

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 28 day of MAY, 2013, Commissioners Court
came on to be heard and reviewed the accompanying notice
of ALEJANDRO HINOJOSA/ CHAD HOWARD dba HOWARD CONTRACTING GROUP
Job Location DOVE COUNTRY DRIVE

Dated 05/15/13 Bond No. 61491530, Permit No. 84357
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 Statutes. 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.

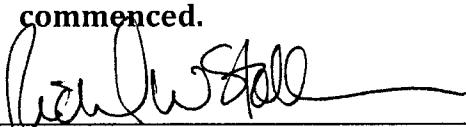
Notes:

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



County Engineer

By

Drainage District Engineer/Manager

Presented to Commissioners Court
and approved.

Recorded in Volume 5-28-13
Minutes of Commissioners Court.

Clerk of Commissioners Court

By Sherry Fior

Deputy

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD, COMMERCIAL
DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS**

AUTHORIZED

BOND NO 61491530

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

THAT WE, CHAD HOWARD DBA HOWARD Contracting Group whose address is 2914 OLD SOUTH DR Richmond, TX 77406 Texas, hereinafter called the Principal, And WESTERN SURETY 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 SIOUX FALLS, SD, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is TEXAS and Whose address is 610 S. 11TH ST. Richmond, TX 77469, hereinafter called the Surety, and held and firmly bound unto, Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand + no/100 Dollars (\$5000.00) current, lawful money of the United States of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

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

AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

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

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

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

EXECUTED this 12TH day of Oct, 20 12.

HOWARD Contracting Group
PRINCIPAL

Ty Chad Howard
BY

Attorney in Fact
SURETY

Jed Ford
BY



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

Joel Anton Pond of Richmond,
State of Texas, with limited authority, its true and lawful Attorney-in-Fact, will full power and authority hereby conferred to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Curb & Gutter County of Fort Bend

bond with bond number 61491530

for CHAD HOWARD DBA HOWARD CONTRACTING GROUP
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 its
Vice President with the corporate seal affixed this 10th day of October,
2012.

ATTEST

A. Vietor

A. Vietor, Assistant Secretary

WESTERN SURETY COMPANY

By

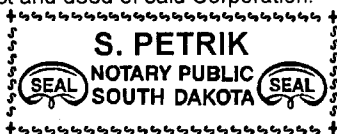
Paul T. Bruflat

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 10th day of October, 2012, before me, a Notary Public, personally appeared
Paul T. Bruflat and A. Vietor

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.



My Commission Expires August 11, 2016

S. Petrik

Notary Public

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. 084257

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.

- X (1) Complete Application Form.
- X a. Name of road, street, and/or drainage ditch affected.
- X b. Vicinity map showing course of direction.
- X c. Plans and specifications.

- X (2) Bond:
- District Attorney, approval when applicable.
- Perpetual bond currently posted.
- No.
- Amount
- X Performance bond submitted.
- No. 61491530
- 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)

05/15/2013
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. 84357
(County Use Only)

Applicant Name Alejandro Hinojosa
Applicant Mailing Address 2815 Dove Country Dr.
City Stafford State TX Zip 77477
Work Phone 832-752-9846 Daytime Phone _____
Property Owner's Name Alejandro Hinojosa Phone _____
Property Owner's Mailing Address Same as above
City Stafford State TX Zip 77477

LOCATION OF PROPERTY

Subdivision Dove Country Sec _____ Lot _____ Blk _____
Physical Address William H. Neal Survey NO. 64

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section ☒ Driveway - Open Ditch Section ☐
Culvert Only ☐ Other ☐

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.

Alejandro Hinojosa
Signature of Applicant, Agent or Attorney

May 14, 2013
Date

Alejandro Hinojosa
Printed Name

The Law Office of Roberto M. Hinojosa

2020 Southwest Fwy. (US 59) Ste # 220

Attorneys at Law:

Houston, Texas 77098

Roberto M. Hinojosa

Tel.: (713) 665-5060

Enrique Salinas

Fax (713) 520-8808

E-mail: attorneyrmh@yahoo.com

I Scott Davis the undersigned representative of Murphy Partners Limited

hereby gives and grants Alex Hinojosa permission to build and construct a driveway as per the easement granted in "Exhibit A" (Metes and Bounds Description 40-Foot Easement Tract). The Description of said driveway are to follow the plans in "Exhibit B". The exact location of the driveway are represented on "Exhibit C".

