



**REVIEW BY FORT BEND COUNTY**  
**COMMISSIONERS COURT**

**Fort Bend County**  
**Engineering Department**  
301 Jackson Suite 401  
Richmond, Texas 77469  
281.633.7500  
[Permits@fortbendcountytx.gov](mailto:Permits@fortbendcountytx.gov)

**Right of Way Permit**

**Commercial Driveway Permit**

Permit No: 2018-20660

**Applicant:** Sundance Construction

**Job Location Site:** 4828 Waterview Town Center Drive, Richmond, TX 77406

**Bond No.**                      **Date of Bond:** 8/2/2018 **Amount:** \$50,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

**Notes:**

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
  - a. 48 hours in advance of construction start up, and
  - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru [MyGovernmentOnline.org](http://MyGovernmentOnline.org) portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.
4. This permit applies to work performed within right-of-ways owned and maintained by Fort Bend County only, and it is the responsibility of the applicant to acquire all other necessary permits.

On this 6th day of November, 2018, Upon Motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

**Signature**

Presented to Commissioners Court and approved.

By:   
County Engineer

Date Recorded \_\_\_\_\_ Comm. Court No. \_\_\_\_\_

Clerk of Commissioners Court

By: N/A  
Drainage District Engineer/Manager

By: \_\_\_\_\_  
Deputy

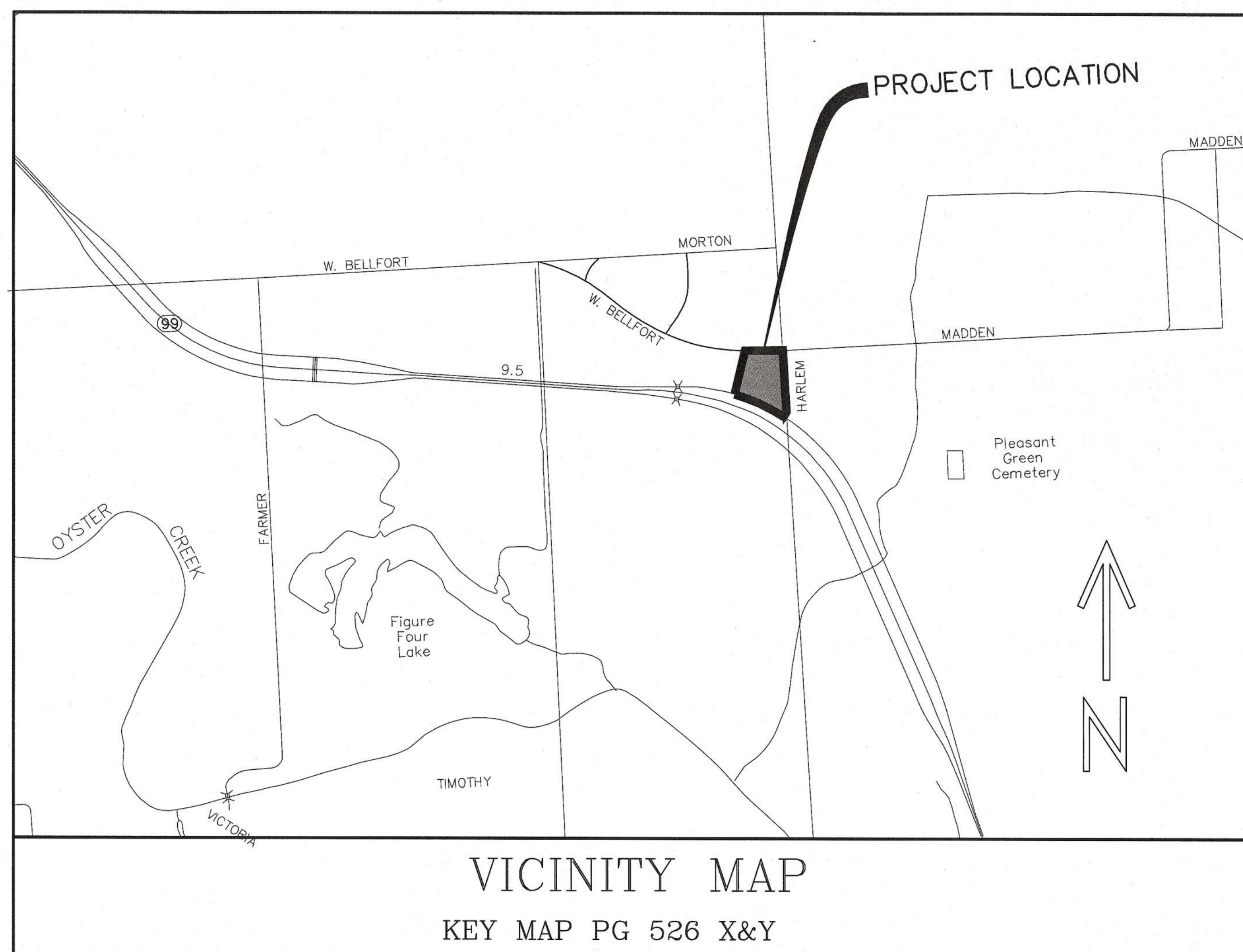


# READ KING

## PLANS FOR CONSTRUCTION OF WATER, SANITARY SEWER, PAVING AND DRAINAGE FACILITIES TO SERVE WATERVIEW TOWN CENTER VILLAGE EAST HIGHWAY 99 AND HARLEM ROAD RICHMOND, TEXAS 77046

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- Fort Bend County Municipal Utility District No. 143 General Construction Notes**
- The City of Houston and TCO rules for waterline crossings must be followed. The City of Houston requires a minimum of 24 inches (24") between water and sanitary sewer crossings and a minimum of 18 inches (18") between water and storm sewer crossings.
  - Polyvinyl-chloride (PVC) pipe shall conform to ASTM Specification D3034 and be installed according to ASTM D321.
  - All sanitary sewer service lines shall be constructed to true alignment and grade. Warped and sagging lines will not be permitted.
  - Building tie-on connections will be made directly to the stub-out from the building plumbing at the foundation on all waste outlets.
  - All non-single family service lines will be encased in a layer of 1.5 sack per cubic yard cement stabilized sand, six inches (6") thick, completely around the line.
  - All service lines under or within one-foot (1') of proposed or future driveways or parking lots shall be backfilled with 1.5 sack per cubic yard, cement stabilized sand, to within one-foot (1') of subgrade.
  - Water-tight adapters of a type compatible with the materials being joined will be used at the point of connection of the service line to the building plumbing. No cement grout materials are permitted.
  - No bends or turns at any point will be greater than 45 degrees.
  - Each cleanout will be installed so that it opens in a direction opposite to the flow of the waste and, except in the case of "top" branch and end-of-line cleanouts, cleanouts will be installed vertically above the flow line of the pipe.
  - Cleanout will be made with airtight mechanical plug.
  - Application for Sanitary Sewer Service must be filed prior to construction of the service line and the connection fee should accompany this application. Application forms are available from the District's Operator, Environmental Development Partners, 713-395-3100. Construction must not begin until authorized by the District.
  - When the service line is complete, and prior to backfilling the pipe trench, the applicant for sewer service shall request an inspection of the installation. Requests for inspections shall be made to the District's Operator, Environmental Development Partners, 713-395-3100 twenty-four (24) hours in advance of the inspection.
  - The physical connection to the District's sewer main will be made by use of an adapter of a type compatible with materials being joined. The connection shall be watertight. No cement grout materials are permitted.
  - Any damage to the District's facility shall be repaired promptly by the applicant under the direction of the District's Engineer. Major damage will be repaired by the District at the applicant's expense.
  - All bathroom fixtures including toilets, urinals, etc., will have separate plumbing and will connect to the service line downstream of the grease trap.
  - Backfilling of service lines trench must be accomplished within twenty-four (24) hours of inspection and approval. No debris will be permitted in the trench.
  - During inspection of the service connection, the inspector will examine all District facilities such as manholes, valves, flush valves, and risers on and adjacent to the lot. The connection permit will not be granted until any damage to these facilities has been repaired.
  - No waste material which is not biologically degradable will be permitted to discharge into the District's sewage facilities, including mud and debris accumulated during service line installation. The applicant is to be fully responsible for cleaning and jetting the lines of any dirt or debris.
  - No downspouts, yard and street drains, or gutters will be permitted to be connected into the District's sanitary sewer facilities.
  - A connection permit will be granted after inspection confirms that all requirements of the District's Rules and Regulations have been met.
  - The use of pipe or pipe fittings that contain more than 0.25 percent (0.25%) lead, or solder and flux that contain more than 0.2 percent (0.2%) lead, are prohibited for installation or repair of any plumbing in any Residential or Commercial facility providing water for human consumption and connection to the District's water supply system.

- Fort Bend County  
Construction - General Notes**
- Fort Bend County must be invited to the Pre-Construction Meeting.
  - Contractor shall notify Fort Bend County Engineering Department 48 hours prior to commencing construction and 48 hour notice to any construction activity within the limits of the paving at Construction@fortbendcountytx.gov.
  - Contractor is responsible for obtaining all permits required from Fort Bend County prior to commencing construction of any improvements within County road right of ways.
  - All Paving Improvements shall be constructed in accordance with Fort Bend County "Rules, Regulations and Requirements relating to the Approval and Acceptance of Improvements in Subdivisions as currently amended.
  - All road widths, curb radii and curb alignment shown indicates back of curb.
  - A continuous longitudinal reinforcing bar shall be used in the curbs.
  - All concrete pavement shall be 5 1/2 sack cement with a minimum compressive strength of 3500 psi at 28 days. Transverse expansion joints shall be installed at each curb return and at a maximum spacing of 60 feet.
  - All weather access to all existing streets and driveways shall be maintained at all times.
  - 4" x 12" reinforced concrete curb shall be placed in front of single family lots only. All other areas shall be 6" reinforced concrete curb.
  - At all intersection locations, Type 7 ramps shall be placed in accordance with TxDOT Ped-12a standard detail sheet. A.D.A. - Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
  - Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
  - All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
  - Guidelines are set forth in the Texas "Manual on Uniform Traffic Control Devices", as currently amended, shall be observed. The Contractor shall be responsible for providing adequate flagmen, signing, striping and warning devices, etc., during construction - both day and night.
  - All R1-1 stop signs shall be 30"x30" with diamond grade sheeting per Texas manual on uniform traffic control devices.
  - Street name signage shall be on a 9" high sign flat blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters of 4.5" minimum. The letters shall be reflective white. Street name signs shall be mounted on stop sign post.
  - A Blue Double Reflectorized button shall be placed at all Fire Hydrant locations. The Button shall be placed 12 inches off of the centerline of the street on the same side as the hydrant.

NOTE: Fort Bend County notes supersede any conflicting notes.

DISCLAIMER: The Project and all parts thereof shall be subject to inspection from time to time by inspectors designated by Fort Bend County. No such inspections shall relieve the Contractor of any of its obligations hereunder. Neither failure to inspect nor failure to discover or reject any of the work as not in accordance with the drawings and specifications, requirements and specifications of Fort Bend County or any provision of this Project shall be construed to imply an acceptance of such work or to relieve the Contractor of any of its obligations hereunder.

**FORT BEND COUNTY ENGINEER**

ENGINEER: *Rick J. Stangor, P.E.*  
*For Robert T. Deden, P.E.*  
 DATE: 4/6/18

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.

APPROVED: *Carandra J. S.*  
 DEVELOPMENT COORDINATOR  
 DATE: 4/5/18

NO.	DATE	REVISIONS	BY	CK	APP
1	4/10/18	REVISED PER FORT BEND COUNTY M.U.D. No. 143			
2	4/10/18	REVISED PER FORT BEND COUNTY ENGINEERING			

*Robert T. Deden*  
 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 143 ENGINEER, SIGNATURE VALID FOR ONE (1) YEAR  
 DATE: 4-11-2018



**DEDEN SERVICES, LLC**  
 CIVIL ENGINEERING  
 Texas Registered Engineering Firm F-10971

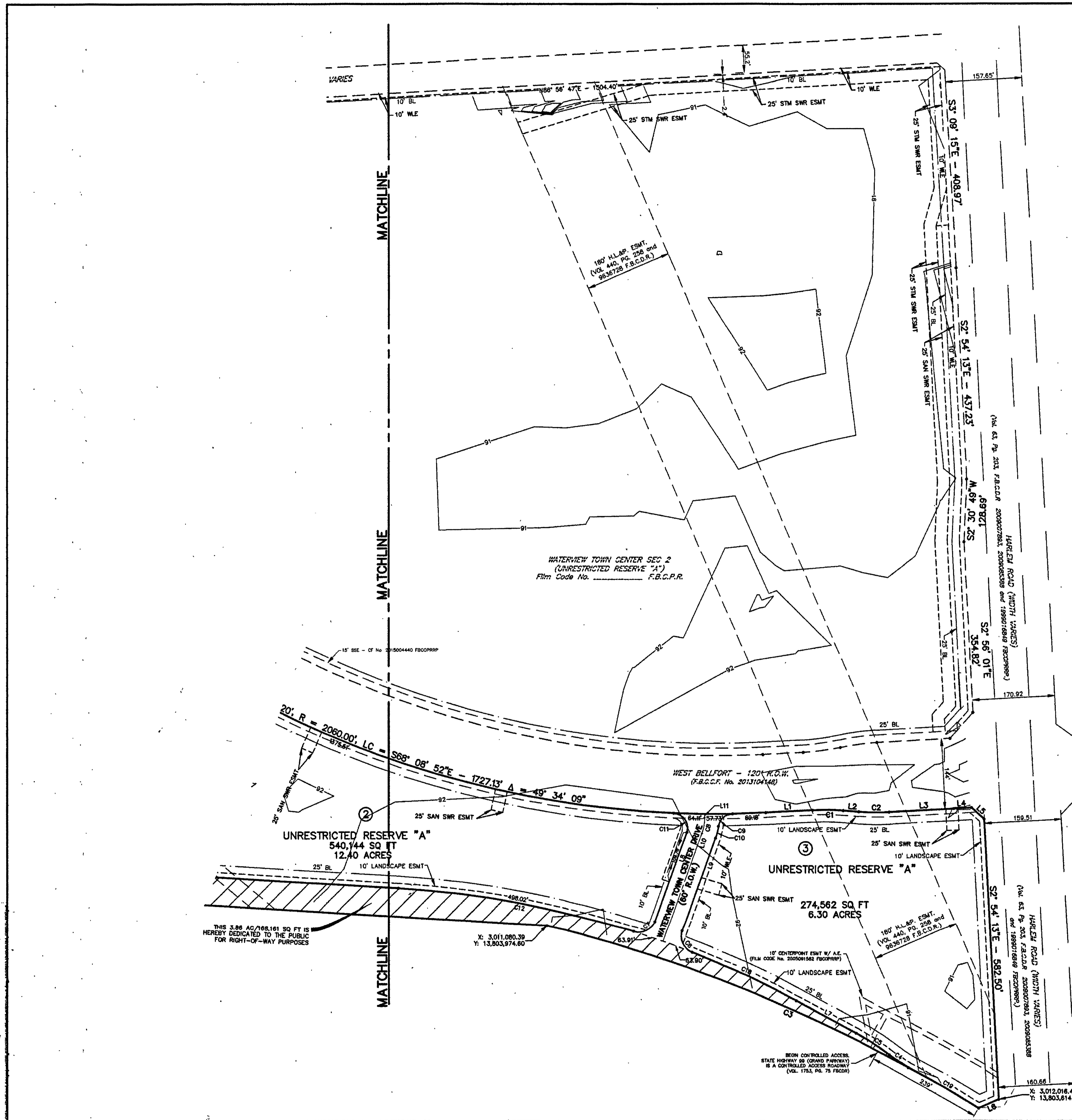
9328 WESTVIEW  
 HOUSTON, TX 77055  
 (713) 461-8822  
 FAX (713) 461-2671

03-20-2018

Job No.:  
 Drawn:  
 Checked:  
 Approved:  
 Scale: HORIZ. : 1" = 20'

**READ KING  
 WATERVIEW TOWN CENTER  
 VILLAGE EAST  
 Highway 99 and Harlem Road  
 Richmond, Texas 77046  
 COVER SHEET**

