



**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: 2017-16609

**Applicant:** Key Construction Inc

**Job Location Site:** 18861 University Blvd, Sugar Land, TX 77479

**Bond No.**                      **Date of Bond:** 10/27/2017 **Amount:** \$49,000.00

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 November, 2017, Upon Motion of Commissioner Meyers, seconded by Commissioner MORales, 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**

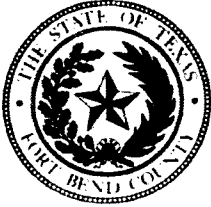
Presented to Commissioners Court and approved.

By: Charles O. Ay  
County Engineer

Date Recorded 12-4-2017 Comm. Court No. 1214

By: N/A  
Drainage District Engineer/Manager

Clerk of Commissioners Court  
By: Arinda Walker  
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@fortbendcountytx.gov

- Right of Way Permit
- Commercial Driveway Permit

Permit No: 2017-16609

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: [REDACTED] Amount: \$49,000.00
- 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.**

*Cheryl O. AJ*

\_\_\_\_\_  
Permit Administrator

11/14/2017

\_\_\_\_\_  
Date

42



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)

RECEIVED  
OCT 30 2017

BOND NO. [REDACTED]

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Key Construction, Inc. whose (address, phone) is 741 West Second, Wichita, KS 67203 (316) 263-9515 Texas, hereinafter called the Principal, and Fidelity and Deposit Company of Maryland, a Corporation existing under and by virtue of the laws of the state of Maryland and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) 1299 Zurich Way, 5<sup>th</sup> Floor, Schaumburg, IL 60196-1056 (847) 605-6000, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is John Anthony Martinez and whose address is 5847 San Felipe Street, Suite 320, Houston, TX 77057, 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 Forty Nine Thousand and No/100 Dollars (\$49,000.00 ) 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.

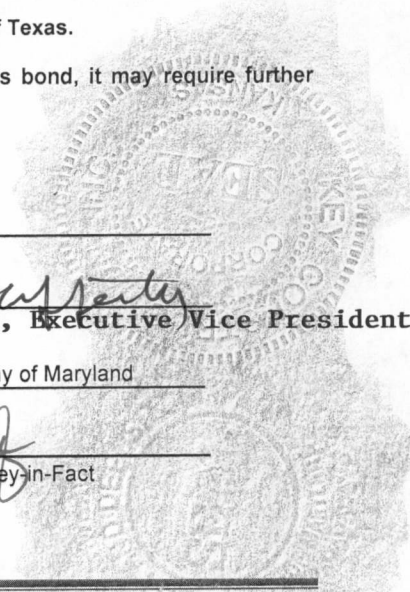
EXECUTED this 27th day of October, 2017.

Key Construction, Inc.  
PRINCIPAL

*Rick McCafferty*  
BY Rick McCafferty, Executive Vice President

Fidelity and Deposit Company of Maryland  
SURETY

*Mary T. Flanigan*  
BY Mary T. Flanigan, Attorney-in-Fact



**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **MICHAEL BOND, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Debra J. SCARBOROUGH, Christy M. BRAILE, Mary T. FLANIGAN, Laura M. BUHRMESTER, Charissa D. LECUYER, Rebecca S. LEAL, C. STEPHENS GRIGGS, Tahitia M. FRY and Megan L. BURNS-HASTY, all of Kansas City, Missouri, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 12th day of September, A.D. 2017.

**ATTEST:**

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



*Dawn E. Brown*

By: \_\_\_\_\_  
*Assistant Secretary  
Dawn E. Brown*

*Michael Bond*

\_\_\_\_\_  
*Vice President  
Michael Bond*

**State of Maryland  
County of Baltimore**

On this 12th day of September, A.D. 2017, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **MICHAEL BOND, Vice President, and DAWN E. BROWN, Assistant Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

*Constance A. Dunn*



\_\_\_\_\_  
Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2019

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this \_\_\_ day of OCT 27 2017, 20\_\_\_.



*David McVicker*

David McVicker, Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT ALL REQUIRED INFORMATION TO:**

Zurich American Insurance Co.  
Attn: Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056



# Fidelity and Deposit Company of Maryland

Home Office: P.O. Box 1227, Baltimore, MD 21203-1227

## IMPORTANT NOTICE

To obtain information or make a complaint:

You may call the Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company, and/or Zurich American Insurance Company's toll-free telephone number for information or to make a complaint at:

**1-800-654-5155**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

**1-800-252-3439**

You may write the Texas Department of Insurance:

**P.O. Box 149104  
Austin, TX 78714-9104  
FAX # (512) 475-1771.**

**PREMIUM OR CLAIM DISPUTES:** Should you have a dispute concerning the premium or about a claim, you should first contact Fidelity and Deposit Company of Maryland or Colonial American Casualty and Surety Company. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**ATTACH THIS NOTICE TO YOUR POLICY:** This notice is for information only and does not become a part or condition of the attached document.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

December 01, 2017 11:53:16 AM

FEE: \$0.00

RMM

**2017131979**

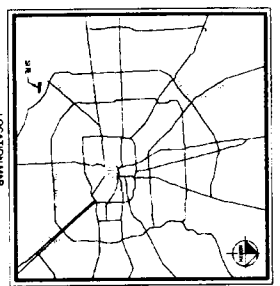


# PUBLIC ROADWAY PLANS FOR REGENCY REALTY GROUP THE VILLAGE AT RIVERSTONE

KROGER - 18861 UNIVERSITY BLVD.  
FUEL STATION - 18901 UNIVERSITY BLVD.  
SUGAR LAND, TX 77479

**SUBMITTAL LOG**

- DECEMBER 5, 2016
- APRIL 10, 2017
- JULY 26, 2017



SHEET NO.	INDEX OF SHEETS	DESCRIPTION
C0-0-A	COVER SHEET	COVER SHEET
C1-A	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-B	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-C	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-D	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-E	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-F	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-G	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-H	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-I	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-J	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-K	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-L	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-M	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-N	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-O	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-P	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-Q	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-R	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-S	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-T	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-U	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-V	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-W	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-X	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-Y	BOUNDARY SURVEY	BOUNDARY SURVEY
C1-Z	BOUNDARY SURVEY	BOUNDARY SURVEY

APPROVED  
*[Signature]*  
CITY ENGINEER  
SUGAR LAND, TEXAS

**OWNER:**  
REGENCY REALTY GROUP  
2700 W. UNIVERSITY BLVD., SUITE 200  
SUGAR LAND, TX 77479  
(713) 888-9418

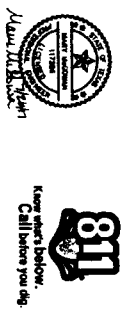
**DESIGNER:**  
KIMBLEY HORN  
11700 Katy Freeway, Suite 200  
Houston, Texas 77058  
(713) 888-9418

**DATE:** 8/15/17

**Kimbley Horn**

Professional Engineer  
No. 11788  
State of Texas  
Civil Engineering

WARNING: ALL CONTRACTORS MUST KNOW EXACT LOCATION OF ALL UTILITIES AND CONDUITS PRIOR TO CONSTRUCTION. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WORK.



