

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 5th day of July, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Four Seasons Development Inc.

Job Location 22355 Bellaire, Richmond, TX 77407

Date 6/16/2016 Bond No. 70127171, Permit No. 2016-7784 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 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 Patterson Meyers, seconded by Commissioner _____, duly put and carried, it is ORDERED, ADJUDGED 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: Charles O. Sp
for County Engineer

Presented to Commissioners Court and approved.
Recorded in Volume 715/114 11C
Minutes of Commissioners Court

By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court
By: [Signature]
Deputy **RENEE MICHULKA**

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS**

AUTHORIZED

BOND NO 70127171

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Four Seasons Development Company, Inc. whose address is 5825 W. Sam Houston Parkway N, Houston TX 77041, Texas, hereinafter called the Principal, and The Guarantee Company of North America USA, a Corporation existing under and by virtue of the laws of the State of Michigan and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at Southfield, Michigan, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Bill J. King, AVP and whose address is 350 Glenborough Dr., Ste. 138, Houston TX 77067, 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 and no/100- 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 performance 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, construction, maintenance 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.

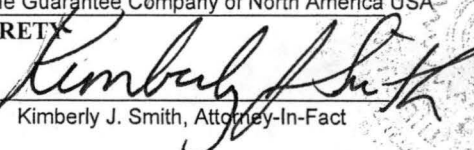
It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 13th day of June, 2016.

Four Seasons Development Company, Inc.
PRINCIPAL

BY 

The Guarantee Company of North America USA
SURETY


BY Kimberly J. Smith, Attorney-In-Fact



THE GUARANTEE COMPANY OF NORTH AMERICA USA

Southfield, Michigan

POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Richard D. Bright, Nancy T. Berry, Steven W Berry, Kimberly J. Smith, Barbara A. Burcham
Guaranty Insurance Services, Inc.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.



IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 23rd day of February, 2012.

THE GUARANTEE COMPANY OF NORTH AMERICA USA

STATE OF MICHIGAN
County of Oakland

Stephen C. Ruschak, Vice President

Randall Musselman, Secretary

On this 23rd day of February, 2012 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of



Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2018
Acting in Oakland County

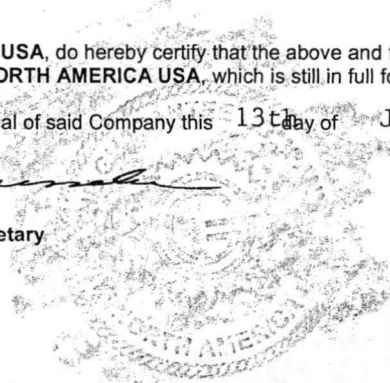
IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

