


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 106 Honeysuckle Vine Drive, Richmond, TX 77469
Date 4/12/2016 Bond No. LL12093500, Permit No. 2016-6594 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 inspectionMail 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: 
County Engineer

Presented to Commissioners Court and approved.
Recorded in Volume _____

By: N/A
Drainage District Engineer/Manager

Minutes of Commissioners Court

Clerk of Commissioners Court

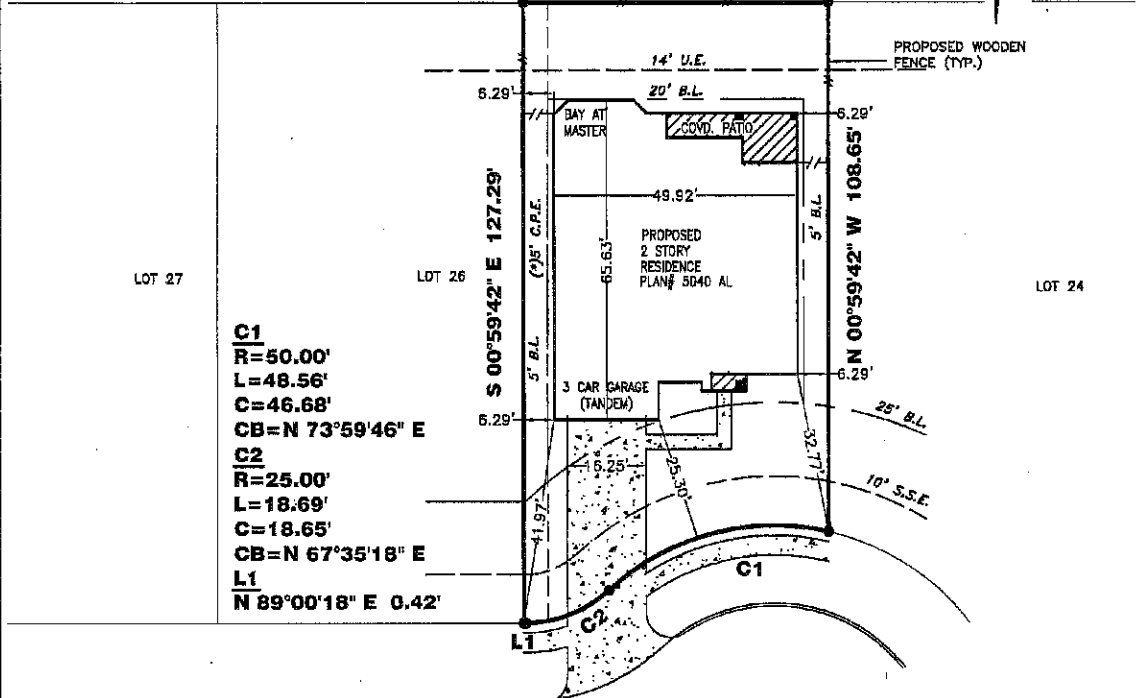
By: _____
Deputy

*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.



RESTRICTED RESERVE "C"
 RESTRICTED TO DETENTION
 LANDSCAPE AND RECREATION USES
 3.6918 AC. / 160,815 SQ. FT.

S 88°54'09" W 62.50'



C1
 R=50.00'
 L=48.56'
 C=46.68'
 CB=N 73°59'46" E
C2
 R=25.00'
 L=18.69'
 C=18.65'
 CB=N 67°35'18" E
L1
 N 89°00'18" E 0.42'

LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	567 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	193 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	188 SQ.FT.
TOTAL=	4005 SQ.FT.
LOT=	7168 SQ.FT.
COVERAGE=	50 %

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

(*5' C.P.E.—F.B.C.C.F.NO. 2015059499

SOD	
FRONT YARD=	234 SQ.YD.
REAR YARD=	162 SQ.YD.
SOD IN R.O.W.=	65 SQ.YD.
TOTAL SOD AREA=	461 SQ.YD.
FENCE	
TOTAL FENCE=	131 LIN. FT.

PROPERTY INFORMATION

LOT 25 BLOCK 1
 SUBDIVISION:
 RIVERS MIST SECTION TWO
 RECORDING INFO:
 PLAT NO. 20150013, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5040 AL
 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 LOCATION AS SHOWN ON RECORDED
 PLAT OF SAID ADDITION.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150013,
 F.B.C.C.F., F.B.C. FILE NO. 20090771, 20091074, 20090475, 20100222.
 (B) THE MINIMUM SLAB ELEVATION SHALL BE 8.00' ABOVE MEAN SEA LEVEL, OR
 AT LEAST 18" ABOVE NATURAL GRADE AT CENTER OF LOT OR 12" ABOVE TOP OF
 CURB, WHICHEVER IS HIGHER PER RECORDED PLAT NOTE # 3.
 THIS 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 REMEDIATION TO BUILDER FOR ADDITIONAL
 IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLAT PLAN. THE MAIN
 PURPOSE OF A PLAT 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.

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: 106 HONEYSUCKLE VINE DRIVE
 TT JOB NO: DS1264-16
 CLIENT JOB NO: N/A
 DRAWN BY: NG
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 04-07-16

REVISIONS

NO.	DATE	REASON	BY

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