

**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov



Right of Way Permit



Commercial Driveway Permit

Permit No: 2017-11668

Applicant: Beck-Ford Construction, LLC

Job Location Site: 5530 Long Prairie Trace, Richmond, , TX 77407

Bond No. ██████ **Date of Bond:** 2/8/2017 **Amount:** \$5,000.00

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 portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 28th day of February, 2017, Upon Motion of Commissioner Morales, 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.

Signature

Presented to Commissioners Court and approved.

By: Charles O. Ay

Date Recorded 3-10-17 Comm. Court No. 14R

for County Engineer

Clerk of Commissioners Court

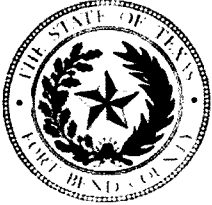
N/A

By: _____

By: Aronda Wilkes

Drainage District Engineer/Manager

Deputy



**PERMIT APPLICATION REVIEW FORM FOR
CABLE, CONDUIT, AND POLE LINE ACTIVITY
IN FORT BEND COUNTY**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytexas.gov

☐

Right of Way Permit

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Commercial Driveway Permit

Permit No: 2017-11668

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

X
X
X

a. Name of road, street, and/or drainage ditch affected.

b. Vicinity map showing course of directions

c. Plans and specifications

(2) BOND:

☐

County Attorney, approval when applicable.

☐

Perpetual bond currently posted.

Bond No:

Amount:

☒

Performance bond submitted.

Bond No:

Amount: \$5,000.00

☐

Cashier's Check

Check No:

Amount:

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

We have reviewed this project and agree it meets minimum requirements.

Charles O. Al

Permit Administrator

2/21/17

Date

32



**PERPETUAL BOND COVERING CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS
(AUTHORIZED)**

BOND NO. [REDACTED]
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Beck-Ford Construction, LLC whose address is
6750 Mayard Rd Houston, TX 77041 as Principal,
and SureTec Insurance Company, a Corporation existing under and by virtue of
the laws of the State of Texas and authorized to do an indemnifying business in the State
of Texas, and whose principal office is located at 1330 Post Oak Blvd., Suite 1100 Houston, TX 7, whose
officer residing in the State of Texas, authorized to accept service in all suits and actions brought
within said State is Steven D. Nelson and whose address is 9737 Great Hills Trail, Suite 320, Austin, TX 78759,
hereinafter called the Surety, are 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 Five Thousand Dollars
(\$ 5,000.00) current, lawful money of the United States 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 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.

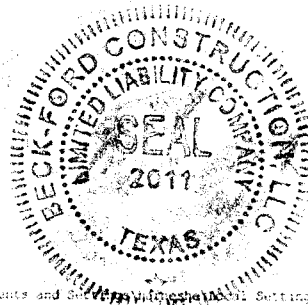
AND WHEREAS, the principal desires to provide Fort Bend County with a perpetual
bond covering all such cable, conduit and/or pole line activity;

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, constructing,
maintaining and/or repair of cables, conduits and/or pole lines) in, under, across and/or along
roads, streets and highways 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 8th day of February, 2017.



Beck-Ford Construction, LLC
PRINCIPAL

BY

SureTec Insurance Company
SURETY

BY

K. Scott Miller
K. Scott Miller Attorney in Fact

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

K. Scott Miller

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Principal: Beck-Ford Construction, LLC
Obligee: Fort Bend County Judge
Amount: \$ 5,000.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 21st day of March, A.D. 2013.

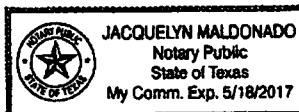


SURETEC INSURANCE COMPANY

By: 
 John Knox Jr., President

State of Texas SS:
 County of Harris

On this 21st day of March, A.D. 2013 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




 Jacquelyn Maldonado, Notary Public
 My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 8th day of February, 2017, A.D.


 M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
 For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

SureTec Insurance Company

THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

March 09, 2017 02:47:36 PM

FEE: \$0.00 SB
BOND

2017025169



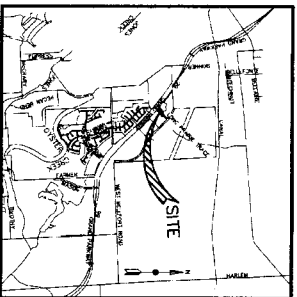
(FOR)

LONG PRAIRIE TRACE AT GRAND PARKWAY
RICHMOND, FORT BEND COUNTY, TEXAS
(SOUTH EAST CORNER)

**PROPOSED PRIVATE ONSITE WATER, SANITARY SEWER,
STORM SEWER AND PAYING TO SERVE TWO PROPOSED
SHOPPING CENTERS**

DATE: DECEMBER, 2016 JOB NO: 0416-3739

SHEET INDEX	
SHT.	DESCRIPTION
C1	PROJECT COVER SHEET & INDEX
C2-A	PRELIMINARY SHEET
C3-A	PLAN
C3-B	PAVING AND DRAINAGE PLAN TRACT A
C4	PLAN
C5	DRAINAGE AREA MAP
C6	STORM WATER POLLUTION PREVENTION PLAN
C7	PLAN
C8	DRILL DETAILS (2 OF 3)
C9	DRILL DETAILS (3 OF 3) [NOT CHAB DETAILS]
C10	STORM WATER POLLUTION PREVENTION PLAN DETAILS
C11	PLAN
C12	TRAFFIC CONTROL PLAN



VICINITY MAP
MIS
KEY MAP NO. 525 V
ZIP CODE: 77407

DESIGN ENGINEER:
REKHA ENGINEERING INC.



AND LAND SURVEYORS
5301 HOLLISTER, SUITE 190
HOUSTON, TEXAS 77040
PHONE: 713-883-6080/81
FAX: 713-883-6086
EMAIL: rebel@earthlink.net
WEBSITE: www.rebelengineering.com
CONTRACT: JOHN H. ENGLISH SR. VICE PRESIDENT
TYPE NO. F-3712
TITLE: No. 10133900

© COPYRIGHT 2016
SURVEYED BY: REKHA ENGINEERING, INC.

