



**REVIEW BY FORT BEND COUNTY  
COMMISSIONERS COURT**

**Fort Bend County  
Engineering Department**  
301 Jackson Suite 401  
Richmond, Texas 77469  
281.633.7500  
[Permits@fortbendcountytx.gov](mailto:Permits@fortbendcountytx.gov)

**Right of Way Permit**

**Commercial Driveway Permit**

Permit No: 2017-15071

**Applicant:** Ngoc Tran

**Job Location Site:** 10309 Clodine Road, Richmond, TX 77498

**Bond No.**                      **Date of Bond:** 7/20/2017 **Amount:** \$5,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

**Notes:**

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
  - a. 48 hours in advance of construction start up, and
  - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru [MyGovernmentOnline.org](http://MyGovernmentOnline.org) portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 8th day of August, 2017, Upon Motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

**Signature**

Presented to Commissioners Court and approved.

By: *Charles O. Ay*  
for County Engineer

Date Recorded \_\_\_\_\_ Comm. Court No. \_\_\_\_\_

N/A

Clerk of Commissioners Court

By: \_\_\_\_\_  
Drainage District Engineer/Manager

By: \_\_\_\_\_  
Deputy



**PERMIT APPLICATION REVIEW FORM FOR  
CABLE, CONDUIT, AND POLE LINE ACTIVITY  
IN FORT BEND COUNTY**

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

- Right of Way Permit  
 Commercial Driveway Permit

Permit No: 2017-15071

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.**

*Charles O. Ay*

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

*8/1/17*

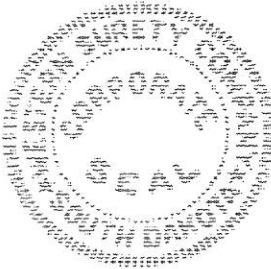
\_\_\_\_\_  
Date



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 20th day of July, 2017.



Ngoc Tran  
PRINCIPAL

BY 

WESTERN SURETY COMPANY  
SURETY

BY   
Paul T. Bruflat, Vice President

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

CABLE, CONDUIT AND/OR POLE LINE ACTIVITY IN, UNDER, ACROSS OR ALONG COUNTY  
One ROADS COUNTY OF FORT BEND

bond with bond number 63283385

for NGOC TRAN  
as Principal in the penalty amount not to exceed: \$5,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

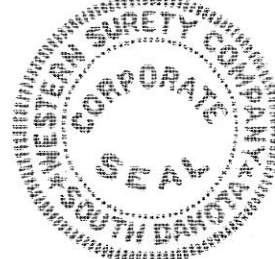
Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by  
Vice President with the corporate seal affixed this 20th day of July,  
2017.

ATTEST

L. Nelson  
L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY  
By Paul T. Bruflat  
Paul T. Bruflat, Vice President



STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 20th day of July, 2017, before me, a Notary Public, personally appeared  
Paul T. Bruflat and L. Nelson  
who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



J. Mohr  
My Commission Expires June 23, 2021 Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.



# TRANS WORKSHOP

10309 CLODINE ROAD  
RICHMOND, TEXAS 77498



**OWNER INFORMATION:**  
TRAN NGOC V & THUHA N  
1202 BIRCHSTONE DR  
MISSOURI CITY, TEXAS 77459



**FORT BEND COUNTY ENGINEER**

ENGINEER: *Richard W. Stolleis*  
for **RICHARD W. STOLLEIS, P.E.**

DATE: 3/13/17

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

APPROVED: *Richard W. Stolleis*  
for **DEVELOPMENT COORDINATOR**

DATE: 3/13/17



## DRAWING INDEX

SHEET NAME	SHEET NUMBER
COVER	1 OF 13
PLAT	2 OF 13
SURVEY	A1
GROUND FLOOR PLAN	A2
ELEVATIONS	A3
SECTION	C1
PAVING PLAN	C-2.0
DRAINAGE / GRADING PLAN	C3
UTILITY PLAN	C4
FIRE LANE PLAN	C-5.0
FLOATABLE COLLECTION SCREEN DETAIL	C-6.0
GENERAL DETAILS	C-6.1
GENERAL DETAILS	C-7.0
TRAFFIC CONTROL PLAN	E1
ELECTRICAL PLAN	E2
POWER PLAN	P1
PLUMBING PLAN	P2
PLUMBING RISER	P2
FOUNDATION PLAN	S1





**FIRE CODE LEGEND**

	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE, AS APPLICABLE TO THE JURISDICTION OF THE PROJECT.
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Fort Bend County  
Engineering  
1000 Westchase, Suite 1000  
Houston, Texas 77036  
Phone: 281.340.1100  
Fax: 281.340.1101  
www.fortbendcountytx.com

1. Fort Bend County shall be held to the International Building Code.
2. All work shall be in accordance with the latest editions of the International Building Code, as applicable to the jurisdiction of the project.
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NOTE: Fort Bend County shall be held to the International Building Code.

REVISIONS: This drawing is a revision of the original drawing. All changes are indicated by a revision cloud and a key.

