

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

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

Right of Way Permit
 Commercial Driveway Permit
Permit No: 2017-15660

Applicant: DMAC Construction & Development, Inc./Urban Area

Job Location Site: 9115 FM 723, Richmond, TX 77406

Bond No. **Date of Bond:** 9/5/2017 **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 26th day of September, 2017, Upon Motion of Commissioner Meyers, 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

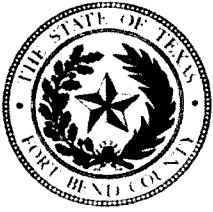
Presented to Commissioners Court and approved.

By: Charles O. AM
County Engineer

Date Recorded 10-9-2017 Comm. Court No. 16J

By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court
By: Aronda Wilkes
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
 Commercial Driveway Permit

Permit No: 2017-15660

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:

- 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.

Charly O. Al

Permit Administrator

9/18/17

Date



PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD,
COMMERCIAL DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS
(AUTHORIZED)

BOND NO: [REDACTED]

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DMAC Construction & Development, Inc. whose (address, phone) is 1819 First Oaks St., Suite 100, Richmond, Texas 77406, (832)328-3339, hereinafter called the Principal, and The Guarantee Company of North America USA, a Corporation existing under and by virtue of the laws of the state of Michigan and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) The Guarantee Company of North America USA, One Towne Square, Suite 1470, Southfield, MI 48076, (248)281-0281 x 66012, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Richard Sauer and whose address is 350 Glenborough Dr., Suite 138, Houston, TX 77067, 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 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, 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;

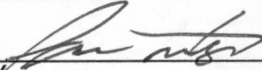
NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways, 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 5th day of September , 2017 .

DMAC Construction & Development, Inc.
PRINCIPAL

BY 

The Guarantee Company of North America USA
SURETY

BY Joni Bowen Attorney In Fact



CCM 9-26-2017 #16J
Fort Bend County Clerk
Return Admin Serv Coord
RAC



The Guarantee Company of North America USA
Southfield, Michigan

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

David G. Miclette, Edward G. Britt, Jr., David T. Miclette, Kristi Lovett, Barry K. McCord, Robert C. Davis, Ashley Britt, Joni Bowen, Rita G. Gulizo, Susan D. Zapalowski, Tabitha Starkey, Jennie Goonie, Nikole Jeannette
Bowen, Miclette & Britt Insurance Agency LLC

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 2nd day of October, 2015.



THE GUARANTEE COMPANY OF NORTH AMERICA USA

Stephen C. Ruschak

Randall Musselman

STATE OF MICHIGAN
County of Oakland

Stephen C. Ruschak, President & Chief Operating Officer

Randall Musselman, Secretary

On this 2nd day of October, 2015 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.



Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland

My Commission Expires February 27, 2018
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

Cynthia A. Takai

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 5th day of September, 2017



Randall Musselman

Randall Musselman, Secretary



TEXAS CONSUMER NOTICE

1. IMPORTANT NOTICE

To obtain information or make a complaint:

2. You may contact your **agent** at:

3. You may call The Guarantee Company of North America USA's toll-free telephone number for information or to make a complaint at: 1-866-328-0567

4. You may also write to The Guarantee Company of North America USA at:

One Towne Square, Suite 1470
Southfield, Michigan 48076
Web: www.theguaranteeus.com
E-mail: Info@theguaranteeus.com
Fax: 248-750-0431

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

6. You may write the Texas Department of Insurance:
333 Guadalupe Street
P.O. Box 149104
Austin, TX 78701
Fax: (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

7. PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8. ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su **agent** al

Usted puede llamar al numero de telefono gratis de The Guarantee Company of North America USA's para informacion o para someter una queja al: 1-866-328-0567

Usted tambien puede escribir a to The Guarantee Company of North America USA;

One Towne Square, Suite 1470
Southfield, Michigan 48076
Web: www.theguaranteeus.com
E-mail: Info@theguaranteeus.com
Fax: 248-750-0431

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al: 1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:
333 Guadalupe Street
P.O. Box 149104
Austin, TX 78701
Fax: (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compania) agente o la compania) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del document adj unto.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

October 06, 2017 04:08:33 PM

FEE: \$0.00 SB

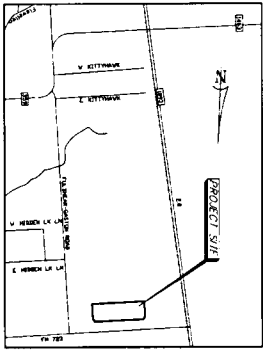
2017110434



THE SHOPPES AT RICHMOND LAKES

9115 FM 723
 RICHMOND, TEXAS 77406
 FORT BEND COUNTY
 MUNICIPAL UTILITY DISTRICT NO. 142

CONSTRUCTION PLANS FOR PROPOSED PAVING, WATER, SANITARY, AND DRAINAGE



SHEET INDEX

NO.	DESCRIPTION
1	C1000-COVER SHEET
2	C1001-TOPOGRAPHIC SURVEY
3	C1002-SWEEP DETAILS
4	C1003-DIMENSION CONTROL PLAN
5	C1004-DRAINAGE AREA MAP FOR EXISTING BUILDINGS
6	C1005-DRAINAGE PLAN
7	C1006-UTILITY PLAN
8	C1007-GRADING PLAN
9	C1008-PAVING PLAN
10	C1009-FIRE APPARATUS ACCESS LANE PLAN
11	C1010-FIRE APPARATUS ACCESS LANE PLAN
12	C1011-FIRE APPARATUS ACCESS LANE PLAN
13	C1012-FIRE APPARATUS ACCESS LANE PLAN
14	C1013-GENERAL DETAILS (SHEET 1 OF 2)
15	C1014-GENERAL DETAILS (SHEET 2 OF 2)
16	C1015-TRAFFIC CONTROL PLAN