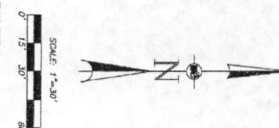


12-27-61

[illegible]

KILLBUCK COUNTY ENGINEER
 ENGINEER *Paul Shugart, P.E.*
For *Reviewed by* *Submitted* *P.E.*
 DATE *1/6/17*
 THESE SIGNATURES ARE VOID IF CONSTRUCTION
 HAS NOT COMMENCED IN (1) YEAR FROM DATE
 OF APPROVAL.
 APPROVED *[Signature]*
 Deputizing Coordinator
 DATE *1/16/17*

SHEET NO.

1856 N. RAILROAD SURVEY, ABSTRACT NO. 353

GENERAL NOTES

- [illegible]

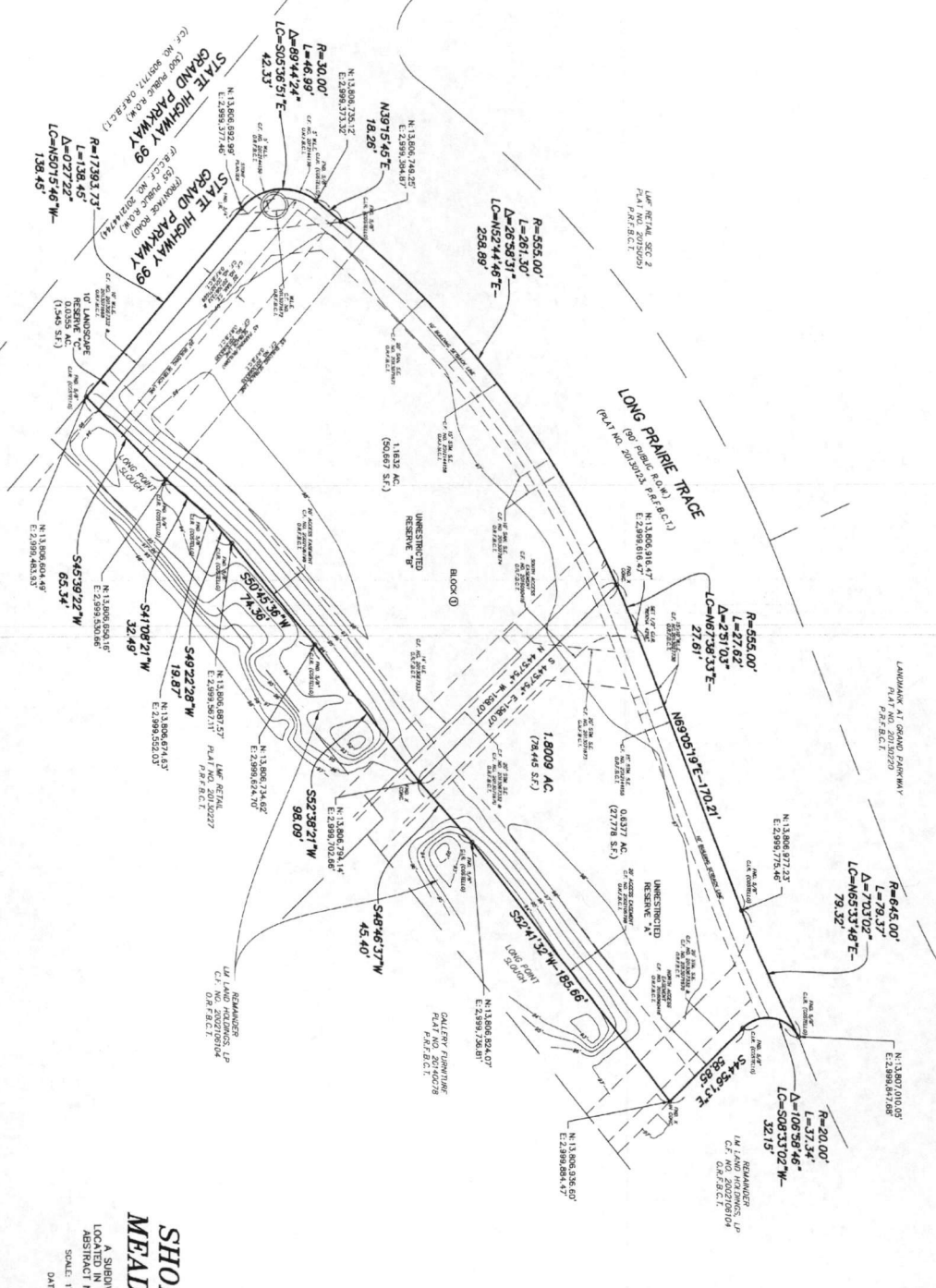


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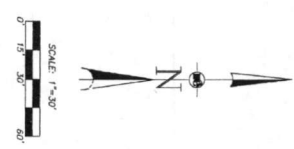
REKHA ENGINEERING INC.

ENGINEERING, SCIENTIFIC & TECHNICAL SERVICES

101, 102, 103, 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,



VICINITY MAP
N.T.S.
KEYMAP - 525W



A SUBDIVISION OF 1,800.9 ACRES OF LAND
LOCATED IN THE 1. & G.N. R.R. COMPANY SURVEY,
ABSTRACT NO. 353, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 30' 3 RESERVES 1 BLOCK

DATE PREPARED: DECEMBER 12, 2016

ALE: 1" = 30' 3 RESERVES 1 BLOCK
 DATE PREPARED: DECEMBER 12, 2016

DINNER.

SSZ, LLP
8914 DAFFOIL STREET
HOUSTON, TEXAS 77063
PHONE NO. 713-334-3200

IE
5301 Hollister Street, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081



Fax: 713-895-7686
Job No.: 0416-3739
TBPLS FIRM NO. 10133800
TBPE NO. F-3712

11/01/77 SHEET 1 OF 2

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My Commission Expires _____

By _____
COUNTY CLERK

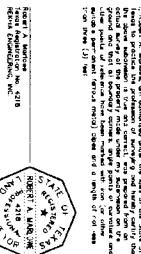
By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK



By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

By _____
COUNTY CLERK

NOTES

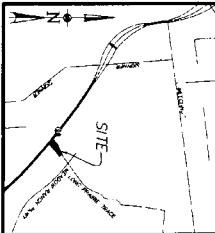
1. The property is located in the City of Dallas, Texas, and is subject to the following restrictions:
2. The property is subject to the following restrictions:
3. The property is subject to the following restrictions:
4. The property is subject to the following restrictions:
5. The property is subject to the following restrictions:
6. The property is subject to the following restrictions:
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16. The property is subject to the following restrictions:
17. The property is subject to the following restrictions:
18. The property is subject to the following restrictions:
19. The property is subject to the following restrictions:
20. The property is subject to the following restrictions:

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.



APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

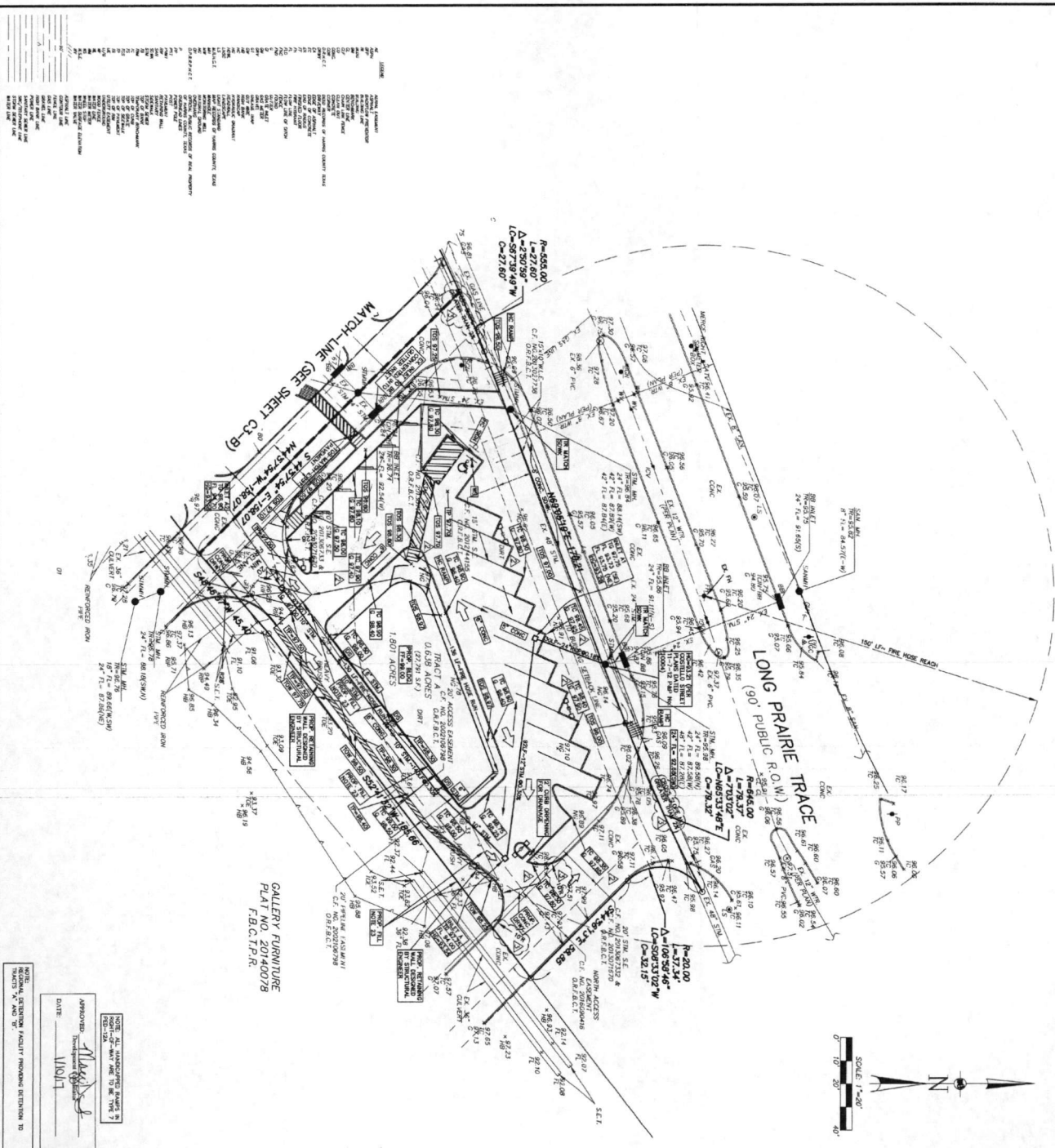
APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

APPROVED BY THE COMMISSIONER OF THE COUNTY OF DALLAS, TEXAS, THIS _____ DAY OF _____, 2016.

SHOPS AT LONG MEADOW TERRACE

REKHA ENGINEERING, INC.
5301 Hollister Street, Suite 190
Houston, Texas 77040
713-885-8080
713-885-7666
FAX: 713-885-7666
JOB NO.: 0416-3739
PROJECT: SHOPPING CENTER
SHEET 2 OF 2

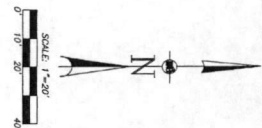


REKHA ENGINEERING INC.
10000 W. 10th Street, Suite 100
Minneapolis, MN 55426
Phone: 612-338-8888
Fax: 612-338-8889
Email: rekha@rekha-engineering.com
Website: www.rekha-engineering.com

LONG PRAIRIE TRACT A
REKHA ENGINEERING INC.
10000 W. 10th Street, Suite 100
Minneapolis, MN 55426
Phone: 612-338-8888
Fax: 612-338-8889
Email: rekha@rekha-engineering.com
Website: www.rekha-engineering.com

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FEMA

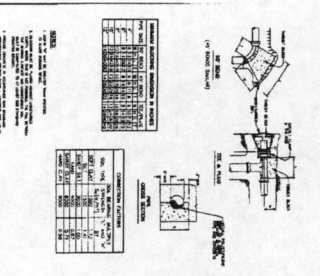
Retaining wall (RW) is to Structural Plane).

removed during construction. The contractor's expense on meeting Standards, if any,