DATE: 03/13/17  
DRAWN BY: [Name]  
CHECKED BY: [Name]

CONSTRUCTION OF ARCHITECTURAL DRAWINGS

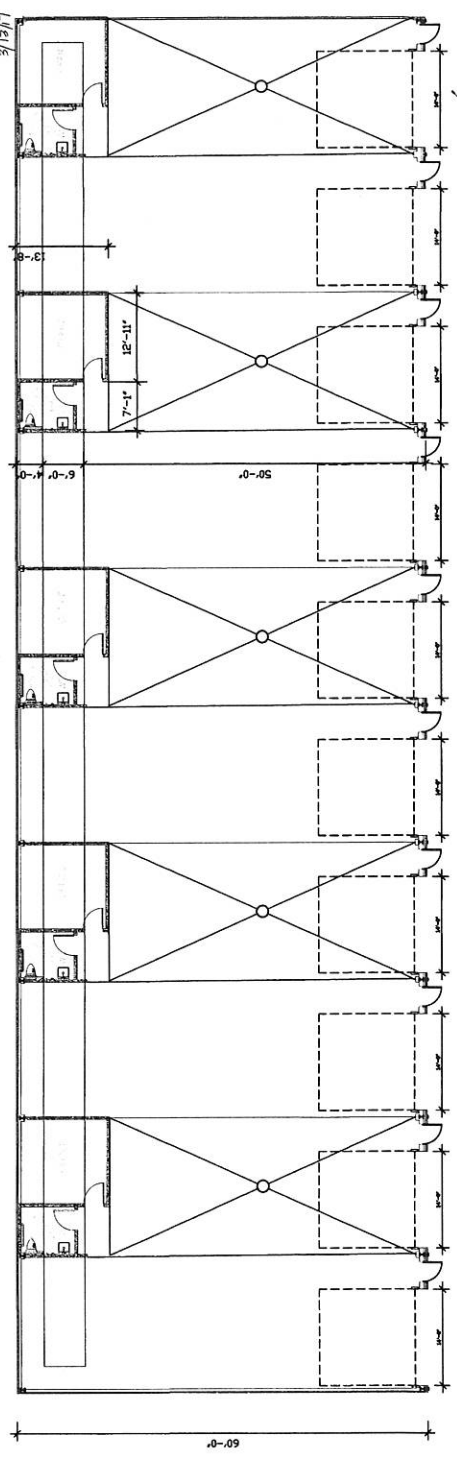
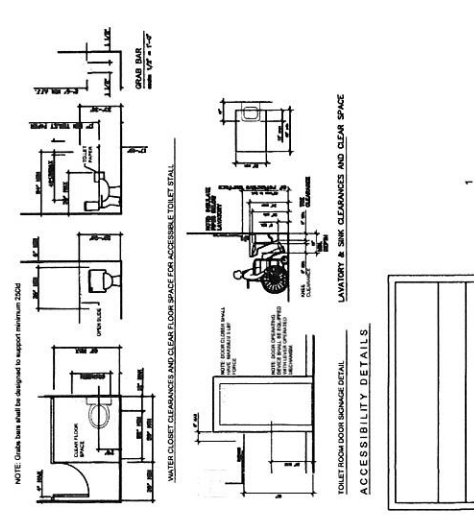
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL WORK SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE, AS APPLICABLE TO THE JURISDICTION OF THE PROJECT.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL WORK SHOWN ON THIS DRAWING.
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**DOOR SCHEDULE**

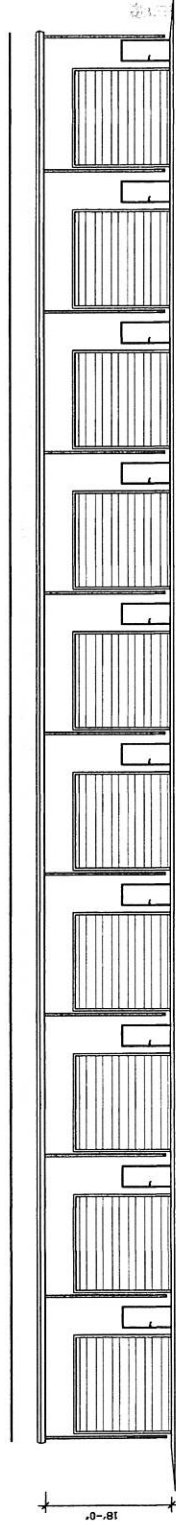
NUMBER	SIZE	TYPE	FINISH	FRAME	HINGING SET	GLASS	NOTES
1	3'-0" x 7'-0"	SLIP-STREAM	WOOD	WOOD	WOOD	WOOD	SEE GENERAL NOTES
2	3'-0" x 7'-0"	SLIP-STREAM	WOOD	WOOD	WOOD	WOOD	SEE GENERAL NOTES
3	3'-0" x 7'-0"	SLIP-STREAM	WOOD	WOOD	WOOD	WOOD	SEE GENERAL NOTES



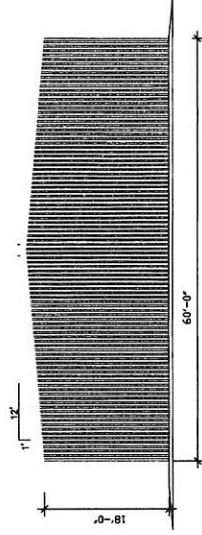
3/13/17  
Coordinate with Architect for final coordination

DATE: 03/13/17  
DRAWN BY: [Name]  
CHECKED BY: [Name]

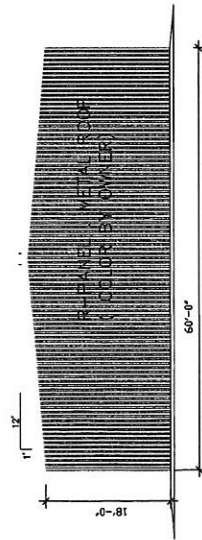
R-PANEL - METAL ROOF  
( COLOR BY OWNER)