**DATE:** 8/15/17

**APPROVED:** *[Signature]*

**DATE:** 8/15/17

**FLOOR PLAN INFORMATION:**

THIS PROPERTY LIES IN ZONE "C" UNIMPAVED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL FLOODPLAIN MANAGEMENT MAPS. FLOOD PLANNING INFORMATION IS AVAILABLE AT THE FOLLOWING WEBSITE: [www.floodplanning.com](http://www.floodplanning.com)

**BENCHMARK:**

**REFERENCE BENCHMARKS:**

1. FOUND SPINE IN TREE LOCATED APPROXIMATELY 1400 FEET WEST ALONG UNIVERSITY BOULEVARD FROM THE INTERSECTION WITH UNIVERSITY BOULEVARD AND UNIVERSITY BOULEVARD BENCHMARK DESCRIBED ON THE PLAN OF PROVIDENCE AT REVISION ONE (NOVEMBER 1973 ADJ.) ELEVATION = 84.87 (NOV03 (1973 ADJ.))
2. FOUND BRASS DISK IN CONCRETE COLLEAS "C" CUT IN CONCRETE LOCATED FLUSH WITH THE PAVING AT THE NORTH END OF SPANWAY IN THE CENTERLINE OF LI PARKWAY AT THE FIRST HOPE SOUTH OF LAKE RIVERSTONE DRIVE BENCHMARK DESCRIBED ON THE PLAN OF UNIVERSITY BOULEVARD AND LI PARKWAY AT RIVERSTONE PHASE 2 STREET DEDICATION ELEVATION = 87.02 (NOV03 (1973 ADJ.))

**TRIM:**

TRIM CUT ON TOP OF A TYPE C/UMLET ON THE EAST SIDE OF LI PARKWAY LOCATED APPROXIMATELY 666 FEET NORTH OF THE CENTERLINE INTERSECTION OF UNIVERSITY BOULEVARD AND LI PARKWAY. ELEVATION = 87.19 (NOV03 (1973 ADJ.))

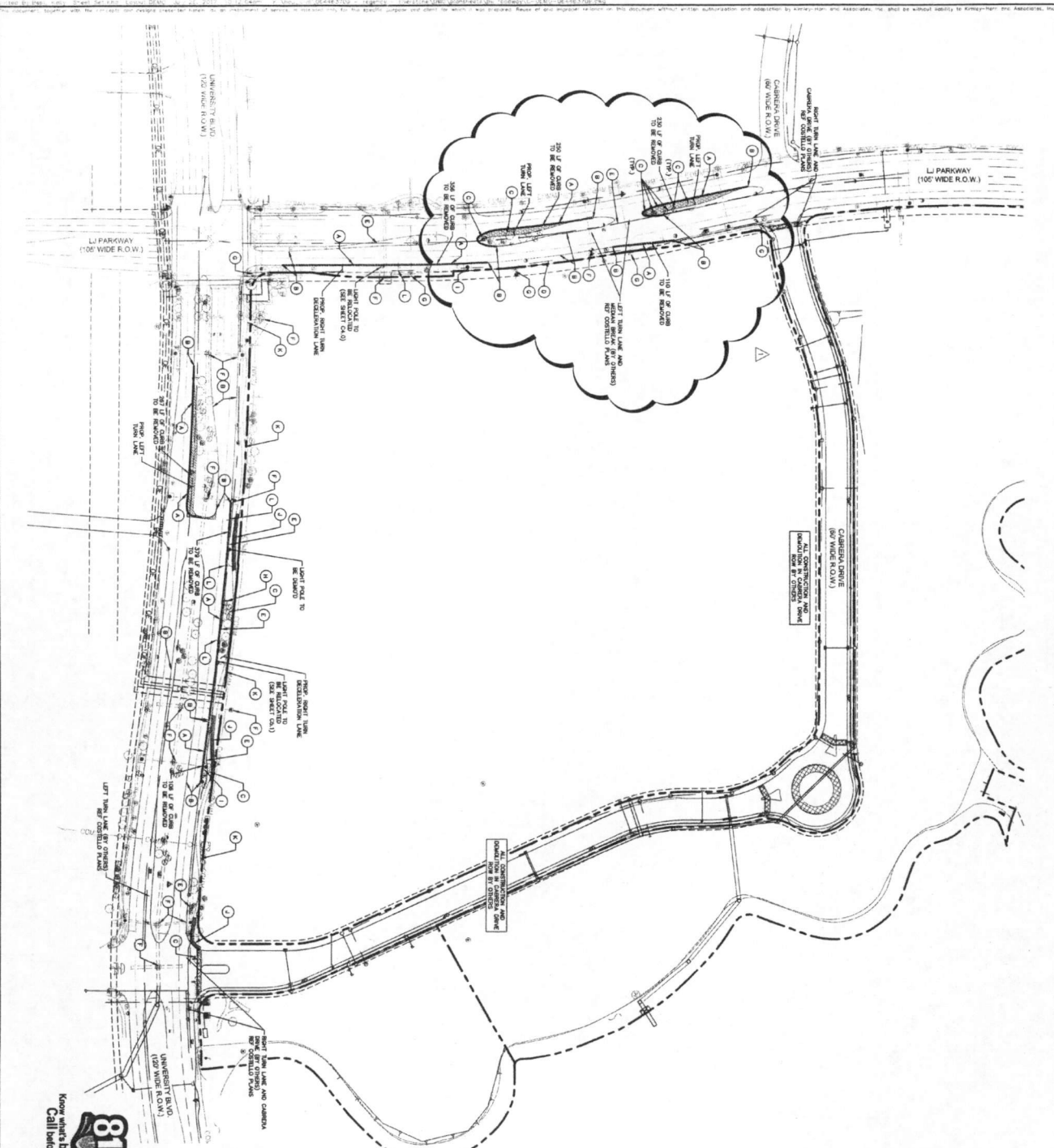
TRIM CUT ON TOP OF A TYPE C/UMLET ON THE NORTH SIDE OF UNIVERSITY BOULEVARD LOCATED APPROXIMATELY 460 FEET EAST OF THE CENTERLINE INTERSECTION OF UNIVERSITY BOULEVARD AND LI PARKWAY. ELEVATION = 87.02 (NOV03 (1973 ADJ.))