DATE: JANUARY 2018 SHEET 1 OF 12

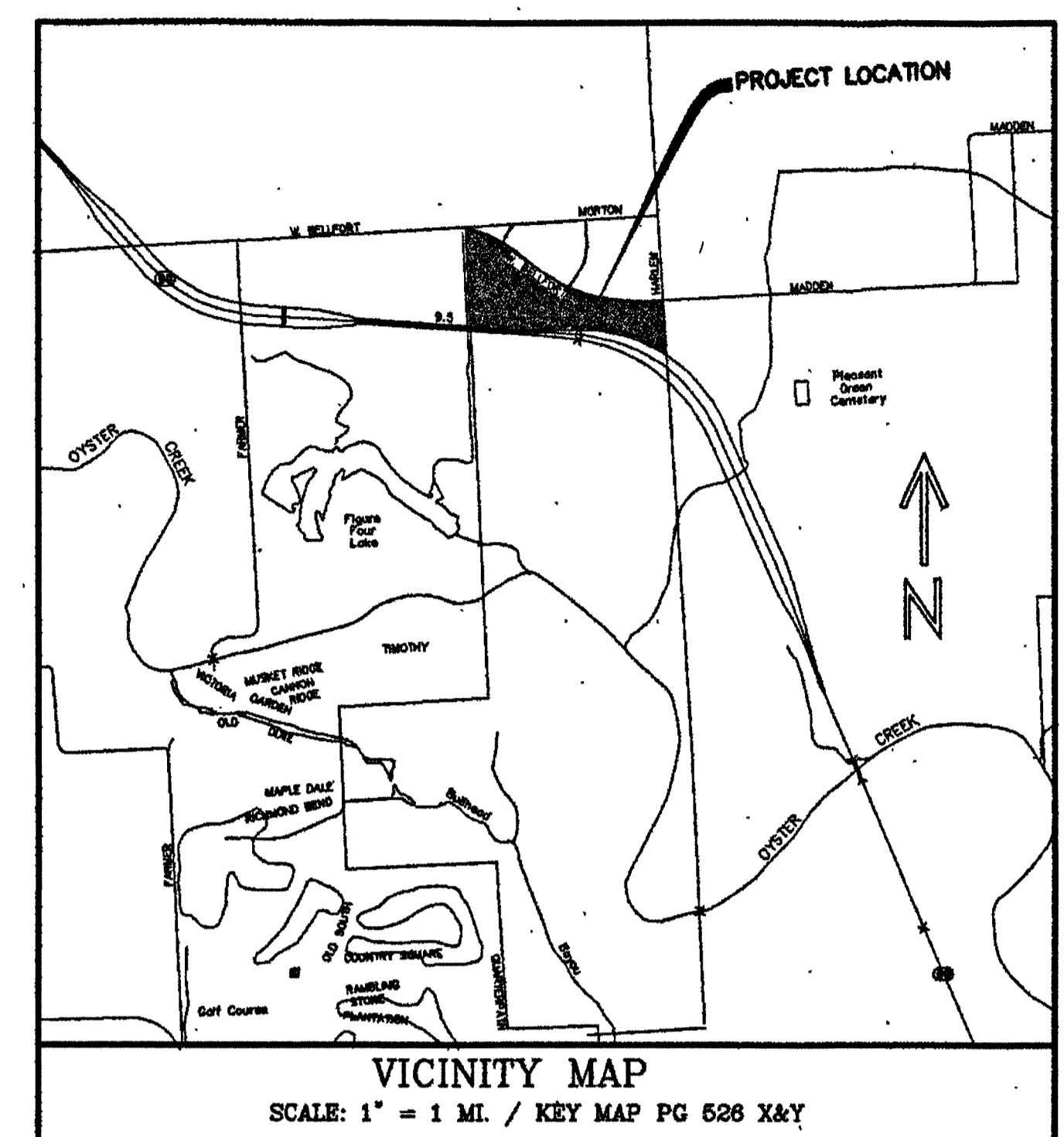


SCALE: 1" = 100'  
 DATE: JULY, 2016

DISTRICT NAMES	
WCD	NONE
MUD	FBC MUD No. 143
LID	NONE
DD	FBC DRAINAGE
SCHOOL	LAMAR GSD
FIRE	PECAN GROVE
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

**ABBREVIATIONS:**  
 BL.....Building Line  
 CF.....Clerk File  
 ESMT.....Easement  
 FBCDR.....Fort Bend County Dead Records  
 FBCPR.....Fort Bend County Plat Records  
 FBCOPRRP.....Fort Bend County Official Public Records of Real Property  
 FBCMUD.....Fort Bend County Municipal District  
 FC.....Film Code  
 H&LP.....Houston Lighting & Power Company  
 No.....Number  
 R.O.W.....Right-of-Way  
 SSE.....Sanitary Sewer Easement  
 Ac.....Acres  
 Sq Ft.....Square Feet  
 S/SW.....Storm Sewer  
 ESMT.....Easement  
 WLE.....Waterline Easement  
 Vol.....Page

- General Notes:**
- Elevations shown hereon are based on a found T&O'D brass cap set in east end of south headwall of concrete box culverts (set of 5) at Hwy. 99/Grand Parkway and outlet ditch-south, 1,800 feet (+/-) west of Harlem Road. Elevation: 92.24 (NAVD 88, 2001 Adjustment).
  - Temporary Bench Mark is a cut "X" in concrete located on the nose of a median on West Bellfort approximately 99.30 feet south of south west corner of Reserve "A", BLK. 1, SEC. 2, Elev is 94.28'
  - The top of all floor slab elevations shall be a minimum of 95.00 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
  - Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plan are established to evidence compliance with applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - All building lines (BL) are parallel or concentric to the street rights-of-way as shown on the plat.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0140L, dated April 2, 2014, WATERVIEW TOWN CENTER SEC 3, is located in unshaded zone "X" determined to be outside the 500 year floodplain.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following scale factor 0.999870.
  - WATERVIEW TOWN CENTER SEC 3 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
  - All drainage easement to be kept clear of fences, buildings, vegetation, and other obstruction to the operation and maintenance of the drainage structure.
  - All property to drain into easement only through an approved drainage structure.
  - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Ordinance Manual which allows street ponding with intense rainfall events.
  - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated right-of-way within said plat and contiguous right-of-way of all perimeter roads surrounding said plot, excluding Highway 99/Grand Parkway, in accordance with ADA.
  - Pipeline easements within platted area are shown here on.
  - Absent written authorization by the affected utilities, of 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. White wooden posts and paneled wooden fences along the perimeter and back to back easements and along side rear lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.



Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	500.00	63.35	7° 15' 35"	N89° 18' 12"W - 63.31
C2	500.00	63.35	7° 15' 35"	S89° 18' 12"E - 63.31
C3	3064.79	974.29	18° 12' 51"	N87° 05' 07"W - 970.19
C4	485.00	47.85	9° 39' 10"	S55° 35' 04"E - 47.83
C5	515.00	82.00	9° 07' 24"	N57° 10' 11"W - 81.92
C6	35.00	53.87	88° 10' 43"	S24° 34' 11"E - 48.70
C7	35.00	53.87	88° 11' 18"	N63° 36' 13"E - 48.71
C8	100.00	33.03	18° 55' 19"	N10° 03' 30"E - 32.88
C9	30.00	42.26	80° 42' 11"	S48° 36' 25"W - 38.85
C10	130.00	25.48	11° 13' 51"	N13° 54' 15"E - 25.44
C11	30.00	56.09	107° 07' 45"	N34° 03' 16"W - 48.27
C12	2010.00	863.58	24° 37' 01"	N74° 11' 24"W - 856.96
C13	547.00	371.47	38° 34' 34"	S22° 58' 19"W - 364.37
C14	517.00	351.09	38° 54' 34"	S22° 58' 19"W - 344.36
C15	487.00	276.28	32° 30' 15"	S19° 46' 10"W - 272.59
C16	160.00	17.44	6° 14' 48"	N45° 34' 18"E - 17.44
C17	130.00	28.76	12° 40' 25"	S42° 21' 28"W - 28.70
C18	2010.00	237.77	6° 46' 39"	N65° 16' 13"W - 237.63
C19	3064.79	167.30	3° 07' 39"	N59° 33' 31"W - 167.28
C20	35.00	54.88	90° 00' 00"	N5° 59' 25"W - 49.50
C21	35.00	21.89	35° 30' 29"	N68° 44' 40"W - 21.35

Line Table		
Line #	Bearing	Distance
L1	N87° 04' 00"E	97.56'
L2	S85° 40' 24"E	32.20'
L3	N87° 04' 00"E	133.15'
L4	N87° 15' 11"E	38.92'
L5	S47° 38' 52"E	35.54'
L6	S67° 18' 41"W	45.86'
L7	N81° 52' 53"W	140.90'
L8	S19° 31' 35"W	198.10'
L9	S19° 31' 10"W	208.84'
L10	S19° 31' 10"W	240.80'
L11	S0° 35' 51"W	7.77'
L12	S1° 52' 44"E	35.90'
L13	S42° 25' 38"W	60.18'
L15	N86° 42' 37"E	35.81'
L16	S48° 41' 42"W	55.30'
L17	S32° 55' 30"W	377.35'
L18	S3° 30' 06"W	21.82'
L19	N89° 54' 54"W	426.09'
L20	N88° 29' 54"W	427.07'
L21	S86° 20' 54"E	362.95'
L22	N2° 01' 36"W	29.68'
L23	N50° 59' 28"W	41.13'

25 PGS 2017013948  
 PLAT ATTCH  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Laura Richard*  
 Laura Richard, County Clerk  
 Fort Bend County, Texas  
 February 07, 2017 03:14:58 PM  
 FEE: \$556.00 RPT  
 PLAT 20170020

**WATERVIEW TOWN CENTER SEC 3**

A SUBDIVISION OF 60.4787 ACRES OF LAND SITUATED IN THE WILLIAM MORTON LEAGUE SURVEY, A-62 FORT BEND COUNTY, TEXAS

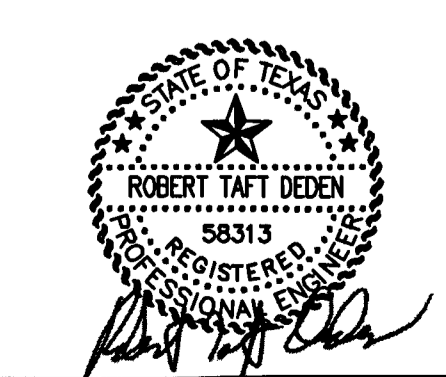
- 3 BLOCKS 3 RESERVES 0 LOTS**
- \* OWNER \***  
 99 GRAND MISSION, LLC
- \* SURVEYOR \***  
 Prejan & Company, Inc.  
 Surveying & Mapping
- \* ENGINEER \***  
 Deden Services, LLC  
 CIVIL ENGINEERING
- \* LAND PLANNER \***  
 M2L ASSOCIATES INC.  
 LAND PLANNER
- 8850 San Felipe, Ste. 490  
 Houston, Texas 77057  
 713-467-0277
- 8324 Westview Drive  
 Houston, TX 77055  
 713-461-8822
- 8328 Westview Drive  
 Houston, TX 77055  
 713-461-8822
- 6955 KATY HWY, STE. 300  
 HOUSTON, TX 77024  
 713-722-2897

APPROVED: *CRK*  
 DEVELOPMENT COORDINATOR  
 DATE: 4/5/18

NO.	DATE	REVISIONS	BY	CK	APP

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 14 ENGINEER, DATE  
 SIGNATURE VALID FOR ONE (1) YEAR

*[Signature]*



**DEDEN SERVICES, LLC**  
 CIVIL ENGINEERING  
 Texas Registered Engineering Firm F-10971

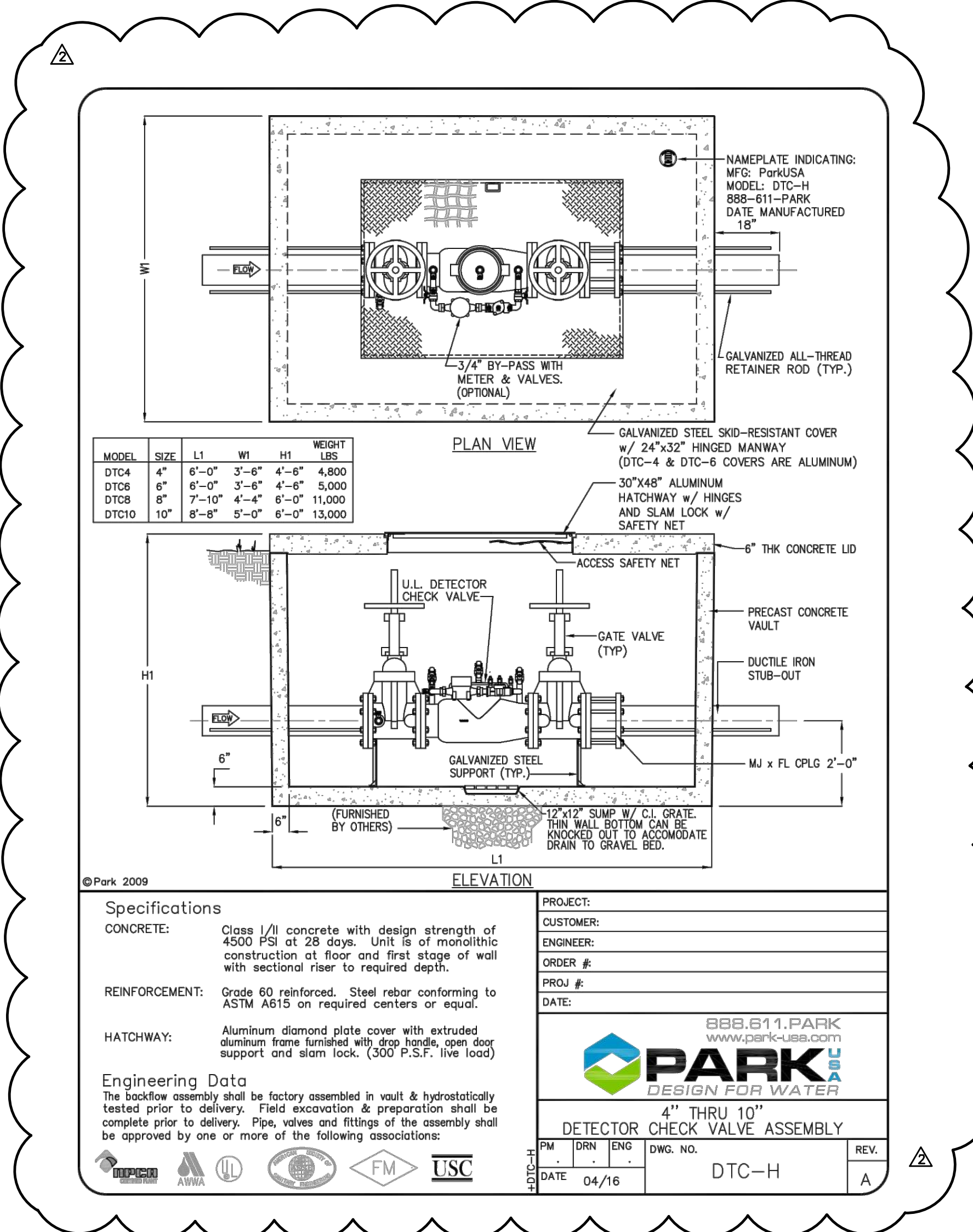
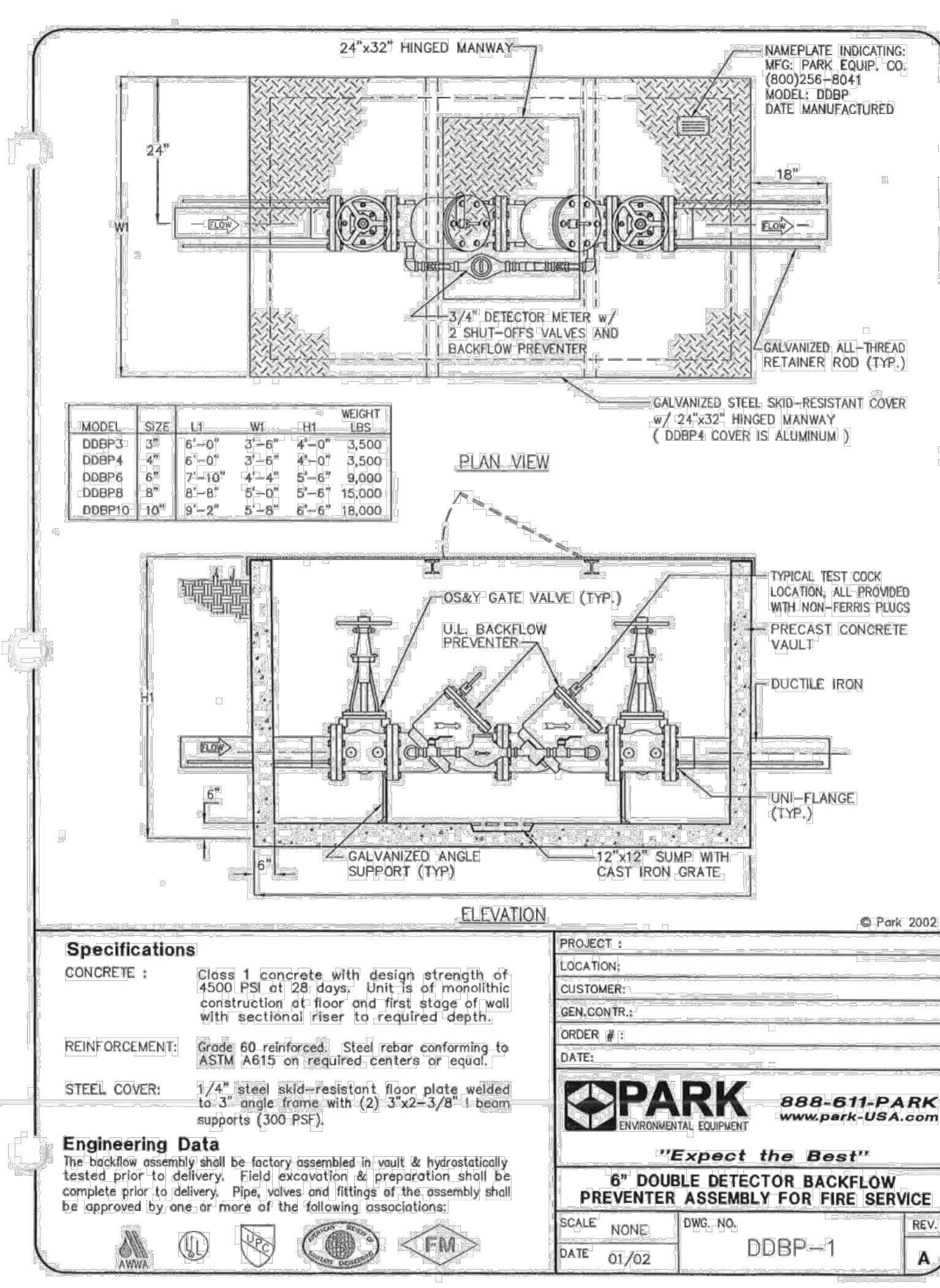
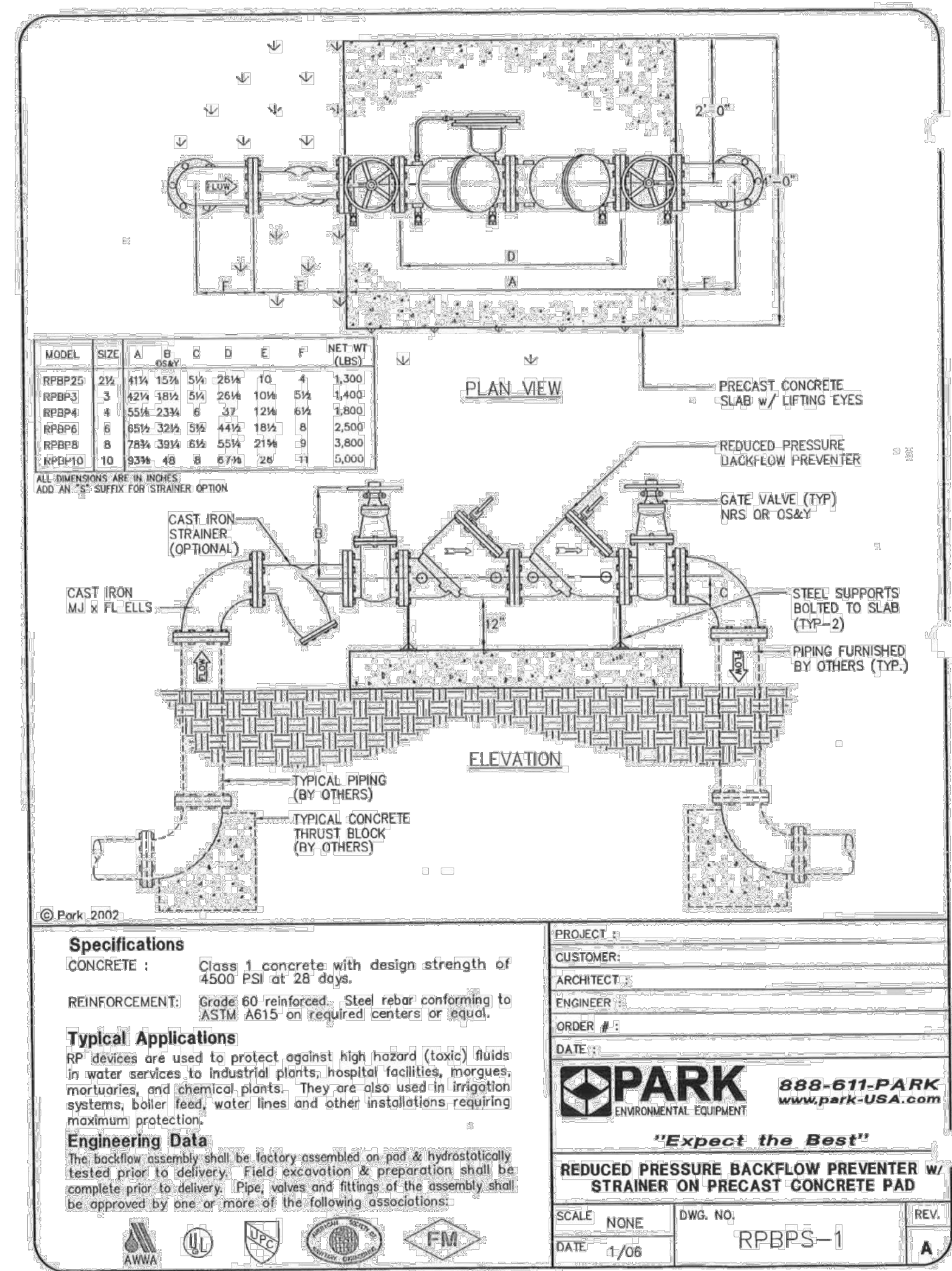
9328 WESTVIEW  
 HOUSTON, TX 77055  
 (713) 461-8822  
 FAX (713) 461-2671

