

THE STATE OF TEXAS           §  
   §  
 COUNTY OF FORT BEND       §

**DEVELOPMENT AGREEMENT**  
 (Grand Park Professional Place)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into by and between Fort Bend County, Texas (the "County"), a body politic acting herein by and through its Commissioners Court, and Grand Park Professional Place, LLC, a Texas limited liability company, (the "Owner"). The County and the Owner may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Owner is currently developing its property located at 7103 Peek Road in Richmond, Fort Bend County, Texas as the Grand Park Professional Park, ("Grand Park"); and

WHEREAS, the County approved the Owner's application for, and issued a Development Permit for the development of Grand Park in reliance upon Owner's commitment to construct a left turn lane on Peek Road, a public roadway maintained by the County and adjacent to Grand Park; and

WHEREAS, the Parties desire to enter into a Development Agreement to memorialize the terms in which the Owner will comply with the terms of the Development Permit issued by the County.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the County and the Owner agree as follows:

1. Owner's Responsibilities. The Owner agrees to construct a left turn lane as approved by the County and depicted on the construction plans attached hereto as Exhibit A and incorporated herein for all purposes. Such construction shall be substantially complete by April 30, 2021.

2. County's Responsibilities. In exchange for the Owner's commitment to construct the left turn lane in accordance with Section 1 above, the County agrees to revise the Development Permit to reflect the County's permission to defer substantial completion of construction of the left turn lane until April 30, 2021.

3. **PARTIES' ACKNOWLEDGEMENT OF COUNTY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNER'S WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.**

(a) OWNER ACKNOWLEDGES AND AGREES THAT THE COMMITMENT MADE BY THE OWNER TO THE COUNTY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:

- (I) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;
- (II) VIOLATION OF THE TEXAS TRANSPORTATION CODE, AS IT EXISTS OR MAY BE AMENDED;
- (III) NUISANCE; AND/OR
- (IV) CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION.

(b) OWNER RELEASES COUNTY FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(c) OWNER WAIVES ANY CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(d) THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

4. Limitations of Agreement. The Parties hereto acknowledge this Agreement is limited to the development of Grand Park only. Further, this Agreement does not waive or limit any of the obligations of Owner to County under any other order whether now existing or in the future arising.

5. Default. In the event Owner fails to comply with any of the provisions of this Agreement within sixty (60) business days after Owner's receipt of written notice thereof from County, County shall have the following remedies in addition to County's other rights and remedies, at law or in equity:

- (a) to refuse to accept any portion of any public improvements on Peek Road and/or associated with the development of Grand Park; and/or
- (b) to seek specific enforcement of this Agreement.

In the event of County's default under this Agreement, Owner will be entitled to seek any remedy available to them at law or in equity.

6. Miscellaneous.

(a) Notice. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to County, to:

Fort Bend County Engineering  
Attention: County Engineer  
301 Jackson Street  
Richmond, Texas 77469

With a copy to:

Fort Bend County  
Attention: County Judge  
401 Jackson Street  
Richmond, Texas 77469

If to Owner, to:

Grand Park Professional Place, LLC  
Attention: Milton Allen, Manager  
21711 FM 1093  
Richmond, Texas 77407

(b) Assignment. This Agreement is not assignable by either Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld.

(c) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns, as allowed.

(d) Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.

(e) Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Fort Bend County, Texas.

(f) Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

(g) Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

(h) Authority to Execute. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

(i) Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(j) Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

(k) Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

(l) Sovereign Immunity. The Parties agree that County has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

(m) No Third Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third party beneficiaries by entering into this Agreement.

(n) Attorneys' Fees. In any legal proceeding brought to enforce the terms of this Agreement, the prevailing Party may recover its reasonable and necessary

attorneys' fees from the non-prevailing Party as permitted by Section 271.159 of the Texas Local Government Code, as it exists or may be amended.

(o) Incorporation of Recitals. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of County and the Owner and/or its authorized representatives.

(p) Owner's Warranties/Representations. All warranties, representations and covenants made by Owner in this Agreement or in any certificate or other instrument delivered by Owner to County under this Agreement shall be considered to have been relied upon by County and will survive the satisfaction of any fees and/or payments made under this Agreement, regardless of any investigation made by County or on County's behalf.

(q) Waiver and Release of Claims. The Parties agree that the Waiver and Release of Claims provisions set forth in Paragraph 3 herein are conspicuous, and the Parties have read and understood the same.

(r) Waiver. Waiver by either Party of any breach of this Agreement, or the failure of either Party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such Party's right thereafter to enforce and compel strict compliance.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the date executed by County.

FORT BEND COUNTY:

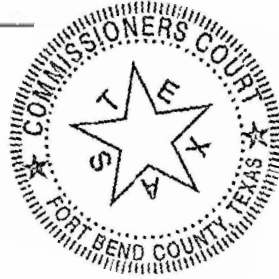
*KP George*  
County Judge KP George

\_\_\_\_\_  
KP George, County Judge

12-1-2020

\_\_\_\_\_  
Date

Attest:



*Laura Richard*

\_\_\_\_\_  
Laura Richard, County Clerk

Approved:

*J. Stacy Slawinski*

\_\_\_\_\_  
J. Stacy Slawinski, P.E., County Engineer

Approved as to legal form:

*Marcus D. Spencer*

\_\_\_\_\_  
Marcus D. Spencer, First Assistant County Attorney

OWNER:

Grand Park Professional Place, LLC,  
a Texas limited liability company

*MT Allen*

\_\_\_\_\_  
By: MT Allen, Manager

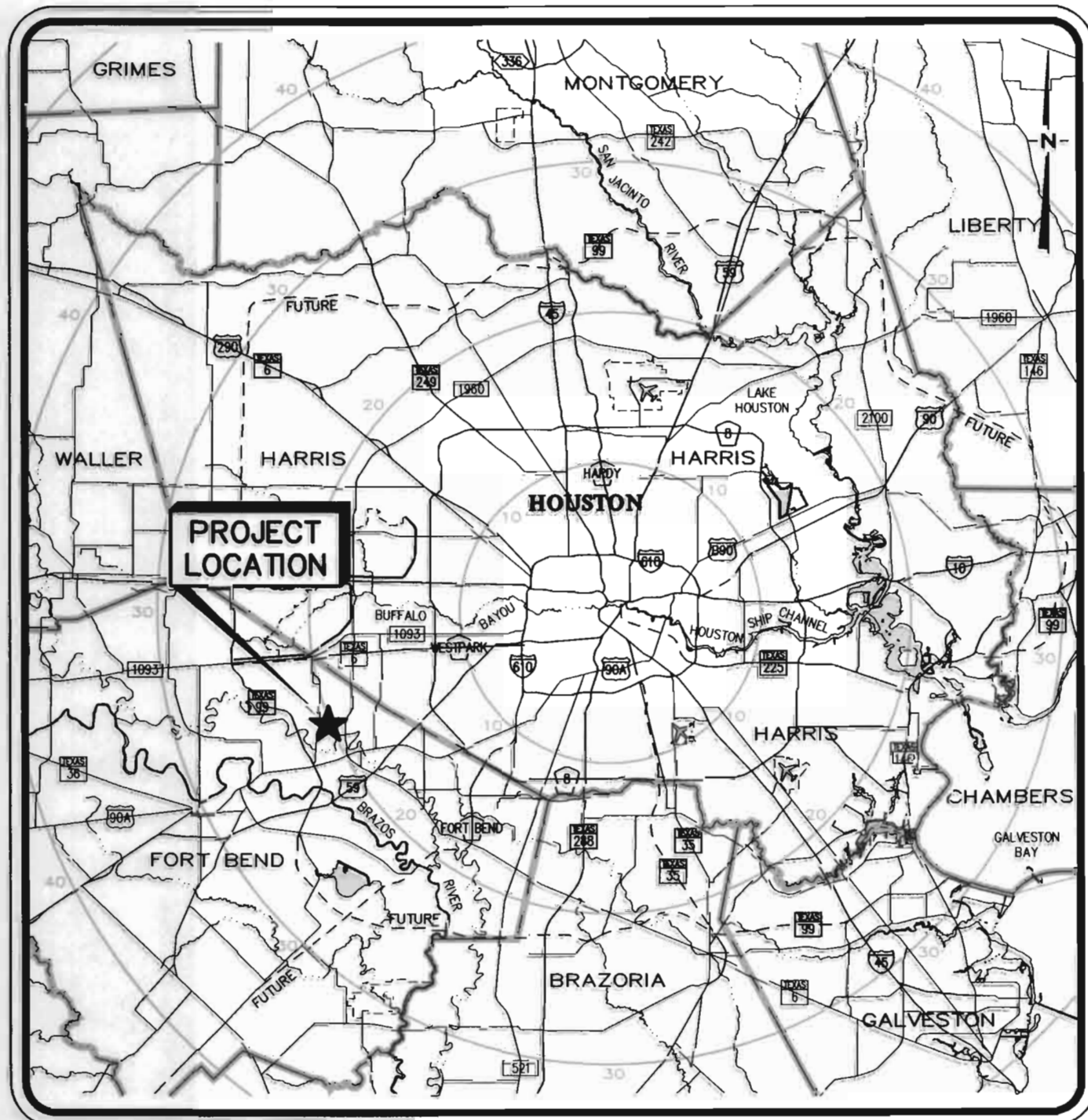
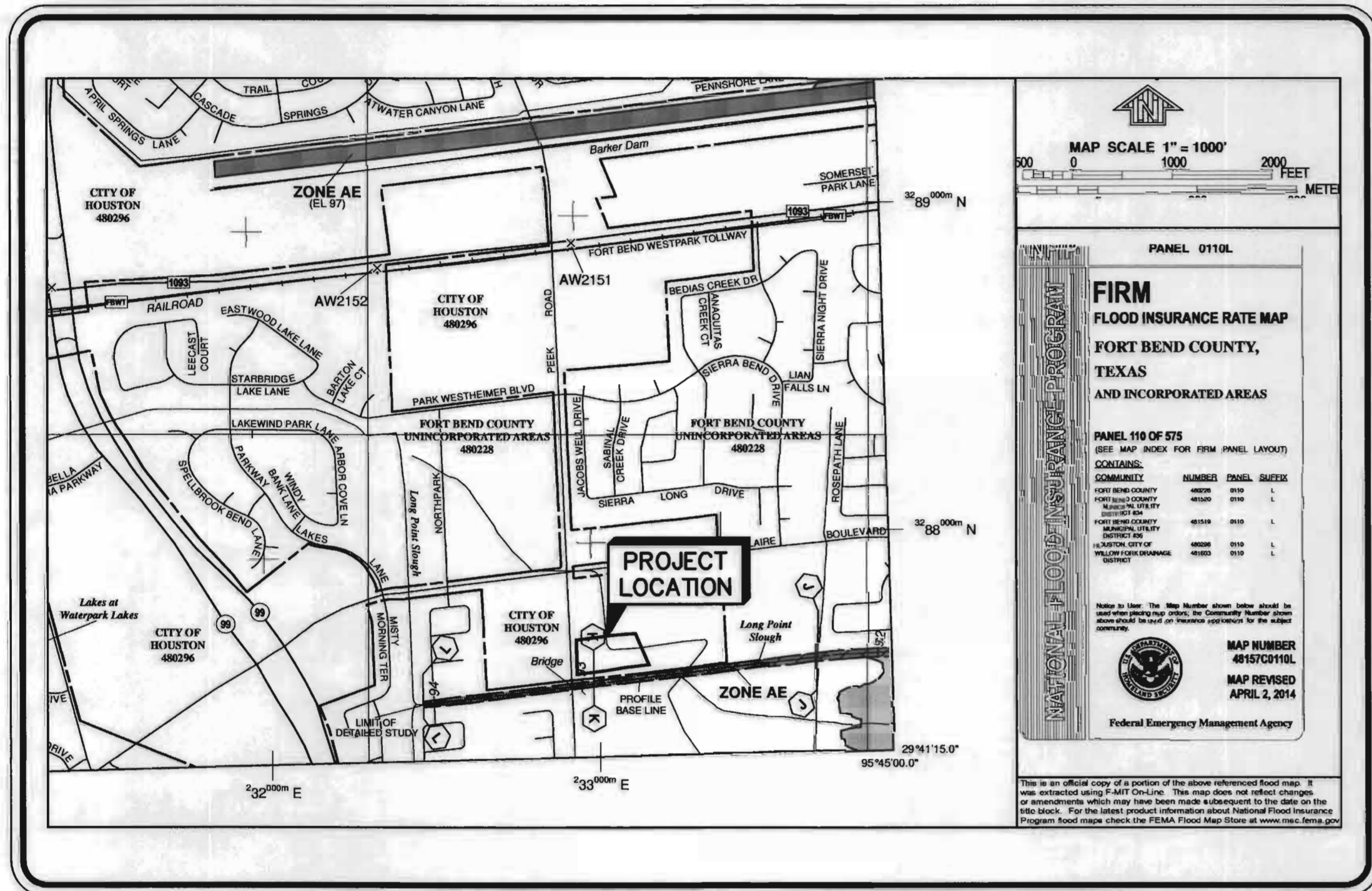
11/10/20

\_\_\_\_\_  
Date

# EXHIBIT A

# PLANS FOR CONSTRUCTION OF PROPOSED LEFT TURN LANE TO SERVE GRAND PARK PROFESSIONAL PARK 7103 SOUTH PEEK ROAD FORT BEND COUNTY M.U.D. 50 RICHMOND, TEXAS MARCH, 2019

PUBLIC PLANS - LEFT TURN LANE -7103 S PEEK RD



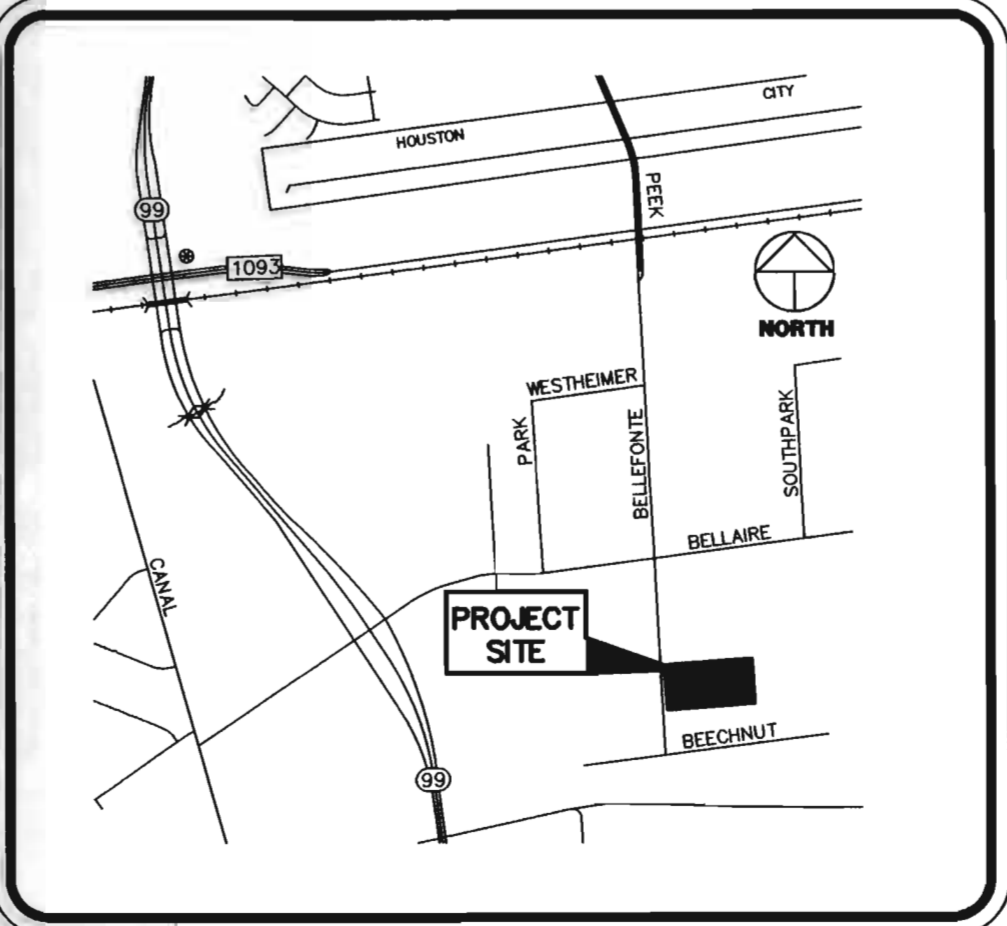
**PROJECT LOCATION MAP**  
SCALE: N.T.S.

## INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES
3	OVERALL LAYOUT
4	PLAN & PROFILE BASELINE "A" STA. 0+00 TO END
5	TRAFFIC CONTROL PLAN
6	PAVEMENT MARKING DETAILS
7	PAVEMENT DETAILS

**FIRM INFORMATION**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0110L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

**ONE CALL NOTIFICATION SYSTEM**  
 CALL BEFORE YOU DIG!!!  
 713-223-4567 (In Houston)  
 (New statewide number Outside Houston)  
 1-800-454-6005



**VICINITY MAP**  
SCALE: N.T.S.  
KEY MAP: 525M  
ZIP CODE: 77407

**FORT BEND COUNTY ENGINEER**

ENGINEER: *Rick J. Slawinski, PE, PTOE*  
 FOR J. STACY SLAWINSKI, P.E.