\*10' CORNER TO WADSWORTH (2001 ADJ.) ELEVATIONS SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS

C0-0-A







Keep what's below.  
Call before you dig.

**CAUTION!**

EXISTING UNDERGROUND UTILITIES IN THE AREA CONSTRUCTION IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED BY THE CONSTRUCTION OF ANY DISCREPANCIES ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER.

APPROVED:   
DATE: 8/25/17



PROPERTY LINE	EXISTING CONCRETE CURB TO BE REMOVED
EXISTING SIDEWALK TO BE REMOVED	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
EXISTING ASPHALT DRIVEWAY TO BE REMOVED	EXISTING SIDEWALK TO BE REMOVED
EXISTING CONCRETE CURB TO BE REMOVED	EXISTING SIDEWALK TO BE REMOVED

1	EXISTING CONCRETE CURB TO BE REMOVED
2	EXISTING SIDEWALK TO BE REMOVED
3	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
4	EXISTING SIDEWALK TO BE REMOVED
5	EXISTING CONCRETE CURB TO BE REMOVED
6	EXISTING SIDEWALK TO BE REMOVED
7	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
8	EXISTING SIDEWALK TO BE REMOVED
9	EXISTING CONCRETE CURB TO BE REMOVED
10	EXISTING SIDEWALK TO BE REMOVED
11	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
12	EXISTING SIDEWALK TO BE REMOVED
13	EXISTING CONCRETE CURB TO BE REMOVED
14	EXISTING SIDEWALK TO BE REMOVED
15	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
16	EXISTING SIDEWALK TO BE REMOVED
17	EXISTING CONCRETE CURB TO BE REMOVED
18	EXISTING SIDEWALK TO BE REMOVED
19	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
20	EXISTING SIDEWALK TO BE REMOVED

THE VILLAGE AT RIVERSTONE  
REGENCY REALTY GROUP

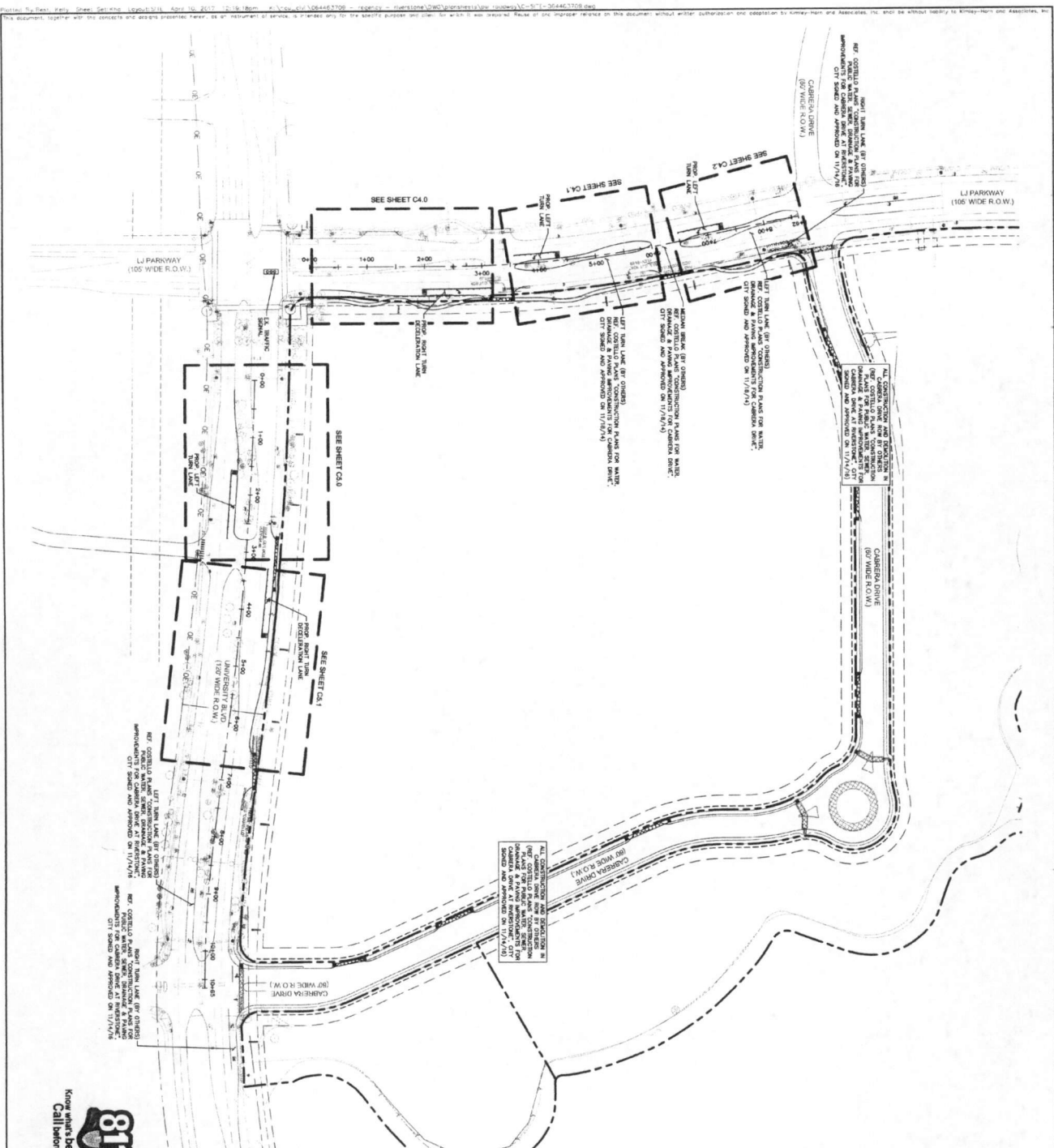
DEMOLITION PLAN

KHA PROJECT  
06-443709  
DATE  
7/26/17  
SCALE AS SHOWN  
DESIGNED BY KMH  
DRAWN BY JSE  
CHECKED BY MRC

**Kimley-Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 KATY FREEWAY, SUITE 600, HOUSTON, TX 77079  
PHONE: 281-597-9300  
WWW.KIMLEY-HORN.COM  
TBP# FRM REGISTRATION F-526

No.	REVISIONS	DATE	BY
1	LJ PKWY LEFT TURN LANE REVISION	7/26/17	KMB

SHEET NUMBER  
C2.0-A



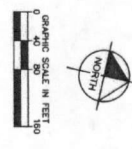
**CAUTION!**

EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE HORIZONTAL AND VERTICAL LOCATION OF THE CONSTRUCTION SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLAN.

