

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 26th day of January, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Encore Grand Mission/Shreve Land Constructors, LLC Job Location 19221 Beechnut Street, Richmond, TX 77407 Date 1/12/2016 Bond No. 1834496, Permit No. 2015-2399 to make use of certain Fort Bend County property subject to, "A Revised 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 the 3rd day of August, 1987, recorded in Volume _____ of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Article 1436a, Vernon's Texas Civil Statutes. Upon Motion of Commissioner Meyer, seconded by Commissioner Patterson, 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.

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
 Mail notices to: Permit Administrator
 Fort Bend County Engineering
 301 Jackson Street
 Richmond, Texas 77469
 281-633-7500
3. This permit expires one (1) year from date of permit if construction has not commenced.

By: [Signature]
County Engineer

By: N/A
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.
Recorded in Volume 1-26-16
Minutes of Commissioners Court

Clerk of Commissioners Court
By: [Signature]
Deputy

DEC 28 2015

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD**

AUTHORIZED

BOND NO 1834496

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Shreve Land Constructors, LLC whose address is 624 Travis Street, Suite 100, Shreveport, LA 71101 Texas, hereinafter called the Principal, And The Hanover Insurance Company, a Corporation existing under and by virtue of the laws of the state of New Hampshire and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at 440 Lincoln Street, Worcester, MA 01653, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Johnna Brandt and Whose address is 10375 Richmond Avenue, Suite 1050, Houston, TX 77042, hereinafter called the Surety, and held and firmly bound unto, Robert e. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Ten Thousand and No/100ths Dollars (\$ 10,000.00) current, lawful money of the United Stated of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to and made a part hereof for all purposes as though fully set out herein;

AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend and State of Texas, under the jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in accordance with minimum requirements and conditions of the above mentioned Commissioners' Court order set forth and specified to be by said principal done and performed, at the time and in the manner therein specified, and shall pay over and make good and reimburse Fort Bend County, all loss and damages which Fort Bend County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 21st day of December, 2015.

Shreve Land Constructors, LLC
PRINCIPAL

BY
The Hanover Insurance Company

SURETY
Melanie Stern

BY Melanie Stern, Attorney-in-Fact

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

DEC 28 2015

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Stephen L. Cory, Pamela K. Tucker, Jill K. Tucker and/or Melanie Stern

of **Metairie, LA** and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States, not to exceed Forty Million and No/100 (\$40,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **4th** day of **November** 2011.




THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas
Robert Thomas, Vice President

Mark Fitzgerald
Mark Fitzgerald, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **4th** day of **November** 2011 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

 **BARBARA A. GARLICK**
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 21, 2018

Barbara A. Garlick
Barbara A. Garlick, Notary Public
My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

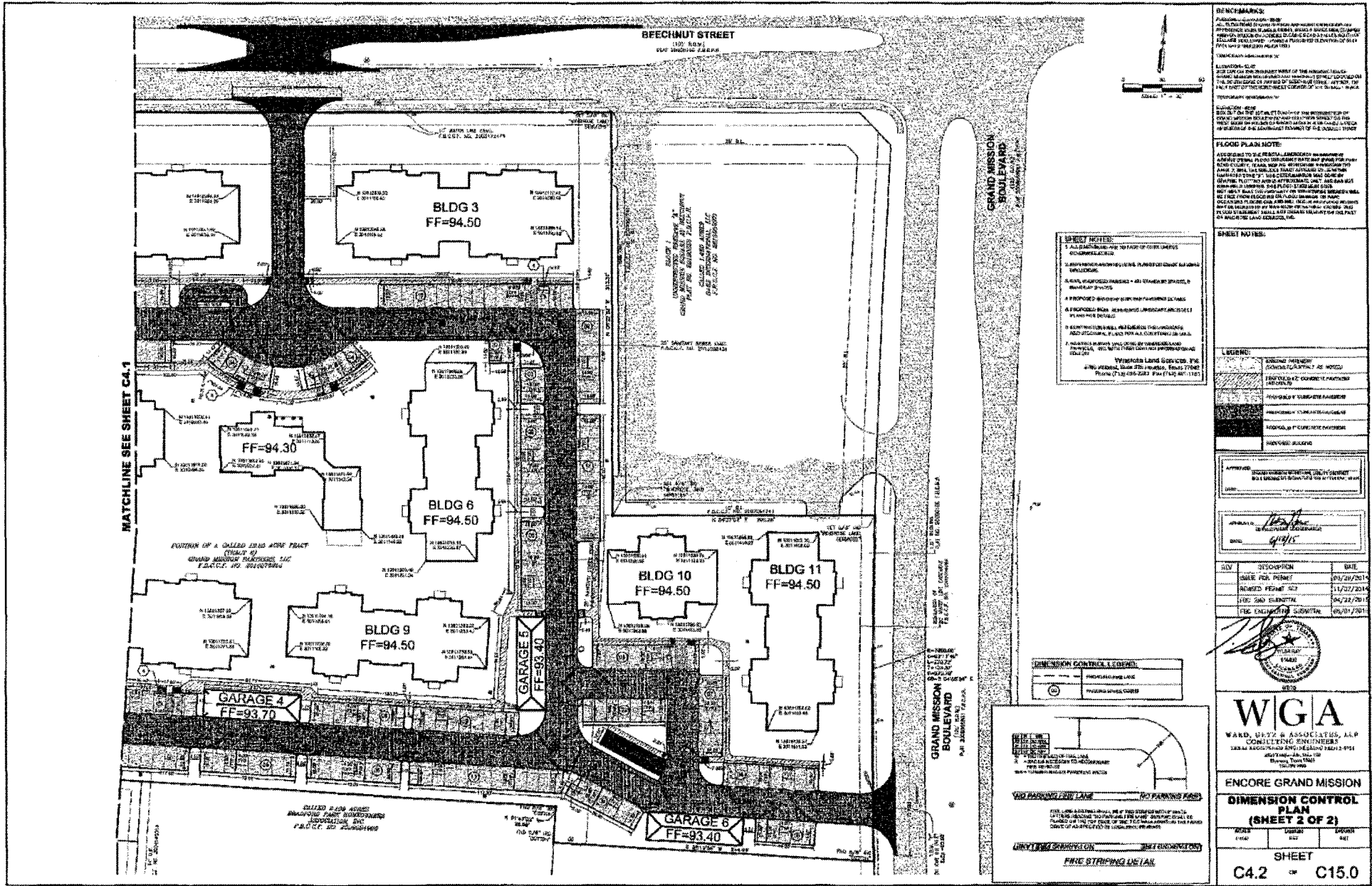
This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this **21st** day of **December**, 20**15**

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Glenn Margosian
Glenn Margosian, Vice President



BENCHMARKS:
 ALL ELEVATIONS IN THIS PLAN ARE BASED ON THE NATIONAL MEAN SEA LEVEL DATUM. THE ELEVATION OF THE BENCHMARK IS 94.50 FEET ABOVE MEAN SEA LEVEL. THE BENCHMARK IS LOCATED AT THE CORNER OF BEECHNUT STREET AND GRAND MISSION BOULEVARD. THE BENCHMARK IS A CONCRETE PIPER WITH A BRASS NAIL IN THE CENTER. THE BENCHMARK IS 10 FEET ABOVE THE FINISHED GRADE OF THE ADJACENT STREET.

FLOOD PLAIN NOTE:
 ACCORDING TO THE REGIONAL EMERGENCY MANAGEMENT PLAN, FLOOD ZONING MAPS AND FLOOD HAZARD IDENTIFICATION MAPS, THIS AREA IS NOT DESIGNATED AS A FLOOD HAZARD AREA. HOWEVER, THE AREA IS LOCATED WITHIN THE FLOOD PLAIN OF GRAND MISSION BOULEVARD. THE FLOOD PLAIN IS DEFINED AS THE AREA WITHIN 100 FEET OF THE CENTERLINE OF GRAND MISSION BOULEVARD. THE FLOOD PLAIN IS 10 FEET ABOVE THE FINISHED GRADE OF THE ADJACENT STREET.

SHEET NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CONCRETE FOUNDATION SHALL BE 18" THICK AND 4" BELOW FINISHED GRADE.
- ALL EXTERIOR WALLS SHALL BE 12" THICK CONCRETE BLOCK WITH 2" MINIMUM OVERLAP.
- ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND 5/8" TYPE X FIRE RESISTANT Gypsum Board.
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LEGEND:

[Symbol]	EXISTING FLOOR FINISH
[Symbol]	EXISTING WALL FINISH
[Symbol]	EXISTING CEILING FINISH
[Symbol]	EXISTING ROOF FINISH
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING UTILITIES

APPROVED:
 WARD, HYTE & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 12345 MAIN STREET, SUITE 100
 DALLAS, TEXAS 75201
 DATE: 09/15/2014

REV	DESCRIPTION	DATE
01	ISSUE FOR PERMIT	09/29/2014
02	REVISED PERMIT SET	11/27/2014
03	FOR SUBMITTAL	04/22/2015
04	FOR ENGINEERING SUBMITTAL	09/01/2015



WGA
 WARD, HYTE & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 12345 MAIN STREET, SUITE 100
 DALLAS, TEXAS 75201
 (214) 123-4567

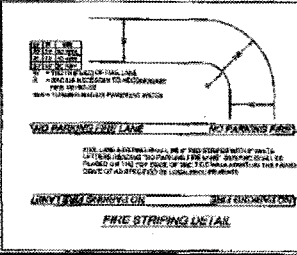
ENCORE GRAND MISSION
DIMENSION CONTROL PLAN
(SHEET 2 OF 2)

DATE	DATE	DATE
09/15/2014	11/27/2014	04/22/2015

SHEET
 C4.2 OF C15.0

DIMENSION CONTROL LEGEND:

[Symbol]	PROPOSED FLOOR FINISH
[Symbol]	PROPOSED WALL FINISH
[Symbol]	PROPOSED CEILING FINISH
[Symbol]	PROPOSED ROOF FINISH



