

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 02 day of AUGUST, 2011, before the Fort Bend Commissioners Court came on to be heard and reviewed the accompanying notice of EMPIRE BUILDERS, INC.

Job Location LAKEMONT BEND LANE

Dated 07/21/11 BOND NO. 5119077 Permit No. 83993

to make use of certain Fort Bend County property subject to, "A Revised 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, date the 3rd day of August, 1987, recorded in Volume _____ of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Article 1436a, Vernon's Texas Civil Statues. Upon Motion of Commissioner Meyers, seconded by Commissioner Patterson, duly put and carried, it is ORDERED, ADJUGED 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.

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

Mail notices to: Permit Administrator
Fort Bend County Engineering
P.O. Box 1449
Rosenberg, Texas 77471
281-633-7500

3. This permit expires one (1) year from date of permit if construction has not commenced.

By [Signature]
County Engineer

Presented to Commissioners Court and approved.

Recorded in Volume 8-2-11
Minutes of Commissioners Court.

By N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court
By [Signature]
Deputy

**PERPETUAL BOND COVERING CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS
(AUTHORIZED)**

BOND NO 5119077

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Empire Builders, Inc. whose address is 16534 Park Row Houston, TX 77084 as **Principal**, and SureTec Insurance Company, a Corporation existing under and by virtue of the laws of the State of Texas and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 952 Echo Lane, Suite 450 Houston, TX 77024, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Steven D. Nelson and whose address is 9737 Great Hills Trail, Suite 320, Austin, TX 78759, hereinafter called the Surety, are held and firmly bound unto, **Robert E. Hebert, County Judge of Fort Bend County, Texas**, or his successors in office, in the full sum of Five Thousand Dollars (\$ 5,000.00) current, lawful money of the United States of America, to be paid to said **Robert E. Hebert, County Judge of Fort Bend County, Texas**, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to and made a part hereof for all purposes as though fully set out herein.

AND WHEREAS, the principal desires to provide Fort Bend County with a perpetual bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, constructing, maintaining and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways in the County of Fort Bend and State of Texas, under the jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in accordance with minimum requirements and conditions of the above mentioned Commissioners' Court order set forth and specified to be by said principal done and performed, at the time and in the manner therein specified, and shall pay over and make good and reimburse Fort Bend County, all loss and damages which Fort Bend County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 19th day of July, 2011.

Empire Builders, Inc.
PRINCIPAL

BY [Signature]
SureTec Insurance Company

SURETY
BY Marie E. Novak-Hogan
Marie E. Novak-Hogan Attorney in Fact

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

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

Marie E. Novak-Hogan

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

Principal: Empire Builders, Inc.
Obligee: Fort Bend County Judge
Amount: \$ 5,000.00

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

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

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

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

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 3rd day of September, A.D. 2010.

SURETEC INSURANCE COMPANY

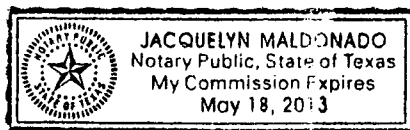
By: 
 John Knox Jr., President


State of Texas
 County of Harris

ss:



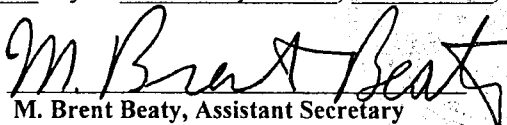
On this 3rd day of September, A.D. 2010 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




 Jacquelyn Maldonado, Notary Public
 My commission expires May 18, 2013

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

Given under my hand and the seal of said Company at Houston, Texas this 19th day of July, 2011, A.D.


 M. Brent Beaty, Assistant Secretary

SureTec Insurance Company
THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice

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

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

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

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us

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

Terrorism Risks Exclusion

The Bond to which this Rider is attached does not provide coverage for, and the surety shall not be liable for, losses caused by acts of terrorism, riot, civil insurrection, or acts of war.