Emmaus Housing Partners, Ltd.
a Texas limited partnership

By: TCR Murphy Partners Limited Partnership
a Texas limited partnership, its general partner

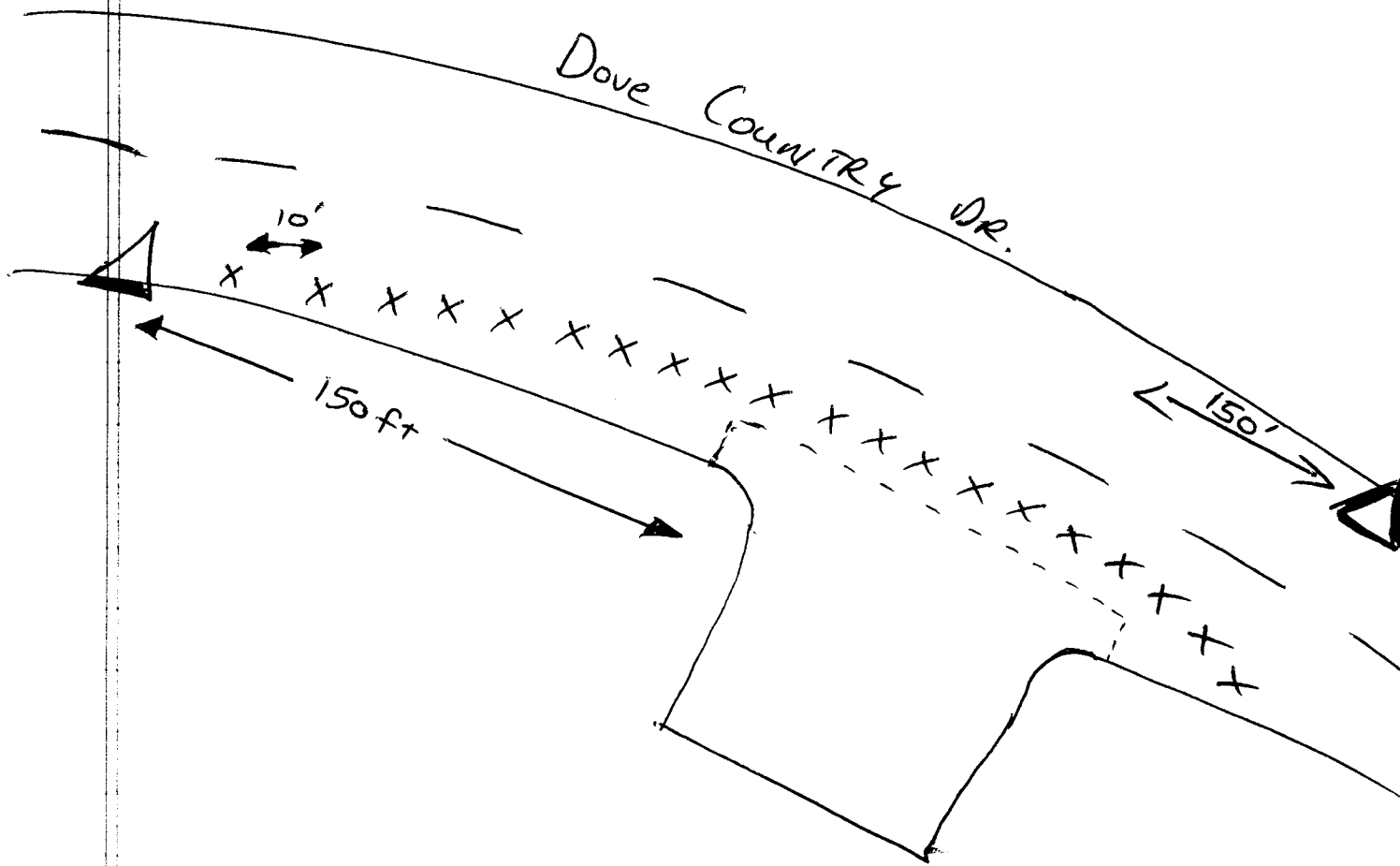
By: TCR Affordable Housing II, Inc.
a Texas corporation, its general partner