ONE-CALL NOTIFICATION SYSTEM
 CALL BEFORE YOU DIGIT
 (713) 221-5267 (in Houston)
 (New Stations) 1-800-545-0055

THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL CONTRACTORS (IBEW) HAVE COMBINED TO FORM THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA/IBEW).



CSF Consulting LP
 11301 FALLBROOK DR. STE 320
 HOUSTON, TX 77065
 PH: (832) 578-2110
 TX FIRM NUMBER F-4395
 CS PROJECT NO. 3297

EXHIBIT DESIGN CONTRACT ENGINEER

DATE: 8/10/17

DESIGNED BY: [Signature]

DATE OF APPROVAL: [Signature]

APPROVED BY: [Signature]

DATE: 8/10/17

FOR THE COUNTY OF FORT BEND, TEXAS, I HEREBY CERTIFY THAT THE ENGINEER HAS NOT COMMENCED ANY OTHER WORK FOR THE SAME DATE

LAND TITLE SURVEY
JOHN CARTER
 BROOK & BRELSON SURVEY, A-M
 WATSON HILL & WATSON SURVEY, A-434
 OCTOBER 1988
 JOHN CARTER
 SURVEYOR

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF TEXAS RELATIVE TO THE PRACTICE OF SURVEYING AND TO THE BEST OF MY ABILITY AND SKILL I HAVE SEEN TO THE ACCURACY OF THE SAME.

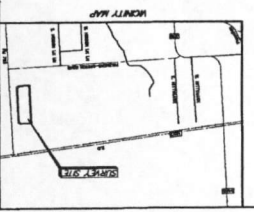
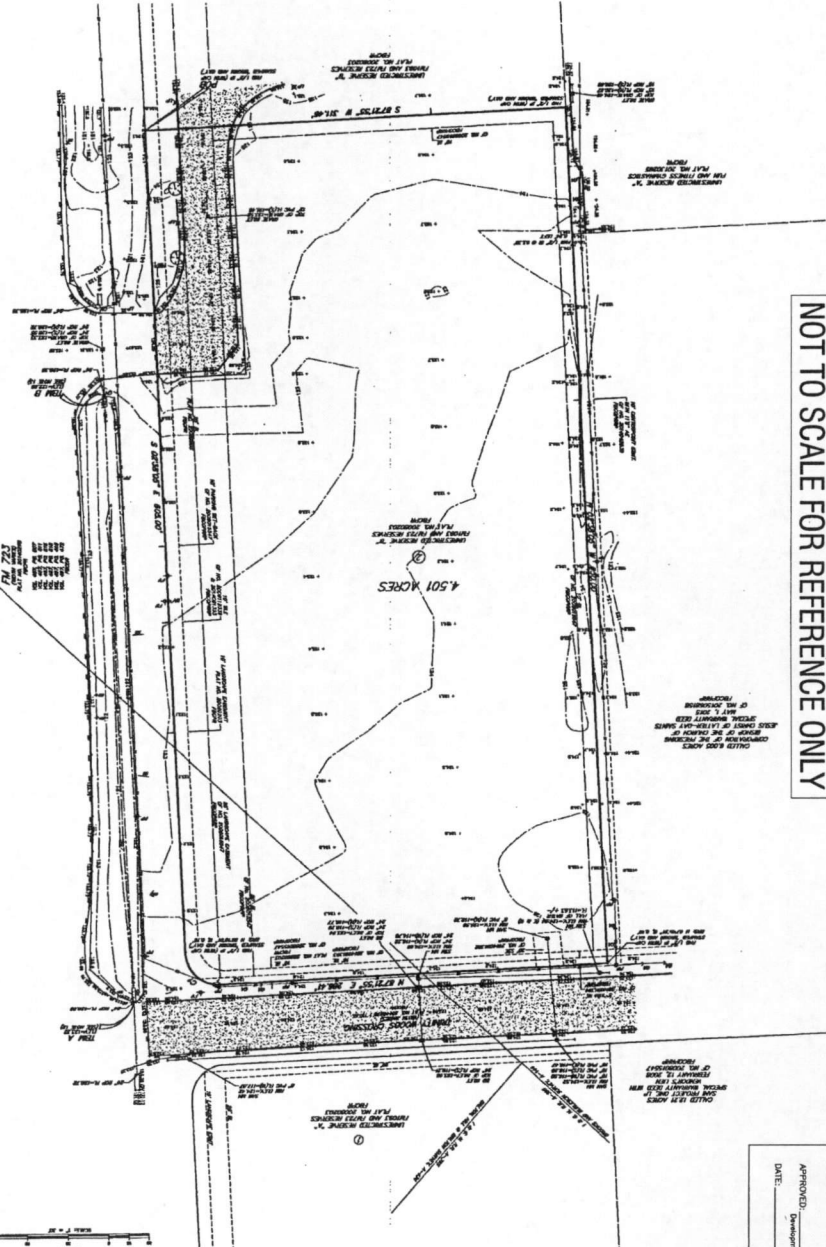
DATE OF SURVEY: 03/21/17

SCALE: AS SHOWN



THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF TEXAS RELATIVE TO THE PRACTICE OF SURVEYING AND TO THE BEST OF MY ABILITY AND SKILL I HAVE SEEN TO THE ACCURACY OF THE SAME.

