

14 W

## REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 28 day of JANUARY, 2014, Commissioners Court  
came on to be heard and reviewed the accompanying notice  
of GAGE DESIGN LLC

Job Location WEST SYCAMORE ROAD

Dated 01/09/14 Bond No. 32S422624, Permit No. 84486  
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 3<sup>rd</sup> 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 Prestage, 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  
301 JACKSON STREET  
RICHMOND, Texas 77469  
281-633-7500

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

By

Rich W. Stall  
County Engineer

By

N/A  
Drainage District Engineer/Manager

Presented to Commissioners Court  
and approved.

Recorded in Volume 2-14-14  
Minutes of Commissioners Court.

Clerk of Commissioners Court

By Sherry Fier  
Deputy

**AUTHORIZED**

202

202

LMS-15171 07/05

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

The Ohio Casualty Insurance Company  
**POWER OF ATTORNEY**

Surety Bond Number: **32S422624** Principal: **GAGE DESIGN**

Bond Amount: (\$5,000.00) Five Thousand Dollars And Zero Cents

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, \*\*\*\*\* BRYAN COLBY \*\*\*\*\*  
\*\*

all in the city of **WILLIAMSVILLE**, state of **NY** each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 18th day of November, 2013.



The Ohio Casualty Insurance Company

By:

*David M. Carey*  
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 18th day of November, 2013, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Teresa Pastella, Notary Public  
Plymouth Twp., Montgomery County  
My Commission Expires March 28, 2017  
Member, Pennsylvania Association of Notaries

By:

*Teresa Pastella*  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS – Section 12. Power of Attorney.** Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**Certificate of Designation –** The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization –** By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Company, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 1st day of January, 2014.



By:

*Gregory W. Davenport*  
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 888-844-2663 between 8:00 am and 7:30 pm EST on any business day.

Figure: 28 TAC §1.601(a)(3)

## 1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may call Liberty Mutual Surety's toll-free telephone number for information or to make a complaint at:

888-844-2663

3 You may also write to Liberty Mutual Surety at:

62 Maple Avenue  
Keene, NH 03431

4 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

**(800) 252-3439**

5 You may write the Texas Department of Insurance:

P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

## 6 PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

## 7 ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

## AVISO IMPORTANTE

Para obtener información o para someter una queja:

Usted puede llamar gratis a Liberty Mutual Surety's para obtener información o para registrar una queja al número

888-844-2663

Usted también puede escribir a Liberty Mutual Surety:

62 Maple Avenue  
Keene, NH 03431

Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al:

**(800) 252-3439**

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

## DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compañía) (agente o la compañía) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

## UNA ESTE AVISO A SU POLIZA: Este aviso

es sólo para propósito de información y no se convierte en parte o condición del documento adjunto.

# COUNTY OF FORT BEND

## Engineering Department

301 JACKSON STREET  
RICHMOND, Texas 77469

Johnny Ortega  
Permit Administrator

1124 Blume Road  
Phone: (281) 633-7500

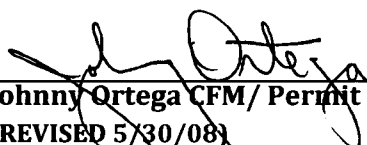
### PERMIT APPLICATION REVIEW FORM FOR CABLE, CONDUIT, AND POLE LINE ACTIVITY IN FORT BEND COUNTY

PERMIT NO. 072086

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. 32S422624
- 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)

01/09/2014  
Date

**FORT BEND COUNTY ENGINEERING  
PERMIT DEPARTMENT**

**CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS  
COMMERCIAL PIPE PERMIT APPLICATION**

**Physical: 1124 Blume Road, Rosenberg, Texas 77471**

**Mailing: 301 Jackson St., Richmond, Texas 77469**

**(Phone) 281-633-7502 or 7503 • (Fax) 281-633-7545**

[www.FortBendCountyTx.gov](http://www.FortBendCountyTx.gov)

**APPLICANT INFORMATION**

Application No. 84486

(County Use Only)

