

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 05 day of JUNE, 20 12, before the Fort Bend Commissioners Court came on to be heard and reviewed the accompanying notice of DYAD CONSTRUCTION, L.P.

Job Location FRY ROAD

Dated 5/17/12 Bond No. 105563885, Permit No. 84153

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

By _____
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.
Recorded in Volume 6512
Minutes of Commissioners Court.

Clerk of Commissioners Court
By [Signature]
Deputy

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. 084153

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. 105563885
- Amount \$50,000.00
- _____ Performance bond submitted.
- No. _____
- Amount _____
- _____ 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)

05/17/2012

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. 84153
 (County Use Only)

Applicant Name Dyad Construction L.P.
 Applicant Mailing Address 8505 Cambridge
 City Houston State Tx Zip 77054
 Work Phone 713-799-9380 Daytime Phone 713-299-4253
 Property Owner's Name Cinco Grand + Fry Retail, L.P. Phone 713-693-1417
 Property Owner's Mailing Address 19 Briar Hollow Lane, Suite 100
 City Houston State Tx Zip 77027

LOCATION OF PROPERTY

Subdivision Grand Lakes Marketplace Lot _____ Blk _____
 Physical Address 6655 S Fry Road, Katy Tx 77494

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section 2 Driveway - Open Ditch Section _____
 Culvert Only _____ left turn lane

DRIVEWAY REQUIREMENTS

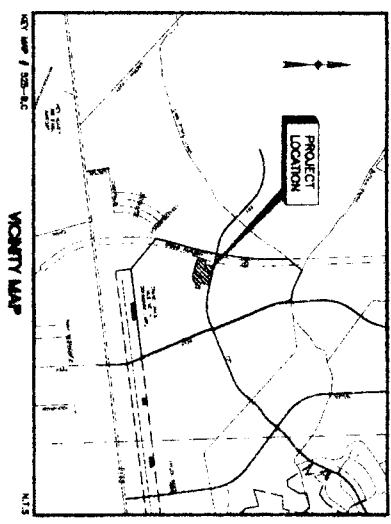
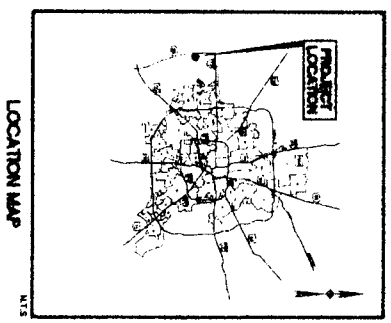
Length 20' minimum and 40' maximum Number of drives _____
 (See - Fort Bend County Procedures to be followed for Commercial Driveway, and Median Openings or Modifications)
 Available on website www.co.fort-bend.tx.us

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.

B. Casares 5-15-12
 Signature of Applicant, Agent or Attorney Date
B. CASARES
 Printed Name

GRAND LAKES MUD NO. 4
FORT BEND COUNTY, TEXAS
PLANS FOR CONSTRUCTION
OF
PRIVATE PAVING, STORM SEWER, SANITARY SEWER, AND WATER SERVICE
TO SERVE
GRAND LAKES MARKETPLACE
12.054 ACRES



SHEET No.	INDEX	DESCRIPTION
C1		COVER SHEET
C2		CONSTRUCTION NOTES
C3		EXHIBIT OF TOPOGRAPHY (FOR REFERENCE ONLY)
C4		DIMENSION CONTROL PLAN
C5		UTILITY PLAN (GAS/INK PLAN)
C6		UTILITY PLAN (GAS/INK PLAN)
C7		DRAINAGE AREA CALCULATIONS
C8		STORM WATER COLLECTION PRELIMINARY PLAN
C9		LEFT TURN LANE'S PLAN
C10		STORM WATER COLLECTION PRELIMINARY PLAN
C11		STORM WATER COLLECTION PRELIMINARY PLAN
C12		MISCELLANEOUS DETAILS
C13		MISCELLANEOUS DETAILS
C14		MISCELLANEOUS DETAILS
C15		SUBVISION PLAN (FOR REFERENCE ONLY)