DATE: 9/13/19

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

APPROVED: \_\_\_\_\_  
 DEVELOPMENT STAFF

DATE: 9/13/19

**G&G ENGINEERING AND CONSULTING, LLC**  
 Professional Engineering • Planning • Construction Management  
 3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280  
 Firm TBPE Registration No. F-11301

	JOB No.: 42397-0101 ORIGINAL ISSUE DATE: MARCH, 2019 DRAWN BY: T.J.N. CHECKED BY: D.G.G. SHEET No.: <b style="font-size: 2em;">1</b>
--	--

LAST SAVE DATE: 8/27/2019 2:24 PM BY: hretardus  
 PLOTTED: 9/1/2019 10:56 AM  
 E:\Projects\42397-DWH\_Architects\42397-0101-Grand Park (Peak Road)\Public Plans\LEFT TURN LANE\1-COVER.dwg

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATION COMMITTEE" (TELEPHONE NO. 713-223-4577) 48 HOURS BEFORE STARTING WORK IN STREET RIGHTS-OF-WAY OR EASEMENTS.
2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. LOCATIONS OF EXISTING UTILITIES FOR WATERLINE, STORM SEWERS, SANITARY SEWERS, GAS LINES AND UNDERGROUND TELEPHONE CABLE AND POWER LINES ARE APPROXIMATE AND ARE BASED UPON INFORMATION OBTAINED FROM THE CITY OF HOUSTON, UTILITY COMPANIES, AND TOPOGRAPHIC SURVEY.
4. WARNING: OVERHEAD ELECTRICAL FACILITIES
OVERHEAD ELECTRICAL POWER LINES MAY EXIST ON THE PROPERTY. HAZARD HAS NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 792 HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL RELIANT ENERGY HLLRP. AT 713-207-7777.

- 5. CAUTION: UNDERGROUND GAS FACILITIES
LOCATIONS OF RELIANT ENERGY ENTRENCHMENT LINES (TO INCLUDE UNIT GAS TRANSMISSION AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (713)-223-4577 OR 1-800-669-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.
\* WHEN RELIANT ENERGY ENTRENCHMENT PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 1-800-669-8344 (M-F 8:00 AM TO 4:30 PM) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
\* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF RELIANT ENERGY ENTRENCHMENT FACILITIES, ALL EXCAVATION MUST BE ACCOMPANIED USING NON-MECHANIZED EXCAVATION PROCEDURES.
\* WHEN RELIANT ENERGY ENTRENCHMENT ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

AT&T TEXAS/SWBT FACILITIES

- THE LOCATION OF AT&T TEXAS/SWBT FACILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
THE CONTRACTOR SHALL CALL 1-800-344-8377 (TEXAS 811) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.
WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF AT&T TEXAS/SWBT FACILITIES, ALL EXCAVATIONS MUST BE ACCOMPISHED USING NON-MECHANIZED EXCAVATION PROCEDURES WHEN BORING, THE CONTRACTOR SHALL EXPOSE THE AT&T TEXAS/SWBT FACILITIES.
WHEN AT&T TEXAS/SWBT FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR WILL BRACE THE POLE FOR SUPPORT.
THE PRESENCE OR ABSENCE OF AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES OR BURIED CABLES SHOWN ON THESE PLANS DOES NOT MEAN THAT THERE ARE NO OTHER BURIED CABLES OR OTHER CABLES IN CONDUIT IN THE AREA.
PLEASE CONTACT THE AT&T TEXAS DRAINAGE PREVENTION MANAGER ROOSEVELT LEE JR. AT (713)567-4552 OR E-MAIL HIM AT rd2259@att.com. IF THERE ARE QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR AT&T TEXAS/SWBT FACILITIES.

- 7. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND AFTER COMPLETION OF STRUCTURE. DISTURBED DRAINAGE SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF HOUSTON. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE FINAL CITY OF STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY FORT BEND COUNTY/HCFCD, AND THE CITY OF HOUSTON'S COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

- 8. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DIRECT SURFACE DRAINAGE AWAY FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENTION OF FLOODING AND EXCESS NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.

- 9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, PROPERTY, AND UNDERGROUND UTILITIES, AND SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE INJURED PARTY AT NO ADDITIONAL COST TO THE OWNER.

- 10. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC UTILITY LINES, WASTEWATER COLLECTION SYSTEMS AND STORM SEWERS, DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "STANDARD CONSTRUCTION SPECIFICATIONS" WITH LATEST ADDENDA AND AMENDMENTS THERETO, WITH NO COST TO THE OWNER.

- 11. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS WITHIN PUBLIC RIGHTS-OF-WAY WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE STANDARDS OF THE APPROPRIATE REGULATORY AGENCY.

- 12. CONTRACTOR SHALL CONSTRUCT ALL GRAVITY SEWER LINES COMMENCING AT THE LOWEST ELEVATION AND PROCEED IN THE UPRIGHT. THE CONTRACTOR SHALL VERIFY CLEARANCES WITH ALL UNDERGROUND OBSTRUCTIONS BEFORE LAYING PIPE.

- 13. EXCAVATE ALL TRENCHES EVENLY TO LINE AND GRADE SHOWN.

- 14. CONTRACTOR SHALL KEEP TRENCH DRY AT ALL TIMES AND SHALL PROVIDE AUTOMATIC OR CONTINUOUS TRENCH PUMPS AND WELL POINTS, IF NECESSARY TO OBTAIN DRY BEDDING CONDITIONS.

- 15. CONTRACTOR SHALL KEEP TRENCHES, PIPE BEDDING AND BACKFILL FREE OF DEBRIS.

- 16. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING AS SPECIFIED IN CITY OF HOUSTON ORDINANCE NO. 87-1457.

- 17. INCLUDE COST OF BEDDING AND BACKFILL OF TYPE REQUIRED FOR WATERLINES, SANITARY SEWERS, AND STORM SEWERS IN UNIT PRICE BID FOR PIPE, UNLESS OTHERWISE NOTED.

- 18. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.

- 19. CONTRACTOR SHALL PROVIDE ALL TESTS, PLUGS, RISERS, GAUGES, GAUGE CALIBRATION DEVICES, TEST PUMPS AND COMPRESSORS AS NECESSARY TO MAKE TESTS.

- 20. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.

- 21. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "STANDARD CONSTRUCTION SPECIFICATIONS" DATED OCTOBER 2002 OR AS AMENDED, AND "STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING" DATED OCTOBER 2002. THE DESIGN IS CONSISTENT WITH THE MINIMUM STANDARDS ESTABLISHED IN DESIGN MANUALS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING. THE DESIGN IS FOR APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE AND/OR AMENDMENTS OF SAME.

- 22. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.

- 23. CONTRACTOR SHALL HAVE A COPY OF ALL DRIVEWAY PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION OF DRIVES AND DRIVEWAY CULVERTS.

- 24. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, AND PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO STARTING WORK, INCLUDING:
A. THE CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT 281-433-7500 AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 301 JACKSON ST., SUITE 401 RICHMOND, TX 77469

- B. CONTRACTOR TO CONTACT DISTRICT OPERATOR (XXXXXX, XXXXXX XXXX-XXXX-XXXX) AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION. ONLY THE DISTRICT'S OPERATOR CAN OPERATE THE DISTRICT'S WATER DISTRIBUTION FACILITIES. ALL WATER TAPES ARE TO BE MADE BY THE METER SHALL BE INSTALLED BY THE DISTRICT'S OPERATOR. ALL SEWER CONNECTIONS SHALL BE INSPECTED BY THE DISTRICT'S OPERATOR. ALL CONSTRUCTION SHALL COMPLY WITH THE DISTRICT'S RATE ORDER.

- C. CONTRACTOR TO CONTACT DISTRICT ENGINEER (ATTENTION: REBECCA WATKINS P.E., R.C. MILLER) AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION FOR COORDINATION PURPOSES.

- 25. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF FORT BEND COUNTY, TEXAS FOR FLOOD PLAN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.

- 26. OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD RIGHTS-OF-WAY.

- 27. AS PER FIRM PANEL NO. 48157C0101, DATED APRIL 2, 2014 THIS TRACT IS NOT WITHIN THE 100-YEAR FLOOD PLAIN

- 28. AUTHORIZATION NOTICE ISSUED BY FORT BEND COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE - REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN FORT BEND COUNTY AND FORT BEND COUNTY FLOOD CONTROL DISTRICT RIGHTS-OF-WAY. CONTACT FORT BEND COUNTY PERMIT OFFICE (713) 956-3000.

FORT BEND COUNTY CONSTRUCTION NOTES (APPENDICES)

APPENDIX F
CONSTRUCTION NOTES TO BE ON ALL PROJECTS INVOLVING PAVING OR STORM SEWERS
NO DESCRIPTION OF ITEM
1 NOTE: AUTHORIZATION NOTICE ISSUED BY FORT BEND COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE - REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN FORT BEND COUNTY AND FORT BEND COUNTY FLOOD CONTROL DISTRICT RIGHTS-OF-WAY. CONTACT FORT BEND COUNTY PERMIT OFFICE (713) 956-3000.

WATERLINE CONSTRUCTION NOTES

- 1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL, STANDARD SPECIFICATION, AND CONSTRUCTION DETAILS.
2. ALL 4" THROUGH 12" WATER LINE TO BE AWMA C-900 PVC DR-18 BELL ENDURE PRESSURE RATED WATER MARK WITH 2" AND SMALLER WATER SERVICE LINE TO BE CONTINUOUS TYPE K COPPER TUBING PER OUR STANDARD SPECIFICATION SECTION 02500. ALL 4" THRU 3/4" DI PIPE WATER LINES SHALL BE AWMA C151 WITH INSIDE LINING WITH ANWMA C104 AND DOUBLE WRAPPED WITH 8-MIL POLYETHYLENE SHEETS.
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. USE RESTRAINED JOINTS WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THURST.
4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT OF ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER CITY OF HOUSTON AND TCEQ REGULATIONS.
6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWMA C-500 AND SHALL BE OF THE RESULT SEAT TYPE.
7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH ANWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EVERY 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
9. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANS A21.53, OR PUSH ON FITTINGS PER ANS A21.10 PROVIDED INSTALLED AT 250 PSI.
10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF HOUSTON STANDARD CONSTRUCTION SPECIFICATIONS. TESTS ARE TO BE PERFORMED ON THE ENTIRE FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
11. ALL WATER LINES TO HAVE 4" MINIMUM CLEARANCE TO FINISHED GRADE AND MINIMUM 12" CLEARANCE TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8" DEEP SHALL UTILIZE RESTRAINED JOINT FITTING.
12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAPS/ENDS (OR OTHERWISE EFFECTIVELY COVERED) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.

GRADING NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY OR/OR CONFLICT IS FOUND.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF CONCRETE PAVING, SIDEWALKS, AND CURB DEMONSTRATION.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VALT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
5. ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMONSTRATION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED OFF-SITE, LAWFUL LOCATION, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PAVING, GRADING, AND SIDEWALK CONSTRUCTION NOTES

- 1. CONSTRUCT PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS STANDARD CONSTRUCTION SPECIFICATIONS FOR CONCRETE PAVING AND ASPHALT PAVING CONSTRUCTION DETAILS PUBLISHED BY THE CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
2. CONTRACTOR SHALL ADHERE TO SITE PREPARATION, SUBGRADE PREPARATION AND PAVEMENT INSTALLATION IN ACCORDANCE WITH GEOLOGICAL REPORT PREPARED BY KENNETH E. TAND & ASSOCIATES, INC. PROJECT NO. 08-103, DATED FEBRUARY, 2008.
3. SUBGRADE SHALL BE STABILIZED AND/OR COMPACTED PER THE SOIL REPORT. ALL REQUIRED FILL WILL BE STRUCTURAL. MEETING THE P.I. REQUIREMENTS OF THE SOILS REPORT AND COMPACTED PER THE SOILS REPORT.
4. ALL NEW FINISHED ELEVATIONS ARE TO TOP OF NEW PAVEMENT OR OTHER GRADES, UNLESS SHOWN OR NOTED OTHERWISE.
5. EXISTING PAVING DAMAGED AND/OR REMOVED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATION REQUIREMENTS WITH ALL AMENDMENTS THERETO.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
7. HANDICAPPED ACCESS RAMP, 1:21 SLOPE, SHALL HAVE A TEXTURED NON-SLIP BRUSH FINISH 90% DEGREES TO THE DIRECTION OF TRAVEL.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT ANY WORK, PRIOR TO TESTING OF CEMENT SUBGRADE, AND PRIOR TO PLACEMENT OF CONCRETE.
9. CONCRETE PLACING, FINISHING AND TEXTURING, CURING AND WEATHER PROTECTION, JOINTING, AND STRIPING, SHALL AS SPECIFIED IN THE PAVING PLAN AND DETAILS, AND IN ACCORDANCE WITH THE A.C.I. CODE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS. IF A DISCREPANCY OCCURS, THE MORE STRINGENT SPECIFICATION SHALL BE USED.
10. SLOPES AND ELEVATIONS SHALL AS SPECIFIED IN THE GRADING AND/OR DRAINAGE PLAN(S). ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT BLOCKOUTS AT ALL LIGHT POLES, MANHOLES, GATE VALVES, INLETS AND PUMP BOXES, FOR ALL UTILITIES WHETHER PUBLIC OR PRIVATE. THE CONTRACTOR SHALL ADJUST THE MANHOLE CEMENTS AND SHALL BOLT OR GATE VALVE TO CONFORM TO FINISHED TOP OF PAVEMENT. ALL ADJUSTMENTS TO SANITARY MANHOLES MUST BE CO-ORDINATED ON THE MANHOLE INTERIOR WITH EXPOXY LURE (40 MIL MINIMUM THICKNESS). APPROVED EXPOXY LURE IS "TAPACOR, CHEMICAL RESISTANT COATING FOR TRAFFIC CONTROL" OR "TORQUE WELLS". THE CONTRACTOR SHALL ALSO ADJUST ALL SANITARY AND STORM MANHOLE TOPS LOCATED IN LANDSCAPE OR GRASSED AREAS TO 4-INCHES ABOVE FINISHED GRADE. THE CONTRACTOR SHALL ADJUST ANY WATERLINE GATE VALVES AND LANDSCAPE OR GRASSED AREAS TO 4-INCH ABOVE FINISHED GRADE. THESE PLANS INDICATE ONLY THE WATER, SEWER AND DRAINAGE FACILITIES (MANHOLES AND GATE VALVES TO BE ADJUSTED).
12. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS CONCERNING SPECIFIC DETAILS FOR THE TYPE AND LOCATION OF BRICK PAVINGS, CURB CORNERS, SPEED BUMPS, WHEELCHAIR RAMPS, SLEEVINGS, STREET SIGNS, SCREEN WALLS, RETAINING WALLS AND TRAFFIC MARKINGS.

STORM SEWER CONSTRUCTION NOTES

- 1. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE A WATERTIGHT CONNECTION AT STRUCTURE.
2. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6-INCHES ABOVE FINISHED GRADE. LIDS SHALL BE LABELED "STORM SEWER".
3. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM FLOURED PORTLAND CEMENT INVERT FROM "INVERT IN" TO "INVERT OUT".
4. STORM SEWERS SHALL BE INSTALLED, BEDDED, BACKFILLED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON SPECIFICATIONS, UNLESS SHOWN OTHERWISE ON CONSTRUCTION PLANS.
5. ALL STORM SEWERS UNDER PROPOSED, AND TO A POINT ONE-FOOT BACK OF ALL PROPOSED CURBS, SHALL BE BACKFILLED WITH 1-1/2" SACK CEMENT-STABILIZED SAND TO WITHIN 4'-FOOT OF THE SUBGRADE. THE REMAINING DEPTH OF THE TRENCH SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL IN 8-INCH LIFTS, WITH TESTS TAKEN AT 1'-FOOT INTERVALS FOR EACH LIFT, AND MECHANICALLY COMPACTED TO NOT LESS THAN 98% DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698 (ASTM 7099)). MOISTURE CONTENT OF BACKFILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CEMENT-STABILIZED SAND SPECIFICATION ASTM C-33, LATEST EDITION.
6. ALL PROPOSED PIPE SUB-OUTS FROM MANHOLES OR INLETS SHALL BE PLOUGED WITH 8-INCH CURB TO WALL OF THE OPENING.
7. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, AND SHALL BE EXTENDED TO FIRST INLET OR MANHOLE.
8. CONCRETE PIPE SHALL BE INSTALLED USING RUBBER GASKET JOINTS ONLY CONFORMING TO ASTM C-443.
9. 4-INCH THROUGH 10-INCH DIAMETER, ON SITE STORM SEWER PIPE, JOINTS, AND FITTINGS SHALL CONFORM AS FOLLOWS:
a. STORM SEWERS SHALL BE ASTM D-2241 PVC, SDR 26, CLASS 160 (ASTM D-1784 CLASSIFICATION 12454-B), PIPE JOINTS SHALL BE ASTM 3012 AND ASTM F-477 BELL AND SPOOT WITH RUBBER RING GASKETS. FITTINGS SHALL BE ASTM D-3034 FULL-BORED INJECTION MOLDED, OR FACTORY FABRICATED, OR:
b. STORM SEWERS SHALL BE AWMA C-900 PVC, CLASS 150, DR-18, WITH CAST-IRON EQUIVALENT OUTSIDE DIAMETERS, PIPE JOINTS SHALL BE ASTM 3012 AND ASTM F-477 BELL AND SPOOT WITH RUBBER RING GASKETS. FITTINGS SHALL BE ANS A-21.10 DUCTILE IRON, ANS A-21.11 RUBBER GASKET PUSH-ON TYPE JOINT, INTERNALLY LINED AND EXTERNALLY PROTECTED; OR:
c. STORM SEWERS SHALL BE SCHEDULE 40, / SCHEDULE 80, SOLVENT WELD JOINT.
10. ON-SITE STORM SEWER PIPE, JOINTS, AND FITTINGS 12-INCHES IN DIAMETER OR LARGER, SHALL CONFORM AS FOLLOWS:
a. STORM SEWERS SHALL BE ASTM D-2241 PVC, SDR 26, CLASS 160 (ASTM D-1784 CLASSIFICATION 12454-B), PIPE JOINTS SHALL BE ASTM 3012 AND ASTM F-477 BELL AND SPOOT WITH RUBBER RING GASKETS. FITTINGS SHALL BE ASTM D-3034 FULL-BORED INJECTION MOLDED, OR FACTORY FABRICATED, OR:
b. STORM SEWERS SHALL BE AWMA C-900 PVC, CLASS 150, DR-18, WITH CAST-IRON EQUIVALENT OUTSIDE DIAMETERS, PIPE JOINTS SHALL BE ASTM 3012 AND ASTM F-477 BELL AND SPOOT WITH RUBBER RING GASKETS. FITTINGS SHALL BE ANS A-21.10 DUCTILE IRON, ANS A-21.11 RUBBER GASKET PUSH-ON TYPE JOINT, INTERNALLY LINED AND EXTERNALLY PROTECTED; OR:
c. STORM SEWERS SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH THE FOLLOWING PHYSICAL PROPERTIES:
ASTM D-3350 - RESIN TYPE II - GRADE P34
ASTM D-3350 - ULTIMATE ELONGATION - 300%
ASTM D-633 - ULTIMATE ELONGATION - 800%
ASTM D-3350 - TENSILE STRENGTH - 175,000 PSI
d. JOINTS SHALL BE PRESSURE-RATED AT 150 PSI.
11. REFER TO DETAIL SHEET FOR CATCH BASIN / JUNCTION BOX SIZE AND SPECIFICATIONS.
12. EMBEDMENT OF STORM LINES IN A DRY STABLE TRENCH SHALL CONSIST OF BEDDING, HAUNDRING, AND INTIAL BACKFILL, HAVING THE MINIMUM DIMENSIONS INDICATED, AND USING THE MATERIALS SPECIFIED IN CITY OF HOUSTON DRAWING NO. 02311-05.
13. ALL PROPOSED PIPE SUB-OUTS FROM MANHOLES OR INLETS SHALL BE PLOUGED WITH 8-INCH CURB TO WALL OF THE OPENING.
14. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED TO THE SATISFACTION OF THE OWNING AUTHORITY. EXISTING PIPES SHALL BE CLEANED OF SILT AND DEBRIS UPON COMPLETION OF CONSTRUCTION.