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APPROVED: _____
 Development Consultant
 DATE: _____

Trim Sheet

8/17/17
 Tel: 832-274-2146
 Fax: 832-203-1674
 marcelia@urbanarea.com

SHEET NUMBER:
C-001

TOPOGRAPHIC SURVEY

DATE: 03/21/17
 DRAWN BY: AZ
 CHECKED BY: DV
 FILE NO:

SHOPPES @ RICHMOND LAKES
 9115 FM 723 RD. RICHMOND, TX. 77406
 CLINARD PROPERTIES
 25207 DUNLAP MEADOWS LN. KATY TX. 77494

REVISIONS:

OSF CONSULTING, LP.
 ENGINEERING & SURVEYING
 10000 WEST 14TH STREET, SUITE 100
 FORT WORTH, TEXAS 76147
 TEL: 817-335-1111
 FAX: 817-335-1112

Urban Area ARCHITECTS

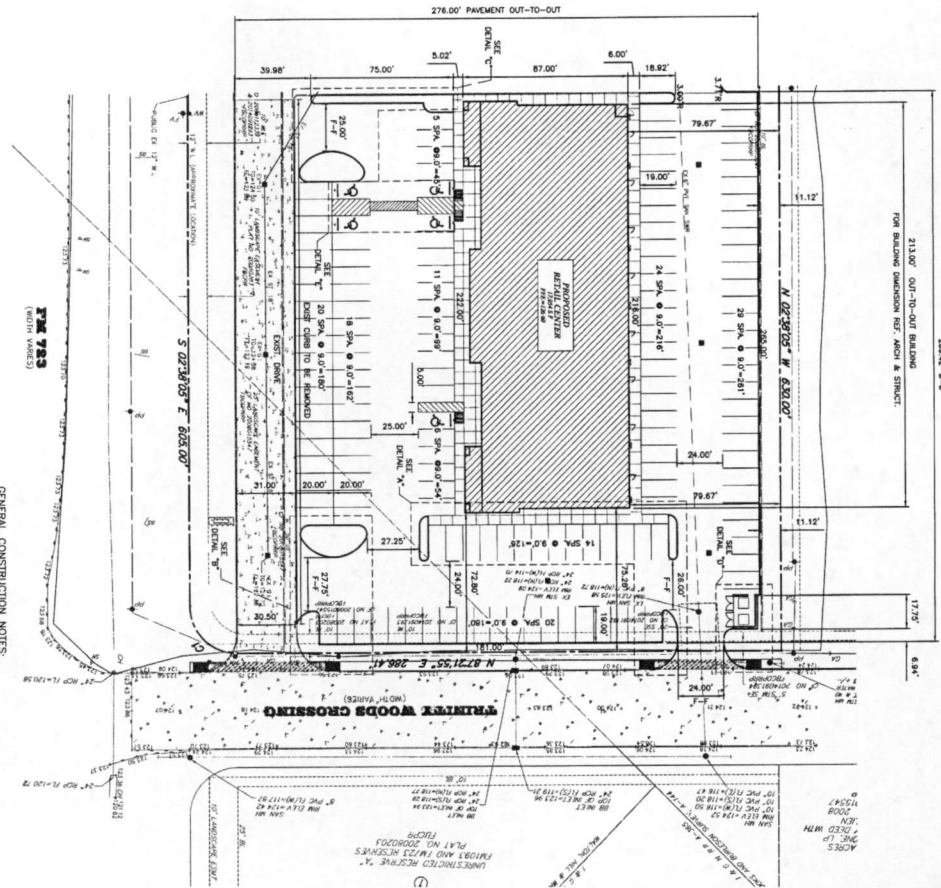
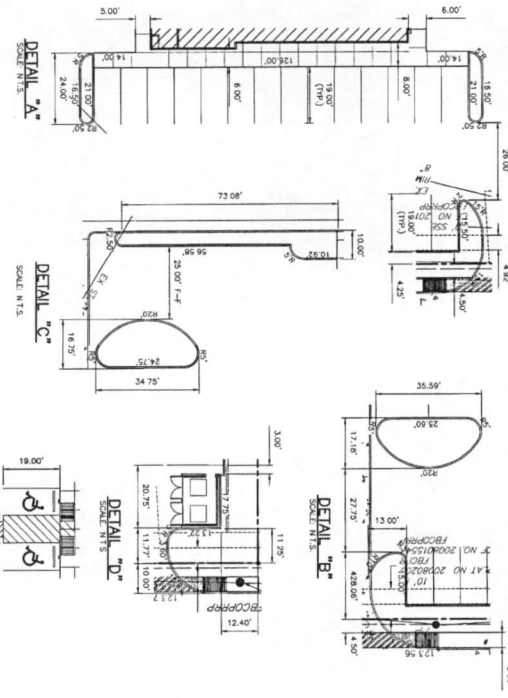
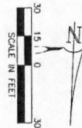


FIG. 783
(WITH VARIATIONS)

- GENERAL CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL PERMITS TO EXISTING PUBLIC OR PRIVATE UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.