MATCHLINE SEE SHEET C4.1

GRAND MISSION BOULEVARD

BEECHNUT STREET
 100 FEET
 500' SHEDDING GARAGE

ENCORE GRAND MISSION
 12345 MAIN STREET, SUITE 100
 DALLAS, TEXAS 75201
 (214) 123-4567

GARAGE 6
 FF=93.40

BLDG 3
 FF=94.50

BLDG 6
 FF=94.50

BLDG 9
 FF=94.50

BLDG 10
 FF=94.50

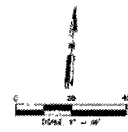
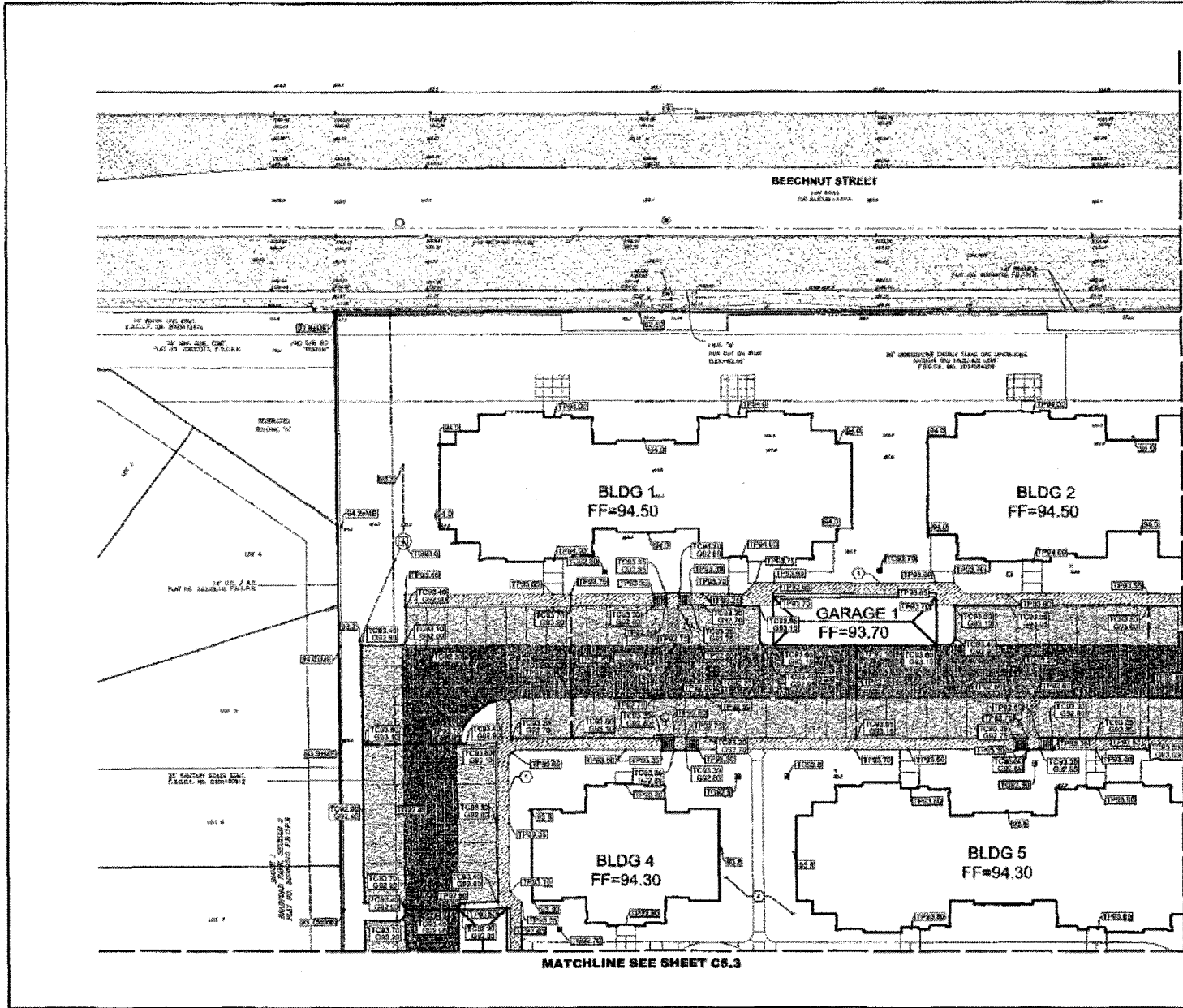
BLDG 11
 FF=94.50

FF=94.30

GARAGE 4
 FF=93.70

GARAGE 5
 FF=93.40

ENCORE GRAND MISSION
 12345 MAIN STREET, SUITE 100
 DALLAS, TEXAS 75201
 (214) 123-4567



BENCHMARKS:
 ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE USED AS A BASIS FOR THE DETERMINATION OF THE VERTICAL POSITIONS AND ELEVATIONS OF ALL POINTS OF INTEREST ON THE PROJECT. THE BENCHMARKS SHOWN ON THIS PLAN ARE TO BE USED AS A BASIS FOR THE DETERMINATION OF THE VERTICAL POSITIONS AND ELEVATIONS OF ALL POINTS OF INTEREST ON THE PROJECT. THE BENCHMARKS SHOWN ON THIS PLAN ARE TO BE USED AS A BASIS FOR THE DETERMINATION OF THE VERTICAL POSITIONS AND ELEVATIONS OF ALL POINTS OF INTEREST ON THE PROJECT.

FIELD PLANS NOTE:
 ALL FIELD PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE FIELD PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE FIELD PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

SHEET NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND:

[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED ASPHALT DRIVEWAY
[Symbol]	PROPOSED CONCRETE DRIVEWAY
[Symbol]	PROPOSED ASPHALT DRIVEWAY
[Symbol]	PROPOSED CONCRETE DRIVEWAY
[Symbol]	PROPOSED ASPHALT DRIVEWAY
[Symbol]	PROPOSED CONCRETE DRIVEWAY

APPROVED: [Signature]
 [Signature]
 DATE: 07/15

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	07/15/2014
2	REVISED PERMIT SET	11/07/2014
3	FOR SUBMITTAL	04/22/2015
4	FOR ENGINEERING SUBMITTAL	05/01/2015

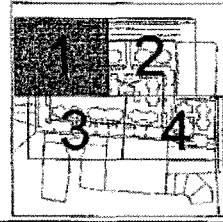


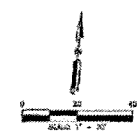
WGA
 WARD, GETZ & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 11000 WESTHEIMER ROAD, SUITE 1000
 HOUSTON, TEXAS 77042
 (281) 416-1000

ENCORE GRAND MISSION
GRADING PLAN
(SHEET 1 OF 4)

SCALE	TITLE	DATE
1" = 40'	GRADING PLAN	07/15/2014

SHEET
 C5.1 OF C15.0

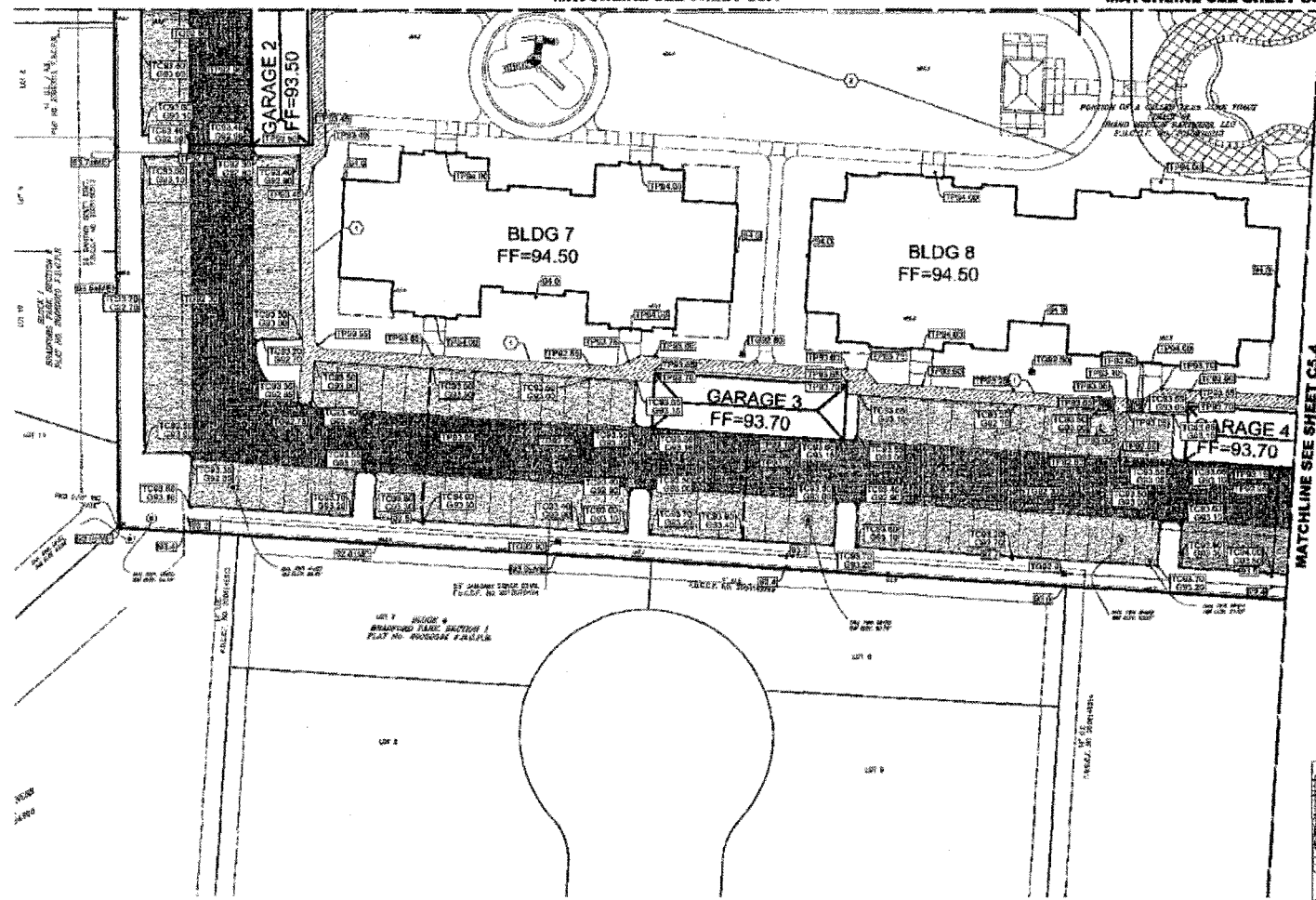




NOTICE:
 THIS PLAN IS THE PROPERTY OF WGA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WGA. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED.

GENERAL NOTES:
 1. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

MATCHLINE SEE SHEET C5.1 MATCHLINE SEE SHEET C5.2



FLOOD PLAN NOTE:
 1. FLOODING IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD HAZARD MAP FOR THE PROJECT AREA. THE FLOODING IS BASED ON THE NFIP FLOOD HAZARD MAP FOR THE PROJECT AREA. THE FLOODING IS BASED ON THE NFIP FLOOD HAZARD MAP FOR THE PROJECT AREA. THE FLOODING IS BASED ON THE NFIP FLOOD HAZARD MAP FOR THE PROJECT AREA.

