



**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: 2018-19132

Applicant: Higbie Ventures of Texas, Inc./ Texas State Permits

Job Location Site: 25015 Westheimer Parkway, Katy, TX 77494

Bond No: **Date of Bond:** 3/5/2018 **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 14th day of August, 2018, Upon Motion of Commissioner Muyers, seconded by Commissioner Mekalis, 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:

Sean Eglinton
County Engineer

Date Recorded 8-17-2018 Comm. Court No. 10E

N/A

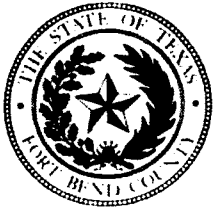
Clerk of Commissioners Court

By:

Drainage District Engineer/Manager

By:

Arinda 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: 2018-19132

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

8/6/2018

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 5010111

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

3733-1 Westheimer Rd., MB 1007 Houston, TX 77027

THAT WE, Higbie Ventures of Texas, Inc. whose (address, phone) is _____
Texas, hereinafter called the Principal, and SureTec Insurance Company, a Corporation existing under and by virtue of the
laws of the state of Texas and authorized to do an indemnifying business in the state of Texas, and whose principal office
is located at (name/address/phone) 1330 Post Oak Blvd., Suite 1100 Houston, TX 77056 (713) 812-0800, whose officer residing in the
State of Texas, authorized to accept service in all suits and actions brought whining said state is Steven D. Nelson and whose
address is 9737 Great Hills Trail, Ste 320, Austin, TX 78759, 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 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 March, 2018

Higbie Ventures of Texas, Inc.

PRINCIPAL

BY

SureTec Insurance Company

SURETY

BY

Carol M. Sweeney, Attorney in Fact

CCM 8-14-2018 # 10E
Fort Bend County Clerk
Return Admin Serv Coord RAC
Permit # 2018-19132

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

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

Carol M. Sweeney

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

Principal: Higbie Ventures of Texas, Inc.
Obligee: Fort Bend County Judge
Amount: \$ 5,000.00

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

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

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

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

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of April, A.D. 2017.

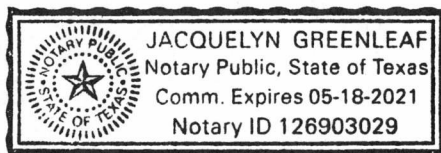


SURETEC INSURANCE COMPANY

By: [Signature]
 John Knox, Jr., President

State of Texas SS:
 County of Harris

On this 6th day of April, A.D. 2017 before me personally came John Knox, Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]
 Jacquelyn Greenleaf, Notary Public
 My commission expires May 18, 2021

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

Given under my hand and the seal of said Company at Houston, Texas this 5th day of March, 2018, A.D.

[Signature]
 M. Brent Beaty, Assistant Secretary

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

SureTec Insurance Company

THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice/Filing of Claims

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

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

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

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

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

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

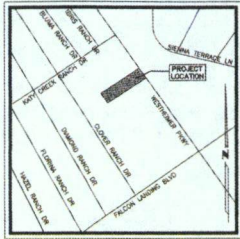
August 17, 2018 12:44:25 PM

FEE: \$0.00

PL

2018093396

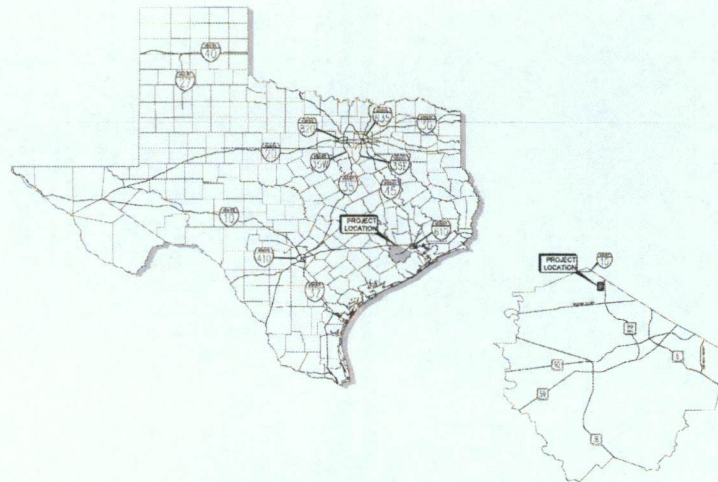




LOCATION MAP
N.T.S.
KEYMAP NO.: 485N
ZIP CODE: 77494

CIVIL PLANS FOR STARBUCKS @ FALCON LANDING BLVD LOCATED IN 25015 WESTHEIMER PKWY, FORT BEND COUNTY, TEXAS

PLAT: KATY CREEK RANCH MARKET



PLANS SUBMITTAL/REVIEW LOG

90% CLIENT REVIEW SET -NOT FOR CONSTRUCTION	05/31/2017
ISSUE FOR PERMIT -NOT FOR CONSTRUCTION	06/09/2017
SUBMIT TO MUD -NOT FOR CONSTRUCTION	06/15/2017
SUBMIT TO FBC, FBCDD -NOT FOR CONSTRUCTION	06/22/2017
STARBUCKS COMMENTS -NOT FOR CONSTRUCTION	09/11/2017
SUBMIT TO MUD -NOT FOR CONSTRUCTION	09/26/2017
SUBMIT TO FBCDD -NOT FOR CONSTRUCTION	10/13/2017
SUBMIT TO STARBUCKS -REVISION B -NOT FOR CONSTRUCTION	10/20/2017
SUBMIT TO FBC -NOT FOR CONSTRUCTION	02/13/2018

ACCORDING TO MAP NO. 48157C0110L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY AND INCORPORATED AREAS, DATED
04/02/2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

CONTRACTOR SHALL CONTACT THE DISTRICT'S OPERATOR MDS, BUILDER SERVICES
DEPARTMENT (281-250-6503) OPTION 2, OR VIA EMAIL AT
BLSERVICES@MUNICIPALDISTRICTSERVICES.COM 48-HOURS PRIOR TO CONSTRUCTION AND
TO REQUEST ALL REQUIRED INSPECTIONS. ALL SITE SANITARY SEWER AND GREASE LINES SHALL
BE INSPECTED BY MDS PRIOR TO BACKFILL.