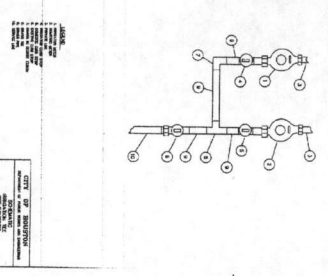
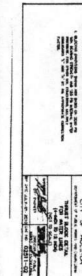
LONG MEADOW SHOPPING
LONG PRAIRIE TRACE @ GRAND PARKWAY

PAVING AND DRAINAGE

APPROVED BY: DNE JOB NO. 3739
CLIENT: WALL & ASSOCIATES



		FIVE-ITEM SCALE				TOTAL	T-Score	T-Score
		1	2	3	4			
1	Very much like me	100	90	80	70	60	50	40
2	Like me	90	80	70	60	50	40	30
3	Neither like nor dislike me	80	70	60	50	40	30	20
4	Dislike me	70	60	50	40	30	20	10
5	Very much dislike me	60	50	40	30	20	10	0



12-27-61

DocId:34262876

LONG MEADOW SHOPPING CENTER
LONG PRAIRIE TRAIL @ GRAND PARKWAY
ROCKMONT, ILLINOIS 77407

REV.	DESCRIPTION	DATE

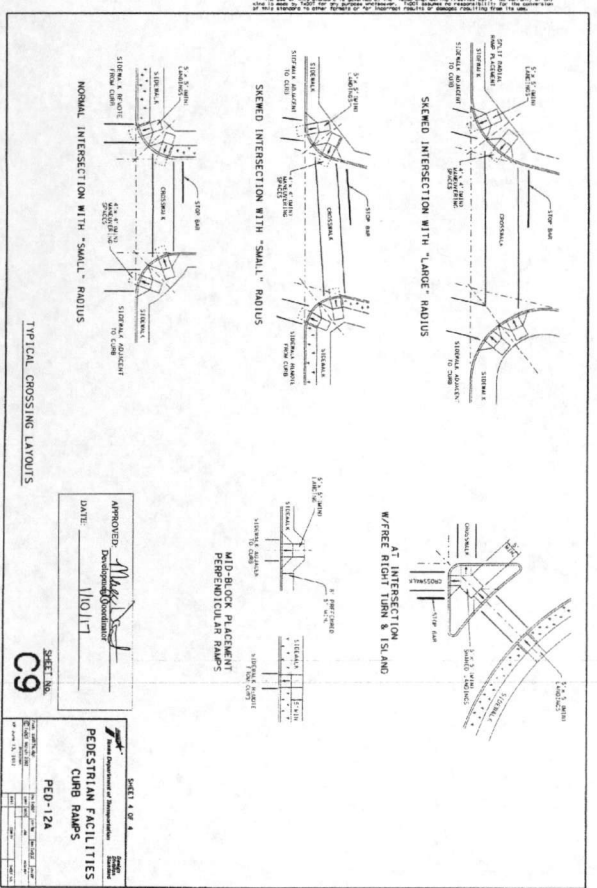
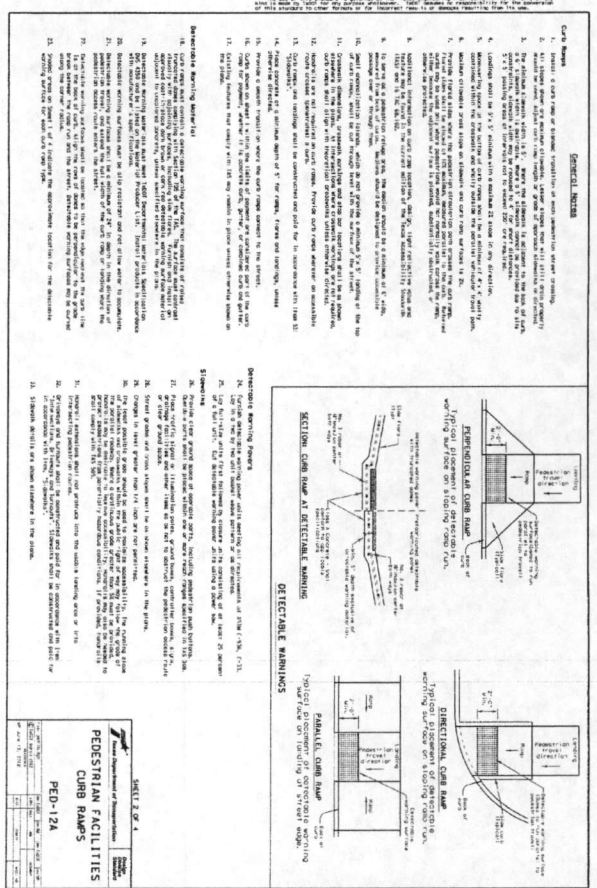
CIVIL DETAILS (1 OF 2)