SHEET NOTES:
 1. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

LEGEND:

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED GRASS

APPROVED: *[Signature]*
 PROJECT MANAGER

DATE: 01/15/2015

REV	DESCRIPTION	DATE
01	ISSUE FOR PERMIT	01/15/2015
02	REVISED PERMIT SET	01/15/2015
03	FILED AND SUBMITTED	01/15/2015
04	FILED AND SUBMITTED	01/15/2015

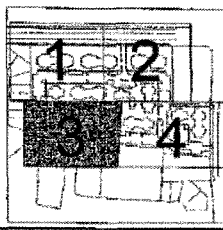
WGA
 WARD, GIBK & ASSOCIATES, L.L.P.
 CONSULTING ENGINEERS
 2000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 521-1000

ENCORE GRAND MISSION

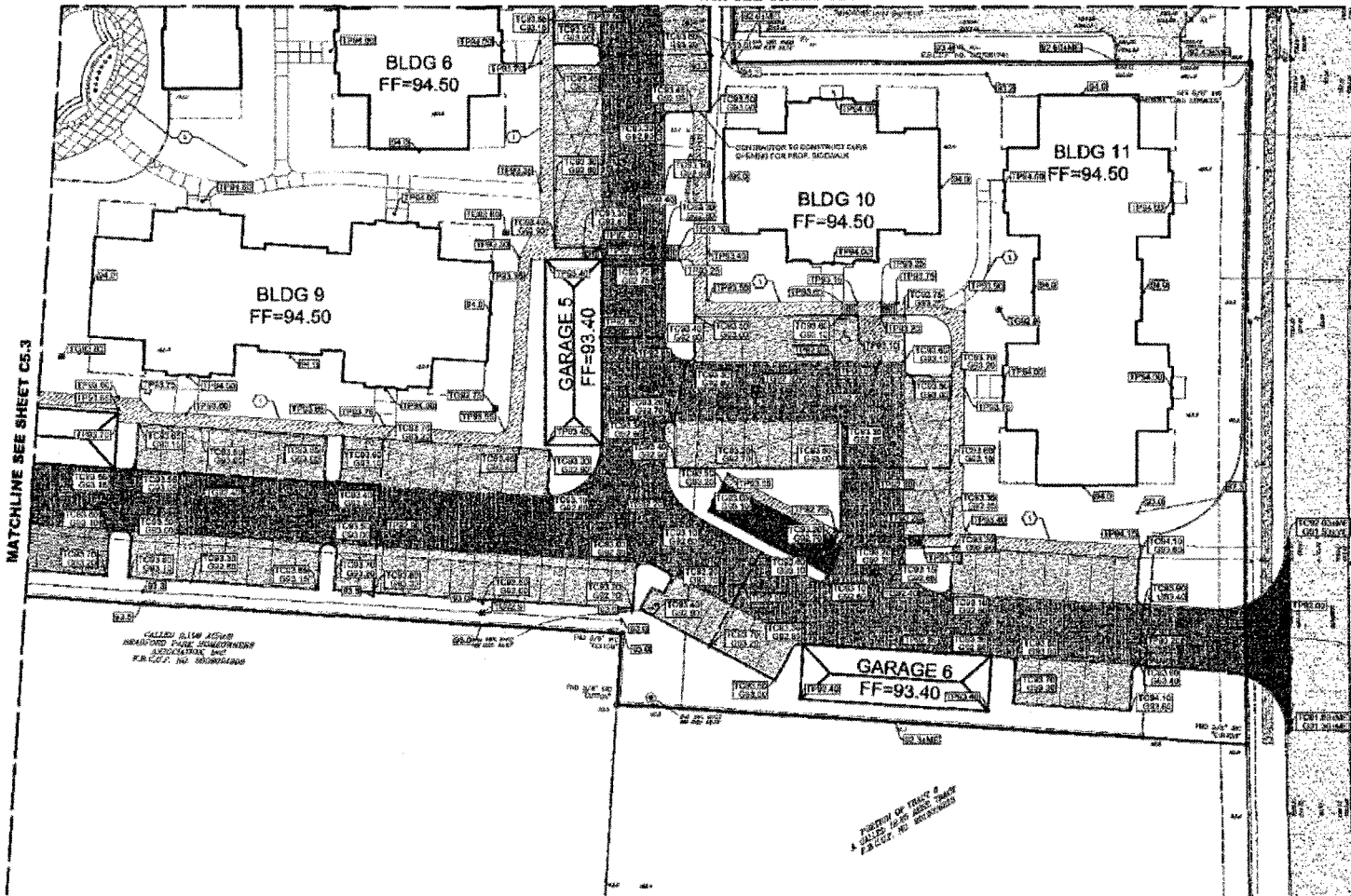
GRADING PLAN (SHEET 3 OF 4)

DATE	REVISION	BY

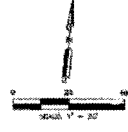
SHEET C5.3 OF C15.0



MATCHLINE SEE SHEET C5.2



MATCHLINE SEE SHEET C5.3



BENCHMARK:
 POINT OF BEGINNING IS AT THE INTERSECTION OF THE CENTERLINE OF GRAND MISSION BOULEVARD AND THE CENTERLINE OF THE EAST SIDE OF THE TRACT. THE BENCHMARK IS A 6" DIA. IRON PIPE SET IN CONCRETE. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF THE CENTERLINE OF GRAND MISSION BOULEVARD AND THE CENTERLINE OF THE EAST SIDE OF THE TRACT. THE BENCHMARK IS A 6" DIA. IRON PIPE SET IN CONCRETE.

FLOOD PLAIN NOTE:
 ACCORDING TO THE FEDERAL GOVERNMENT'S MANAGEMENT OF FLOOD PLAINS ACT (16 U.S.C. 1361) AND THE FLOOD CONTROL ACT (44 U.S.C. 1613), THE FEDERAL GOVERNMENT HAS THE AUTHORITY TO DECLARE ANY AREA AS A FLOOD PLAIN. THE FEDERAL GOVERNMENT HAS DECLARED THAT THE AREA SHOWN ON THIS PLAN IS A FLOOD PLAIN. THE FEDERAL GOVERNMENT HAS THE AUTHORITY TO TAKE ANY ACTION NECESSARY TO PROTECT THE PUBLIC INTERESTS IN THE FLOOD PLAIN. THE FEDERAL GOVERNMENT HAS THE AUTHORITY TO TAKE ANY ACTION NECESSARY TO PROTECT THE PUBLIC INTERESTS IN THE FLOOD PLAIN.

SHEET NOTES:
 1. APPROVED AND REVISIONS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND COUNTY ENGINEER'S REQUIREMENTS.

LEGEND:

[Symbol]	PROPOSED PROPERTY
[Symbol]	EXISTING PROPERTY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK

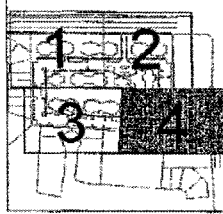
APPROVED: [Signature]
 DATE: 6/1/15

REV.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	03/25/2015
2	REVISED PERMIT SET	11/07/2015
3	FOR THE SUBMITTER	04/22/2015
4	FOR THE ENGINEER'S SUBMITTAL	04/21/2015



W/G/A
 WARD, GARY & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 25 YEARS EXPERIENCE IN ARCHITECTURAL AND CIVIL ENGINEERING
 1000 West 10th Street
 Fort Worth, Texas 76102

ENCORE GRAND MISSION
GRADING PLAN
(SHEET 4 OF 4)
 SCALE: HORIZ. 1" = 20' VERT. 1" = 4'
 SHEET C5.4 OF C15.0

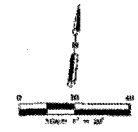


UTILITY NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
2. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
3. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
4. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
5. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
6. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
7. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
8. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
9. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
10. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.

GROUND PROVISIONS & UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
2. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
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7. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
8. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
9. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.
10. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.



REMARKS:

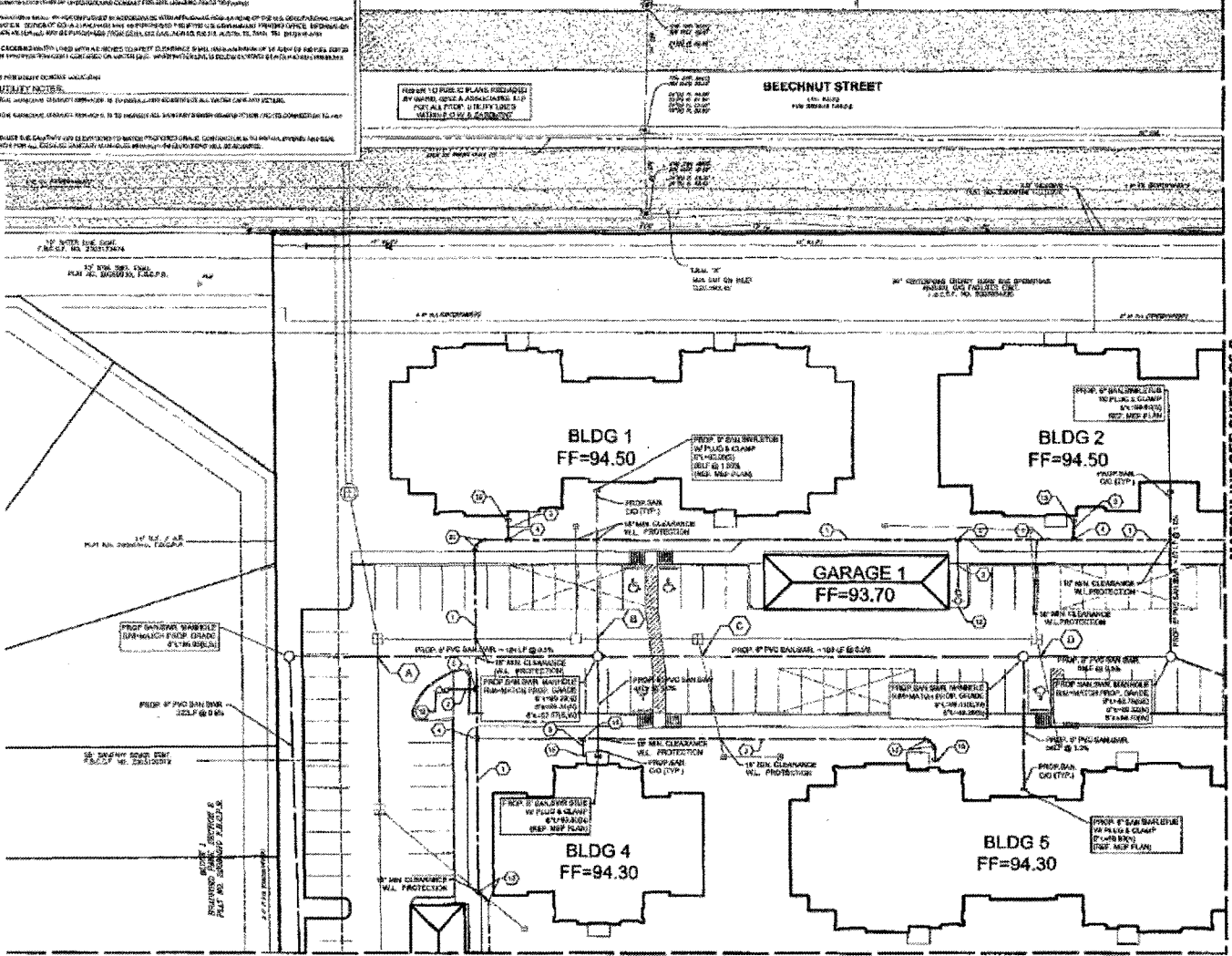
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

FIELD PLAN NOTE:

ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.

SHEET NOTES:

1. ALL UTILITIES SHALL BE PROTECTED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER SYSTEM WITH A 12" MIN. CLEARANCE TO ALL UTILITIES.