1. FOUND SHOWN IN THIS LOCATED APPROXIMATELY AND NOT BEING EXACTLY MANAGED. BOUNDARIES FROM THE PROPERTY TO THE CENTERLINE OF UNIVERSITY BOULEVARD, BOUNDARIES DETERMINED ON THE BASIS OF PHOTOGRAPHIC EVIDENCE AND SURVEY DATA. THE CENTERLINE OF UNIVERSITY BOULEVARD IS SHOWN ON THE PLAN AT THE NORTH END OF THE PROPERTY. THE CENTERLINE OF UNIVERSITY BOULEVARD AND LJ PARKWAY AT UNIVERSITY BLVD IS SHOWN AT THE NORTH END OF THE PROPERTY. THE CENTERLINE OF UNIVERSITY BOULEVARD AND LJ PARKWAY AT UNIVERSITY BLVD IS SHOWN AT THE NORTH END OF THE PROPERTY. THE CENTERLINE OF UNIVERSITY BOULEVARD AND LJ PARKWAY AT UNIVERSITY BLVD IS SHOWN AT THE NORTH END OF THE PROPERTY.

APPROVED: *[Signature]*  
 DATE: 4/12/17 8:56/17

LEGEND  
 PROPERTY LINE  
 PROP. CURB



THE VILLAGE AT RIVERSTONE  
 REGENCY REALTY GROUP  
 SHEET NUMBER  
**C3.0**

OVERALL SITE PLAN

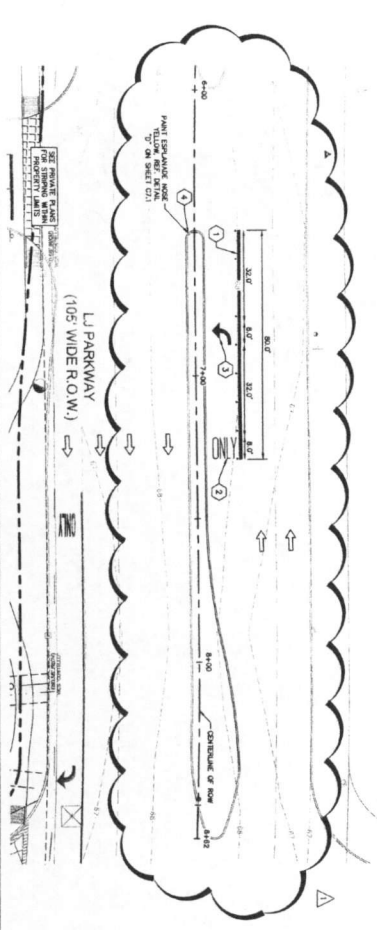
KIM PROJECT  
 064463709  
 DATE  
 4/10/17  
 SCALE AS SHOWN  
 DESIGNED BY: KMH  
 DRAWN BY: EFB  
 CHECKED BY: MBO

**Kimley-Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079  
 PHONE: 281-591-8300  
 WWW.KIMLEY-HORN.COM  
 TBPB FIRM REGISTRATION F-928

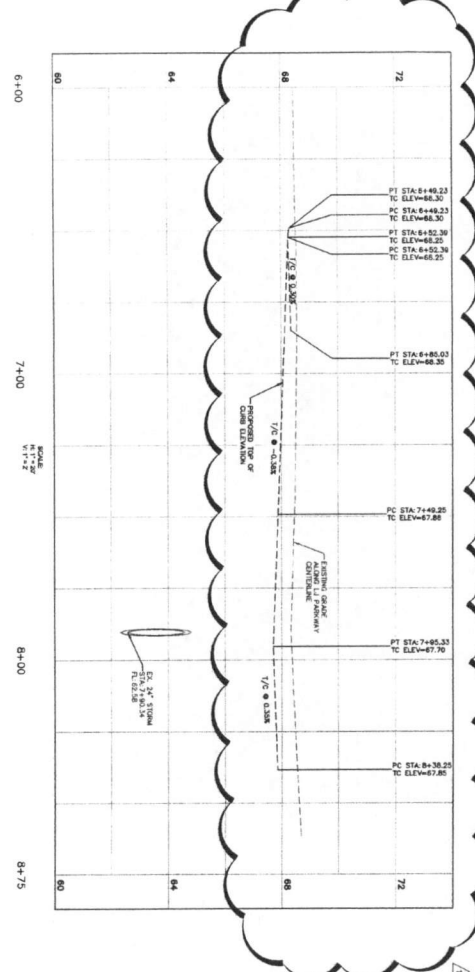
No.	REVISIONS	DATE	BY



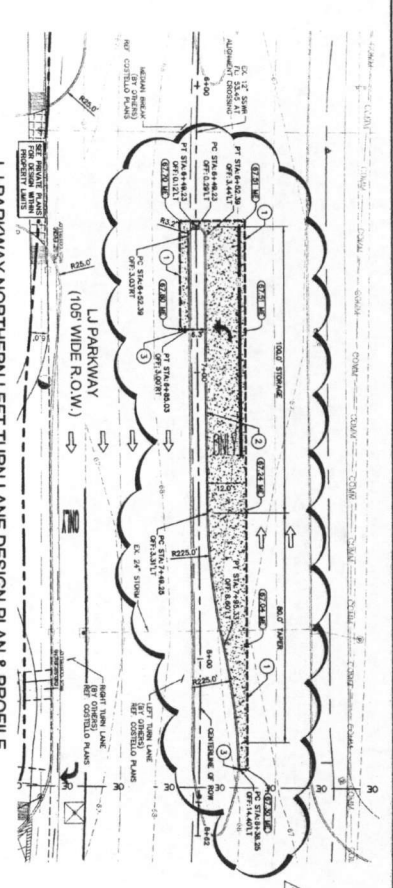




LJ PARKWAY NORTHERN LEFT TURN LANE STRIPING



LJ PARKWAY NORTHERN LEFT TURN LANE DESIGN PLAN & PROFILE



THESE STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

1. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

2. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

3. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

4. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

5. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

6. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

7. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

8. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

9. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

10. PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

APPROVED: *[Signature]*  
 DATE: 8/25/17

1	PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.
2	PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.
3	PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.
4	PAINT STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

GRAPHIC SCALE IN FEET  
 0 10 20 40

THESE STRIPING AND MARKING LOCATIONS WITHIN THE PUBLIC ROW ARE TO BE TEMPORARILY.