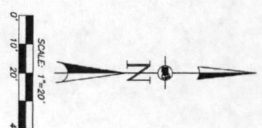
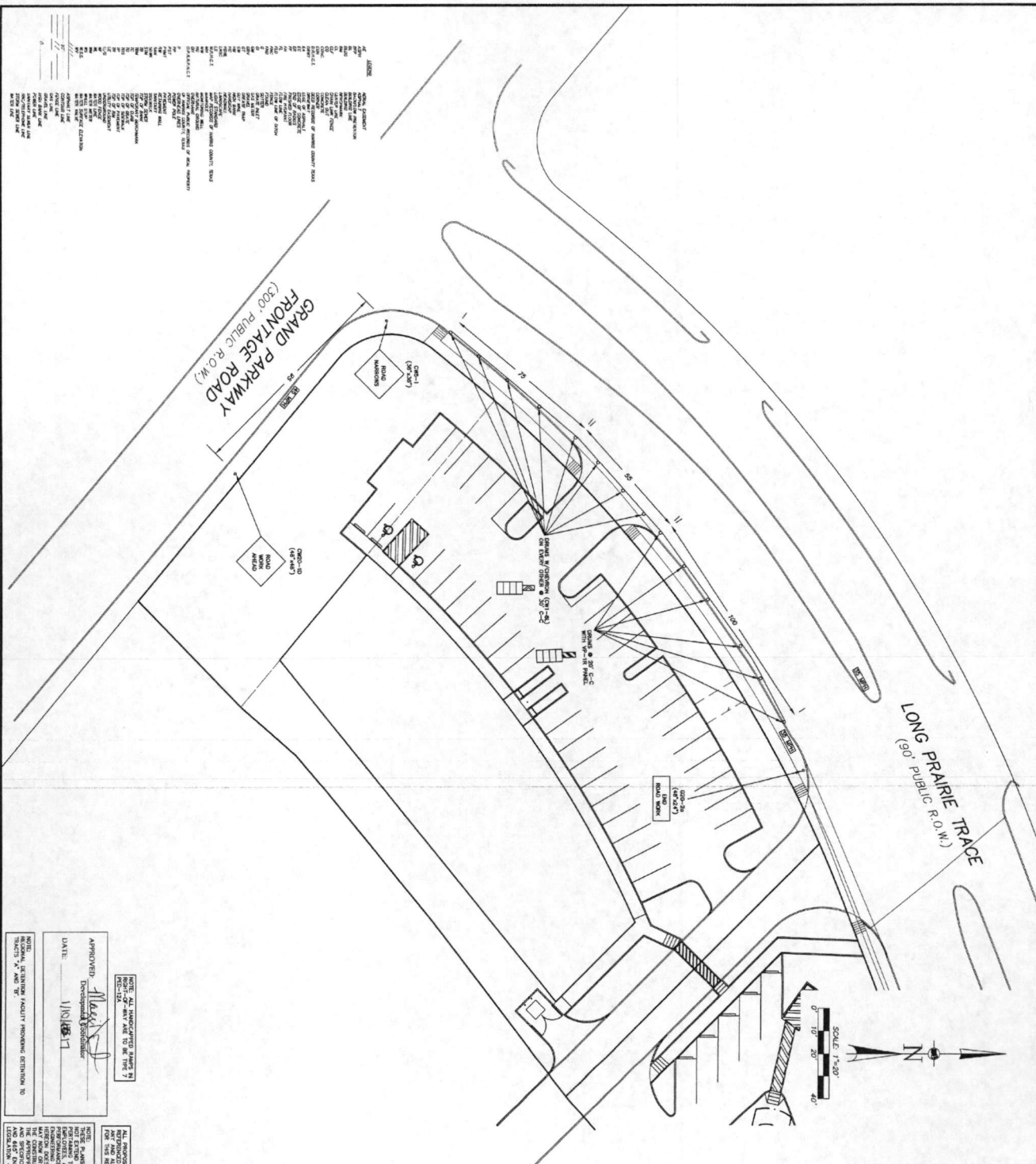
SCALE: N.T.

DATE: 09/0

INTRA ENGINEERING INC.
CIVIL, MECHANICAL AND LAND SURVEYORS
5500 Industrial Parkway
Suite 180
Houston, TX 77036
Phone: 713-887-0000
Fax: 713-887-7688
E-mail: info@intra-engineering.com
Website: www.intra-engineering.com
© COPYRIGHT 2018
TBPUS No. 101326001 IBE No. F-3712
DRAWN BY: TL
APPROVED BY: ONE
CHECKED BY: JHE
PLOT NO. 3770
SHEET NO. 27

File info: E:\3739 LONG PRAIRIE TRACE\PLANS\3739 GVL DETAILS.dwg Dec 27, 2016 - 10:08am CAD





TRAFFIC NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
2. NO LANE SHALL BE CLOSED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.
3. OFF DUTY POLICE OFFICER/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE CLOSED.
4. CONTRACTOR SHALL COVER THE EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW.
5. EXCAVATION SHALL BE PROTECTED BY APPROVED TRAFFIC CONTROL DEVICES APPROVED EQUAL WITH SHEETING AND BASE EXPOSED TO PREVENT NEXT TO EXCAVATION DURING NON-WORKING HOURS.
6. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
7. IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF TRAFFIC CONTROL PLAN DURING THE CONSTRUCTION THAN WHAT IS OUTLINED IN THE ALTERNATE PLANS TO TRAFFIC SECTION OF FORT BEND COUNTY FOR APPROVAL, TEN WORKING DAYS PRIOR TO IMPLEMENTATION.
8. THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLAR AND SET BY A LICENSED ENGINEER IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.
9. IF THE PROJECT IS WITHIN 400 FEET FROM A SIGNALIZED INTERSECTION, THE CONTRACTOR SHALL PROVIDE A SIGNALIZED INTERSECTION, AT 281-433-7500 PUE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.



APPROVED: *[Signature]*
 DATE: 11/06/17
 DEVELOPER: *[Signature]*

NOTE: ALL UNLOCATED LOTS IN THIS TRACT ARE TO BE TYPE 7.
 NOTE: ALL UNLOCATED LOTS IN THIS TRACT ARE TO BE TYPE 7.
 NOTE: ALL UNLOCATED LOTS IN THIS TRACT ARE TO BE TYPE 7.

LONG MEADOW SHOPPING CENTER
 FORT BEND ENGINEERING, INC.
 12000 FORT BEND COUNTY ROAD 100, SUITE 100
 FORT BEND COUNTY, TEXAS 77427