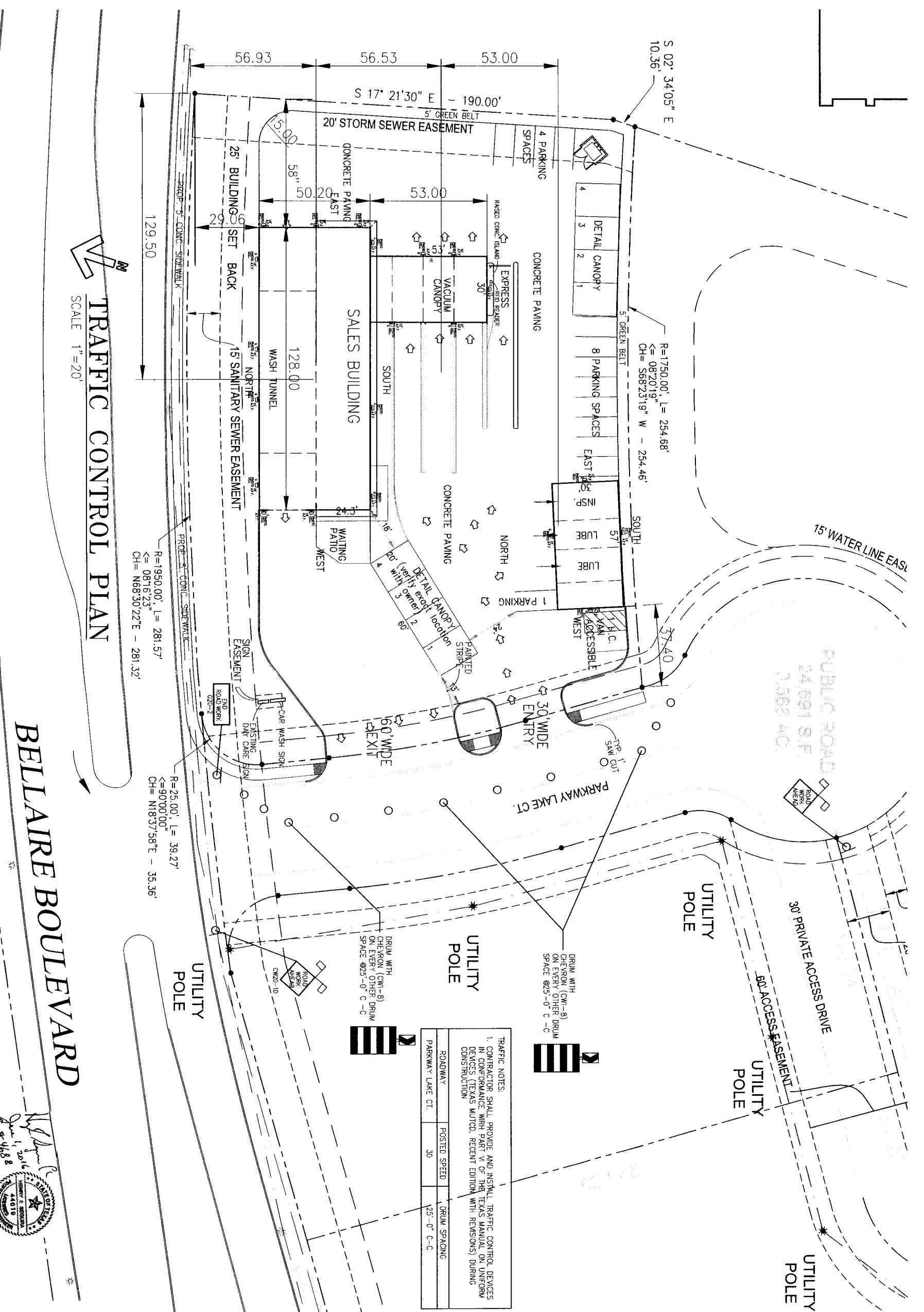
I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 13th day of June, 2016

Randall Musselman, Secretary



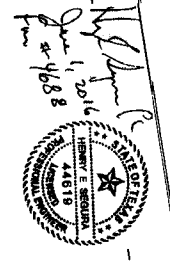


TRAFFIC CONTROL PLAN
SCALE 1"=20'

BELLAIRE BOULEVARD

TRAFFIC NOTES:
1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM DEVICES (TEXAS MUTCD, RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION

ROADWAY	POSTED SPEED	DRUM SPACING
PARKWAY LAKE CT.	30	25'-0" C-C

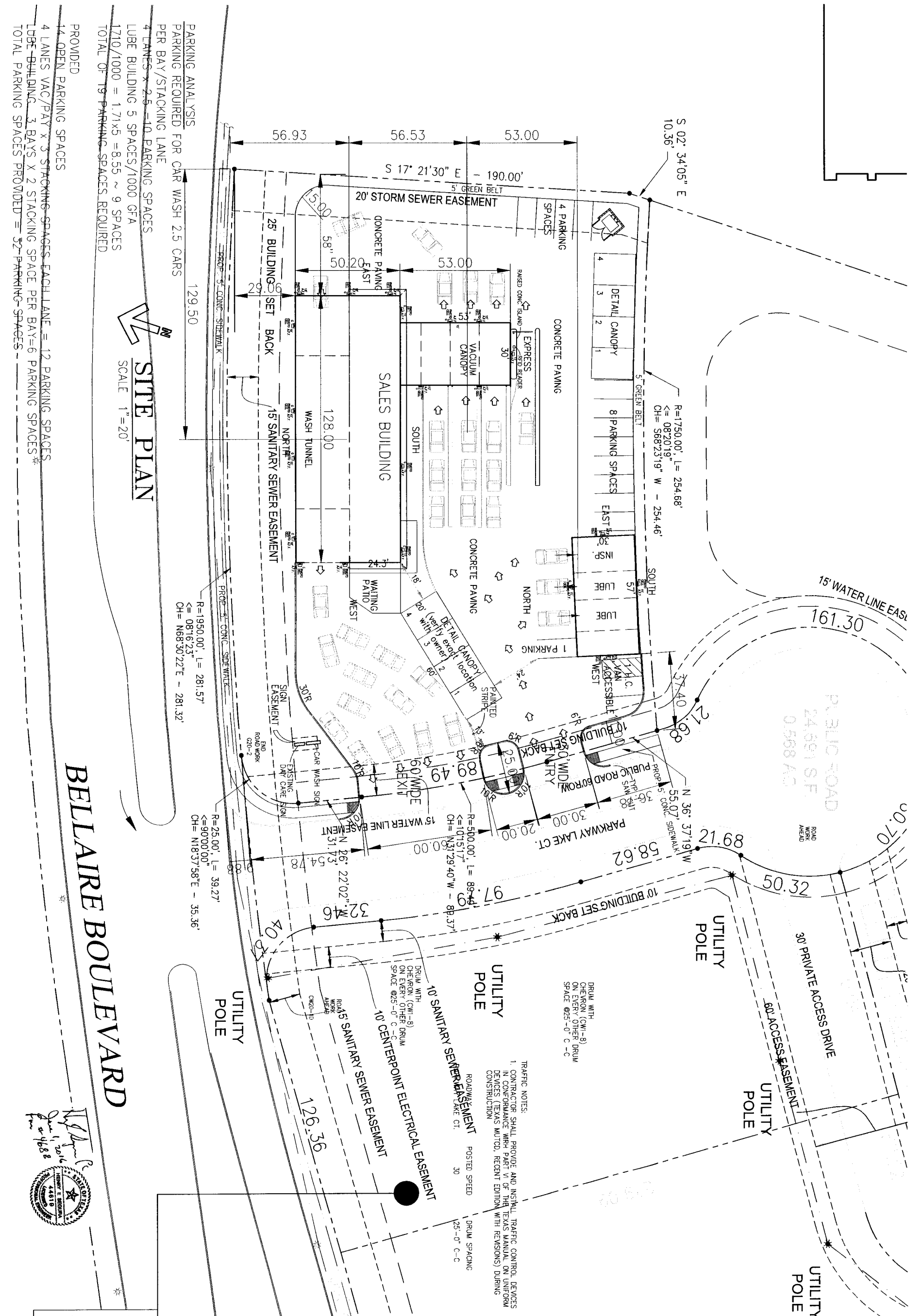


APPLE CAR WASH
22355 BELLAIRE BOULEVARD
RICHMOND, FORT BEND COUNTY, TEXAS 77407

BUILDING DESIGN TEAM:
ROBERT J. RIMES & ASSOCIATES, INC.
4002 BROOK WOODS DRIVE
HOUSTON, TEXAS 77092-8324
(713)956-2600 Fax(713)681-1826
email: rimes@rjimes.com

JOB NO.	RB1405.1
DRAWN BY	DWR
DATE	6-1-16
REVISED	

SHEET NUMBER
A2.1
TRAFFIC CONTROL PLAN



SITE PLAN
SCALE 1"=20'

BELLAIRE BOULEVARD

PARKING ANALYSIS
PARKING REQUIRED FOR CAR WASH 2.5 CARS
PER BAY/STACKING LANE
4 LINES x 2.5 = 10 PARKING SPACES
LUBE BUILDING 5 SPACES/1000 GFA
1710/1000 = 1.71x5 = 8.55 ~ 9 SPACES
TOTAL OF 19 PARKING SPACES REQUIRED

PROVIDED
14 OPEN PARKING SPACES
4 LANES VAC/PAY x 3 STACKING SPACES EACH LANE = 12 PARKING SPACES
LUBE BUILDING 3 BAYS x 2 STACKING SPACE PER BAY = 6 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 32 PARKING SPACES