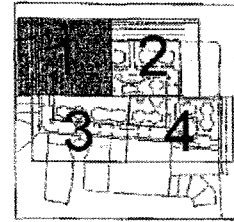


WATER CALLOUTS:

1	PROP. 6\"/>
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UTILITY CONFLICTS:

DATE	ISSUE	RESOLUTION
01/15/20	PROP. 6\"/>	



APPROVED:

DATE: 6/1/20

APPROVED:

DATE: 6/1/20

REVISIONS:

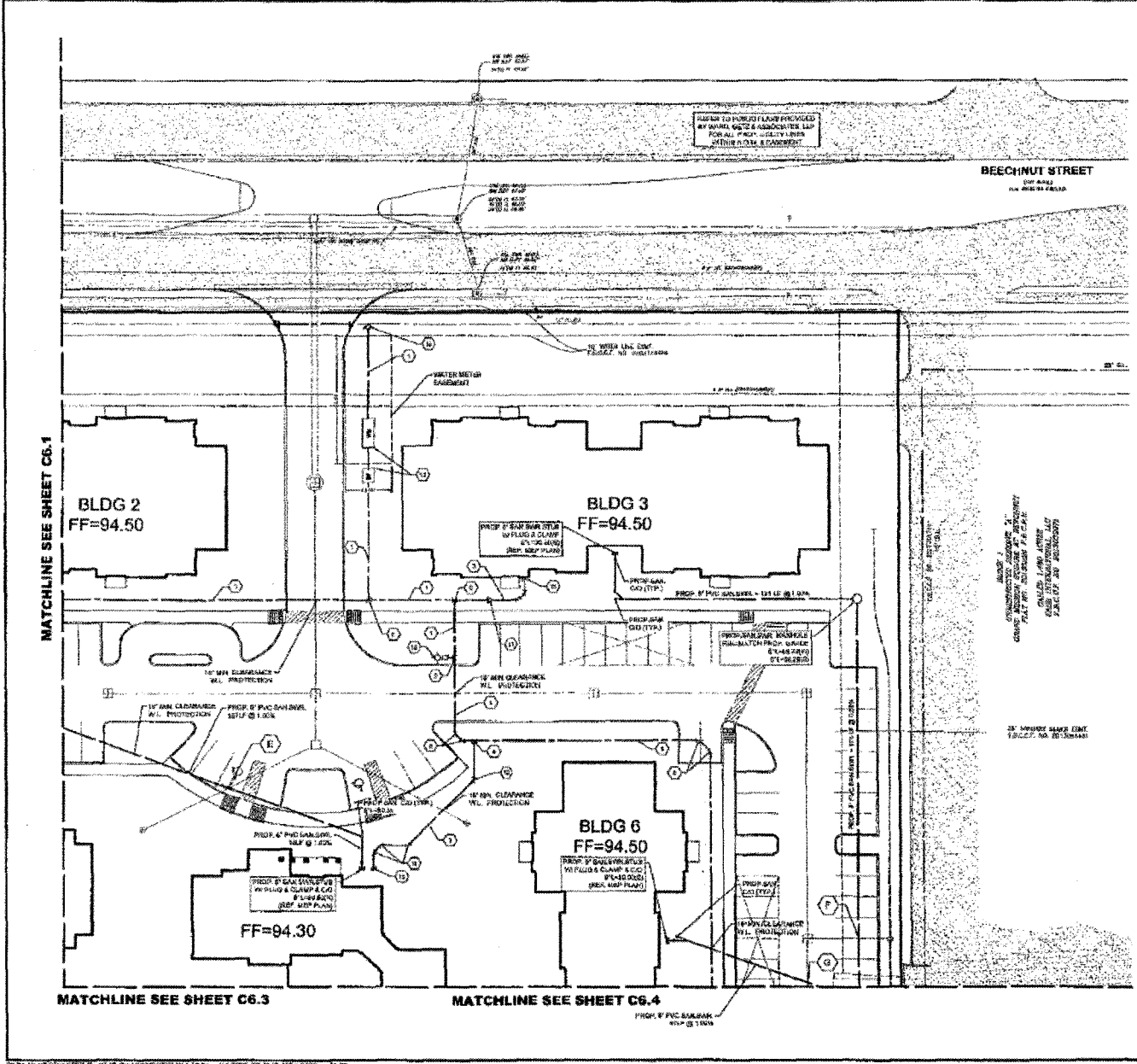
REV	DESCRIPTION	DATE
01	ISSUE FOR PERMITS	06/29/2020
02	REVISED PERMIT SET	11/02/2020
03	PERMITS SUBMITTED	06/23/2021
04	PERMITS RECEIVED	06/01/2021

WGA

WARD, GIBBY & ASSOCIATES, LLP
CONSULTING ENGINEERS

ENCORE GRAND MISSION
WATER & SANITARY PLAN
(SHEET 1 OF 4)

SHEET C6.1 OF C15.0



BENCHMARK:
 ALL BENCHMARKS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE ENGINEER. THE BENCHMARKS ARE TO BE USED TO DETERMINE THE ELEVATION OF THE FINISHED GRADE AT THE POINTS SHOWN ON THIS PLAN. THE BENCHMARKS ARE TO BE SET BY THE CONTRACTOR AT HIS OWN RISK AND UNDER THE SUPERVISION OF THE ENGINEER. THE BENCHMARKS ARE TO BE SET IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE PROFESSION.

ELEVATION:
 ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

SCALE:
 1" = 20'

DATE:
 08/21/2014

KEY NOTES:

1. ALL UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE ENGINEER. THE UTILITIES ARE TO BE SET BY THE CONTRACTOR AT HIS OWN RISK AND UNDER THE SUPERVISION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES ON UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UTILITY CONFLICTS:

ITEM	DESCRIPTION	CONFLICT
1	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
2	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
3	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
4	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
5	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
6	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
7	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
8	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
9	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
10	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
11	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
12	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
13	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
14	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
15	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
16	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
17	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
18	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
19	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION
20	10" SANITARIUM W/ PROTECTION	10" SANITARIUM W/ PROTECTION

AT/ST/AL:
 WARD, GUYTON & ASSOCIATES, L.L.P.
 1000 W. BROADWAY, SUITE 1000
 HOUSTON, TEXAS 77002

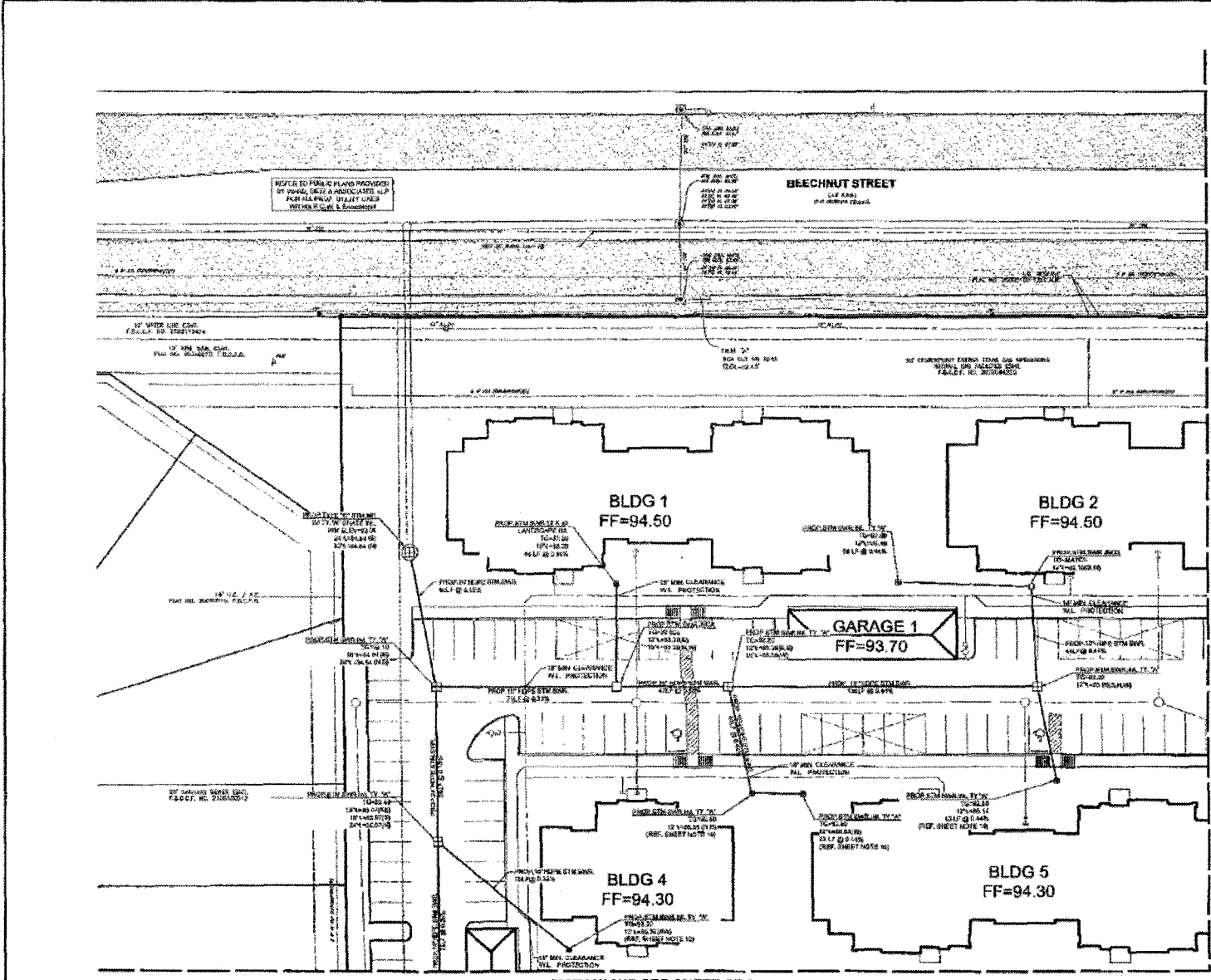
APPROVED:
 W. GUYTON
 WARD, GUYTON & ASSOCIATES, L.L.P.

DATE:
 08/21/2014

DESCRIPTION:
 ENCORE GRAND MISSION
 WATER & SANITARY
 (SHEET 2 OF 4)

SCALE:
 1" = 20'

SHEET:
 C6.2 OF C15.0



BLANCHMARKS:
 ALL EXISTING BLANCHMARKS TO BE RECONSTRUCTED OR REPLACED AS SHOWN ON THIS PLAN. ALL NEW BLANCHMARKS TO BE INSTALLED AS SHOWN ON THIS PLAN. ALL EXISTING BLANCHMARKS TO BE RECONSTRUCTED OR REPLACED AS SHOWN ON THIS PLAN. ALL NEW BLANCHMARKS TO BE INSTALLED AS SHOWN ON THIS PLAN.

FLOOD PLAN NOTES:
 1. FLOODING SHALL BE AS SHOWN ON THE FLOOD HAZARD MAP. ALL STRUCTURES SHALL BE DESIGNED TO WITHSTAND THE FLOODING SHOWN ON THE FLOOD HAZARD MAP. ALL STRUCTURES SHALL BE DESIGNED TO WITHSTAND THE FLOODING SHOWN ON THE FLOOD HAZARD MAP. ALL STRUCTURES SHALL BE DESIGNED TO WITHSTAND THE FLOODING SHOWN ON THE FLOOD HAZARD MAP.