- FORT BEND COUNTY CONSTRUCTION GENERAL NOTES:**
1. FORT BEND COUNTY MUST BE NOTICED TO THE RECONSTRUCTION MEETING.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

NOTE: FORT BEND COUNTY MUST SUBMIT ANY AND ALL PERMITS TO THE RECONSTRUCTION MEETING AND ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

APPROVED: *[Signature]*
DATE: 9/10/14

tel: 832-274-2146
mrc@urbanarea.com

SHOPPES @ RICHMOND LAKES
9115 FM 723 RD. RICHMOND, TX. 77406
CLINARD PROPERTIES
25207 DUNLAP MEADOWS LN. KATY, TX. 77484

REVISIONS:

CSF CONSULTING, LP.
125148
11/19/14

URBAN AREA ARCHITECTS

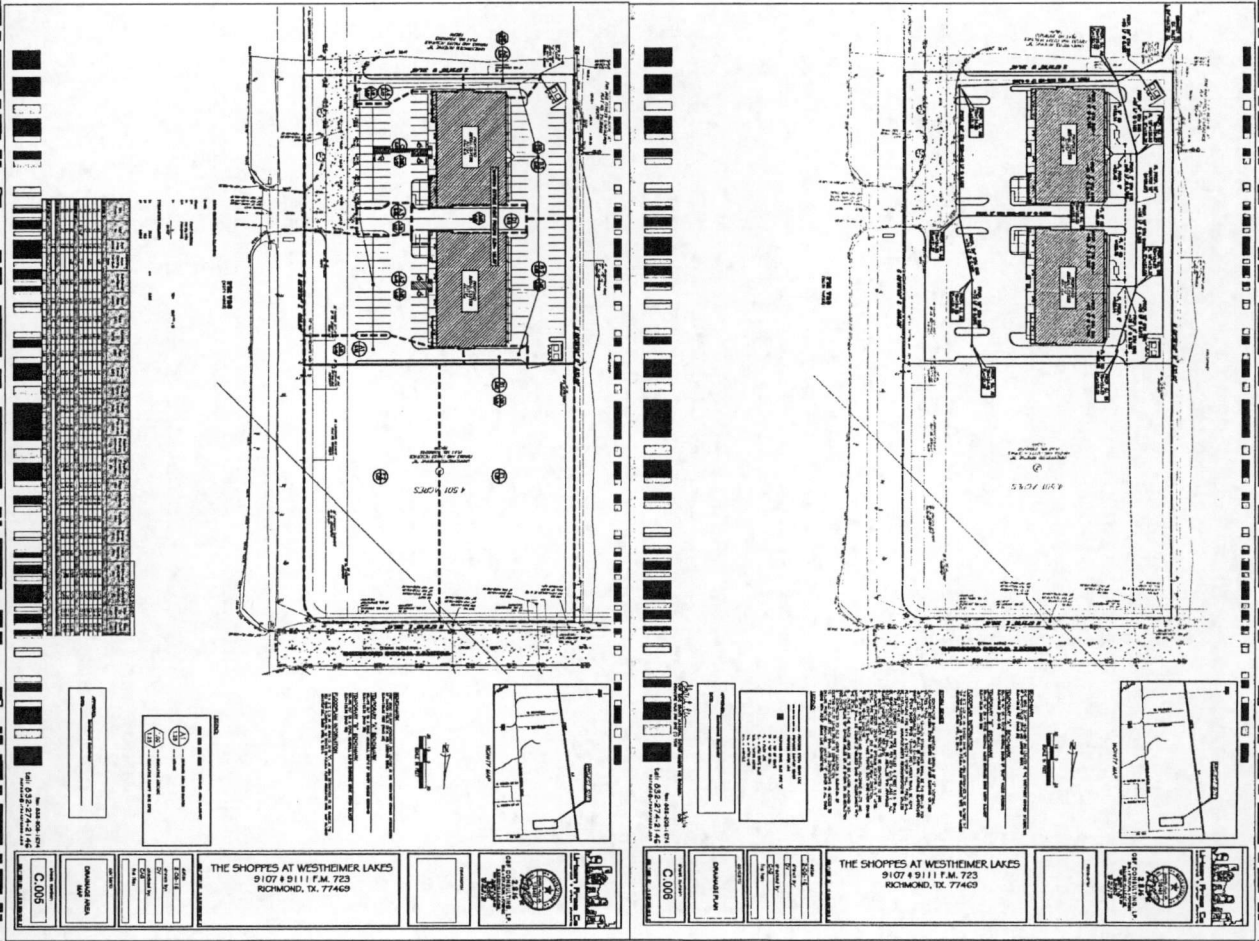
date: 06-15-17
drawn by: AZ
checked by: DV
file no: _____

sheet number: **C.004**

dimension control plan

NOT TO SCALE FOR REFERENCE ONLY

Trim Sheet



		THE SHOPPES AT WESTHEIMER LAKES 9107 & 9111 F.M. 723 RICHMOND, TX. 77469	
SHEET NO. C.005		DATE: 06-15-17	
DRAWN BY: AZ		CHECKED BY: DV	
LIT. NO.		CONTENT: DRAINAGE AREA MAP AND DRAINAGE PLAN FOR EXISTING BUILDINGS	

