

**REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT**

On this 26th day of April, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes

Job Location 1010 River Delta Lane, Rosenberg, TX 77469

Date 4/12/2016 Bond No. LL12093500, Permit No. 2016-6589 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: *C. Charles O. ...*  
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



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

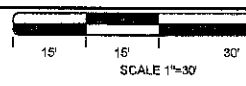
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

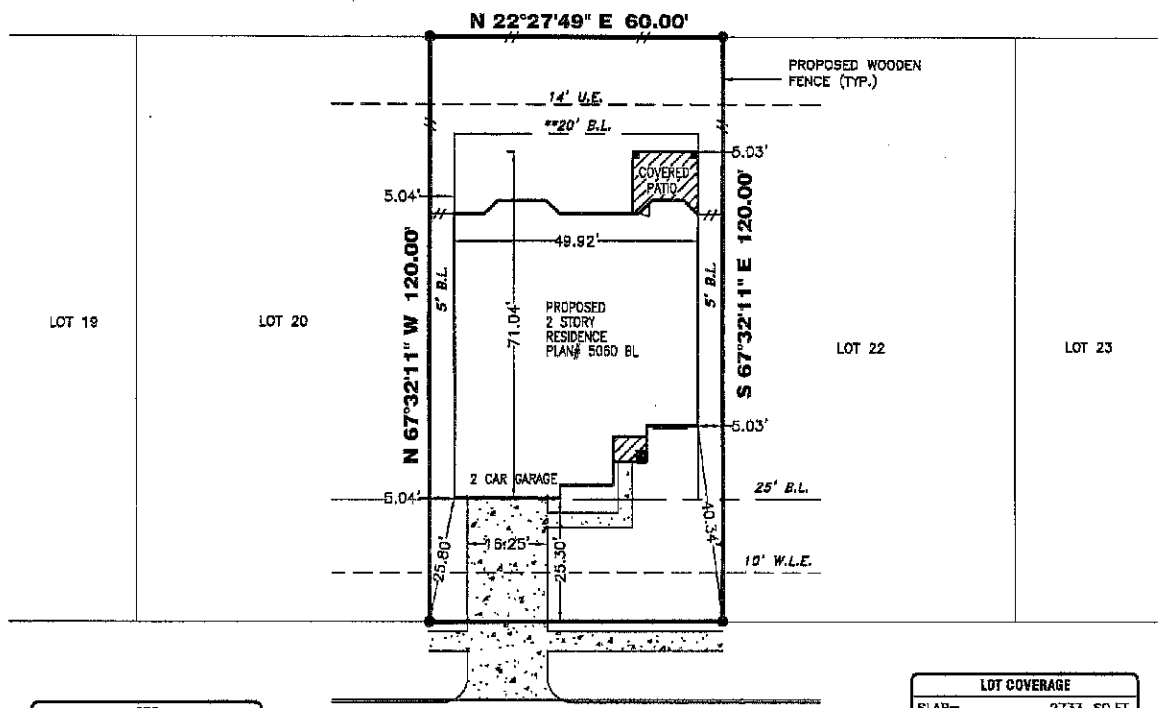
**LEGEND**

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

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



RESTRICTED RESERVE "A"  
 RESTRICTED TO DETENTION  
 LANDSCAPE, RECREATION AND DRAINAGE USES  
 10.0040 AC./435,774 SQ. FT.



SOD	
FRONT YARD=	205 SQ.YD.
REAR YARD=	220 SQ.YD.
SOD IN ROW=	58 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>483 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>148 LIN. FT.</b>

**S 22°27'49" W 60.00'**  
**1010 RIVER DELTA LANE (60' R.O.W.)**

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND SHOULD COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.

LOT COVERAGE	
SLAB=	2733 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.
<b>TOTAL=</b>	<b>3753 SQ.FT.</b>
<b>LOT=</b>	<b>7198 SQ.FT.</b>
<b>COVERAGE=</b>	<b>47 %</b>

**PROPERTY INFORMATION**

LOT 21 BLOCK 2  
 SUBDIVISION:  
 RIVERS HST SECTION THREE  
 RECORDING INFO:  
 PLAT NO. 20150265, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER 5060 BL

PLAN OPTIONS:  
 -STANDARD COVERED PATIO OPTION

**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 ADDITION.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150265, P.R.F.B.C.T.L., F.B.C.O. FILE NOS. 2001090777, 2015032322, 2303030276, 2005145403 AND 2015032322  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF FEMA, AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BEARING CAPACITY 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 EAVES, BUTTERS 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 GUARANTEED TITLE REPORT SHOULD HAVE BEEN OBTAINED.

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.50 FEET ABOVE MEAN SEA LEVEL. THE TOP SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 1" ABOVE NATURAL GROUND OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS GREATER PER PLAT NOTES 2, 3.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

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.

**DRAWING INFORMATION**

ADDRESS: 1010 RIVER DELTA LANE  
 TRI-TECH JOB NO: DS1263-16  
 CLIENT JOB NO: N/A  
 DRAWN BY: NG  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 04-07-16

**REVISIONS**

NO.	DATE	REASON	BY



**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY  
**TRI-TECH**  
 SURVEYING CO., L.P.

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