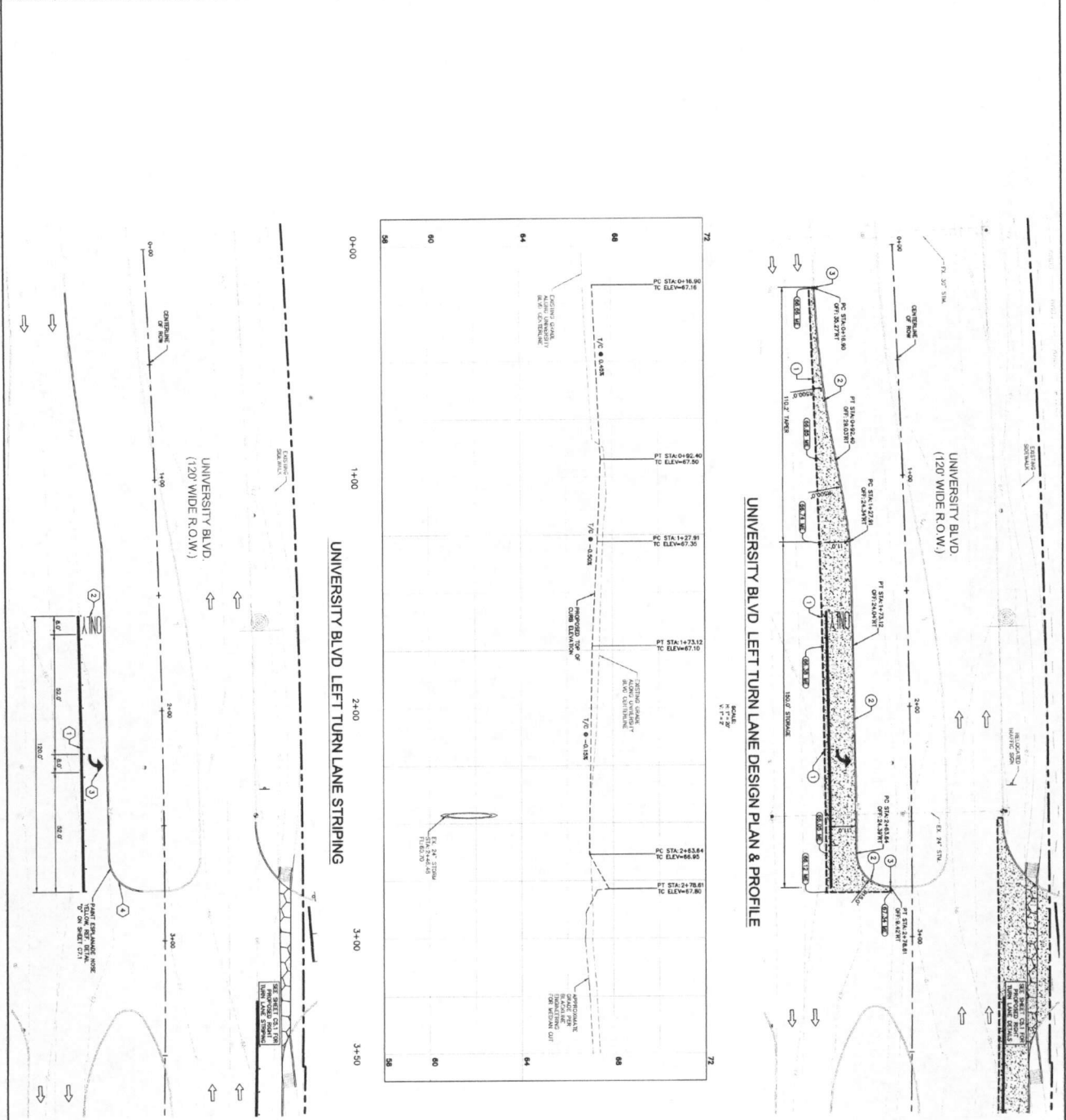
THE VILLAGE AT RIVERSTONE  
 REGENCY REALTY GROUP

LJ PARKWAY MODIFICATIONS  
 6+00 TO END

KHA PROJECT 064463709  
 DATE 7/26/17  
 SCALE AS SHOWN  
 DESIGNED BY KMI  
 DRAWN BY MBI  
 CHECKED BY MBI

**Kimley-Horn**  
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 PHONE: 281-567-8300  
 WWW.KIMLEY-HORN.COM  
 TYPE: PPM REGISTRATION F-628

No.	REVISIONS	DATE	BY
	LJ PKWY LEFT TURN LANE REVISION	7/26/17	KMB



NO.	REVISIONS	DATE	BY

NO.	DESCRIPTION
1	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
2	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
3	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
4	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE

NO.	DESCRIPTION
1	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
2	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
3	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE
4	PROPOSED 10' TURN LANE STRIPING WITH 10' SHOULDER AND 10' TRAVEL LANE

**THE VILLAGE AT RIVERSTONE**  
REGENCY REALTY GROUP

**UNIVERSITY BLVD MODIFICATIONS**  
0+00 TO 3+50

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TYPED FROM REGISTRATION F-928

APPROVED: *[Signature]*  
DATE: 4/11/17

KHA PROJECT: 064483709  
DATE: 4/10/17  
SCALE: AS SHOWN  
DESIGNED BY: KMB  
DRAWN BY: MMB  
CHECKED BY: MMB

NO. 10  
DATE: 4/11/17







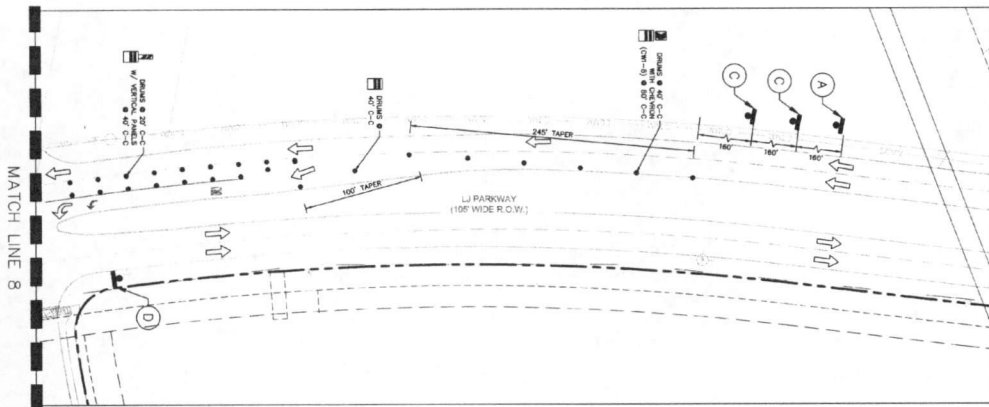
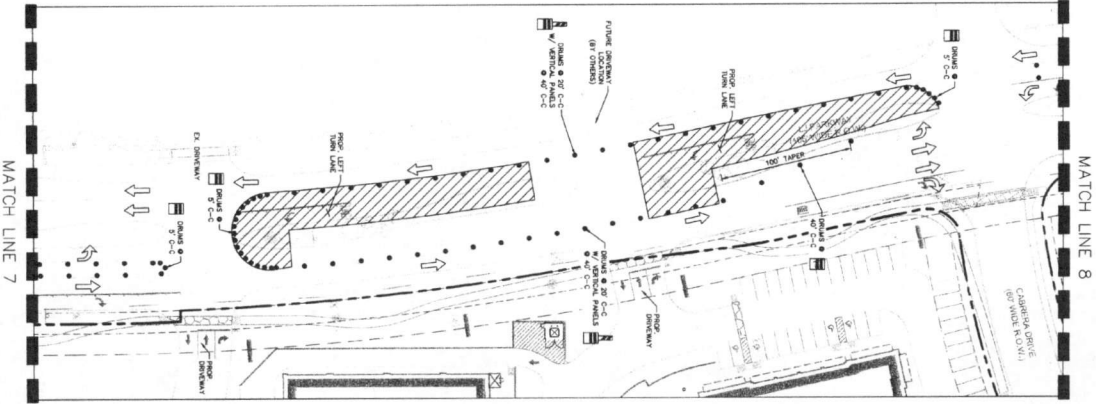




