

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

13T

On this 24 day of MARCH, 2015, Commissioners Court came on to be heard and reviewed the accompanying notice of COURTLAND BUILDING COMPANY, INC. / RUSSELL BIRD

Job Location RIVERLAKE ROAD

Dated 03/13/15 CASHIERS CK. NO. 0869700998, Permit No. 84792

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 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 [Signature]
County Engineer

Presented to Commissioners Court and approved.
Recorded in Volume 3-24-15
Minutes of Commissioners Court.

By N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court
By [Signature]
Deputy

COUNTY OF FORT BEND

Engineering Department

301 JACKSON STREET
RICHMOND, Texas 77469

Johnny Ortega
Permit Administrator

Phone: (281) 633-7500

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

PERMIT NO. 0869792

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. _____
Amount _____
 - Cashier's Check.
No. 0869700998
Amount \$5,000.00

- (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)

03/13/2015

Date

CASHIER'S CHECK

0008697
Office AU # 11-24
1210(8)

Remitter: RUSSELL BIRD
Purchaser: RUSSELL BIRD
Purchaser Account: 8402019131
Operator I.D.: tx000936
Funding Source: Paper Items(s)

PAY TO THE ORDER OF *****FT BEND COUNTY*****

SERIAL #: 0869700998

AC

March 12, 2015

*****Five thousand dollars and no cents*****

*****\$5,000.00*****

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
700 JACKSON ST
RICHMOND, TX 77469
FOR INQUIRIES CALL (480) 394-3122

NOTICE TO PURCHASER-IF THIS INSTRUMENT IS LOST,
STOLEN OR DESTROYED, YOU MAY REQUEST CANCELLATION
AND REISSUANCE, AS A CONDITION TO CANCELLATION AND
REISSUANCE, WELLS FARGO & COMPANY MAY IMPOSE A
FEE AND REQUIRE AN INDEMNITY AGREEMENT AND BOND.

VOID IF OVER US \$ 5,000.00

NON-NEGOTIABLE

Purchaser Copy

FB004 M4283 30477406

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES SEE BACK

0008697
Office AU # 11-24
1210(8)

Remitter: RUSSELL BIRD
Operator I.D.: tx000936

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FOR INQUIRIES CALL (480) 394-3122

CASHIER'S CHECK

0869700998

March 12, 2015

*****\$5,000.00*****

VOID IF OVER US \$ 5,000.00

Richard Long
CONTROLLER

Security Features Included. Details on Back.

PRINT

Order Confirmation

Fort Bend County, Office of County Clerk

301 Jackson Street
 Richmond, TX 77469
 U.S.A.

TXCLASS

Order Date: 3/27/2015 Order Number: TX000613607
 Participant Name: Fort Bend County, Office of County Clerk
 Account Name: CCM84792 - COURTLAND
 BLDG CO
 Account Number: TXCLASS Authorized Linda Willis
 Transaction Type: Contribution
 Transaction Amount: \$5,000.00

Bank Name: PROSPERITY BANK

Bank Account No:

Payment Type: ACH

ABA:

Payment Instructions:

Please note you have made an ACH Contribution, these funds will not be available for withdrawal until the following business day.

Memo:

Email: clientservices@texasclass.com Tel: (800) 707-6242 Fax: (855) 848-9910 www.texasclass.com



**LAURA RICHARD
COUNTY CLERK**

FORT BEND COUNTY CLERK

301 Jackson St., Richmond, TX 77469 (Main)
303 Texas Pkwy., Missouri City, TX 77459 (Branch)
(281) 341-8685
www.co.fort-bend.tx.us

Admin. Fax (281) 341-8697
Civil Fax (281) 341-4520
Misdemeanor Fax (281) 341-8681
Recording Fax (281) 341-8669

Texas CLASS Account to Be Established

Date: March 27, 2015

Name of Public Entity: Fort Bend County, Office of County Clerk

Participant ID:

CLASS Account Name (Limited to 30 Characters):

of Characters

1	CCM84797-Dale Construction Services	35
2	CCM84792 - Courtland Building Company	37
3		0
4		0
5		0
6		0
7		0
8		0
9		0
10		0

Submitted by: Linda Willis

Phone: 281-344-3952

Once completed email this form as an attachment to:
clientservices@texasclass.com