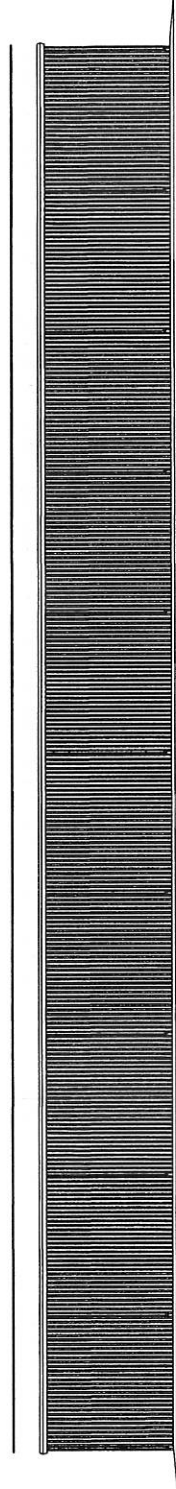
○ FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



○ LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



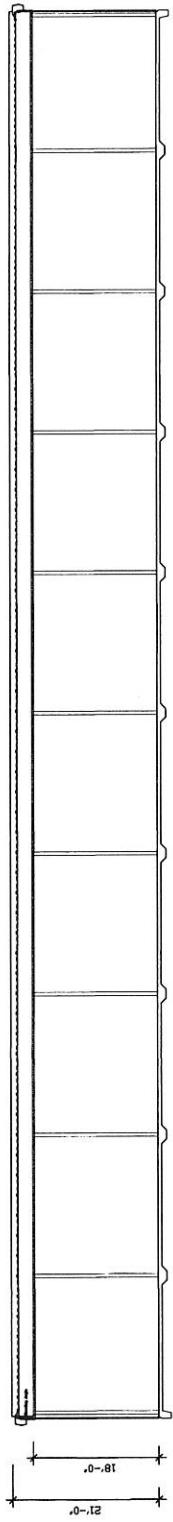
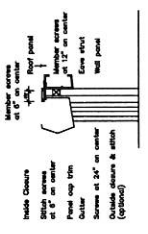
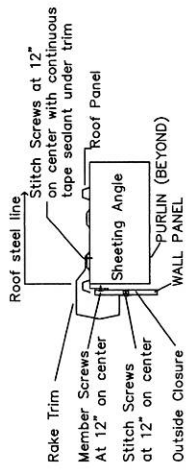
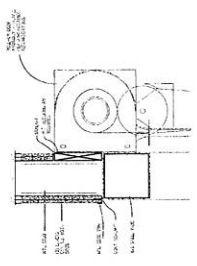
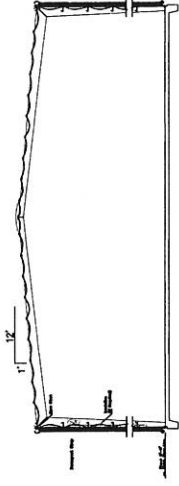
○ RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



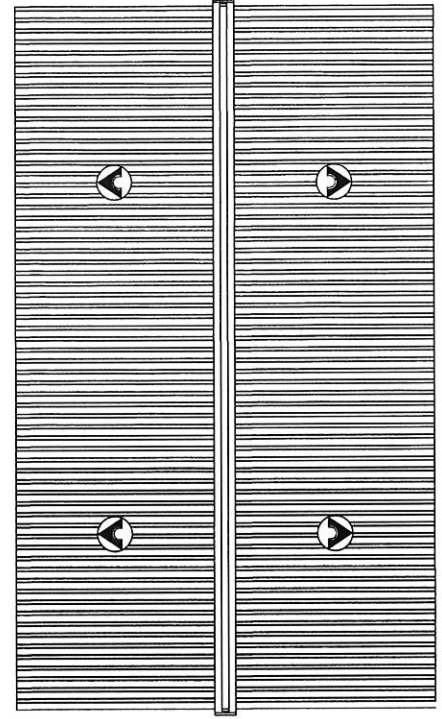
○ REAR ELEVATION  
SCALE: 1/8" = 1'-0"

*Designed by*  
Dave Depina  
3/12/17

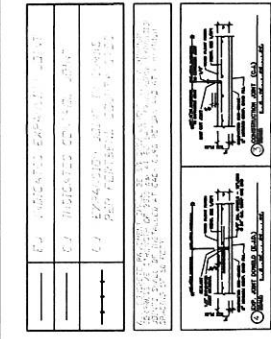
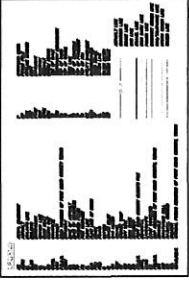
Consolidated by  
for Development  
9/13/17



SECTION 2  
SCALE: 1/8" = 1'-0"



ROOF PLAN  
SCALE: 1/8" = 1'-0"



**BENCH MARK:**  
 FORT BEND COUNTY MARKER NUMBER 278 IS A  
 FORT BEND COUNTY MARKER NUMBER 278 IS A  
 RIGHT-OF-WAY MEADOW LIGHT DRIVE, AT THE  
 INTERSECTION OF BINION LANE AND MEADOW  
 LIGHT DRIVE, APPROXIMATELY 114 FEET WEST  
 OF EAST BINION LANE.

**FLOOD PLAIN:**  
 ACCORDING TO THE FEDERAL EMERGENCY  
 MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE  
 RATE MAP (FIRM) NUMBER 17030C0110, DATED  
 2014, THE SUBJECT TRACT IS LOCATED IN ZONE  
 X-1 AREAS DETERMINED TO BE OUTSIDE THE  
 100-YEAR FLOODPLAIN.