Urban-Area
ARCHITECTS

OSF CONSULTING, L.P.
 CIVIL & STRUCTURAL ENGINEERING
 25207 DUNLAP MEADOWS LN. KATY, TX 77494
 TEL: 281-469-8800
 WWW.OSFCON.COM

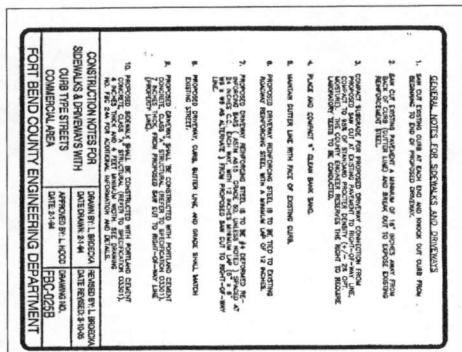
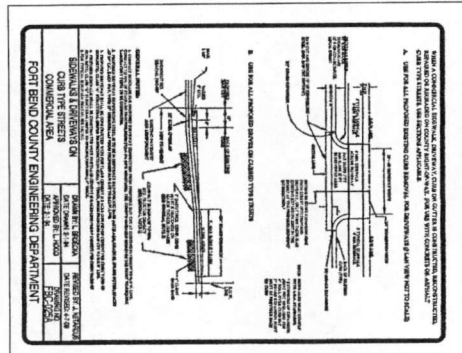
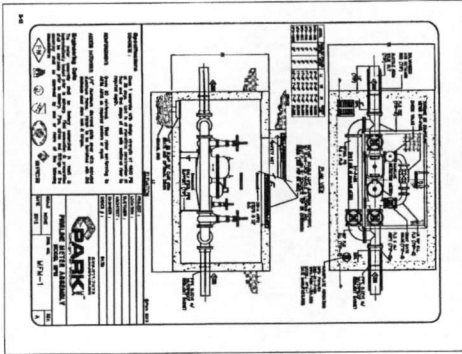
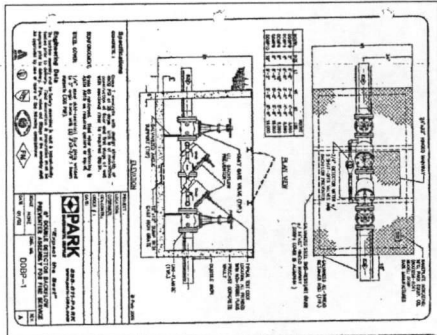
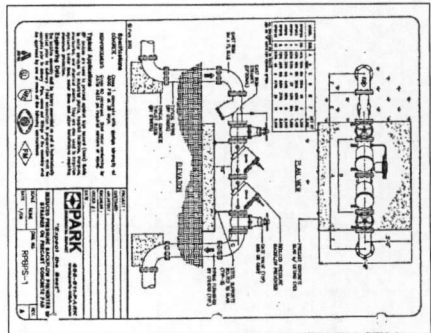
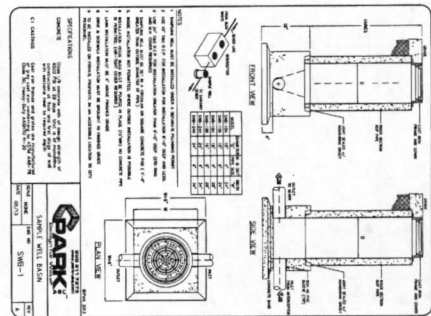
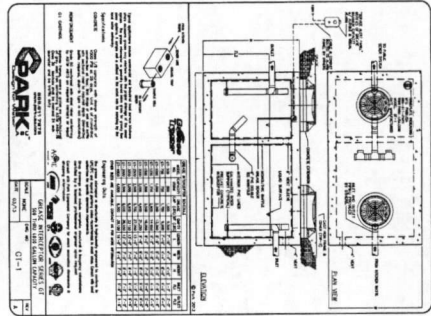
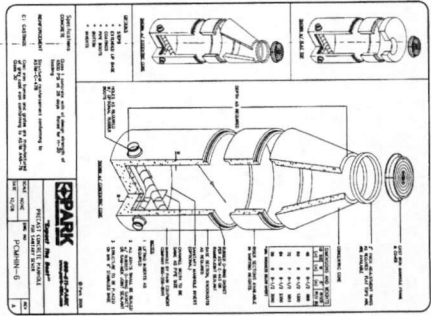
REVISIONS:

SHOPPES @ RICHMOND LAKES
 9115 FM 723 RD. RICHMOND, TX. 77406
 CLINARD PROPERTIES
 25207 DUNLAP MEADOWS LN. KATY, TX. 77494

DATE: 06-15-17
 DRAWN BY: AZ
 CHECKED BY: DV
 LIT. NO.