FORT BEND COUNTY ENGINEERING PERMIT DEPARTMENT
CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
COMMERCIAL PIPE PERMIT APPLICATION

1124 BLUME ROAD ROSENBERG, TX 77471

Mailing Address: 301 Jackson Richmond, Texas 77469

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

APPLICANT INFORMATION

Application No. 84792
 (County Use Only)

Applicant Name Courtland Bldg - Co, Inc.
 Applicant Mailing Address 770 N. Eldridge HWY #169
 City HOUSTON State TX Zip 77079
 Work Phone 832 664 9696 Daytime Phone SAME
 Property Owner's Name SAME Phone SAME
 Property Owner's Mailing Address SAME
 City _____ State _____ Zip _____

LOCATION OF PROPERTY

Subdivision FULBROOK Sec 50 Lot 13 Blk 1
 Physical Address 31142 River Lake Rd.

(PLEASE ATTACH SITE MAP)

SITE USE

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

As of 9/1/2014, we will no longer mail out permits. Instead, we will email them.
 Please complete:
 Name: Courtland Bldg. Co.
 Email address: brid14@swbell.net

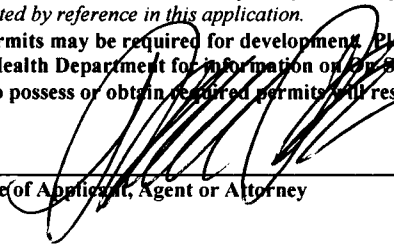
DRIVEWAY REQUIREMENTS

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 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



Printed Name

Rusten Bird

Date

3.12.15

PAI

PAI S.E.A. ARCHITECTURAL INC.
 1978 MEMORIAL DRIVE SUITE 223
 HOUSTON, TEXAS 77043
 TEL: 281-333-3335
 FAX: 281-293-7276
 EMAIL: PAI@PAIARCH.COM

**COURTLAND
 BUILDING
 COMPANY**

31142 RIVERLAKE RD.
 FORT WORTH, TX 76144

DATE OF ISSUE

PREPARED BY	MM/YY/YY
DESIGNED BY	MM/YY/YY
REVISIONS	MM/YY/YY

EMAIL COPY
 THIS PLAN CONTAINS INFORMATION
 FOR YOUR INFORMATION
 PURPOSE ONLY

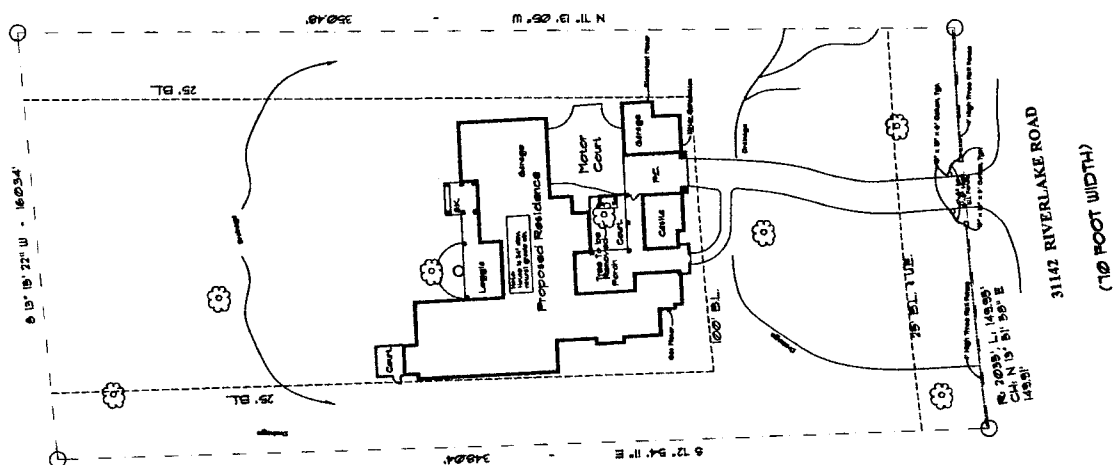
These drawings and specifications are prepared by the Architectural Firm and are subject to the terms and conditions of the contract. The Architectural Firm is not responsible for any errors or omissions in the drawings or specifications. The Architectural Firm is not responsible for any construction delays, cost overruns, or other issues arising from the drawings or specifications. The Architectural Firm is not responsible for any damage to property or persons arising from the drawings or specifications. The Architectural Firm is not responsible for any other issues arising from the drawings or specifications.