COUNTY OF FORT BEND

Engineering Department

P.O. BOX 1449
Rosenberg, Texas 77471-1449

Johnny Ortega
Permit Administrator

1124 Blume Road
Phone: (281) 341-7500

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

PERMIT NO. 083993

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 direction.
- c. Plans and specifications.

- (2) Bond:
- District Attorney, approval when applicable.
- Perpetual bond currently posted.
- No. _____
- Amount _____
- Performance bond submitted.
- No. 5119077
- Amount \$5,000.00
- Cashier's Check.
- No. _____
- Amount _____

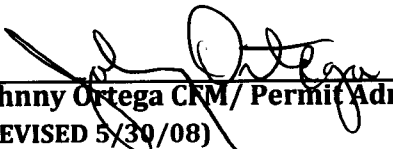
- (3) Verbal permission given for emergencies, to start construction before approved in Commissioner's Court.

Precinct Engineer Acknowledgment Date _____

Precinct Commissioner Acknowledgment Date _____

- (4) _____
Drainage District Approval when applicable

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



Johnny Ortega CFM / Permit Administrator
(REVISED 5/30/08)

07/21/2011

Date

**FORT BEND COUNTY ENGINEERING
 PERMIT DEPARTMENT
 CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
 COMMERCIAL PIPE PERMIT APPLICATION
 P.O. BOX 1449 • 1124 BLUME ROAD
 ROSENBERG, TX 77471
 (Phone) 281-633-7502 or 7503 • (Fax) 281-342-7366**

APPLICANT INFORMATION

Application No. 83993
 (County Use Only)

Applicant Name EMPIRE BUILDERS
 Applicant Mailing Address 16534 PARK ROW
 City HOUSTON State TX Zip 77084
 Work Phone 281-831-1392 Daytime Phone 281-831-1392
 Property Owner's Name KATY IVY KIDS Phone 281-455-8527
 Property Owner's Mailing Address 4823 SHAPIRO CT.
 City MISSOURI CITY State TX Zip 77459

LOCATION OF PROPERTY

Subdivision LAKEMONT BEND Sec _____ Lot _____ Blk _____
 Physical Address 19919 LAKEMONT BEND

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section X Driveway - Open Ditch Section _____
 Culvert Only _____

DRIVEWAY REQUIREMENTS

Length 20' minimum and 40' maximum Number of drives 1
 (See - Fort Bend County Procedures to be followed for Commercial Driveway, and Median Openings or Modifications)
 Available on website www.co-fort-bend.tx.us

Does project comply with Fort Bend County Lighting Regulation Yes () No ()
 (See- Fort Bend County Outdoor Lighting Regulation on website www.co.fort-bend.tx.us)

- By signing and submitting this permit application, I am stating that I am the owner of this property and I am aware of and agree to abide by the Fort Bend County Regulations of Subdivisions and I am aware of Section 2, Item F in the Permits for the Construction of Driveways & Culverts on County Easements and Right of Ways in Fort Bend County, and am responsible to obtain all other required permits associated with the above mentioned property. Driveway and Pipe Permits shall provide that construction pursuant to the permit will be commenced within six months and be completed within nine months from the date of the permit and that fees collected for said permits shall not be refundable or transferable. I further understand the permit fee, in the form of CASH or PERSONAL CHECK or COMPANY CHECK or a CASHIERS CHECK or MONEY ORDER payable to FORT BEND COUNTY, must be attached.
- The undersigned applicant, agent or attorney hereby certifies to Commissioners' Court to be strictly bound to Commissioners' Court to construct the driveway and/or culvert in strict conformity with the plans, specifications, terms, provisions and conditions of the permit and any other written material incorporated by reference in this application.
- Other permits may be required for development. Please contact the Fort Bend County Road & Bridge Department for pipe sizing or the Fort Bend County Health Department for information on On-Site Sewage Facility permits prior to planning construction.
- Failure to possess or obtain required permits will result in legal action against the property owner as allowed by law.

