

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 11th day of October, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Todd R Trego
 Job Location 15606 W Airport Boulevard, Sugarland, TX 77498
 Date Bond No. 6864801543, Permit No. 2016-9423 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 Meyers, seconded by Commissioner Patterson, 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 J. Dy
 for County Engineer

Presented to Commissioners Court and approved.
 Recorded in Volume 10-11-16 115F
 Minutes of Commissioners Court

By: N/A
 Drainage District Engineer/Manager

Clerk of Commissioners Court
 By: Annika Wilho
 Deputy

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

0068648
Office AU # 11-24
1210(8)

Remitter: TODD R TREGO
Operator I.D.: nj000100 tx098222

CASHIER'S CHECK

6864801543

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

September 21, 2016

Seven thousand dollars and no cents

Payee Address: 301 JACKSON ST 4TH FLOOR RICHMOND, TX 77469.
Memo: PERFORMANCE BOND

WELLS FARGO BANK, N.A.
4510 KINGWOOD DR
KINGWOOD, TX 77345
FOR INQUIRIES CALL (480) 394-3122

***\$7,000.00**

VOID IF OVER US \$ 7,000.00

Richard Terry
CONTROLLER

Security Features Included. Details on Back.

DATE	CURRENCY	DOLLARS	CENTS
	COINS		
	TOTAL CASH		
	CHECKS		
	1 Cashier's	7,000	00
	2 Check		
	3 # 0814801543		
	4		
	5		
	6 Teller		
	7 Trego		
	8		
	9 Permit #		
	10 2016-9423		
	11		
	12 CCM 10-11-14		
	13 \$ 15.11		
	14		
	15		
	16		
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	25		
	26		
	27		
	28		
	TOTAL FROM OTHER SIDE OR ATTACHED LIST		
	PLEASE PRINT TOTAL AMOUNT	7,000	00

DEPOSIT TICKET
TOTAL ITEMS: 1
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL
88-2285/1131-111

RE-ENTER GRAND TOTAL IN SCREENED BOXES

**FORT BEND COUNTY CLERK
REGISTRY FUND**
301 JACKSON
RICHMOND, TX 77469

PROSPERITY BANK®
SUGAR LAND BANKING CENTER
14080 SOUTHWEST FREEWAY • SUGAR LAND, TX 77478
281-269-7200 www.prosperitybankusa.com

\$ 7,000.00

USE ROUTING NUMBER FROM YOUR CHECKS FOR AUTOMATIC PAYMENTS. CHECKS AND OTHER ITEMS ARE RESERVED FOR DEPOSIT SUBJECT TO THE PRIVILEGES OF THE U.S. FEDERAL RESERVE AND ANY APPLICABLE COLLECTION PRACTICES.

CHECKS IN EACH SEQUENCE	DOLLARS	CENTS
1		
2		
3		
4		
5		
6		
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30		

10/12/2016
BR# 111 Tr# 13
Account: DDA deposit 7,000.00

6:20 PM
Seq#

Prosperity Bank

TOTAL THIS SIDE: []
TOTAL IN THE SPACE PROVIDED: []
NON:

CASH COUNT - FOR OFFICE USE ONLY

X	100	
X	50	
X	20	
X	10	
X	5	
X	2	
X	1	

TOTAL \$ []

PRINT



Order Confirmation

Fort Bend County, Office of County Clerk

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

TXCLASS

Order Date: 10/13/2016 Order Number: TXO01347422
Participant Name: Fort Bend County, Office of County Clerk
Account Name: CCM2016-9423 Todd R Trego
Account Number: TXCLASS Authorized Linda Willis

