

**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: 2018-20347

Applicant: Sovereign Builders, Inc. dba Construction LTD

Job Location Site: 9303 Highway 6, Missouri City, TX 77459

Bond No: **Date of Bond:** 4/23/2018 **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 22nd day of May, 2018, 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

By: Sean Eglinton

County Engineer

N/A

By:

Drainage District Engineer/Manager

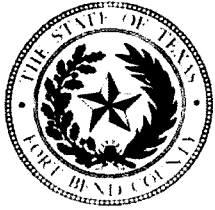
Presented to Commissioners Court and approved.

Date Recorded 5-25-2018 Comm. Court No. 13c

Clerk of Commissioners Court

By: Kinda Willis

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: 2018-20347

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:

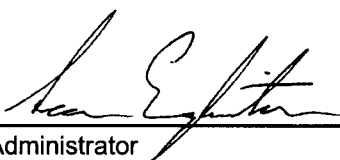
- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☒ Performance bond submitted. Bond No: [REDACTED] Amount: \$5,000.00
- ☐ Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

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



Permit Administrator

5/14/2018

Date

40



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 §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Sovereign Builders, Inc. dba Construction LTD whose (address, phone) is 1825 Upland Drive, Houston, TX 77043, (832) 203-6819 Texas, hereinafter called the Principal, and Berkley Insurance Company, a Corporation existing under and by virtue of the laws of the state of Delaware and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) 475 Steamboat Road, Greenwich, CT 06830, (203) 629-3000, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Timothy Miller and whose address is 12400 Coit Road, Suite 625, Dallas, TX 75251, 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 and No/100 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.

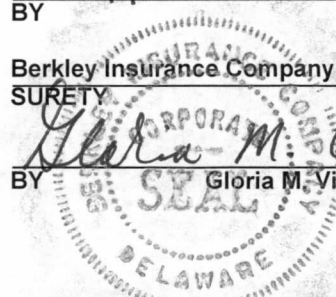
EXECUTED this 23rd day of April, 2018.

Sovereign Builders, Inc. dba Construction LTD
PRINCIPAL

BY 

Berkley Insurance Company
SURETY

BY  Gloria M. Villa, Attorney-in-Fact



CCM5-22-2018 # 13C
Fort Bend County Clerk
Return Admin Serv Coord
Permit # 2018-20347 RAC

**POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE**

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Roxanne G. Brune; David R. Groppell; Beverly A. Ireland; Sharen R. Groppell; Francine M. Hay; Kurt A. Risk; Sharon J. Cavanaugh; or Gloria M. Villa of Marsh & McLennan Agency LLC – Southwest of Houston, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 19th day of July, 2017.

Attest
(Seal) By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 19th day of July, 2017, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 30, 2019

Maria C. Rundbaken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 23rd day of April, 2017.

(Seal)

Vincent P. Forte
Vincent P. Forte

Please **verify the authenticity** of the instrument attached to this Power by:

Toll-Free Telephone: (800) 456-5486; or

Electronic Mail: BSGInquiry@berkleysurety.com

Any written notices, inquiries, claims or demands to the Surety on the bond attached to this Power should be directed to:

Berkley Surety
412 Mount Kemble Ave.
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

Or

Email: BSGClaim@berkleysurety.com

Please include with all communications the bond number and the name of the principal on the bond. Where a claim is being asserted, please set forth generally the basis of the claim. In the case of a payment or performance bond, please also identify the project to which the bond pertains.