SWPPP CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL IMPLEMENT SILT PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SEE DETILES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO PREVENT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SECTIONS SO THAT EXCAVATED MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENT OR DRIVEWAYS SHALL BE SHIPPED BACK INTO THE EXCAVATION AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONE EVERY FOURTEEN (14) CALENDAR DAY PERIOD FOR THE DURATION OF THE END OF A STORM DRAINAGE EVENT.
a. DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
b. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
c. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSERVED DRAINAGE FACILITIES. ALL EXISTING DITCHES, ALL EXISTING DITCHES, ALL EXISTING DITCHES, ALL EXISTING DITCHES SHALL BE REPLACED BY BEDDING OR SOODING; SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BANK SOODING.

FORT BEND COUNTY - GENERAL NOTES

- 1. FORT BEND COUNTY MUST BE NOTIFIED TO THE PRE-CONSTRUCTION MEETING.
2. CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOUR NOTICE TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PAVING AT SUBCONSTRUCTION@FORTBENDCOUNTYTX.GOV.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FROM FORT BEND COUNTY PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN COUNTY ROAD RIGHTS OF WAY.
4. ALL PAVING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FORT BEND COUNTY "RULES, REGULATIONS AND REQUIREMENTS" RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISIONS AS CURRENTLY AMENDED.
5. ALL ROAD WIDTHS, CURB RADI AND CURB ALIGNMENT SHOWN INDICATES BACK OF CURB.
6. A CONTINUOUS LONGITUDINAL REINFORCING BAR SHALL BE IN THE CURBS.
7. ALL CONCRETE PAVEMENT SHALL BE 5 1/2" SACK CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT EACH CURB RETURN AND AT A MAXIMUM SPACING OF 60 FEET.
8. ALL WEATHER ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
9. 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLES FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB.
10. AT ALL INTERSECTION LOCATIONS, TYPE 7 RAMPS SHALL BE PLACED IN ACCORDANCE WITH TDDOT PDD-18 STANDARD DETAIL SHEET. A.D.A. - HANDICAP RAMPS SHALL BE INSTALLED WITH STREET PAVING AT ALL INTERSECTIONS AND COMPLY WITH CURRENT A.D.A. REGULATIONS.
11. CURB HEADS ARE REQUIRED AT CURB CONNECTIONS TO HANDICAP RAMPS, WITH NO CONNECTION JOINT WITHIN 5' OF RAMPS.
12. ALL INTERSECTIONS UTILIZING TRAFFIC CONTROL MEASURES SHALL HAVE A.D.A. WHEEL CHAIR RAMPS INSTALLED.
13. GUIDELINES ARE SET FORTH IN THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED, SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGGING, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION-BOTH DAY AND NIGHT.
14. ALL R1-1 STOP SIGNS SHALL BE 30"x30" WITH DIAMOND GRADE SHEETING PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. STREET NAME SIGNAGE SHALL BE ON 4" HIGH SIGN PLAT BLADE W/REFLECTIVE GREEN BACKGROUND. STREET NAMES SHALL BE UPPER AND LOWERCASE LETTERING WITH UPPERCASE LETTERS OF 6" MINIMUM AND LOWERCASE LETTERS OF 4.5" MINIMUM. THE LETTERS SHALL BE REFLECTIVE WHITE. STREET NAME SIGNAGE SHALL BE MOUNTED ON STOP SIGN POST.
16. A BLUE DOUBLE REINFORCED BUTTON SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS. THE BUTTON SHALL BE PLACED 12 INCHES OFF THE CENTERLINE OF THE STREET SURFACE AND SHALL BE AS THE HYDRANT.
17. THE PROJECT AND ALL PARTS THEREOF SHALL BE SUBJECT TO INSPECTION FROM TIME TO TIME BY INSPECTORS DESIGNATED BY FORT BEND COUNTY, NO SUCH INSPECTIONS SHALL RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER. NEITHER FAILURE TO INSPECT NOR FAILURE TO DISCOVER OR RECTIFY ANY DEFECTS SHALL BE CONSIDERED ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT SHALL BE CONSTRUCTED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR TO RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER.
18. STABILIZED SUBGRADE: DETERMINE THE THICKNESS OF THE STABILIZED SUBGRADE AFTER CURING AND COMPACTION. IF THE SUBGRADE DEPTH IS GREATER THAN THE PROPOSED THICKNESS, THE CONTRACTOR SHALL VERIFY THE PERCENTAGE OF MATERIAL BEING USED TO STABILIZE THE SUBGRADE MEETS OR EXCEEDS PROJECT REQUIREMENTS. TEST RESULTS REQUIRED.
NOTE: FOR BEND COUNTY NOTES SUPERSIDE ANY CONFLICTING NOTES.

GENERAL CONSTRUCTION NOTES FOR STORM WATER POLLUTION PREVENTION PLAN

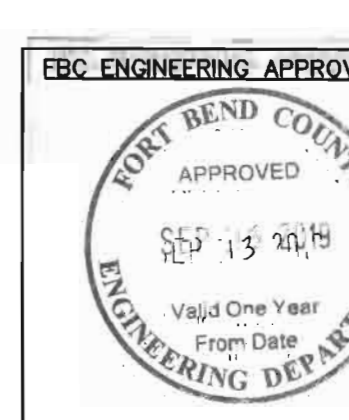
- STORM WATER POLLUTION PLAN (SWPPP) AND STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) COMPLIANCE N NOTES:
A. <1.0 ACRE
\* IF AREA IS DISTURBED, (CLEANING AND GROOMING AND/OR EXCAVATION INVOLVED)
\* POST A CONSTRUCTION SITE NOTICE AT THE CITY'S USE
\* PROVIDE SWPPP NOTES FOR CONSTRUCTION PLANS
\* NOTIFY THE CITY OF HOUSTON OF ANY VIOLATIONS OF THE CITY'S SWPPP
B. >1.0-5.0 ACRES
\* CONSIDERED SMALL CONSTRUCTION ACTIVITIES
\* SUBMIT A CONSTRUCTION SITE NOTICE (CSN) TO THE CITY AND TCEQ
\* SUBMIT A STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR DESIGNED STRUCTURAL AND NON-STRUCTURAL CONTROL FEATURES
\* DEVELOP A SWPPP (SWPPP) FOR CONSTRUCTION PROJECTS
\* ANY SUPPORTING CONCRETE OR ASPHALT PLAN IS SEPARATELY AUTHORIZED TO DISCHARGE UNDER AN INDIVIDUAL TYPES PERMITS
C. <3.0 ACRES AND PART OF LARGER COMMON PLAN OF DEVELOPMENT THAT WILL EQUALLY DISTURB AREA THAT IS EQUAL TO OR GREATER (>) 5.0 ACRES
\* CONSIDERED LARGE CONSTRUCTION ACTIVITIES
\* CONTRACTOR IS REQUIRED TO SUBMIT AN NOI TO CITY AND TCEQ
\* SUBMIT A STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR DESIGNED STRUCTURAL AND NON-STRUCTURAL CONTROL FEATURES
\* DEVELOP A SWPPP (SWPPP) FOR CONSTRUCTION PROJECTS
\* ANY SUPPORTING CONCRETE OR ASPHALT PLAN IS SEPARATELY AUTHORIZED TO DISCHARGE UNDER AN INDIVIDUAL TYPES PERMITS
D. >5.0 ACRES
\* CONSIDERED AS ABOVE

ESPLANADE OPENINGS AND LEFT TURN LANES CONSTRUCTION NOTES

- 1. ESPLANADE OPENINGS AT THE CROSSOVER SHOULD BE BULLET TYPE, PAINTED YELLOW AND MARKED WITH THE FORT BEND COUNTY STANDARD ELEMENT MARKING DETAIL AND TO BE 6" REINFORCED CONCRETE WALK COLORED BLACK ON CONCRETE PAVEMENT, AND 6" H.M.A.C. ON ASPHALT PAVEMENT.
2. THE RELOCATION OF TREES, FLOWER BEDS, SPRINKLER SYSTEMS, WATER METERS, FIRE HYDRANTS, MANHOLES, AND OTHER "PIPELINES" (IF NEEDED) SHOULD BE REINSTALLED AS RECOMMENDED BY FORT BEND COUNTY ENGINEERING DEPARTMENT.
3. EXISTING REINFORCED CONCRETE PAVEMENT SHOULD BE MACHINE SAW-CUT 1-1/2 IN DEEP TO EXPOSE AT LEAST 2 FT. OF REINFORCING AND PLACE NEW REINFORCING (1/2 IN. DIA., DEFORMED BARS) IN CENTER OF CEMENT (ON BOTH WAYS) AND THE NEW REINFORCING BARS (10-IN. LAPS) TO EXISTING REINFORCED BARS.
4. REINFORCING CONCRETE PAVEMENT IS TO BE A MIN (8") INCHES WITH A MIN OF 5.0 SACK CEMENT PER CUBIC YARD, (3000 PSI IN TWENTY-EIGHT (28) DAYS). NOTE: THE 48 HOUR CURE PERIOD IS TO MEET CURRENT REQUIREMENTS OF DEPTH OF EXISTING PAVEMENT WHENEVER IT IS GREATER.
5. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY ±2% MOISTURE (6 IN. LIME STABILIZATION)
6. SLOPE ON PROPOSED CONCRETE LEFT TURN SLOTS SHOULD BE A MINIMUM OF 1/8 INCH PER FOOT WITH CROWN AT CENTER OF ESPLANADE.
7. ALL SEWERS UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH 1.5-IN. SACK CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
8. THE CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT (713) 956-3000, AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION FOR COMMERCIAL DEVELOPMENT.
9. CONTRACTOR SHALL NOTIFY THE FORT BEND COUNTY ENGINEERING DEPARTMENT BY TELEPHONE, (713) 755-8201, AT LEAST 24-HOURS PRIOR TO STARTING CONSTRUCTION, AND WRITTEN NOTIFICATION 48-HOURS IN ADVANCE OF COMMENCING CONSTRUCTION FOR RESIDENTIAL DEVELOPMENT.
10. PAVING SHALL BE IN ACCORDANCE WITH FORT BEND COUNTY "RULES, REGULATIONS AND REQUIREMENTS" RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISIONS OR RE-SUBDIVISIONS AND/OR AMENDMENTS OF SAME.
11. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
12. REFER TO FORT BEND COUNTY DRAWING (5/D-1) AS FOR ALL PAVING.
13. REFER TO FORT BEND COUNTY PAVEMENT MARKING DETAILS FOR ALL PAINT STRIPES.

TRAFFIC NOTES

- 1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART V OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
2. No lanes shall be closed during the hours of 5:30 AM to 7:00 PM Monday thru Friday in Downtown/Midtown area.
3. No lanes shall be closed during the hours of 7:00 AM to 9:AM and 4:00 PM to 6:30 PM Monday thru Friday.
4. No lanes shall be closed in residential area from 7:00 PM to 7:00 AM.
5. Contractor shall maintain one lane of traffic in each direction during working hours.
6. Contractor shall cover open excavations with steel plates anchored properly during non-working hours, and open lanes for normal traffic flow.
7. Off-duty uniformed police officer(s)/toggie(s) is/are required to direct traffic when lanes are blocked.
8. In the event when no "Traffic Control Plans" exist as part of contract drawings, contractor may prepare plans and submit to Plan Review for approval.
9. If the contractor chooses to use a different method of "Traffic Control Plans" during the construction than what is shown on the contract drawings, the contractor shall be responsible for preparing an alternate set of plans to Plan Review Section for approval ten working days prior to implementation.
\*These plans shall be drawn to scale on reproducible mylar and sealed by a licensed engineer in the State of Texas. Plans not approved by the engineer in a part of the contract drawings.
10. Approved copies of "Traffic Control Plans" and lane/sidewalk closure permits shall be available for inspection at job site at all times.
\*Contractor must secure "Lane/Sidewalk Closure Permits" from City's Traffic Management and Maintenance Branch before closing a lane/sidewalk. The request must be made of least ten business days prior to the date for which the closure is sought. Note that working hours may be restricted or the request may be denied. Call 832-395-3020 for an application.



TEMP. BENCHMARK "A"

TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOW HEREON)

TEMP. BENCHMARK "B"

TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOW HEREON)

BENCHMARK

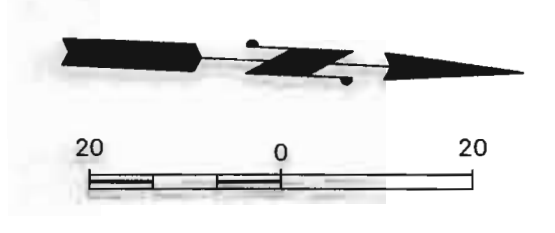
ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK NO. 190015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAVD88, 2001 ADJ.)

FLOODPLAIN

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0101, REVISED/ADDED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

G&G ENGINEERING AND CONSULTING, LLC
Professional Engineering • Planning • Construction Management
3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280
Firm TBPE Registration No. F-11301

Table with 3 columns: REV., DATE, DESCRIPTION. Contains revision symbols and descriptions.



**TEMP. BENCHMARK "A"**

TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**TEMP. BENCHMARK "B"**

TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**BENCHMARK**

ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK No. 190015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093 TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAVD88, 2001 ADJ.)

**FLOODPLAIN**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP No. 48157C0110L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

**ENGINEERING CONSULTANTS**

**G&G ENGINEERING AND CONSULTING, LLC**  
 Professional Engineering • Planning • Construction Management  
 3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280  
 Firm TBPE Registration No. F-11301

REV.	DATE	DESCRIPTION
▲		
▲		
▲		
▲		

**PROP LEFT TURN LANE  
 GRAND PARK  
 PROFESSIONAL PARK  
 7103 SOUTH PEEK ROAD  
 RICHMOND, TEXAS**

**OVERALL LAYOUT**

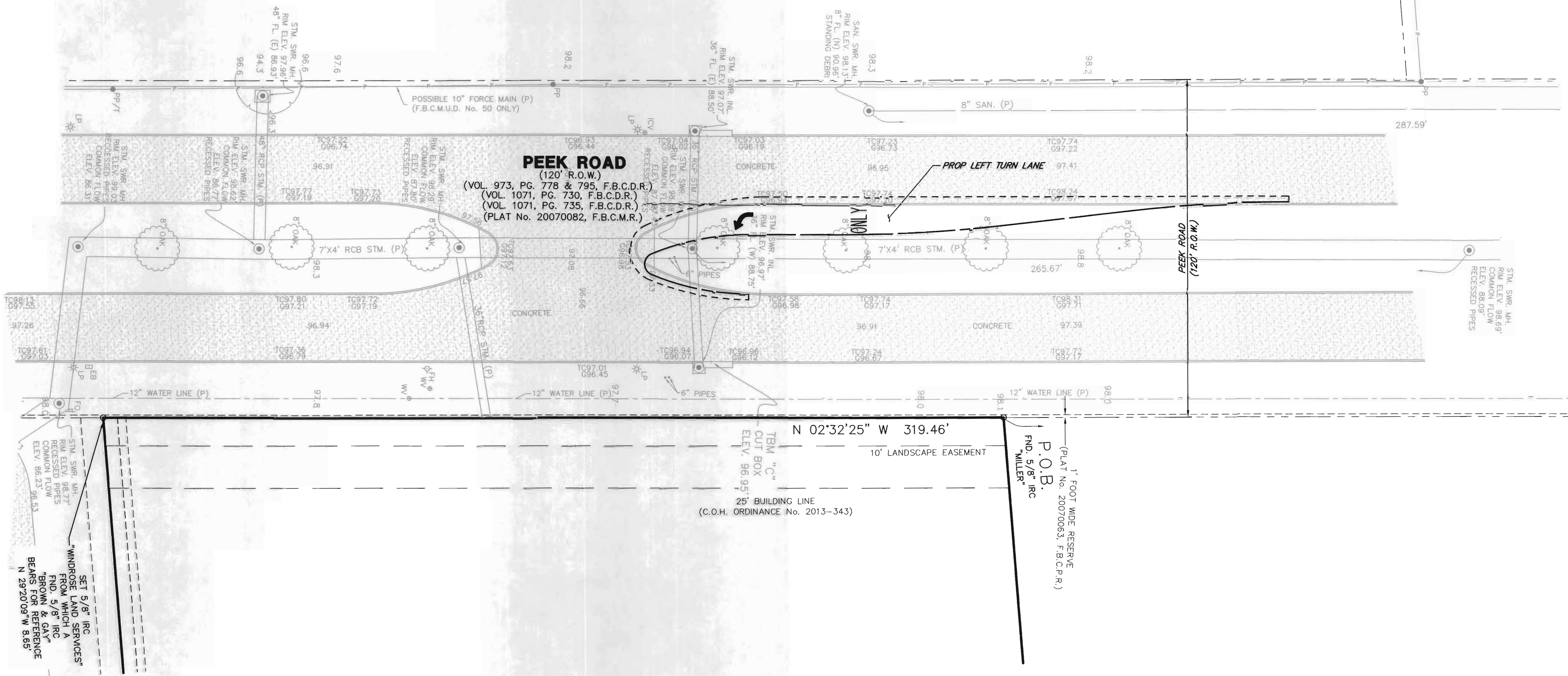
PRIVATE UTILITY LINES SHOWN

DATE:	_____
CENTERPOINT ENERGY / GAS FACILITIES	
DATE:	_____
APPROVED FOR SBC UNDERGROUND CONDUIT FACILITIES ONLY SIGNATURE VALID FOR ONE YEAR	
DATE:	_____
CENTERPOINT ENERGY / ELECTRIC FACILITIES (APPROVAL ONLY FOR CROSSING UNDERGROUND DUCTLINES, UNLESS NOTED) VALID AT TIME OF REVIEW ONLY.	