PLAN NUMBER
 4209

DATE 12/08/2014
 SHEET NUMBER

A02

OF 16



Notation:
 The location of the proposed plan
 is shown in the adjacent plan
 attached to this site plan.



Lot _____
 Block _____
 Subd. _____
 Subd. Address _____

SITE PLAN
 12/1/14

31142 RIVERLAKE ROAD
 (70 FOOT WIDTH)

Courtland Building Company, Inc.

770 N Eldridge Pkwy # 169 • Houston, Texas 77079 • (832) 664 -9696 • Fax (832) 664-9717

Courtlandbuildingcompany.com

TRAFFIC CONTROL PLAN FOR 31142 RIVERLAKE ROAD

FULBROOK SUBDIVISION IN FORT BEND COUNTY TEXAS

1. THE LOCATION OF THIS PROPERTY IS ON A VERY LOW TRAFFIC, DEAD END (OR CUL DE SAC) STREET WITH ONLY A FEW EXISTING HOMES CURRENTLY ON THIS STREET. THEREFORE, MINIMAL IMPACT ON TRAFFIC IS ANTICIPATED & TOW VEHICLES WILL ALWAYS BE ABLE TO NAVIGATE THE STREET IN OPPOSITE DIRECTIONS, DURING THE INSTALLATION OF THE CULVERT.
2. THE UTILITY WORK TO BE PERFORMED IS THE INSTALLATION OF APPROX. 20 FEET OF CULVERT PIPE WITH TWO SLOPED ENDS, TO BE LOCATED WITHIN THE STREET RIGHT OF WAY, BUT OFF OF THE DRIVING SURFACE. THE WORK TO BE PERFORMED IS SHORT TERM, UTILITY STATIONARY WORK AS DEFINED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 6.
3. CONSIDERING THESE FACTORS, SIMPLIFIED CONTROL PROCEDURES ARE WARRANTED FOR THIS WORK; (SEE SECTION 6 G. 02 OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
4. WHEN THE WORK IS BEING PERFORMED WITHIN THE RIGHT OF WAY BUT OFF OF THE ROADWAY, LITTLE OR NO TRAFFIC CONTROL MIGHT BE NEEDED. (SEE SECTION 6 G .06 SUPPORT 01) OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
5. THE WORK IS ALSO IN AN AREA OF STRAIGHT SECTION OF ROADWAY. PER THE TMUTCD, "WHERE THE WORK SPACE IS SHORT, WHERE ROAD USERS CAN SEE THE ROADWAY BEYOND & WHERE VOLUME IS LOW, VEHICULAR TRAFFIC MAY BE SELF REGULATING. (See Page 694, Option 2 of the TMUTCD.)

THEREFORE, THIS PROJECT REQUIRES ONLY THAT VEHICULAR TRAFFIC BE SELF REGULATING. (SEE THE PERTINENT PAGES OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AS ATTACHED HERETO & OUTLINED FOR EASE OF READING.

AUTHORED BY RUSSELL BIRD
PRESIDENT
COURTLAND BUILDING COMPANY, INC.
770 N. ELDRIDGE PKWY. # 169
HOUSTON, TEXAS 77079

CHAPTER 6G. TYPE OF TEMPORARY TRAFFIC CONTROL ZONE ACTIVITIES

Section 6G.01 Typical Applications

Support:

- 01 Each TTC zone is different. Many variables, such as location of work, highway type, geometrics, vertical and horizontal alignment, intersections, interchanges, road user volumes, road vehicle mix (buses, trucks, and cars), and road user speeds affect the needs of each zone. The goal of TTC in work zones is safety with minimum disruption to road users. The key factor in promoting TTC zone safety is proper judgment.
- 02 Typical applications (TAs) of TTC zones are organized according to duration, location, type of work, and highway type. Table 6H-1 is an index of these typical applications. These typical applications include the use of various TTC methods, but do not include a layout for every conceivable work situation.
- 03 Well-designed TTC plans for planned special events will likely be developed from a combination of treatments from several of the typical applications.

Guidance:

- 04 For any planned special event that will have an impact on the traffic on any street or highway, a TTC plan should be developed in conjunction with and be approved by the agency or agencies that have jurisdiction over the affected roadways.
- 05 Typical applications should be altered, when necessary, to fit the conditions of a particular TTC zone.