Berkley Surety is a member company of W. R. Berkley Corporation that underwrites surety business on behalf of Berkley Insurance Company, Berkley Regional Insurance Company and Carolina Casualty Insurance Company.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Berkley Surety Group's toll-free telephone number for information or to make a complaint at:

1-866-245-1973

You may also write to Berkley Surety Group at:

Berkley Surety Group, Inc.
412 Mt. Kemble Avenue
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

OR

E-mail: BSGClaim@wrbcSurety.com

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
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the 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.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Berkley Surety Group's para informacion o para someter una queja al:

1-866-245-1973

Usted tambien puede escribir a Berkley Surety Group:

Berkley Surety Group, Inc.
412 Mt. Kemble Avenue
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

OR

E-mail: BSGClaim@wrbcSurety.com

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:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el 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 documento adjunto.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 25, 2018 11:12:24 AM

FEE: \$0.00

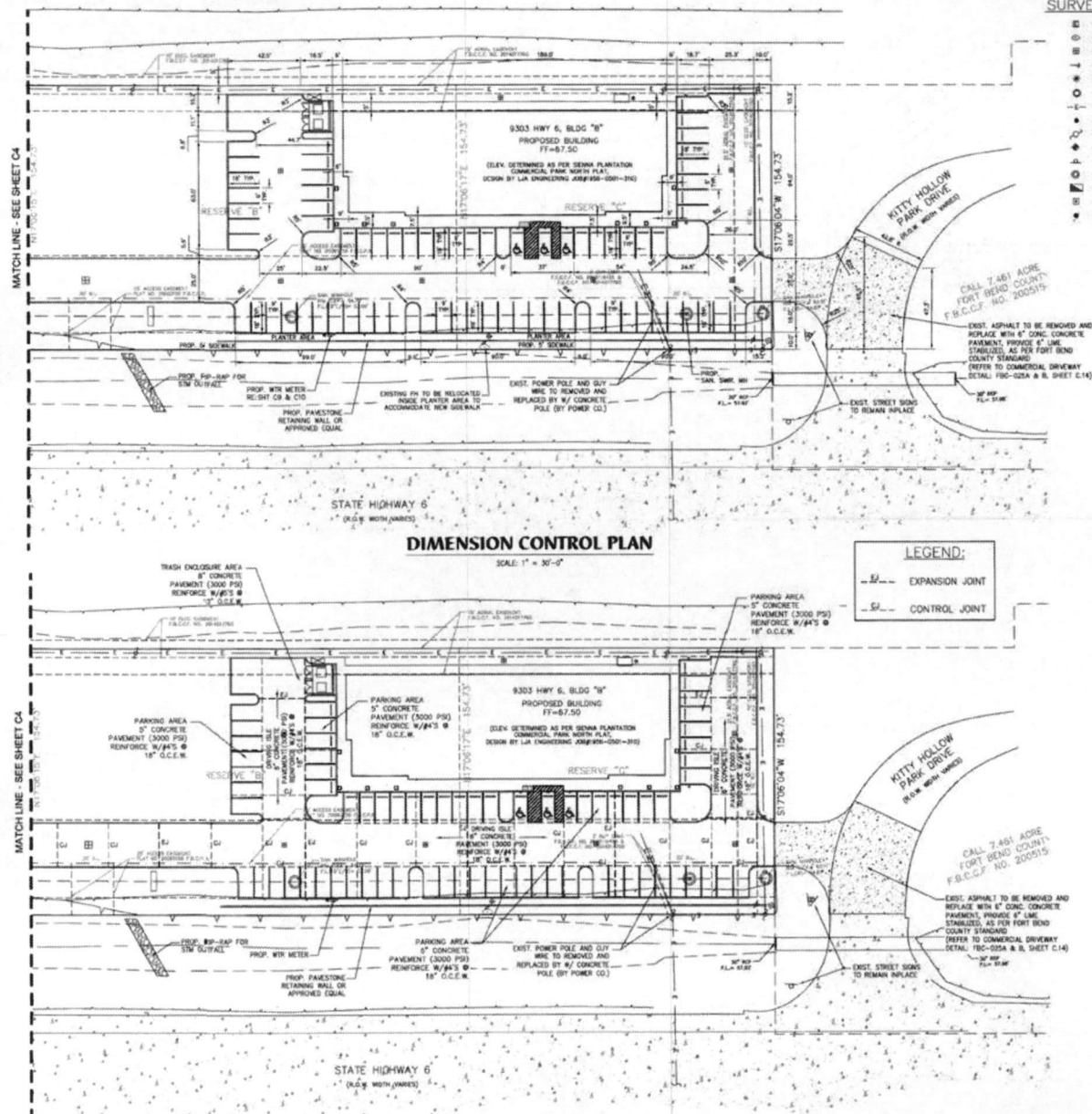
RMM

2018057065



MATCHLINE - SEE SHEET C4

MATCHLINE - SEE SHEET C4



DIMENSION CONTROL PLAN

SCALE: 1" = 30'-0"