Applicant Name GAGE DESIGN LLC

Applicant Mailing Address 115 W 15TH

City HOU

State TX

Zip 77008

Work Phone 713 568 1336

Daytime Phone 713 240 8968

Property Owner's Name MVP AUTO PARTS

Phone 713 568 1336

Property Owner's Mailing Address 701 W SYCAMORE RD

City FRESNO

State TX

Zip 77545

**LOCATION OF PROPERTY**

Subdivision MAGNOLIA PLACE

Sec \_\_\_\_\_

Lot 755

Blk \_\_\_\_\_

Physical Address 701 W SYCAMORE, FRESNO, TX 77545

(ATTACH A SITE MAP)

**SITE USE**

Driveway Curb & Gutter Section ☐

Driveway - Open Ditch Section ☒

Culvert Only ☒

Other ☐

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 web site: [www.FortBendCountyTx.gov](http://www.FortBendCountyTx.gov)

Does project comply with Fort Bend County Lighting Regulations Yes (X) No ( )

(See: Fort Bend County Outdoor Lighting Regulations on website: [www.FortBendCountyTx.gov](http://www.FortBendCountyTx.gov))

- 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.

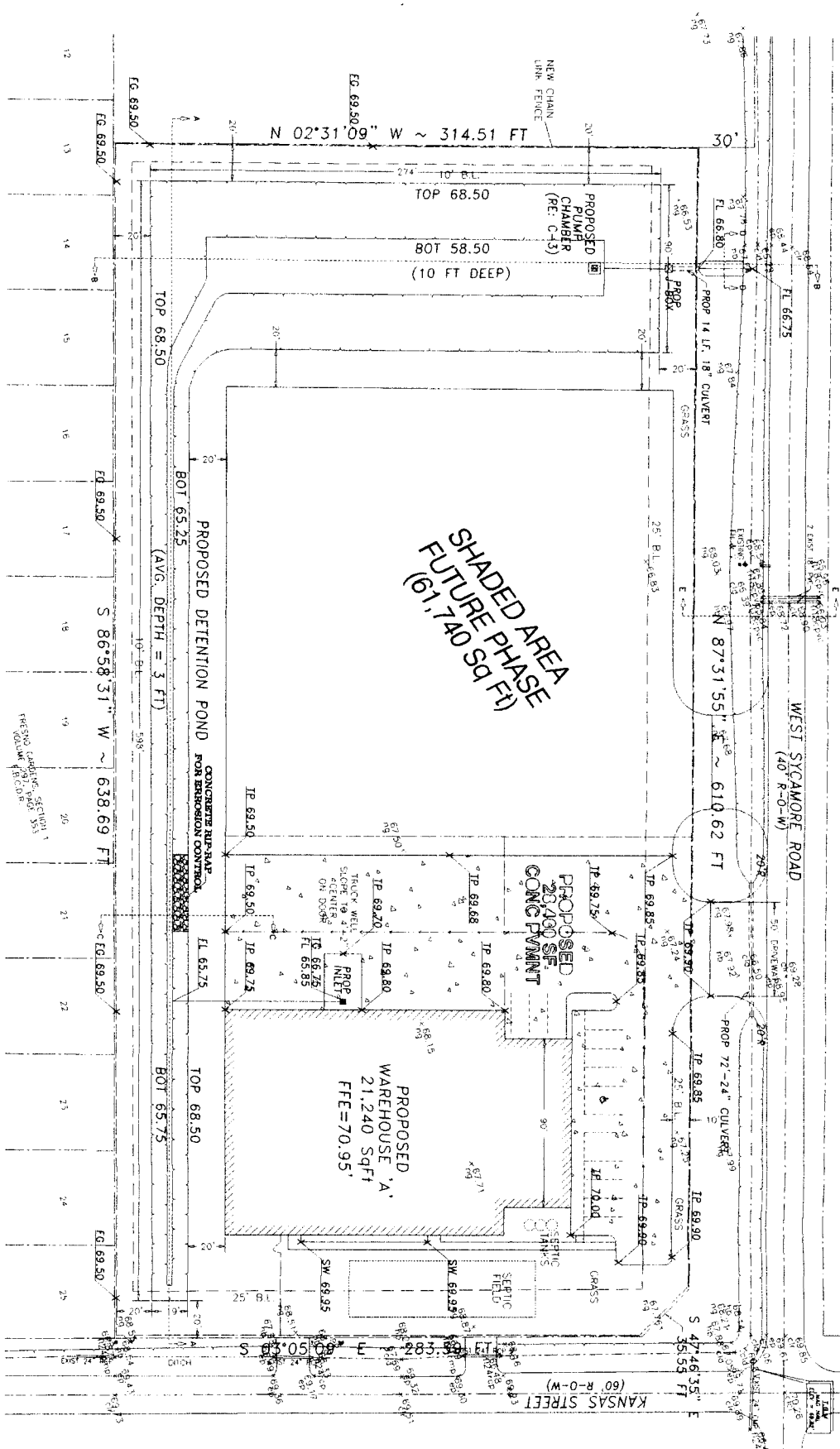
Signature of Applicant, Agent or Attorney