Job No.:  
 Drawn:  
 Checked:  
 Approved:  
 Scale: N.T.S.

**READ KING**  
**WATERVIEW TOWN CENTER**  
**VILLAGE EAST**  
 Highway 99 and Harlem Road  
 Richmond, Texas 77406  
**SUBDIVISION PLAT**

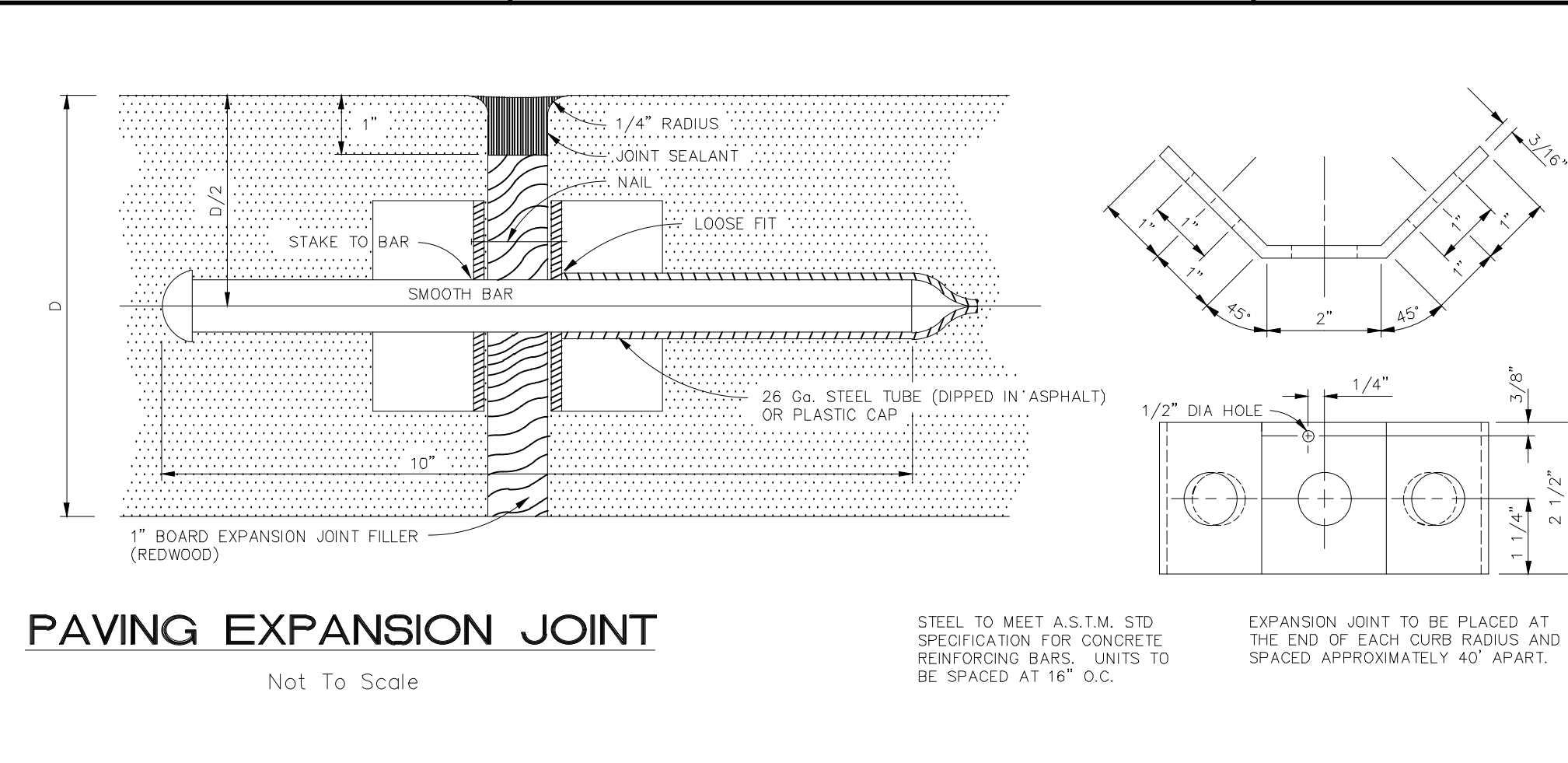
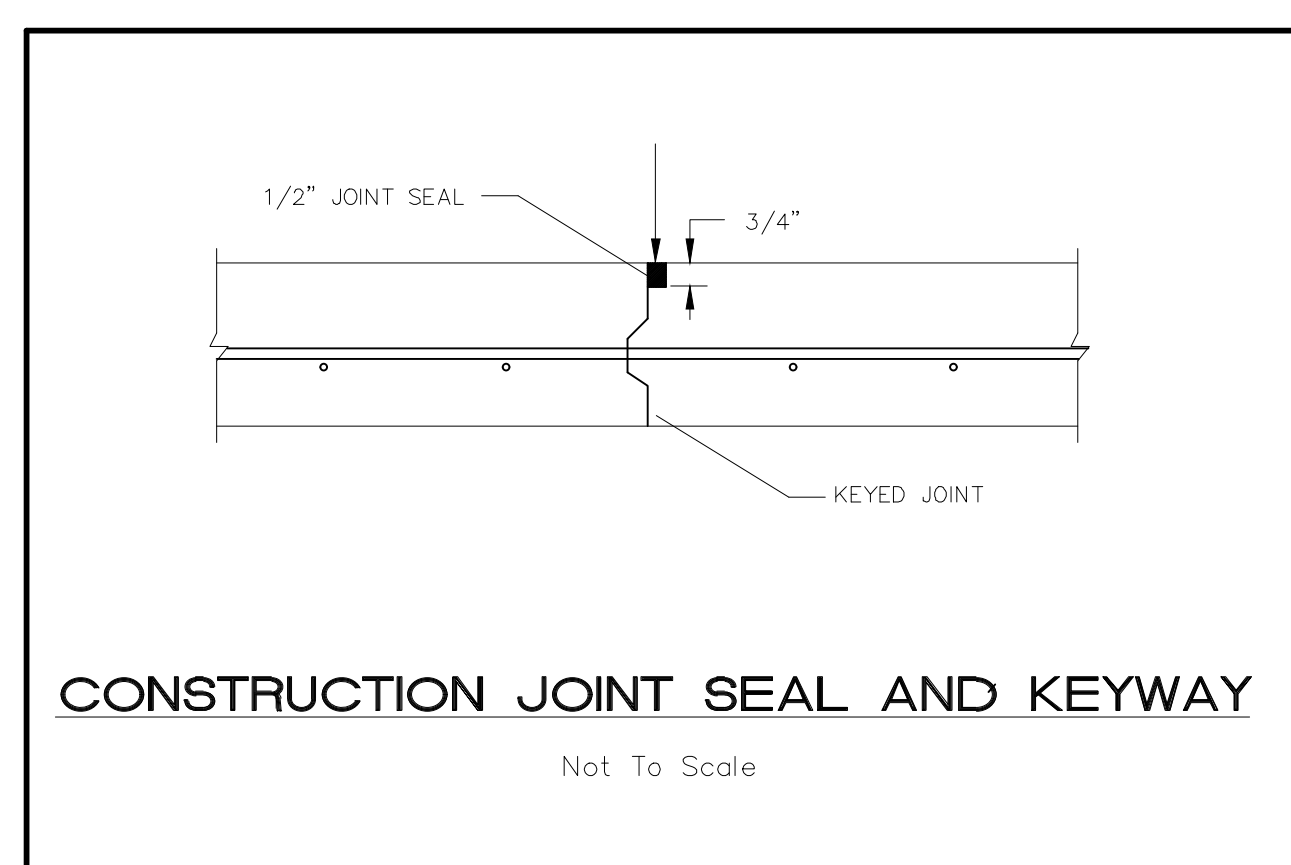
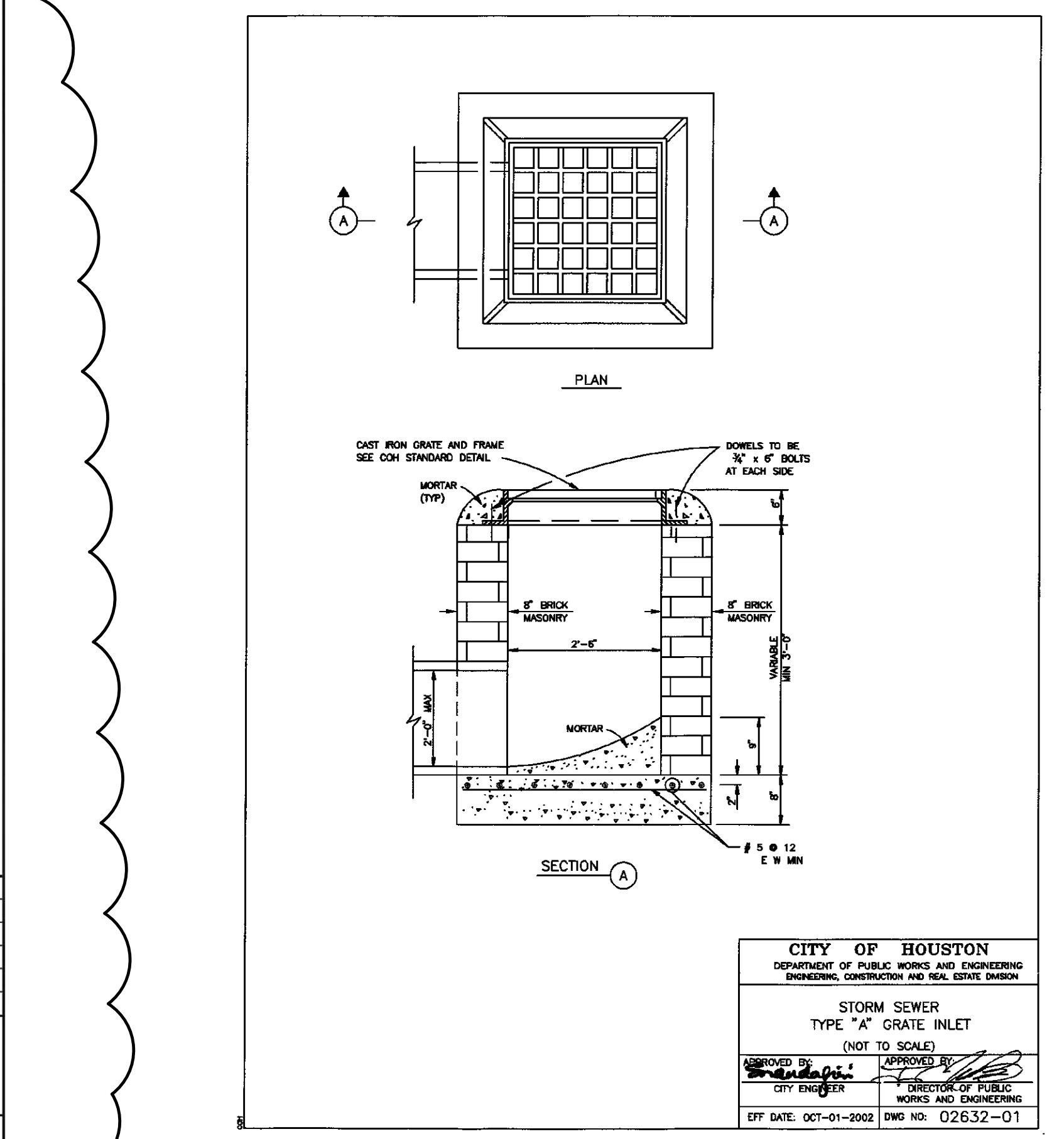
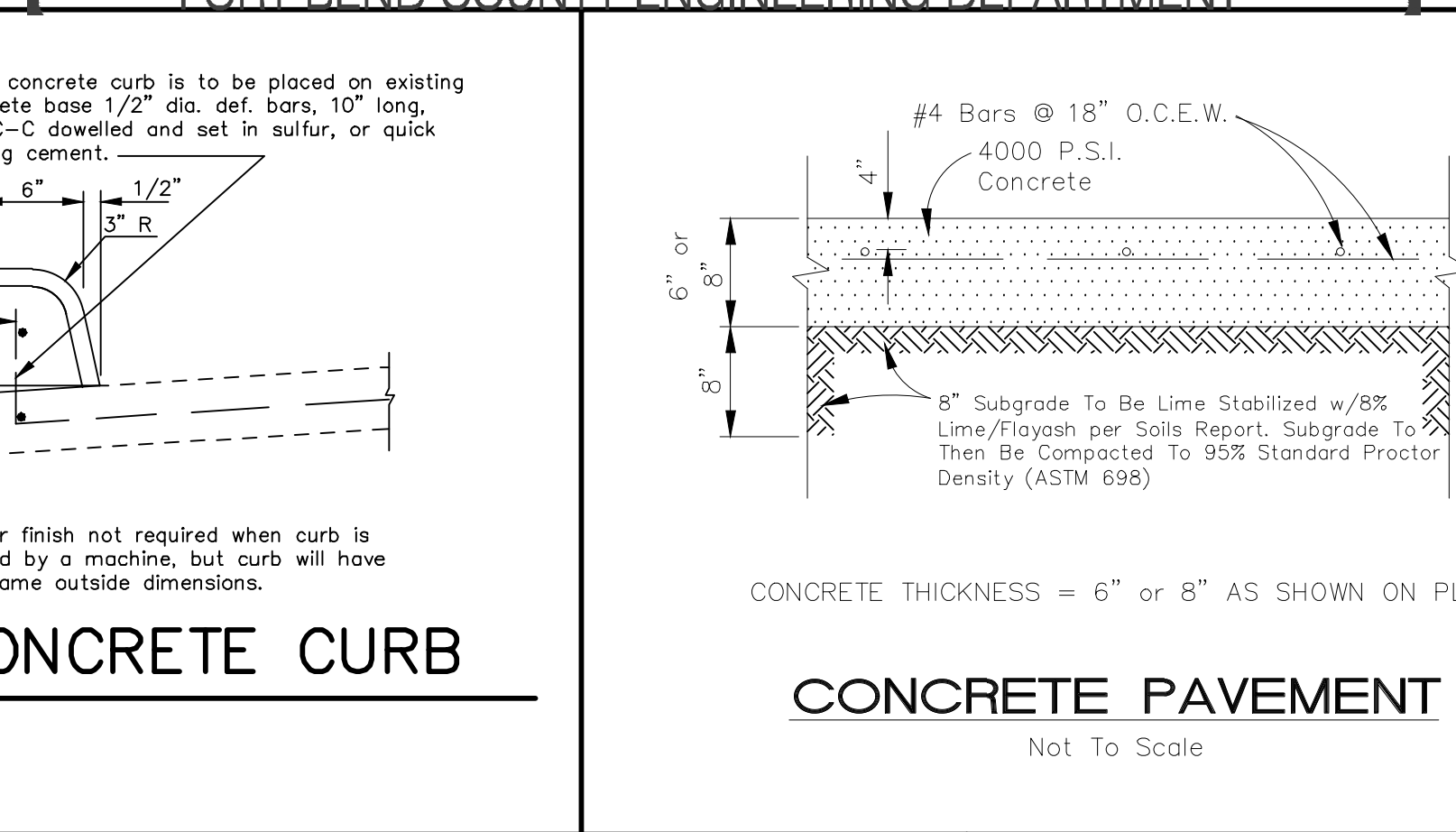
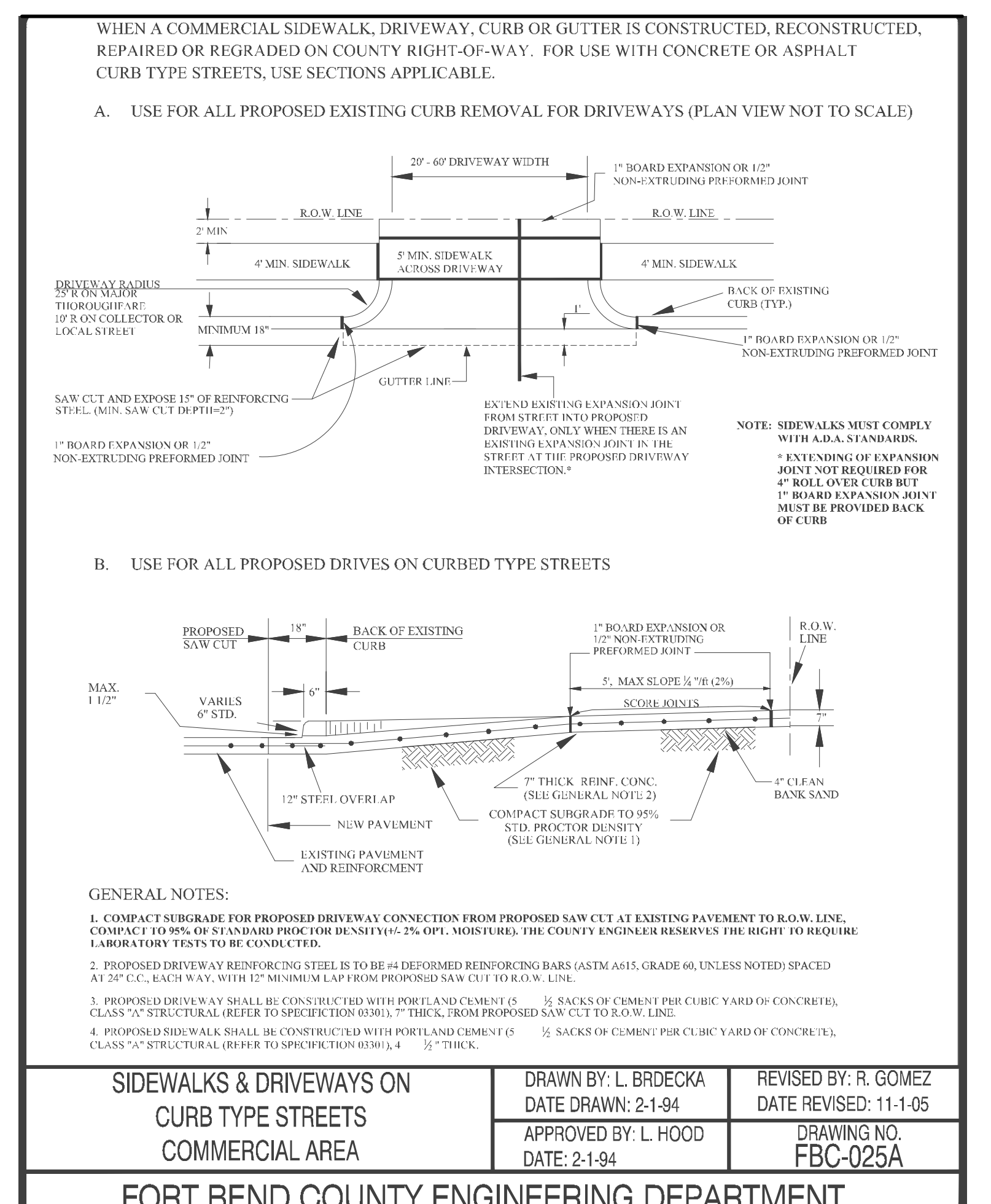
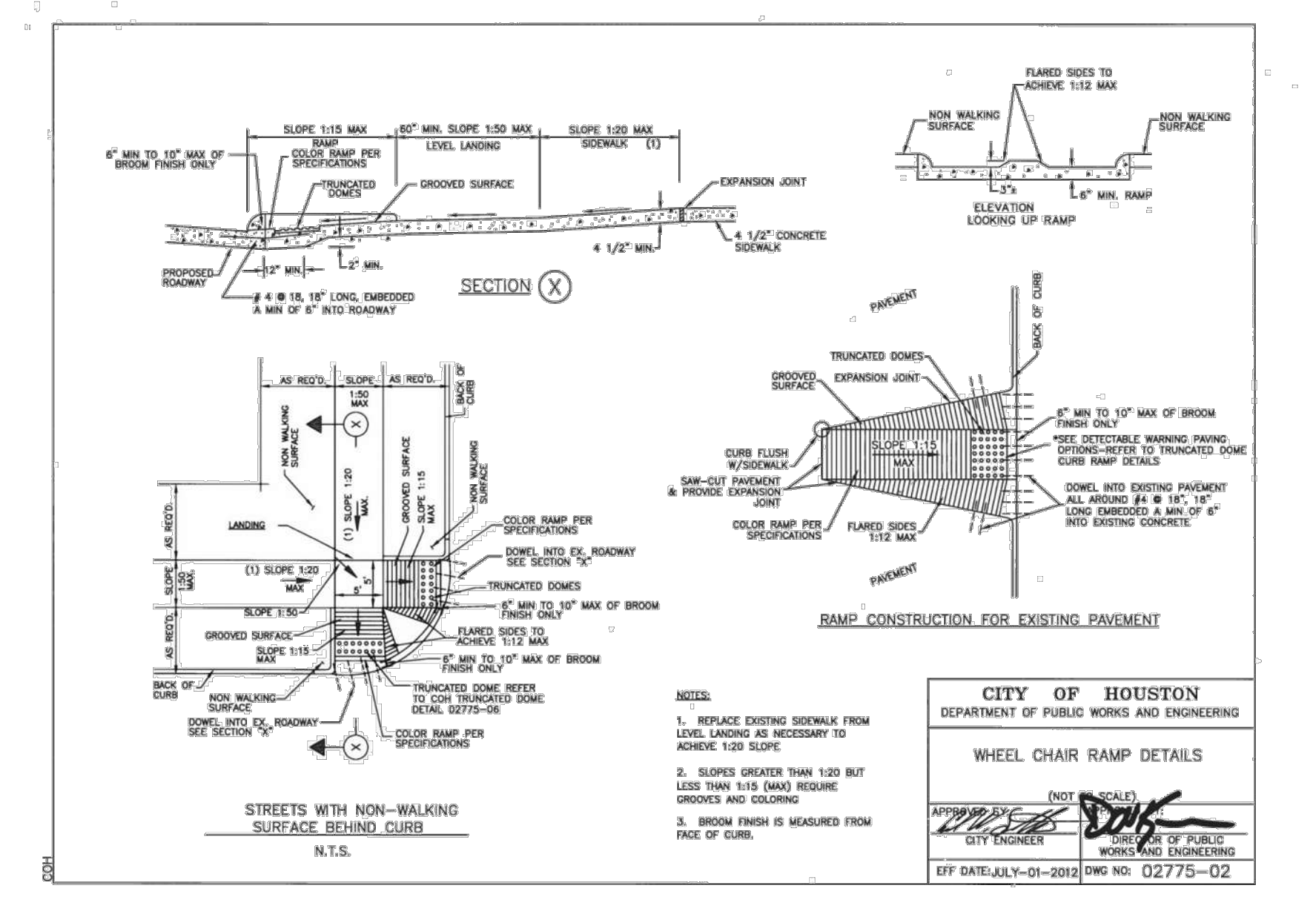
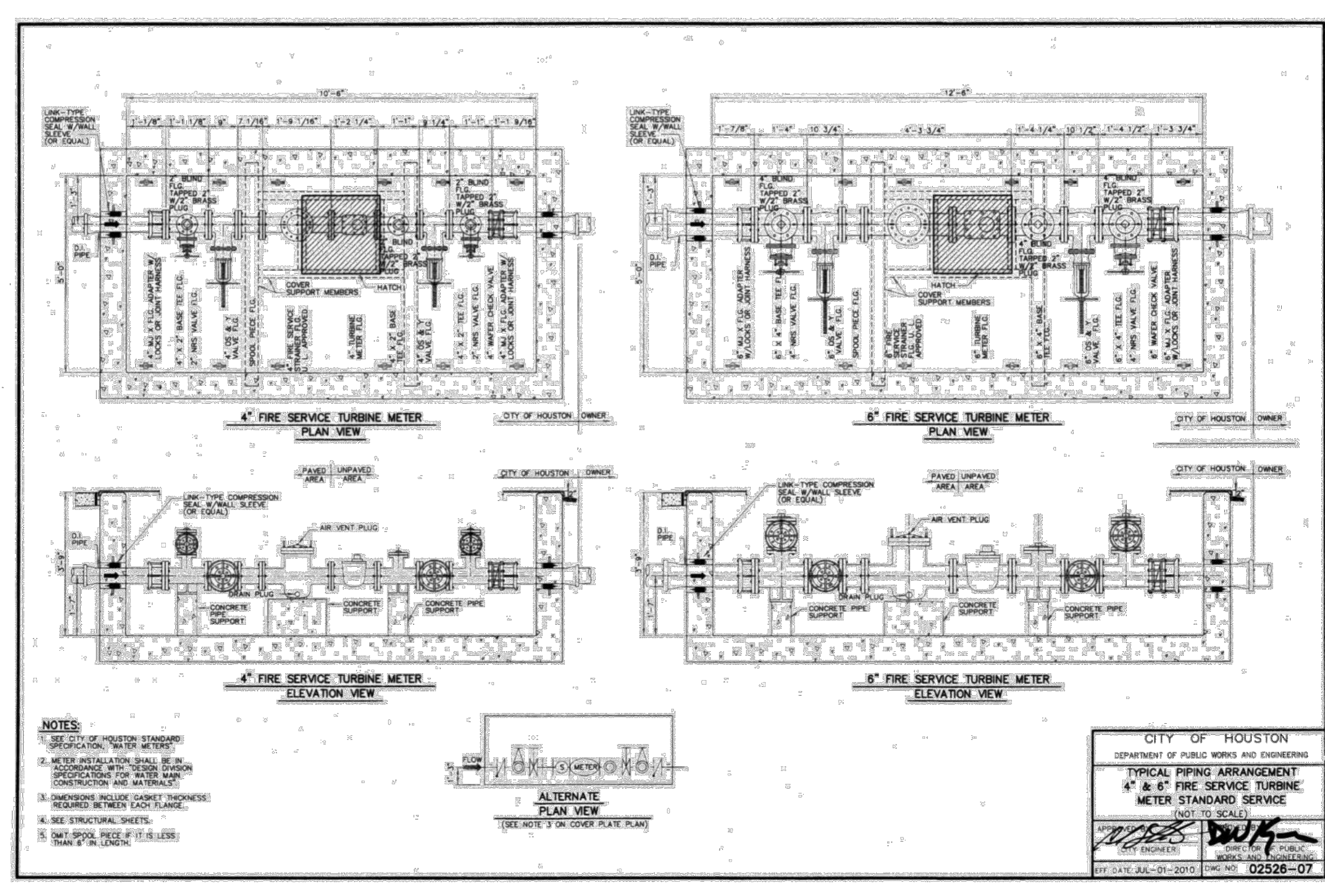
DATE: JANUARY 2018 SHEET 2 OF 12

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**PAVING NOTES**

- FAILURE TO MEET THE REQUIREMENTS THROUGH THE TESTING PROCEDURE WILL RESULT IN THE REJECTION OF THAT PORTION DEEMED TO BE DEFICIENT. THE PROPOSED PAVEMENT DEPTHS SHOWN ON THE PLAN DETAIL SHEETS IS CONSISTENT WITH THESE NOTES AND SHALL BE USED TO DETERMINE THE REQUIREMENT IN EACH CASE.
- FAILURE OF A PAVEMENT TO MEET THESE MINIMUM REQUIREMENTS WILL RESULT IN THE REJECTION OF PAVEMENT. IMMEDIATE REMOVAL AND REPLACEMENT OF SUBSTANDARD PAVEMENT DEPTHS WILL BE NECESSARY TO SATISFY THESE REQUIREMENTS.