Vince Vasen 7/18/11
 Signature of Applicant, Agent or Attorney Date
VINCE VASEN
 Printed Name



July 19, 2011

Fort Bend County Engineering Department
1124-52 Blume Road
Rosenberg, TX 77471

RE: Richmond Ivy Kids
19919 Lakemont Bend Lane
Richmond, Texas 77407
Traffic Plan

Sirs:

Empire Builders, Inc. plans to utilize a flagman on pouring the concrete entrance to the Richmond Ivy Kids to direct traffic. The concrete pour will not be very long and there is minimal traffic at this location.

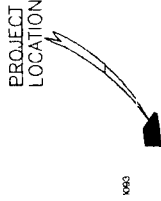
If you have any questions, please call me at 281-831-1392.

Regards,

A handwritten signature in black ink, appearing to read 'Vince Vaden', with a long horizontal flourish extending to the right.

Vince Vaden
Empire Builders, Inc.

**RICHMOND IVY KIDS
2.436-ACRE SITE DEVELOPMENT
19919 LAKEMONT BEND LANE
RICHMOND, TX 77407**



SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	UTILITY AND FIRE ACCESS PLAN
4	DRAINAGE PLAN
5	GRADING PLAN
6	DESIGN DETAILS
7	PAVEMENT JOINT AND LANDSCAPE PLANS
8	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
9	TxDOT SIDEWALK DETAILS

D. Jesse Hegemer
D. JESSE HEGEMER, P.E.
COUNTY ENGINEER

12/8/10
DATE



VICINITY MAP... NO SCALE
FORT BEND COUNTY KEY MAP PAGE 526 F

PREPARED FOR

CAPS Consolidated Architecture
and Planning Service, Inc.
3905 Sovereign, Suite B, Houston, Texas 77058
(TEL) 713-783-9888 (FAX) 713-977-1311