Transaction Type: Contribution
Transaction Amount: \$7,000.00

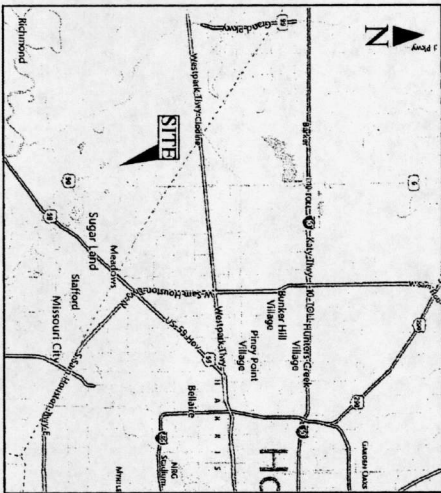
Bank Name: PROSPERITY BANK
Bank Account No: XXXXXXXX-7036
Payment Type: ACH *Please note you have made an ACH Contribution, these funds will not be available for withdrawal until the following business day.*
ABA: 113122655
Payment Instructions:

Memo:

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

DEPOSIT

PERMIT #	2016-9423
STYLE:	Todd R Trego
NAME PUT INTO TEXAS CLASS AS:	CCM2016-9423 Todd R Trego
TEXAS CLASS ACCOUNT NUMBER	
DEPOSIT AMOUNT:	\$7,000.00
DATE RECEIVED:	10/11/2016
DATE TRANSFERRED TO TEXAS CLASS:	10/13/2016



VICINITY MAP

CIVIL SITE DESIGN DRAWING INDEX:

C-1	COVER	X	REV-1: 2/15/16	X
C-2	PLAT	X	REV-2: 5/27/16	X
C-3	SITE PLAN	X	REV-3: 8/23/16	X
C-4	GENERAL NOTES	X		X
C-5	WATER & SANITARY PLAN	X		X
C-6	GRADING PLAN	X		X
C-7	DRAINAGE MAP & CALCULATIONS	X		X
C-8	SWPP PLAN	X		X
C-9	PAVING & DRIVEWAY DETAILS	X		X
C-10	WATER & SANITARY SEWER DETAILS	X		X
C-11	STORM SEWER DETAILS	X		X
C-12	SWPPP DETAILS	X		X
C-13	PED-12A TXDOT SIDEWALK & RAMP DETAILS	X		X

The Learning Experience
Childcare Facility Development
 10,000 sqft One-Story Masonry Building
 Learning Experience Sugar Land Subdivision
 1.907 Acres at
 the NW Corner of Airport Blvd and Old
 Richmond Rd situated in the M.M. Battle
 League, Abstract Number 9, recorded under Fort
 Bend County Clerk's File Number 2006046215,
 Fort Bend County, Texas

**WATER & SANITARY SEWER
 UTILITIES PROVIDED BY
 Fort Bend MUD 41
 281-290-6507**

FORT BEND COUNTY ENGINEER
 ENGINEER: *Richard W. Solters, P.E.*
 DATE: 1/7/16
 THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS
 NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.
 APPROVED: *[Signature]*
 Development Coordinator
 DATE: 9/1/16

FORT BEND COUNTY MUNICIPAL UTILITY
 DISTRICT NO 41 ENGINEER
 (SIGNATURE VALID FOR ONE (1) YEAR)

DATE

MIRAMONT INTERNATIONAL LAND MANAGEMENT 4100 Westheimer Rd., Ste. 290 Houston, TX 77026 (832) 691-1381		THE SEAL AND APPEARANCE ON THIS DRAWING ARE AUTHORIZED BY ME ONLY ON 02/21/16
		OWNER: Donal BTS 23528 Genesee Trail Rd Golden, CO 80601 c/o Bend NEET (603) 567-8821 bend@jyrock.com
REVISIONS: REV-1: 2/15/16 REV-2: 5/27/16 REV-3: 8/23/16	The Learning Experience - Academy of Early Education Plat Name: Learning Experience Sugar Land A Subdivision of 2.00 Acres Out of the M.M. Battle League, Abstract Number 9, City of Houston ETJ, Fort Bend County, Texas	
SHEET TITLE: COVER DATE: 8/23/16 C-1		

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 PROPOSED DRIVEWAY (CURB OR 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. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED TO THE COUNTY ENGINEER'S RESERVE THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
4. PLACE AND COMPACT 4" CLEAN BANK SAND
5. MAINTAIN CUTTER 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 1/2 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, CLASS "A", STRUCTURAL. (REFER TO SPECIFICATION 03301), 7 INCHES THICK FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE. (PROPERTY LINE).
10. PROPOSED SIDEWALK SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A", STRUCTURAL. (REFER TO SPECIFICATION 03301), 4 INCHES THICK AND 4 FEET MINIMUM WIDTH. SEE DRAWING NO. FBC 244 FOR ADDITIONAL INFORMATION AND DETAILS.