- PAVEMENTS EXCEEDING DEPTH OR STRENGTH REQUIREMENTS WILL BE ACCEPTED IF BOTH CRITERIA MEET THE MINIMUM ESTABLISHED REQUIREMENTS.
- TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 40'-0" C-C, WITH JOINTS AND VERTICAL CURB JOINTS TO BE SEALED WITH LIQUID RUBBER CONFORMING TO TxDOT ITEM 360.2 (9% CLASS 2 (HOT POURED RUBBER)).
- DENSITY TESTING SHALL BE DONE IMMEDIATELY PRIOR TO PLACEMENT OF REINFORCING STEEL FOR CONCRETE PAVING.
- CONCRETE COLUMNS @ 4' EACH, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 150 CY. OF CONCRETE PAVING.
- CONTRACTOR TO SUBMIT CONSTRUCTION JOINT AND EXPANSION JOINT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. STEEL SHALL BE #4 REBAR ON 18-INCHES C-C, E.W. ALL CAR AREAS SHALL BE 8-INCH REINFORCED CONCRETE AND TRUCK AREAS SHALL BE 8-INCH REINFORCED CONCRETE.
- ALL SUBGRADE SHALL BE PREPARED ACCORDING TO SOILS REPORT AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNDER CONCRETE AREAS AND 90% STANDARD PROCTOR DENSITY IN LANDSCAPE OR DETENTION AREAS.



