

**REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT**

On this 1st day of December, 2015, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes

Job Location 715 Orlandis Lane, Rosenberg, TX 77469

Date 11/17/2015 Bond No. LL12093500, Permit No. 2015-4083 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 \_\_\_\_\_, 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: *Rub J. Staife, PE, PTOE*  
 For County Engineer

Presented to Commissioners Court and approved.  
 Recorded in Volume \_\_\_\_\_

Minutes of Commissioners Court

By: N/A  
 Drainage District Engineer/Manager

Clerk of Commissioners Court

By: \_\_\_\_\_  
 Deputy



**LEGEND**

\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES

BL = BUILDING LINE  
 PL = PROPERTY LINE

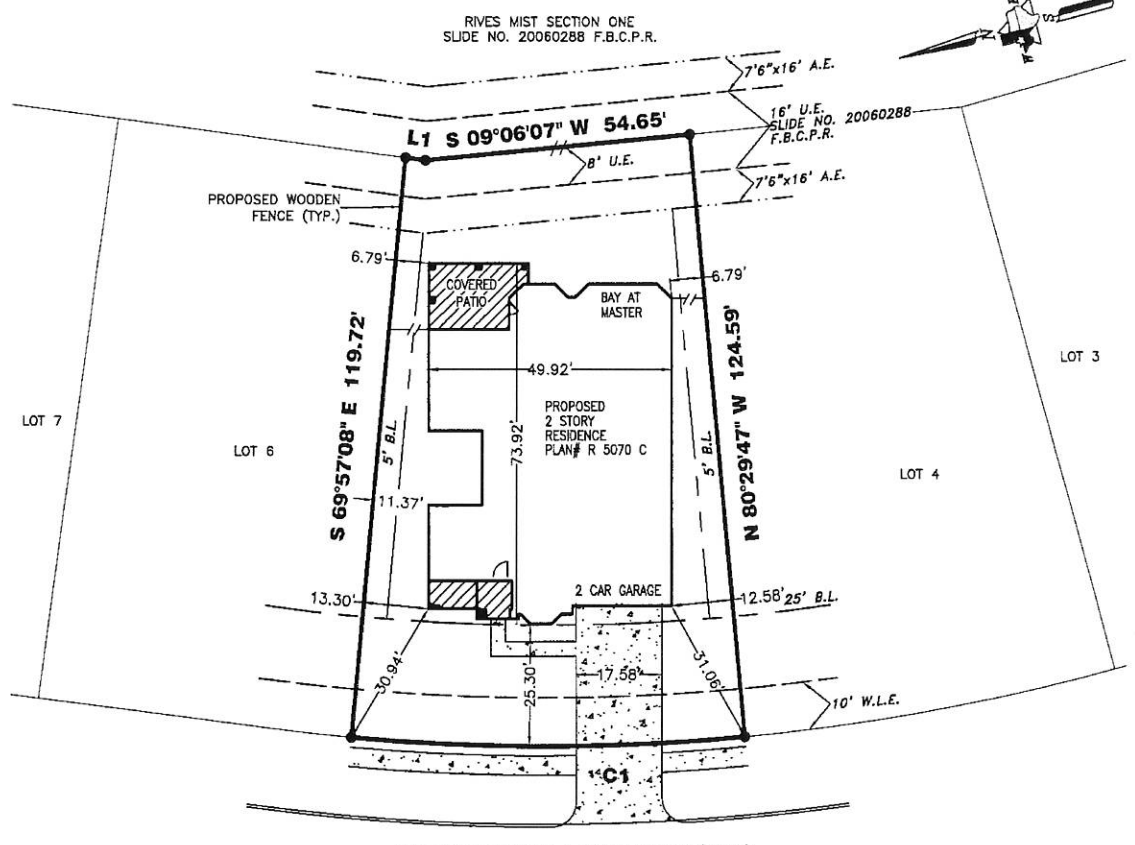
IRON FENCE — I —  
 WOOD FENCE — // —  
 OVERHEAD UTILITIES — U —

BUILDING LINE — — — —  
 ESMT LINE — · · · · ·  
 AERIAL ESMT — — · — —

SSE = SANITARY SEWER ESMT.  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY

PUE = PUBLIC UTILITY ESMT.  
 PAE = PERMANENT ACCESS ESMT.  
 MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



715 ORLANDIS LANE (60' R.O.W.)

**C1**  
**R=440.00'**  
**L=80.97'**  
**C=80.86'**  
**CB=N 14°46'33" E**  
**L1**  
**S 22°27'49" W 4.08'**

LOT COVERAGE	
SLAB=	3008 SQ.FT.
DRIVE=	505 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	256 SQ.FT.
PRIVATE WALKS=	67 SQ.FT.
COVERED PATIO=	247 SQ.FT.
<b>TOTAL=</b>	<b>4287 SQ.FT.</b>
<b>LOT=</b>	<b>8545 SQ.FT.</b>
<b>COVERAGE=</b>	<b>45 %</b>

SOD	
FRONT YARD=	331 SQ.YD.
REAR YARD=	193 SQ.YD.
SOD IN ROW=	86 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>610 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>143 LIN. FT.</b>

**PROPERTY INFORMATION**

LOT 5 BLOCK 2

SUBDIVISION:  
 RIVERS MIST SECTION TWO

RECORDING INFO:  
 PLAT NO. 20150013, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER 5070CR

PLAN OPTIONS:  
 -EXTENDED COVERED PATIO  
 -MASTER BAY WINDOW

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0265L  
 REVISED DATE: 04-02-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS & ORDINANCES, IF ANY.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150013, P.L.R. & C.T.R., F.B.C. FILE NOS. 200508077, 200610274, 200608078, 200608079.

IF THE MINIMUM SUB ELEVATION SHALL BE 30.50' ABOVE MEAN SEA LEVEL, OR AT LEAST 1' ABOVE NATURAL GRADE AT CENTER OF LOT OR 12" ABOVE TOP OF CURB, WHOEVER IS HIGHER PER RECORDED PLAT NOTE # 8.

THIS PLOT PLAN DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF ROSENBERG), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF DEVON STREET HOMES AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

**DRAWING INFORMATION**

ADDRESS: 715 ORLANDIS LANE

TT JOB NO: DS1204-15

CLIENT JOB NO: N/A

DRAWN BY: SR

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 11-06-15

**REVISIONS**

NO.	DATE	REASON	BY



**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY



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