Date

Printed Name

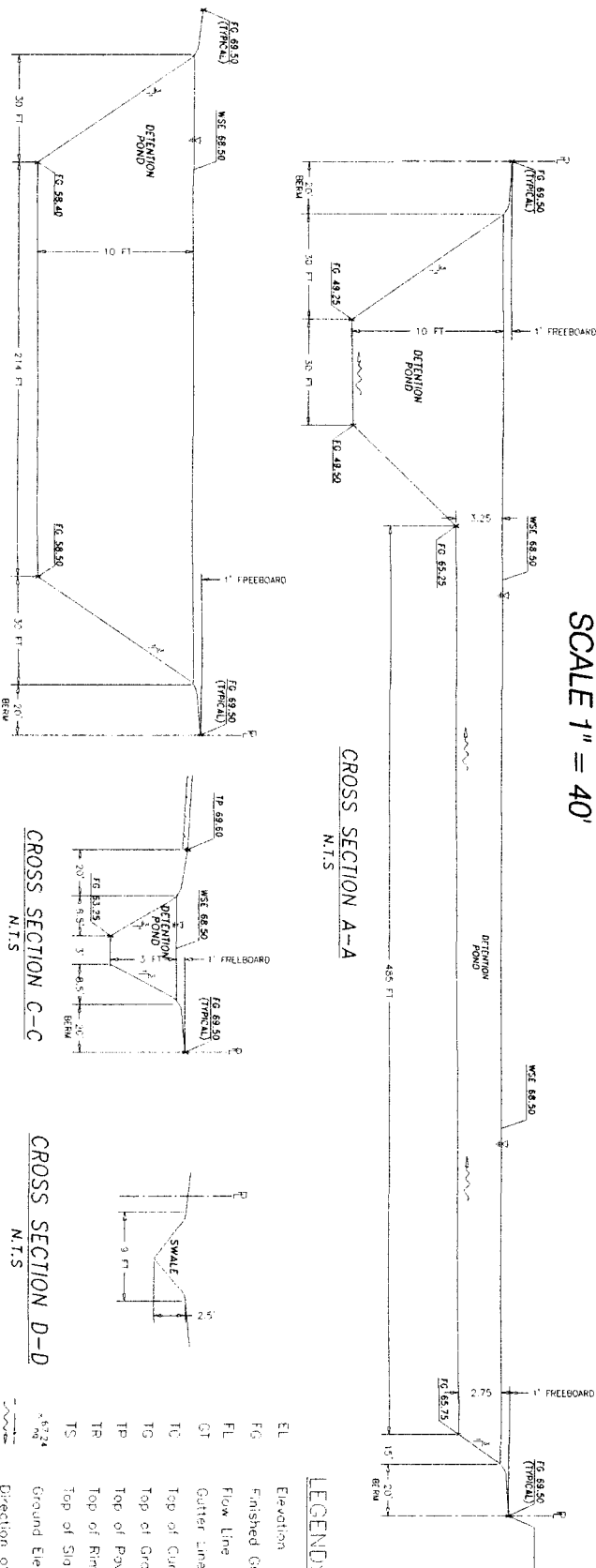
TOTAL AREA  
4.5483 ACRES  
193,125 SF

According to Map No. 48157C Panel No. 0290J of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas, Effective Date January 3, 1997, the subject tract is situated within "unshaded Zone 'X', defined as areas determined to be outside the 100-year Flood Plan,



# SITE GRADING LAYOUT

SCALE 1" = 40'