LEGEND:

- Expansion Joint
- Control Joint

PAVING PLAN

SCALE: 1" = 30'-0"

SURVEY SYMBOLS:

- ELECTRIC BOX
- FLUSH VALVE
- GRATE INLET
- GUY ANCHOR
- LIGHT STANDARDS
- MANHOLE
- OVERHEAD ELECTRIC LINE
- PIPELINE MARKER
- POWER POLE
- TEMPORARY BENCHMARK
- TRAFFIC SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE

SURVEY LEGEND:

- BL = BUILDING LINE
- C.I.R. = CAPPED IRON ROD
- EXT. = EASEMENT
- ELEC. = ELECTRICAL
- ELEV. = ELEVATION
- F.B.C.C.P. = FORT BEND COUNTY CLUSTERS FILE
- F.B.C.P. = FORT BEND COUNTY PLAT RECORDS
- FL. = FLOODLINE
- FIN. = FENCE
- M.H. = MANHOLE
- R.P. = REINFORCED CONCRETE PIPE
- SAN. = SANITARY
- S.S.E. = SANITARY SEWER EASEMENT
- TIP. = TYPICAL
- W.L.E. = WATER LINE EASEMENT

PROPERTY DESCRIPTION:
 BEING A CALL 7.461 ACRE TRACT OF LAND RECORDED AS SIENNA PLANTATION COMMERCIAL, FROM NORTH SECTION 3A, PHASE TWO UNDER PLAT NO. 2089188 & B.C.P. LOCATED IN THE SLAGB ROAD SUBDIVISION, A FORT BEND COUNTY, TEXAS.

FEIN NOTE:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM NO. 48157G000), MAP REVISED APRIL 2, 2014, THE SUBMITTED TRACT LIES IN ZONE "X" UNFLOODED, DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK NOTE:
 BENCHMARK 1: CITY OF MISSOURI CITY PCN-303 BRASS GUM SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND HAWKINS PARKWAY, APPROXIMATELY 20 FEET WEST OF A STORM INLET ON THE WEST SIDE OF SIENNA PARKWAY. ELEVATION: 86.57 (HAWKINS 2001 ADJ.).

BENCHMARK 2: SIENNA PARKWAY AT HIGHWAY 6 BENCHMARK BRASS GUM SET ON THE FIRST INLET SOUTH OF STATE HIGHWAY 6 ON THE WEST SIDE OF SIENNA PARKWAY. ELEVATION: 86.57 (HAWKINS 2001 ADJ.).

TEMPORARY BENCHMARK (TBM):
 JACK CUT IN THE SOUTHEAST CORNER OF A CONCRETE SIENNA PLANTATION WHICH LIES ON THE WEST LINE OF THE SUBJECT TRACT. ELEVATION: 86.57.



Quail Valley Business Park
 1306 FM 1092, Suite 303
 Missouri City, Texas 77459-1564
 Tel: (713) 562-6100

TX FIRM REGISTRATION NO. P-19913



16935 Beckett Oaks Ct.
 Houston, Texas 77063
 Tel: (281) 281-8634
 Mobile: (832) 671-3409

REV/DATE	DESCRIPTION
12-08-16	ISSUE FOR PERMIT
05-04-17	REVISED PER COUNTY COMMENTS

**SHOPPES AT SIENNA
 PLANTATION**
 9129 & 9303 STATE HIGHWAY 6 AT KITTY
 HOLLOW PARK DRIVE
 MISSOURI CITY, TX 77459

PROJECT NAME



THE USE OF FINAL SIGNED AND SEAL DRAWINGS IS AUTHORIZED AND GRANTED SOLELY FOR THE PURPOSES OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