PHASE 4 (2 OF 2)

LJ PARKWAY: LEFT TURN LANES

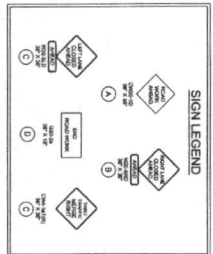
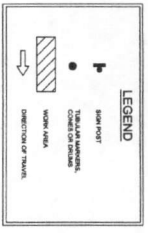
EXISTING POSTED SPEED LIMIT = 35 MPH (LJ PARKWAY)



APPROVED: *[Signature]*  
DATE: 4/21/17 8/15/17



GRAPHIC SCALE IN FEET  
0 10 20 30 40



CONSTRUCTION WARNING

Speed or 65% Speed	Distance
30 or lower	120
40	160
45	240
50	300
55	360
60	420
65	480
70	540

SEE PLAN FOR TAPER LENGTHS

**TRAFFIC CONTROL PLAN NOTES**

1. CONSTRUCTION SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION TO MAINTAIN THE FREE FLOW OF TRAFFIC THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT TO MAINTAIN THE FREE FLOW OF TRAFFIC THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT TO MAINTAIN THE FREE FLOW OF TRAFFIC THROUGHOUT THE PROJECT.

1. CONCERNING THE TRAFFIC CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION TO MAINTAIN THE FREE FLOW OF TRAFFIC THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT TO MAINTAIN THE FREE FLOW OF TRAFFIC THROUGHOUT THE PROJECT.

THE VILLAGE AT RIVERSTONE  
REGENCY REALTY GROUP

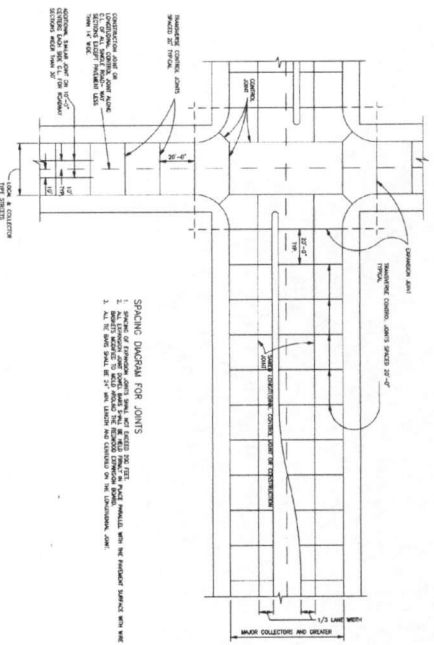
TRAFFIC CONTROL PLAN (5 OF 5)

KHA PROJECT 06-49-3709  
DATE 4/10/17  
SCALE AS SHOWN  
DESIGNED BY NME  
DRAWN BY NME  
CHECKED BY NME

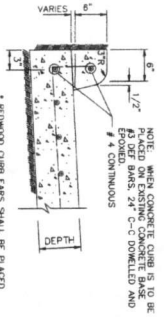
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TBPB FIRM REGISTRATION F-528

NO.	REVISIONS	DATE	BY

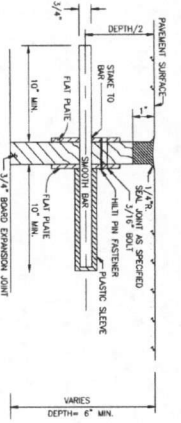
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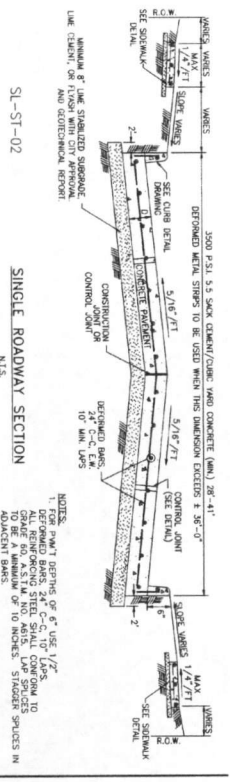
**SPACING DIMENSIONS FOR JOINTS**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS SHALL BE 2\"/>



**CONCRETE CURB**  
 N.T.S.  
 CONSTRUCTION NOTE:  
 ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

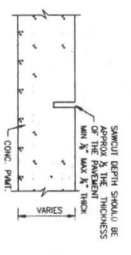


**DOWEL TYPE EXPANSION JOINT**  
 N.T.S.  
 STEEL TO MEET ASTM  
 A615, GRADE 60 CONC.  
 BE 24\"/>

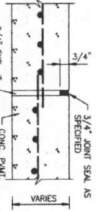


**SL-ST-02**  
 SINGLE ROADWAY SECTION  
 N.T.S.

NOTES:  
 1. ALL REINFORCING STEEL SHALL CONFORM TO  
 ASTM A615, GRADE 60.  
 2. TO BE A MINIMUM OF 10 INCHES STAGGER SPACES IN  
 ADJACENT BARS.



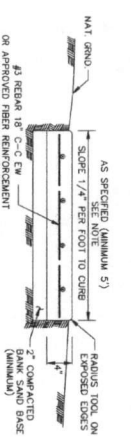
**CONTROL JOINT**  
 N.T.S.



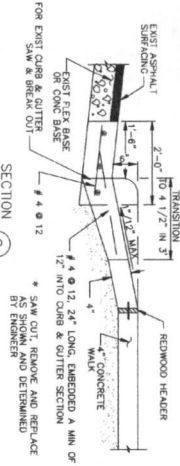
**CONSTRUCTION JOINT SEAL**  
 N.T.S.



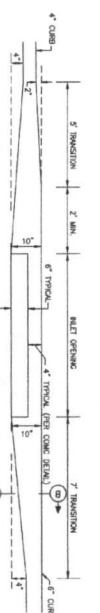
**SIDEWALK JOINT DETAILS**  
 N.T.S.