INDEX OF SHEETS

CIVIL ENGINEERING (ALJ LINDSEY, LLC)	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	PLAT
C0.3	TOPOGRAPHIC SURVEY
C1.0	DIMENSION CONTROL PLAN
C2.0	UTILITY PLAN
C3.0	STORM SEWER PLAN
C3.1	STORM SEWER CALCULATIONS
C3.2	SHEET FLOW PLAN
C4.0	GRADING PLAN
C5.0	PAVING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	CONSTRUCTION DETAILS (1 OF 5)
C7.1	CONSTRUCTION DETAILS (2 OF 5)
C7.2	CONSTRUCTION DETAILS (3 OF 5)
C7.3	CONSTRUCTION DETAILS (4 OF 5)
C7.4	CONSTRUCTION DETAILS (5 OF 5)
C8.0	TRAFFIC CONTROL PLAN

FORT BEND COUNTY ENGINEER

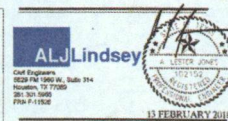
ENGINEER: Richard W. Stollie, P.E.
FOR: RICHARD W. STOLLIE, P.E.

DATE: 2/28/18

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM
DATE OF APPROVAL

APPROVED: Gasparillo
DEVELOPMENT COORDINATOR

DATE: 2/19/18



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CIVIL:
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10015 Katy Freeway, Suite 100
Houston, TX 77054
Phone: 281-561-5885
Email: alj@identityarchitects.com

STRUCTURE:
S. M. Engineering
25415 Katy Freeway, Suite 100
Houston, TX 77054
Phone: 281-561-7791
Email: sm@identityarchitects.com

MEP:
S. M. Engineering
25415 Katy Freeway, Suite 100
Houston, TX 77054
Phone: 281-561-7791
Email: sm@identityarchitects.com

LANDSCAPE:
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25415 Katy Freeway, Suite 100
Houston, TX 77054
Phone: 281-561-7791
Email: sm@identityarchitects.com

identityARCHITECTS

LOVETT
COMMERCIAL

NO.	DATE	REVISION/ISSUE
1	08/08/17	ISSUE FOR PERMIT
2	10/20/17	STARBUCKS COMMENTS
3	12/12/17	FBCDD COMMENTS
4		
5		
6		
7		
8		
9		
10		

PROJECT NAME AND ADDRESS:
STARBUCKS SHELL BUILDING

25015 WESTHEIMER PARKWAY
KATY, TEXAS 77494
FORT BEND COUNTY

DRAWN: _____ CHECKED: _____

REFERENCE NUMBER: 16136-02

TITLE: _____

COVER SHEET

DRAWING NUMBER: _____

C0.0

STATE OF TEXAS
COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for the
State of Texas

My Commission Expires:

Mike Kurkewski
Registered Professional Land Surveyor
Texas Registration No. 5101

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WESTHEIMER PARK PHASE II in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this _____ day of _____, 2017.

By Mark A. Kilkenny or M. Sonny Corto By Patrick Walsh, P.E.
Chair Vice Chairman Secretary

By Mark A. Kilkenny of M. Sonny Carter
Chair Vice Chairman

By Patrick Walsh, P.E.
Secretary

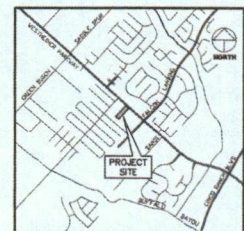
I, Lester Jones, a Professional Engineer registered in the State of Texas, do hereby certify that this plot meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Norne, Lester Jones
Texas Registration No. 102152
At-Large, LLC

NORTH

GRAPHIC SCALE: 1" = 60'

0 60 120 180 Feet



FORT BEND COUNTY, TEXAS KEY MAP 485H
VICINITY MAP
SCALE 1" = 2,000'

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ day of _____, 2017.

Richard Morrison
Commissioner, Precinct 1

Grady Prestage
Commissioner, Principal 2

Robert E. Hebert, Ph.D.
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

James Patterson
Commissioner, Precinct 4

I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this Office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or any other area or subdivision within the watershed.

Richard Stollia, P.E.
Fort Bend County Engineer

I, Dianne Wilson, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on 08/28/2013 at 10:28 a.m.

o'clock____M. , and duly recorded on _____, 2017, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson
Clerk of the County Court
of Fort Bend County, Texas

By _____ Deputy

GENERAL NOTE:

- [illegible]

WESTHEIMER PARK PHASE II

A SUBDIVISION OF 1.6925 AC. OR 73,723 SQ. FT. OF LAND
SITUATED IN THE STEPHEN HOBERMAKER SURVEY,
ABSTRACT NO. 189,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE 0 LOTS

JULY 2017

Owners

Shore Landing Market, Ltd.
1520 Oliver St.
Houston, TX 77007

Surveyo



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.228
 FILM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

PLAT
C0.2

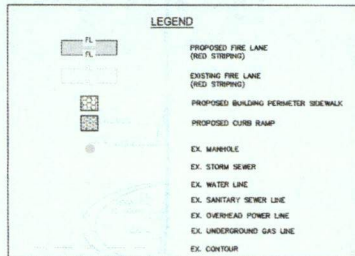
CLB 2/19/18



PROJECTIONS:
GEODATUM: BENCHMARK IS FLOODPLAIN REFERENCE MARK NO. 1300055, BEING A BRASS DIRT STAPLE LOCATED ON BRIDGE AT MARCH AND IOWA STREET BUFFALO BAPTIST CHURCH ON MINNESOTA CONCRETE WALL, ON NORTHEAST CORNER OF BRIDGE IN KEYSAMP. 4852 IN THE MARKER WATERSHED NEAR STREAM 11000.00. ELEVATION: 1551.52 NAVD83. 305140

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A CUT BOX LOCATED ON THE INTERSECTION OF 15TH STREET AND THE CORNER OF THE INTERSECTION OF EATY CREEK RANCH DRIVE AND WESTEMER PARKWAY.
 ELEVATION = 132.667

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A CUT BOX LOCATED AT A "T" JUNCTION LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WESTEMER PARKWAY AND RAILROAD AVENUE.
 ELEVATION: 129.47



- ### GENERAL NOTES
1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. RADII ARE 3' UNLESS OTHERWISE NOTED.
 3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOUNDATION DIMENSIONS.

- ### FIRE LANE MARKING NOTES
- CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES. CLEARLY DEFINING THE FIRE LANE, PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WORDS "FIRE LANE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET.