SHEET NUMBER: C5

SHEET TITLE: DIMENSION CONTROL & PAVING PLAN 2 OF 2

APPROVED: *[Signature]*
 DATE: 5/8/17

DRAWN BY: V.M. CHECK BY: JSA
 SVA PROJECT NUMBER: 016-06-003

CONSTRUCTION WARNING SIGN SPACING

Posted Speed or 85% Speed (MPH)	X Min. Distance (feet)
30 or less	120
35	160
40	240
45	320
50	400
55	500
65	750

X=SIGN SPACING
L=TAPER
2XL=TANGENT

TYPICAL TRANSITION LENGTHS AND SUGGESTED MAXIMUM SPACING OF DEVICES

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Device	
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent
< 30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'-75'
35		205'	225'	245'	35'	70'-90'
40		265'	295'	320'	40'	80'-100'
45		450'	495'	540'	45'	90'-110'
50		500'	550'	600'	50'	100'-125'
55	L=WS	550'	605'	660'	55'	110'-140'
60		600'	660'	720'	60'	120'-150'
65		650'	715'	780'	65'	130'-175'

* 85th Percentile Speed may be used on roads where traffic speeds normally exceed the posted speed limit.
- Taper lengths have been rounded off.

NOTE TO CONTRACTOR:
ALL CONSTRUCTION MUST COMPLY WITH
TEXAS MANUAL ON SAFETY
TRAFFIC CONTROL DEVICES (TM/STD)

LEGEND (TYPICAL)

- PLASTIC DRUM
(see spacing for
channelizing devices)
- OFF-DUTY UNIFORMED
POLICE OFFICER
- TYPE III BARRICADE
- FLASHING ARROW PANEL
- TUBULAR MARKER
- ▨ CONSTRUCTION AREA

TRAFFIC NOTES

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TM/STD) - LATEST EDITION WITH REVISIONS DURING CONSTRUCTION.
 - NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.
 - OFF DUTY POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
 - CONTRACTOR SHALL COVER THE EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, USE TRANEX PR 36 EFX 36" DELINEATOR OR APPROVED EQUAL WITH SHEETING AND BASE EXPOSED TO PAVEMENT NEXT TO EXCAVATION DURING NON-WORKING HOURS.
 - APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
 - IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF TRAFFIC CONTROL, PLAN DURING THE CONSTRUCTION THAN WHAT IS OUTLINED IN THE CONTRACT DRAWINGS, (SHE) SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS* TO TRAFFIC SECTION OF HPD FOR APPROVAL TEN WORKING DAYS PRIOR TO IMPLEMENTATION.
- * THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLARS AND SEALED BY A LICENSED ENGINEER IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.
- IF THE PROJECT IS WITHIN 400 FEET FROM A SIGNALIZED INTERSECTION, THE CONTRACTOR SHALL CONTACT FORT BEND COUNTY ENGINEERING DEPARTMENT, AT 281-433-7500, FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

PROPERTY DESCRIPTION:
BEND A 20.11 AC. TRACT OF LAND RECORDED AS SIENNA PLANTATION COMMERCIAL PARK NORTH SECTION 2A, PHASE TWO UNDER PLAT NO. 2005156 F.B.C.D. LOCATED IN THE ELUM ROAD SURVEY, A-77 FORT BEND COUNTY, TEXAS

REMARKS:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM NO. 4815020001) MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONE "X" UNDESIGNED. DETERMINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK NOTE:
BENCHMARK 1: CITY OF MISSOURI CITY P.O.M. 033
SANDS DIRT SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL FREED ROAD APPROXIMATELY 28 FEET WEST OF A STORM PILE ON THE WEST SIDE OF SIENNA PARKWAY.
ELEVATION: 86.37 (NAVD 83, 2001 ADJ.)

