

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 5th day of January, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes Job Location 28211 Patriot River Lane, Katy, TX 77494 Date 12/11/2015 Bond No. LL12093500, Permit No. 2015-4594 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: Rick J Stangle, PE, PTOE Presented to Commissioners Court and approved.
 FOR County Engineer Recorded in Volume _____
 Minutes of Commissioners Court

By: N/A Clerk of Commissioners Court

By: _____
 Deputy

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

UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT

BL = BUILDING LINE
 PL = PROPERTY LINE

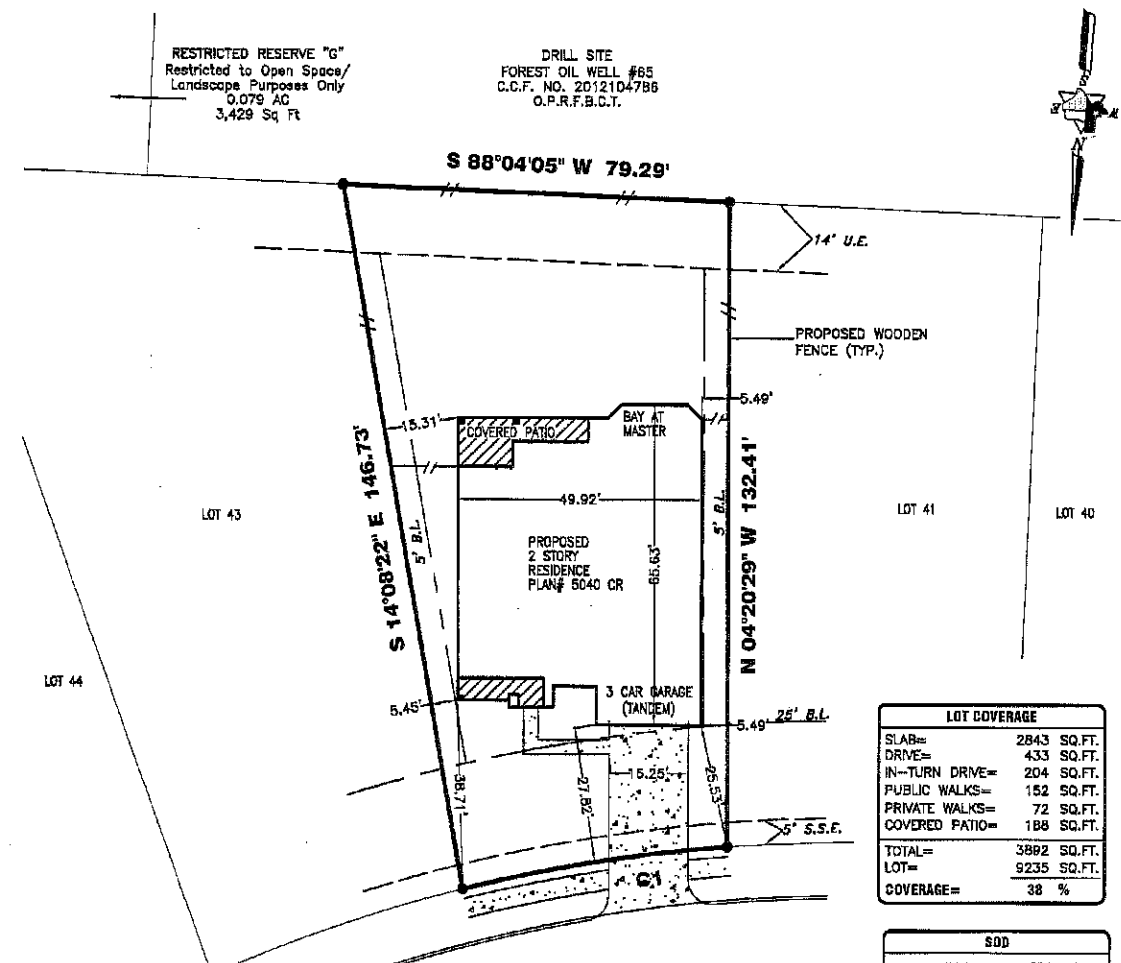
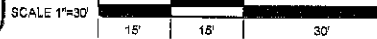
IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

LEGEND

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.



C1
R=325.00'
L=55.03'
C=54.97'
CB=N 76°23'59" E

28211 PATRIOT RIVER LANE (50' R.O.W.)

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.

LOT COVERAGE	
SLAB=	2843 SQ.FT.
DRIVE=	433 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	152 SQ.FT.
PRIVATE WALKS=	72 SQ.FT.
COVERED PATIO=	188 SQ.FT.
TOTAL=	3892 SQ.FT.
LOT=	9235 SQ.FT.
COVERAGE=	38 %

SOD	
FRONT YARD=	236 SQ.YD.
REAR YARD=	397 SQ.YD.
SOD IN ROW=	25 SQ.YD.
TOTAL SOD AREA=	661 SQ.YD.
FENCE	
TOTAL FENCE=	202 LIN. FT.

PROPERTY INFORMATION

LOT 42 BLOCK 1
SUBDIVISION:
 TRAILS OF KATY SEC 1.
RECORDING INFO:
 PLAT NO. 20140090, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5040 CR
PLAN OPTIONS:
 -STONE ELEVATION
 -EXTENDED COVERED PATIO
 -MASTER BAY WINDOW

FLOOD INFORMATION

F.I.R.M. NO: 48157C **PANEL: 0040L**
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.
 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. 2314008, P.M.F.B.C.74; F.B.C. FILE NOS., 2014026215
 C.O.M. ORDINANCE 55-1876 PER H.C.C.F. # N-283866 AND C.O.M. ORDINANCE 48-1912 PER H.C.C.F. 18-097979 AND AMENDED BY C.O.M. ORDINANCE 1869262.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 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.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY GAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), 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.
 (R) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 72 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 6 INCHES ABOVE FINISHED GROUND PER RECORDED PLAT NOTE # 11.
 A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

DRAWING INFORMATION

ADDRESS: 28211 PATRIOT RIVER LANE
TT JOB NO: DS1212-15
CLIENT JOB NO: N/A
DRAWN BY: SR
BEARING BASE: REFERRED TO PLAT NORTH
DATE: 12-08-15

REVISIONS

NO.	DATE	REASON	BY

DEVON STREET HOMES
PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
TRI-TECH SURVEYING COMPANY, L.P.
 FIRM REG. NUMBER 10115900
 WWW.SURVBYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610
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