Date	REVISION	Comments

**PROJECT:**  
**TRANS WORKSHOP  
 &  
 LEASE SPACE**  
 10309 CLODINE ROAD HOUSTON, TEXAS  
 FORT BEND COUNTY

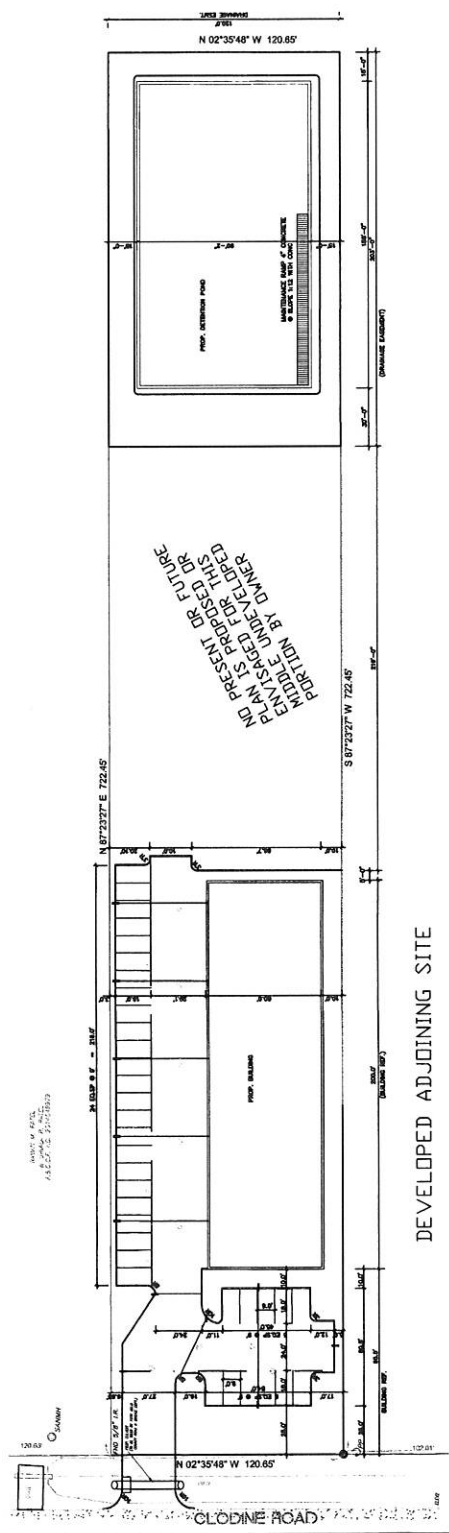
**SEAL:**

APPROVED: *[Signature]*  
 DATE: 1/16/11

Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Scale: 1" = 30'  
 Date: \_\_\_\_\_

PAVING PLAN

C1

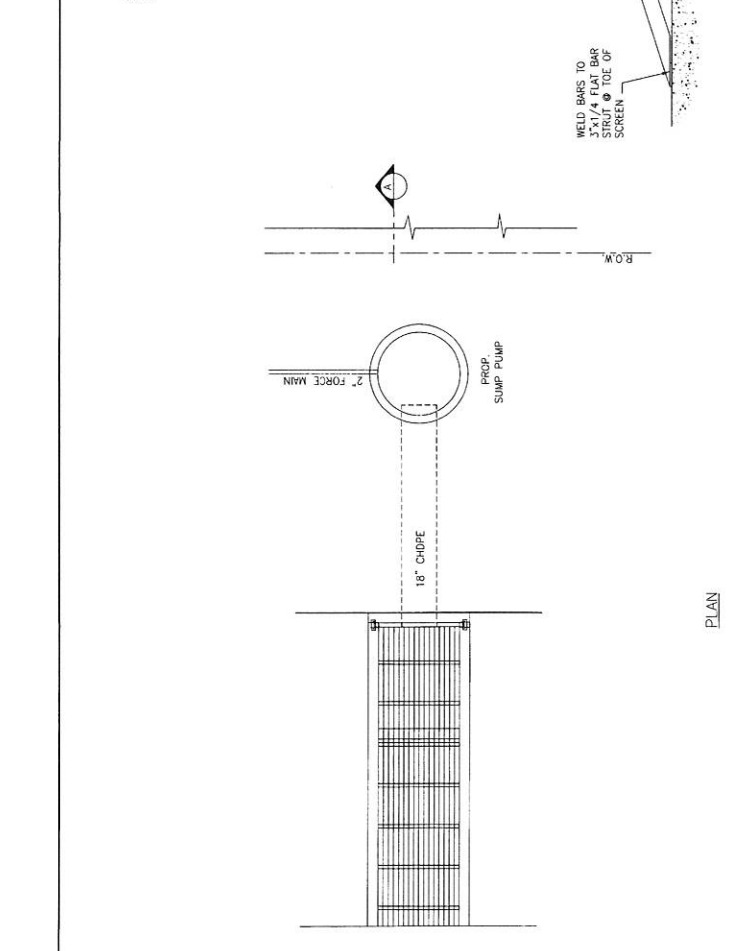
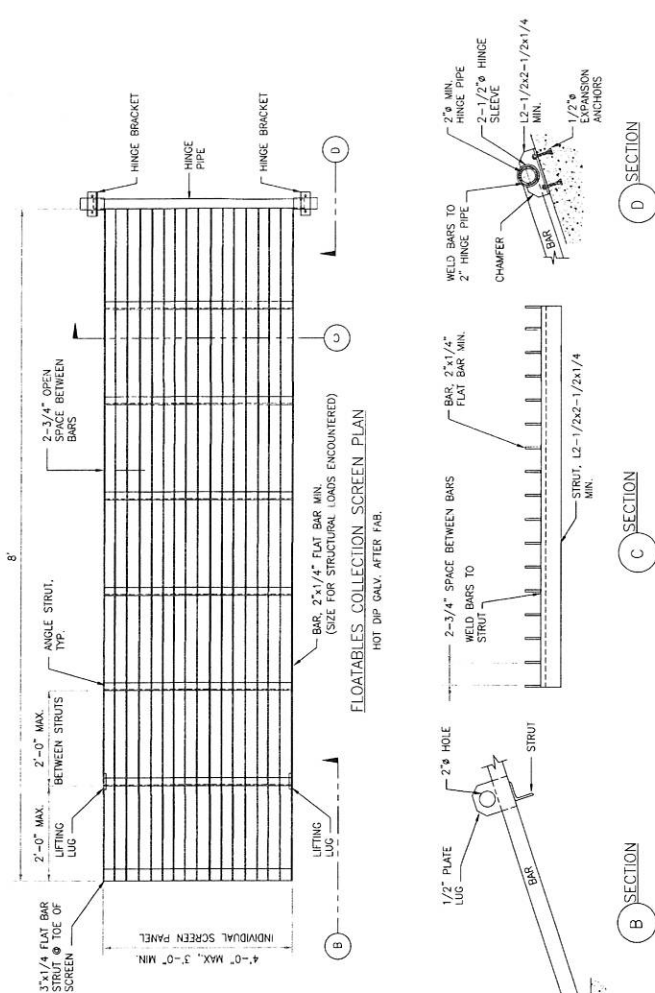