TRAFFIC NOTES:
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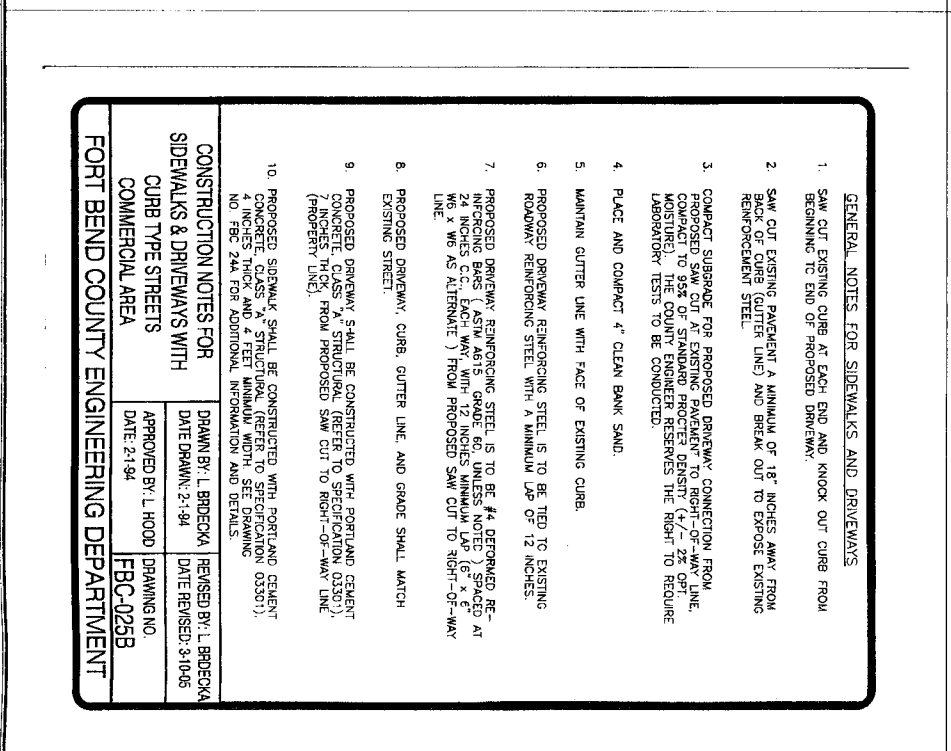
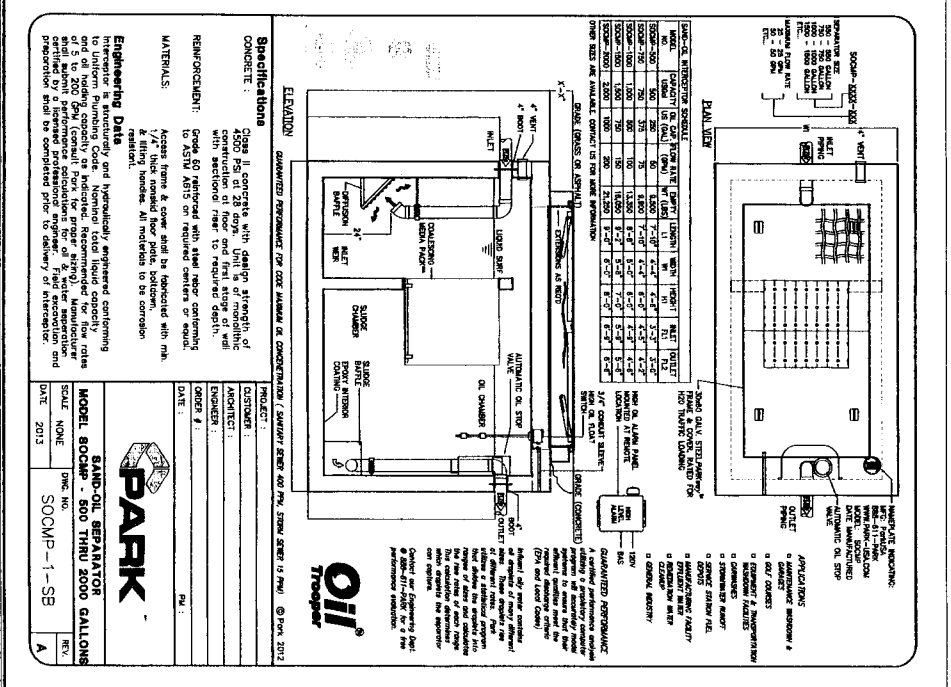