TRAFFIC CONTROL PLAN
 SCALE: 1"=30'
 DATE: 08/29/16

REKHA ENGINEERING INC.
 12000 FORT BEND COUNTY ROAD 100, SUITE 100
 FORT BEND COUNTY, TEXAS 77427

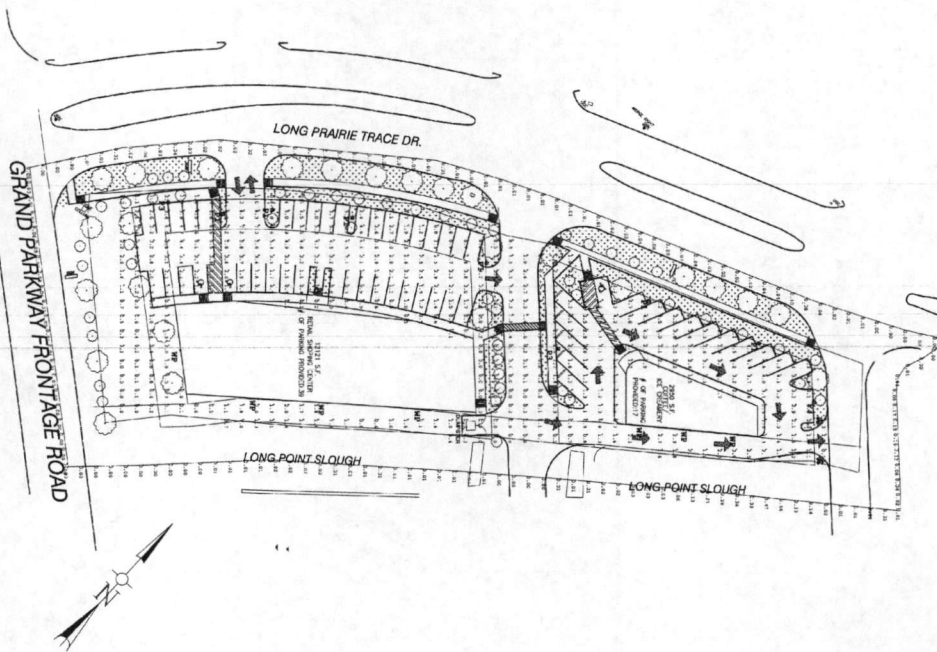
C12

GRAND PARKWAY

NO.	DATE	BY	CHKD.	REVISION
1	11/01/17	MEP		MEP1.0

01 PHOTOMETRIC PLAN

1" = 20' 4"



MEP1.0
11/01/17

LONG MEADOW SHOPPING CENTER
XXX LONG PRAIRIE TRACE
RICHMOND, TX, 77407

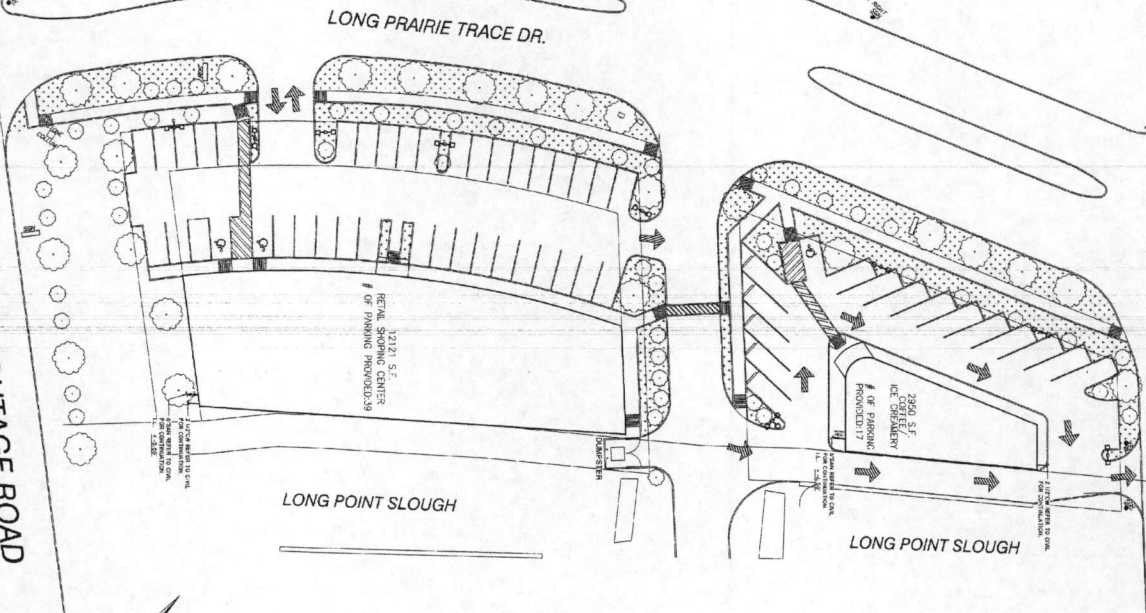


HASHMET WALI & ASSOCIATES, INC.
8914 DAFFODIL STREET
HOUSTON, TEXAS 77063
TEL: (713) 334-3200
FAX: (713) 334-6700

01 MEP SITE PLAN

T-200-07

GRAND PARKWAY FRONTAGE ROAD



POWER INDUSTRY
Engineering & Consulting
Richmond, TX 77407

MEP1.1

11/01/17

THE SHOPS AT LONG PRAIRIE TRACE
5530 & 5550 LONG PRAIRIE TRACE
RICHMOND, TX, 77407



HASHMET WALI & ASSOCIATES, INC.
8914 DAFFODIL STREET
HOUSTON, TEXAS 77063
TEL: (713) 334-3200
FAX: (713) 334-6700

		DATE OF COMPLETION		DURATION	
		START	END	START	END
001	Site Preparation (Grading, Fencing)	1/15/24	2/15/24	15	30
002	Foundation Work (Concrete Slab)	2/15/24	3/15/24	30	45
003	Wall Construction	3/15/24	4/15/24	45	60
004	Roofing Installation	4/15/24	5/15/24	60	75
005	Interior Framing	5/15/24	6/15/24	75	90
006	Plumbing Rough-In	6/15/24	7/15/24	90	105
007	Electrical Rough-In	7/15/24	8/15/24	105	120
008	HVAC Installation	8/15/24	9/15/24	120	135
009	Drywall Installation	9/15/24	10/15/24	135	150
010	Painting (Interior)	10/15/24	11/15/24	150	165
011	Final Inspection & Cleanup	11/15/24	12/15/24	165	180

1. STRUCTURAL DAMAGE FROM SHALL ONLY A FUNCTIONAL ALIGNMENT OR USE OF A ROAD OR NOT LESS THAN 10 PERCENT OF A ROAD OR FOOT OR TWO PERCENT (2) TOWARD POINT OF DIVISION, PROVIDED THAT SUCH DAMAGE IS IMPERMEABLE, DUE TO THE DEPTH OF THE STREET ELEVATION OR TO THE STRUCTURAL FEATURES OR TO THE ASSIGNMENT OF ANY BUILDING OR STRUCTURE TO CARRY A LOAD OF ONE (1) TON PER SQUARE FOOT OR TWO PERCENT, ANY SUCH ONE OF PAVING SHALL BE INCURRED ON DAMAGED MAY HAVE A LOAD OF NOT LESS THAN ONE (1) TON OF ANY ONE OR TWO PERCENT, WHEN IN A STATE APPROVED BY THE APPROVING AUTHORITY.