APPROVED: _____
DATE: 2/19/18
DEVELOPMENT COORDINATOR

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE DIGGING, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-545-6005
IN HOUSTON
(713)-223-4567

[illegible][illegible]

PROJECT NAME AND ADDRESS
STARBUCKS SHELL BUILDING

25615 WESTHEIMER PARKWAY
MATT, TEXAS 77454
FORT BEND COUNTY

DRAWN: _____ CHECKED: _____

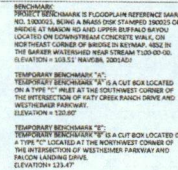
REFERENCE NUMBER: _____ **14136-02**

TITLE:


DIMENSION CONTROL PLAN

DRAWING NUMBER: _____

C1.0



ALJLindsey
Civil Engineers
5026 FM 1990 W., Suite 314
Houston, TX 77059
281.304.5652
FROD P-11526


A. LESTER JONES
132152
MECHANICAL ENGINEER
STATE OF TEXAS

13 FEBRUARY 2011

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plans are proprietary of Identity Architects. Unauthorized use of these plans can
legally result in the violation of such protection or building being seized and seized.

CIVIL:
All Lindsey, LLC
5629 FM 1980 West,
Suite 314
Houston, TX 77060
Phone 281.301.5855
Lester Jones

STRUCTURE:
R-Mac Engineering
25415 Oakhurst Dr.
Spring, TX 77386
Phone 281.367.7761

MEP:
Satus O'Brien
10003 W. San Houston Parkway N.
Suite 900
Minnetonka, MN 55345
763/835-1100

LANDSCAPE:
Integrated Landscape Architecture
785 Fiddling Crane Dr
Driftwood, TX 78019
Phone 713.273.7861
Duane Burgo

LOVETT
COMMERCIAL

[illegible]

PROJECT NAME AND ADDRESS:
STARBUCKS SHELL BUILDING

25015 WESTHEIMER PARKWAY
KATY, TEXAS 77494
FORT BEND COUNTY

DRAWN: _____ CHECKED: _____

REFERENCE NUMBER: 14138-6

TITLE: _____

UTILITY PLAN

DRAWING NUMBER

C2.0

SANITARY SEWER LINE SHALL BE 6-INCH SDR 26 OR EQUIVALENT, AND BEDDED AND BACKFILLED WITH CEMENT STABILIZED SAND.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND

CLB 2/19/13

CALL BEFORE YOU DIE
TEXAS ONE CALL PARTICIPANTS GET
72 HOURS NOTICE BEFORE YOU DIE
OR BLAST - STOP CALL
TEXAS ONE CALL SYS
1-800-545-6005
IN HOUSTON

TEMPORARY BENCHMARK "A"
TEMPORARY BENCHMARK "A" IS A CUT BOX LOCATED ON A TYPE "C" BULLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHOMER PARKWAY.
ELEVATION = 120.80'

CIVIL
ALJ Lindsey, LLC
5629 FM 1960 West,
Suite 314
Houston, TX 77069
Phone 281.301.5699
Lester Jones

R-Mac Engineering
25415 Oerthum Dr.
Spring, TX 77388
Phone 281.367.7761
Fax 281.362.0304
Chance Baker

Susan O'Brien
10800 W. Sam Houston Parkway N.
Suite 900
Houston, TX 77064
Phone 281 684 1200
terrell@earthlink.net

Integrated Landscape Architecture
766 Rolling Oaks Dr
Orrwood, TX 78616
Phone 713-973.7851
Quinn Bungo

identityARCHITECTS

LOVETT
COMMERCIAL

[illegible]

PROJECT NAME AND ADDRESS:
STARBUCKS SHEL BUILDING

25015 WESTHOMER PARKWAY
KATY, TEXAS 77494

DESIGN: _____ CHECKED: _____

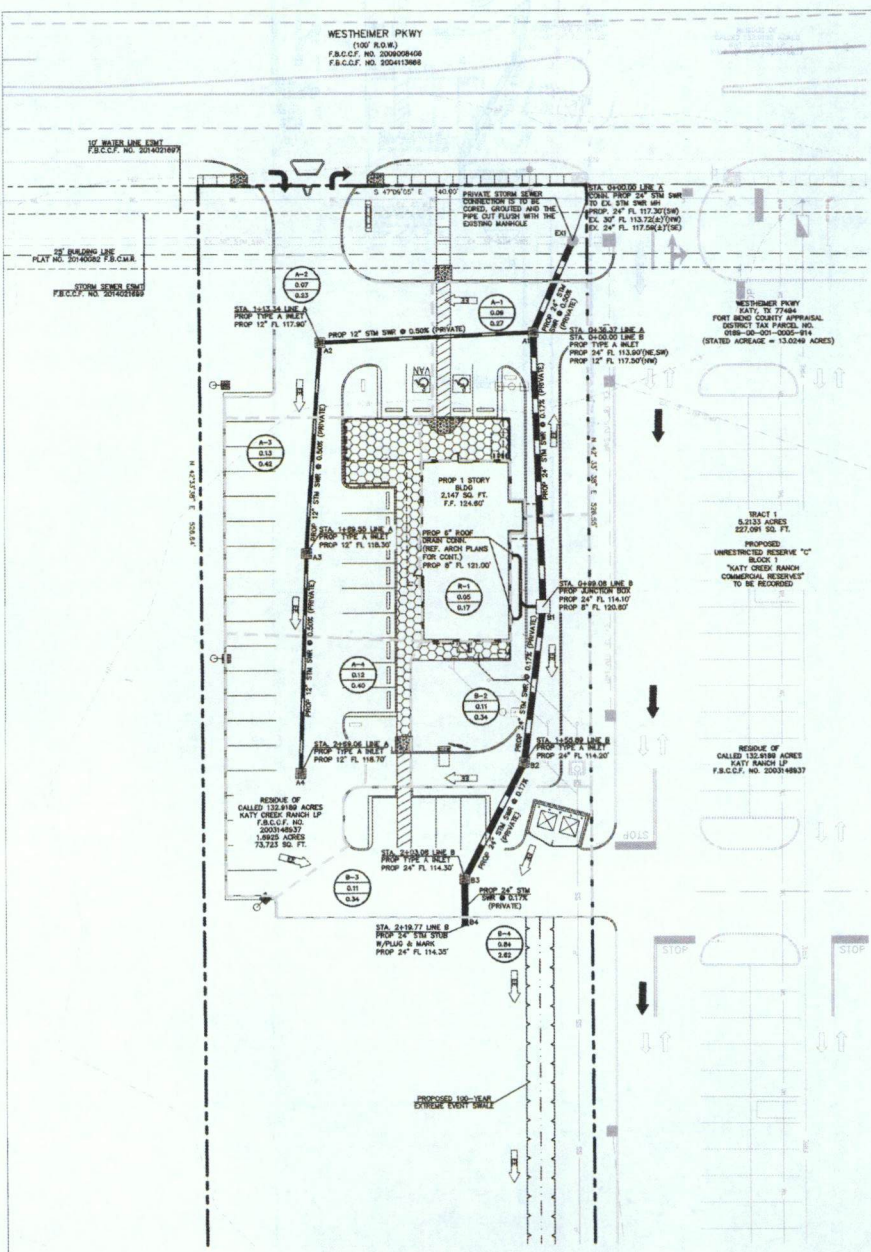
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STORM SEWER PLAN