CONSTRUCTION NOTES FOR CURB TYPE STREETS COMMERCIAL AREA	DRAWN BY: L. BRIDECVA	REVISD BY: L. BRIDECVA
	DATE DRAWN: 2-1-94	DATE REVISED: 3-10-06
	APPROVED BY: L. HOOD	DRAWING NO. FBC-0258
	DATE: 2-1-94	

FORT BEND COUNTY ENGINEERING DEPARTMENT



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stollis, P.E.
County Engineer

Fort Bend County Construction - General Notes

1. Fort Bend County must be invited to the Pre Construction Meeting.
2. Contractor shall notify Fort Bend County Engineering Department 48 hours prior to commencing construction and 48 hours notice to any construction activity within the limits of the paving of Construction@fcbcountytx.com.
3. Contractor is responsible for obtaining all permits required from Fort Bend County prior to commencing construction of any improvements within County road right of way.
4. All Paving Improvements shall be constructed in accordance with Fort Bend County Rules, Regulations and Requirements relating to the Approval and Acceptance of Improvements in Subdivisions as currently amended.
5. All road widths, curb radii and curb alignment shown indicates back of curb.
6. A continuous longitudinal reinforcing bar shall be used in the curbs.
7. All concrete pavement shall be installed at each curb return and at a maximum spacing of 60 feet.
8. All weather access to all existing streets and driveways shall be maintained at all times.
9. 6" x 12" reinforced concrete curb shall be placed in (land) of single family lots only. All other areas shall be 6" reinforced concrete curb.
10. At all intersection locations, Type 7 ramps shall be placed in accordance with TxDOT Pwd-12a standard detail sheet A-04. Handicap ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
11. All handrails are required at curb connections to Handicap Ramps with a construction joint within 5' of ramps.
12. All handrails shall be finished with A.D.A. wheel chair ramps installed.
13. Guidelines are set forth in the Texas Manual on Uniform Traffic Control Devices, as currently amended, shall be observed. The Contractor shall be responsible for providing adequate signage, signing, striping and warning devices etc. during construction - both day and night.
14. All 81.3 stop signs shall be 30" x 30" with diamond grade sheeting per Texas manual on uniform traffic control devices.
15. Street name signage shall be on a 9" high sign flat blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters of 4.5" minimum. The letters shall be reflective white. Street name signs shall be mounted on stop sign post.
16. A Blue Double Reflectorized button shall be placed at all fire hydrant locations. The button shall be placed 12 inches off of the centerline of the street on the same side as the hydrant.

NOTE: Fort Bend County notes supersede any conflicting notes.

301 Jackson St., Suite 401, Richmond, TX 77469

Phone 281-639-7500

10CompassPoint@fcb.com; Construction_General_Notes_REVISED_2015-11-18.docx

Disclaimer: The project and all parts thereof shall be subject to inspection from time to time by inspectors designated by Fort Bend County. No audit inspections shall be made in accordance with the drawings and specifications. Neither failure to inspect nor failure to discover or report any of the work as not in accordance with the drawings and specifications, requirements and specifications of Fort Bend County or the County Engineer shall constitute an admission of liability on the part of the County Engineer. The County Engineer shall not be liable for any error or omission on this project shall be construed to imply an acceptance of such work or to release the Contractor of any of its obligations hereunder.