**CONCRETE PAVEMENT**  
Not To Scale

CONCRETE THICKNESS = 6" or 8" AS SHOWN ON PLANS

APPROVED: *[Signature]*  
DEVELOPMENT COORDINATOR  
DATE: 4-5-18

NO.	DATE	REVISIONS	BY	CK	APP
4/10/18		REVISED PER FORT BEND COUNTY M.U.D. No. 143			
4/10/18		REVISED PER FORT BEND COUNTY ENGINEERING			

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 14 ENGINEER DATE

SIGNATURE VALID FOR ONE (1) YEAR



**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-1071

Job No.: 0328 WESTVIEW HOUSTON, TX 77055 (713) 461-8822 FAX (713) 461-2671

03-20-2018

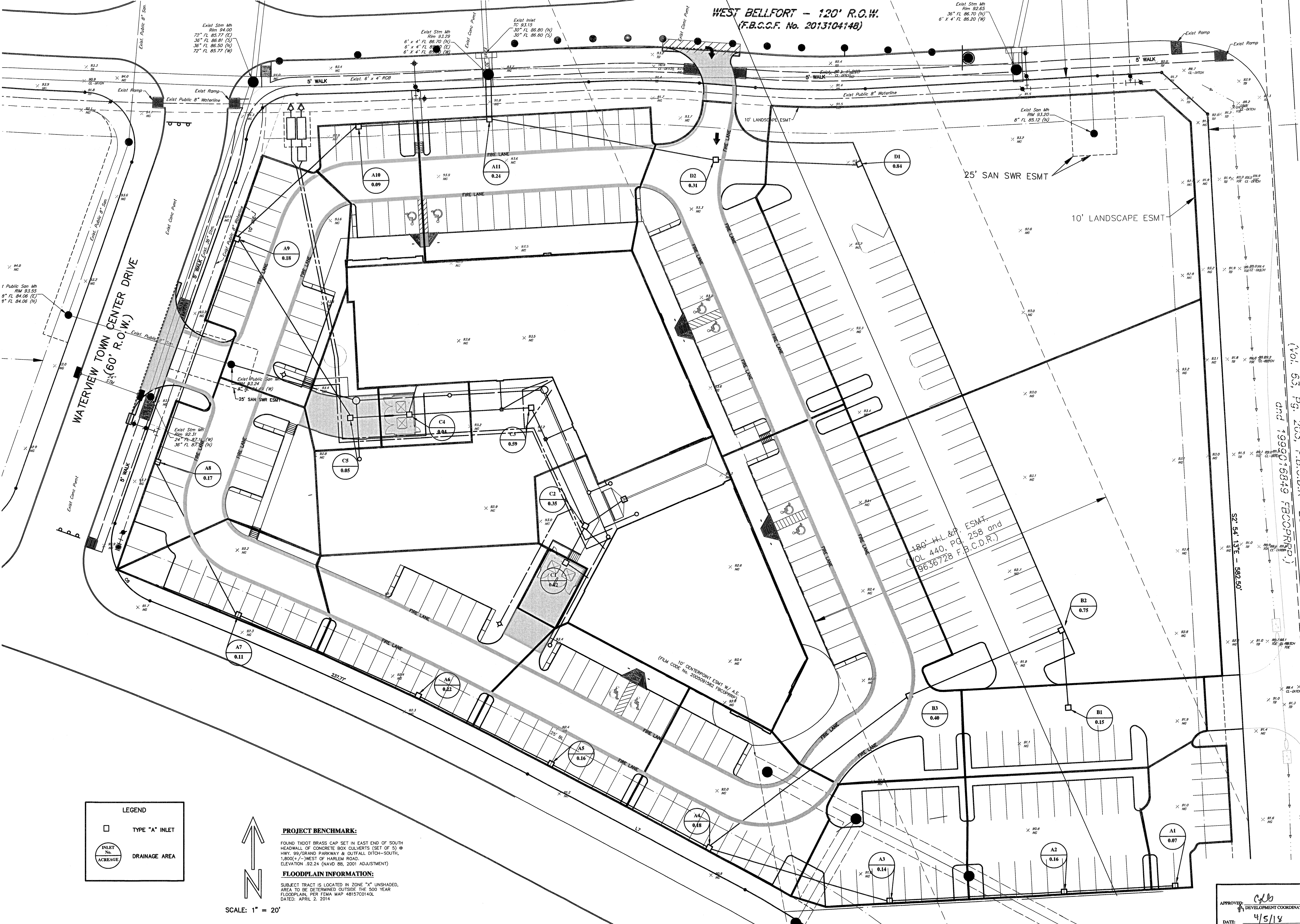
Drawn:  
Checked:  
Approved:  
Scale: AS SHOWN

**READ KING**  
WATERVIEW TOWN CENTER  
VILLAGE EAST  
Highway 99 and Harlem Road  
Richmond, Texas 77406  
NOTES AND DETAILS

DATE: JANUARY 2018 SHEET 3 OF 12

WEST BELLFORT - 120' R.O.W.  
(F.B.C.C.F. No. 2013104148)

Exist. Strm Mh  
Rim 92.65  
36" FL 86.70 (N)  
6" x 4" FL 86.20 (W)



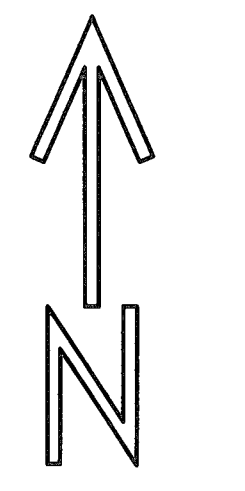
WATERVIEW TOWN CENTER DRIVE  
(60' R.O.W.)

180' H.L. & P. ESMT.  
(VOL 440, PG. 258 and  
9636728 F.B.C.D.R.)

VOL. 53, PG. 203, F.B.C.D.R. and 1999016849 F.B.C.D.R.

**LEGEND**

	TYPE "A" INLET
	INLET No. DRAINAGE AREA



SCALE: 1" = 20'

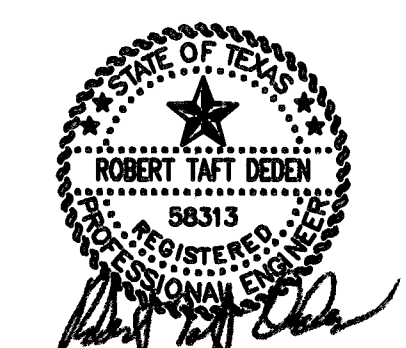
**PROJECT BENCHMARK:**  
FOUND TXDOT BRASS CAP SET IN EAST END OF SOUTH HEADWALL OF CONCRETE BOX CULVERTS (SET OF 5) @ HWY. 99 GRAND PARKWAY @ CUTFALL DITCH-SOUTH, 1,800'+/- WEST OF HARLEM ROAD, ELEVATION: 92.24 (NAVD 88, 2001 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
SUBJECT TRACT IS LOCATED IN ZONE "X" UNSHADED. AREA TO BE DETERMINED OUTSIDE THE 500 YEAR FLOODPLAIN, PER FEMA MAP 48157C0140L, DATED: APRIL 2, 2014

APPROVED:   
DEVELOPMENT COORDINATOR  
DATE: 4/5/18

NO.	DATE	REVISIONS	BY	CK	APP

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 143 ENGINEER, DATE



**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-10971

9328 WESTVIEW  
HOUSTON, TX 77055  
(713) 461-8822  
FAX (713) 461-2671

Job No.:  
Drawn:  
Checked:  
Approved:  
Scale: AS SHOWN

**READ KING**  
WATERVIEW TOWN CENTER  
VILLAGE EAST  
Highway 99 and Harlem Road  
Richmond, Texas 77406  
DRAINAGE AREA MAP

DATE: JANUARY 2018 SHEET 4 OF 12

C:\Users\Public\redesign\proj\1801\West Bellfort\1801\DWG\1801\_04\_05\_18\1801\_04\_05\_18\_04.dwg

**LJA Engineering, Inc.**

Project: 99 Grand Mission Collector Roads - Waterview Town Center Village East  
 LJA Job No. 2145-2119D - 2145-2128  
 System: Storm  
 By: AB & MEF Date: 10/13/2015 & 02/22/2017 LINE A,B,C,D,F,G,J,K,L 25-YR W.S.E. 91.24  
 Checked by: Date: 25-YR W.S.E. 81.09  
 Design Frequency: 2 years

COH 2 YR  
 b= 75.01  
 de= 16.2  
 e= 0.8315

**2 YR**

FROM JUNCTION	TO JUNCTION	ADDED AREA ac	TOTAL AREA ac	TC min	Intensity	C	CI	Additional Q cfs	CUM Q2 YR cfs	REACH ft	LINE/BOX SIZE	WIDTH FT	HEIGHT FT	SLOPE %	DESIGN Q cfs	V fps	D.S. FALL (ft)	FLOWLINE UP-STREAM	DOWN-STREAM	ACT V fps	SLOPE HYD. GRAD. (%)	delta H ft	ELEV. UP-STREAM	HYD. DOWN-STREAM	GRAD. INLET UP-STREAM	TG BELOW TG	HG DIST r
<b>SYSTEM 2</b>																											
<b>LINE B</b>																											
1	2	0.00	3.43	27.42	3.25	0.80	2.60	9.04	9.04	303	6	4	4	0.10	97.97	4.1	0.00	86.20	85.90	0.30	0.001	0.003	91.38	91.38	92.50	1.12	
2	3	0.00	8.51	28.58	3.12	0.80	2.50	13.15	22.19	135	6	4	4	0.10	97.97	4.1	0.00	85.90	85.77	0.13	0.005	0.007	91.38	91.37	93.15	1.77	
3	4	5.55	14.06	30.93	3.05	0.80	2.44	0.00	35.72	186	6	4	4	0.10	97.97	4.1	0.00	85.77	85.58	0.19	0.013	0.024	91.37	91.35	93.90	2.43	
4	5	0.00	14.06	30.93	3.05	0.80	2.44	0.00	35.72	181	6	6	6	0.10	170.52	4.7	0.00	85.27	85.09	0.18	0.004	0.005	91.35	91.34	93.80	2.45	
5	6	0.00	18.81	31.77	3.00	0.80	2.40	12.36	48.08	191	6	6	6	0.10	170.52	4.7	0.00	85.09	84.90	0.19	0.008	0.010	91.34	91.32	92.50	1.18	
6	7	0.00	18.81	31.77	3.00	0.80	2.40	0.00	48.08	214	7	6	6	0.10	209.01	5.0	0.00	84.90	84.18	0.72	0.005	0.011	91.32	91.31	93.35	1.98	
7	8	0.00	25.23	32.66	2.95	0.80	2.37	16.49	64.57	227	7	6	6	0.10	209.01	5.0	0.00	84.18	83.96	0.22	0.009	0.022	91.31	91.29	92.50	1.19	
8	9	5.16	30.39	33.24	2.93	0.80	2.34	0.00	78.65	305	7	6	6	0.10	209.01	5.0	0.00	83.96	83.65	0.31	0.013	0.041	91.29	91.25	92.50	1.21	
9	10	0.00	30.39	33.24	2.93	0.80	2.34	0.00	78.65	32	8	6	6	0.10	248.53	5.2	0.00	75.30	73.22	2.08	0.009	0.008	91.25	91.24	93.40	2.15	
10	JUNCTION BOX	0.00	30.39	33.24	2.93	0.80	2.34	0.00	78.65	21	8	6	6	0.10	248.53	5.2	0.00	83.64	83.62	0.02	0.009	0.002	91.24	91.24	93.20	1.96	
<b>SYSTEM 2</b>																											
<b>LINE BA</b>																											
A1	A2	0.07	0.07	21.26	3.69	0.80	2.95	0.00	0.21	63	18				0.3000	5.77	3.3	0.00	89.40	88.21	0.12	0.000	0.000	91.50	91.50	92.50	1.00
A2	A3	0.17	0.24	22.78	3.57	0.80	2.85	0.00	0.69	99	18				0.3000	5.77	3.3	0.00	88.21	87.91	0.30	0.004	0.004	91.50	91.50	92.50	1.00
A3	A4	0.14	0.38	23.43	3.52	0.80	2.81	0.00	1.09	107	18				0.3000	5.77	3.3	0.00	87.91	87.59	0.32	0.011	0.011	91.50	91.48	92.50	1.00
A4	A5	0.16	1.24	26.13	3.33	0.80	2.66	0.00	1.51	102	24				0.2000	10.14	3.2	0.00	87.59	87.30	0.29	0.004	0.005	91.49	91.48	92.50	1.01
A5	A6	0.17	2.01	26.31	3.32	0.80	2.66	0.00	1.96	85	24				0.2000	10.14	3.2	0.00	87.30	87.22	0.08	0.007	0.006	91.48	91.48	92.50	1.02
A6	A7	0.22	2.23	26.22	3.31	0.80	2.64	0.00	2.95	113	24				0.2000	10.14	3.2	0.00	87.22	86.99	0.23	0.013	0.014	91.48	91.46	92.80	1.32
A7	A8	0.11	2.34	26.91	3.30	0.80	2.64	0.00	2.84	99	24				0.2000	10.14	3.2	0.00	86.99	86.79	0.20	0.016	0.015	91.48	91.45	93.00	1.54
A8	A9	0.18	2.52	26.77	3.29	0.80	2.63	0.00	3.31	135	24				0.2000	10.14	3.2	0.00	86.79	86.52	0.27	0.021	0.029	91.45	91.42	93.00	1.55
A9	A10	0.02	3.39	27.52	3.24	0.80	2.59	0.00	3.36	95	24				0.2000	10.14	3.2	0.00	86.52	86.09	0.43	0.022	0.021	91.42	91.40	93.00	1.58
A10	A11	0.09	3.68	27.59	3.24	0.80	2.59	0.00	3.59	75	24				0.2000	10.14	3.2	0.00	86.09	85.94	0.14	0.025	0.019	91.40	91.38	93.00	2.10
A11	Ex B2	0.09	4.92	28.24	3.20	0.80	2.56	0.00	3.92	26	36				0.1000	21.15	3.0	0.00	85.93	85.90	0.03	0.003	0.001	91.38	91.38	93.00	1.62
<b>LINE BB</b>																											
B1	B2	0.15	0.15	22.16	3.62	0.80	2.89	0.00	0.43	45	18				0.3000	5.77	3.3	0.00	89.50	89.37	0.13	0.002	0.001	91.58	91.58	92.60	1.02
B2	B3	0.75	0.90	24.82	3.42	0.80	2.74	0.00	2.49	96	18				0.3000	5.77	3.3	0.00	89.37	89.08	0.29	0.006	0.003	91.58	91.52	92.60	1.02
B3	A4	0.40	1.30	25.47	3.37	0.80	2.70	0.00	3.57	144	24				0.3000	12.42	4.0	0.00	89.08	87.65	1.43	0.025	0.035	91.52	91.49	92.60	1.28
<b>LINE BC</b>																											
C1	C2	0.02	0.02	20.02	3.79	0.80	3.03	0.00	0.06	24	18				1.0000	10.53	6.0	0.00	89.52	89.28	0.24	0.000	0.000	91.58	91.58	93.80	2.22
C2	C3	0.25	0.37	23.39	3.52	0.80	2.82	0.00	1.05	74	18				1.0000	10.53	6.0	0.00	89.28	88.54	0.74	0.010	0.007	91.58	91.58	93.80	2.22
C3	C4	0.59	0.96	24.30	3.41	0.80	2.73	0.00	2.08	70	18				1.00	10.53	5.96	0.00	88.54	87.84	0.70	0.003	0.004	91.58	91.53	93.80	2.32
C4	C5	0.04	1.00	25.00	3.41	0.80	2.73	0.00	2.77	34	18				0.3000	5.77	3.3	0.00	87.84	87.74	0.10	0.008	0.023	91.53	91.51	93.80	2.27
C5	A9	0.05	1.05	25.09	3.40	0.80	2.72	0.00	2.90	122	18				0.3000	5.77	3.3	0.00	87.74	87.37	0.37	0.014	0.092	91.51	91.42	93.90	2.39
<b>LINE BD</b>																											
D1	D2	0.84	0.84	24.70	3.43	0.80	2.74	0.00	2.30	83	18				0.3000	5.77	3.3	0.00	87.20	86.95	0.25	0.048	0.039	91.44	91.40	92.80	1.36
D2	A11	0.31	1.15	25.25	3.39	0.80	2.71	0.00	3.14	131	24				0.2000	10.14	3.2	0.00	86.95	86.69	0.26	0.019	0.025	91.40	91.38	92.80	1.40