DRAWING NUMBER:

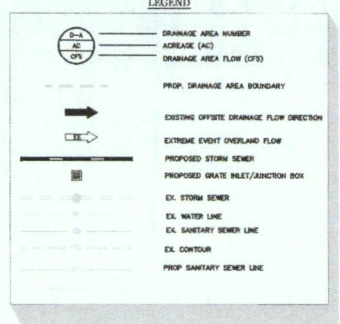
C3.0



	SAN	STM	CLR
A	6" 119.07'	24" 114.17'	2.90'
B	6" 119.42'	24" 114.15'	3.27'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

INLET	MAX PONDING
A1	0.35'
A2	0.30'
A3	0.36'
A4	0.55'
B2	0.35'
B3	0.40'



CR 2/19/18

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Storm Sewer Design Analysis
STARBUCKS @ FALCON LANDING
25015 WESTHEIMER PARKWAY
FORT BEND COUNTY

Design Frequency:	3	years
100-Year Multiplier:	1.00	
Downstream 25-year WS ELEV	116.44	feet

[illegible]

Storm Sewer Design Analysis
STARBUCKS @ FALCON LANDING
25015 WESTHEIMER PARKWAY
FORT BEND COUNTY

Design Frequency:	100	year
100-Year Multiplier:	1.25	
Downstream 25-year WS ELEV	116.44	feet

[illegible]

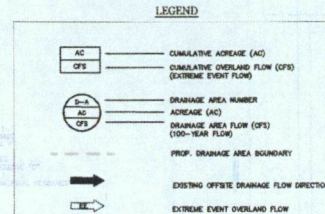
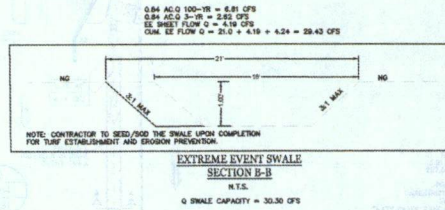
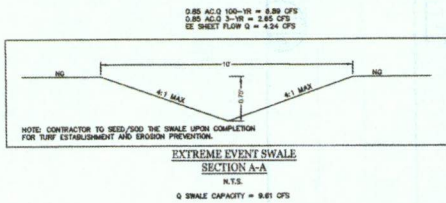
*THE DRAINAGE CALCULATIONS LISTED ABOVE ARE BASED ON THE 3-YEAR, 10-YEAR & 100-YEAR STORM EVENTS PER FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.

CLB 2/19/18

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C3.1



BENCHMARK:
PROJECT BENCHMARK IS FLOODPLAIN REFERENCE MARK NO. 1000001, BENCH & BRASS DISC 15 AMPED UNITS ON BRACKET AT RAYSON RD AND UPPER LUTHERAL RD/DRY LOCATED ON CONCRETE/BRASS CONCRETE WALK ON NORTHEAST CORNER OF BRIDGE IN EXTREME ADJ IN THE BARRED WATERSHED NEAR STREAM TUNNEL NO. ELEVATION = 101.32' (NAD83, 2011/02/17)

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A CUT BOX LOCATED ON A TYPE "C" PILE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHEIMER PARKWAY. ELEVATION = 100.47'

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A CUT BOX LOCATED ON A TYPE "C" PILE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHEIMER PARKWAY. ELEVATION = 100.47'

ALJ Lindsey
Civil Engineer
State PE 1992 W, State 314
Houston, TX 77059
281.301.5665
PRJ F-1102

13 FEBRUARY 2018

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NO.	DATE	REVISION/ISSUE
1	08/08/17	ISSUE FOR PERMIT
2	10/30/17	STARBUCKS COMMENTS
3	12/12/17	FBCCD COMMENTS

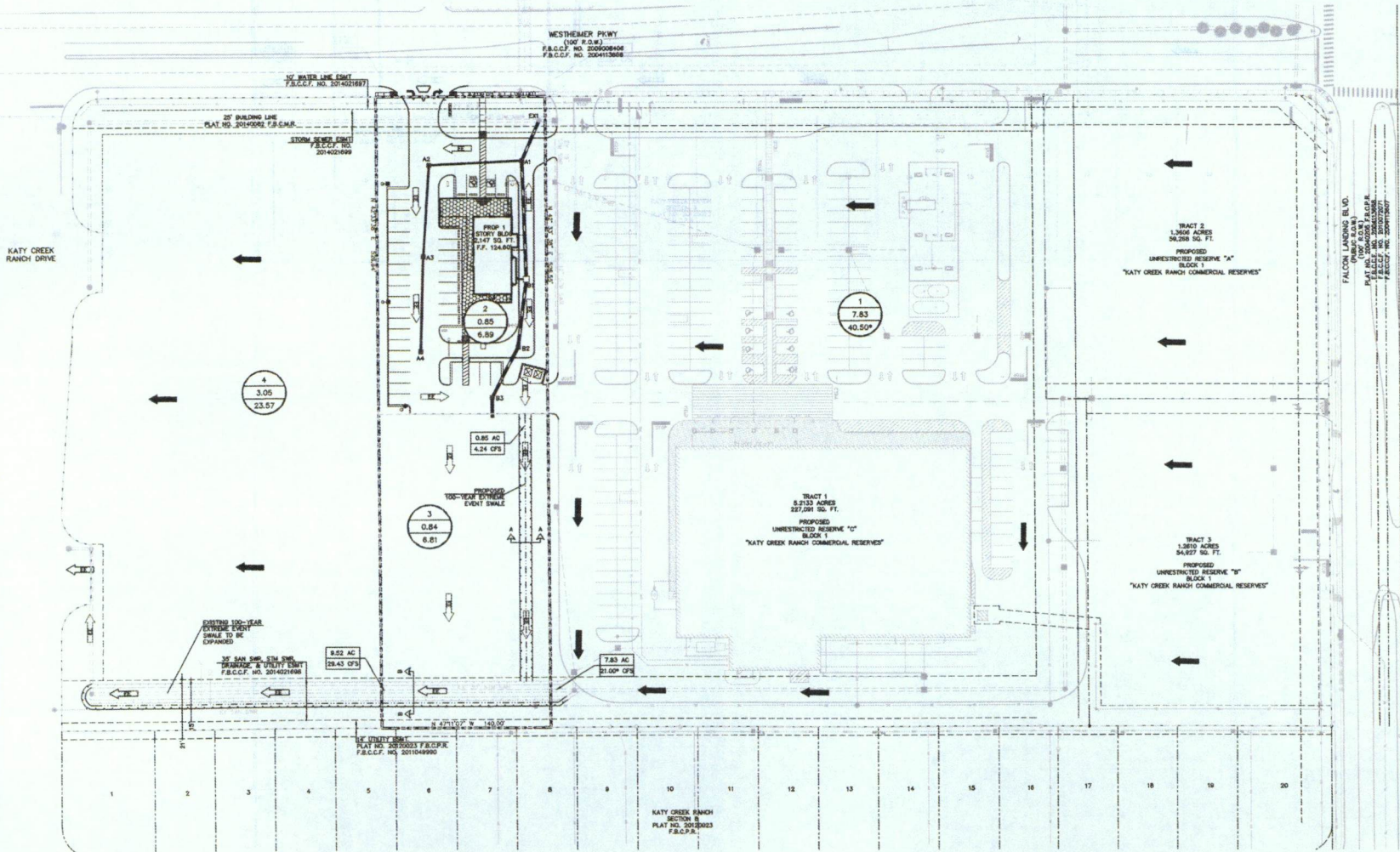
PROJECT NAME AND ADDRESS:
STARBUCKS SHELL BUILDING
25015 WESTHEIMER PARKWAY
KATY, TEXAS 77454
PORT BEND COUNTY