BENCH MARK  
 TOP-NORTH RTH OF MANHOLE ADJACENT TO SOUTHWEST CORNER OF  
 PROPERTY.  
 ELEVATION 87.64', NAVD 88 GEOD 12 A GPS DERIVED ORTHOMETRIC  
 HEIGHT.

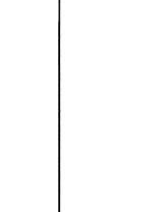








PLAN



TRAN'S WORKSHOP  
 DEVELOPMENT ENGINEER  
 5-7-17

TRAN'S WORKSHOP		DATE	TIME
FLOATABLES COLLECTION SCREEN DETAIL			
SCALE: N.T.S.			
PROJECT: C-5.0			

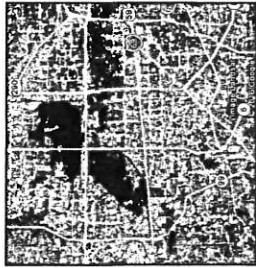




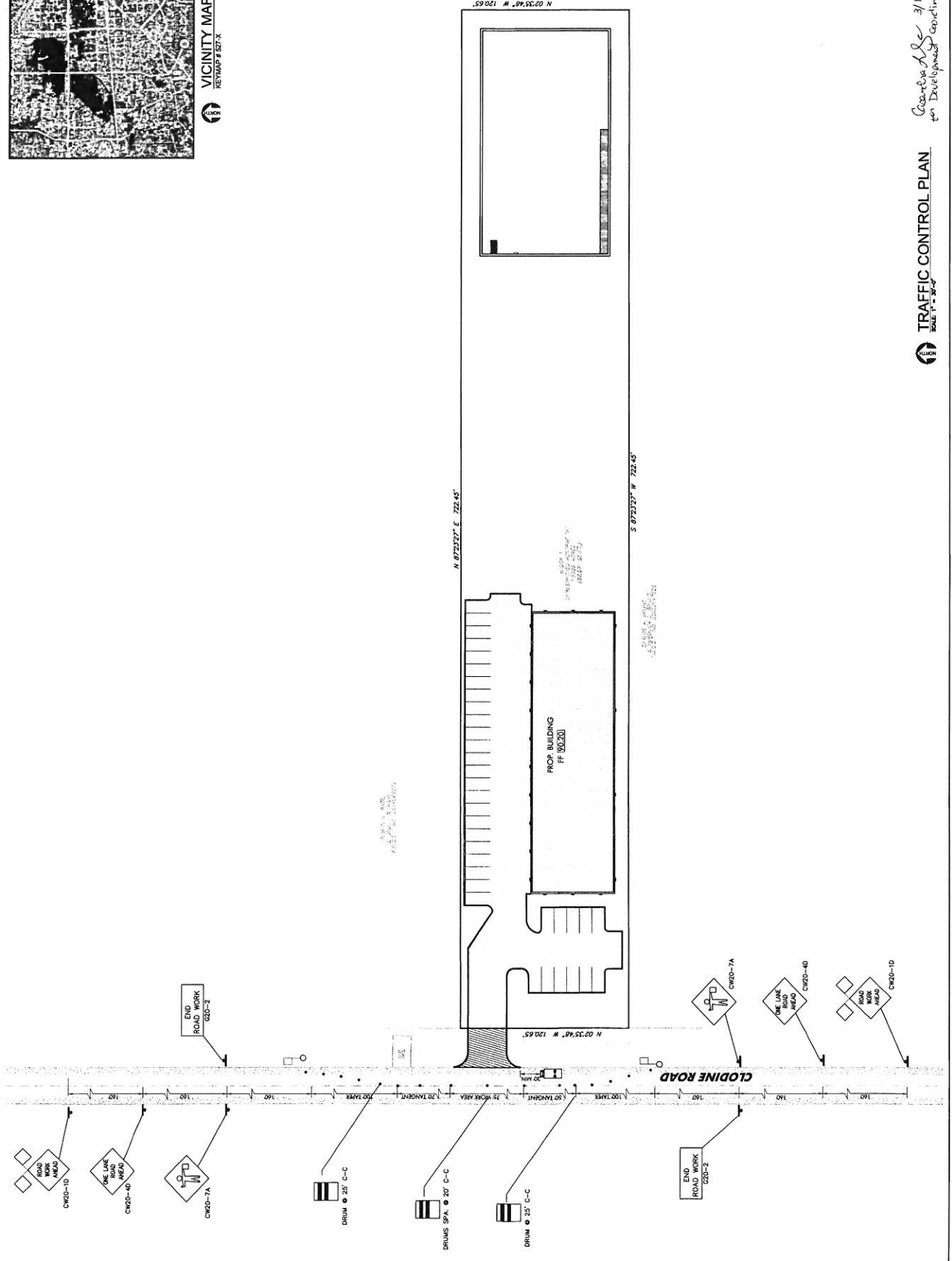


**TRANS WORKSHOP & LEASE SPACE**  
**10309 CLODINE ROAD**  
**FORT BEND COUNTY, TX**

DESCRIPTION	
DATE	
SCALE	1" = 30'
PROJECT NO.	
SHEET TITLE	
TYPING CONTROL PLAN	
SHEET NO.	C-7.0
DATE:	JULY 15, 2016



**VICINITY MAP**  
RETURN # 207X

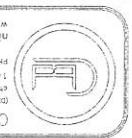


*Coordinate Set 3/15/17 for Development Coordinates*

**TRAFFIC CONTROL PLAN**  
SCALE: 1" = 30'







PLUMBING FIXTURE SCHEDULE			
MARK	QTY	FIXTURE	REMARKS
WC	1	WATER CLOSET	HANDICAP STANDARD
HS	1	HAND SINK	ELONGATED WALL MOUNTED
FD	1	FLOOR DRAIN	6" NICKEL BRASS STRAINER TYPE "B" DEEP SEAL "D" TRAY AND IN-SP. FINISH
TP	1	TRAP PRIMER	AUTOMATIC TRAP PRIMER VALVE & BACK FLOW PREVENTER 2" OUTLET 1/2" DIS. W/SHOCKING BRACKET
WH	1	WATER HEATER	20 GALLON HIGH EFFICIENCY ELECTRIC