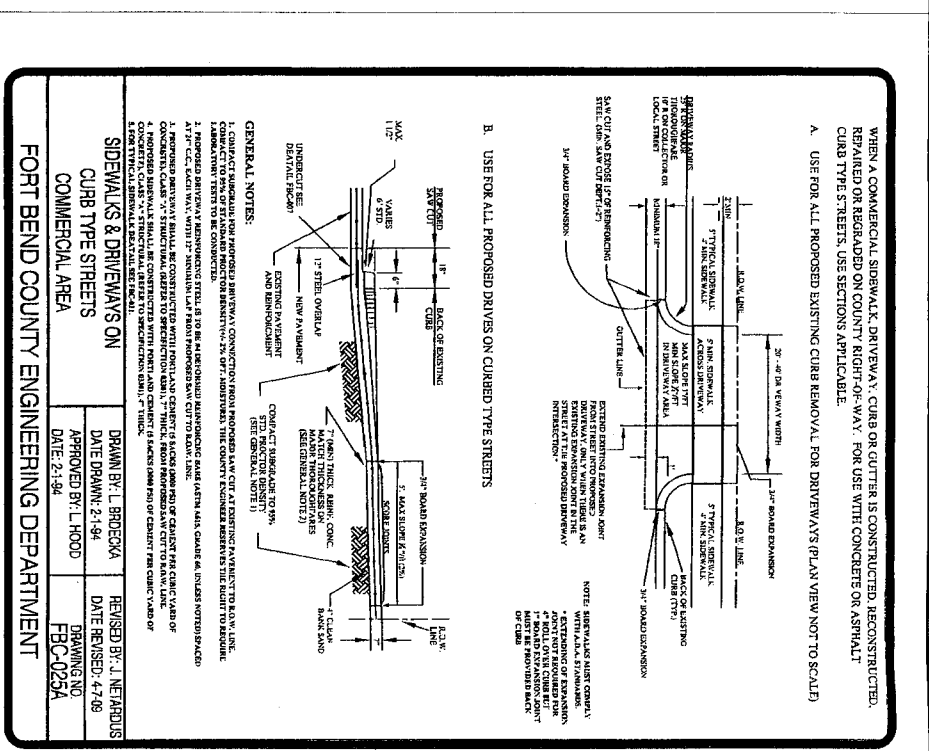
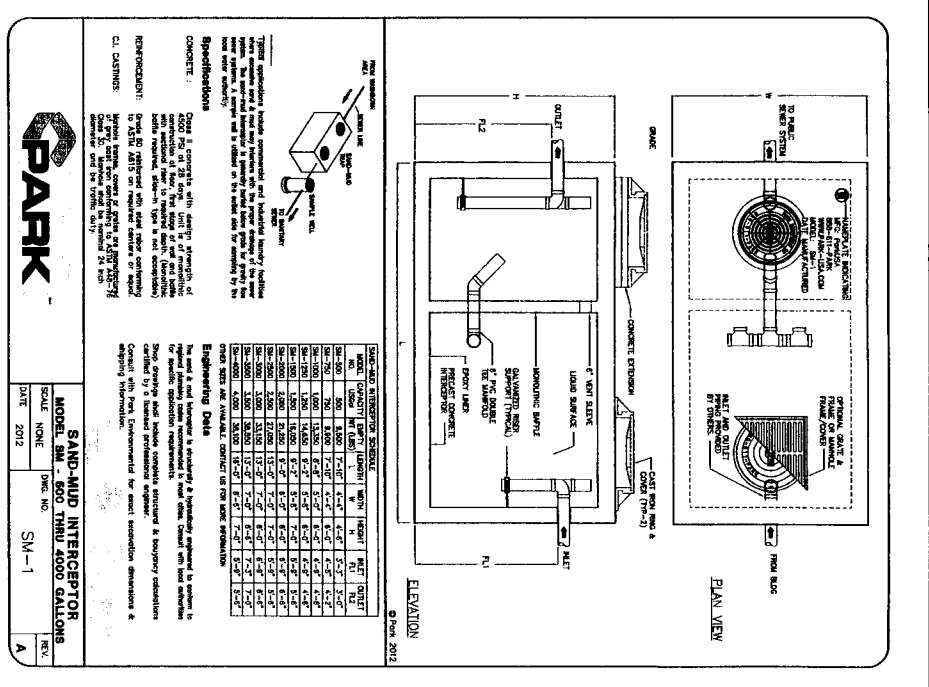
June 1, 2016
June 5, 1988
Professional Engineer
44819
STATE OF TEXAS