 S. J. MILLER, REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS, LICENSE NO. 10000
 DATE: 3/14/12



GRAND LAKES MARKET PLACE
BUILDINGS 'A' THRU 'E'
 BUILDING SHELL ONLY
 GRAND PARKWAY & FRY ROAD
 KATY, FORT BEND COUNTY, TEXAS

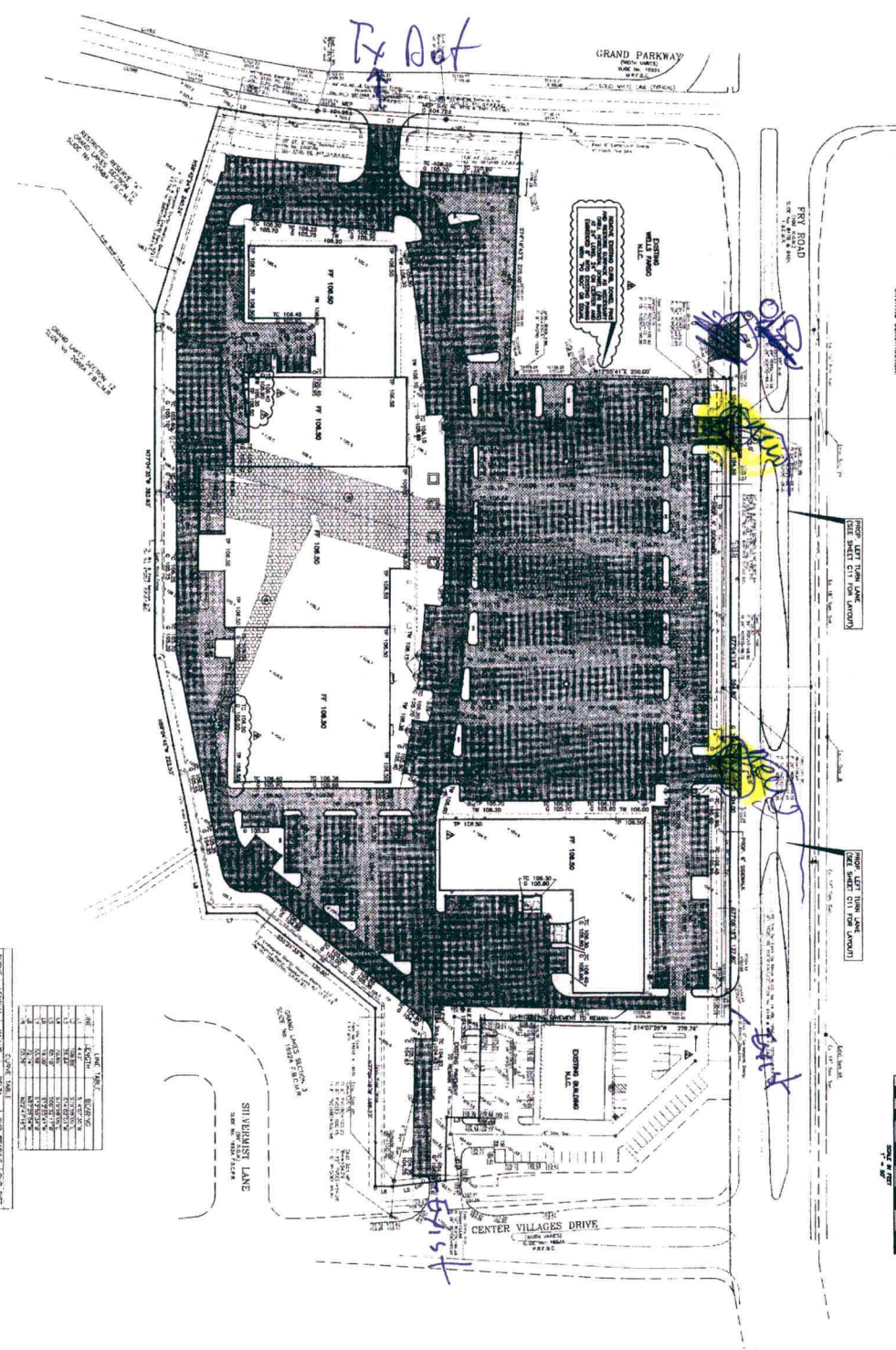
OWNER: GRAND A FRY RETAIL, LP
 5000 Fossil Road, Houston, TX 77058
 281.465.1234