### LEGENDS:

EL	Elevation
FG	Finished Grade
FL	Flow line
GT	Gutter line
TC	Top of Curb
TG	Top of Gote
TP	Top of Pavement

FORT BEND COUNTY DRAINAGE REQUIREMENTS:

DEFINITION REQUIREMENTS:		
	AREA (sq ft)	AREA (ACRES)
PHASE I (PROPOSED)		
WATERHOUSE A'	21,240	
PAVEMENT	28,430	
SIDEWALKS	740	
PHASE II (FUTURE)		
WATERHOUSE + PAVEMENT + SIDEWALKS:	61,240	
DEFENTION POND	35,380	
WATERWAYS AREA:	147,500	
TOTAL AREA:	3,386 + 4,548	3,386 ACRES
% IMPERVIOUS	74% = 0.74	4,548 ACRES
R (DEFENTION RATE TABLE 6-11 (FEDOW))	0.88 A-1/F-46	
3 (STORAGE VOLUME REQUIRED)	R x A	
0.88 A-1/F-46 x 4,548 ACRES =	4,032 AC-FT	
ALLOWABLE CUTOFF RATE = 0.125 CFS/AC-FT		
0 = 0.125 CFS/AC-FT x 4,032 AC-FT = 0.506 CFS		

DEFLECTION VOLUME PROVIDED:  
 DEFLECTION POND VOLUME (V<sub>DEF</sub>) =:  
 $V = (TOP\ AREA + BOTTOM\ AREA) \times (1/2)\ DEPTH$   
 VOLUME OF 3' DEEP POND:  
 TOP AREA @ WATER ELEVATION = 10,380 S.F.  
 BOTTOM AREA = 1,670 S.F.  
 $V = (10,380 + 1,670) \times (1/2) \times 3.0$   
 $V = 18,075\ Cu\ Ft$   
 VOLUME OF 10' DEEP POND:  
 TOP AREA @ WATER ELEVATION = 25,000 S.F.  
 BOTTOM AREA = 6,760 S.F.  
 $V = (25,000 + 6,760) \times (1/2) \times 10.0$   
 $V = 158,800\ Cu\ Ft$   
 $V = 18,075 + 158,800$

VOLUME PROVIDED = 176,875 Cu Ft  
 = 4.060 Ac-Ft

 $\frac{Y}{\cdot}$ 

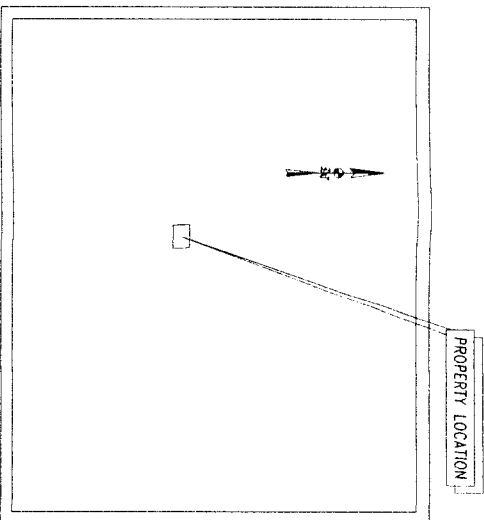
<u>DRAINAGE SUMMARY:</u>	
TOTAL AREA =	4.548 ACRES
INTERVIOUS AREA =	3.386 ACRES
DEFERRED STORAGE PAINT = $C_3$	0.88 AC-ft/Acre
DEFERRED STORAGE VOLUME REQUIRED =	4.002 AC-ft
DEFERRED STORAGE VOLUME PROVIDED =	4.080 AC-ft
MANHOLE DITCH WHITE SURFACE ELEVATION =	66.30 F.T.
MANHOLE DITCH BLUE SURFACE ELEVATION =	66.58 F.T.
MANHOLE DITCH BLUE DRAINAGE RATE ALLOWED =	0.557 C.F.S.

176,875 Cu Ft > 174,350 Cu Ft O.K.