**ADDITIONAL NOTES:**

- THERE IS NO PLAN / NOTHING IS BEING PROPOSED FOR THE MIDDLE UNDEVELOPED PORTION OF THE TRACT AND NO FUTURE WATER OR SANITARY NEEDS IS NECESSARY FOR THIS PORTION.

**IMPORTANT NOTES:**

- THE SUBJECT TRACT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT 2
- THE CONTRACTOR IS TO CONTACT BOTH THE DISTRICTS OPERATOR & ENGINEER 48HRS IN ADVANCE OF MOBILIZING TO THE SITE.

**OPERATOR:**  
ENVIRONMENTAL DEVELOPMENT PARTNERS  
17498 VILLAGE GREEN  
HOUSTON, TX 77040  
832-467-1586

**ENGINEER:**  
SHERKINSON INC.  
14470 SKINNER RD.  
CYPRESS, TX 77429  
281-758-1531

- ONLY THE DISTRICT OPERATOR IS AUTHORISED TO OPERATE THE DISTRICT WATER DISTRIBUTION FACILITIES.
- THE DISTRICT OPERATOR WILL FURNISH & INSTALL ALL METERS AND MAKE ALL TAPS IN ACCORDANCE WITH THE DISTRICTS RATE ORDER.
- THE CONTRACTOR WILL FURNISH & INSTALL ALL BACKFLOW PREVENTERS.
- THE DISTRICT OPERATOR IS TO INSPECT ALL WATER, SANITARY AND STORM UTILITIES PRIOR TO PLAGEMENT OF ANY BEDDING AND BACKFILL MATERIAL.

**PROPOSED WATER & SANITARY SEWER USAGE UTILIZING THE CITY OF HOUSTON SERVICE EQUIVALENCY TABLE:**

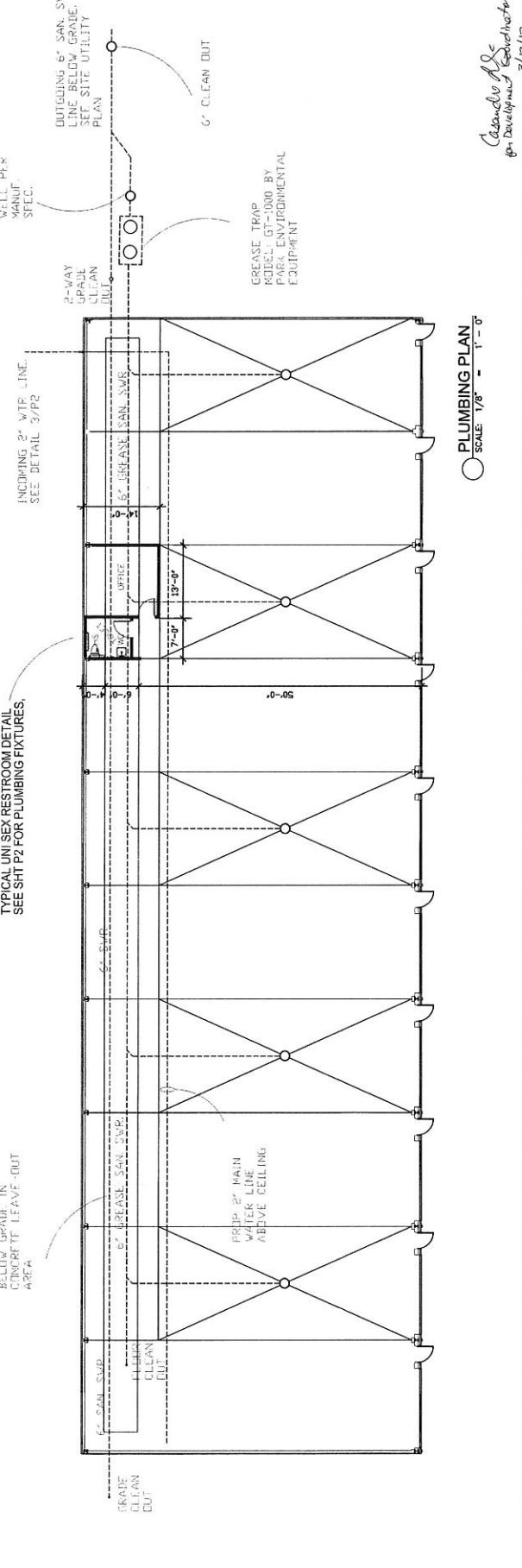
- PROPOSED RETAILBUSINESS LEASE SPACE AREA = WIDTH x DEPTH x COH-SERVICE EQUIVALENT  
20' X 46' X 0.00231 = 2.059 SERVICE UNITS
- PROPOSED INDIVIDUAL OFFICE AREA SPACE = 20' X 14' X 0.00237 = 0.687 EACH SPACE  
= 0.687 SERVICE UNITS