LEVINSON ALDOBER ASSOCIATES, L.P.
 11711 Katy Road, Suite 100, Houston, TX 77058
 TEL: 281.465.1234 FAX: 281.465.1235
 WWW: www.laassociates.com

NO.	DATE	REVISION
1	02/07/12	ISSUED FOR PERMITS
2	02/07/12	ISSUED FOR PERMITS
3	02/07/12	ISSUED FOR PERMITS

COVER SHEET
 C1
 LUP Project Number: 2010-227-000
SHELL BLDGS A - E

Driveway -
concrete, curbs cuts.



- GENERAL CONSTRUCTION NOTES**
1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
 4. THE LOCATION OF ALL UTILITIES PRESERVED ON THESE DRAWINGS IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 5. CONSTRUCTION TO OBTAIN ALL PERMITS AND APPROVALS REQUIRED PRIOR TO CONSTRUCTION.
 6. CONTRACTOR TO REMOVE CUT AND REMOVE EXISTING CONCRETE CURB AND ASPHALT CONCRETE CURB EXISTING OVERLAY AND SOFTEN UP IF CONCRETE CURB EXISTING OVERLAY TO BE CLOSED.
 7. EXISTING ASPHALT TO BE REPAIRED TO 1" MIN. FROM PERIMETER OF EXISTING DRIVEWAYS AND BUILDINGS.
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DATE	DESCRIPTION	BY	CHKD
05/08/12	ISSUED FOR PERMITS
05/08/12	ISSUED FOR REVIEW
05/08/12	ISSUED FOR PERMITS
05/08/12	ISSUED FOR REVIEW
05/08/12	ISSUED FOR PERMITS
05/08/12	ISSUED FOR REVIEW

LEGEND

- Existing Building Footprint
- Existing Parking
- Existing Driveway
- Existing Sidewalk
- Existing Street
- Existing Utility
- Proposed Building Footprint
- Proposed Parking
- Proposed Driveway
- Proposed Sidewalk
- Proposed Street
- Proposed Utility
- Proposed Storm Drain
- Proposed Storm Drain Inlet
- Proposed Storm Drain Outlet
- Proposed Storm Drain Manhole
- Proposed Storm Drain Catch Basin
- Proposed Storm Drain Valve
- Proposed Storm Drain Access
- Proposed Storm Drain Structure
- Proposed Storm Drain Structure Inlet
- Proposed Storm Drain Structure Outlet
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rg miller
engineers

1911 Webster Street, Suite 1000, Houston, TX 77056
713.661.1111
TXSCE FIRM REGISTRATION NO. F-487

05/08/2012

GRAND LAKES MARKET PLACE

BUILDINGS 'A' THRU 'E'

BUILDING SHELL ONLY
GRAND PARKWAY & FRY ROAD
KATY, FORT BEND COUNTY, TEXAS

Development of
CHICO GRAND & FRY RETAIL, LP
19 Bluffs at Grand Lakes,
Houston, TX 77063
Tel: (713) 821-8000 Fax: (713) 821-8004