By: M. Scot Davis
M. Scot Davis, Vice President

Alex Hinojosa
(832)-752-9846

Δ = Road Construction ahead (2)

X = large orange cone (20)



ADDRESS: DOVE COUNTRY DRIVE
STAFFORD, TEXAS 77477
BORROWER: ALEJANDRO HINJOSA

SHOW PONTS SET ON
0.5243 ACRE
(22,837 SQUARE FEET)
40' EASEMENT
SITUATED IN THE
WILLIAM NEAL SURVEY, A-64
FORT BEND COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
NOTE: SUBJECT PROPERTY HAS NO ACCESS TO A PUBLIC ROAD
OF RECORD. ACCESS IS BY PRESCRIPTION ONLY.
NOTE: MAY BE SUBJECT TO USED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

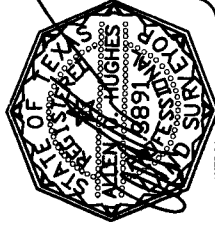
THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48157C 0260 J
DATE: 01/03/97
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 1414, PG. 406, F.B.C.D.R.

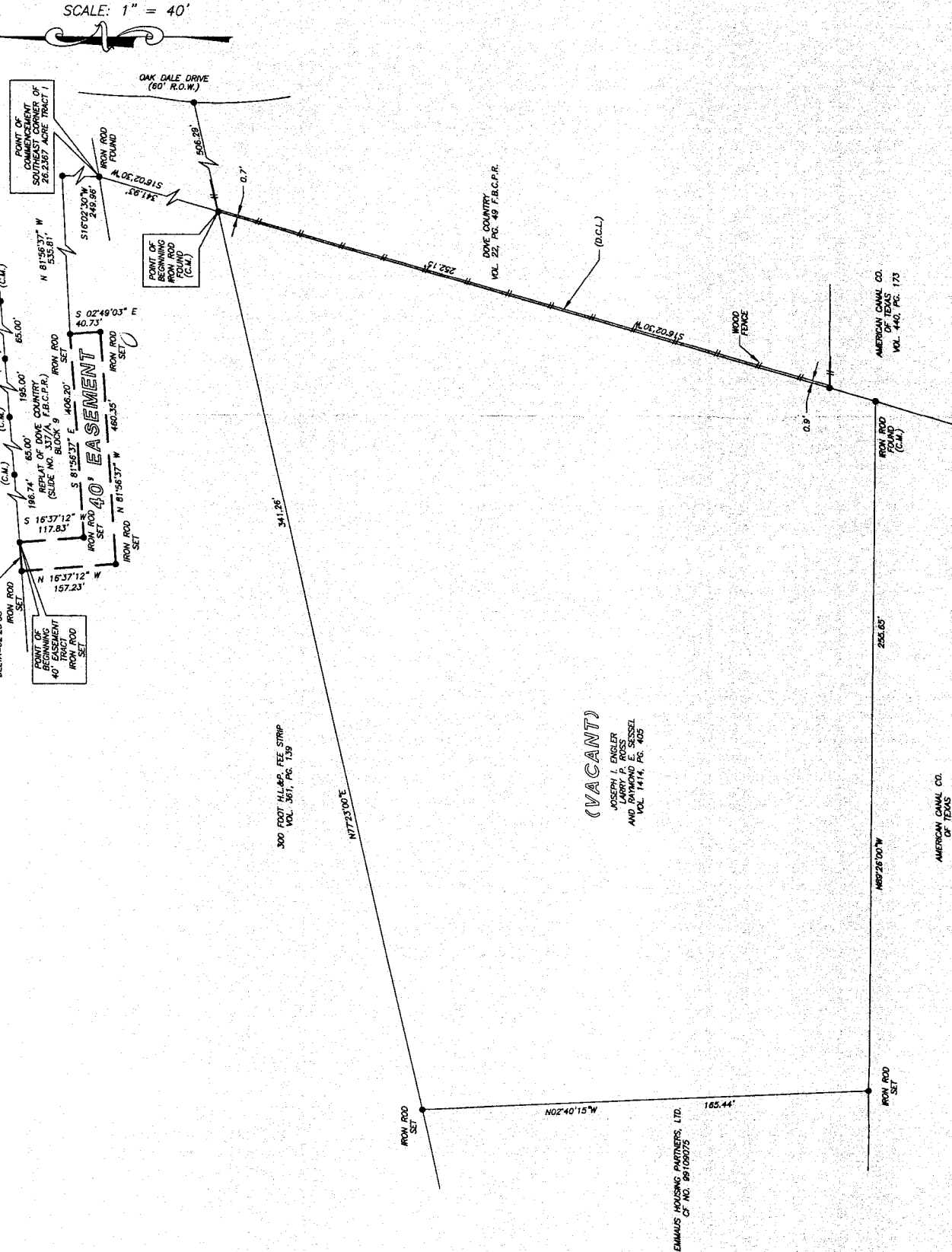
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF THE SURVEY, AND THAT THERE ARE
NO ENCUMBRANCES APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED ACCORDING TO THE RULES AND
REGULATIONS OF THE BOARD OF LAND SURVEYORS
UPON THE PREPARATION OF THIS SURVEY.