sheet number: **C.005**

1314 8/10/17
 TEL: 832-203-1674
 TEL: 832-274-2146
 mrc@urbanarea.com



APPROVED: *[Signature]*
DATE: 8/17/17

URBAN-AREA ARCHITECTS

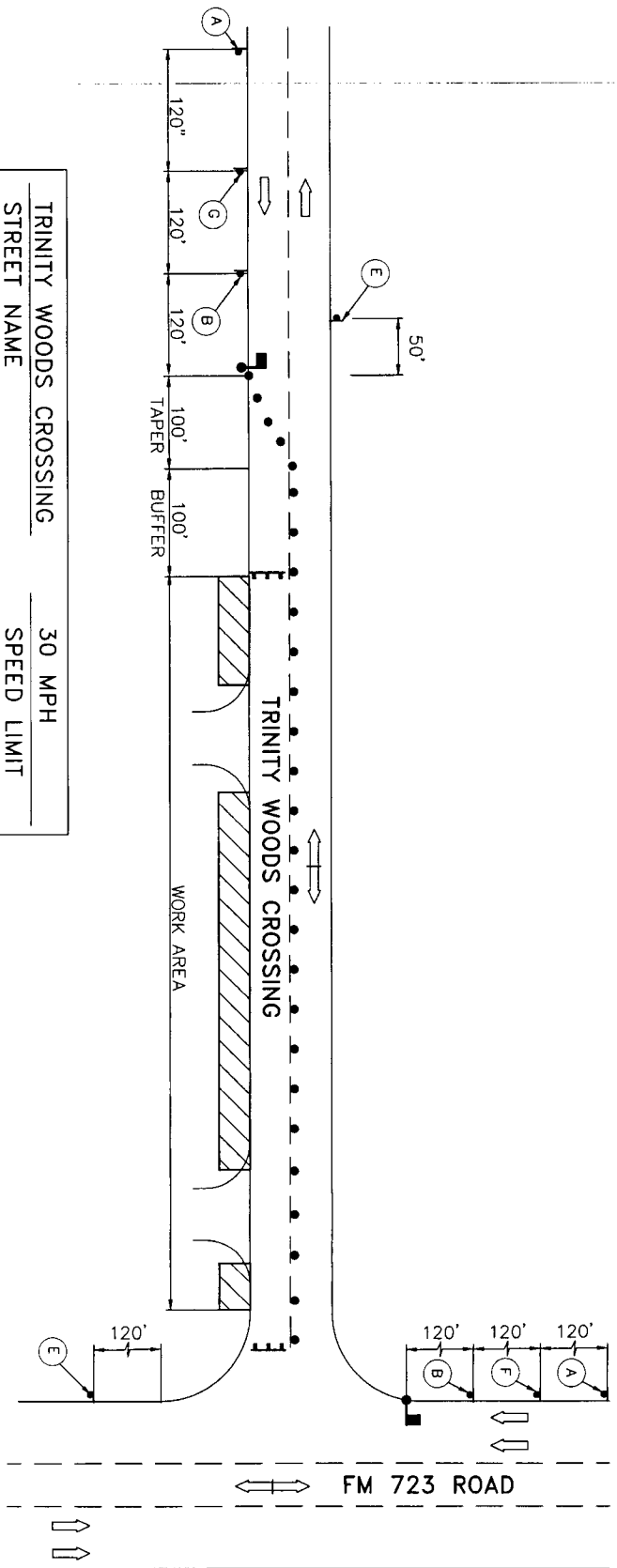
OSF CONSULTING, L.P.
CONSULTING ENGINEERS
12515 46th Street, Suite 100
Dallas, TX 75244
Tel: (214) 343-1111

SHOPPES @ RICHMOND LAKES
9115 FM 723 RD. RICHMOND, TX. 77406
CLINARD PROPERTIES
25207 DUNLAP MEADOWS LK. KATY, TX. 77494

Sheet number: **C:014**

GENERAL DETAILS

Tel: 832-274-2146
mrc@urbanarea.com



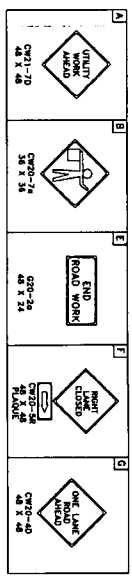
TRINITY WOODS CROSSING
STREET NAME

30 MPH
SPEED LIMIT

ONE LANE - TWO WAY/FLAGGING OPERATION
(DAY TIME WORKING HOURS ONLY)

Posted Speed (mph)	Length in Feet (L)	LEGEND (TYPICAL)	TYPICAL SIGN SPACING AND TAPER LENGTHS			
			Posted Speed (mph)	Sign Spacing (ft)	Min. Taper Length (ft)	Desirable Length (ft)
20	55	<ul style="list-style-type: none"> PLASTIC DRUM OFF-DUTY UNIFORMED POLICE OFFICER OR FLAGGER TYPE III BARRICADE 	30	120'	10'	11'
25	55		35	120'	10'	11'
30	85		40	160'	205'	225'
35	120		40	240'	295'	320'
40	170					