DRAWN: _____ CHECKED: _____
REFERENCE NUMBER: 14134-02

TITLE:
SHEET FLOW PLAN

DRAWING NUMBER:

C3.2



WESTHEIMER PKWY
(10' R.O.W.)
F.B.C.C.F. NO. 200408068
F.B.C.C.F. NO. 200413068

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

- LEGEND**
- PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET C7.0)
 - TOP OF GRADE
 - TOP OF PAVEMENT
 - TOP OF CURB
 - TOP OF SIDEWALK
 - FINISHED GROUND
 - FINISHED FLOOR
 - TOP OF RAMP
 - EXISTING SANITARY OR STORM SEWER MANHOLE
 - PROPOSED POINT OF PAVEMENT
 - DRAINAGE FLOW ARROWS
 - EXISTING CONTOUR

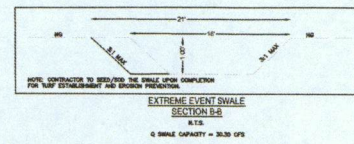
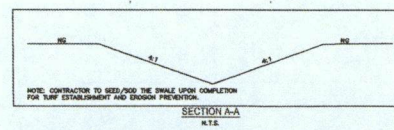
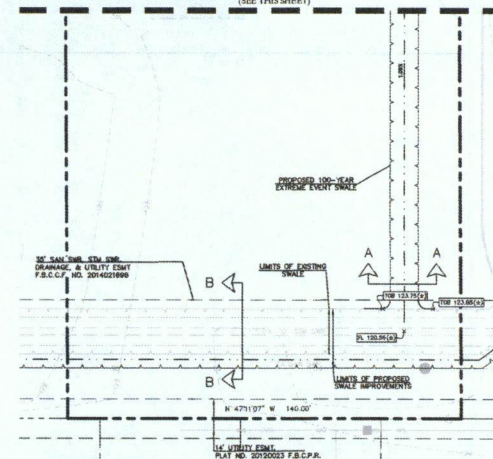
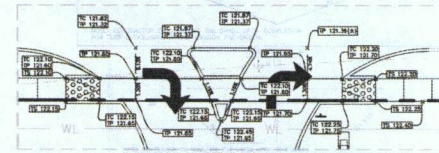


REMARKS:
PROJECT BENCHMARK IS DEDICATED REFERENCE MARK NO. 1000001, BEING A BRASS PIN STAMPED 1000001 ON BRASS AT MASON AND UPPER BUFFALO RAYON LOCATED ON COUNTESSMAN CONCRETE WALK, ON NORTHEAST CORNER OF BRIDGE IN ELEVATION AREA IN THE BRASS WATERMETER NEAR STEELMAN TROPIC DRIVE ELEVATION = 520.57 NAVD83, UNDATED

TRANSFORMER BENCHMARK "A" IS A CUT BOX LOCATED ON A TYPE "C" INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHEIMER PARKWAY. ELEVATION = 120.80'
TRANSFORMER BENCHMARK "B" IS A CUT BOX LOCATED ON A TYPE "C" INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHEIMER PARKWAY. ELEVATION = 120.80'
TRANSFORMER BENCHMARK "C" IS A CUT BOX LOCATED ON A TYPE "C" INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KATY CREEK RANCH DRIVE AND WESTHEIMER PARKWAY. ELEVATION = 120.80'

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
2. PAVING CONTRACTOR TO CONFORM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
4. CONTRACTOR TO INSTALL NEW SIDEWALK IN AREA ACCESSIBLE ROUTES AT MAXIMUM OF 1:12 SLOPE AND 2% CROSS SLOPE.



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ALJ Lindsey
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NO.	DATE	REVISION/ISSUE
1	08/08/17	ISSUE FOR PERMIT
2	10/20/17	STARBUCKS COMMENTS
3	12/12/17	FBCDD COMMENTS

PROJECT NAME AND ADDRESS
STARBUCKS SHELL BUILDING

25015 WESTHEIMER PARKWAY
KATY, TEXAS 77454
FORT BEND COUNTY

DRAWN: [] CHECKED: []