**PER 2012 IBC TABLE 1004.1.1.2:**

- MAX. FLOOR AREA ALLOWANCE PER OCCUPANT = 100 SF/OCCUPANT.  
THEREFORE 20X48 / 100 = 9.2 PERSON X 10 = 92 TOTAL OCCUPANT  
UTILIZING "DRAINAGE FIXTURE UNIT METHOD" FROM PARK ENGINEERING FACT SHEET, SEE ATTACHED IN SHEET P2
- BASED ON THE CALCULATION, MODEL GT - 1000 WILL BE REQUIRED.
- SEE SEPERATE ATTACHED PARK EQUIPMENT SAMPLE WELL ALSO ON SHEET P2.

**GENERAL PLUMBING NOTE:**

- ALL PLUMBING WORK SHALL COMPLY WITH NATIONAL, LOCAL AND STATE PLUMBING AND HEALTH CODES LATEST EDITION.
- FOR THE ADMINISTRATIVE, PROCEDURE AND TEXAS REGISTER ACT (ARTICLE 10) & PERSON MAY NOT SELL OR USE FOR SALE ANY INSTRUMENT OR APPURTENANCE, INCLUDING A MEASURING FIXTURE, FOR USE IN THIS PROJECT UNLESS THE INSTRUMENT OR APPURTENANCE IS LISTED IN THE PWS CHANGING STANDARD PROVIDED BY SUBSECTION (E) OF THIS SECTION AND THE PLUMBING FIXTURE IS LISTED SECTION 152.153 OF THIS TITLE.
- THE WATER SAVING PERFORMANCE STANDARDS FOR A MEASURING FIXTURE SHALL BE AS DESCRIBED BY THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI), WHICH MAY BE THE MORE RESTRICTIVE OF THE FOLLOWING:
  - 1) 5.0 GPM OR LESS AT 120 PSI AND 1.2 GPM AT 20 PSI
  - 2) 5.0 GPM OR LESS AT 120 PSI AND 1.2 GPM AT 20 PSI
  - 3) 5.0 GPM OR LESS AT 120 PSI AND 1.2 GPM AT 20 PSI
  - 4) 5.0 GPM OR LESS AT 120 PSI AND 1.2 GPM AT 20 PSI
- COORDINATE PLUMBING PLAN WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND S/E PLANS.
- PROVIDE TRAYS AT WATER HEATER AND WHERE REQUIRED.
- PROVIDE DRAIN KNOB PRESSURES AT HOSE BIBS, AND SINKS
- ALL WATER AND GAS PIPING - ALL SHALL BE TERMINATED WITH SHUT-OFF VALVES BEFORE CONNECTION WITH EQUIPMENT, AND SHALL BE PROTECTED BY 1/2" COPPER SLEEVED THROUGH SLAB
- PHONG -
  - 1) 1/2" COPPER SLEEVED THROUGH SLAB
  - 2) 1/2" COPPER SLEEVED THROUGH SLAB
  - 3) 1/2" COPPER SLEEVED THROUGH SLAB
  - 4) 1/2" COPPER SLEEVED THROUGH SLAB
- WATER SUPPLIES TO EACH FIXTURE SHALL BE PROVIDED WITH AIR CHARGERS OR "SHUT-OFF" VALVES TO PERMIT WATER TO BE SHUT-OFF PERMITS AND PROGRAMS TO BE INSTALLED TO THE PERMITTING AGENCY.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES, COST OF PERMITS AND PROGRAMS TO BE INSTALLED TO THE PERMITTING AGENCY.
- PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT TO BE INSTALLED TO THE PERMITTING AGENCY.
- ALL WATER LINES ABOVE FLOOR ARE TO BE INSULATED, COLD WATER LINES TO BE INSULATED TO PREVENT CONDENSATION, HOT WATER LINES TO BE INSULATED TO PREVENT BURNING OF SKIN TO TOUCH AND ALLOW WALKING.
- ALL SINKS, BATH AND SHOWER, TOILET, WASH-BASIN, SINKS SHALL BE PROPERLY INSTALLED AND SEALED TO PREVENT LEAKS AND SEEPAGE
- PHONG ALL WATER BEFORE CONNECTION



Calvin A. Lee  
for Development 3/13/17

PLUMBING PLAN  
SCALE: 1/8" = 1'-0"