DRAWING SCALE: HORIZ: 1"=20' VERT: _____		
JOB No.:	42397-0101	
DRAWN BY:	TUN	
CHECKED BY:	DGG	
SHEET 3 OF 7		

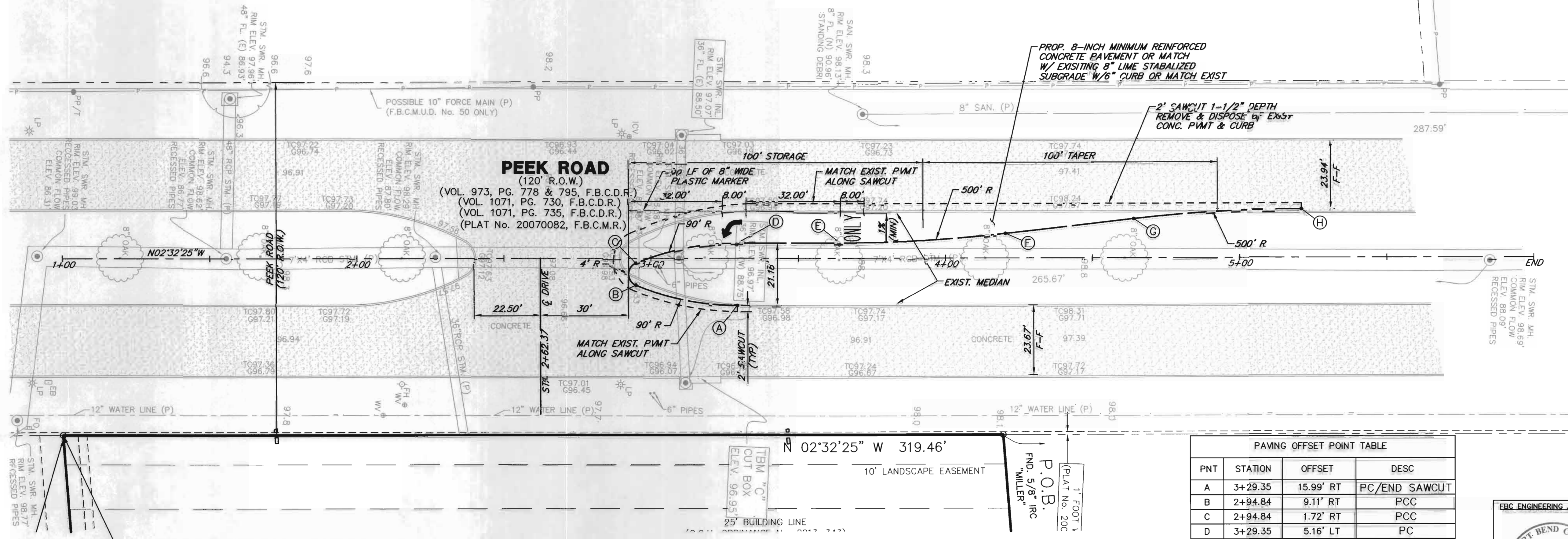
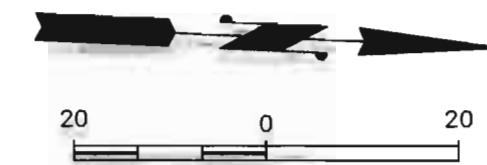
**FBC ENGINEERING APPROVAL**

APPROVED  
 SEP 13 2019  
 Valid One Year  
 From Date



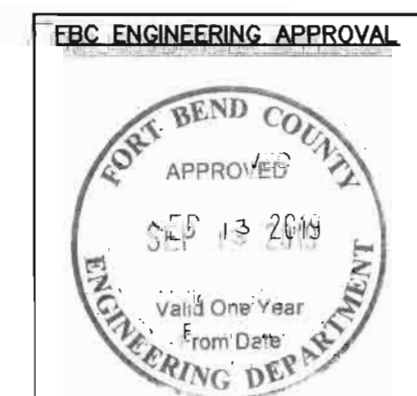
RECORDERS MEMORANDUM  
 This page is not a part of the record. It is for informational purposes only. It is not to be recorded. It is not to be used as evidence. It is not to be used as a basis for any action. It is not to be used as a basis for any claim. It is not to be used as a basis for any defense. It is not to be used as a basis for any other purpose.

LAST SAVE DATE: 8/27/2019 2:45 PM B1: hestodus  
 PLOTTED: 9/4/2019 10:56 AM  
 E:\Projects\42397-DWG Architects\42397-0101-Grand Park (Peak Road)\LEFT TURN LANE\1-LAYOUT.dwg

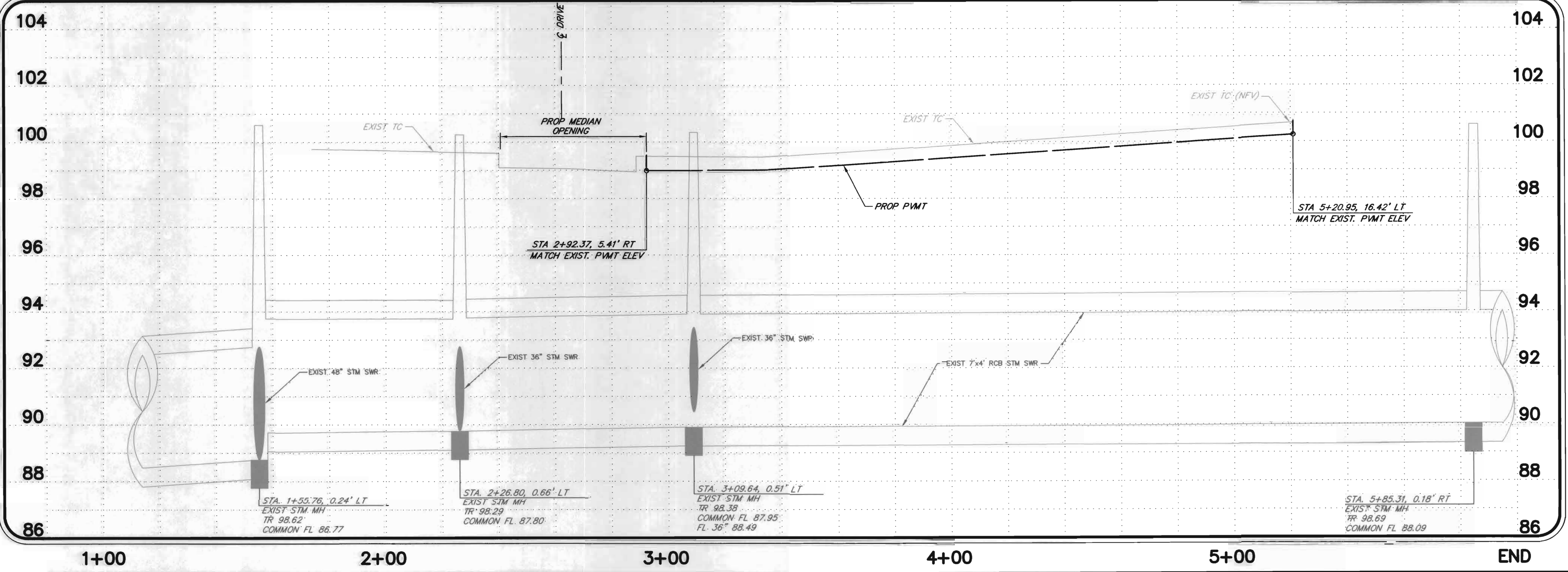


STA. 1+00, 60' RT, SET 5/8" IRC "WINDROSE LAND SERVICES" FROM WHICH A FND. 5/8" IRC "BROWN & GAY", ALSO SOUTHWEST CORNER OF SAID PROPERTY

PAVING OFFSET POINT TABLE			
PNT	STATION	OFFSET	DESC
A	3+29.35	15.99' RT	PC/END SAWCUT
B	2+94.84	9.11' RT	PCC
C	2+94.84	1.72' RT	PCC
D	3+29.35	5.16' LT	PC
E	3+64.19	5.16' LT	PC
F	4+20.37	8.33' LT	PC
G	4+63.98	13.26' LT	PC
H	5+20.95	16.42' LT	PC/END SAWCUT



**BASELINE "A" - PEEK ROAD (120' R.O.W.)**



**TEMP. BENCHMARK "A"**

TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**TEMP. BENCHMARK "B"**

TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**BENCHMARK**

ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK No. 190015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAV088, 2001 ADJ.)

**FLOODPLAIN**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C011L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

**G&G ENGINEERING AND CONSULTING, LLC**  
 Professional Engineering • Planning • Construction Management  
 3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280  
 Firm TBPE Registration No. F-11301

REV.	DATE	DESCRIPTION

**PROP LEFT TURN LANE  
 GRAND PARK  
 PROFESSIONAL PARK  
 7103 SOUTH PEEK ROAD  
 RICHMOND, TEXAS**

PLAN & PROFILE  
**BASELINE "A"**  
 STA. 1+00 TO END

**PRIVATE UTILITY LINES SHOWN**

DATE: \_\_\_\_\_  
 CENTERPOINT ENERGY / GAS FACILITIES

DATE: \_\_\_\_\_  
 APPROVED FOR SBC UNDERGROUND CONDUIT FACILITIES ONLY  
 SIGNATURE VALID FOR ONE YEAR

DATE: \_\_\_\_\_  
 CENTERPOINT ENERGY / ELECTRIC FACILITIES  
 (APPROVAL ONLY FOR CROSSING UNDERGROUND DUCTLINES, UNLESS NOTED) VALID AT TIME OF REVIEW ONLY.

DRAWING SCALE:  
 HORZ: 1"=20'  
 VERT: 1"=2'

JOB No: 42397-0101

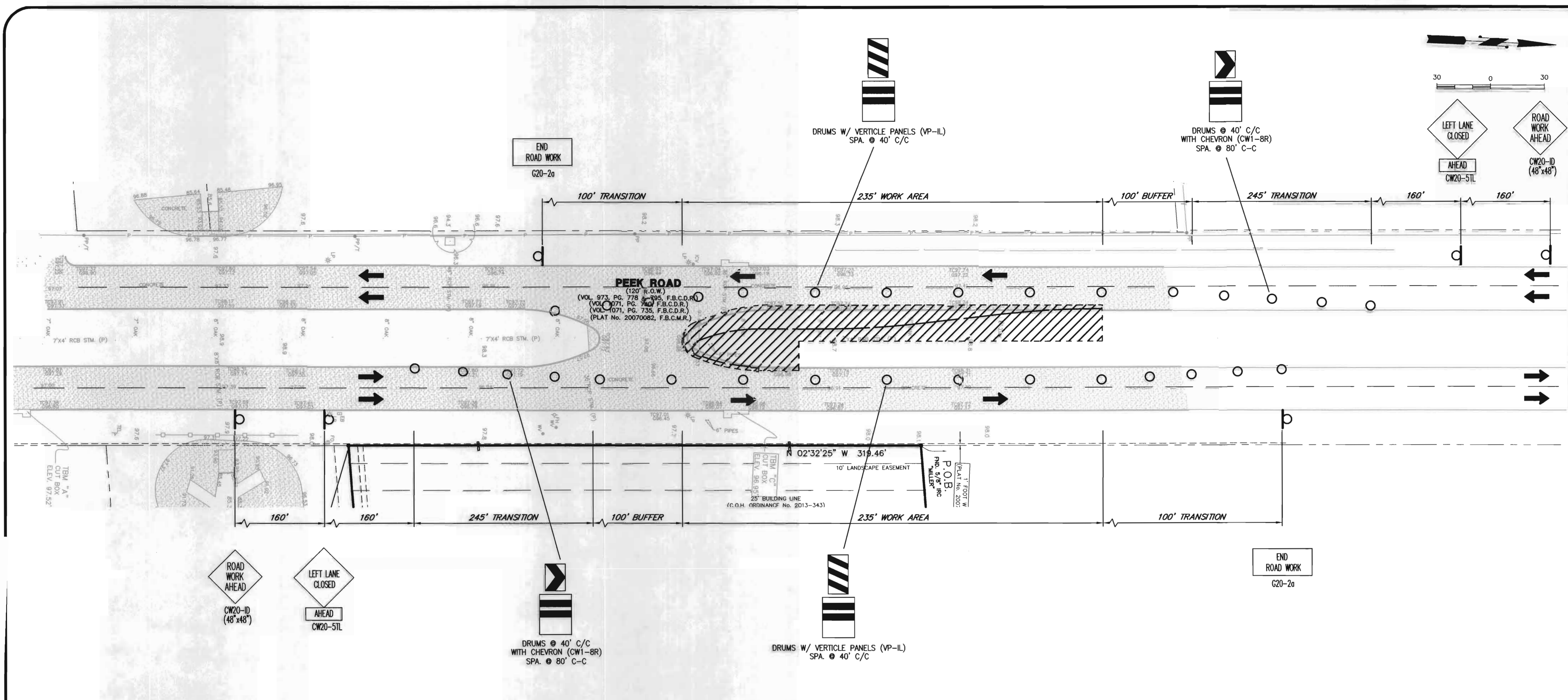
DRAWN BY: T.J.N.  
 CHECKED BY: D.G.G.

SHEET 4 OF 7

RECORDERS MEMORANDUM  
 This page is not sealed. Use this page to attach or  
 photo-copy, discolor paper, etc. All block-outs, additions and changes  
 were presented at time instrument was filed and recorded.  
 LAST SAVE DATE: 8/27/2019 2:45 PM BY: Inetordum  
 PLOTTED: 9/4/2019 10:56 AM  
 E:\Projects\42397-DWI Architects\42397-0101-Grand Park (Peek Road)\Public Plans\LEFT TURN LANE\_V-PP.dwg

RECORDERS MEMORANDUM  
 This sign is not to be used on any other project without the signature of the engineer. All back-cuts, additions and changes were presented at time instrument was filed and recorded.

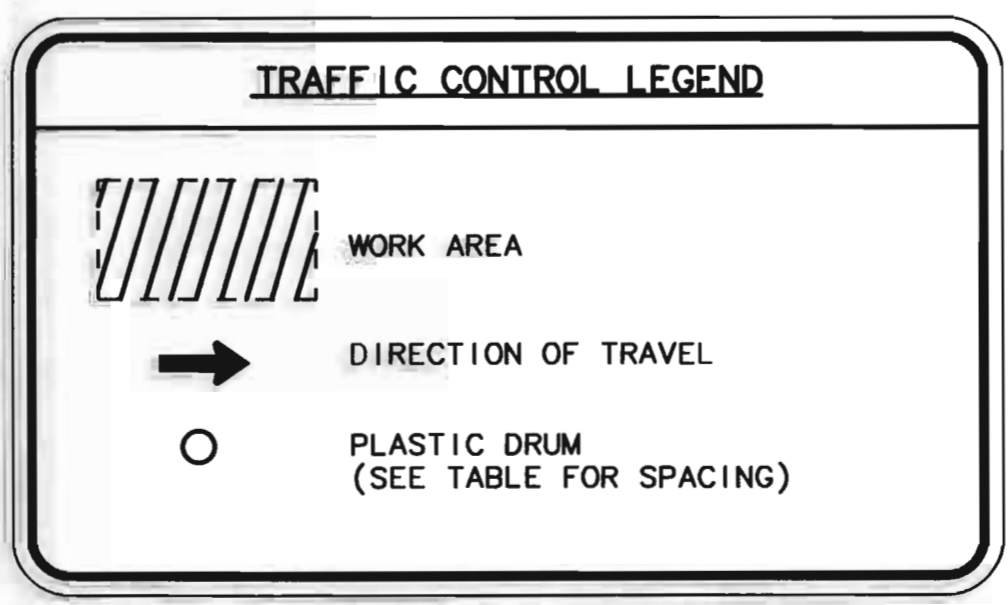
LAST SAVE DATE: 8/27/2019 2:45 PM BY: mtorous  
 PLOTTED: 9/4/2019 10:56 AM  
 E:\Projects\42397-DWM Architects\42397-0101-Grand Park (Peek Road)\Public Plans\LEFT TURN LANE\5-TRAFFIC.dwg



**TRAFFIC CONTROL-PEEK ROAD**  
 SCALE :1"=30'  
**SPEED LIMIT 35**



LENGTH FOR LONGITUDINAL BUFFER		TYPICAL SIGN SPACING, TAPER LENGTHS AND DEVICE SPACING						
Posted Speed (mph)	Length in Feet (B)	Posted Speed (mph)	Sign Spacing "X"	Min. Desirable Taper Length "L"			Suggested Maximum Spacing of Devices	
				10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent
20	35	30 or less	120'	150'	165'	180'	30'	60'-75'
25	55			205'	225'	245'	35'	70'-90'
30	85	40	240'	265'	295'	320'	40'	80'-100'
35	120			450'	495'	540'	45'	90'-110'
40	170	50	400'	500'	550'	600'	50'	100'-125'
45	220			550'	605'	660'	55'	110'-140'
50	280	60	620'	600'	660'	720'	60'	120'-150'
55	335			650'	715'	780'	65'	130'-175'
60	-	65	750'	650'	715'	780'	65'	130'-175'
65	-			650'	715'	780'	65'	130'-175'



- TRAFFIC CONTROL 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 CLOSURES 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.
  - 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. (S)HE SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS\* TO FORT BEND COUNTY ENGINEERING 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.