1. RESEARCH BY THE U.S. DEPARTMENT OF HEALTH, EDUCATION AND WELFARE SHOWS THAT, ON AVERAGE, 9 PERCENT OF THE U.S. POPULATION IS OVER 65 YEARS OF AGE.
2. CONSIDER THESE FACTS: (A) THE U.S. POPULATION IS GROWING RAPIDLY. (B) THE U.S. POPULATION IS BECOMING OLDER.
3. AS THE U.S. POPULATION GROWS AND BECOMES OLDER, THE NEED FOR ADEQUATE HEALTH CARE SERVICES WILL INCREASE.
4. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS.
5. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF AGE, INCOME, OR EDUCATION.
6. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF RACE OR ETHNICITY.
7. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF RELIGION.
8. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF SEX OR ORIENTATION.
9. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF SOCIAL CLASS OR STATUS.
10. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF WHERE THEY LIVE.
11. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY LIVE.
12. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY FEEL.
13. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY THINK.
14. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY BEHAVE.
15. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY SPEAK.
16. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY WRITE.
17. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY DRESS.
18. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY EAT.
19. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY SLEEP.
20. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY PLAY.
21. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY WORK.
22. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY LEARN.
23. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY GROW.
24. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY CHANGE.
25. THE U.S. GOVERNMENT IS RESPONSIBLE FOR PROVIDING HEALTH CARE SERVICES TO ALL U.S. CITIZENS, REGARDLESS OF HOW THEY REMAIN.

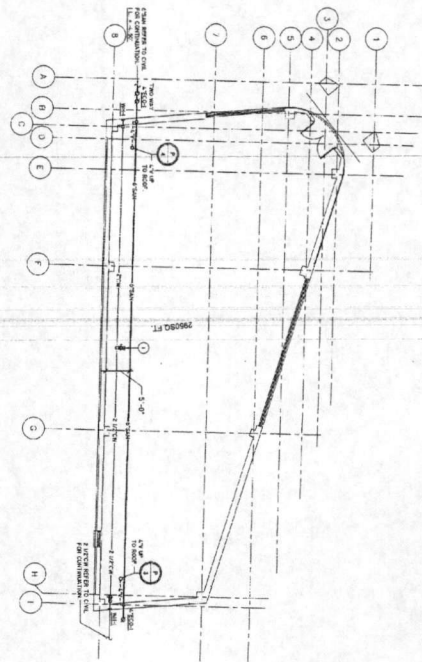
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05/23/15

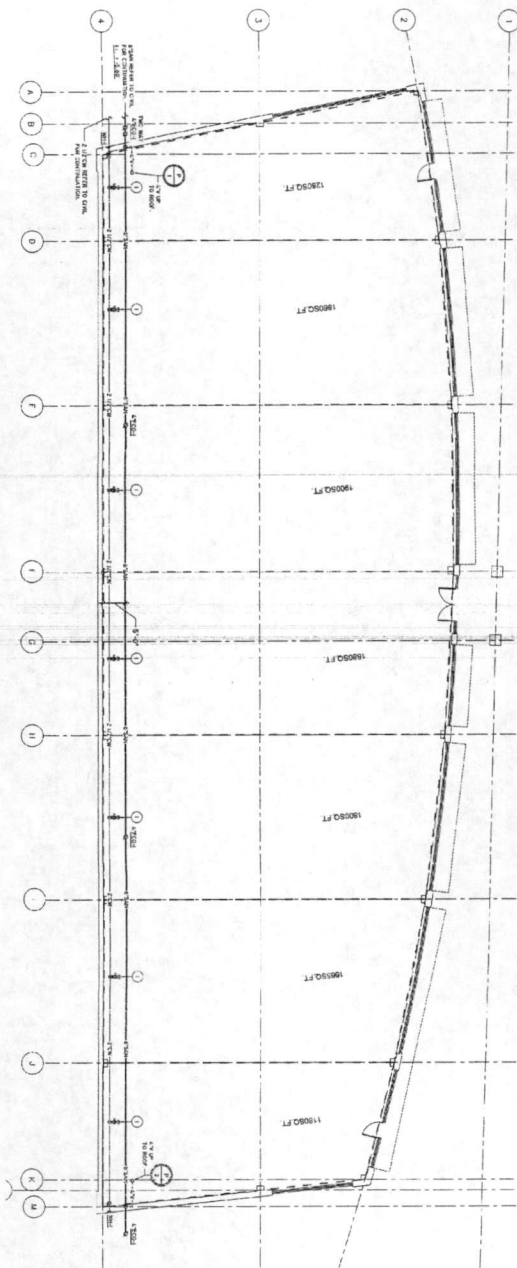
POWER INDUSTRY
Engineering Consulting
(1-800-887-7122)
1945 Engineering Ave.
Suite 207
Boulder, CO 80501
Fax: (303) 440-0800

P1.1

SCHEDULES:
NOTES AND
LEGEND



2 PROPOSED FLOOR PLAN - BUILDING 2
SCALE: 1/8"=1'-0"



1 PROPOSED FLOOR PLAN - BUILDING 1
SCALE: 1/8"=1'-0"



GENERAL NOTE
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS
1. CORRECTED DIMENSIONS AND NOTES
2. CORRECTED DIMENSIONS AND NOTES
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THE SHOPS AT LONG PRAIRIE TRACE
5530 & 5550 LONG PRAIRIE TRACE
RICHMOND, TX, 77407