* ENGINEER TO STRIKE THROUGH ALL SPEED LIMITS NOT APPLICABLE



SPECIAL TRAFFIC REQUIREMENTS

- Contractor shall provide and install traffic control devices in conformance with part V of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD), most recent edition with revisions during construction.
- Contractor shall be responsible for replacing and maintaining pavement markings which include centerline, barrier lines, lane lines and raised pavement markings.
- This traffic control plan represents the minimum required by traffic conditions in the field.
- No lanes shall be closed from 7:00 a.m. to 5:00 p.m. and 4:00 p.m. to 6:00 p.m. Monday thru Friday.
- Exception to these times, if necessary, should be sought during lane closure permit application.
- Approved work shall be completed by 5:00 p.m. on the day of the permit.
- Off-duty Uniformed Police Officers are required to direct traffic when lanes are blocked.
- Lane closure time(s) shall be specified on the lane closure permit.
- Contractor shall be responsible for providing and maintaining traffic control signs during the construction that is outlined in the contract drawings, they shall be responsible to prepare and submit an alternate set of plans to Plan Review Section for approval ten working days prior to these plans.
- Planes shall be drawn to scale on reproducible meters and sealed by a Licensed Engineer in the State of Texas.
- Approved copies of Traffic Control Plans and lane closure permits shall be available for review at the project site.
- Traffic Manager and Maintenance Branch before closing a lane/shoulder. This request must be made at least three business days prior to the date for which the closure is sought. Note that working hours may be restricted or the request may be denied. Call 713-837-7280 for an alternate set of plans.
- Lanes shall be kept closed during pavement surface restoration and opened only after pavement is restored completely.

SPACING FOR CHANNELIZING DEVICES

- Plastic drums on merging taper @ 30' c-c with chevron sign @ 60' c-c and type 'C' warning light (for overnight closure)
- Plastic drums on non-merging taper @ 35' c-c
- Plastic drums on power @ 5'
- Plastic drums on tangent @ 35' c-c with vertical panel @ 70' c-c and type 'C' warning light @ 70' c-c (for overnight closure)
- Plastic drums in front of construction zone @ 20' c-c with vertical panel @ 40' c-c and Type 'X' warning light @ 40' c-c (for overnight closure)
- Plastic drums in front of construction zone (60' long) with reflective traffic barrier (posts) with reflectors @ 10' c-c if pavement drop is more than twelve inches (12')
- Tubular marker @ 20' c-c

3/27/14

tel: 832-274-2146
marc@urbanarea.com

revision:

SHOPPES @ RICHMOND LAKES
9115 FM 723 RD. RICHMOND, TX. 77406
CLINARD PROPERTIES
25207 DUNLAP MEADOWS LN KATY TX. 77454

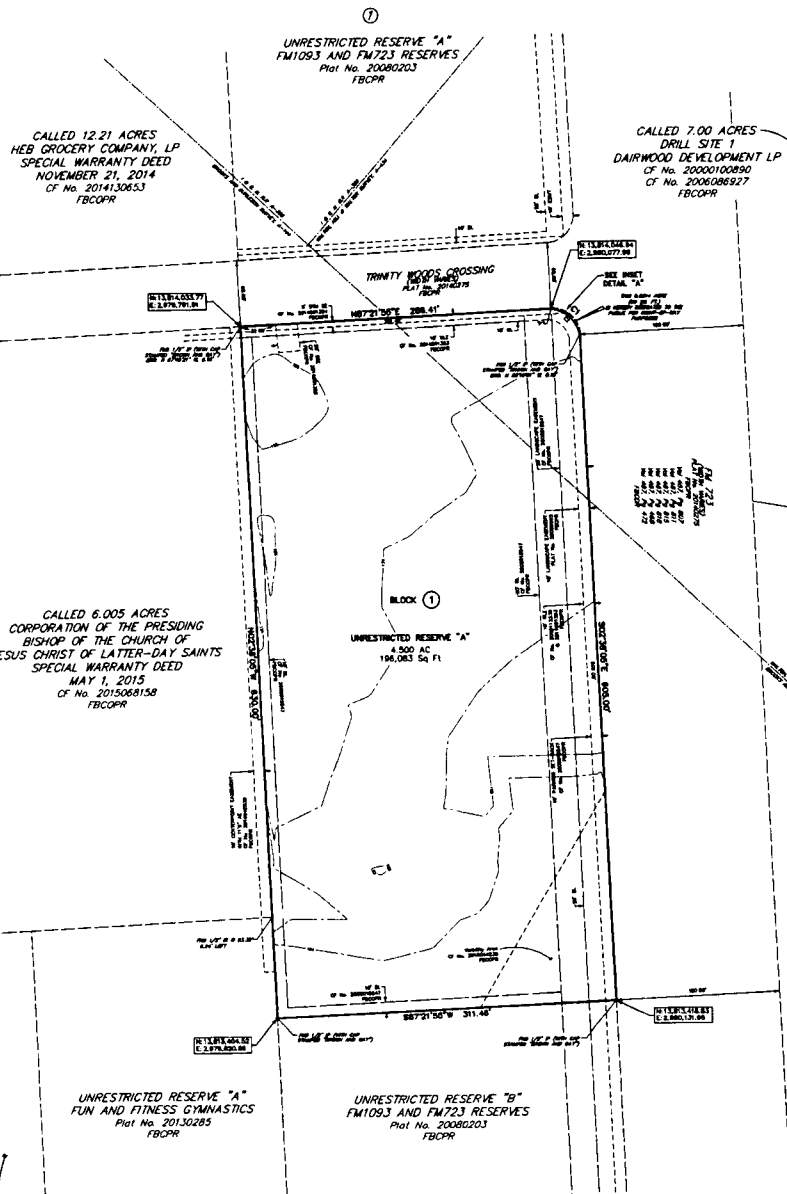
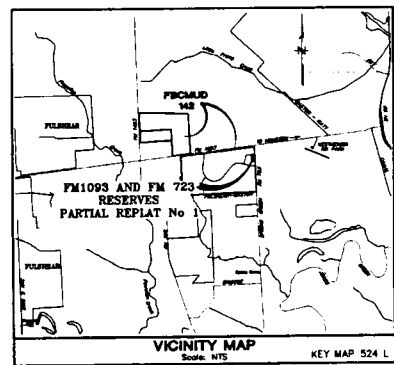
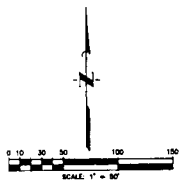
CSE CONSULTING, L.P.
ONE SHERWOOD BLVD
HOUSTON, TEXAS 77057
713.837.7280
www.cseconsulting.com