SHEET NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC). ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC). ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

GROUND MEDIUM UTILITY NOTES:
 1. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC). ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC). ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

APPROVED:
 [Signature]
 [Signature]
 [Signature]

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09/29/2014
2	REVISED PERMIT SET	11/07/2014
3	PER 2ND SUBMITTAL	04/22/2015
4	FDC ENGINEERING SUBMITTAL	06/01/2015



WGIA
 WARD GATZ & ASSOCIATES, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

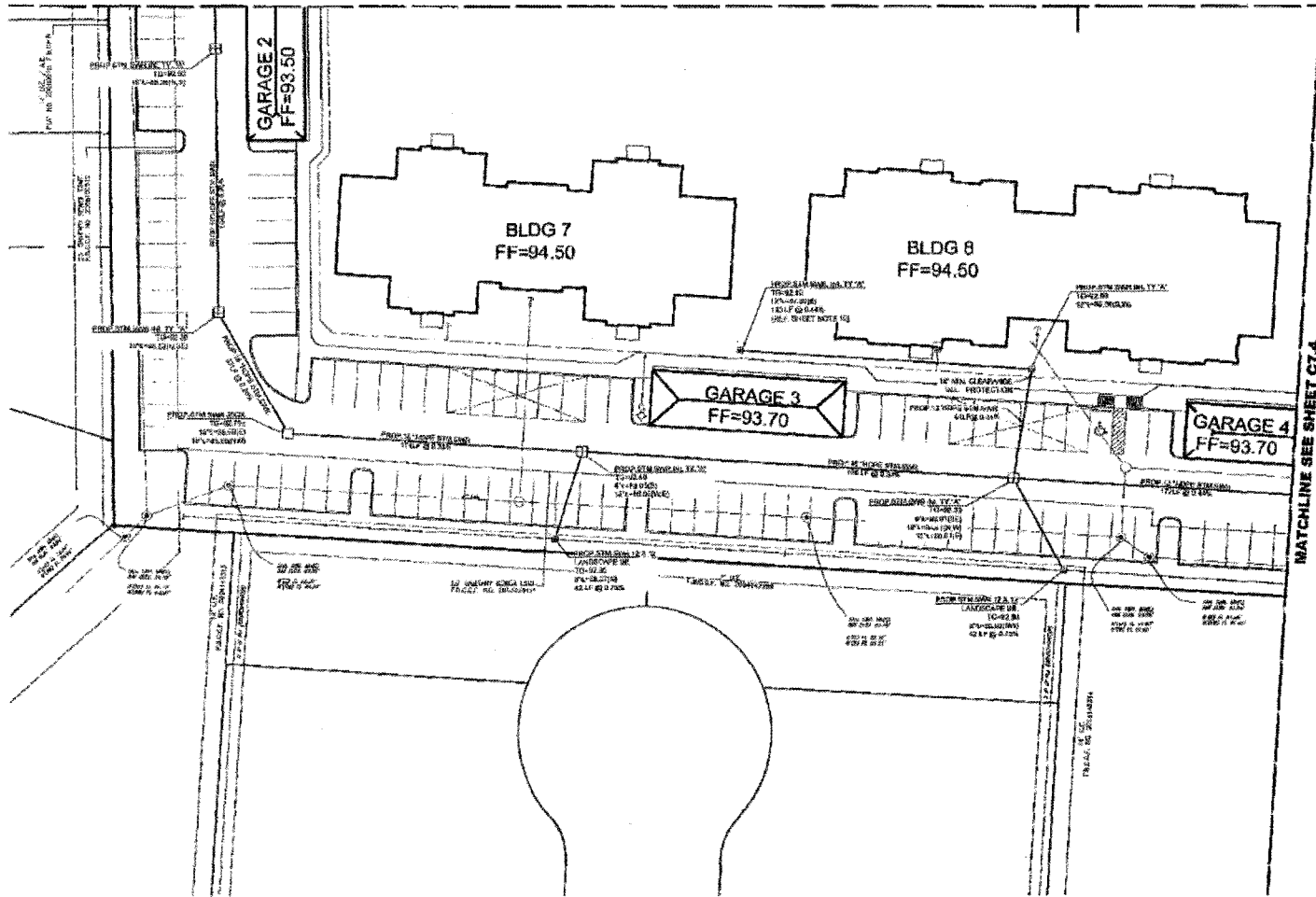
ENCORE GRAND MISSION
STORM SEWER LAYOUT
(SHEET 4 OF 4)

SCALE: 1" = 10'-0"

SHEET
C7.1 OF C15.0

MATCHLINE SEE SHEET C7.1

MATCHLINE SEE SHEET C7.2



1. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. ALL STORM SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
 - b. ALL STORM SEWER LINES SHALL BE 4" MIN. COVER UNLESS OTHERWISE SPECIFIED.
 - c. ALL STORM SEWER LINES SHALL BE 10% SLOPE UNLESS OTHERWISE SPECIFIED.
 - d. ALL STORM SEWER LINES SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
2. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. ALL STORM SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
 - b. ALL STORM SEWER LINES SHALL BE 4" MIN. COVER UNLESS OTHERWISE SPECIFIED.
 - c. ALL STORM SEWER LINES SHALL BE 10% SLOPE UNLESS OTHERWISE SPECIFIED.
 - d. ALL STORM SEWER LINES SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
3. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. ALL STORM SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
 - b. ALL STORM SEWER LINES SHALL BE 4" MIN. COVER UNLESS OTHERWISE SPECIFIED.
 - c. ALL STORM SEWER LINES SHALL BE 10% SLOPE UNLESS OTHERWISE SPECIFIED.
 - d. ALL STORM SEWER LINES SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. ALL STORM SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
 - b. ALL STORM SEWER LINES SHALL BE 4" MIN. COVER UNLESS OTHERWISE SPECIFIED.
 - c. ALL STORM SEWER LINES SHALL BE 10% SLOPE UNLESS OTHERWISE SPECIFIED.
 - d. ALL STORM SEWER LINES SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.

BENCHMARKS
 1. ALL BENCHMARKS SHALL BE 1" DIA. REBAR SET IN CONCRETE AT LEAST 4" BELOW FINISHED GRADE.
 2. ALL BENCHMARKS SHALL BE 1" DIA. REBAR SET IN CONCRETE AT LEAST 4" BELOW FINISHED GRADE.
 3. ALL BENCHMARKS SHALL BE 1" DIA. REBAR SET IN CONCRETE AT LEAST 4" BELOW FINISHED GRADE.
 4. ALL BENCHMARKS SHALL BE 1" DIA. REBAR SET IN CONCRETE AT LEAST 4" BELOW FINISHED GRADE.
 5. ALL BENCHMARKS SHALL BE 1" DIA. REBAR SET IN CONCRETE AT LEAST 4" BELOW FINISHED GRADE.

FLOOD PLAN NOTE
 1. ALL FLOOD PLANS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION AND REDUCTION ACT).
 2. ALL FLOOD PLANS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION AND REDUCTION ACT).
 3. ALL FLOOD PLANS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION AND REDUCTION ACT).
 4. ALL FLOOD PLANS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION AND REDUCTION ACT).
 5. ALL FLOOD PLANS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT (FLOOD DAMAGE PREVENTION AND REDUCTION ACT).

UTILITY LINE SYMBOL LEGEND

Symbol	Utility Line
Symbol	Utility Line
Symbol	Utility Line
Symbol	Utility Line
Symbol	Utility Line

SHARED UTILITY NOTES

1. ALL UTILITY LINES SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE UTILITY LINES ACT (UTILITY LINES ACT).
2. ALL UTILITY LINES SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE UTILITY LINES ACT (UTILITY LINES ACT).
3. ALL UTILITY LINES SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE UTILITY LINES ACT (UTILITY LINES ACT).
4. ALL UTILITY LINES SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE UTILITY LINES ACT (UTILITY LINES ACT).
5. ALL UTILITY LINES SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE UTILITY LINES ACT (UTILITY LINES ACT).

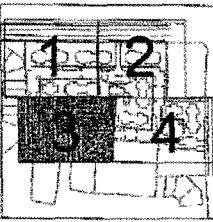
REV	DESCRIPTION	DATE
01	ISSUE FOR PERMIT	09/25/2014
02	REVISED PERMIT SET	11/02/2014
03	PERMITS SUBMITTED	04/22/2015
04	PERMITS APPROVED	06/01/2015



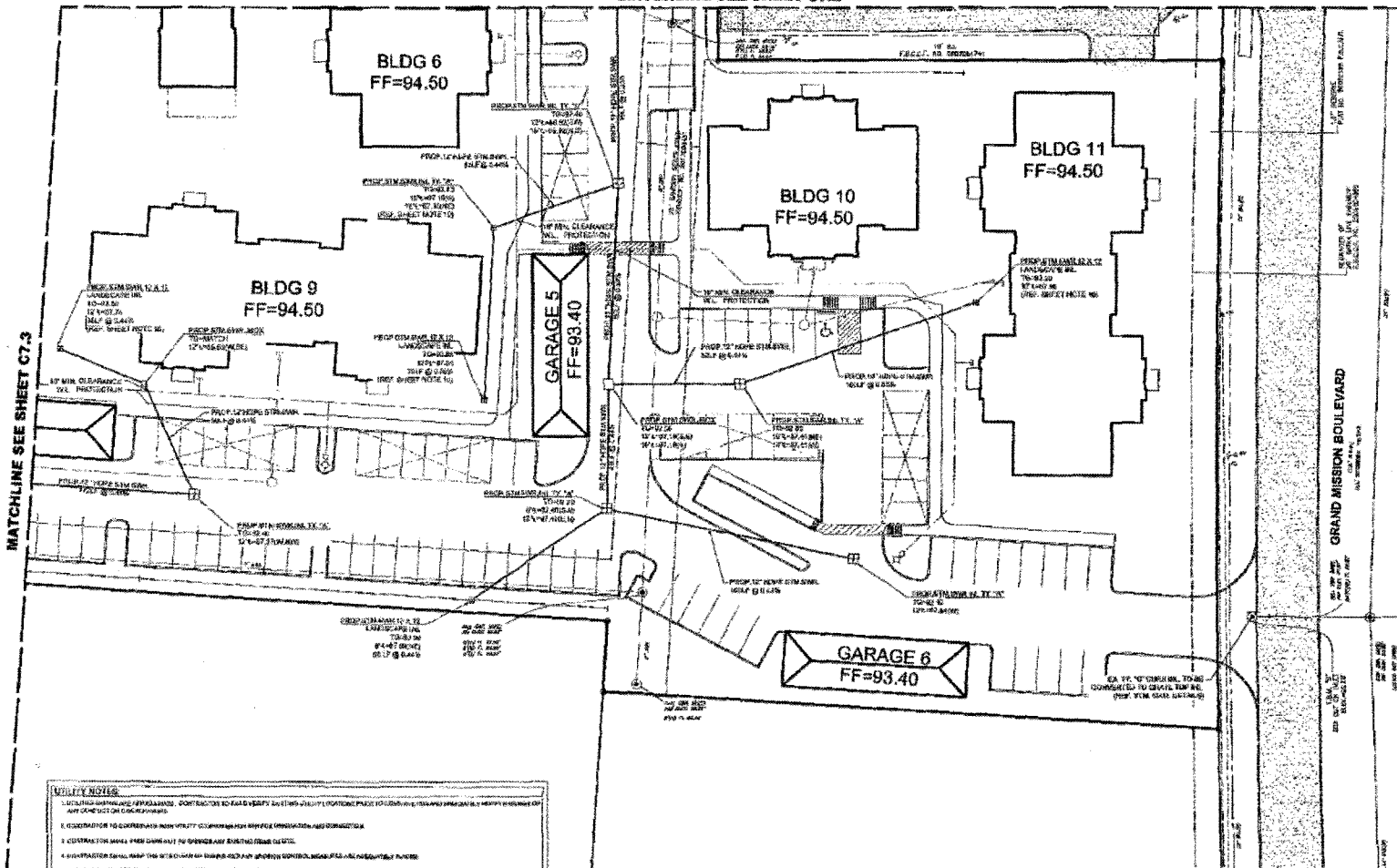
WGA
 WARD, GRAY & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 1300 West Loop West, Suite 1000
 Houston, Texas 77028
 Telephone: 713.771.1100