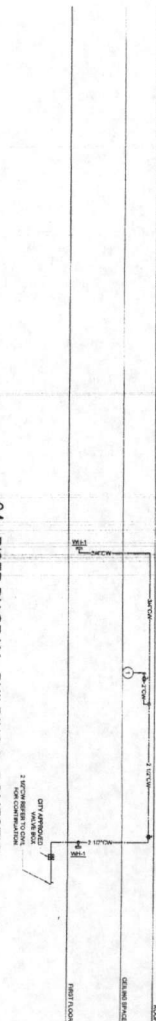


HASHMET WALI & ASSOCIATES, INC.
8914 CAFFOOL STREET
HOUSTON, TEXAS 77063
TEL: (713) 334-3200
FAX: (713) 334-6700

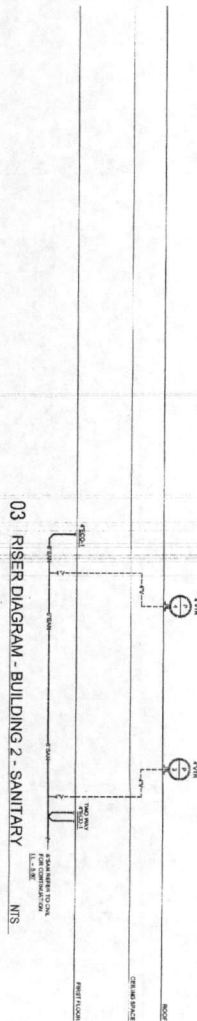
POWER INDUSTRIES
Engineering & Construction
2500 West Loop South, Suite 200
Houston, Texas 77027
Tel: (713) 334-3200
Fax: (713) 334-6700

P2.1

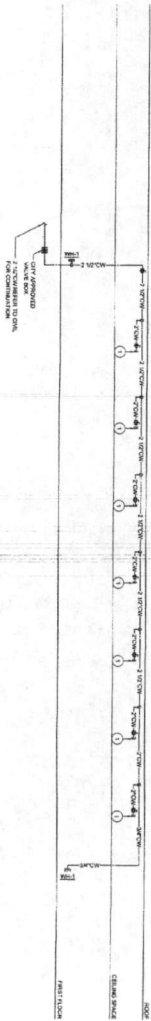
11/01/17



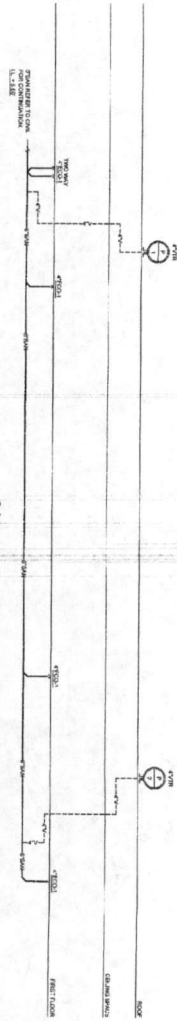
04 RISER DIAGRAM - BUILDING 2 - DOMESTIC NTS.



03 RISER DIAGRAM - BUILDING 2 - SANITARY NTS.



02 RISER DIAGRAM - BUILDING 1 - DOMESTIC NTS.



01 RISER DIAGRAM - BUILDING 1 - SANITARY NTS.

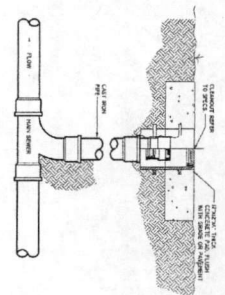
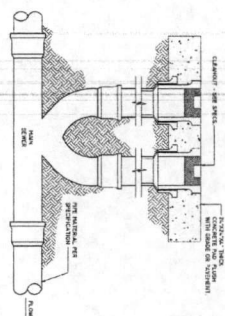
GENERAL NOTE
 1. ALL RISERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 95, VENTILATION AND MECHANICAL EXHAUST SYSTEMS.
 2. ALL RISERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 95, VENTILATION AND MECHANICAL EXHAUST SYSTEMS.
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REVISIONS
 1. REVISED DATE 07/11/17

THE SHOPS AT LONG PRAIRIE TRACE
 5530 & 5550 LONG PRAIRIE TRACE
 RICHMOND, TX, 77407

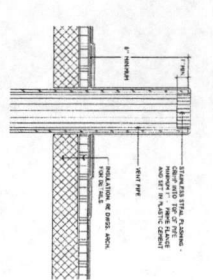
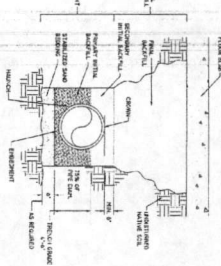
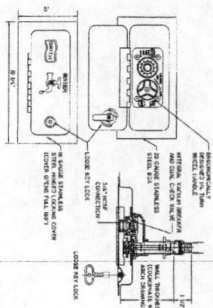


HASHMET WALI & ASSOCIATES, INC.
 8914 DAFFODIL STREET
 HOUSTON, TEXAS 77063
 TEL: (713) 334-3200
 FAX: (713) 334-6700



DOUBLE EXTERIOR CLEANOUT

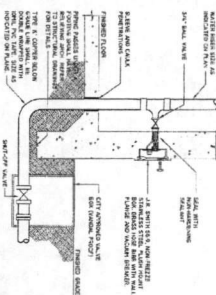
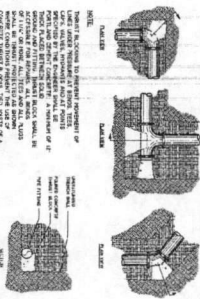
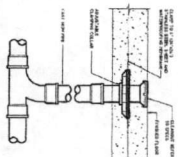
EXTERIOR CLEANOUT DETAIL



EXTERIOR WALL. HYDRANT DETAIL

BACKFILL PIPING DETAIL

VENT THROUGH ROOF DETAIL



FLOOR CLEANOUT DETAIL (FCO-1)

TYPICAL THRUST BLOCK DETAIL

WATER ENTRY DETAIL

[illegible]

THE SHOPS AT LONG PRAIRIE TRACE
5530 & 5550 LONG PRAIRIE TRACE
RICHMOND, TX, 77407

HASHMET WALI & ASSOCIATES, INC.
8914 DAFFODIL STREET
HOUSTON, TEXAS 77063
TEL: (713) 334-3200
FAX: (713) 334-6700

P4.1

Mag. 158 11/10/17