176.875 Cu Ft > 174.350 Cu Ft O.K.  
4.035 Ac-Ft > 4.002 Ac-Ft (O.K.)

VICINITY MAP

N.T.S



SCALE: 1" = 40'

MVP AUTO PART  
Minimum Slab Elevation Analysis  
Fort Bend County Drainage District

The minimum slab elevation for this Project shall be 70.95 Ft. It has been determined by using the Fort Bend County Criteria as follows:

1-Twelve inches above the maximum ponding or sheet flow elevation in the parking lot/site plan during the extreme event. The maximum anticipated ponding level is at an elevation of 69.52 Ft. (RE: Maximum Ponding Level Analysis). (Minimum slab elevation is 102 Ft. above).

2-Twelve inches above the 100-year flood plain or impacting water surface elevation. The nearest overage Base Flood Elevation within Zone "AE" located at southwest of the site is 64.5 ft. (RE: FIRM No. 481570C02901). (Minimum slab elevation is 5.75 Ft. above).

3- Not less than eighteen inches above the highest natural ground at any point on the Perimeter of the lowest slab. The highest natural ground of the perimeter of the lowest slab is 67.71 Ft.  
(Minimum side elevation is 2.54 Ft. above)

NO	REVISION	DATE
1	REVISED CALCULATIONS PER FBCO COMMENTS.	Nov. 23 2012
0	COMPLETED SITE UTILITY DRAWING.	June 29 2012

Signature: *HR. S. K. S. K.*

Date: Dec. 6, 2012

**HRS and Associates,**  
Civil, Traffic Engineering, and Consulting  
8318 Ivan Reid Drive  
Houston, Texas 77040-1509  
Phone: (713) 466-8776  
Fax: (713) 466-3299  
E-mail: [hrrassociates@aol.com](mailto:hrrassociates@aol.com)  
FIRM NAME: **HRS and Associates,**  
FIRM REGISTRATION NUMBER: **F-4093**

MVP AUTO PART

701 W. Sycamore Road  
Fresno, Texas 77545

### PROPOSED OFFICE-WAREHOUSE

# SITE GRADING LAYOUT

SCALE: 1" = 40'