date: 06-15-17
drawn by: KZ
checked by: DV
file no:

comment:
TRAFFIC CONTROL PLAN

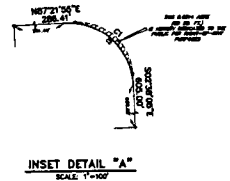
sheet number:
C.015

DISTRICT NUMBERS	
100	100
101	101
102	102
103	103
104	104
105	105
106	106
107	107
108	108
109	109
110	110
111	111
112	112
113	113
114	114
115	115
116	116
117	117
118	118
119	119
120	120



- General Notes**
- 1) All measurements are centered on all lines unless shown otherwise.
 - 2) According to the Fort Bend County Code (FBCPR) No. 20080203, for Fort Bend County, Texas effective April 2, 2008, the definition of "Unrestricted Zone A" is defined as an area determined to be subject to the A.D.A. right-of-way of all public roads surrounding said plat, in accordance with the A.D.A. right-of-way of all public roads surrounding said plat.
 - 3) Unless otherwise indicated, the building foot (B.F.) whether any or more shown on this subdivision plat are established to provide compliance with the applicable provisions of Chapter 65, Code of Ordinances, City of Houston, Texas, as in effect at the time this plat was approved, which may be amended from time to time.
 - 4) There are no electric easements within the plat area.
 - 5) Stormwater shall be built or added to be built not less than five feet in width on both sides of all residential right-of-way unless said plat and the subdivision plat show otherwise.
 - 6) The top of all spot elevations shall be a minimum of 1.5 feet above the finished ground surface of the site and shall be less than 1.5 feet above the finished ground surface of the site and shall be less than 1.5 feet above the finished ground surface of the site.
 - 7) FUTURE AND FUTURE PARTIAL REPLAT No. 1 use public lighting per L23 according to the "Order for Acquisition of Outdoor Lighting".
 - 8) The top of all spot elevations shall be a minimum of 1.5 feet above the finished ground surface of the site and shall be less than 1.5 feet above the finished ground surface of the site.
 - 9) The easements shown herein are Texas South Central Zone No. 4204 State Power Grid Coordinates (SAGCS) and may be brought to surface by applying the following easement area factor: 0.9999746.
 - 10) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which shows about ponding with limited runoff events.
 - 11) All property to drain into the drainage easements only through approved drainage structures.
 - 12) All drainage easements to be kept clear of trees, buildings, obstructions, and other structures to the operation and maintenance of drainage facility.
 - 13) All easements shown herein are subject to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the coordinate adjustment factor: 0.9999746.
 - 14) This plat is subject to Regional Access Easement, as set forth and defined in that certain Declaration Of Regional Access Easement, Agreement Plat for record under Clerk's File No. 2010072717, as amended under Clerk's File No. 2010042324 of the Fort Bend County Official Public Records of Real Property.

CALLLED 995.7214 ACRES
PACIFIC RIGHLAND
INVESTMENTS CORPORATION
SPECIAL WARRANTY DEED
JANUARY 28, 2002
OF No. 2002009201
FBCPR



CALLLED 2.58 ACRES
INTUITIVE LEARNING, LLC
SPECIAL WARRANTY DEED
JANUARY 9, 2015
OF No. 2015003256
FBCPR

CURVE	BACKSIGHT	INTERMEDIATE	ARC LENGTH	CHORD BEHIND	CHORD LENGTH	TANGENT
01	25.00	87.00	30.71	84.70	30.00	30.00
02	25.00	87.00	31.17	83.50	30.00	30.00

FM1093 AND FM723 RESERVES

PARTIAL REPLAT No 1
A SUBDIVISION OF 4501 ACRES OF LAND
ALSO BEING A PARTIAL REPLAT OF
RESERVE "B" OF
FM1093 AND FM723 RESERVES
AS RECORDED IN PLAT No 20080203
OF THE FORT BEND COUNTY PLAT RECORDS
OUT OF THE
BROOKS AND BURLESON SURVEY, A-144
WALTON HILL & WALTON SURVEY, A-434
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2016

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jenna Richard
County Clerk
Fort Bend County, Texas
June 28, 2016 09:27:12 AM
REC. 1344 99 981 2016155
PLAT

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE
OWNER: CLAYARD PROPERTIES 3, LLC
23207 DUNLAP MEADOWS LN
KATY, TEXAS 77494
713-206-7171
ENGINEER/SURVEYOR: JONES CARTER