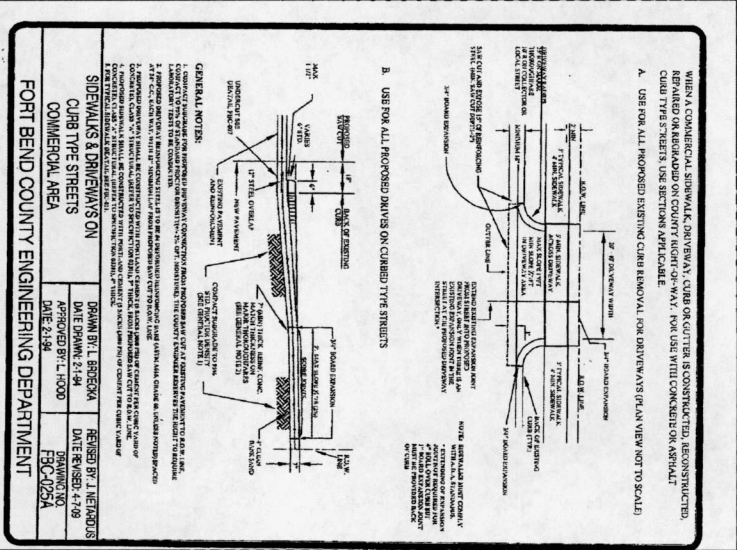
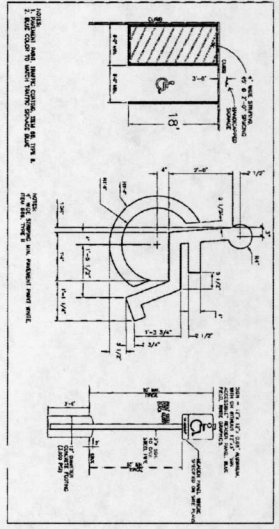
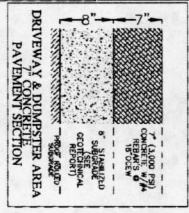
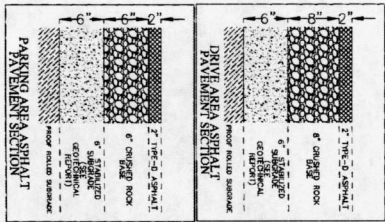
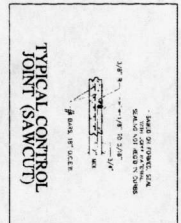
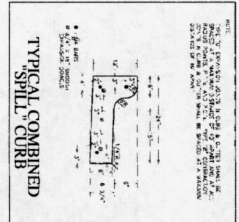
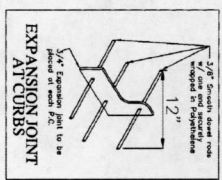
CONTRACTOR IS TO COORDINATE WITH MUD 41 OPERATOR AND ENGINEER FOR THE NECESSARY INSPECTIONS PRIOR TO BACKFILL OVER ANY UTILITY.


MUD 41 Engineer:
Robert W. Dickey, PE
6330 West Loop South, Ste. 130
Bellevue, TX 77386
(713) 777-5337

MUD 41 Operator:
Keith Arrant
Municipal Operations & Consulting, Inc.
312 Spring Hill Dr., #100
Spring, TX 77386
(832) 510-2972

APPROVED:
DATE: 9/11/16
Development Coordinator

 4100 Westchase Blvd., Suite 250 Houston, TX 77027 (832) 691-1581	THE SEAL AND APPROPRIATION OF THIS DOCUMENT IS THE PROPERTY OF THE COUNTY ENGINEER. IT IS TO BE KEPT IN THE COUNTY ENGINEER'S OFFICE.
	OWNER: Donald BTS 25528 Denmore Golden, CO 80401 360 Bend Blvd (303) 547-8821 bnd@wyetks.com
REVISIONS: REV-1: 2/15/16 REV-2: 5/27/16 REV-3: 8/23/16	The Learning Experience - Academy of Early Education Plat Name: Learning Experience Sugar Land A Subdivision of 2.00 Acres Out of the M.M. Battle League, Abstract Number 9, City of Houston ETJ, Fort Bend County, Texas
SHEET TITLE: GENERAL NOTES DATE: 8/23/16	C-4



APPROVED:  Development Coordinator
DATE: 9/1/16

SHEET TITLE: PAVING & SIDEWALK DETAILS
DATE: 5/27/16
C-9

The Learning Experience - Academy of Early Education
Plat Name: Learning Experience Sugar Land
A Subdivision of 2.00 Acres Out of the M.M. Battle
League, Abstract Number 9, City of Houston ETJ,
Fort Bend County, Texas