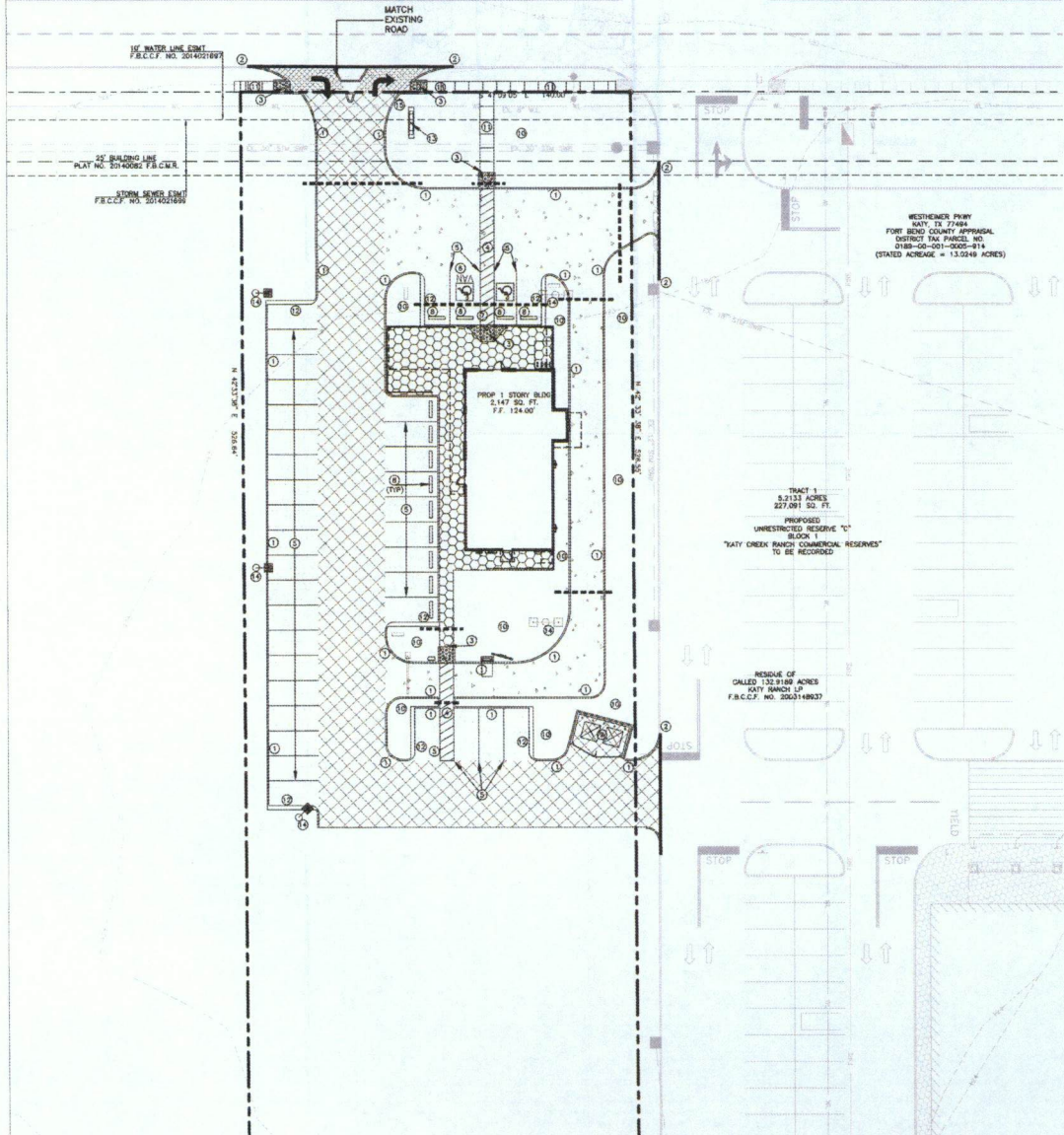
REFERENCE NUMBER: 14130-03

TITLE:

GRADING PLAN

DRAWING NUMBER:

C4.0



RESIDUE OF
CALLED 132.9189 ACRES
KATY RANCH LP
F.B.C.C.F. NO. 200314893

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C5.0

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Dwayne Burgett

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[illegible]

PROJECT NAME AND ADDRESS:
STARBUCKS SHELL BUILDING

25015 WESTHEIMER PARKWAY
KATY, TEXAS 77494
FORT BEND COUNTY

DRAWN: _____ CHECKED: _____

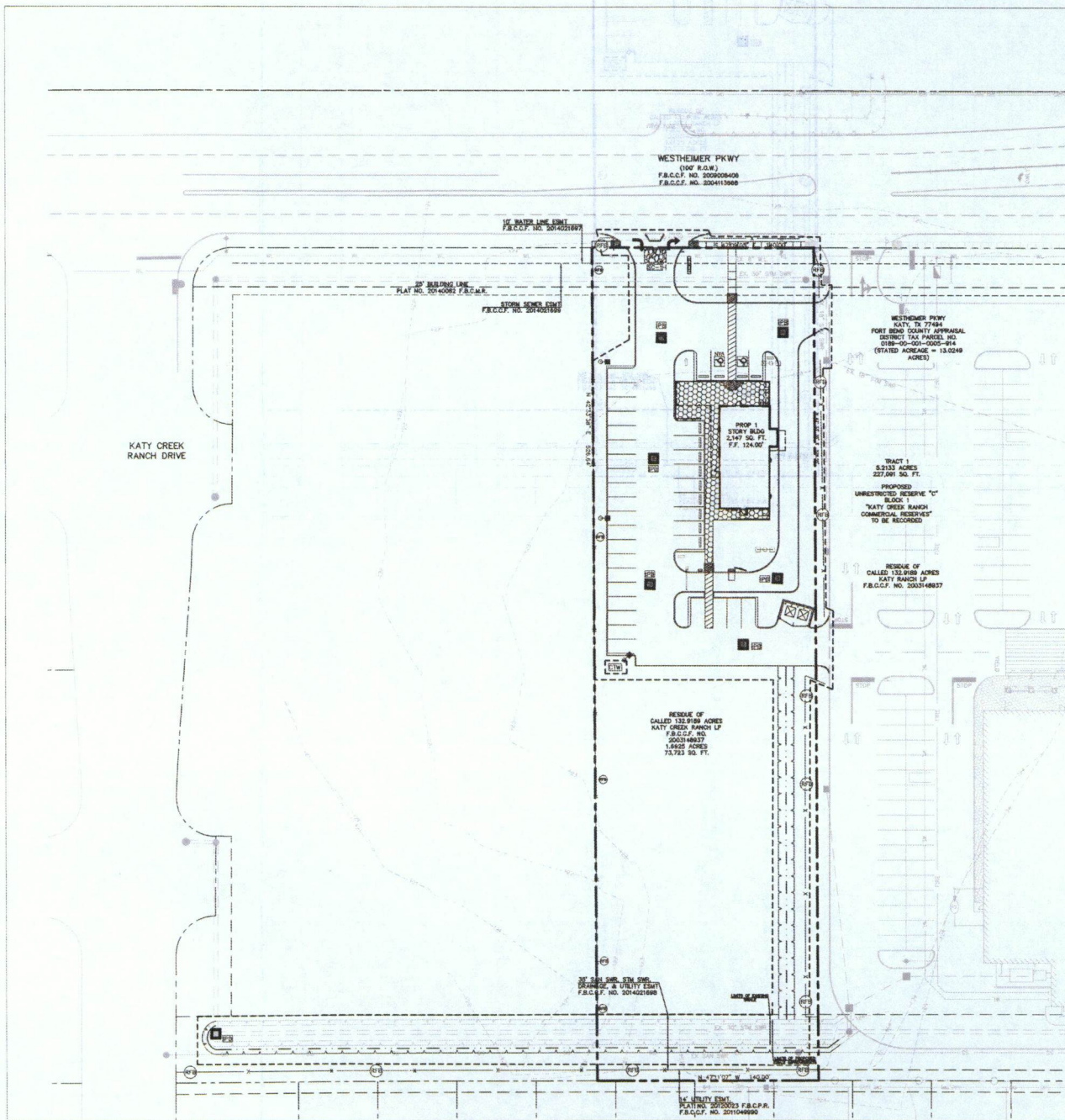
REFERENCE NUMBER	14158-02
------------------	----------