ALLEN D. HUGHES
PROFESSIONAL LAND SURVEYOR
NO. 38111-08289
OCTOBER 04, 2011



1-800-LANDSURVEY
www.precisionurveyors.com

281-406-1586 FAX 210-829-4941
1429 MEMORIAL DRIVE SUITE E100 HOUSTON, TEXAS 77079



(VACANT)
JOSEPH I. ENGLER
PROFESSIONAL LAND SURVEYOR
AND RAYMOND E. SENSEL
VOL. 1414, PG. 405

EMMAUS HOUSING PARTNERS, LTD.
OF NO. 99106075

AMERICAN CANAL CO.
OF TEXAS
VOL. 440, PG. 173

AMERICAN CANAL CO.
OF TEXAS
VOL. 440, PG. 173

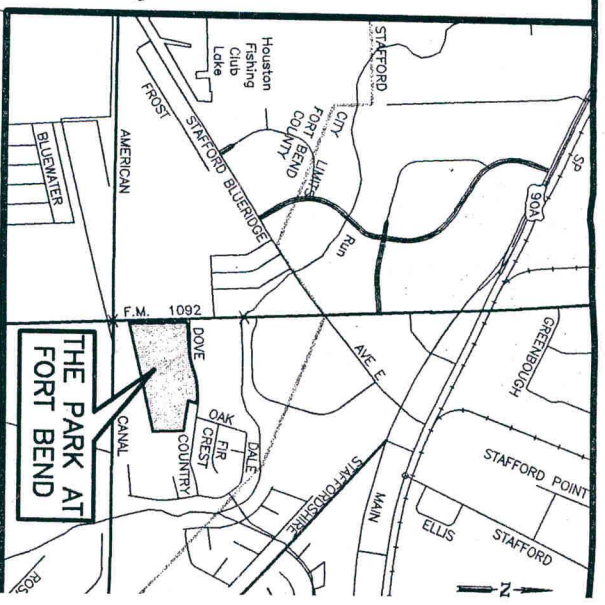
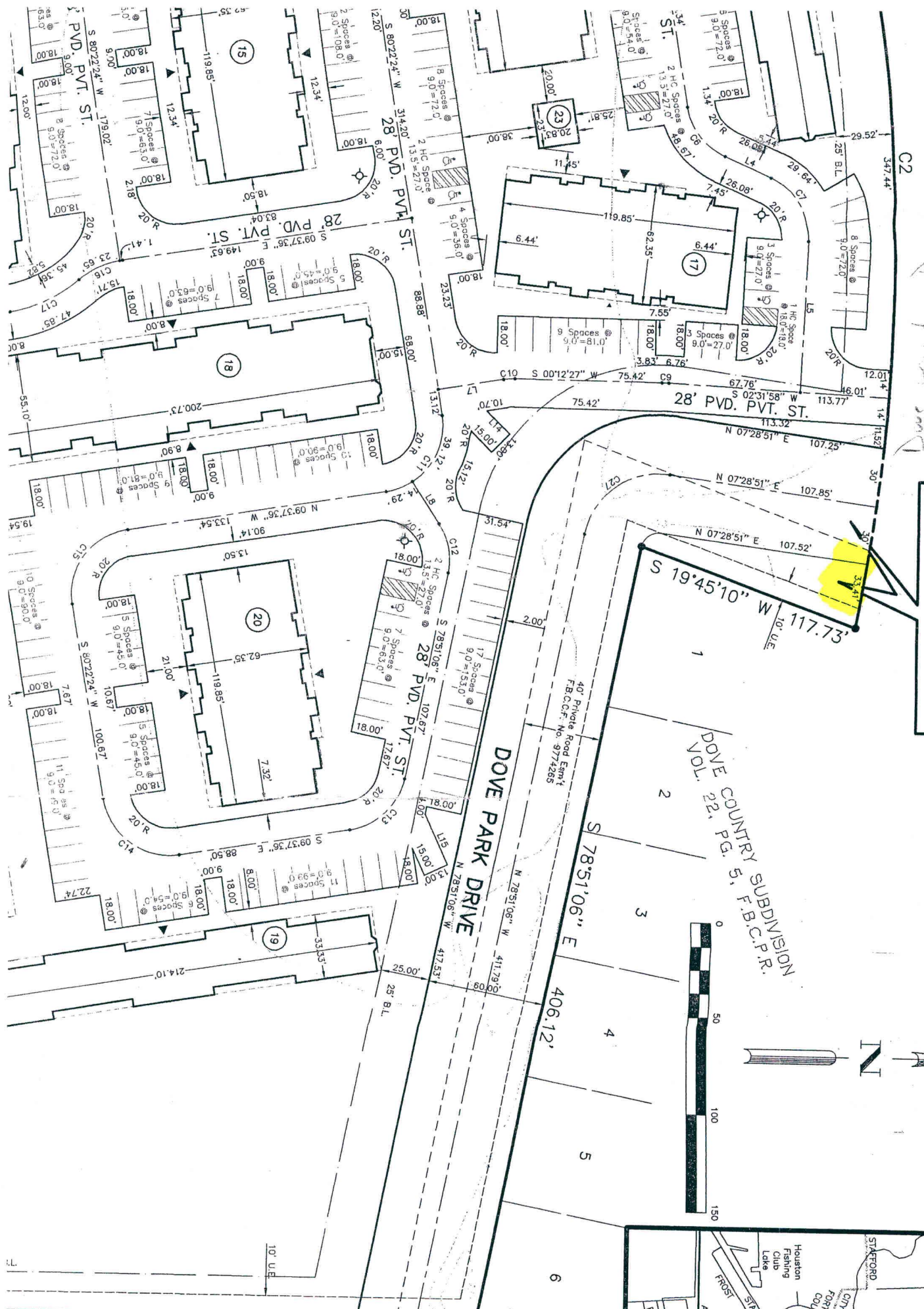
PRECISION
surveyors



UPSCALE PROPERTIES
FRANK NEAL
281-403-3700



0.8519 ACRES/37,108 S.F.
HEREBY DEDICATED TO
THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES



VICINITY MAP
SCALE: 1"=200'

ACREAGE, F.B.C.D.R.
VOL. 1414, PG. 405.