

**REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT**

On this 9th day of February, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes Job Location 7115 Pearl Terrace Lane, Rosenberg, TX 77469 Date 1/26/2016 Bond No. LL12093500, Permit No. 2016-5223 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: \_\_\_\_\_ Presented to Commissioners Court and approved.  
County Engineer Recorded in Volume

By: N/A \_\_\_\_\_ Minutes of Commissioners Court

By: \_\_\_\_\_ Clerk of Commissioners Court  
Drainage District Engineer/Manager

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



\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES  
 ( ) RECORD INFORMATION

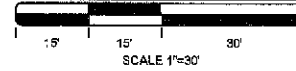
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

F.N.D. = FOUND  
 F.N.C. = FENCE  
 F.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

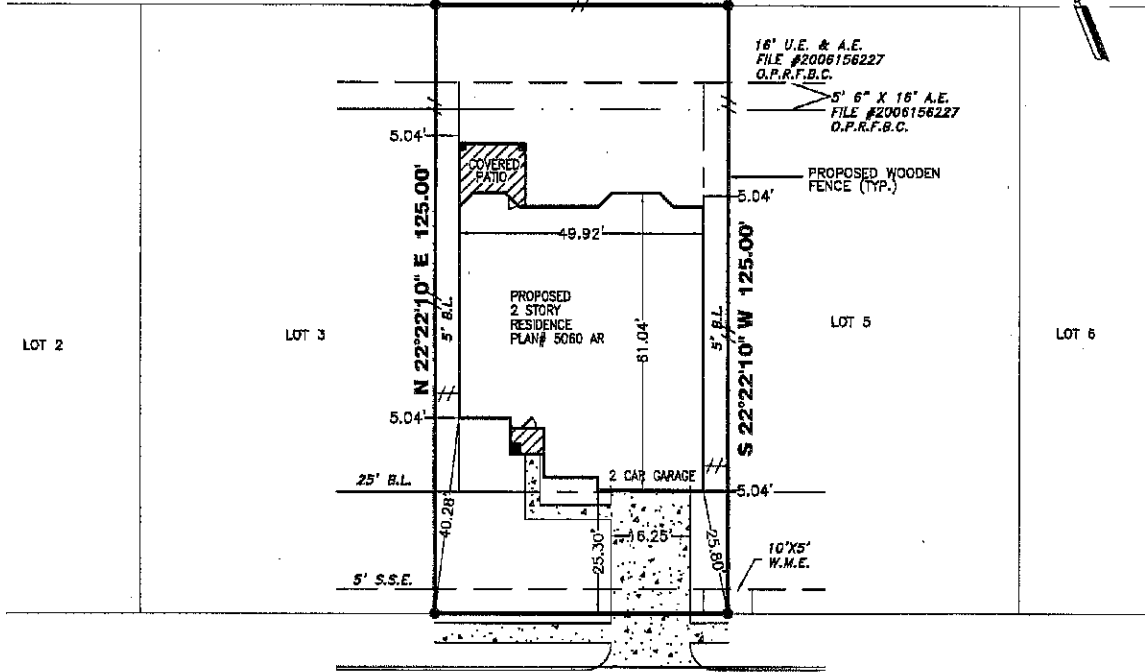
M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY  
 W.M.E. = WATER METER ESMT.

WOOD FENCE  
 IRON FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)



50' PVT. ROAD AND D.E.  
 VOL. 707, PG. 928 AND VOL. 753, PG. 743,  
 F.B.C.D.R.

S 67°37'50" E 60.00'



LOT COVERAGE	
SLAB=	2734 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	175 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	146 SQ.FT.
TOTAL=	3754 SQ.FT.
LOT=	7500 SQ.FT.
COVERAGE=	45 %

N 67°37'50" W 60.00'  
**7115 PEARL TERRACE LANE (50' R.O.W.)**

SOD	
FRONT YARD=	167 SQ.YD.
REAR YARD=	304 SQ.YD.
SOD IN ROW=	33 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>491 SQ.YD.</b>
FENCE	
TOTAL FENCE=	245 LIN. FT.

**PROPERTY INFORMATION**

LOT 4 BLOCK 2

SUBDIVISION:  
 WALNUT CREEK SECTION 11

RECORDING INFO:  
 PLAT NO. 20150225, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER 5060 AR

PLAN OPTIONS:  
 -COVERED PATIO

**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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**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 SECTION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150225, P.R.F.B.C.T.X.; F.B.C. FILE NOS. 200508040

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

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.S.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 ROSENBERG) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF DEVON STREET HOMES, L.P. AND MAY NOT SHOW ALL ENCUMBRANCES OR RECORDS. 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.

(B) THE MINIMUM SLAB ELEVATION SHALL BE 62.6, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAN ELEVATION, OR EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, ON TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT OR TWELVE INCHES (12") ABOVE MAXIMUM PONDING ELEVATION, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, PER PLAT NOTE NO. B.

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.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONTRIBUTION COST OR REQUIREMENT TO BUILD 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 ENCUMBRANCES. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

**DRAWING INFORMATION**

ADDRESS: 7115 PEARL TERRACE LANE  
 TRI-TECH JOB NO: DS1236-16  
 CLIENT JOB NO: N/A  
 DRAWN BY: USL  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01/21/16

**REVISIONS**

NO.	DATE	REASON	BY



THIS IS NOT A BOUNDARY SURVEY



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