LEMSON-ALCOCKER ASSOCIATES, L.P.
1717 West Loop South, Suite 800, Houston, TX 77060
Tel: 713.797.0200 Fax: 713.661.0250
Architectural, Planning & Engineering
CONSTRUCTION ADMINISTRATION

REVISIONS

NO.	DATE	DESCRIPTION
1	07/29/2011	ISSUED FOR PERMITS
2	07/29/2011	ISSUED FOR REVIEW
3	07/29/2011	ISSUED FOR PERMITS
4	07/29/2011	ISSUED FOR REVIEW

QA COMMENTS

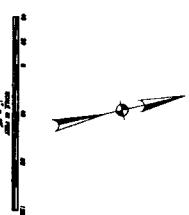
ISSUED FOR REVIEW	DATE
ISSUED FOR REVIEW	02/01/12
ISSUED FOR PERMITS	02/01/12
ISSUED FOR REVIEW	02/01/12
ISSUED FOR PERMITS	02/01/12

PAVING AND GRADING PLAN
C6
LAP Project Number: 2010-0237-000
SHELL BLDGS A - E

GRAND PARKWAY
(WITH MARKS)
SEE 19-100-000-
M.F.S.C.

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND RECORD THEM ACCORDING TO THE STANDARD RECORDING PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AGENCIES.
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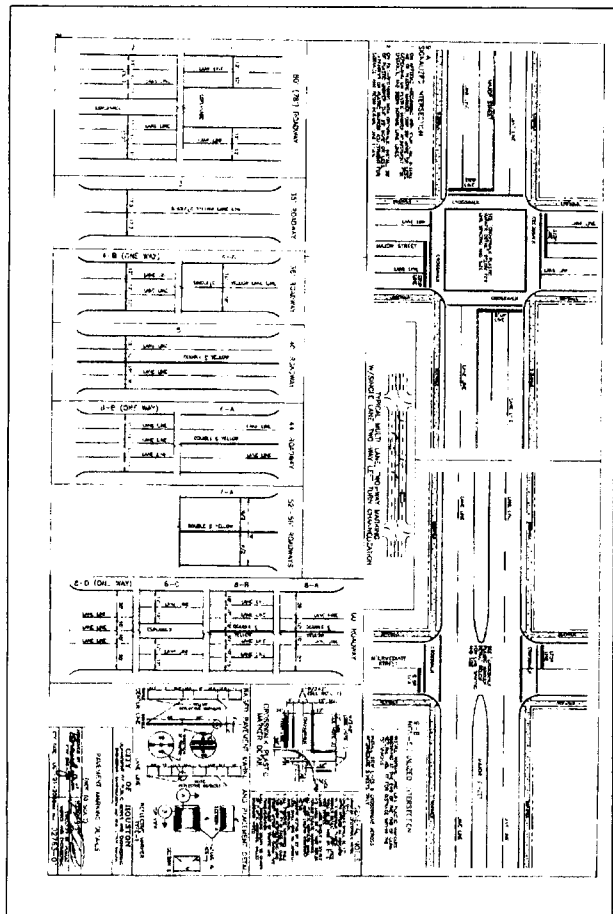
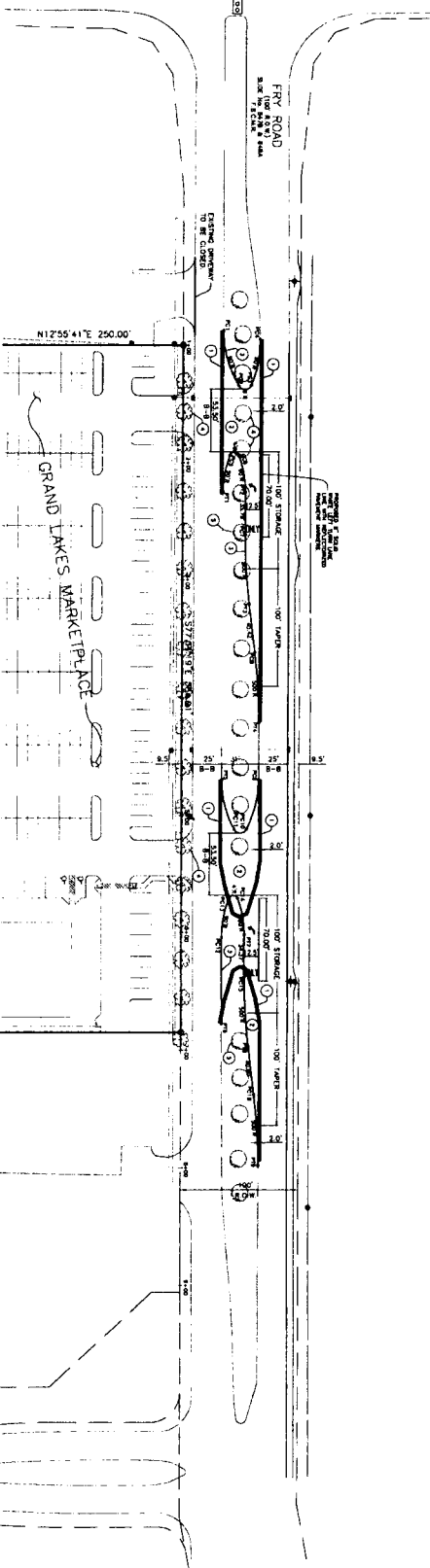
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LEFT TURN LANE CORNER POINTS