**TEMP. BENCHMARK "A"**

TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**TEMP. BENCHMARK "B"**

TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**BENCHMARK**

ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK No. 190015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAVDB8, 2001 ADJ.)

**FLOODPLAIN**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570010L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

**ENGINEERING G&G CONSULTANTS**  
**G&G ENGINEERING AND CONSULTING, LLC**  
 Professional Engineering-Planning-Construction Management  
 3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280  
 Firm TBPE Registration No. F-11301

REV.	DATE	DESCRIPTION

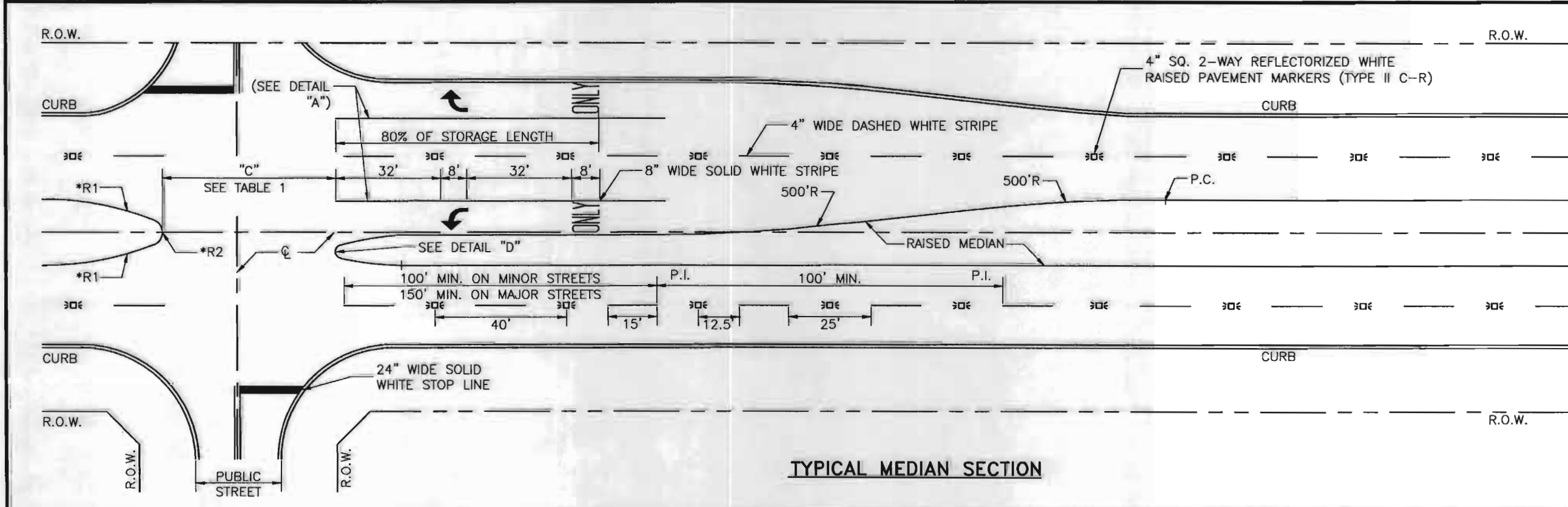
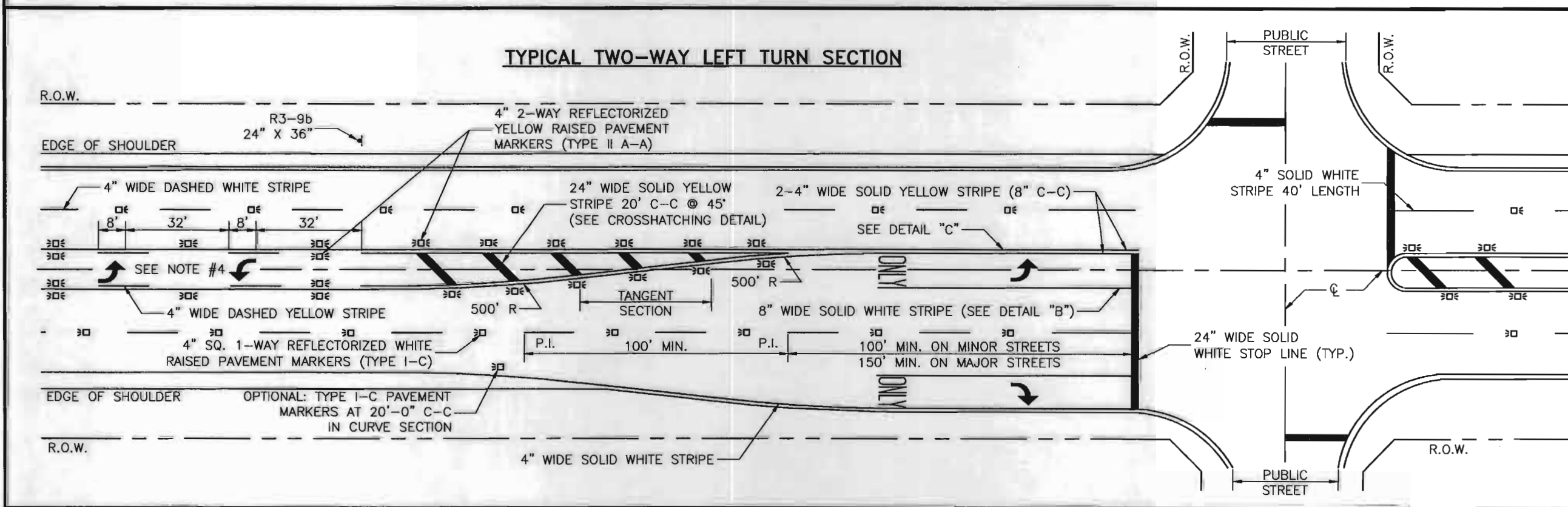
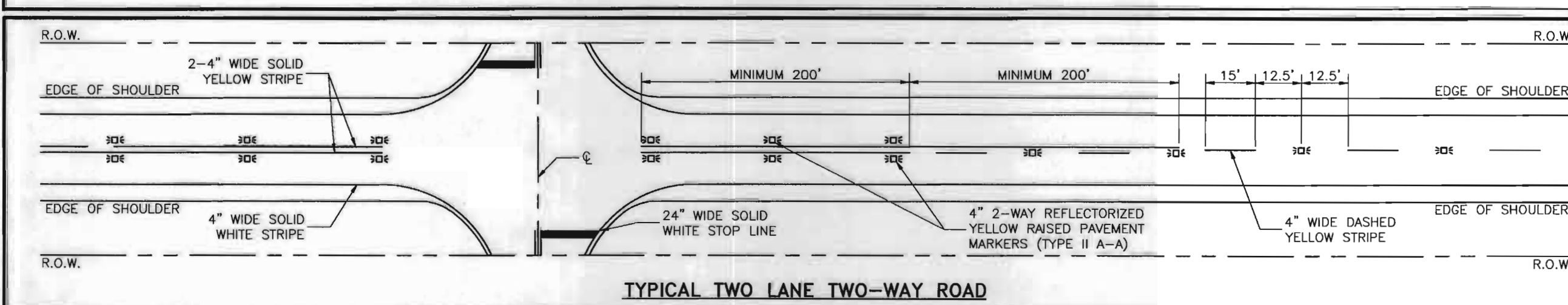
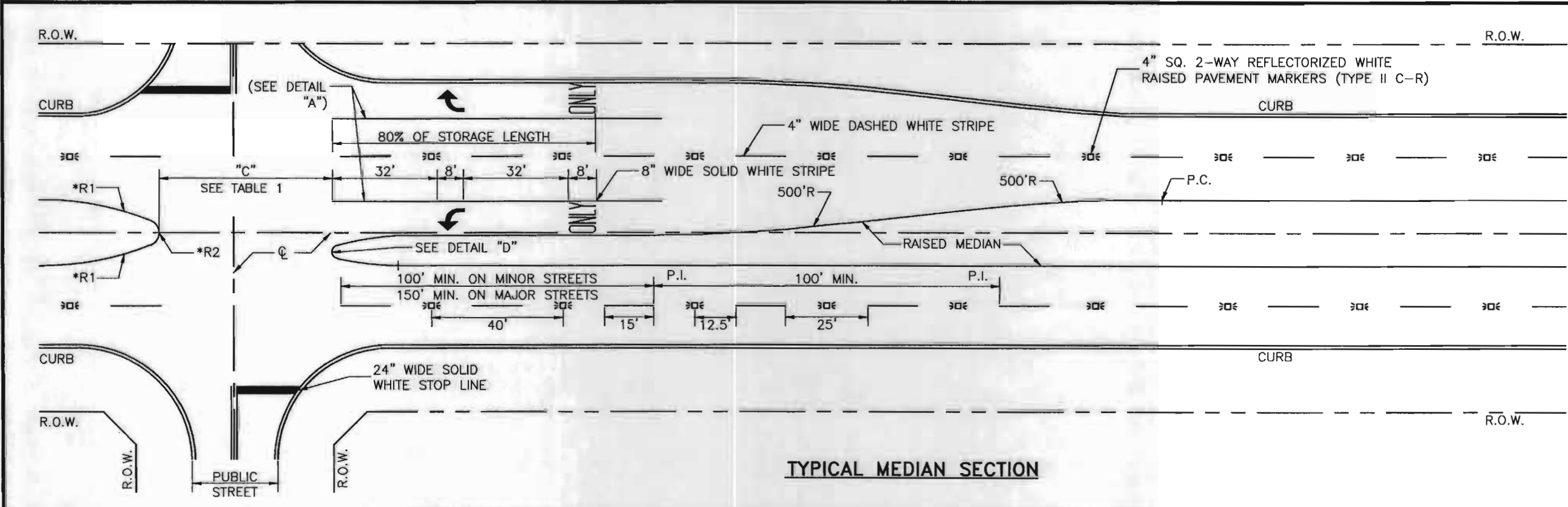
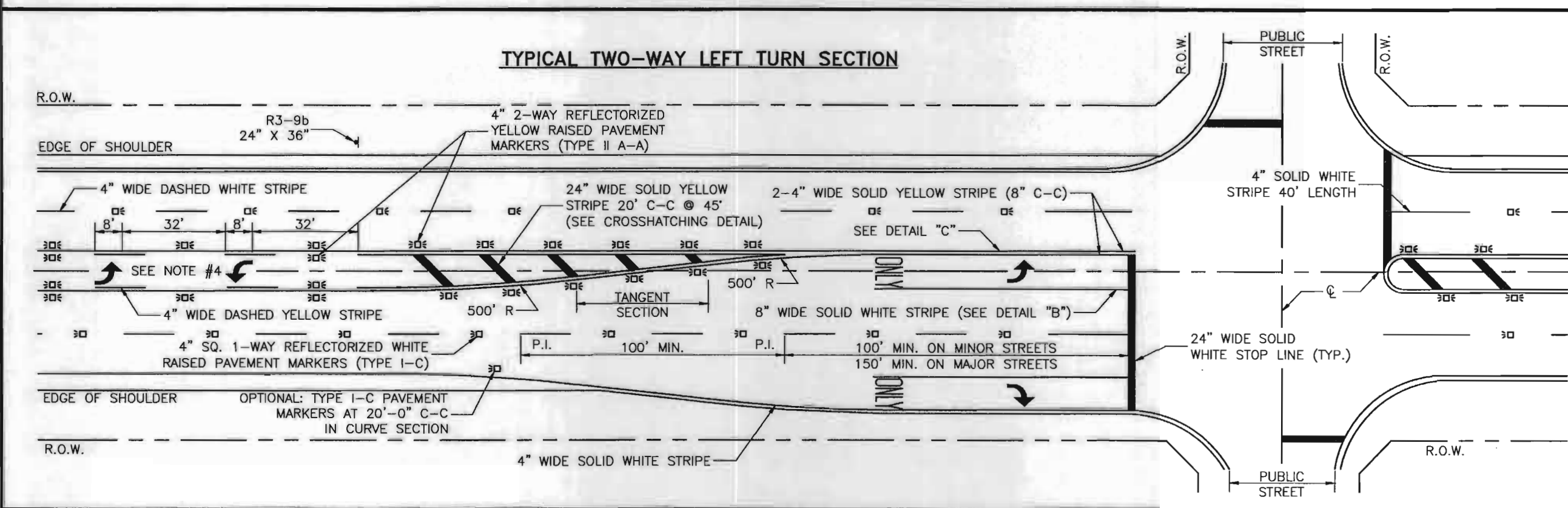
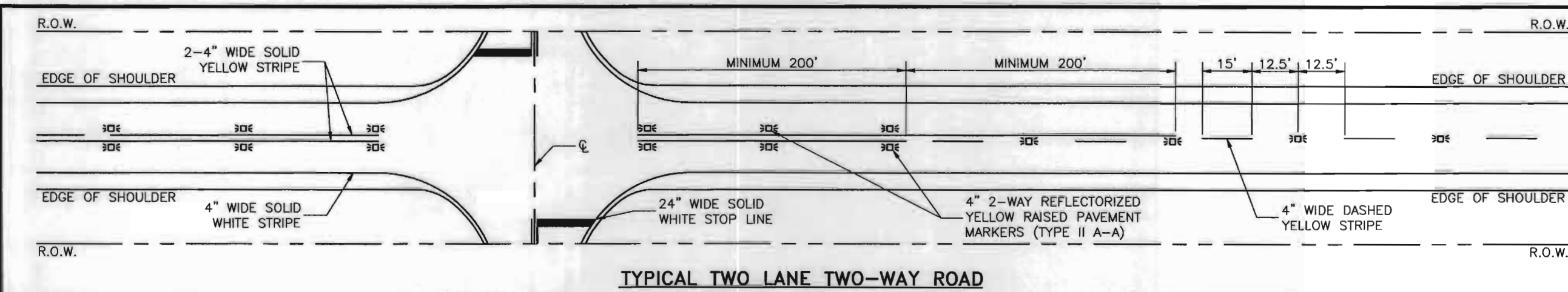
**PROP LEFT TURN LANE**  
**GRAND PARK**  
**PROFESSIONAL PARK**  
**7103 SOUTH PEEK ROAD**  
**RICHMOND, TEXAS**

**TRAFFIC CONTROL PLAN**

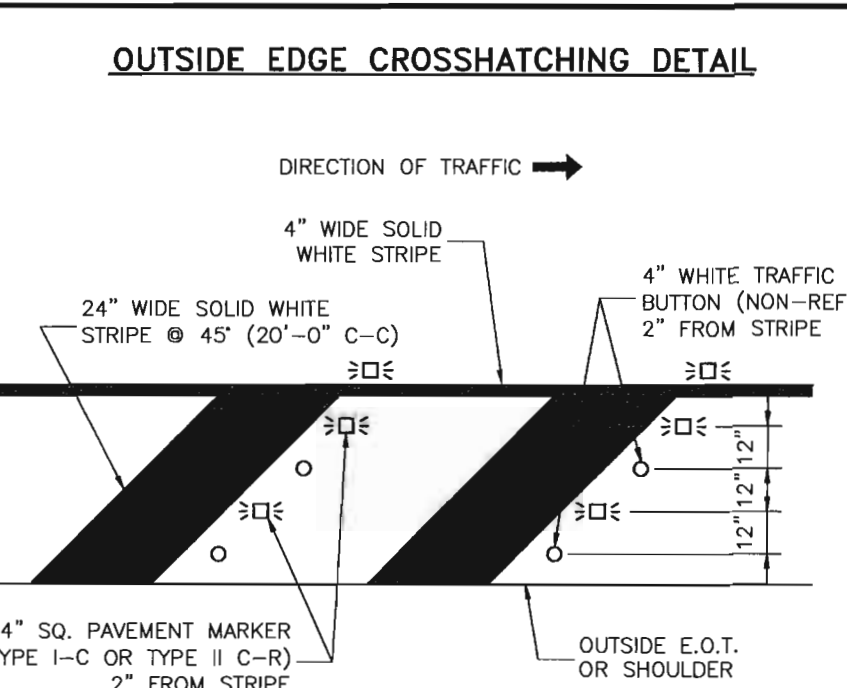
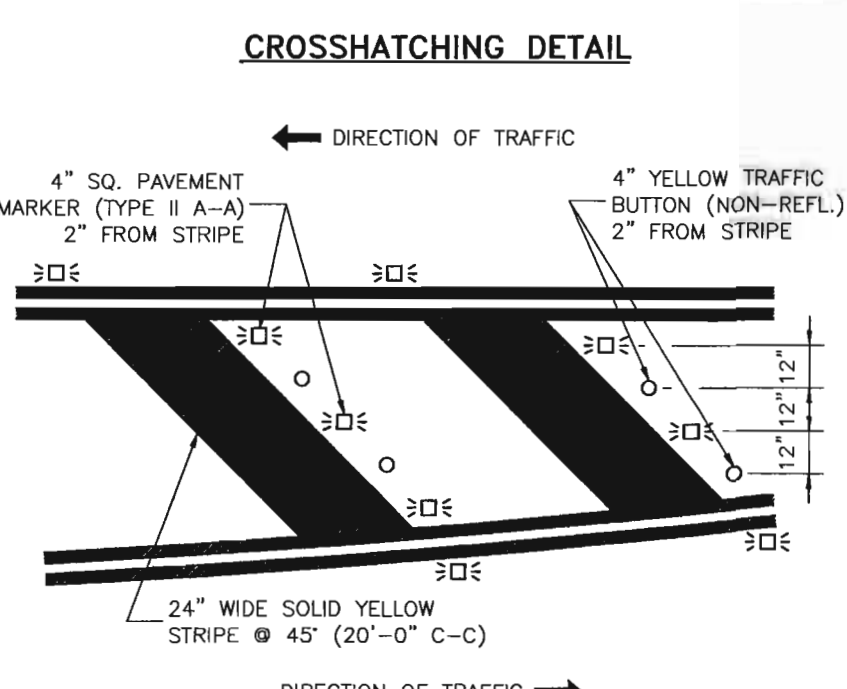
PRIVATE UTILITY LINES SHOWN

DATE: \_\_\_\_\_  
 CENTERPOINT ENERGY / GAS FACILITIES  
 DATE: \_\_\_\_\_  
 APPROVED FOR SDC UNDERGROUND CONDUIT FACILITIES ONLY  
 SIGNATURE VALID FOR ONE YEAR  
 DATE: \_\_\_\_\_  
 CENTERPOINT ENERGY / ELECTRIC FACILITIES  
 (APPROVAL ONLY FOR CROSSING UNDERGROUND DUCTLINES, UNLESS NOTED) VALID AT TIME OF REVIEW ONLY.