**ENCORE GRAND MISSION
 STORM SEWER LAYOUT
 (SHEET 3 OF 4)**

SHEET
 C7.3 of C15.0



MATCHLINE SEE SHEET C7.2



REVISIONS:
 ALL CHANGES TO THIS PLAN SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

FLOOD PLAN NOTE:
 FLOODING INFORMATION IS BASED ON THE FLOODING INFORMATION PROVIDED BY THE FLOODING AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

SHEET NOTES:
 ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/26/2014
2	REVISED FOR SET	11/07/2014
3	FOR 2ND SUBMITTAL	04/22/2015
4	FOR ENCLOSURE SUBMITTAL	08/01/2015

APPROVED: *[Signature]*
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 NO. 12345
 EXPIRES: 12/31/2016

WGA
 WARD, GRYP & ASSOCIATES, L.P.
 CIVIL ENGINEERING
 10000 WEST 10TH STREET, SUITE 100
 DALLAS, TEXAS 75243
 (214) 343-1234

ENCORE GRAND MISSION
STORM SEWER LAYOUT
(SHEET 4 OF 4)

DATE	BY	CHECKED
11/07/2014	MBT	MBT

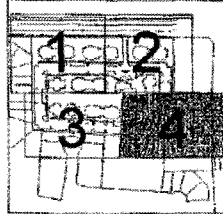
SCALE: AS SHOWN
 SHEET C7.4 OF C15.0

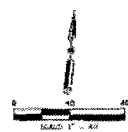
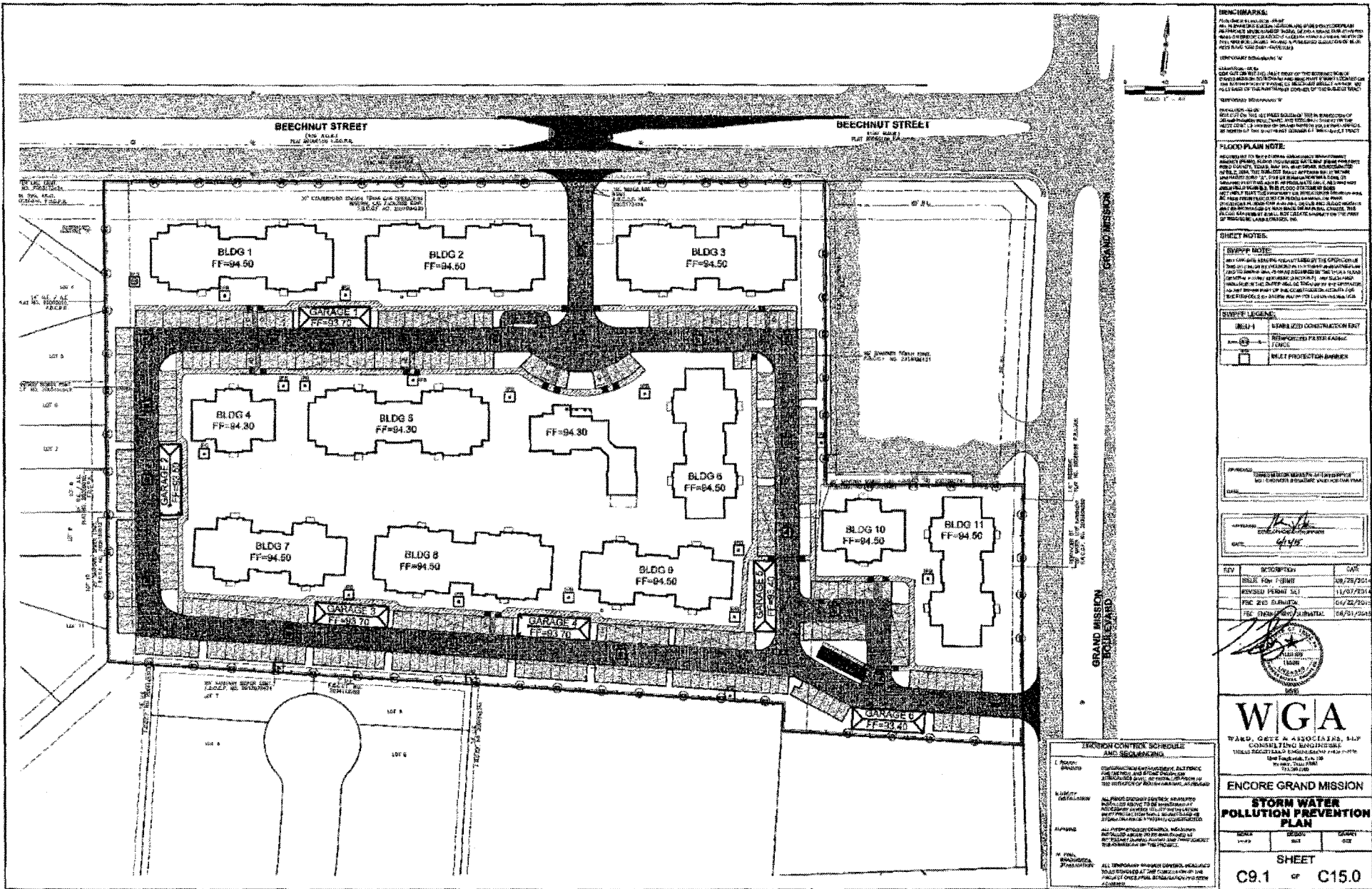
UTILITY NOTES:

1. UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. CONSTRUCTION TO CORRECT ANY DISCREPANCIES BETWEEN RECORD DRAWINGS AND FIELD SURVEY DATA SHALL BE THE RESPONSIBILITY OF THE USER OF THIS INFORMATION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
6. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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12. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ENCORE GRAND MISSION UTILITY NOTES:

1. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
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12. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.





BENCHMARKS:
 THIS SHEET IS A PART OF A SET OF PLANS FOR THE ENCOURAGE GRAND MISSION PROJECT. THE BENCHMARKS SHOWN ON THIS SHEET ARE THE BENCHMARKS FOR THE PROJECT. THE BENCHMARKS ARE THE BENCHMARKS FOR THE PROJECT. THE BENCHMARKS ARE THE BENCHMARKS FOR THE PROJECT.

FLOOD PLAN NOTE:
 ALL FLOOD PLANS SHALL BE IN ACCORDANCE WITH THE FLOOD PLANS OF THE STATE OF TEXAS. THE FLOOD PLANS SHALL BE IN ACCORDANCE WITH THE FLOOD PLANS OF THE STATE OF TEXAS. THE FLOOD PLANS SHALL BE IN ACCORDANCE WITH THE FLOOD PLANS OF THE STATE OF TEXAS.

SHEET NOTES:
 ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STATE OF TEXAS. THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STATE OF TEXAS. THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STATE OF TEXAS.

SWEEP LEGEND:

BLDG 1	STANDARD CONSTRUCTION ERT
BLDG 2	REINFORCED CONCRETE
BLDG 3	REINFORCED CONCRETE
BLDG 4	REINFORCED CONCRETE

CONTRACTOR: WGA
DATE: 4/15/2014

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/28/2014
2	REVISED PERMIT SET	11/07/2014
3	PER ZONING DEPARTMENT	04/22/2015
4	PER ZONING DEPARTMENT	08/01/2015



WGA
 WARD, GEE & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 11000 WESTHEIMER BOULEVARD, SUITE 1000
 HOUSTON, TEXAS 77042

**ENCORE GRAND MISSION
 STORM WATER
 POLLUTION PREVENTION
 PLAN**

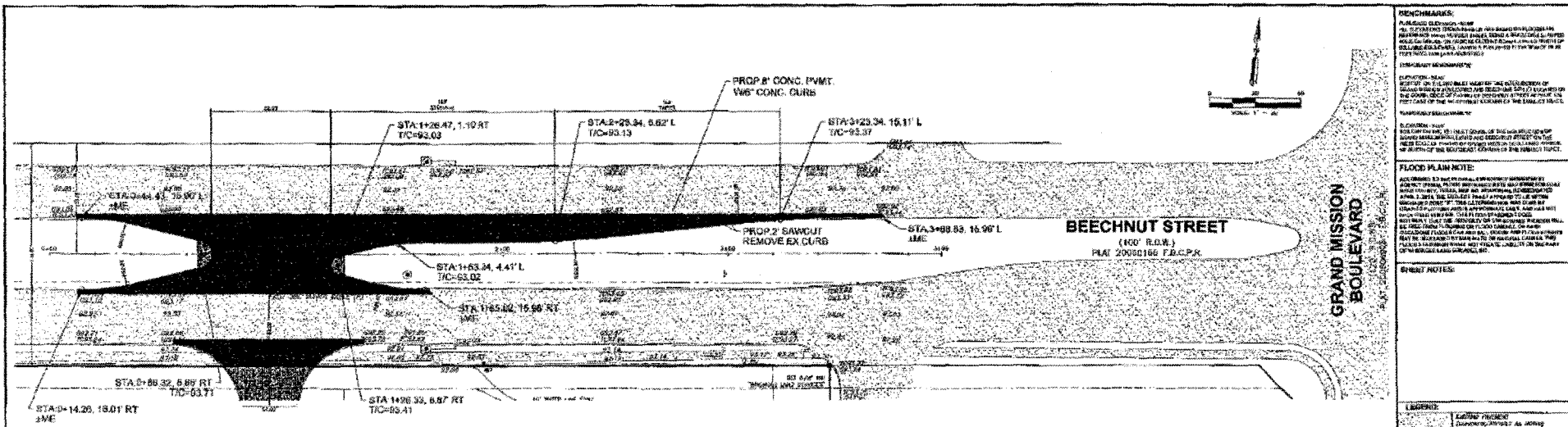
SHEET
 C9.1 OF C15.0

**VIOLATION CONTROL SCHEDULE
 AND SEQUENCING**

1. EROSION CONTROL:
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

2. SEDIMENT CONTROL:
 ALL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

3. POLLUTION PREVENTION:
 ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE POLLUTION PREVENTION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



BENCHMARKS:
 ALL BENCH MARKS SHOWN ON THIS PLAN SHALL BE USED TO CONTROL THE POSITION OF ALL POINTS SHOWN THEREON. THE BENCH MARKS SHOWN ON THIS PLAN SHALL BE USED TO CONTROL THE POSITION OF ALL POINTS SHOWN THEREON. THE BENCH MARKS SHOWN ON THIS PLAN SHALL BE USED TO CONTROL THE POSITION OF ALL POINTS SHOWN THEREON.