**LJA Engineering, Inc.**

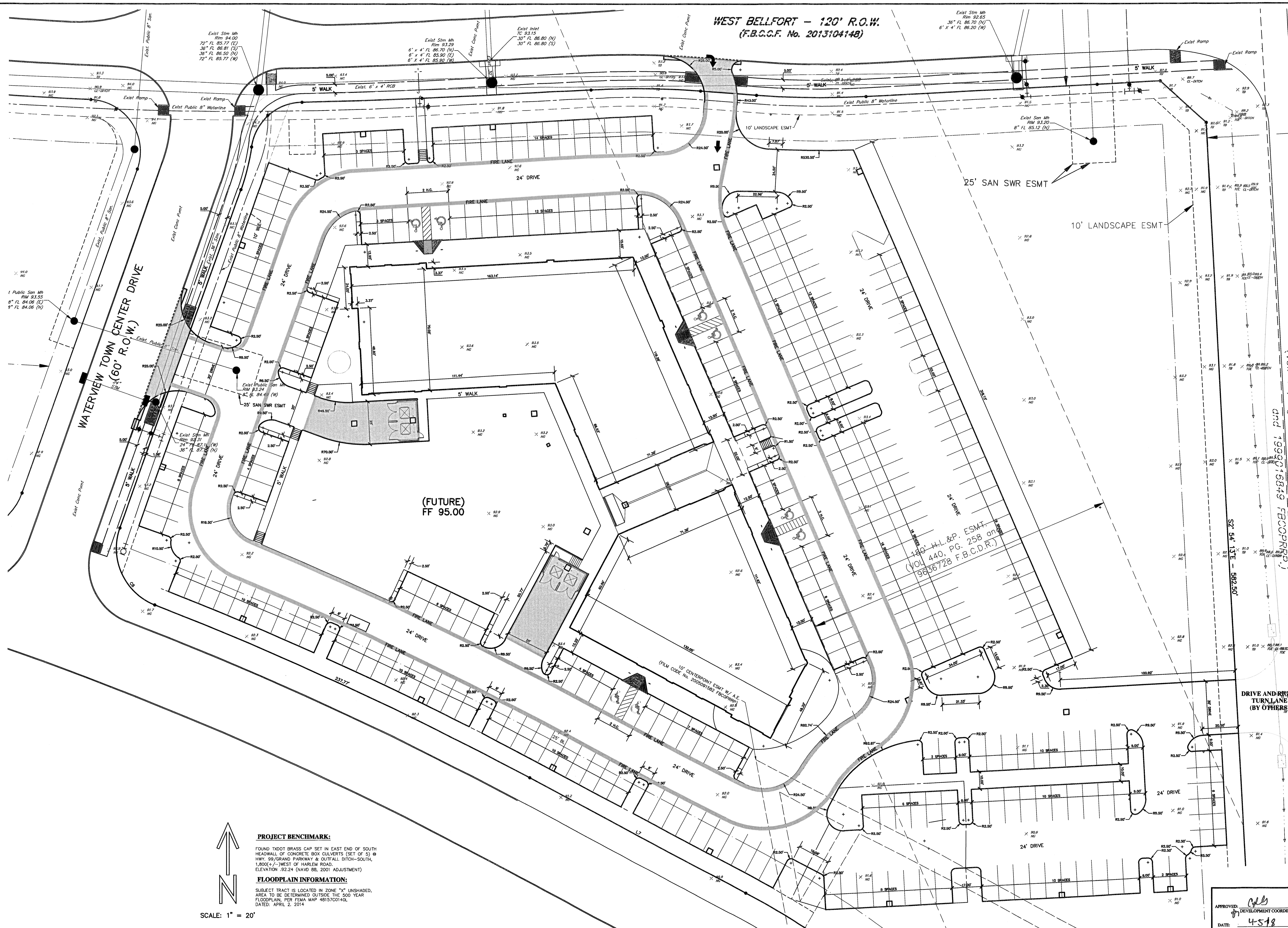
Project: 99 Grand Mission Collector Roads - Waterview Town Center Village East  
 LJA Job No. 2145-2119D - 2145-2128  
 System: Storm  
 By: AB & MEF Date: 10/13/2015 & 02/22/2017 LINE A,B,C,D,F,G,J,K,L 5-YR W.S.E. 91.24  
 Checked by: Date: 25-YR W.S.E. 81.09  
 Design Frequency: 100 (1.25) yr years

COH 100 YR  
 b= 125.4  
 de= 21.8  
 e= 0.75

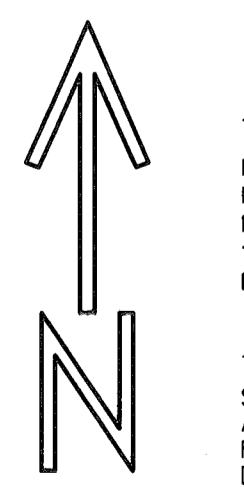
**100 YR FBC**

FROM JUNCTION	TO JUNCTION	ADDED AREA ac	TOTAL AREA ac	TC min	Intensity	C	CI	Additional Q cfs	CUM Q100 YR cfs	REACH ft	LINE/BOX SIZE	WIDTH FT	HEIGHT FT	SLOPE %	DESIGN Q cfs	V fps	D.S. FALL (ft)	OTHER LOSSES ft	FLOWLINE UP-STREAM	DOWN-STREAM	ACT V fps	SLOPE HYD. GRAD. (%)	delta H ft	ELEV. UP-STREAM	HYD. DOWN-STREAM	GRAD. INLET UP-STREAM	TG BELOW TG	HG DIST r
<b>SYSTEM 2</b>																												
<b>LINE B</b>																												
1	2	0.00	3.43	27.42	3.25	0.80	2.60	0.00	50.04	303	6	4	4	0.10	97.97	4.08	0	0	86.20	85.90	0.30	0.008	0.009	93.28	93.20	92.50	-0.78	
2	3	0.00	8.51	28.58	3.12	0.80	2.50	0.00	104.20	135	6	4	4	0.10	97.97	4.08	0	0	85.90	85.77	0.13	0.011	0.011	93.20	93.05	93.15	-0.05	
3	4	5.55	14.06	30.93	3.05	0.80	2.44	0.00	127.72	185	6	4	4	0.10	97.97	4.08	0	0	85.77	85.58	0.19	0.019	0.012	93.05	92.74	93.80	0.75	
4	5	0.00	14.06	30.93	3.05	0.80	2.44	0.00	127.72	181	6	6	6	0.10	170.52	4.74	0	0	85.27	85.09	0.18	0.006	0.010	92.74	92.64	93.80	1.06	
5	6	0.00	18.81	31.77	3.00	0.80	2.40	0.00	181.08	191	6	6	6	0.10	170.52	4.74	0	0	85.09	84.90	0.19	0.012	0.015	92.64	92.43	92.50	-0.14	
6	7	0.00	18.81	31.77	3.00	0.80	2.40	0.00	181.08	214	7	6	6	0.10	209.01	4.98	0	0	84.90	84.18	0.72	0.013	0.016	92.43	92.27	93.30	0.87	
7	8	0.00	25.23	32.66	2.95	0.80	2.37	0.00	238.57	227	7	6	6	0.10	209.01	4.98	0	0	84.18	83.96	0.22	0.013	0.024	92.27	91.97	92.50	0.23	
8	9	5.16	30.39	33.24	2.93	0.80	2.34	0.00	291.86	305	7	6	6	0.10	209.01	4.98	0	0	83.96	83.65	0.31	0.018	0.044	91.97	91.38	92.50	0.53	
9	10	0.00	30.39	33.24	2.93	0.80	2.34	0.00	291.86	32	8	6	6</															

**WEST BELLFORT - 120' R.O.W.**  
(F.B.C.C.F. No. 2013104148)



Vol. 63, Pg. 203, F.B.C.D.R. 2009007893, 2009085388  
and 1999016849 FBCOPRRP.)



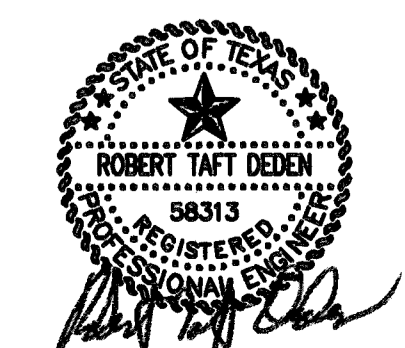
SCALE: 1" = 20'

**PROJECT BENCHMARK:**  
FOUND TxDOT BRASS CAP SET IN EAST END OF SOUTH HEADWALL OF CONCRETE BOX CULVERTS (SET OF 5) @ HWY. 99/GRAND PARKWAY & OUTFALL DITCH-SOUTH, 1,800(+/-)WEST OF HARLEM ROAD. ELEVATION .92.24 (NAVD 88, 2001 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
SUBJECT TRACT IS LOCATED IN ZONE "X" UNSHADED. AREA TO BE DETERMINED OUTSIDE THE 500 YEAR FLOODPLAIN. PER FEMA MAP 48157C0140L DATED: APRIL 2, 2014.

NO.	DATE	REVISIONS	BY	CK	APP

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 143 ENGINEER. DATE  
SIGNATURE VALID FOR ONE (1) YEAR



**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-10971

9328 WESTVIEW  
HOUSTON, TX 77055  
(713) 461-8822  
FAX (713) 461-2671

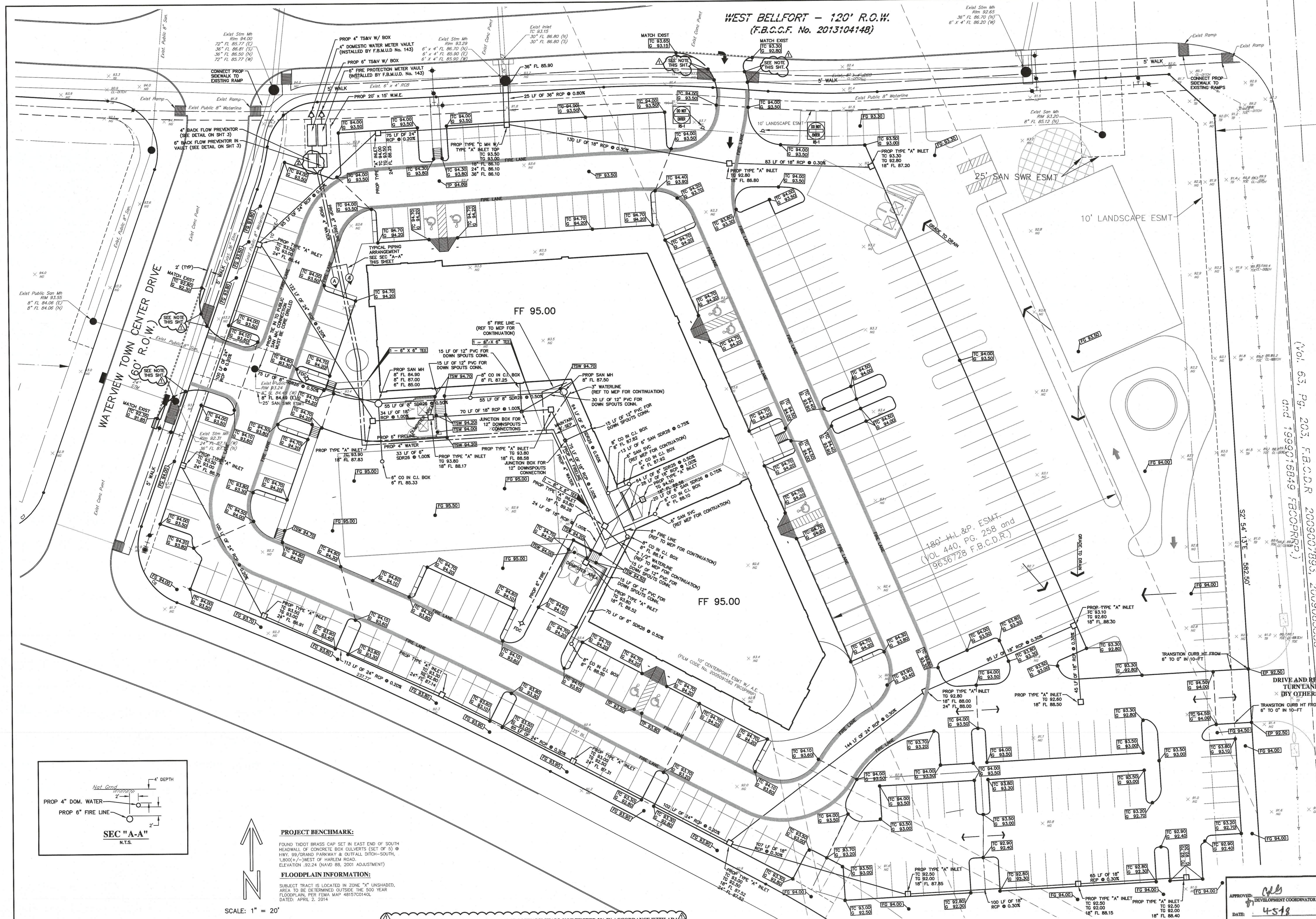
Job No.:  
Drawn:  
Checked:  
Approved:  
Scale: HORIZ. : 1" = 20'

**READ KING**  
WATERVIEW TOWN CENTER  
VILLAGE EAST  
Highway 99 and Harlem Road  
Richmond, Texas 77406  
**DIMENSIONED SITE PLAN**  
DATE: JANUARY 2018 SHEET 6 OF 12

APPROVED: [Signature]  
DEVELOPMENT COORDINATOR  
DATE: 4-5-18

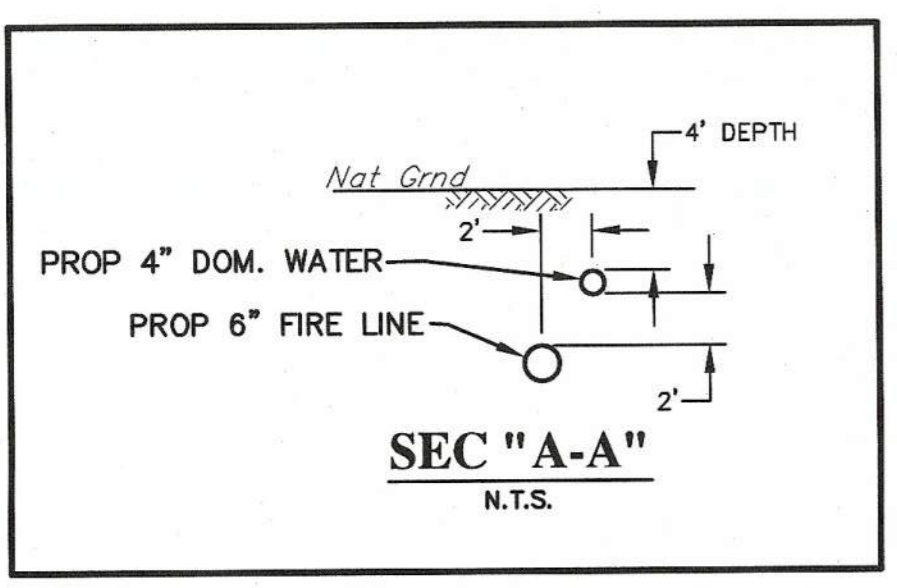
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WEST BELLFORT - 120' R.O.W.  
(F.B.C.C.F. No. 2013104148)



WATERVIEW TOWN CENTER DRIVE  
(60' R.O.W.)