TITLE

EROSION CONTROL PLAN

DRAWING NUMBER

C6.0



BENCHMARK:
PROJECT BENCHMARK IS FLOODPLAIN REFERENCE MARK
NO. 190025, BEING A BRASS DISC STAMPED 190205 ON
IRON AT SAGGON RIDGE AND UPPER BUFFALO BAY
LOCATED ON THE NORTHWEST CORNER OF CONCRETE WALK
ON THE NORTH-EAST CORNER OF BRIDGE IN STREAM, ABST. IN
BARDY DE WATERED RIVER STRAYAM TIO-GOO-GOO.
ELEVATION = 108.51" NAVD83, 2002/01

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS A CUT BOX LOCATED ON
A TYPE "C" SILEY AT THE SOUTH CORNER DRIVE OF
THE INTERSECTION OF EAST CROW RANCH DRIVE AND
WESTHEIMER PARKWAY.
ELEVATION = 128.87

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A CUT BOX LOCATED ON
A TYPE "C" LOCATED AT THE NORTHWEST CORNER OF
THE INTERSECTION OF WESTHEIMER PARKWAY AND
FLOODPLAIN DRIVE.
ELEVATION = 128.47

LEGEND

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C7-4)

CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET C7-4)

SILT FENCE (SEE DETAIL, SHEET C7-4)

SILT PROTECTION BARRIER (SEE DETAIL, SHEET C7-4)

LIMITS OF DISTURBED AREA

EX. CONTOUR

SITE DATA

TOTAL LOT AREA	1.80 AC
TOTAL AREA DISTURBED	1.00 AC
PAVED AREA AT COMPLETION	0.33 AC
ROOFED AREA AT COMPLETION	0.05 AC
LANDSCAPED AREA AT COMPLETION	0.42 AC

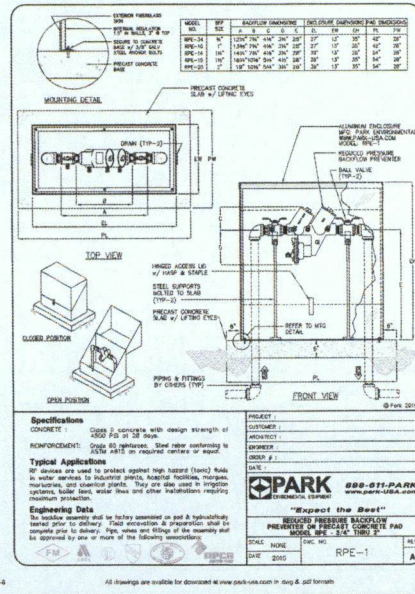
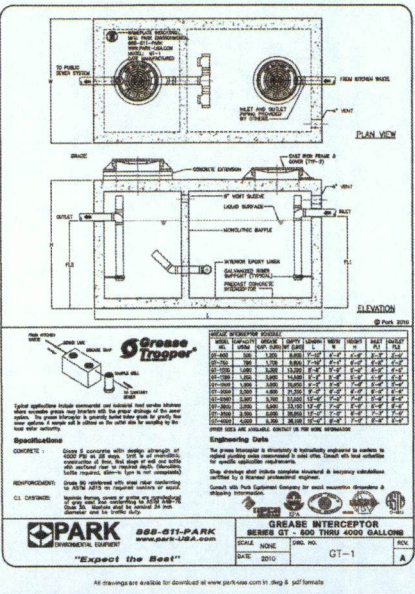
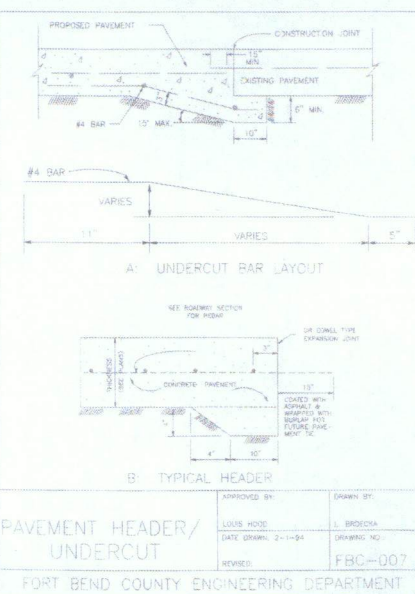
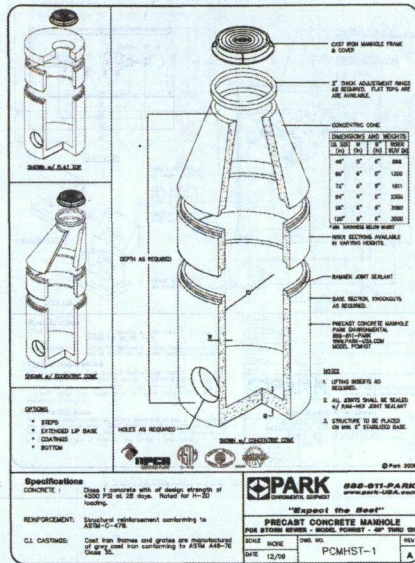
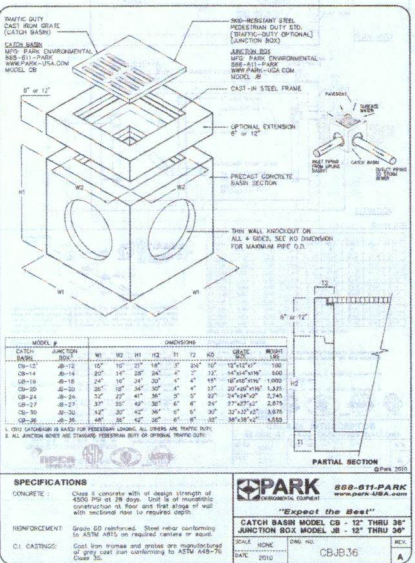
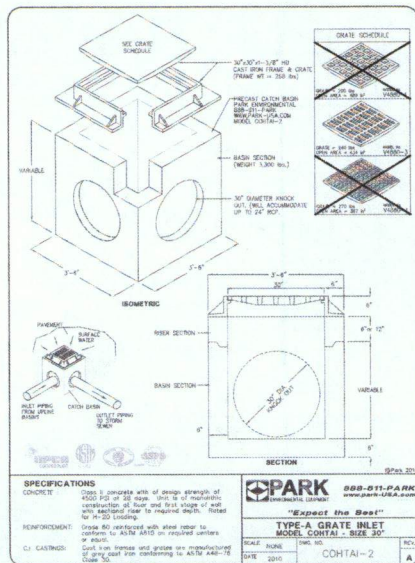
GENERAL NOTES

1. CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.

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CLB 2/19/11



ALJ Lindsey
Civil Engineer
NO. 174,100,000, State 214
Houston, TX 77009
281-201-5000
FAX 281-201-5000

13 FEBRUARY 2019

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NO.	DATE	REVISION	ISSUE
08.03.17	08.03.17	ISSUE FOR PERMIT	
10.30.17	10.30.17	STARBUCKS COMMENTS	
12.12.17	12.12.17	FBCO COMMENTS	

PROJECT NAME AND ADDRESS:
STARBUCKS SHELL BUILDING

2815 WESTHEIMER PARKWAY
KATY, TEXAS 77454
FORT BEND COUNTY

DRAWN: _____ CHECKED: _____

REFERENCE NUMBER: 14138-02

TITLE:
CONSTRUCTION DETAILS (1 OF 5)

DRAWING NUMBER:

CLB 2/19/18

C7.0

Case 2/19/18

C7.4

NO.	DATE	REVISION	ISSUE
01/06/17		ISSUE FOR PERMIT	
10/20/17		STARBUCKS COMMENTS	
12/12/17		PROCD COMMENTS	

PROJECT NAME AND ADDRESS
STARBUCKS SHELL BUILDING
 25015 WESTMEIER PARKWAY
 KATY, TEXAS 77454
 FORT BEND COUNTY

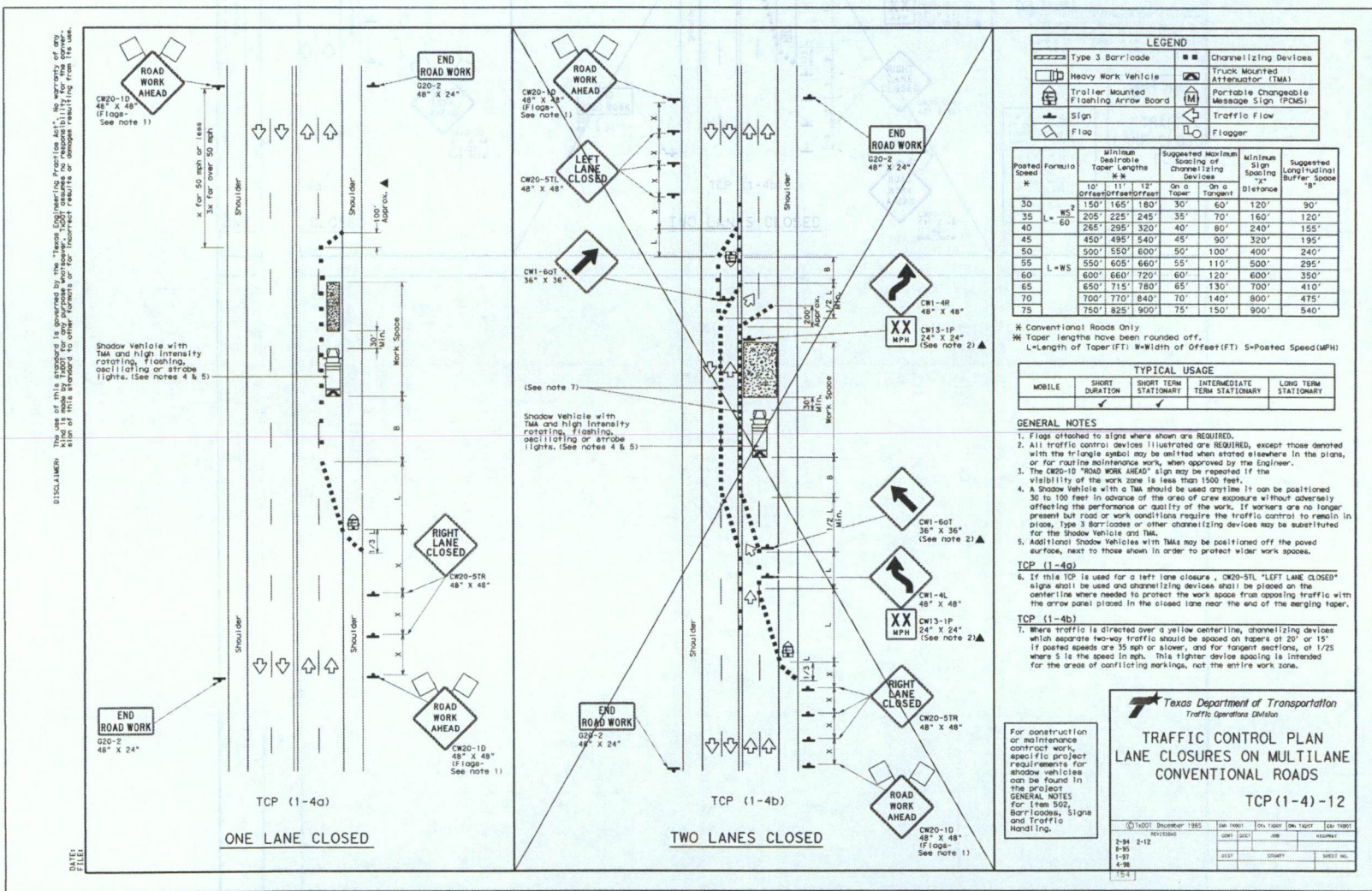
DRAWN: _____ CHECKED: _____

REFERENCE NUMBER: **14136-03**

TITLE: **TRAFFIC CONTROL PLAN**

DRAWING NUMBER: _____

C8.0



C23 2/19/18