**CONCRETE SIDEWALK**  
 NOTE:  
 BANK SAND IS DEFINED AS A WEL-GRADED SAND,  
 FREE OF SILT, CLAY, LOAM, FRAGILE OR SOLUBLE MATERIALS AND  
 FREE OF ORGANIC MATTER. IT SHALL BE TESTED TO MEET THE  
 GROUP 5 SAND, SUBGROUP 1, A PLASTICITY INDEX OF 0 TO 10 AND  
 NO MORE THAN 12% OF MATERIAL CAN PASS THE NO. 200 SIEVE.  
 (SEE CONSTRUCTION NOTES)



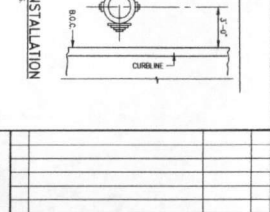
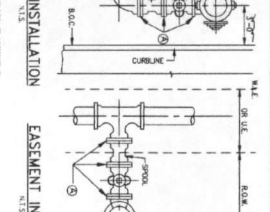
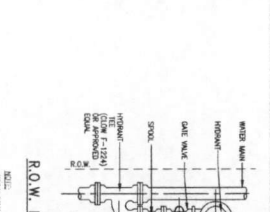
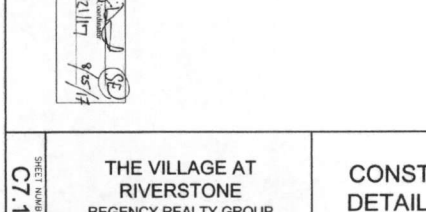
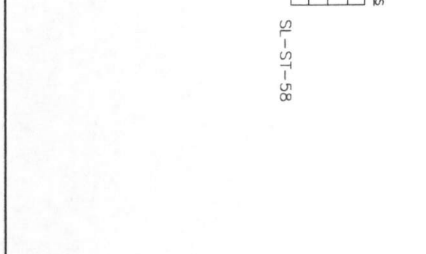
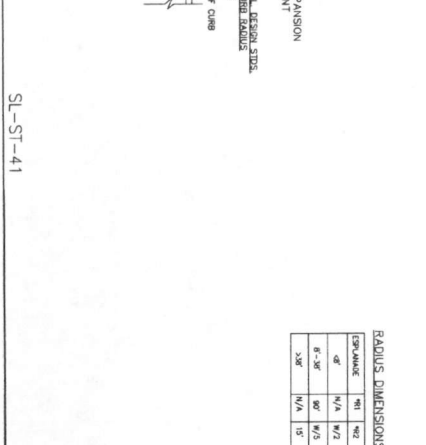
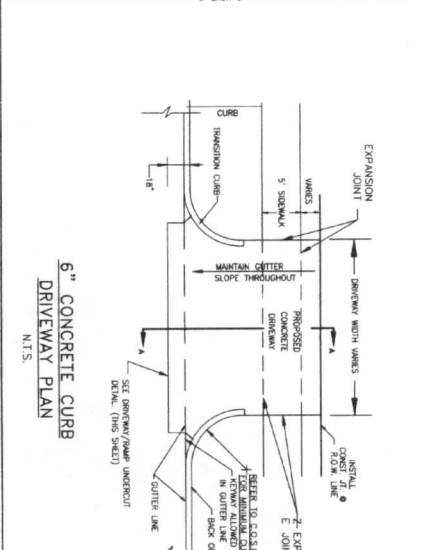
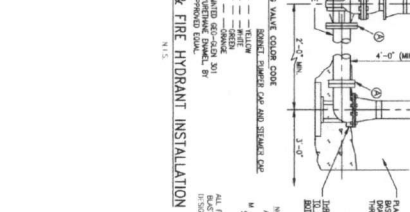
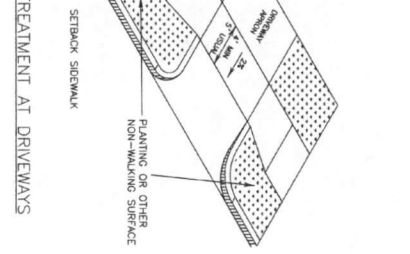
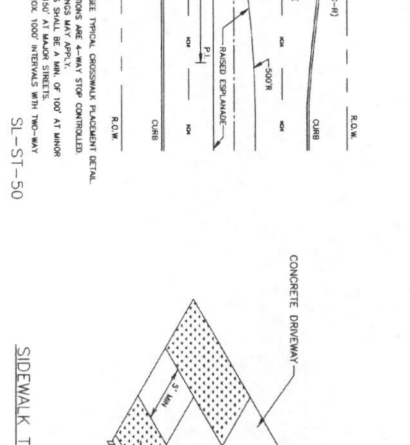
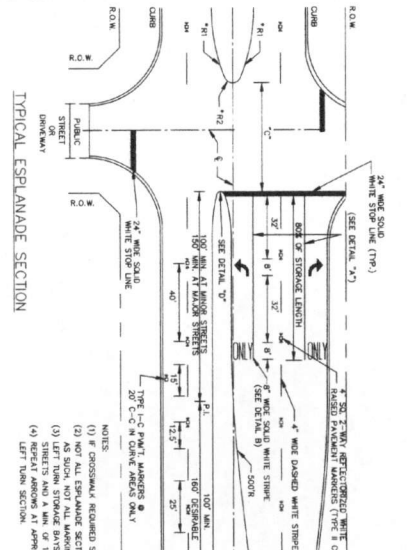
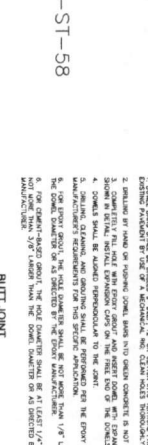
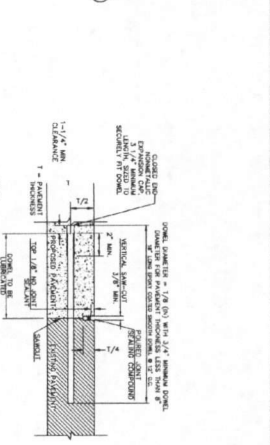
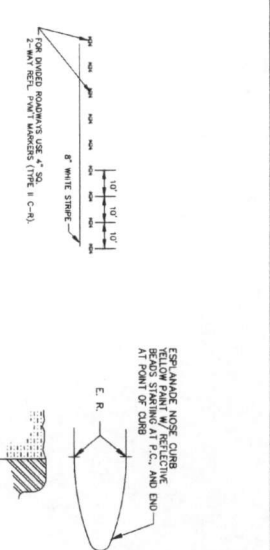
**HANDICAP RAMP CURB & GUTTER\***  
 SL-ST-26