Option:

- 06 Other devices may be added to supplement the devices shown in the typical applications, while others may be deleted. The sign spacings and taper lengths may be increased to provide additional time or space for driver response.

Support:

- 07 Decisions regarding the selection of the most appropriate typical application to use as a guide for a specific TTC zone require an understanding of each situation. Although there are many ways of categorizing TTC zone applications, the four factors mentioned earlier (work duration, work location, work type, and highway type) are used to characterize the typical applications illustrated in Chapter 6H.

Section 6G.02 Work Duration

Support:

- 01 Work duration is a major factor in determining the number and types of devices used in TTC zones. The duration of a TTC zone is defined relative to the length of time a work operation occupies a spot location.

Standard:

- 02 The five categories of work duration and their time at a location shall be:
- A. Long-term stationary is work that occupies a location more than 3 days.
 - B. Intermediate-term stationary is work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than 1 hour.
 - C. Short-term stationary is daytime work that occupies a location for more than 1 hour within a single daylight period.
 - D. Short duration is work that occupies a location up to 1 hour.
 - E. Mobile is work that moves continuously or intermittently (stopping up to approximately 15 minutes).

Support:

- 03 At long-term stationary TTC zones, there is ample time to install and realize benefits from the full range of TTC procedures and devices that are available for use. Generally, larger channelizing devices, temporary roadways, and temporary traffic barriers are used.

Standard:

- 04 Since long-term operations extend into nighttime, retroreflective and/or illuminated devices shall be used in long-term stationary TTC zones.

Guidance:

- 05 If work conditions or sequence of work changes, work duration should be re-evaluated and, if necessary, appropriate changes made to the TTC zone.
- 06 Inappropriate markings in long-term stationary TTC zones should be removed and replaced with temporary markings.

4. Channelizing devices with greater conspicuity
 5. Temporary traffic barriers in place of channelizing devices
- C. Improved geometrics at detours or crossovers
- D. Increased distances:
1. Longer advance warning area
 2. Longer tapers
- E. Lighting:
1. Temporary roadway lighting
 2. Steady-burn lights used with channelizing devices
 3. Flashing lights for isolated hazards
 4. Illuminated signs
 5. Floodlights
- F. Pedestrian routes and temporary facilities
- G. Bicycle diversions and temporary facilities

Section 6G.05 Work Affecting Pedestrian and Bicycle Facilities

Support:

- 01 It is not uncommon, particularly in urban areas, that road work and the associated TTC will affect existing pedestrian or bicycle facilities. It is essential that the needs of all road users, including pedestrians with disabilities, are considered in TTC zones.
- 02 In addition to specific provisions identified in Sections 6G.06 through 6G.14, there are a number of provisions that might be applicable for all of the types of activities identified in this Chapter.

Guidance:

- 03 *Where pedestrian or bicycle usage is high, the typical applications should be modified by giving particular attention to the provisions set forth in Chapter 6D, this Chapter, Section 6F.74, and in other Sections of Part 6 related to accessibility and detectability provisions in TTC zones.*
- 04 *Pedestrians should be separated from the worksite by appropriate devices that maintain the accessibility and detectability for pedestrians with disabilities.*
- 05 *Bicyclists and pedestrians should not be exposed to unprotected excavations, open utility access, overhanging equipment, or other such conditions.*
- 06 *Except for short duration and mobile operations, when a highway shoulder is occupied, a SHOULDER WORK (W21-5) sign should be placed in advance of the activity area. When work is performed on a paved shoulder 8 feet or more in width, channelizing devices should be placed on a taper having a length that conforms to the requirements of a shoulder taper. Signs should be placed such that they do not narrow any existing pedestrian passages to less than 48 inches.*
- 07 *Pedestrian detours should be avoided since pedestrians rarely observe them and the cost of providing accessibility and detectability might outweigh the cost of maintaining a continuous route. Whenever possible, work should be done in a manner that does not create a need to detour pedestrians from existing routes or crossings.*

Standard:

- 08 **Where pedestrian routes are closed, alternate pedestrian routes shall be provided.**
- 09 **When existing pedestrian facilities are disrupted, closed, or relocated in a TTC zone, the temporary facilities shall be detectable and shall include accessibility features consistent with the features present in the existing pedestrian facility.**

Section 6G.06 Work Outside of the Shoulder

Support:

- 01 When work is being performed off the roadway (beyond the shoulders, but within the right-of-way), little or no TTC might be needed. TTC generally is not needed where work is confined to an area 15 feet or more from the edge of the traveled way. However, TTC is appropriate where distracting situations exist, such as vehicles parked on the shoulder, vehicles accessing the worksite via the highway, and equipment traveling on or crossing the roadway to perform the work operations (for example, mowing). For work beyond the shoulder, see Figure 6H-1.