HARLEM ROAD (WIDTH VARIES)  
and 1999076849 FBCOPRP  
Vol. 63, Pg. 203, F.B.C.D.R. 200907893, 200908538



**PROJECT BENCHMARK:**  
FOUND TxDOT BRASS CAP SET IN EAST END OF SOUTH HEADWALL OF CONCRETE BOX CULVERTS (SET OF 5) @ HWY. 99/GRAND PARKWAY & OUTFALL DITCH-SOUTH, 1,800(+/-) WEST OF HARLEM ROAD, ELEVATION -92.24 (NAVD 88, 2001 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
SUBJECT TRACT IS LOCATED IN ZONE "X" UNSHADED AREA TO BE DETERMINED OUTSIDE THE 500 YEAR FLOODPLAIN, PER FEMA MAP #815720140L, DATED: APRIL 2, 2014

SCALE: 1" = 20'

NOTE REGARDING RAMPS: CROSS SLOPE THRU CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH ADA

NO.	DATE	REVISIONS	BY	CK	APP
1	4/10/18	REVISED PER FORT BEND COUNTY M.U.D. No. 143			
2	4/10/18	REVISED PER FORT BEND COUNTY ENGINEERING			

Fort Bend County Municipal Utility District Number 143 Engineer  
Signature Valid For 10 Year  
4-11-2018



**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-10971

9328 WESTVIEW  
HOUSTON, TX 77055  
(713) 461-8822  
FAX (713) 461-2671

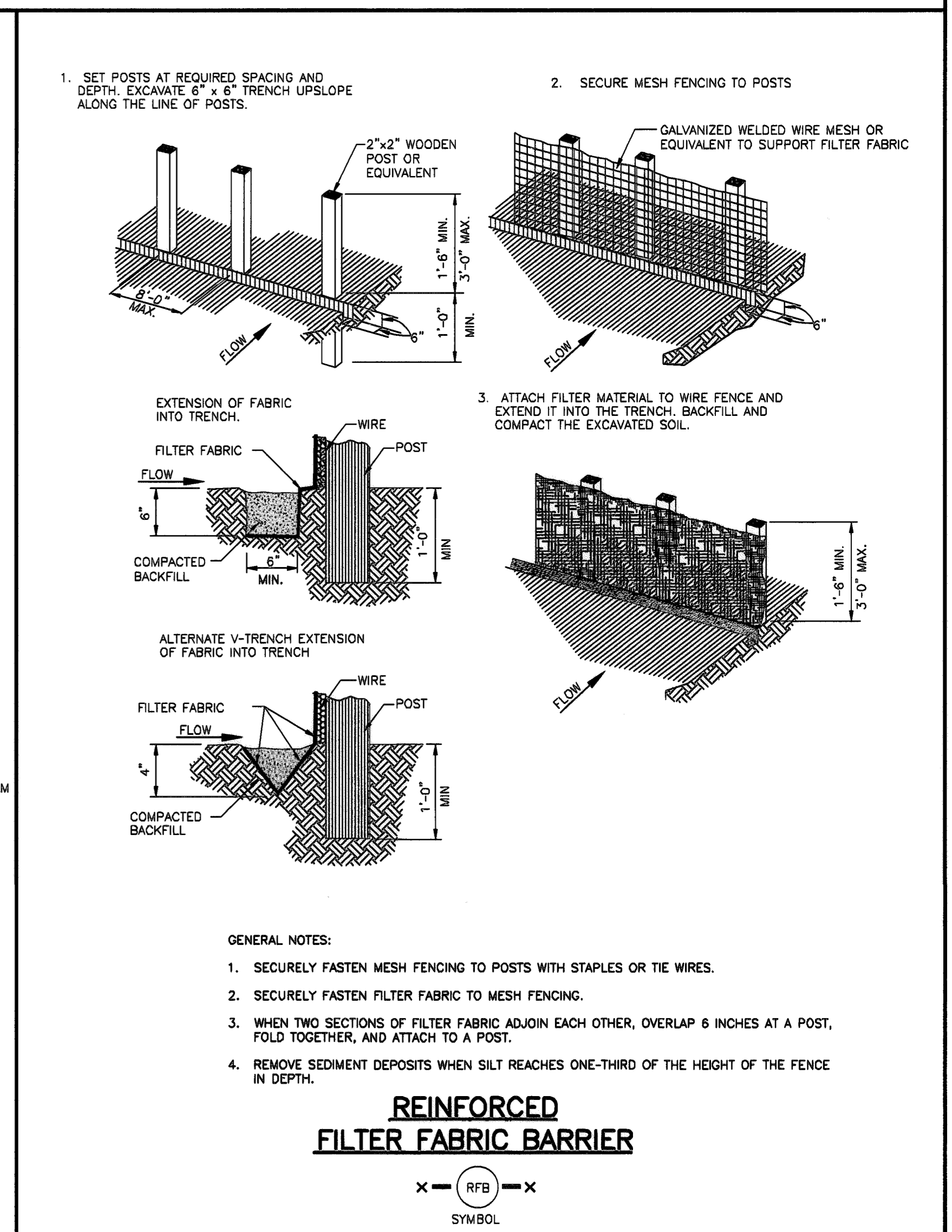
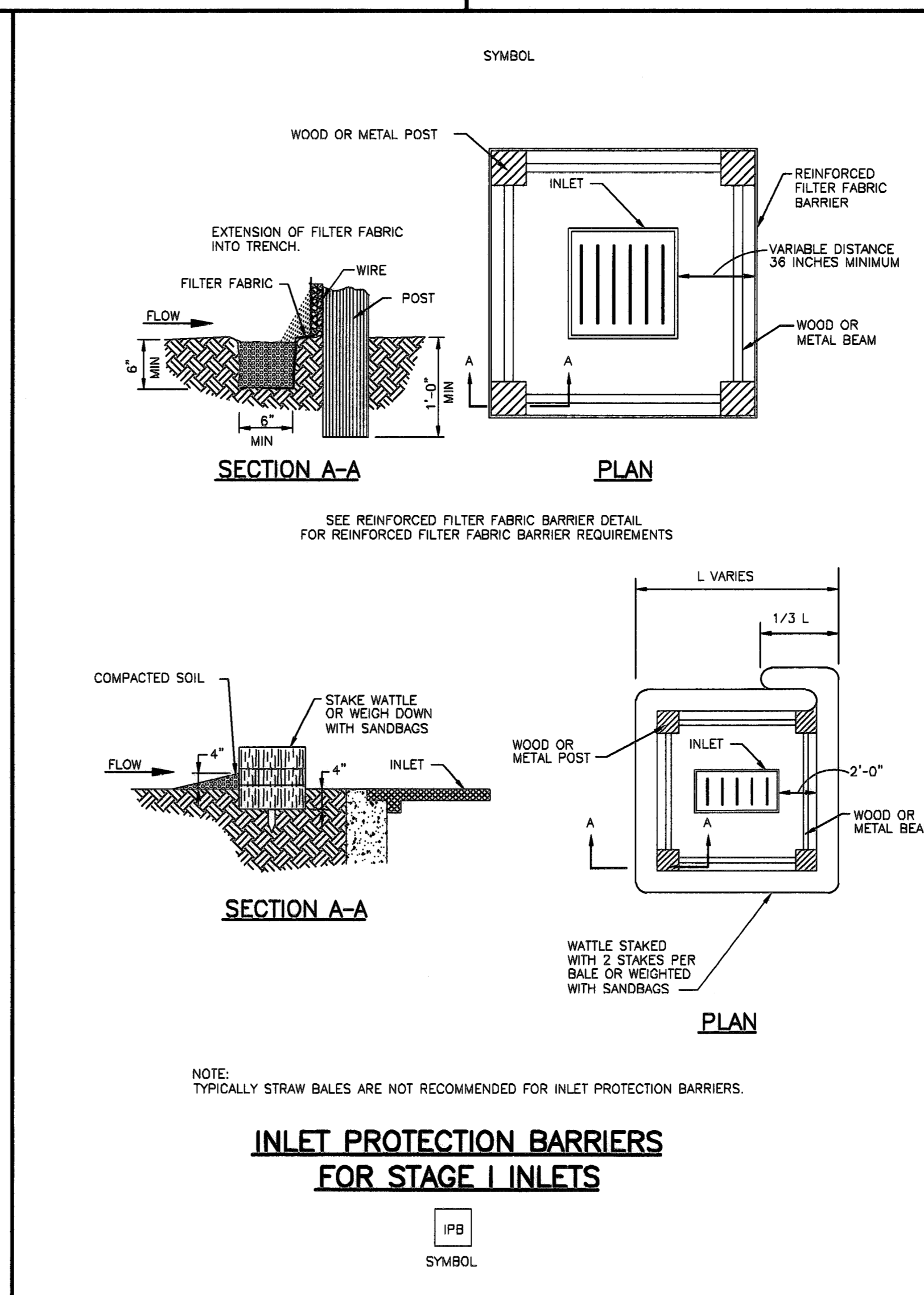
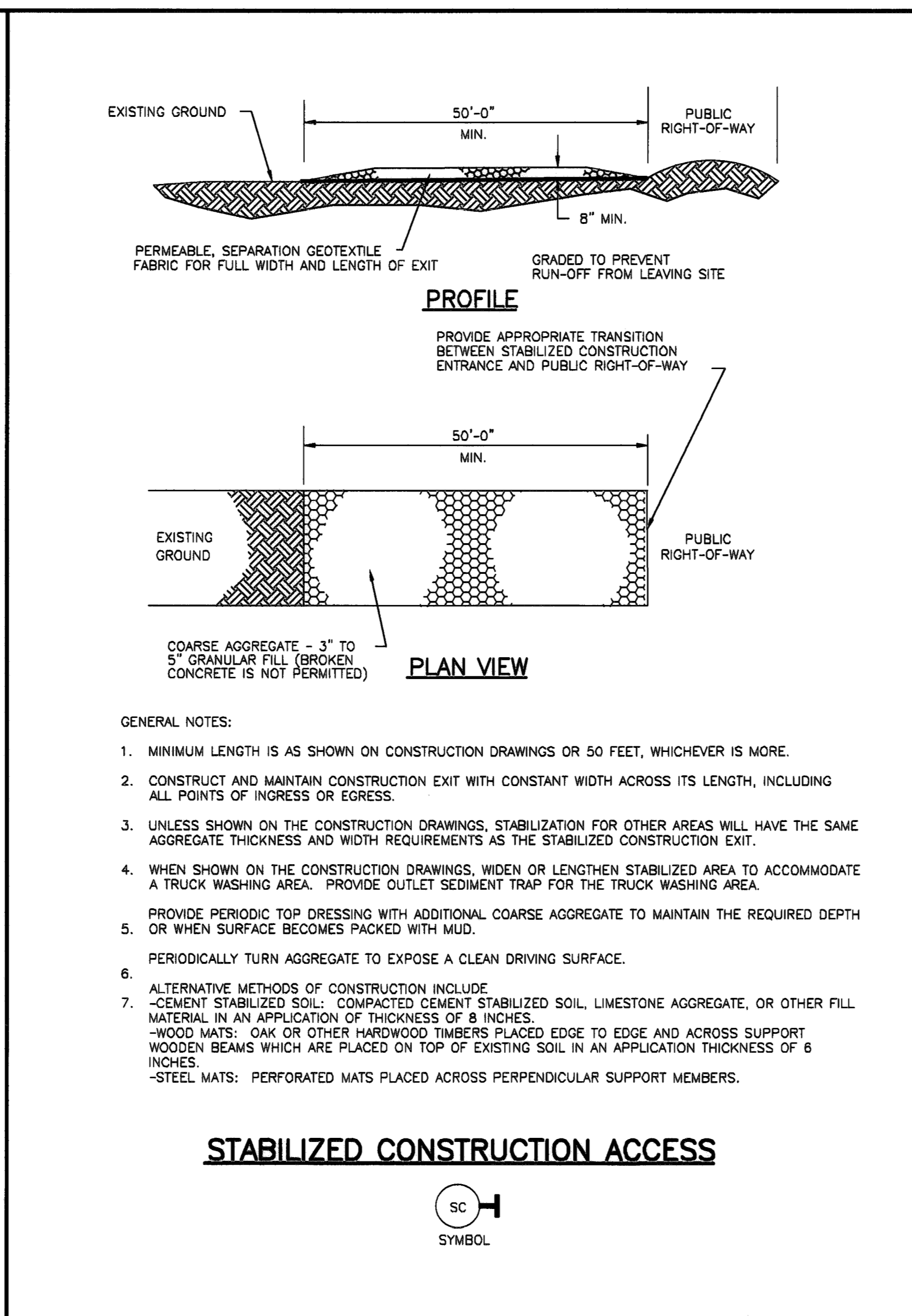
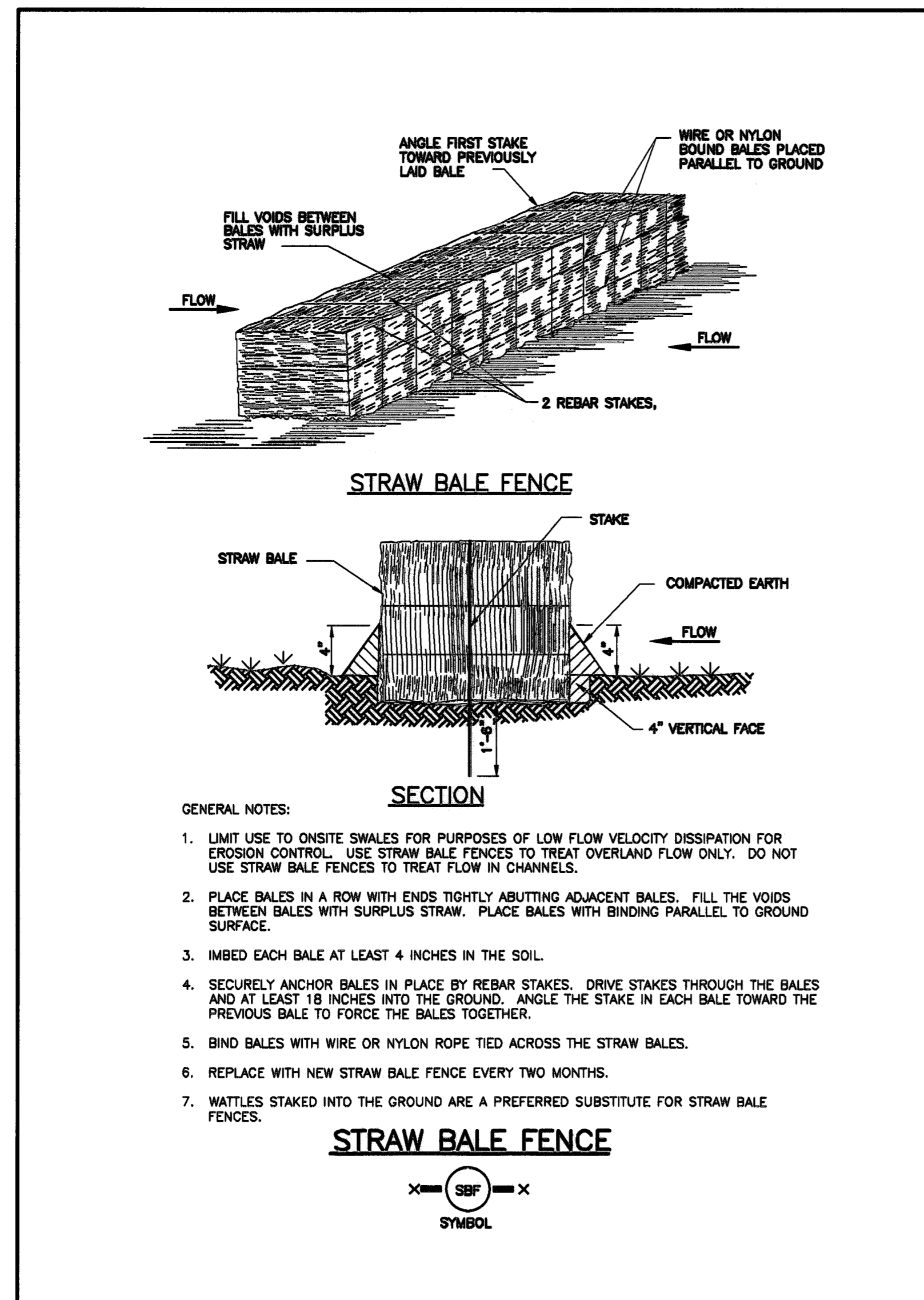
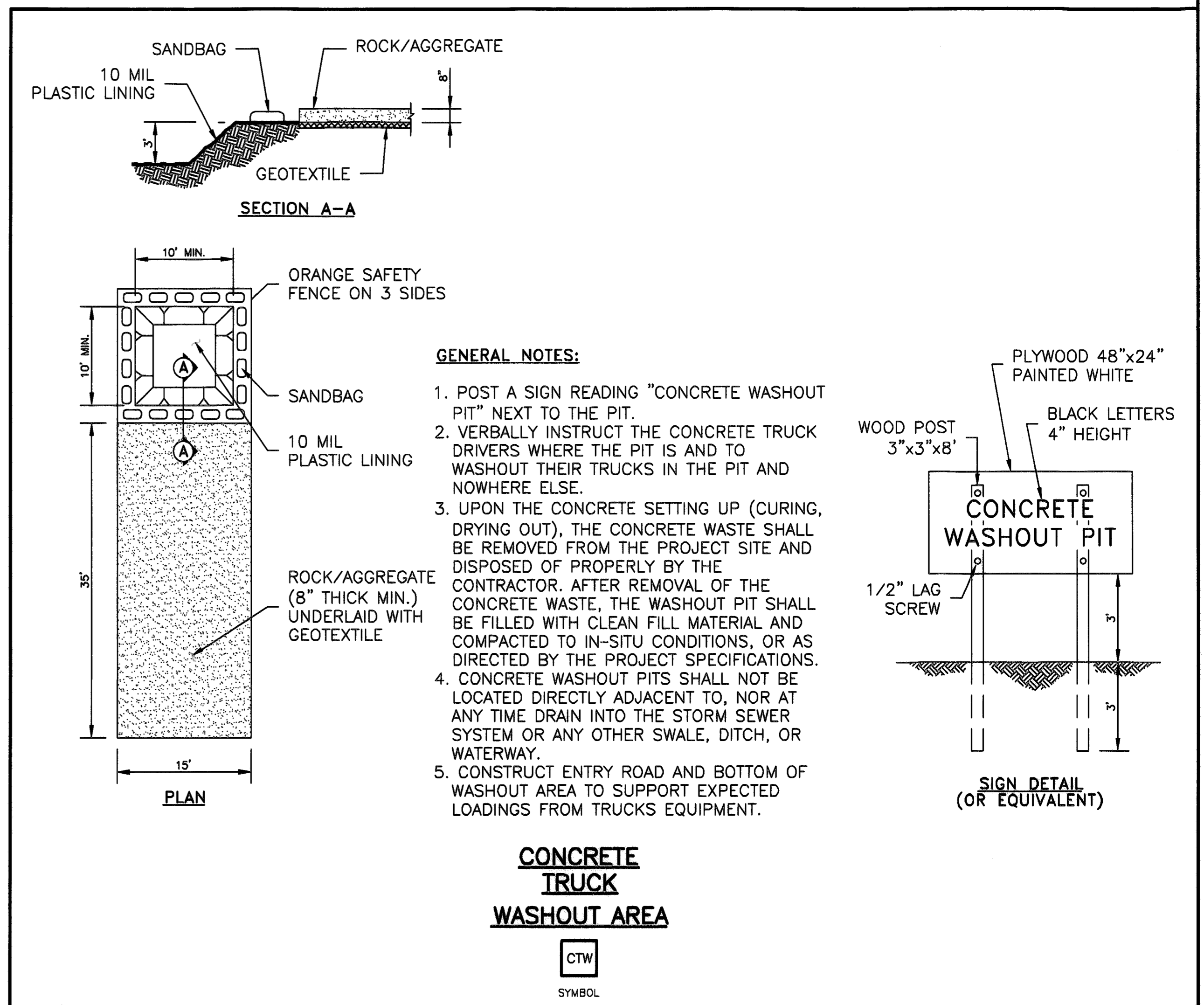
Job No.:  
Drawn:  
Checked:  
Approved:  
Scale: HORIZ. : 1" = 20'