**TYPICAL CURB TRANSITION FOR INLET INSTALLATION**

APPROVED: [Signature]  
 DATE: 8/25/17

No.	REVISIONS	DATE	BY



**RADIUS DIMENSIONS**

ESPLANADE	W1	W2
6\"/>		

**RADIUS DIMENSIONS**

ESPLANADE	W1	W2
6\"/>		

**RADIUS DIMENSIONS**

ESPLANADE	W1	W2
6\"/>		

**RADIUS DIMENSIONS**

ESPLANADE	W1	W2
6\"/>		

**RADIUS DIMENSIONS**

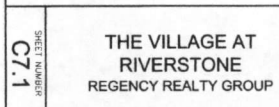
ESPLANADE	W1	W2
6\"/>		

APPROVED  
  
 DATE: 9/5/17

THE VILLAGE AT RIVERSTONE  
 REGENCY REALTY GROUP

CONSTRUCTION DETAILS (2 OF 4)

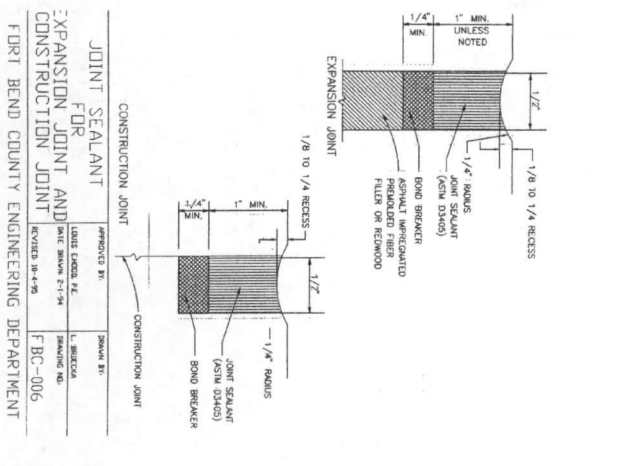
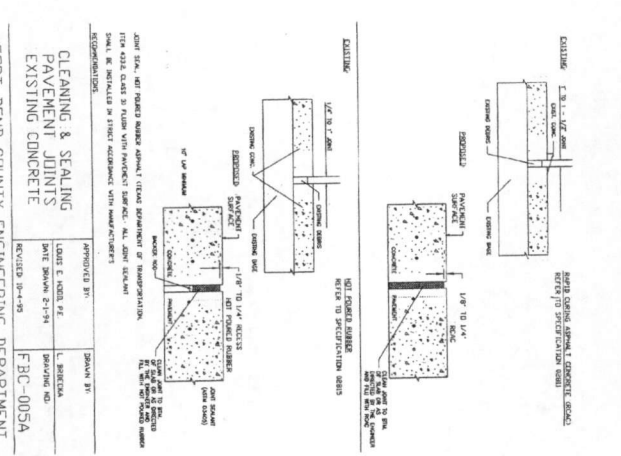
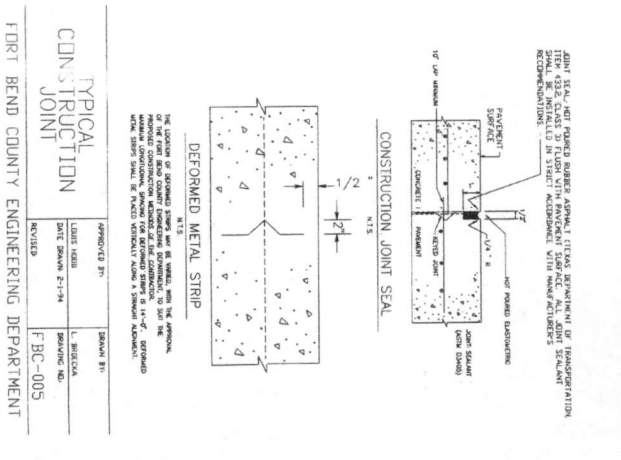
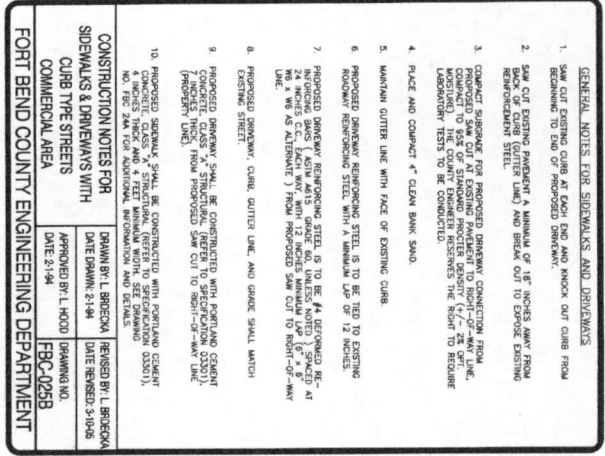
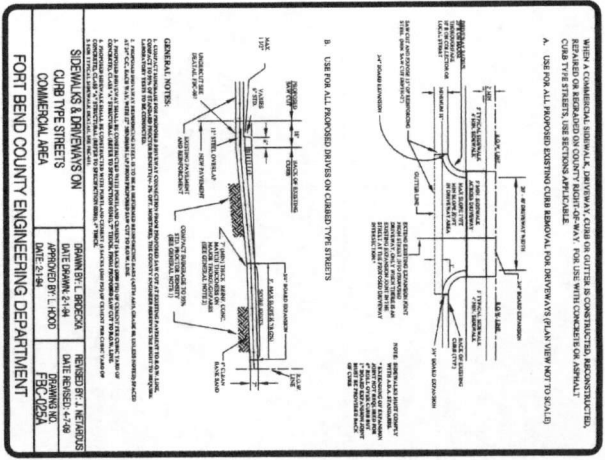
KHA PROJECT 064463709  
 DATE 4/20/17  
 SCALE AS SHOWN  
 DESIGNED BY KHL  
 DRAWN BY JHL  
 CHECKED BY JHL



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 TYPE FIRM REGISTRATION F-928

No.	REVISIONS	DATE

SHEET NUMBER  
**C7.1**



**APPROVED BY:** [Signature] **DATE:** 4/10/17

**DESIGNED BY:** [Signature] **DATE:** 4/10/17

**DRAWN BY:** [Signature] **DATE:** 4/10/17

**CHECKED BY:** [Signature] **DATE:** 4/10/17

**Kimley Horn**

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TYPE FIRM REGISTRATION F-928

**KHA PROJECT:** 06443109  
**DATE:** 4/10/17  
**SCALE:** AS SHOWN  
**DESIGNED BY:** [Signature]  
**DRAWN BY:** [Signature]  
**CHECKED BY:** [Signature]