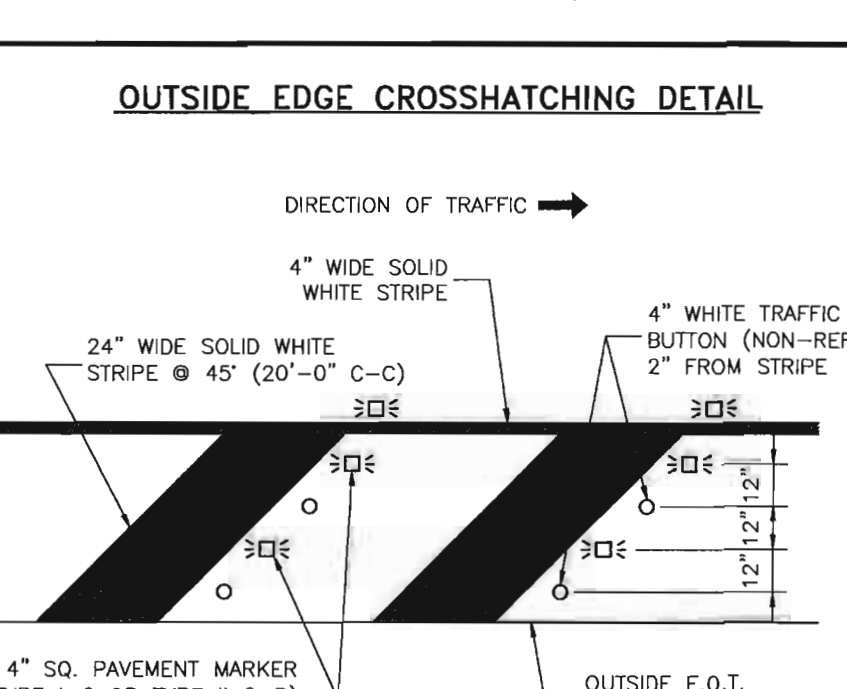
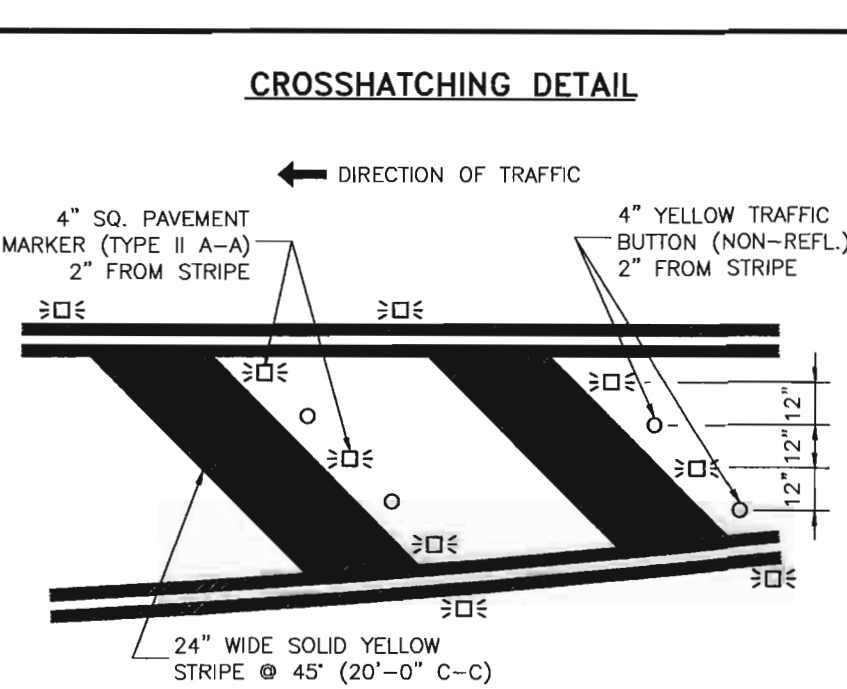
DRAWING SCALE:  
 HORZ: 1"=30'  
 VERT: \_\_\_\_\_  
 JOB No.: 42397-0101  
 DRAWN BY: TJN  
 CHECKED BY: DGG  
 SHEET 5 OF 7



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (TMUTCD).
  2. ALL TRAFFIC BUTTONS AND MARKERS SHALL BE INSTALLED ADJACENT TO STRIPES (APPROXIMATELY 2").
  3. LEFT TURN STORAGE BAYS SHALL BE A MIN. OF 100' ON MINOR STREETS AND A MIN. 150' ON MAJOR STREETS.
  4. REPEAT ARROWS AT APPROXIMATELY 1000' INTERVALS WITHIN TWO-WAY LEFT TURN SECTION.
  5. WHEN PAVEMENT MARKINGS EXTEND INTO OR CONTINUE THROUGH AN INTERSECTION AREA, THEY SHALL BE THE SAME COLOR AND AT LEAST THE SAME WIDTH AS THE LINE MARKINGS THEY EXTEND.
  6. WHEN CROSSWALK MARKINGS ARE USED WITHIN AN ESTABLISHED SCHOOL ZONE AREA, CONTINENTAL TYPE MARKINGS SHALL BE USED.
  7. ADDITIONAL SET OF "WIDE" AND "NARROW" PAVEMENT MARKINGS SHALL BE USED WHEN TURN LANE STORAGE LENGTH IS 160 FEET OR GREATER.



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (TMUTCD).
  2. ALL TRAFFIC BUTTONS AND MARKERS SHALL BE INSTALLED ADJACENT TO STRIPES (APPROXIMATELY 2").
  3. LEFT TURN STORAGE BAYS SHALL BE A MIN. OF 100' ON MINOR STREETS AND A MIN. 150' ON MAJOR STREETS.
  4. REPEAT ARROWS AT APPROXIMATELY 1000' INTERVALS WITHIN TWO-WAY LEFT TURN SECTION.
  5. WHEN PAVEMENT MARKINGS EXTEND INTO OR CONTINUE THROUGH AN INTERSECTION AREA, THEY SHALL BE THE SAME COLOR AND AT LEAST THE SAME WIDTH AS THE LINE MARKINGS THEY EXTEND.
  6. WHEN CROSSWALK MARKINGS ARE USED WITHIN AN ESTABLISHED SCHOOL ZONE AREA, CONTINENTAL TYPE MARKINGS SHALL BE USED.
  7. ADDITIONAL SET OF "WIDE" AND "NARROW" PAVEMENT MARKINGS SHALL BE USED WHEN TURN LANE STORAGE LENGTH IS 160 FEET OR GREATER.



**TEMP. BENCHMARK "A"**

TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**TEMP. BENCHMARK "B"**

TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEEK ROAD. (SHOWN HEREON)

**BENCHMARK**

ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK NO. 190015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAV088, 2001 ADJ.)

**FLOODPLAIN**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0110L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.



**G&G ENGINEERING AND CONSULTING, LLC**  
 Professional Engineering • Planning • Construction Management  
 3535 Briarpark, Suite 245 • Houston, TX 77042 • Phone: 281.974.5280  
 Firm TBPE Registration No. F-11301

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

**PROP LEFT TURN LANE  
 GRAND PARK  
 PROFESSIONAL PARK  
 7103 SOUTH PEEK ROAD  
 RICHMOND, TEXAS**

**PAVEMENT MARKINGS  
 DETAILS**

PRIVATE UTILITY LINES SHOWN

DATE:  
 CENTERPOINT ENERGY / GAS FACILITIES

DATE:  
 APPROVED FOR SBC UNDERGROUND CONDUIT FACILITIES ONLY  
 SIGNATURE VALID FOR ONE YEAR

DATE:  
 CENTERPOINT ENERGY / ELECTRIC FACILITIES  
 (APPROVAL ONLY FOR CROSSING UNDERGROUND DUCTLINES, UNLESS NOTED) VALID AT TIME OF REVIEW ONLY.

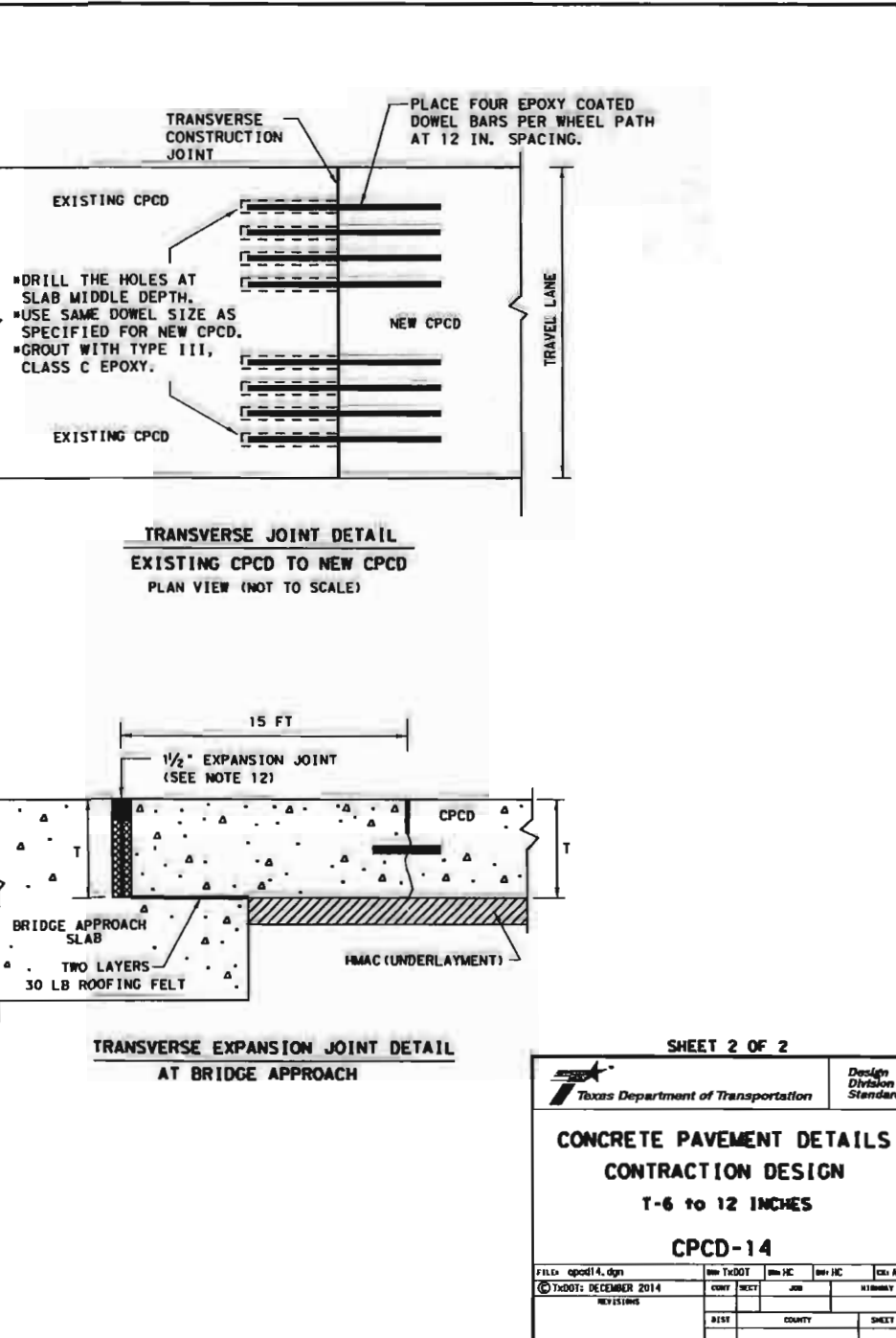
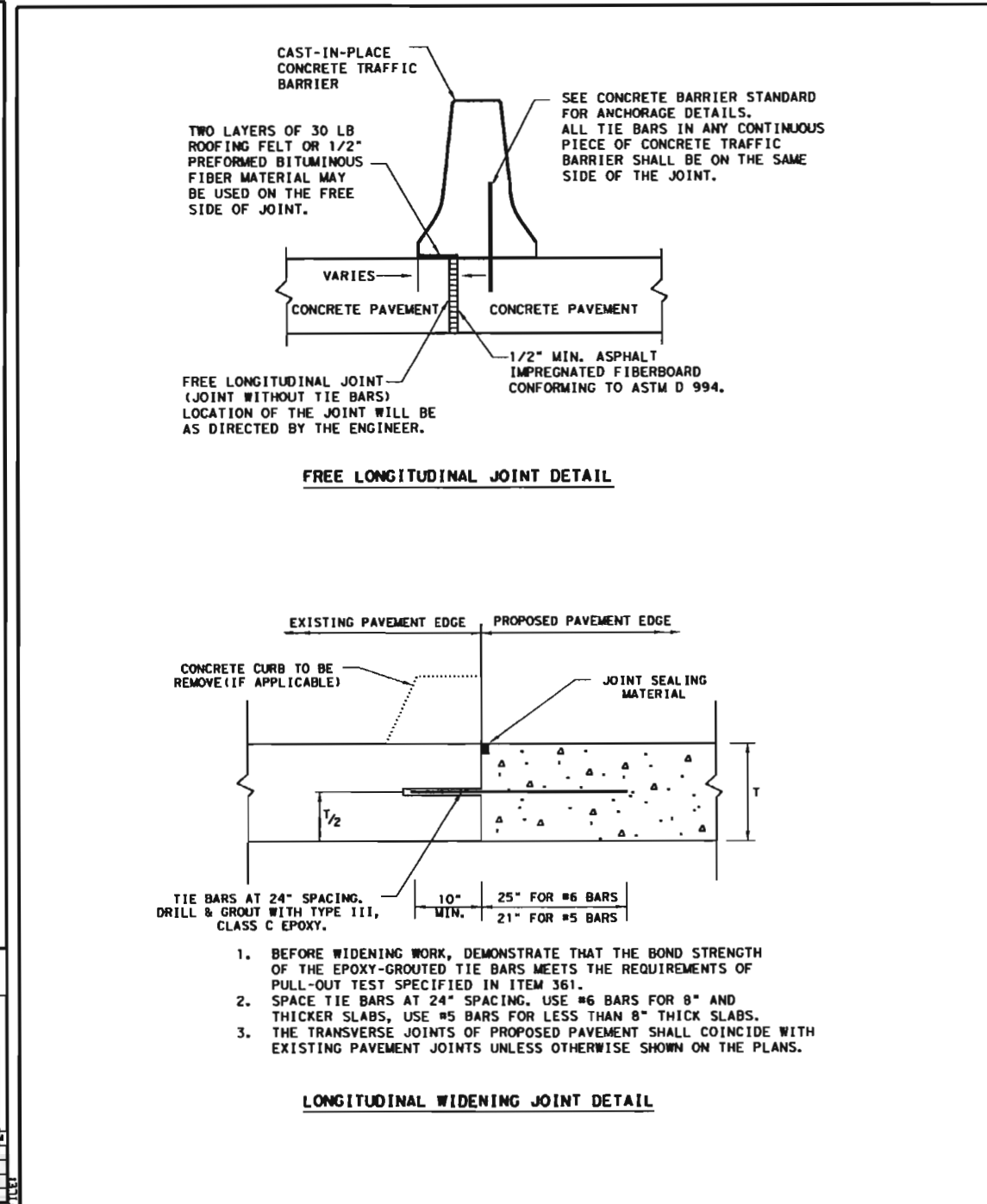
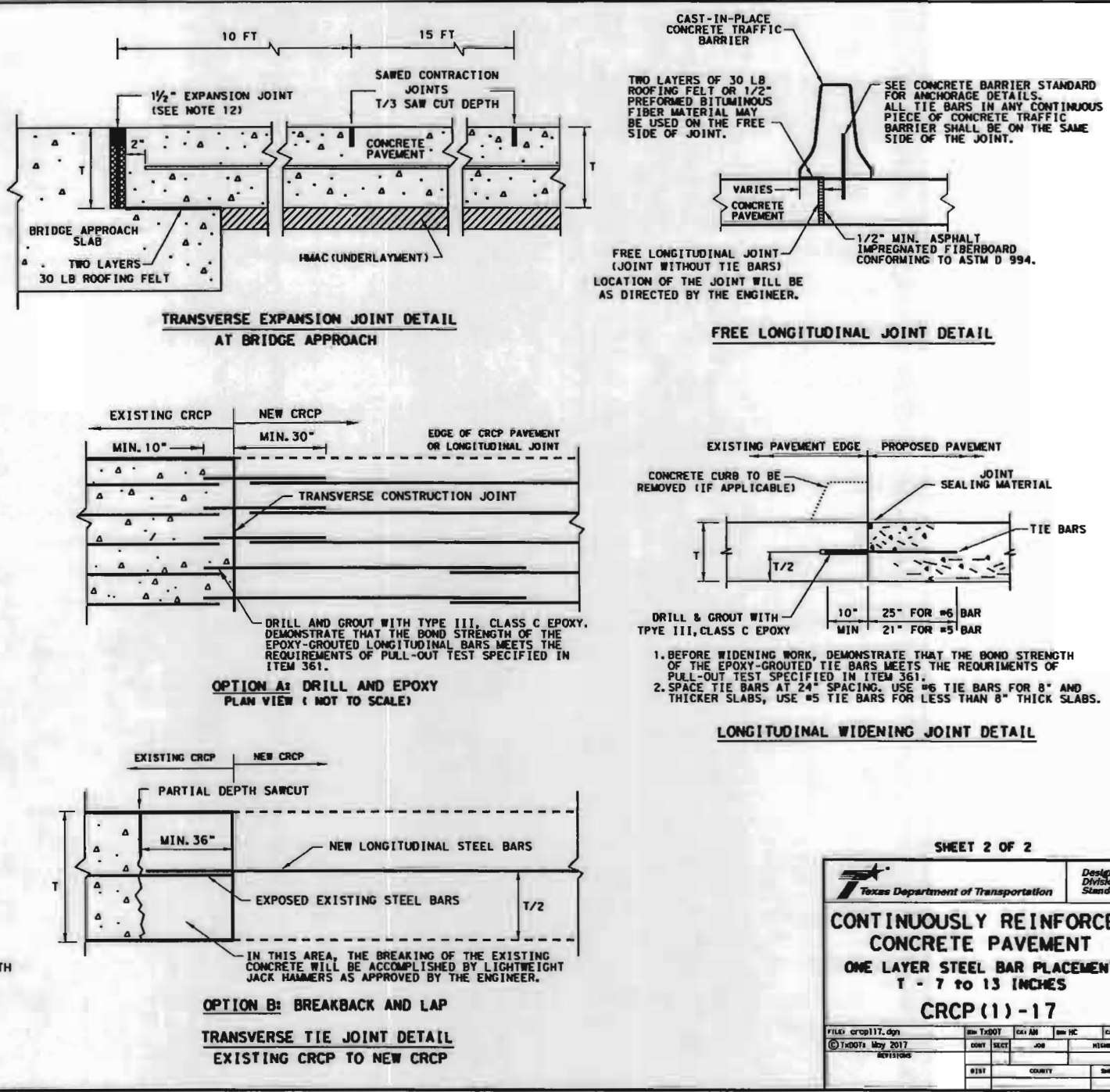
DRAWING SCALE:  
 HORZ: NTS  
 VERT:  
 JOB No.: 42397-0101  
 DRAWN BY: T.J.N.  
 CHECKED BY: D.G.G.  
 SHEET 6 OF 7