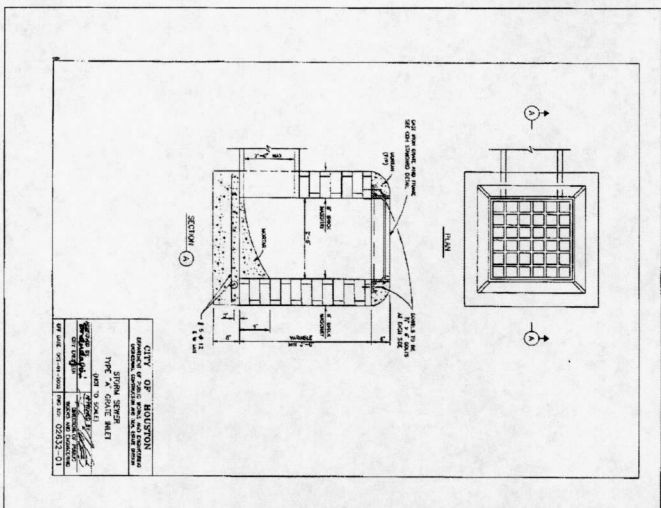
REVISIONS:
REV-1: 2/15/16
REV-2: 5/27/16

OWNER:
Doud BTS
25528 Geesee
The Woodlands
Colorado, CO 80401
630-964-8821
630-964-8822
bts@wyethes.com

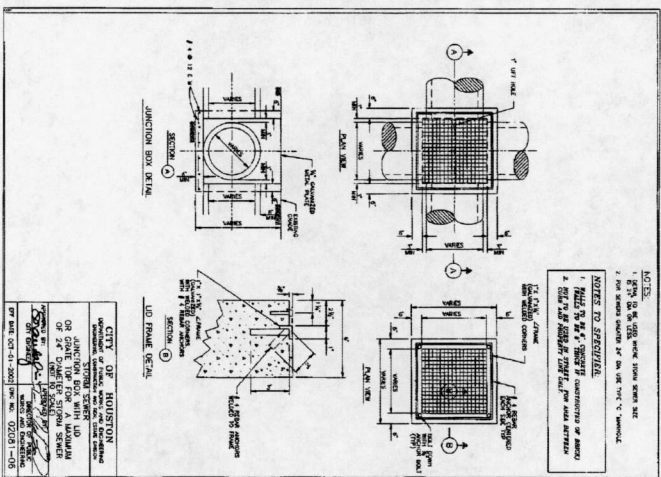
THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER WHOSE PROFESSIONAL LICENSE WAS REQUIRED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF TEXAS FOR THIS PROJECT.

David B. T. Smith
Architect
No. 10000
State of Texas
No. 10000

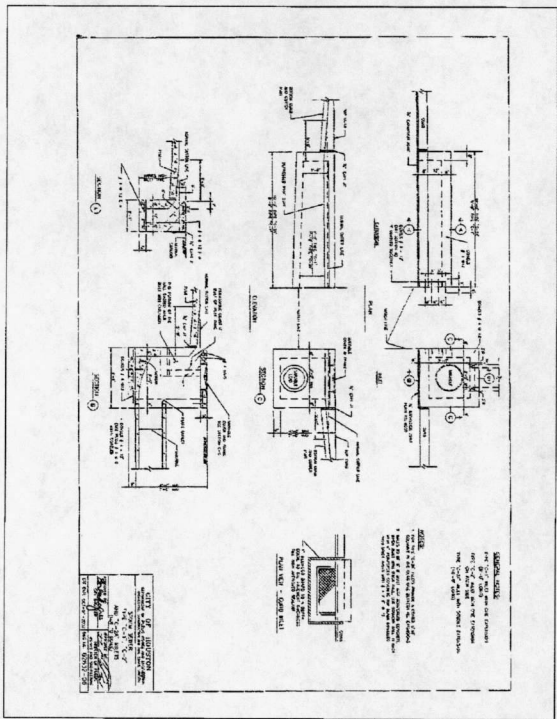
MIRAMONT
ENGINEERING - SURVEYING
LAND DEVELOPMENT
1100
Houston, TX 77027
(832) 691-1581



CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF STREETS
 TYPE: MANHOLE
 DATE: 5/27/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PER: [Signature]



CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF STREETS
 TYPE: JUNCTION BOX
 DATE: 5/27/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PER: [Signature]



CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF STREETS
 TYPE: MANHOLE
 DATE: 5/27/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PER: [Signature]

APPROVED: [Signature]
 Development Coordinator
 DATE: 5/27/16

C-11

SHEET TITLE:
 STORM
 SEWER
 DETAILS

The Learning Experience - Academy of Early Education
 Plat Name: Learning Experience Sugar Land
 A Subdivision of 2.00 Acres Out of the M.M. Battle
 League, Abstract Number 9, City of Houston ETJ,
 Fort Bend County, Texas

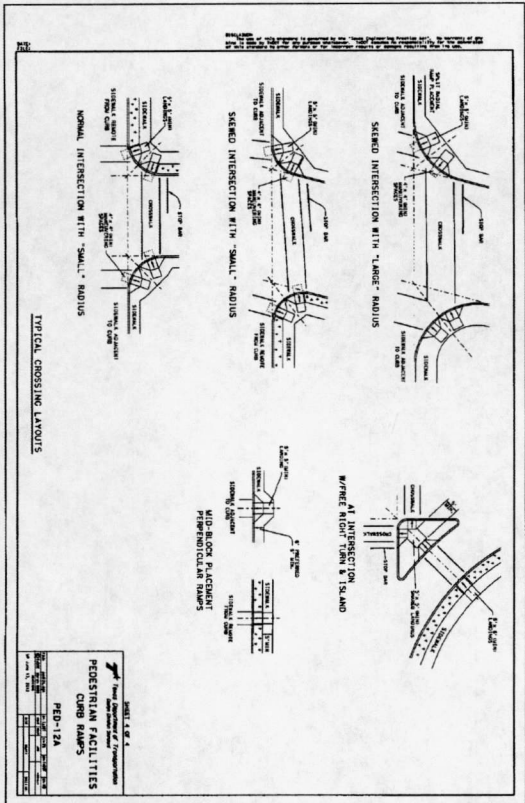
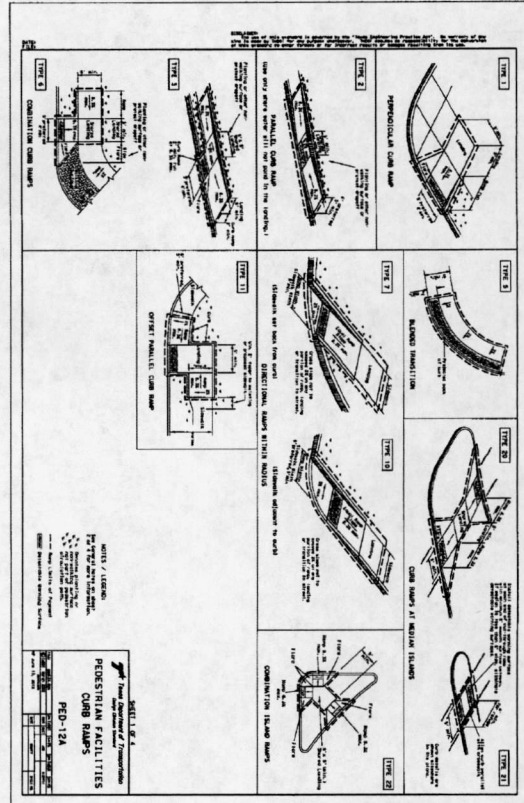
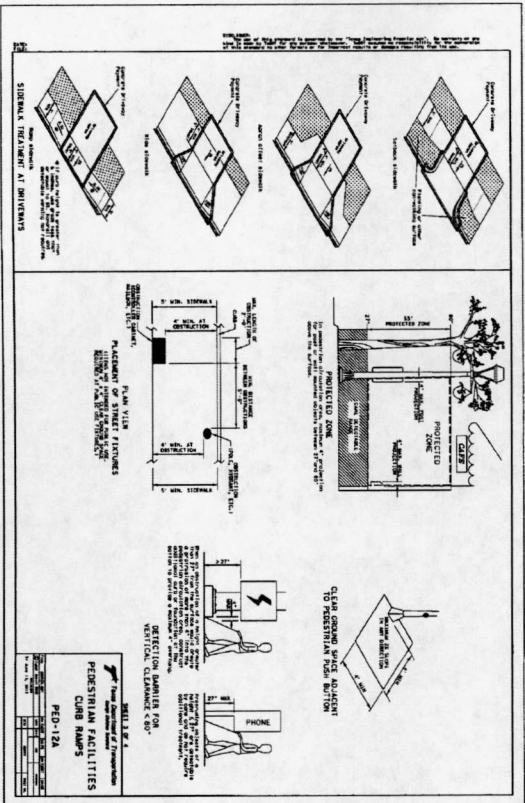
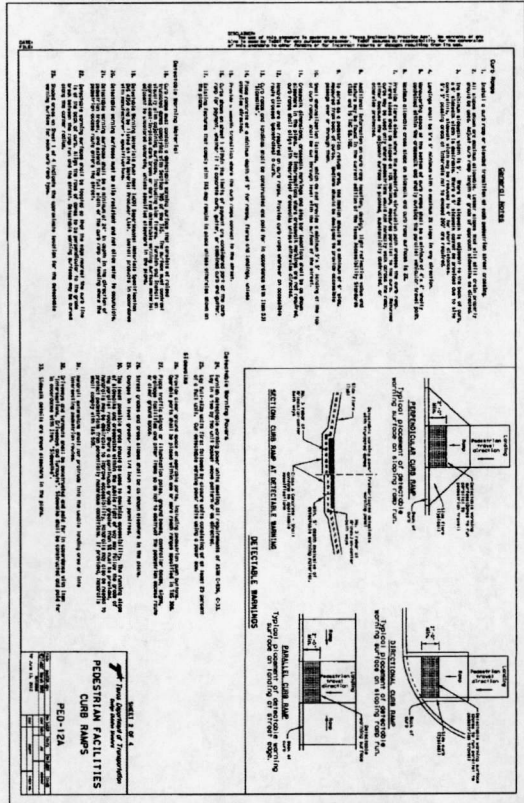
REVISIONS:
 REV-1: 2/15/16
 REV-2: 5/27/16

