Bridge		
	Item 2 Install 2 ea New rectangular Concrete Culvert, with Concrete Bulkheads on Both side, Install New Top Road Covering, with Guard Rails on Both side		
	<u>total mat + labor</u>		<u>\$ 259,680.00</u>
	<u>Thank you</u> <u>TERRY Woods</u>		
		TOTAL MATERIALS	
		TAX	
		SUB-TOTAL	

HRS. TOTAL LABOR \$ _____
HRS. _____

ADD 10% INTEREST ON UNPAID BALANCE AFTER 30 DAYS GRAND TOTAL \$ 259,680.00

SIGNED _____

Exhibit D

FEMA Fact Sheet 011 -- DR-4781-TX June 25, 2024

Privately-owned Roads and Bridges

If you had a privately-owned road or bridge damaged or destroyed by the Texas storms and flooding April 26-June 5, FEMA or the U.S. Small Business Administration (SBA) may provide financial assistance for replacement or repairs.

FEMA Assistance

FEMA may provide funds to repair privately-owned access roads and bridges that were damaged by the storms. To qualify, you must be the owner and the home must serve as your primary residence.

A FEMA inspection is necessary to determine if repairs are necessary for a vehicle to access the property. In addition, you must meet at least one of the following conditions:

- The road and/or bridge is the only access to your property.
- No one can access the home due to damaged infrastructure.
- You are responsible (or share responsibility with other homeowners) for maintaining the privately-owned access route.
- The safety of the home's occupants could be adversely affected because emergency services vehicles, such as an ambulance or fire truck, cannot reach the residence. However, this will only be considered if access was available before the disaster occurred.

When multiple households share a privately-owned access route, assistance is shared among applicants, requiring additional coordination and documentation between FEMA and each applicant.

U.S. Small Business Administration (SBA) Disaster Loans

The U.S. Small Business Administration (SBA), FEMA's federal partner in disaster recovery, may also be able to help. Homeowners who share private access roads and bridges with other homeowners may be eligible for SBA disaster loans. Agricultural property is not eligible, but a private access road to the farmer's residence, the residence and personal contents may be eligible under disaster home loan criteria. Please contact your Farm Service Agency ([USDA Service Center Locator](#)). For more information, call the SBA's Customer Service Center at 800-659-2955. If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services, or email DisasterCustomerService@sba.gov.

Exhibit E



Shared Wells and Private Access Routes
Effective Date: June 10, 2024

B. Access Route Letter (ARL)

{SALUTATION}:

Following your FEMA inspection, FEMA provided you with Home Repair Assistance money so you could get an itemized assessment of the repairs required to repair or replace your disaster-damaged privately-owned access route, such as a road, driveway,, bridge, or dock.

To assist FEMA in making an eligibility determination for additional money to help you pay for expenses to repair your privately owned access route , please submit the following documents:

- Itemized receipt, bill, or estimate for the repair or replacement of the road, driveway, bridge, or dock, **and**
- A copy of applicable insurance documents if you have not already provided them.

FEMA requires additional documentation if multiple households are responsible for maintenance and repair, or replacement costs of the access route. Applicants or co-applicants who share responsibility for these costs must submit the following information:

If a Homeowner's Association (HOA) or Covenant is responsible for the access route, a copy of the bylaws is required for FEMA's review to ensure we do not duplicate available benefits.

A declarative statement, dated and signed by you or your co-applicant, including all of the following:

- That you accept responsibility to make repairs that meet requirements developed as a result of any Environmental and Historic Preservation (EHP) compliance review process and for obtaining all required permits before conducting repairs.
- You consent to FEMA speaking with other households responsible for maintaining the shared access route about any documents submitted and the amount of FEMA money received related to the access route.
- You agree your share of the money received for the repair or replacement of the access route will only be used to make the necessary access route repairs in combination with the other individuals who receive money for the access route. If no HOA or Covenant is responsible for the repairs, the statement should also indicate you do not have an established Homeowner's Association or Covenant responsible for repair of the access route.
- The statement, "I hereby declare under penalty of perjury that the foregoing is true and correct."
- Your full name, current address, and date and place of birth.

The necessary HOA or Covenant information, if this applies to you, and receipts or estimates for the repairs will only be required once, and do not need to be submitted by all households that share responsibility for the access route. You should encourage all households that share the access route to apply for FEMA assistance if they have not yet done so.

All documents, receipts, bills, and/or estimates **must** include contact information for the service provider, allowing FEMA to verify the information.

Exhibit F

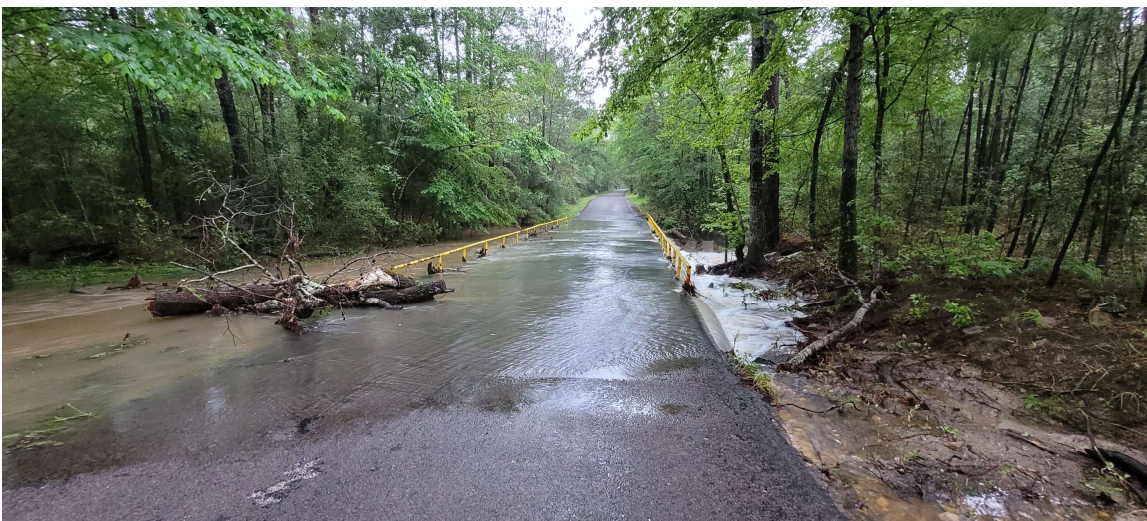


Exhibit G



Exhibit H



Hurricane Beryl – July 8, 2024