Guidance:

- 02 *Where the situations described in Paragraph 1 exist, a single warning sign, such as ROAD WORK AHEAD (CW20-1), should be used. If the equipment travels on the roadway, the equipment should be equipped with*

**Notes for Figure 6H-18—Typical Application 18
Lane Closure on a Minor Street**

Standard:

1. **This TTC shall be used only for low-speed facilities having low traffic volumes.**

Option:

2. Where the work space is short, where road users can see the roadway beyond, and where volume is low, vehicular traffic may be self-regulating.

Standard:

3. **Where vehicular traffic cannot effectively self-regulate, one or two flaggers shall be used as illustrated in Figure 6H-10.**

Option:

4. Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
5. A truck-mounted attenuator may be used on the work vehicle and the shadow vehicle

Support:

6. Additional requirements for the location of flagger stations are contained in section 6E.08.

2011 Edition

Support:

- 07 In intermediate-term stationary TTC zones, it might not be feasible or practical to use procedures or devices that would be desirable for long-term stationary TTC zones, such as altered pavement markings, temporary traffic barriers, and temporary roadways. The increased time to place and remove these devices in some cases could significantly lengthen the project, thus increasing exposure time.

Standard:

- 08 **Since intermediate-term operations extend into nighttime, retroreflective and/or illuminated devices shall be used in intermediate-term stationary TTC zones.**

Support:



- 09 **Most maintenance and utility operations are short-term stationary work.**
- 10 As compared to stationary operations, mobile and short-duration operations are activities that might involve different treatments. Devices having greater mobility might be necessary such as signs mounted on trucks. Devices that are larger, more imposing, or more visible can be used effectively and economically. The mobility of the TTC zone is important.

Guidance:

- 11 *Safety in short-duration or mobile operations should not be compromised by using fewer devices simply because the operation will frequently change its location.*

Option:

- 12 **Appropriately colored or marked vehicles with high-intensity rotating, flashing, oscillating, or strobe lights may be used in place of signs and channelizing devices for short-duration or mobile operations. These vehicles may be augmented with signs or arrow boards.**

Support:



- 13 **During short-duration work, it often takes longer to set up and remove the TTC zone than to perform the work. Workers face hazards in setting up and taking down the TTC zone. Also, since the work time is short, delays affecting road users are significantly increased when additional devices are installed and removed.**

Option:

- 14 **Considering these factors, simplified control procedures may be warranted for short-duration work. A reduction in the number of devices may be offset by the use of other more dominant devices such as high-intensity rotating, flashing, oscillating, or strobe lights on work vehicles.**

Support:

- 15 Mobile operations often involve frequent short stops for activities such as litter cleanup, pothole patching, or utility operations, and are similar to short-duration operations.

Guidance:

- 16 *Warning signs and high-intensity rotating, flashing, oscillating, or strobe lights should be used on the vehicles that are participating in the mobile work.*

Option:

- 17 *Flags and/or channelizing devices may additionally be used and moved periodically to keep them near the mobile work area.*
- 18 *Flaggers may be used for mobile operations that often involve frequent short stops.*

Support:

- 19 Mobile operations also include work activities where workers and equipment move along the road without stopping, usually at slow speeds. The advance warning area moves with the work area.

Guidance:

- 20 *When mobile operations are being performed, a shadow vehicle equipped with an arrow board or a sign should follow the work vehicle, especially when vehicular traffic speeds or volumes are high. Where feasible, warning signs should be placed along the roadway and moved periodically as work progresses.*
- 21 *Under high-volume conditions, consideration should be given to scheduling mobile operations work during off-peak hours.*
- 22 *If there are mobile operations on a high-speed travel lane of a multi-lane divided highway, arrow boards should be used.*