PROJ. NO. 2012--07-3

SHEET 1 OF 6

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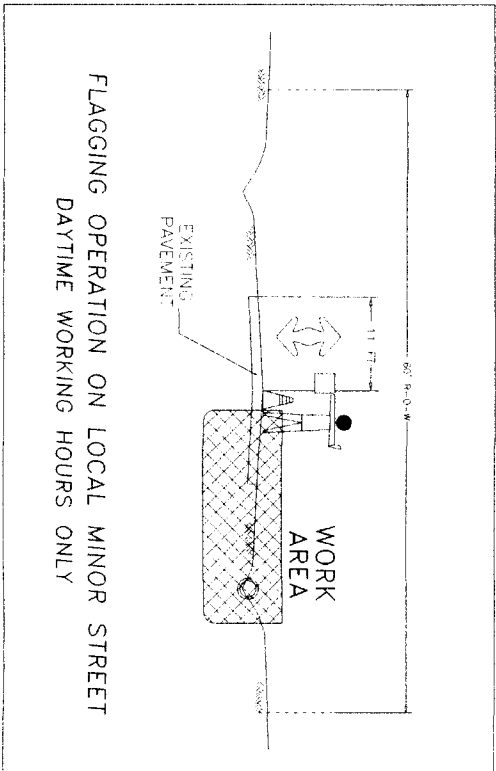
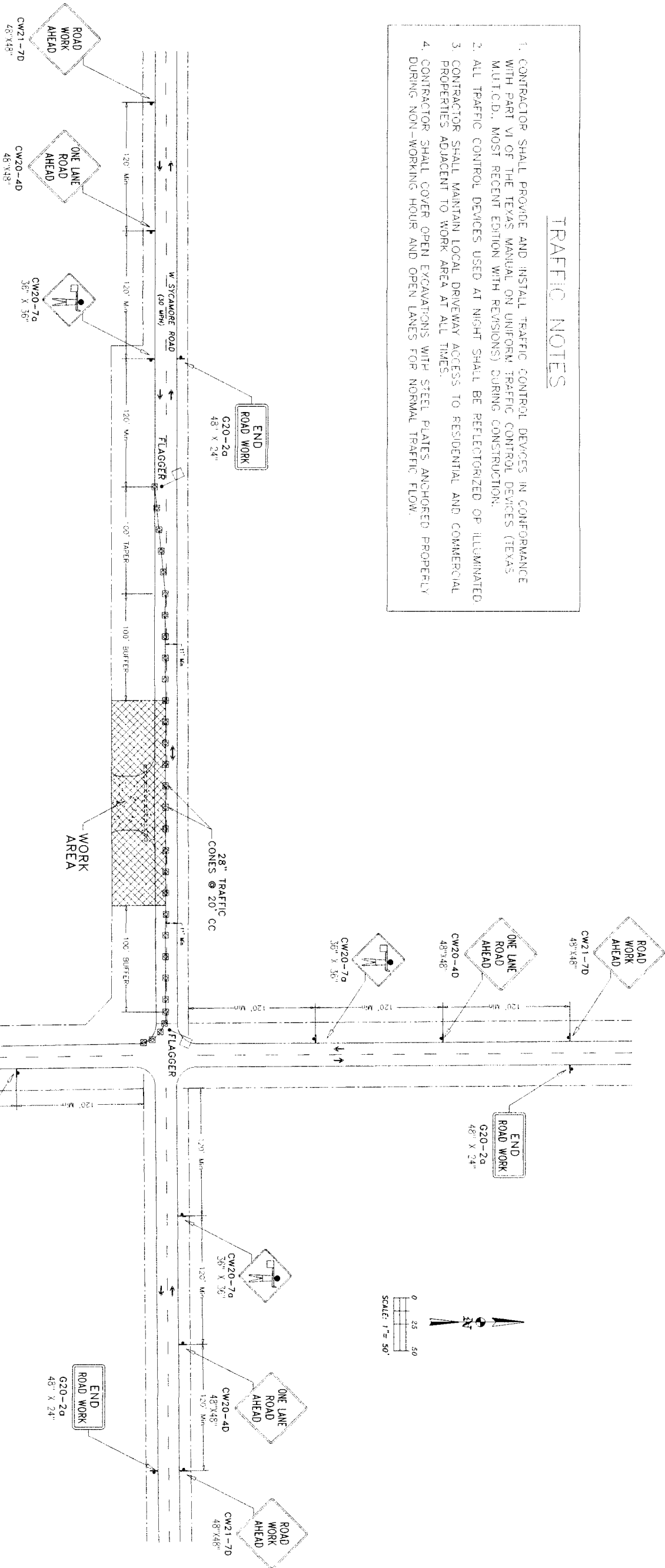




TRAFFIC CONTROL PLAN  
FLAGGING OPERATION ON TWO-LANE STREET  
(APPLY TO DRIVEWAY CONSTRUCTION)

TRAFFIC NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D., MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
2. ALL TRAFFIC CONTROL DEVICES USED AT NIGHT SHALL BE REFLECTORIZED OR ILLUMINATED.
3. CONTRACTOR SHALL MAINTAIN LOCAL DRIVEWAY ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES ADJACENT TO WORK AREA AT ALL TIMES.
4. CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH STEEL PLATES, ANCHORED PROPERLY DURING NON-WORKING HOUR AND OPEN LANES FOR NORMAL TRAFFIC FLOW.



LEGENDS:

- WORK AREA
- ROAD/LANE CLOSED AREA
- PLASTIC DRUMS
- DRUMS WITH VERTICAL PANEL
- DRUMS WITH CHEVRON SIGNS
- TRAFFIC CONSTRUCTION SIGNS
- TYPE III BARRICADE, WITH 2 TYPE "A" WARNING LIGHTS
- FLAGGER = OFF DUTY POLICE OFFICER
- DIRECTION OF TRAFFIC FLOW.

MVP AUTO PART

701 W. Sycamore Road  
Fresno, Texas 77545

PROPOSED DRIVEWAY

HRS and Associates,  
Civil, Traffic Engineering, and Consulting

Phone: (713) 466-9776  
Fax: (713) 466-3299  
E-mail: hrsassociates@aol.com

FIRM NAME: HRS and Associates,  
FIRM REGISTRATION NUMBER: F-4093



Date: Jan. 16, 2013

NO	REVISION	DATE

TRAFFIC  
CONTROL  
PLAN

SCALE: 1" = 50'

PROJ. NO. 2012-07-3

SHEET 2 OF 2

TCP