**READ KING**  
WATERVIEW TOWN CENTER  
VILLAGE EAST  
Highway 99 and Harlem Road  
Richmond, Texas 77406  
CIVIL SITE PLAN

DATE: JANUARY 2018 SHEET 7 OF 12



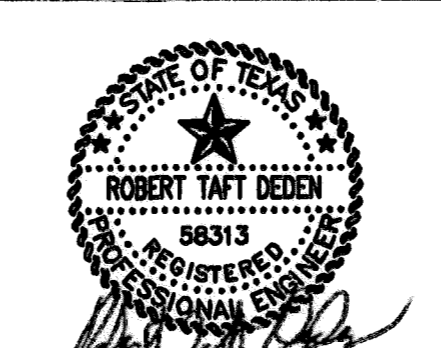




APPROVED: *CLB*  
DEVELOPMENT COORDINATOR  
DATE: 4-5-18

NO.	DATE	REVISIONS	BY	CK	APP

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 143 ENGINEER, DATE  
SIGNATURE VALID FOR ONE (1) YEAR



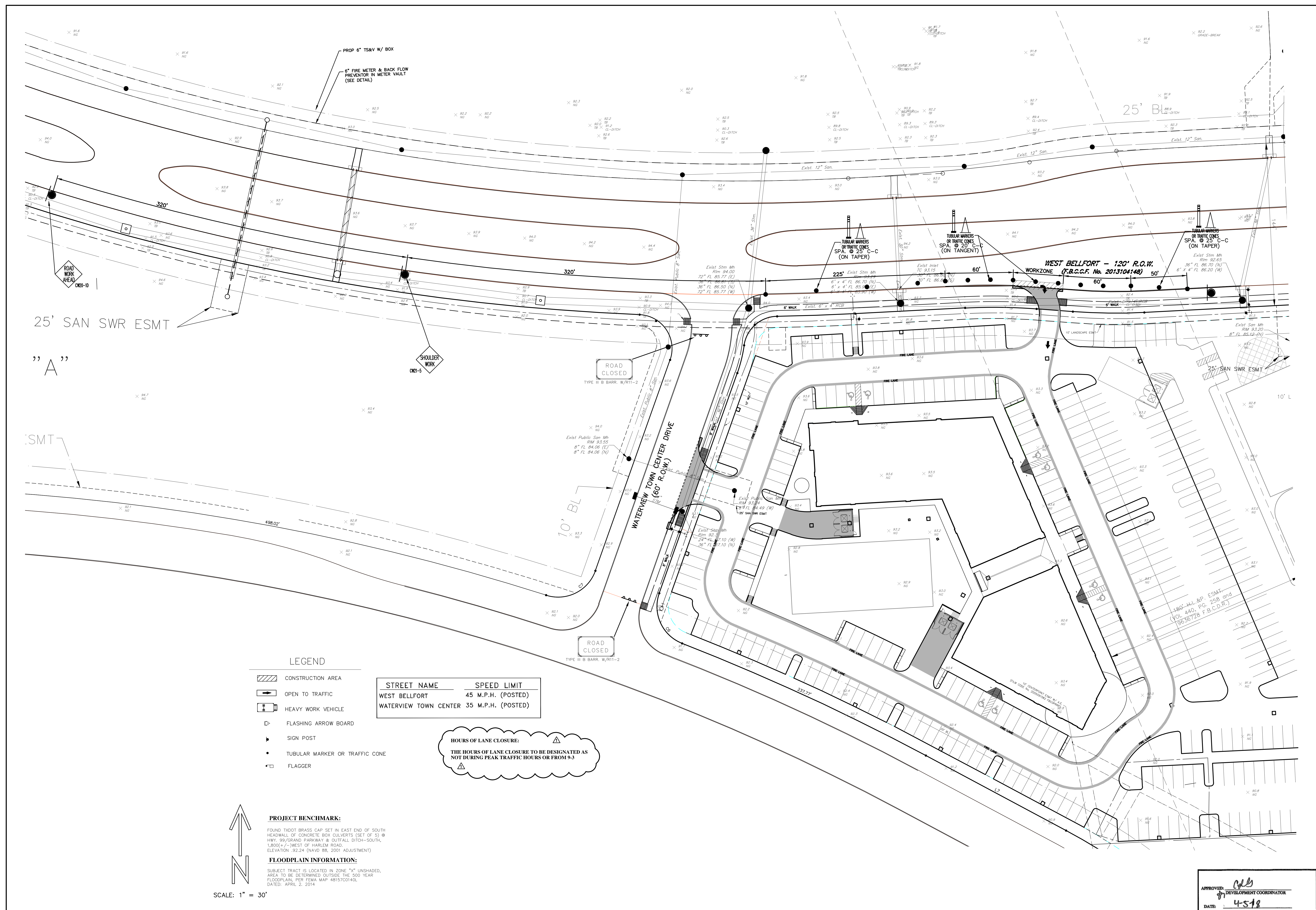
**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-10871

9328 WESTVIEW  
HOUSTON, TX 77055  
(713) 461-8822  
FAX (713) 461-2671

Job No.:  
Drawn:  
Checked:  
Approved:  
Scale: HORIZ. : 1" = 20'

**READ KING WATERY TOWN CENTER VILLAGE EAST**  
Highway 99 and Harlem Road  
Richmond, Texas 77406  
**SWPPP DETAILS**





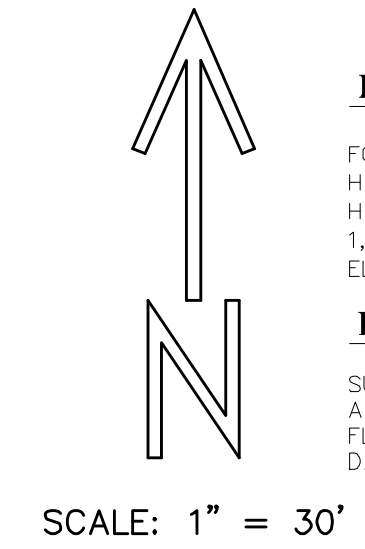
- LEGEND**
- CONSTRUCTION AREA
  - OPEN TO TRAFFIC
  - HEAVY WORK VEHICLE
  - FLASHING ARROW BOARD
  - SIGN POST
  - TUBULAR MARKER OR TRAFFIC CONE
  - FLAGGER

STREET NAME	SPEED LIMIT
WEST BELFORT	45 M.P.H. (POSTED)
WATERVIEW TOWN CENTER	35 M.P.H. (POSTED)

**HOURS OF LANE CLOSURE:**  
 THE HOURS OF LANE CLOSURE TO BE DESIGNATED AS NOT DURING PEAK TRAFFIC HOURS OR FROM 9-3

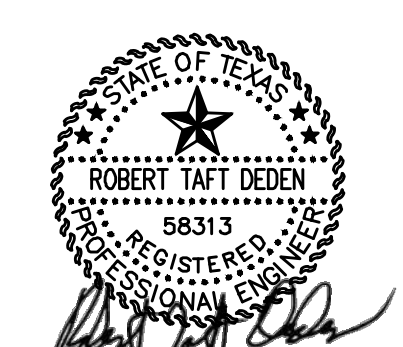
**PROJECT BENCHMARK:**  
 FOUND TxDOT BRASS CAP SET IN EAST END OF SOUTH HEADWALL OF CONCRETE BOX CULVERTS (SET OF 5) @ HWY. 99/GRAND PARKWAY & OUTFALL DITCH-SOUTH, 1,800' +/- WEST OF HARLEM ROAD, ELEVATION: 92.24 (NAVD 88, 2001 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
 SUBJECT TRACT IS LOCATED IN ZONE "X" UNSHADED. AREA TO BE DETERMINED OUTSIDE THE 500 YEAR FLOODPLAIN, PER FEMA MAP 48157C0140L DATED: APRIL 2, 2014



NO.	DATE	REVISIONS	BY	CK	APP
4/10/18		REVISED PER FORT BEND COUNTY M.U.D. No. 143			
4/10/18		REVISED PER FORT BEND COUNTY ENGINEERING			

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 143 ENGINEER. DATE



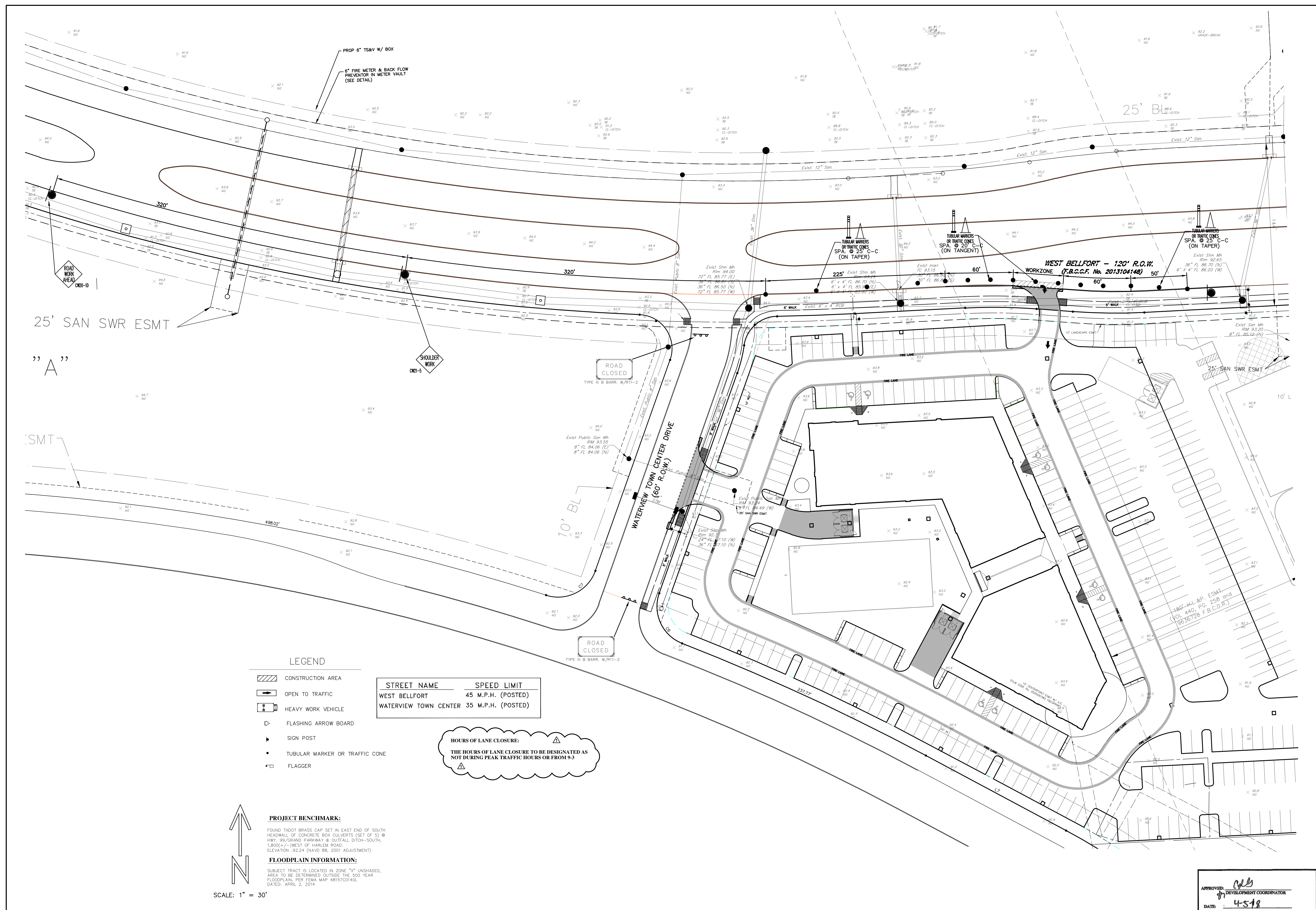
**DEDEN SERVICES, LLC**  
 CIVIL ENGINEERING  
 Texas Registered Engineering Firm F-10971

9328 WESTVIEW  
 HOUSTON, TX 77055  
 (713) 461-8822  
 FAX (713) 461-2671

Job No.:  
 Drawn:  
 Checked:  
 Approved:  
 Scale: HORIZ. : 1" = 30'

APPROVED: *[Signature]*  
 DEVELOPMENT COORDINATOR  
 DATE: 4-5-18

**READ KING**  
**WATERVIEW TOWN CENTER**  
**VILLAGE EAST**  
 Highway 99 and Harlem Road  
 Richmond, Texas 77406  
**TRAFFIC CONTROL PLAN**  
 DATE: JANUARY 2018 SHEET 12 OF 12



- LEGEND**
- CONSTRUCTION AREA
  - OPEN TO TRAFFIC
  - HEAVY WORK VEHICLE
  - FLASHING ARROW BOARD
  - SIGN POST
  - TUBULAR MARKER OR TRAFFIC CONE
  - FLAGGER

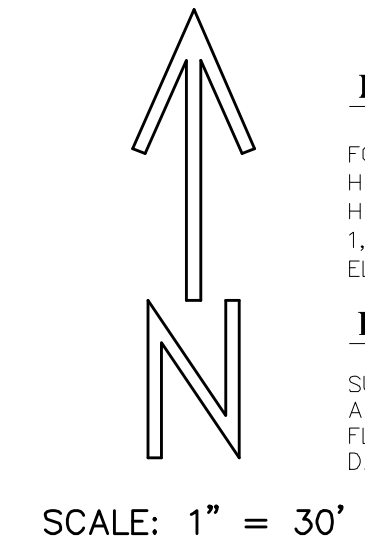
STREET NAME	SPEED LIMIT
WEST BELFORT	45 M.P.H. (POSTED)
WATERVIEW TOWN CENTER	35 M.P.H. (POSTED)

**HOURS OF LANE CLOSURE:**

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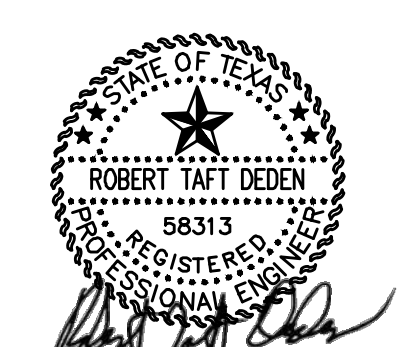
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