APPLE CAR WASH
22355 BELLAIRE BOULEVARD
RICHMOND, FORT BEND COUNTY, TEXAS 77407

BUILDING DESIGN TEAM:
ROBERT J. RIMES & ASSOCIATES, INC.
4002 BROOK WOODS DRIVE
HOUSTON, TEXAS 77092-8324
(713)956-2600 Fax (713)681-1826
email: rimes@rjimes.com

JOB NO.	R61405.1
DRAWN BY	JMC/DWR
DATE	1-28-15
REVISIONS	3-26-15
	6-26-15
	6-1-16

SHEET NUMBER
A2
SITE PLAN



CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA

DRAWN BY: L. BROECKA
DATE DRAWN: 2-1-14
APPROVED BY: L. HOOD
DATE: 2-1-14

REVISOR: J. NEUBERG
DATE REVISOR: 4-7-08
DRAWING NO: FBC-0254
COMMERCIAL AREA

GENERAL NOTES FOR SIDEWALKS AND DRIVEWAYS:

1. SAW CUT EXISTING CURB AT EACH END AND KNOCK OUT CURB FROM BEGINNING TO END OF PROPOSED DRIVEWAY.
2. SAW CUT EXISTING PAVEMENT A MINIMUM OF 18" INCHES AWAY FROM BACK OF CURB (GUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING REINFORCEMENT STEEL.
3. COMPACT SUBGRADE FOR PROPOSED DRIVEWAY CONNECTION FROM PROPOSED SAW CUT AT EXISTING PAVEMENT TO RIGHT-OF-WAY LINE. COMPACT TO 95% OF STANDARD PROCTOR DENSITY (1+/- 2% OPT. MOISTURE). THE COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
4. PLACE AND COMPACT 4" CLEAN BANK SAND.
5. MAINTAIN GUTTER LINE WITH FACE OF EXISTING CURB.
6. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE TIED TO EXISTING ROADWAY REINFORCING STEEL WITH A MINIMUM LAP OF 12 INCHES.
7. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED REINFORCING BARS (ASTM A615, GRADE 60, UNLESS NOTED) SPACED AT 24 INCHES C.C. EACH WAY WITH 12 INCHES MINIMUM LAP (6" X 6" W6 X W6 AS ALTERNATE) FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE.
8. PROPOSED DRIVEWAY, CURB, GUTTER LINE, AND GRADE SHALL MATCH EXISTING STREET.
9. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE (PCC) WITH A MINIMUM STRENGTH OF 4000 PSI. FINISH GRADE SHALL BE AS SHOWN ON THE DRAWING.
10. PROPOSED SIDEWALK SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE (PCC) WITH A MINIMUM STRENGTH OF 4000 PSI. FINISH GRADE SHALL BE AS SHOWN ON THE DRAWING.