BENCHMARK 2: SIENNA PARKWAY AT HIGHWAY 6 MONUMENT
SANDS DIRT SET ON THE WEST ALLEY SOUTH OF STATE HIGHWAY 6 ON THE WEST SIDE OF SIENNA PARKWAY.
ELEVATION: 86.57 (NAVD 83, 2001 ADJ.)

TEMPORARY BENCHMARK (TBM)
BOX CUT IN THE SOUTHEAST CORNER OF A CONCRETE SIDEWALK WHICH LIES ON THE WEST LINE OF THE SUBJECT TRACT.
ELEVATION: 86.32

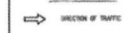
SURVEY SYMBOLS:

- ⊞ = ELECTRIC BOX
- ⊞ = FLUOR VALVE
- ⊞ = GRATE INLET
- ⊞ = GUY ANCHOR
- ⊞ = LIGHT STANDARD
- ⊞ = MANHOLE
- ⊞ = OVERHEAD ELECTRIC LINE
- ⊞ = PIPELINE MARKER
- ⊞ = POWER POLE
- ⊞ = TEMPORARY BENCHMARK
- ⊞ = TRAFFIC SIGN
- ⊞ = TRAFFIC SIGNAL POLE
- ⊞ = TRAFFIC SIGNAL BOX
- ⊞ = WATER METER
- ⊞ = WATER VALVE

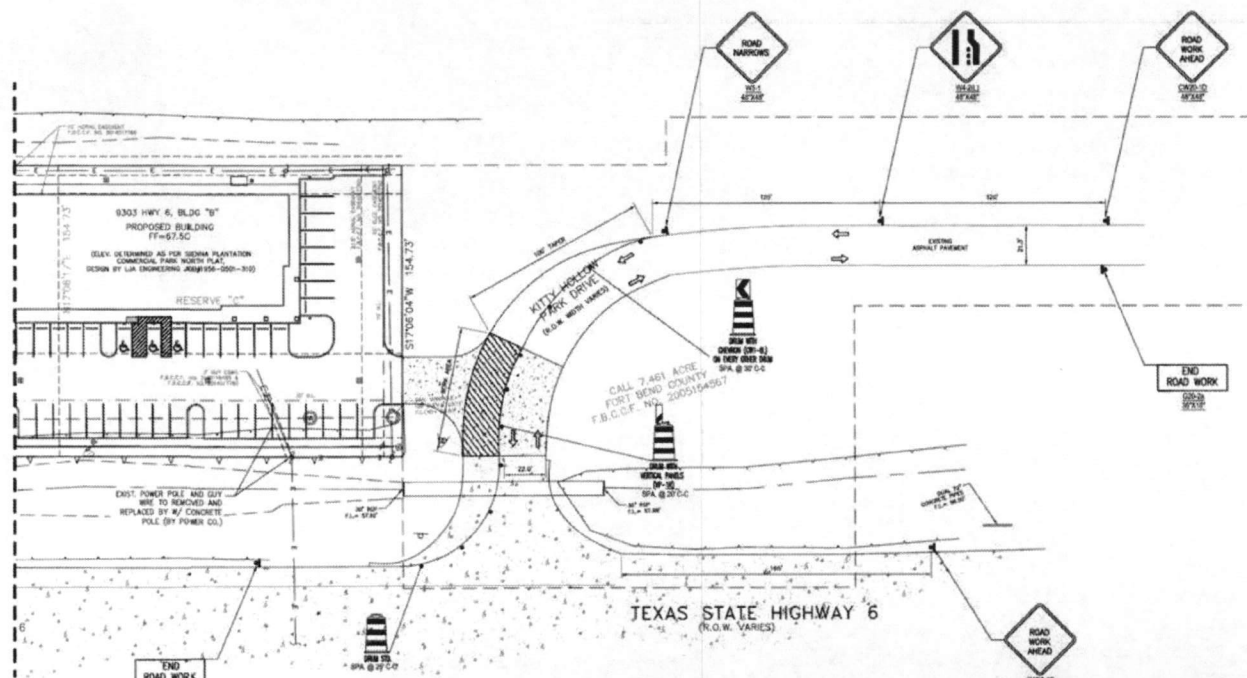
SURVEY LEGEND:

- BL = BUILDING LINE
- C.B. = CAPPED BORN HOLE
- E.M. = EASEMENT
- ELEC. = ELECTRICAL
- ELEV. = ELEVATION
- F.B.C.D. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.P. = FORT BEND COUNTY PLAT RECORDS
- F.L. = FLOWLINE
- F.O. = FOUND
- M.H. = MANHOLE
- R.C.P. = REINFORCED CONCRETE PIPE
- SAN. = SANITARY
- S.S.E. = SANITARY SEWER EASEMENT
- TYP. = TYPICAL
- W.L. = WATER LINE EASEMENT

LEGEND:



KITTY HOLLOW PARK RD. 20 MPH
STREET NAME SPEED LIMIT



TRAFFIC CONTROL PLAN - PHASE I

SCALE: 1" = 30'-0"

APPROVED: *Max*
DATE: 5/8/17



Quail Valley Business Park
1306 FM 1093, Suite 303
Missouri City, Texas 77459-1564
Tel: (713) 562-6100

TX FIRM REGISTRATION NO. F-15953



16935 Beckett Oaks Ct.
Houston, Texas 77063
Tel: (281) 281-8634
Mobile: (832) 671-3409

REV/DATE	DESCRIPTION
12-08-16	ISSUE FOR PERMIT
05-04-17	REVISED PER COUNTY COMMENTS

SHOPPES AT SIENNA
PLANTATION
9129 & 9303 STATE HIGHWAY 6 AT KITTY
HOLLOW PARK DRIVE
MISSOURI CITY, TX 77459



THE LINE OF FINAL SIGNED AND SEAL DRAWINGS
IS AUTHORIZED AND GRANTED SOLELY FOR THE
PURPOSE OF THIS SPECIFIC PROJECT AND
LOCATION, AND NOT FOR CONSTRUCTION
ON LOTS FOR ANY OTHER PROJECT.

SHEET NUMBER:
C5.1

SHEET TITLE:
TCP - PHASE 1
AT KITTY HOLLOW
PARK DR.

DESIGNED BY: V.M. CHECKED BY: J.S.A.

S&A PROJECT NUMBER:
016-06-003

CONSTRUCTION WARNING SIGN SPACING

Posted Speed or 85th Speed (MPH)	X Min. Distance (feet)
30 or less	120
35	160
40	240
45	320
50	400
55	500
65	750

X=SIGN SPACING
L=TAPER
2X=L-TANGENT

TYPICAL TRANSITION LENGTHS AND SUGGESTED MAXIMUM SPACING OF DEVICES		Minimum Desirable Taper Lengths		Suggested Maximum Spacing of Device	
Posted Speed	Formula	10' Offset	11' Offset	On a Taper	On a Tangent
< 30	$L = \frac{WS^2}{50}$	150'	165'	180'	30'
35		205'	225'	245'	35'
40		265'	295'	320'	40'
45		450'	495'	540'	45'
50		500'	550'	600'	50'
55		550'	605'	660'	55'
60		600'	660'	720'	60'
65		650'	715'	780'	65'

* 85th Percentile Speed may be used on roads where traffic speeds normally exceed the posted speed limit.
** Taper lengths have been rounded off.