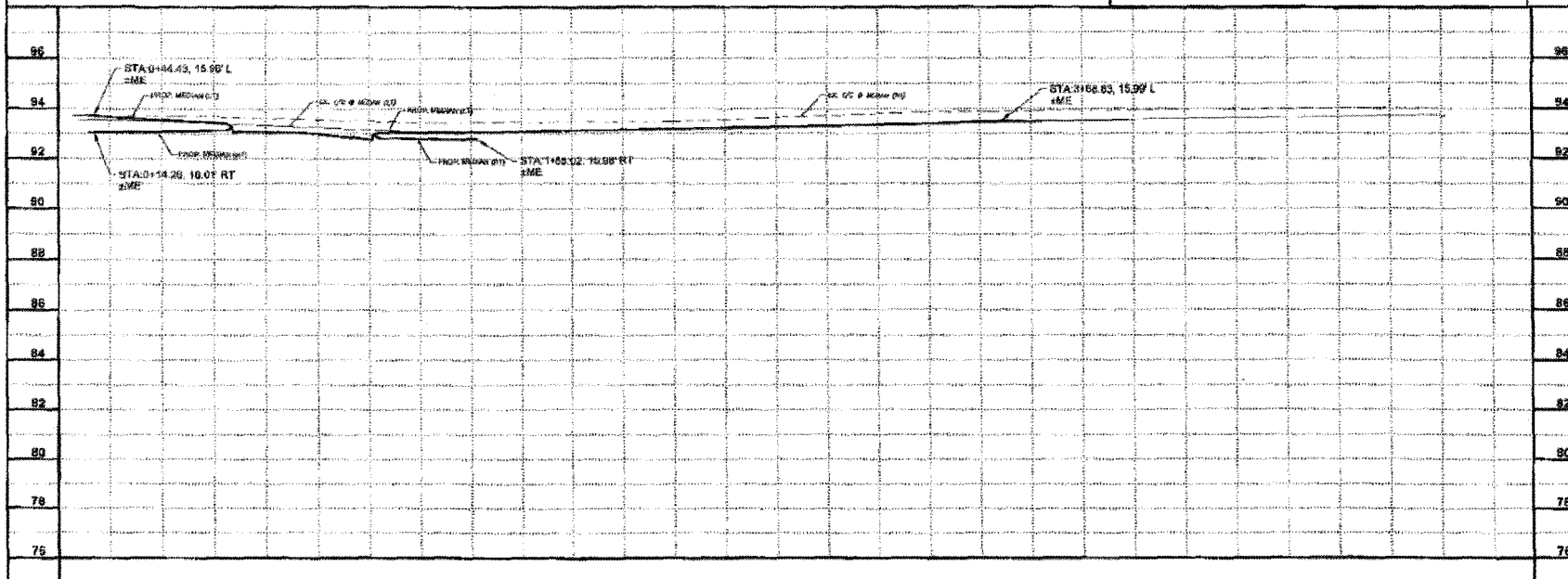
FLOOD PLAN NOTE:
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLOOD CONTROL DISTRICT'S REQUIREMENTS. THE FLOOD CONTROL DISTRICT'S REQUIREMENTS SHALL BE USED TO CONTROL THE POSITION OF ALL POINTS SHOWN THEREON.

LEGEND:

[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED CONCRETE MEDIAN
[Symbol]	PROPOSED CONCRETE MEDIAN
[Symbol]	PROPOSED CONCRETE MEDIAN

NOTIFICATION REQUIRED PRIOR TO WORK IN THE HIGHWAY:
 A NOTIFICATION OF CONSTRUCTION IN FRONT OF ANY PERMIT SHALL BE REQUIRED BY THE PROPOSED WORK IN THIS PROJECT COUNTY AND STATE. PERMIT ONLY BE FILED AT THE TIME PERMITTED FOR ROAD WORK. SEE ENCL. 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROFILE - LEFT TURN LANE & MEDIAN MODIFICATIONS



APPROVED:

[Signature]
 DATE: 08/11/2011

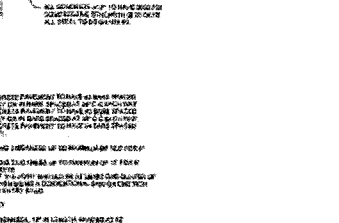
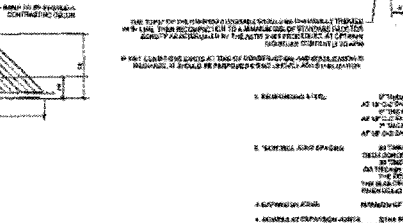
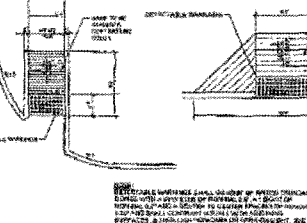
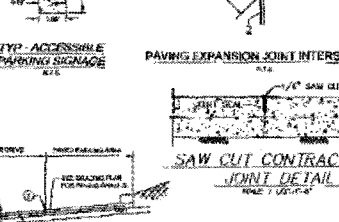
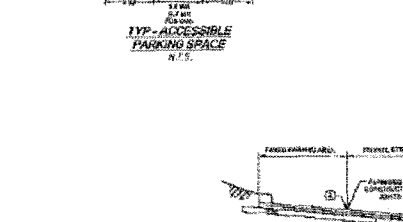
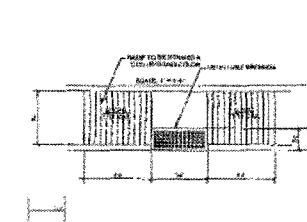
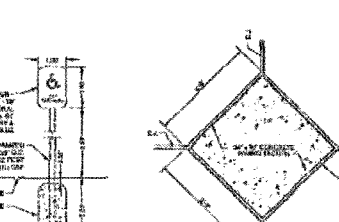
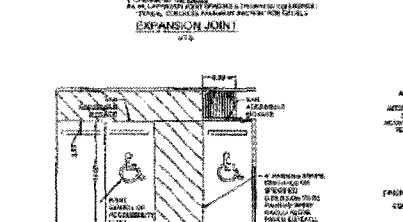
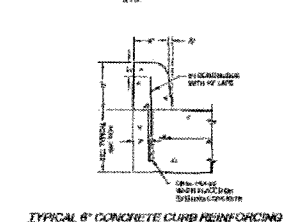
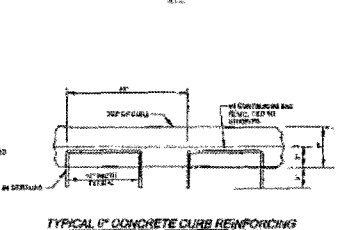
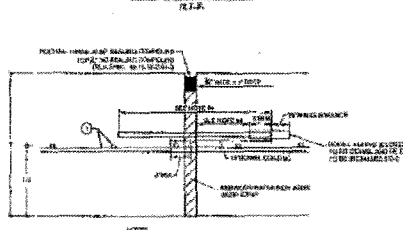
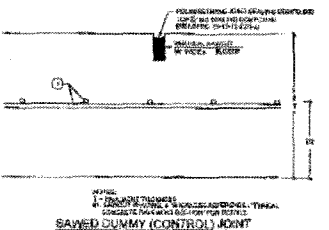
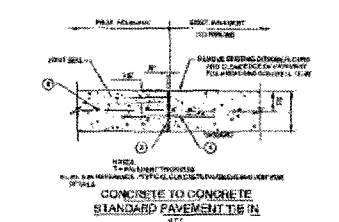
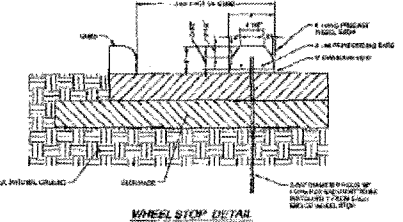
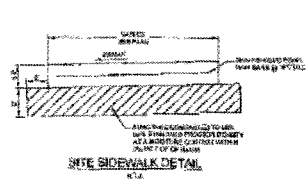
REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/25/2011
2	PROPOSED PERMIT SET	11/07/2011
3	FOR THE SUBMITTAL	04/22/2012
4	FOR ENCLOSURE SUBMITTAL	08/01/2012

W/G/A
 WARD, GREEK & ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 10000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.751.1000

ENCORE GRAND MISSION

LEFT TURN LANE

SHEET
 C10.0 OF C15.0



GENERAL NOTES FOR SIDEWALKS AND DRIVEWAYS

1. SAW CUT EXPANSION JOINTS AS SHOWN AND BRUSH OUT CURB FROM BEHINDING TO END OF PROPOSED SIDEWALK.
2. SAW CUT EXPANSION JOINTS A MINIMUM OF 10' AWAY FROM CURB TO END OF DRIVEWAY AND BRUSH OUT TO EXISTING EXTERIOR SIDEWALK PAVEMENT.
3. CURB AND DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS 'A' STRUCTURAL, (REFER TO SPECIFICATIONS) WITH A MINIMUM OF 4" THICKNESS. THE CURB FINISH SHALL BE AS SHOWN IN DRAWING. FINISH SHALL BE AS SHOWN IN DRAWING.
4. PLACE AND CURB WITH 4" CLEAN SAND FILL.
5. FINISH DRIVEWAY WITH 4" CLEAN SAND FILL.
6. PROPOSED DRIVEWAY FINISHING SHALL BE TO BE TO EXISTING DRIVEWAY FINISHING WITH A MINIMUM LAP OF 12" MINIMUM.
7. PROPOSED DRIVEWAY FINISHING SHALL BE TO BE AS SHOWN IN DRAWING WITH A MINIMUM LAP OF 12" MINIMUM WITH A MINIMUM LAP OF 12" MINIMUM.
8. PROPOSED DRIVEWAY FINISHING SHALL BE TO BE AS SHOWN IN DRAWING WITH A MINIMUM LAP OF 12" MINIMUM WITH A MINIMUM LAP OF 12" MINIMUM.
9. PROPOSED DRIVEWAY FINISHING SHALL BE TO BE AS SHOWN IN DRAWING WITH A MINIMUM LAP OF 12" MINIMUM WITH A MINIMUM LAP OF 12" MINIMUM.
10. PROPOSED DRIVEWAY FINISHING SHALL BE TO BE AS SHOWN IN DRAWING WITH A MINIMUM LAP OF 12" MINIMUM WITH A MINIMUM LAP OF 12" MINIMUM.

CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA

DATE: 01/14/14
APPROVED: L. HODGSON
DATE: 01/14/14

REVISIONS:
DATE: 01/14/14
BY: L. HODGSON

FORT BEND COUNTY ENGINEERING DEPARTMENT

GENERAL NOTES FOR SIDEWALKS AND DRIVEWAYS

1. SAW CUT EXPANSION JOINTS AS SHOWN AND BRUSH OUT CURB FROM BEHINDING TO END OF PROPOSED SIDEWALK.
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CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA

DATE: 01/14/14
APPROVED: L. HODGSON
DATE: 01/14/14

REVISIONS:
DATE: 01/14/14
BY: L. HODGSON

FORT BEND COUNTY ENGINEERING DEPARTMENT

BENCHMARKS:

ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT. ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT. ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT.

FLOOD PLAN NOTE:

ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT. ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT. ALL ELEVATIONS ARE TO THE FINISH SURFACE OF THE PAVEMENT.