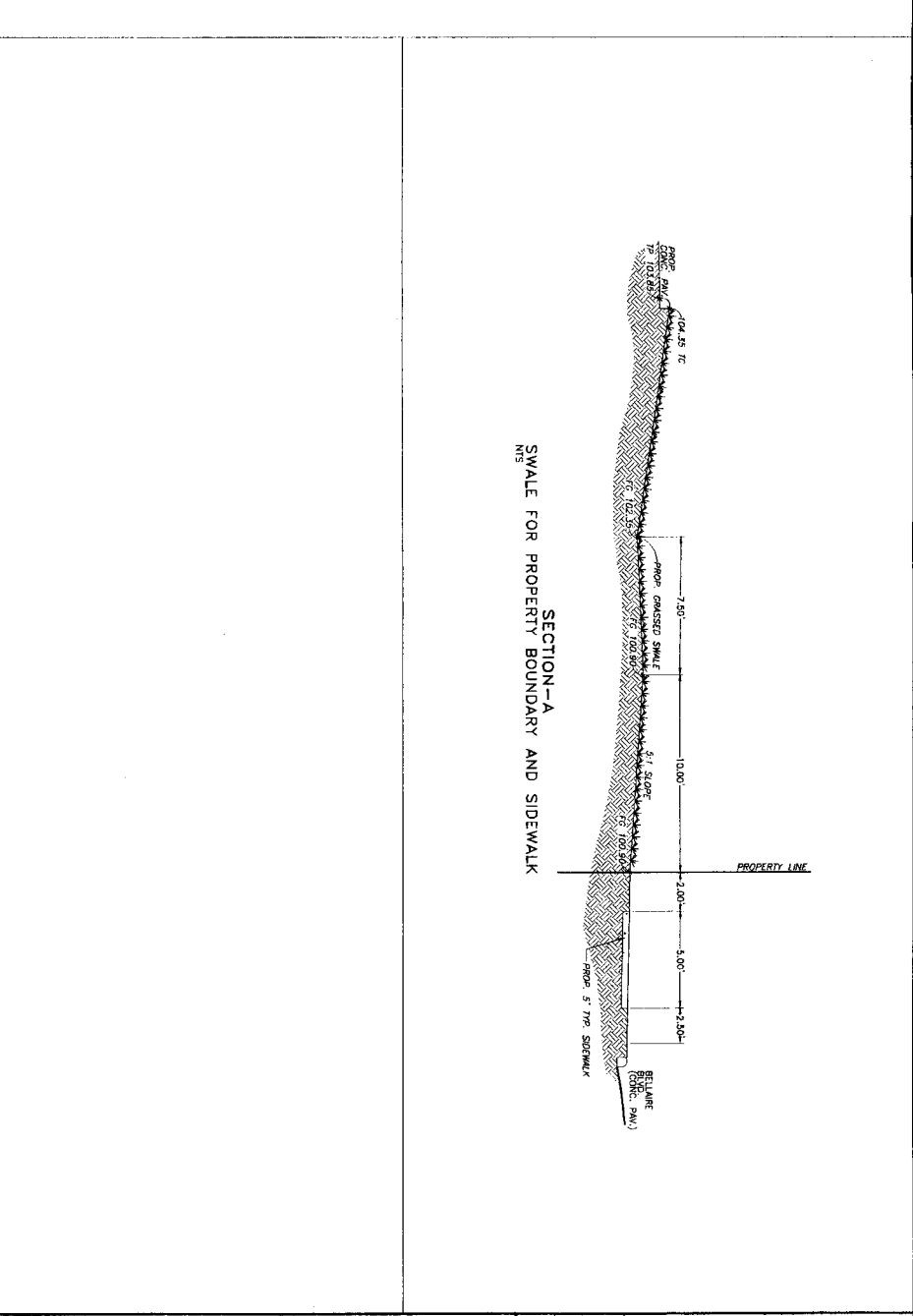
CONSTRUCTION DETAILS

APPROVED: *[Signature]*
Development Coordinator
DATE: 2/1/14

M LANZA ENGINEERING P.L.L.C.
CIVIL - STRUCTURAL ENGINEERS & PLANNERS
1801 W. WINDYBROOK CIRCLE, SUITE-G
TOMBALL, TEXAS 77377
FIRM NO.: F-13716
TEL: 832.598.2618
FAX: 832.598.2619
WWW.MLANZAENGINEERING.COM

BELLAIRE CAR WASH
23355 BELLAIRE BLVD.
RICHMOND, TEXAS 77407

DESIGNED BY: _____



REVISIONS

NO.	DATE	REVISIONS

IN THE CITY OF RICHMOND, TEXAS
FORT BEND COUNTY

BELLAIRE CAR WASH
23355 BELLAIRE BLVD.
RICHMOND, TEXAS 77407

DESIGNED BY: _____