NOTE TO CONTRACTOR:
ALL CONSTRUCTION MUST COMPLY WITH TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)

LEGEND (TYPICAL)

- PLASTIC DRUM (see spacing for channelizing devices)
- OFF-DUTY UNIFORMED POLICE OFFICER
- TYPE III BARRICADE
- FLASHING ARROW PANEL
- TUBULAR MARKER
- CONSTRUCTION AREA

TRAFFIC NOTES

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) - LATEST EDITION WITH REVISIONS DURING CONSTRUCTION.
- NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.
- OFF DUTY POLICE OFFICERS/PLAGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
- CONTRACTOR SHALL COVER THE EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, LINE TRAFFICERS PER 34A.073, 34P BELONG AT ONE APPROVED EQUAL WITH SHEETING AND BASE EXPOSED TO PAVEMENT NEXT TO EXCAVATION DURING NON-WORKING HOURS.
- APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
- IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF TRAFFIC CONTROL PLAN DURING THE CONSTRUCTION THAN WHAT IS OUTLINED IN THE CONTRACT DRAWINGS, (SEE) SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS TO TRAFFIC SECTION OF HCDP FOR APPROVAL TEN WORKING DAYS PRIOR TO IMPLEMENTATION.

* THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLARS AND SEALED BY A LICENSED ENGINEER IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.

- IF THE PROJECT IS WITHIN 400 FEET FROM A SIGNALIZED INTERSECTION, THE CONTRACTOR SHALL CONTACT FORT BEND COUNTY ENGINEERING DEPARTMENT, AT 281-431-7500, FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

PROPERTY DESCRIPTION:
BEING A CALL 7461 ACRES TRACT OF LAND RECORDED AS SIENNA PLANTATION COMMERCIAL PARK NORTH SECTION 2.A, PHASE TWO, UNDER PLAT NO. 2000154567, LOCATED IN THE ELLEN ROAD SURVEY, A-77 FORT BEND COUNTY TEXAS.

FEMA NOTE:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48020Z01, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONE "X" UNDEVELOPED, DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK NOTE:
BENCHMARK 1: CITY OF MISSOURI CITY FCN-003 SPARK DRAIN SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL FINE ROAD APPROXIMATELY 26 FEET WEST OF A STORM DRAIN ON THE WEST SIDE OF SIENNA PARKWAY. ELEVATION: 66.57' (NAVD 83, 2001 ADJ.)

BENCHMARK 2: SIENNA PARKWAY AT HIGHWAY 6 MONUMENT SPARK DRAIN SET ON THE FIRST INLET SOUTH OF STATE HIGHWAY 6 ON THE WEST SIDE OF SIENNA PARKWAY. ELEVATION: 66.87' (NAVD 83, 2001 ADJ.)

TEMPORARY BENCHMARK (TBM) JACK OUT IN THE SOUTHWEST CORNER OF A CONCRETE SIDEWALK WHICH LIES ON THE WEST LINE OF THE SUBJECT TRACT. ELEVATION: 66.87'

SURVEY SYMBOLS:

- ELECTRIC BOX
- FLUSH VALVE
- GRATE INLET
- GUY ANCHOR
- LIGHT STAND
- MANHOLE
- OVERHEAD ELECTRIC LINE
- PIPELINE WATER
- POWER POLE
- TEMPORARY BENCHMARK
- TRAFFIC SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE

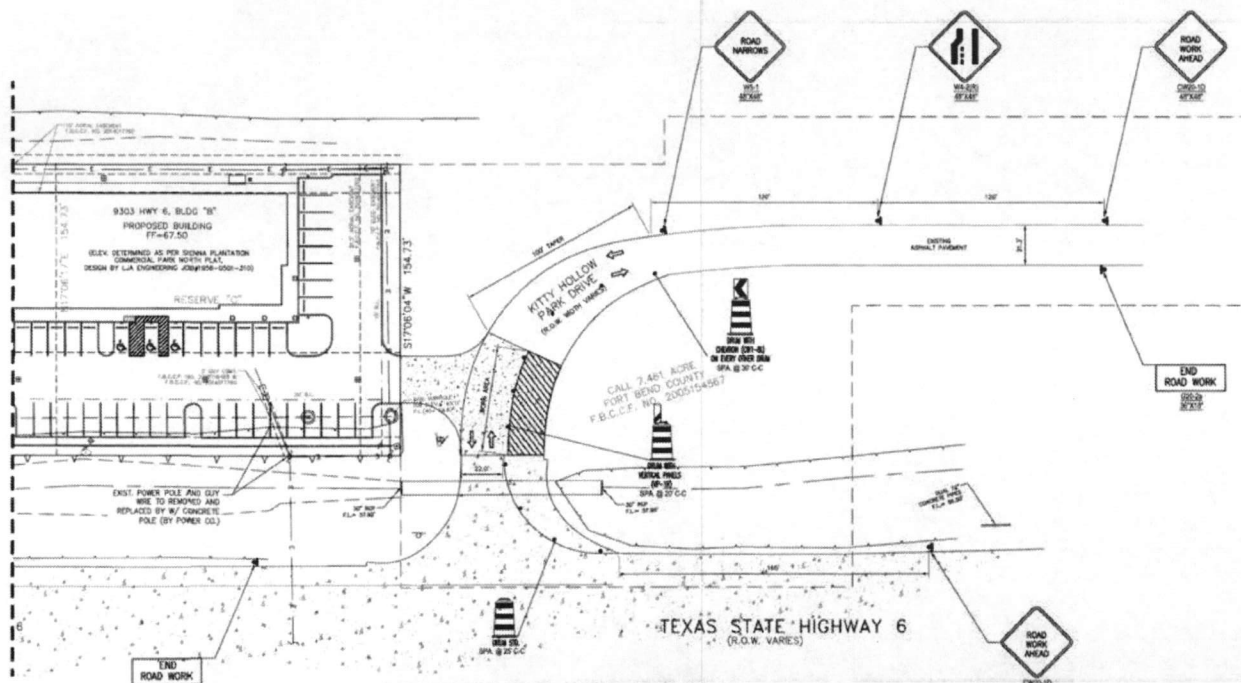
SURVEY LEGEND:

- B.L. = BUILDING LINE
- C.I.R. = CAPPED IRON ROD
- ESWT. = EASEMENT
- ELEC. = ELECTRICAL
- ELEV. = ELEVATION
- F.B.C.D. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.A. = FORT BEND COUNTY PLAT RECORDS
- F.L. = FLOWLINE
- FND. = FOUND
- M.H. = MANHOLE
- RCP. = REINFORCED CONCRETE PIPE
- SAN. = SANITARY
- S.S.E. = SANITARY SEWER EASEMENT
- TYP. = TYPICAL
- W.L.E. = WATER LINE EASEMENT

LEGEND:

→ DIRECTION OF TRAFFIC

KITTY HOLLOW PARK RD. 20 MPH
STREET NAME SPEED LIMIT



TRAFFIC CONTROL PLAN - PHASE 2

SCALE: 1" = 30'-0"

APPROVED: [Signature]
DATE: 6/18/17



Quali Valley Business Park
1306 FM 1092, Suite 303
Missouri City, Texas 77459-1564
Tel: (713) 562-4100

TX FIRM REGISTRATION NO. F-15913



16935 Beckett Oaks Ct.
Houston, Texas 77063
Tel: (281) 281-8624
Mobile: (832) 673-3499

REV/DATE	DESCRIPTION
12-08-16	ISSUE FOR PERMIT
05-24-17	REVISED PER COUNTY COMMENTS

SHOPPES AT SIENNA
PLANTATION
9129 & 8303 STATE HIGHWAY 6 AT KITTY HOLLOW PARK DRIVE
MISSOURI CITY, TX 77459



THE USE OF FINAL, SIGNED AND SEAL DRAWINGS IS AUTHORIZED AND GRANTED SOLELY FOR THE PURPOSES OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

SHEET NUMBER: C5.2

SHEET TITLE: TCP - PHASE 2 AT KITTY HOLLOW PARK DR.

DRAWN BY: V.M. CHECK BY: J.S.A.

S/A PROJECT NUMBER: 016-06-003

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