SHEET NOTES:

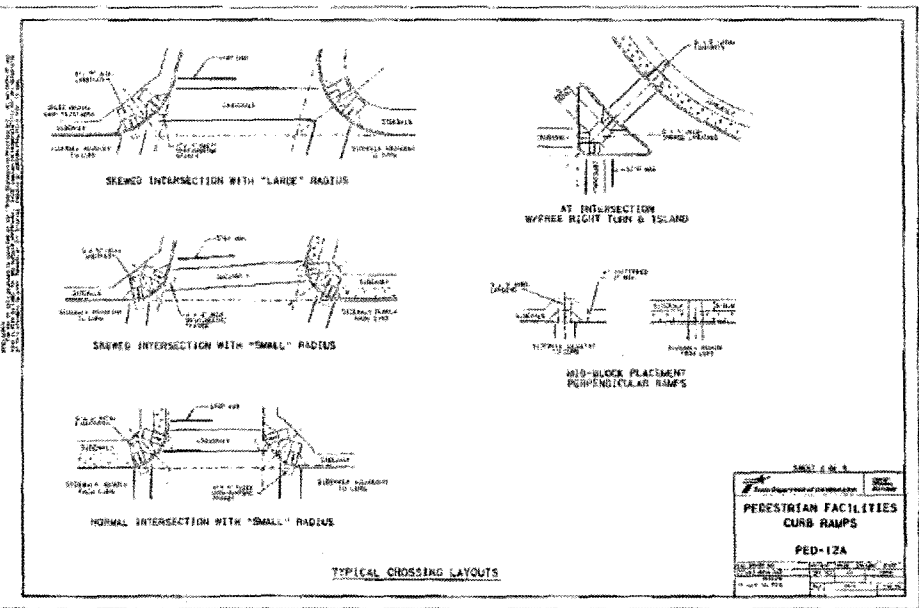
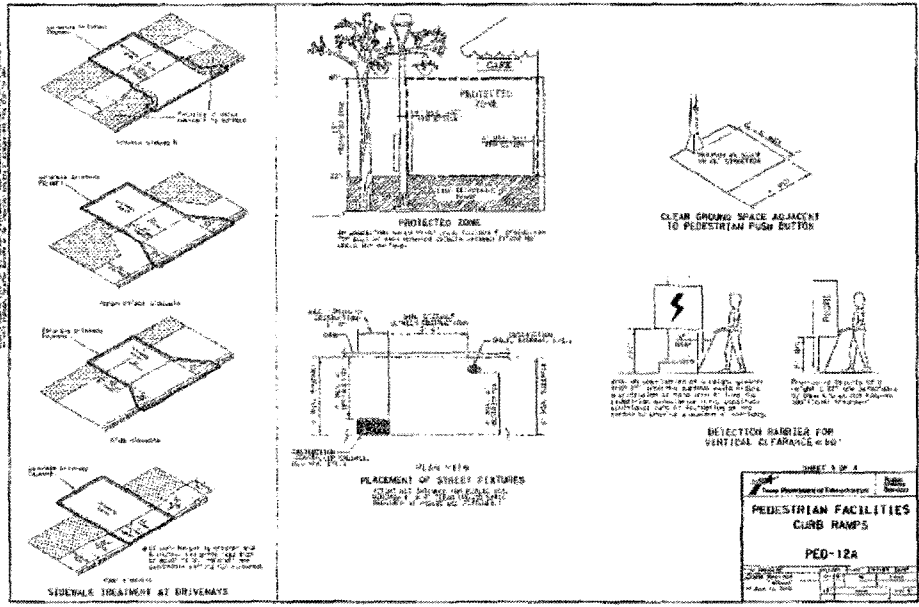
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W/G/A
WARD, GUY & ASSOCIATES, LLP
CONSULTING ENGINEERS
TEXAS PROFESSIONAL ENGINEERING: 11891-A
610 N. UNIVERSITY, SUITE 100
HOUSTON, TEXAS 77005
PHONE: 281.291.1100
FAX: 281.291.1101

ENCORE GRAND MISSION

PAVING DETAILS (SHEET 1 OF 3)

SHEET
C12.1 OF C15.0



REVISIONS:
 ALL CORRECTIONS TO THIS SHEET SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE. THE ORIGINAL SHEET SHALL BE KEPT ON FILE FOR THE LIFE OF THE PROJECT. THE ENGINEER'S SIGNATURE AND SEAL SHALL BE PLACED ON THE SHEET WITH THE REVISIONS.

EXPLANATIONS:
 1. ALL CORRECTIONS TO THIS SHEET SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE. THE ORIGINAL SHEET SHALL BE KEPT ON FILE FOR THE LIFE OF THE PROJECT. THE ENGINEER'S SIGNATURE AND SEAL SHALL BE PLACED ON THE SHEET WITH THE REVISIONS.

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PLANS PLAN NOTE:
 ALL CORRECTIONS TO THIS SHEET SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE. THE ORIGINAL SHEET SHALL BE KEPT ON FILE FOR THE LIFE OF THE PROJECT. THE ENGINEER'S SIGNATURE AND SEAL SHALL BE PLACED ON THE SHEET WITH THE REVISIONS.

SHEET NOTES:

APPROVED:
 [Signature]
 PEDESTRIAN FACILITIES ENGINEER

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09/29/2014
2	REVISED PERMIT SET	11/18/2014
3	FOR PERMIT SUBMITTAL	04/22/2015
4	FOR ENFORCEMENT SUBMITTAL	04/22/2015

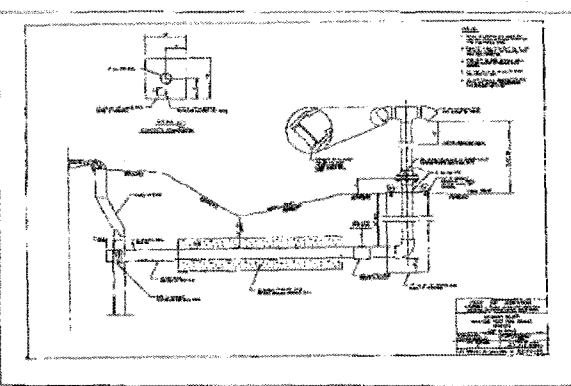
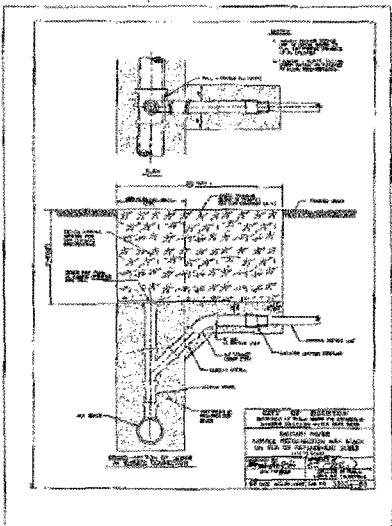
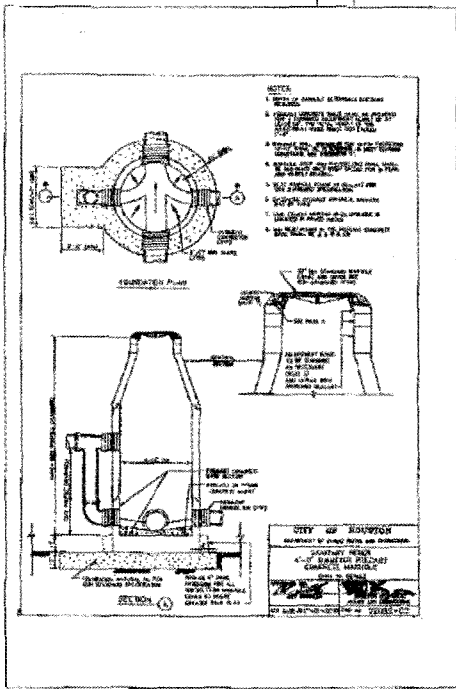
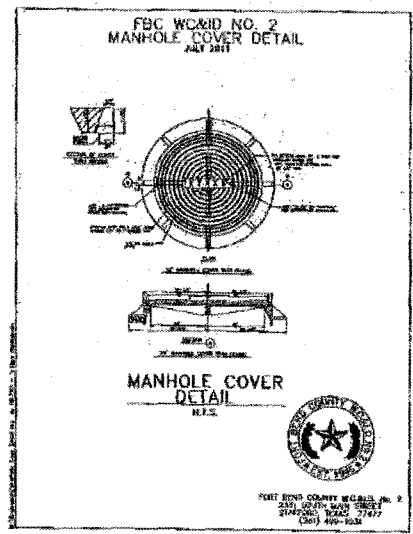
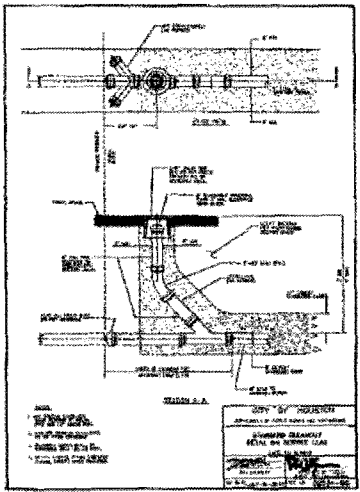
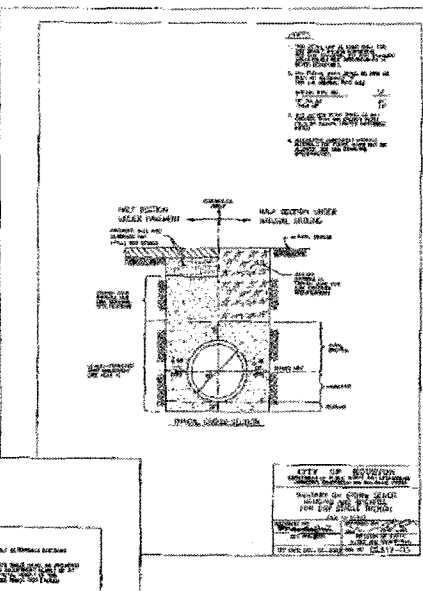
WGA
 WARD, GRYK & ASSOCIATES, LLP
 CONSULTING ENGINEERS
 1200 W. 11TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 (303) 733-1100

ENCORE GRAND MISSION

PAVING DETAILS (SHEET 3 OF 3)

DATE	ISSUE	ISSUE
11/18/2014	11/18/2014	11/18/2014

SHEET
 C12.3 OF C15.0



BENCHMARKS:

PLEASE REFER TO THE BENCHMARKS LISTED ON THE BENCH MARK SHEET FOR THE LOCATION OF THE BENCHMARKS. THE BENCHMARKS ARE TO BE USED TO LOCATE THE CENTERLINE OF THE SANITARY SEWER LINE. THE BENCHMARKS ARE TO BE USED TO LOCATE THE CENTERLINE OF THE SANITARY SEWER LINE. THE BENCHMARKS ARE TO BE USED TO LOCATE THE CENTERLINE OF THE SANITARY SEWER LINE.

FLOOD PLAN NOTE:

CONSTRUCTION OF THIS SANITARY SEWER LINE SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (FLOOD CONTROL ACT) AND THE FLOOD CONTROL ACT OF 1954 (FLOOD CONTROL ACT). THE FLOOD CONTROL ACT OF 1973 (FLOOD CONTROL ACT) AND THE FLOOD CONTROL ACT OF 1954 (FLOOD CONTROL ACT) REQUIRE THAT ALL NEW CONSTRUCTION BE BUILT TO RESIST FLOODING TO THE EXTENT OF THE FLOOD CONTROL ACT.

SHEET NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

2. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE CITY OF HOUSTON.

APPROVED: [Signature]
 DATE: 6/15/15

REV: [Table with columns: REV, DESCRIPTION, DATE]

REV: [Table with columns: REV, DESCRIPTION, DATE]



W|G|A
 WARD, GREY & ASSOCIATES, L.P.
 ENGINEERING AND ARCHITECTURE
 1100 WEST 19TH STREET, SUITE 1100
 HOUSTON, TEXAS 77002
 (713) 865-1100

ENCORE GRAND MISSION

**SANITARY SEWER
 DETAILS**

SCALE: 1/4" = 1'-0"

SHEET: 604

C13.0 of C15.0