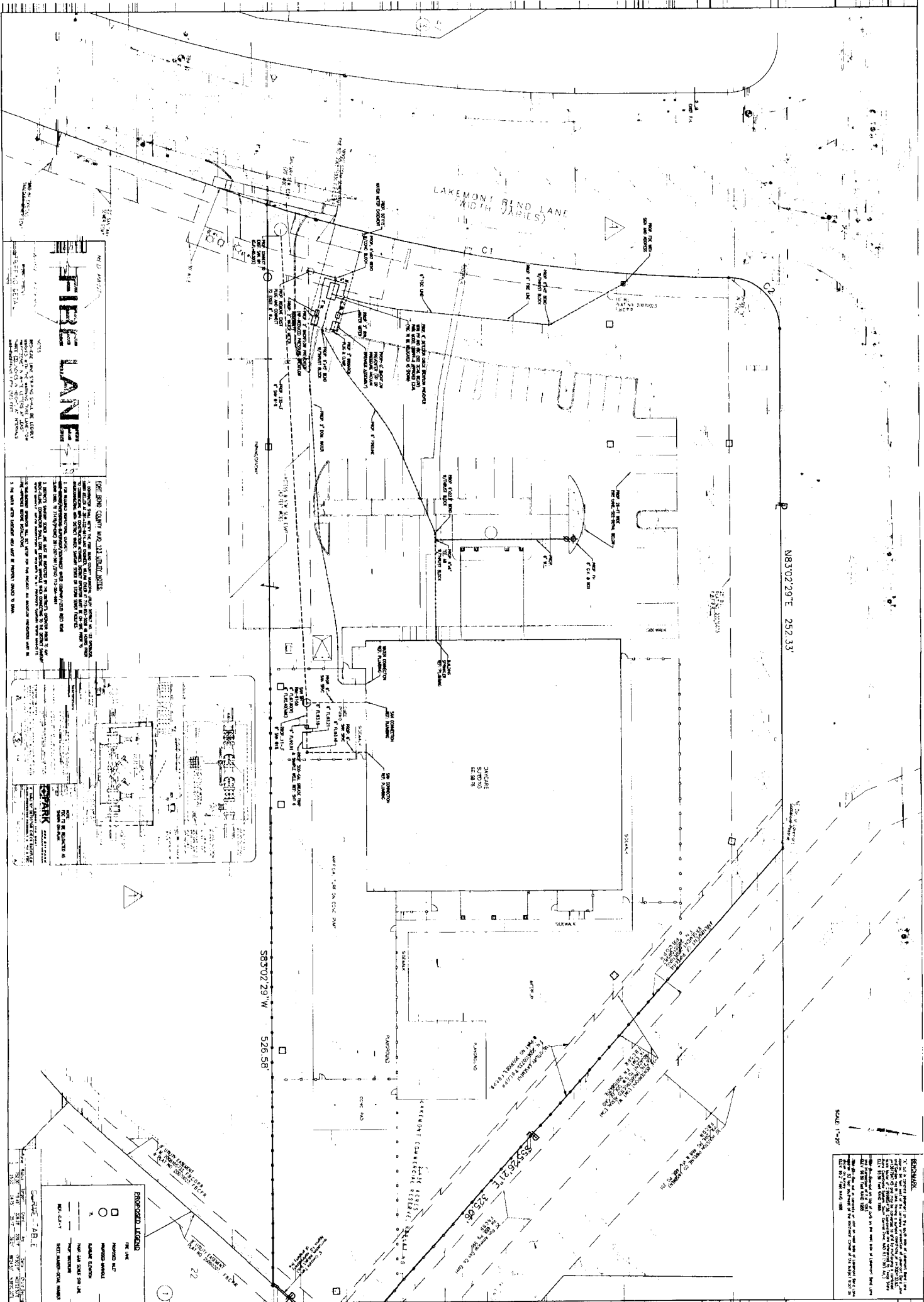
PREPARED BY

TTL CORP (TBE FRN: F-7725)
PO BOX 1537
CYPRESS, TX 77410-1537
783-501-6993

ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT
MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM THE
REGISTERED PROFESSIONAL
ENGINEER OR ARCHITECT
NAMED HEREON.

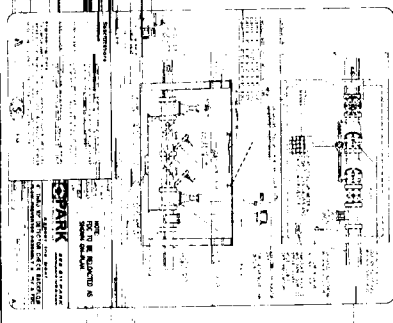


AS PER ORIGINAL



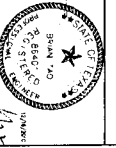
PIPE LANE

NOTES:
 1. ALL UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY.
 2. THE SHOWN UTILITY LOCATIONS ARE BASED ON THE RECORD DRAWING DATED 03/20/08.



ENGINEER LICENSE	
NO. 12345	NAME: JOHN D. SMITH
NO. 67890	NAME: JANE E. DOE

DRAWING TITLE	
NO. 12345	NAME: JOHN D. SMITH
NO. 67890	NAME: JANE E. DOE



Consolidated Architecture & Planning Services

5855 Sovereign Dr., Suite B Houston, TX 77036
 Tel: 713.783.9888 Fax: 713.977.1311

RICHMOND IVY KIDS
 19919 LAKEMONT BEND LANE
 RICHMOND, TEXAS 77407

REVISIONS AND SCALE	
NO. 1	DATE: 12/15/10
NO. 2	DATE: 01/20/11

DRAWING INFORMATION	
NO. 12345	NAME: JOHN D. SMITH
NO. 67890	NAME: JANE E. DOE