OWNER:
 Doug BTS
 23528 Goodwin
 Golden, CO 80401
 563 Bond Nert
 (303) 547-8821
 bond@wysebooks.com

THE SEAL AND
 APPEARING ON THIS
 AUTHORIZED BY
 RES. BY: BROOKIN, JR.
 5/27/16



MIRAMONT
 INTERESTS, L.P.
 4100 Westheimer Rd., Suite 250
 Houston, TX 77027
 (832) 691-1581



APPROVED: *[Signature]*
 DATE: 9/16
 Development Coordinator

TYDOT
 PBD-12A
 DATE: 5/27/16
 SHEET TITLE: C-13

The Learning Experience - Academy of Early Education
 Plat Name: Learning Experience Sugar Land
 A Subdivision of 2.00 Acres Out of the M.M. Battle
 League, Abstract Number 9, City of Houston ETJ,
 Fort Bend County, Texas

REVISIONS:
 REV-2: 5/27/16

OWNER:
 Doud BTS
 25528 Gainsboro
 Trail Rd
 Golden, CO 80601
 (303) 547-8821
 bts@btsinc.com

APPROVED FOR CONSTRUCTION
 AUTHORIZED BY
 PE 00531 (ON 5/27/16)

MIRAMONT
 11 N. 28th St., Suite 100
 Fort Worth, TX 76102
 (832) 691-1581
 TBE # 0477
 4100 Woodbridge Rd., Suite 250
 Fort Worth, TX 76102
 (832) 691-1581