RECORDED MEMORANDUM  
 This map is not valid unless accompanied by a copy of the original drawing. All blockouts, additions and changes were presented at time instrument was filed and recorded.  
 BY: treacodus  
 LAST SAVE DATE: 9/27/2019 2:45 PM  
 PLOTTED: 9/27/2019 10:56 AM  
 E:\Projects\42397-DWG\Architect\Public Plans\LEFT TURN LANE\_B-PWT-MARK.dwg

**TABLE NO. 1A LONGITUDINAL STEEL FOR LOW COTE CONCRETE AS APPROVED BY THE ENGINEER**

SLAB THICKNESS AND BAR SIZE (IN.)	REGULAR STEEL BARS (IN.)	FIRST SPACING (IN.)	ADDITIONAL STEEL BARS AT EDGE CONSTRUCTION JOINT OR JOINT (IN.)	SPACING LENGTH (IN.)
7.0 #5	7.5	3 TO 4	15	50
7.5 #5	7.0	3 TO 4	14	50
8.0 #6	10.0	3 TO 4	20	50
8.5 #6	9.5	3 TO 4	19	50
9.0 #6	9.0	3 TO 4	18	50
9.5 #6	8.5	3 TO 4	17	50
10.0 #6	8.0	3 TO 4	16	50
10.5 #6	7.5	3 TO 4	15	50
11.0 #6	7.0	3 TO 4	14	50
11.5 #6	6.75	3 TO 4	13.5	50
12.0 #6	6.50	3 TO 4	13	50
12.5 #6	6.25	3 TO 4	12.5	50
13.0 #6	6.0	3 TO 4	12	50