STATION	ELEVATION	COORDINATES
1+00	214.28	1000.00, 1000.00
1+05	214.30	1000.00, 1000.00
1+10	214.32	1000.00, 1000.00
1+15	214.34	1000.00, 1000.00
1+20	214.36	1000.00, 1000.00
1+25	214.38	1000.00, 1000.00
1+30	214.40	1000.00, 1000.00
1+35	214.42	1000.00, 1000.00
1+40	214.44	1000.00, 1000.00
1+45	214.46	1000.00, 1000.00
1+50	214.48	1000.00, 1000.00
1+55	214.50	1000.00, 1000.00
1+60	214.52	1000.00, 1000.00
1+65	214.54	1000.00, 1000.00
1+70	214.56	1000.00, 1000.00
1+75	214.58	1000.00, 1000.00
1+80	214.60	1000.00, 1000.00
1+85	214.62	1000.00, 1000.00
1+90	214.64	1000.00, 1000.00
1+95	214.66	1000.00, 1000.00
2+00	214.68	1000.00, 1000.00

JNE T. G. Miller
engineers

1228 S. Loop West, Suite 1700
Houston, Texas 77001
Tel: 713.621.1111
Fax: 713.621.1112

GRAND LAKES MARKET PLACE

BUILDINGS 'A' THRU 'E'

BUILDING SHELL ONLY

GRAND PARKWAY & FRY ROAD
KATY, FORT BEND COUNTY, TEXAS

Development of

CHICO GRAND & FRY RETAIL, LP
c/o Fobles Realty Partners, Inc.
19 Blair, Hobby Lane,
Suite 300
Houston, TX 77058
Tel: (713) 873-8800 Fax: (713) 873-8844

LEVINSON · ALOOSER
ASSOCIATES, L.P.

1177 S. Loop South, Suite 800, Houston, Texas 77029
Tel: (713) 621-1000 Fax: (713) 621-1001
www.levinson-aloeser.com

ADD COMMENTS:

Issued for REVIEW: 02/20/12

Issued for BID: 02/20/12

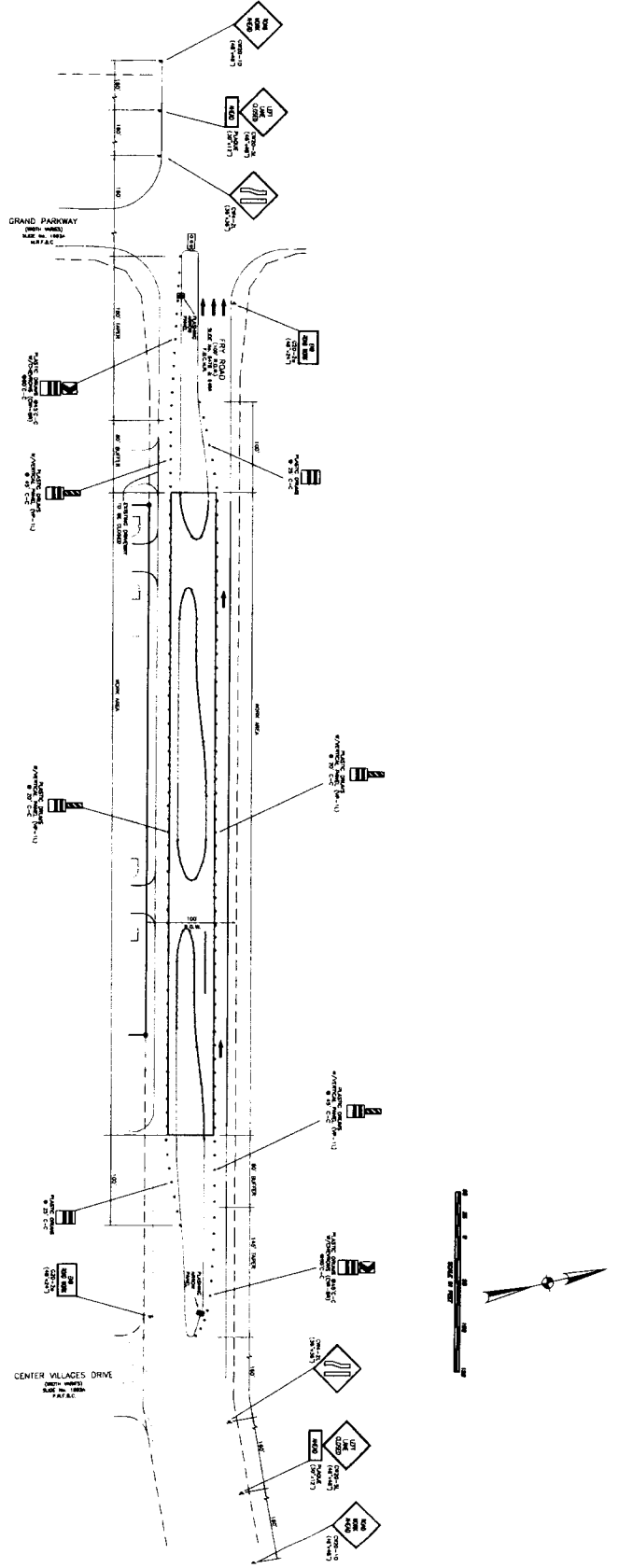
Issued for PERMIT: 02/20/12

LEFT TURN LANES

C11

DATE Project Number: 2012-237-000

SHELL BLOSS A - E



- GENERAL CONSTRUCTION NOTES**
1. CONSTRUCTION SHALL STOP AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART 11 OF THE TEXAS MANUAL ON LANEWORK TRAFFIC CONTROL (MUTCD) AND THE TEXAS MANUAL ON LANEWORK TRAFFIC CONTROL (MUTCD) (11.01) AND 11.02. ALL TRAFFIC CONTROL DEVICES SHALL BE USED TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE WORK AREA.
 2. NO LANE SHALL BE CLOSED OVER THE POINTS OF 750 FT TO 300 FT AND 250 FT TO 150 FT.
 3. NO WORK AND LANE SHALL BE CLOSED IN RESPONSE AREA FROM 750 FT TO 150 FT.
 4. CONSTRUCTION SHALL CLOSE OFF EXISTING SIDE STREETS AND ALLEYS ADJACENT TO THE WORK AREA.
 5. TRAFFIC LANE AND ROAD CLOSURE ORDER IS REQUIRED TO IMPROVE TRAFFIC FLOW.
6. IF THE CONSTRUCTION PROJECT IS TO BE A TEMPORARY DETOUR OR TRAFFIC CONTROL DEVICES SHALL BE USED TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE WORK AREA. ALL TRAFFIC CONTROL DEVICES SHALL BE USED TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE WORK AREA. ALL TRAFFIC CONTROL DEVICES SHALL BE USED TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE WORK AREA.