REVISIONS/DATE  
 1/2/16 - CHG COMMENTS  
 10/2/16 - HLD COMMENTS  
 10/2/16 - HLD COMMENTS

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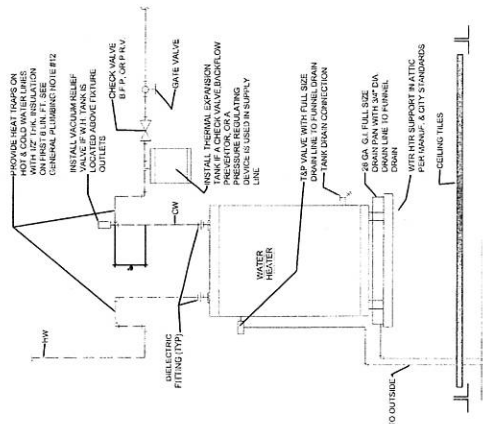


PROPOSED:  
 TRANS BUSINESS COMPLEX  
 10309 CLONING ROAD  
 HOUSTON, TX

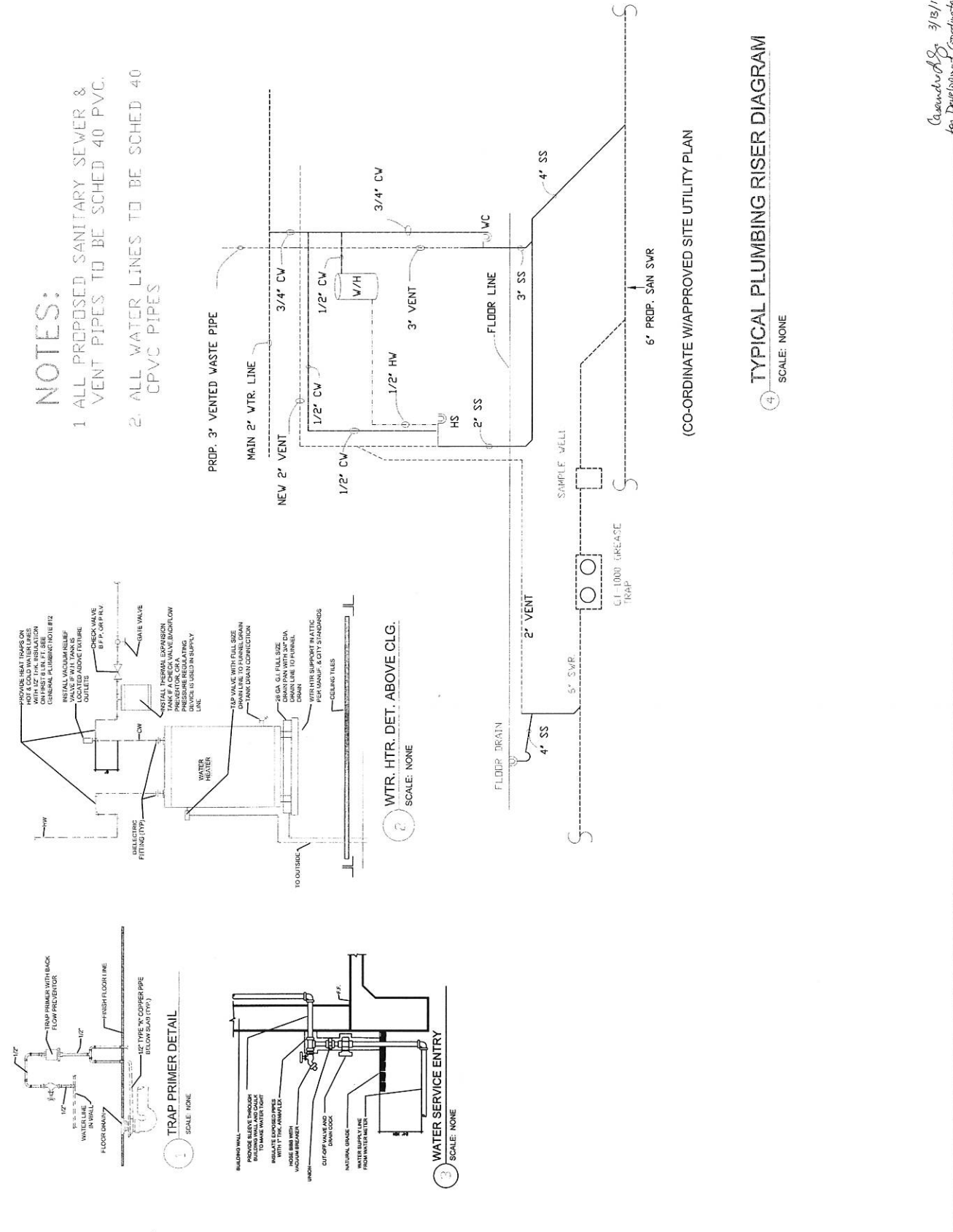
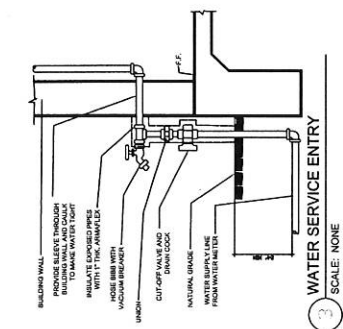
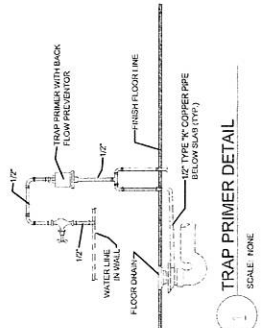
SHEET NO.  
 P2

**NOTES:**

1. ALL PROPOSED SANITARY SEWER & VENT PIPES TO BE SCHED 40 CPVC PIPES
2. ALL WATER LINES TO BE SCHED 40 CPVC PIPES



WTR. HTR. DET. ABOVE CLG.  
 SCALE: NONE



TYPICAL PLUMBING RISER DIAGRAM  
 SCALE: NONE

3/15/17  
 Casandra G. for Development Contractors