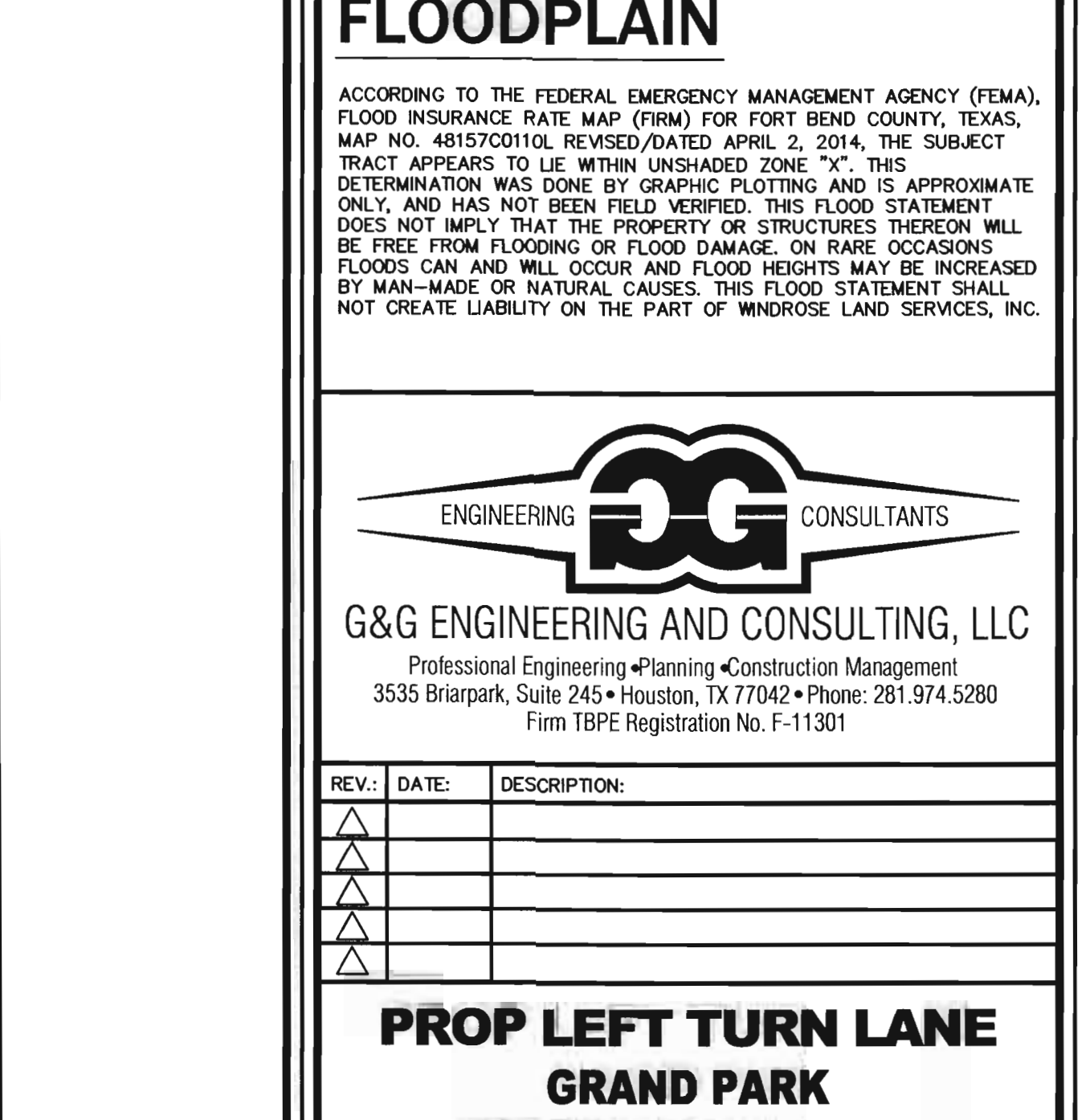
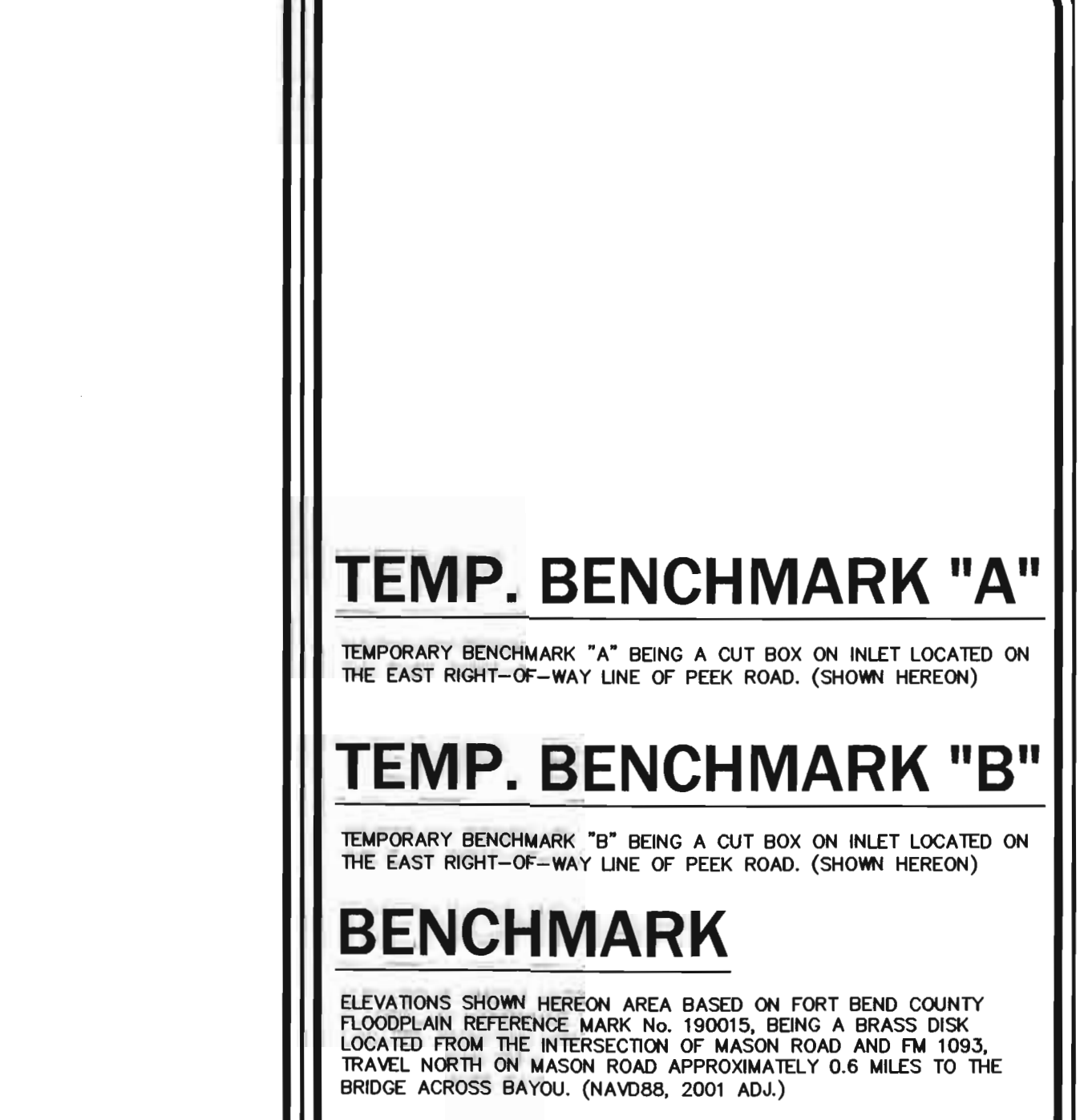
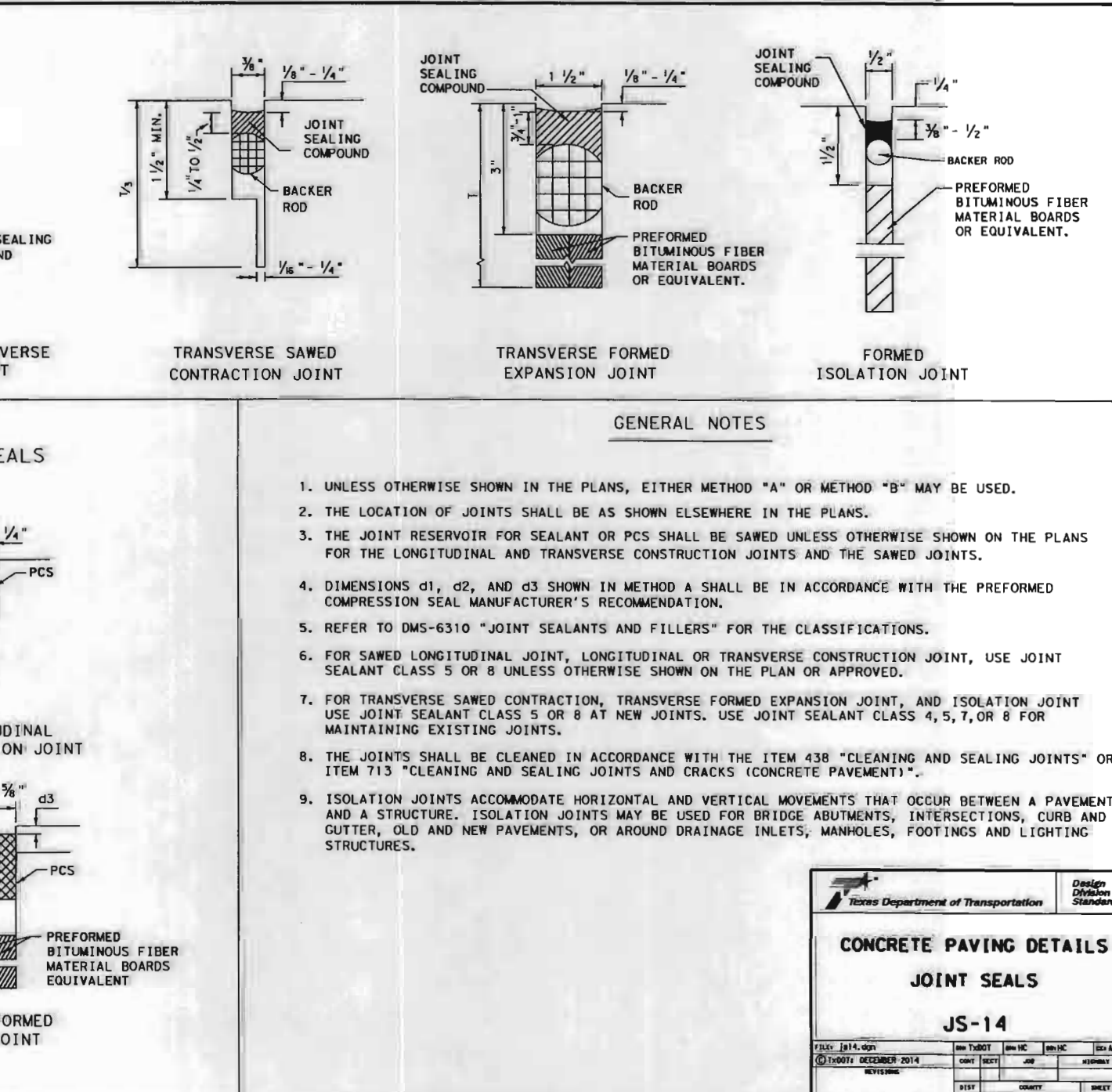
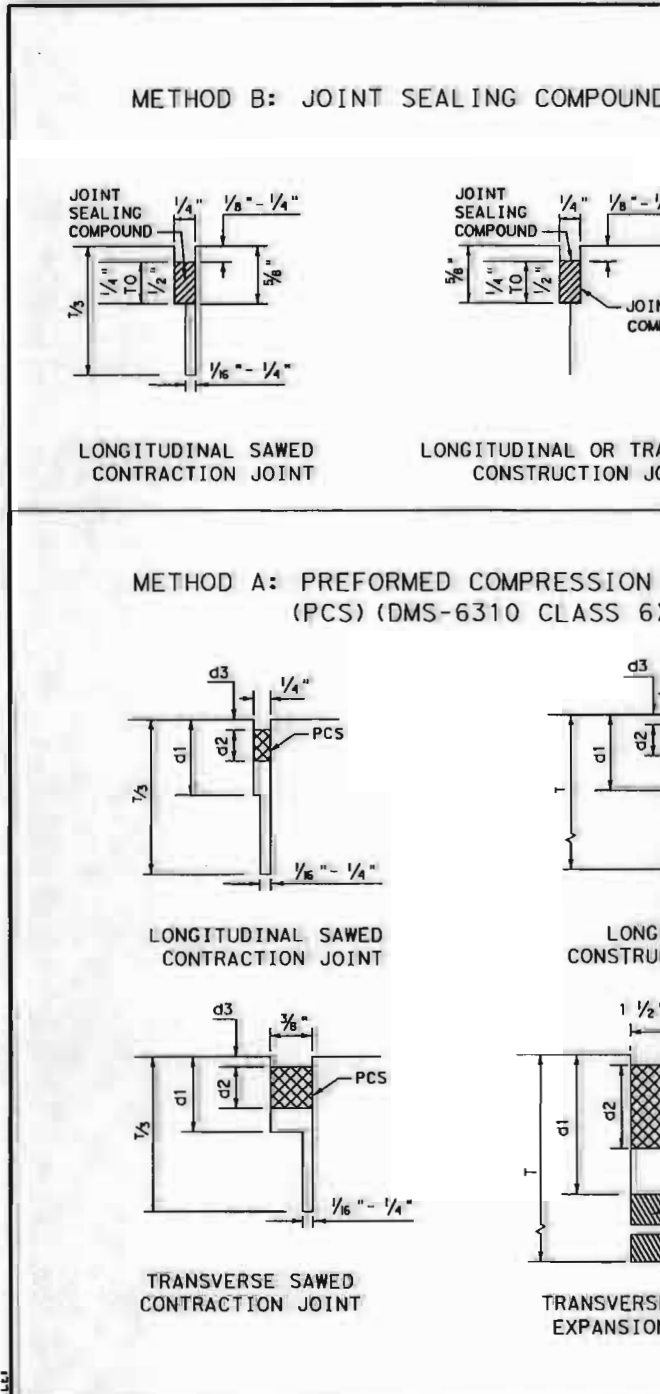
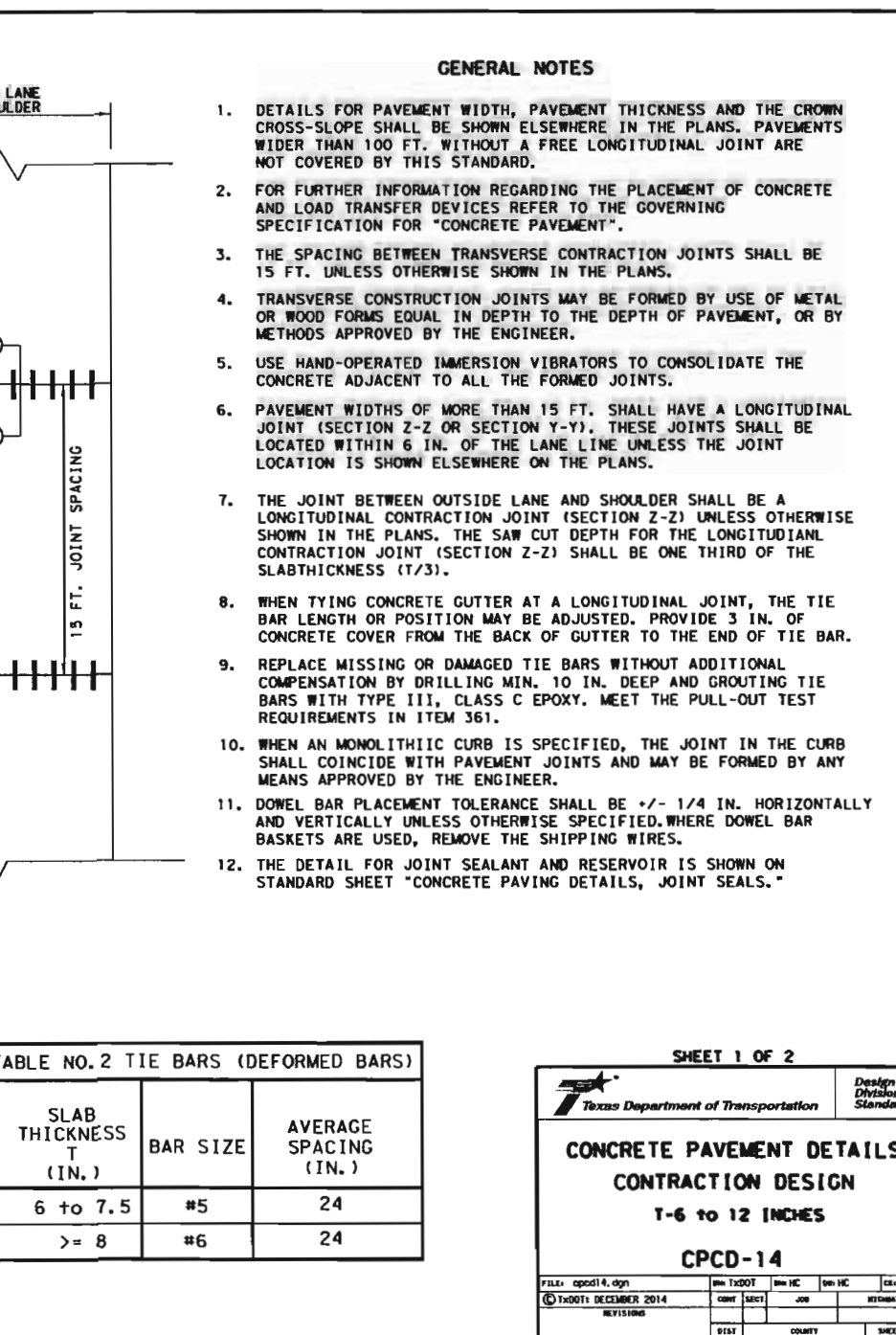
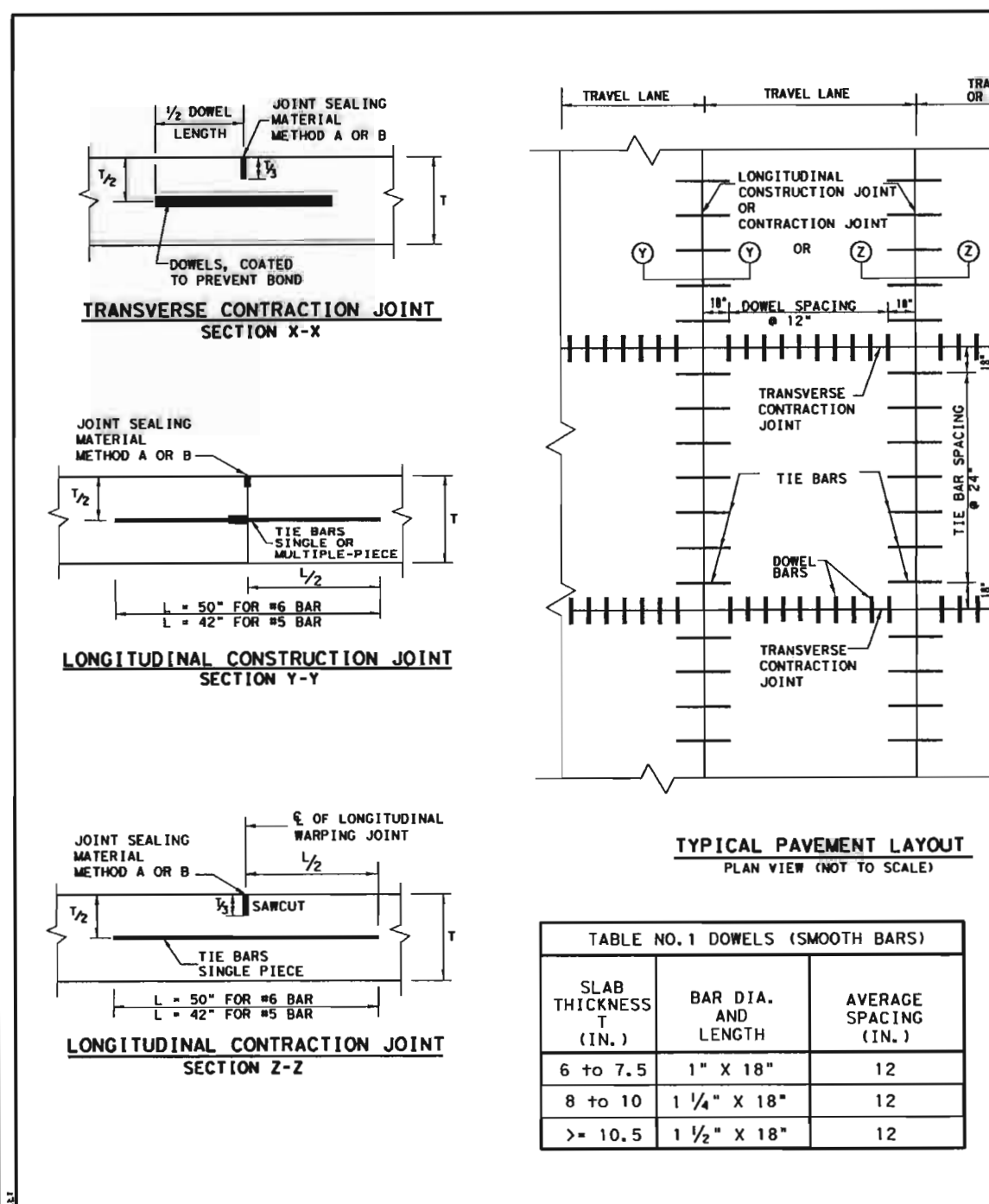
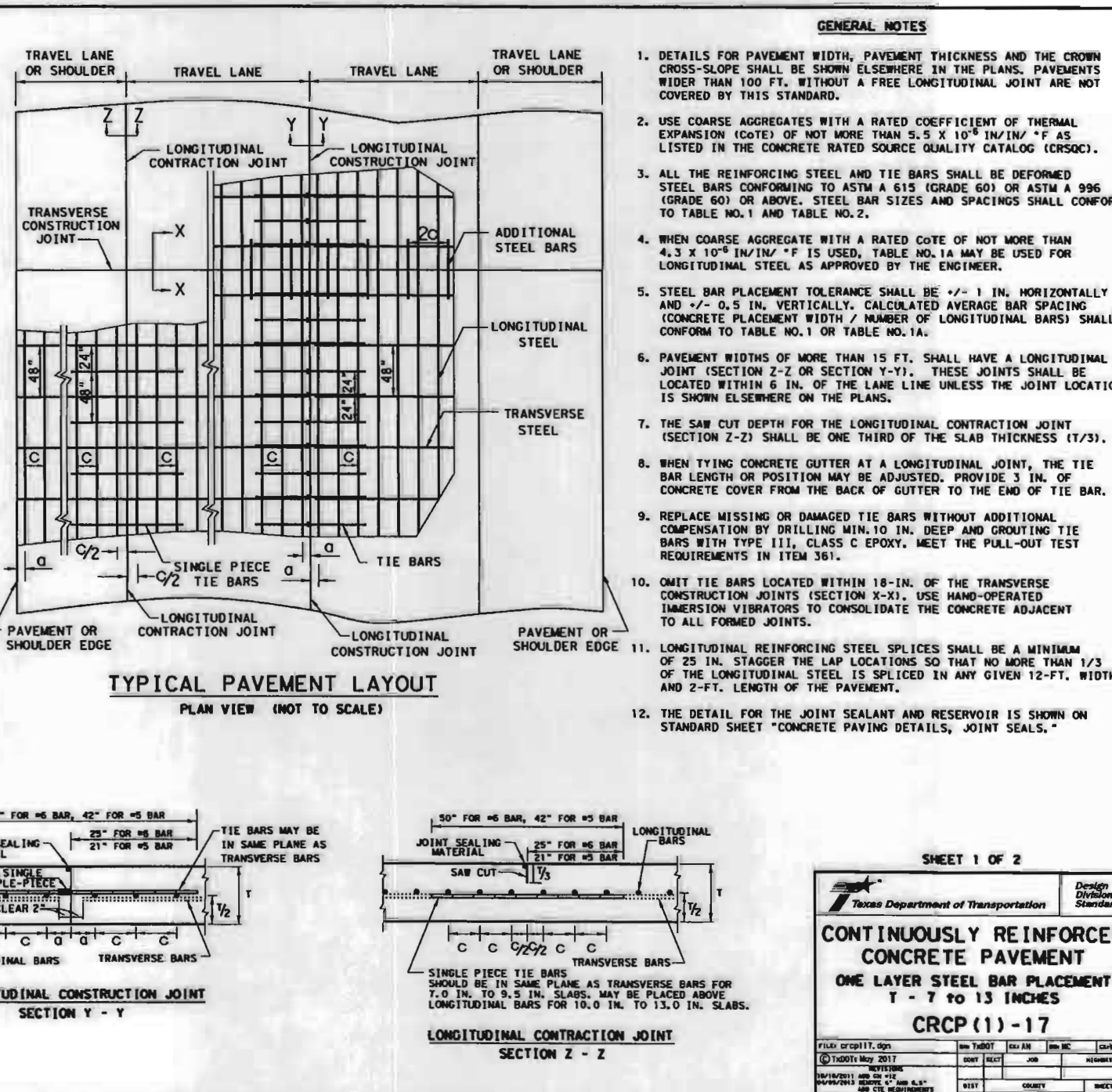


**TABLE NO. 1 LONGITUDINAL STEEL**

SLAB THICKNESS AND BAR SIZE (IN.)	REGULAR STEEL BARS (IN.)	FIRST SPACING (IN.)	ADDITIONAL STEEL BARS AT EDGE CONSTRUCTION JOINT OR JOINT (IN.)	SPACING LENGTH (IN.)
7.0 #5	6.5	3 TO 4	13	50
7.5 #5	6.0	3 TO 4	12	50
8.0 #6	9.0	3 TO 4	18	50
8.5 #6	8.5	3 TO 4	17	50
9.0 #6	8.0	3 TO 4	16	50
9.5 #6	7.5	3 TO 4	15	50
10.0 #6	7.0	3 TO 4	14	50
10.5 #6	6.75	3 TO 4	13.5	50
11.0 #6	6.5	3 TO 4	13	50
11.5 #6	6.25	3 TO 4	12.5	50
12.0 #6	6.0	3 TO 4	12	50
12.5 #6	5.75	3 TO 4	11.5	50
13.0 #6	5.5	3 TO 4	11	50

**TABLE NO. 2 TRANSVERSE STEEL AND TIE BARS**

SLAB THICKNESS (IN.)	TRANSVERSE STEEL BAR SPACING (IN.)	TIE BARS AT LONGITUDINAL CONSTRUCTION JOINT OR JOINT (IN.)	TIE BARS AT TRANSVERSE CONSTRUCTION JOINT OR JOINT (IN.)
1.0 - 7.5	#5 48	#5 48	#5 24
8.0 - 13.0	#5 48	#6 48	#6 24



**CONCRETE PAVING DETAILS**  
CONTRACTION DESIGN  
1-6 TO 12 INCHES  
CPCD-14

**CONCRETE PAVING DETAILS**  
CONTRACTION DESIGN  
1-6 TO 12 INCHES  
CPCD-14

**CONCRETE PAVING DETAILS**  
CONTRACTION DESIGN  
1-6 TO 12 INCHES  
CPCD-14

**TEMP. BENCHMARK "A"**  
TEMPORARY BENCHMARK "A" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEAK ROAD. (SHOWN HEREON)

**TEMP. BENCHMARK "B"**  
TEMPORARY BENCHMARK "B" BEING A CUT BOX ON INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PEAK ROAD. (SHOWN HEREON)

**BENCHMARK**

ELEVATIONS SHOWN HEREON AREA BASED ON FORT BEND COUNTY FLOODPLAIN REFERENCE MARK NO. 150015, BEING A BRASS DISK LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILES TO THE BRIDGE ACROSS BAYOU. (NAVD88, 2001 ADJ.)

**FLOODPLAIN**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0101 REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

**PROP LEFT TURN LANE**  
**GRAND PARK**  
**PROFESSIONAL PARK**  
**7103 SOUTH PEAK ROAD**  
**RICHMOND, TEXAS**

**PAVEMENT DETAILS**

PRIVATE UTILITY LINES SHOWN

DATE: \_\_\_\_\_  
CENTERPOINT ENERGY / GAS FACILITIES

DATE: \_\_\_\_\_  
APPROVED FOR SBC UNDERGROUND CONDUIT FACILITIES ONLY  
SIGNATURE VALID FOR ONE YEAR

DATE: \_\_\_\_\_  
CENTERPOINT ENERGY / ELECTRIC FACILITIES  
(APPROVAL ONLY FOR CROSSING UNDERGROUND DUCTLINES, UNLESS NOTED) VALID AT TIME OF REVIEW ONLY.

DRAWING SCALE:  
HOR: NTS  
VERT: \_\_\_\_\_

JOB No: 42397-0101

DRAWN BY: TUN  
CHECKED BY: DGG

SHEET 7 OF 7

RECORDED: MEMORANDUM  
THIS PAGE IS NOT SATISFACTORY FOR PHOTOGRAPHIC REPRODUCTION DUE TO CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC. ALL BLOCK-OUTS, ADDITIONS AND CHANGES WERE PRESENTED AT TIME INSTRUMENT WAS FILED AND RECORDED.

LAST SAVE DATE: 8/27/2019 2:45 PM  
BT: thatorous  
E:\Projects\42397-0101-Grand Park (Peak Road)\Public Plans\LEFT TURN LANE\7-DRAWING-SET.dwg



# CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
CERTIFICATION OF FILING**

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Grand Park Professional Place, LLC  
Richmond, TX United States

**Certificate Number:**  
2020-691324

**Date Filed:**  
11/18/2020

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
Fort Bend County

**Date Acknowledged:**  
12/02/2020

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
"Development Agreement"  
Construction of Left Turn Lane at 7103 S. Peek Road, Richmond, Texas

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Allen Children's Trust,	Kingwood, TX United States		X
	Pacific Peek, Ltd.,	Richmond, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)