SPEED LIMIT = 35 MPH

- LEGEND**
- DRAWN W/VERTICAL PANEL ON CURBSTOP
 - TRAFFIC SIGN
 - ▨ WORK AREA
 - ← TRAFFIC LANES & DIRECTION

GRAND LAKES MARKET PLACE

BUILDINGS 'A' THRU 'E'

BUILDING SHELL ONLY
GRAND PARKWAY & FRY ROAD
KATY, FORT BEND COUNTY, TEXAS

1 Consultant of
ONCO GRAND & FRY RETAIL LP
c/o Texas Realty Partners Inc.
19 Brent Street
Suite 100
Houston, TX 77063
TEL: (713) 853-9000 FAX: (713) 853-9004



LEVENSON-ALOOSER ASSOCIATES, P.C.
1117 West Loop South, Suite 800
Houston, Texas 77028
Tel: (713) 865-1000 Fax: (713) 865-1001
www.levenson-allooser.com

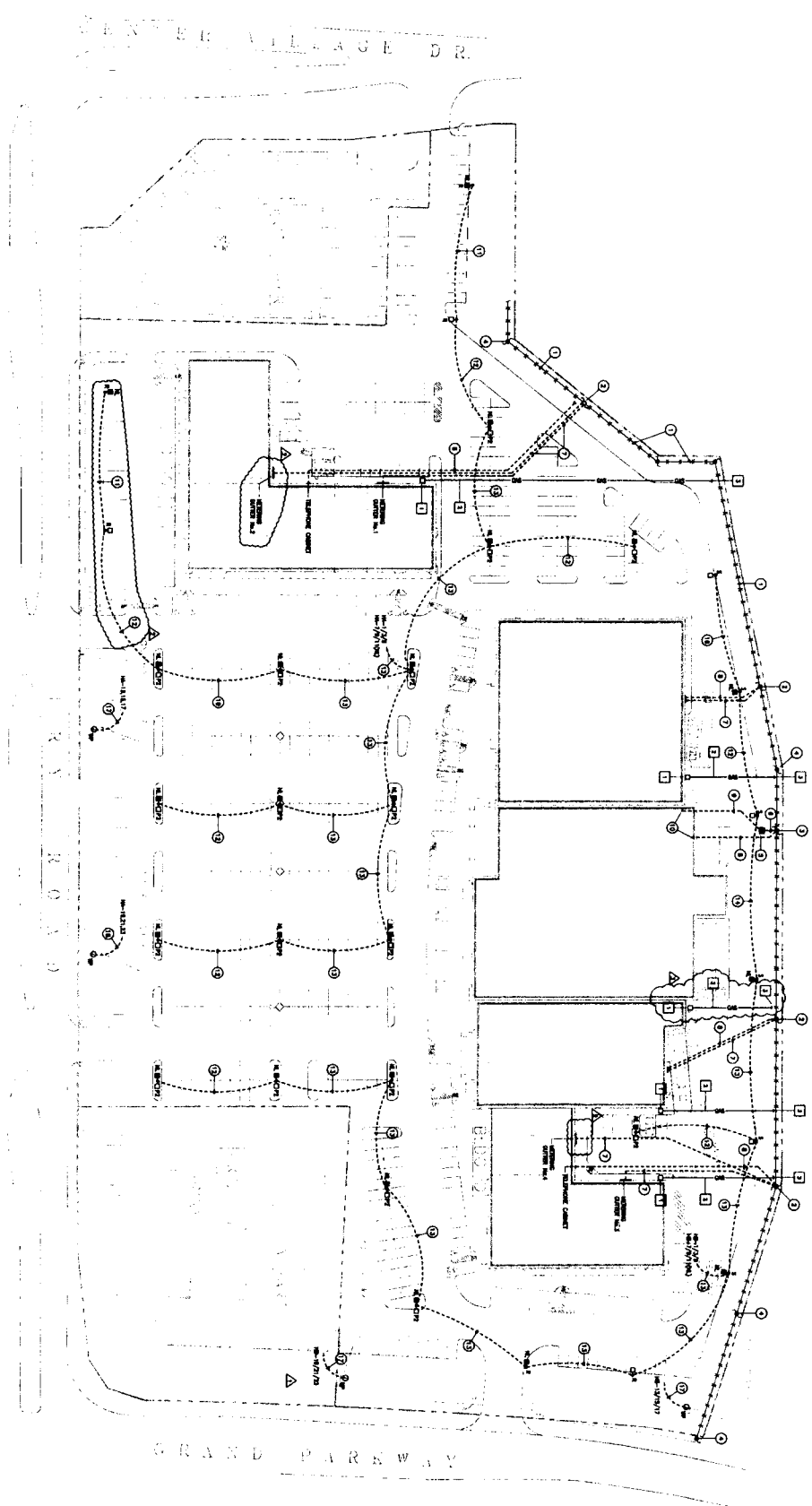
INTERNAL REVIEW ONLY
DATE: 02/01/12

DATE	REVISIONS
02/01/12	ISSUED FOR PERMIT
02/01/12	ISSUED FOR BIDDING
02/01/12	ISSUED FOR PERMIT

C12

TRAFIC CONTROL PLAN
SHELL BLDGS A - E

r.g.miller engineers
1111 West Loop South, Suite 800
Houston, Texas 77028
Tel: (713) 865-1000 Fax: (713) 865-1001
www.rgmiller.com



1 ELECTRICAL/PLUMBING SITE PLAN

- PLUMBING NOTES**
- 1. ALL SANITARY & VENTILATION SHALL BE INSTALLED PER THE 2015 INTERNATIONAL PLUMBING CODE.
 - 2. ALL SANITARY & VENTILATION SHALL BE INSTALLED PER THE 2015 INTERNATIONAL PLUMBING CODE.
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- ELECTRICAL NOTES**
- 1. ALL ELECTRICAL SHALL BE INSTALLED PER THE 2015 NATIONAL ELECTRICAL CODE (NEC).
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 - 17. ALL ELECTRICAL SHALL BE INSTALLED PER THE 2015 NATIONAL ELECTRICAL CODE (NEC).
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GRAND LAKES MARKET PLACE

BUILDINGS 'A' THRU 'E'

BUILDING SHELL ONLY
 GRAND PARKWAY & FRY ROAD
 KATY, FORT BEND COUNTY, TEXAS

CHICO GRAND & FRY RETAIL LP
 c/o Federal Realty Partners, Inc.
 19 Briar Hollow Lane,
 Suite 100
 Houston, TX 77063
 Tel: (713) 852-8800 Fax: (713) 852-8804



LEVINSON · ALCOSSER ASSOCIATES, L.P.
 1177 N Loop South, Suite 800, Houston, Texas 77027
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REVISIONS
 1 - 01 - 02/01/12 - Initial Design - 02/01/12
 2 - 01 - 02/01/12 - Initial Design - 02/01/12



DATE COMMENTS:

Issued for REVIEW	02/01/12
Issued for PERMITS	02/01/12
Issued for PERMITS	02/01/12

EP1.01
 ELECTRICAL/PLUMBING
 SITE PLAN
 LAF Project Number: 2010-227/000
 SHELL BLDGS A - E