


**REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT**

On this 7th day of June, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes Job Location 7227 Pearl Terrace Lane, Rosenberg, TX 77469 Date 5/18/2016 Bond No. LL12093500, Permit No. 2016-7243 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:   
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

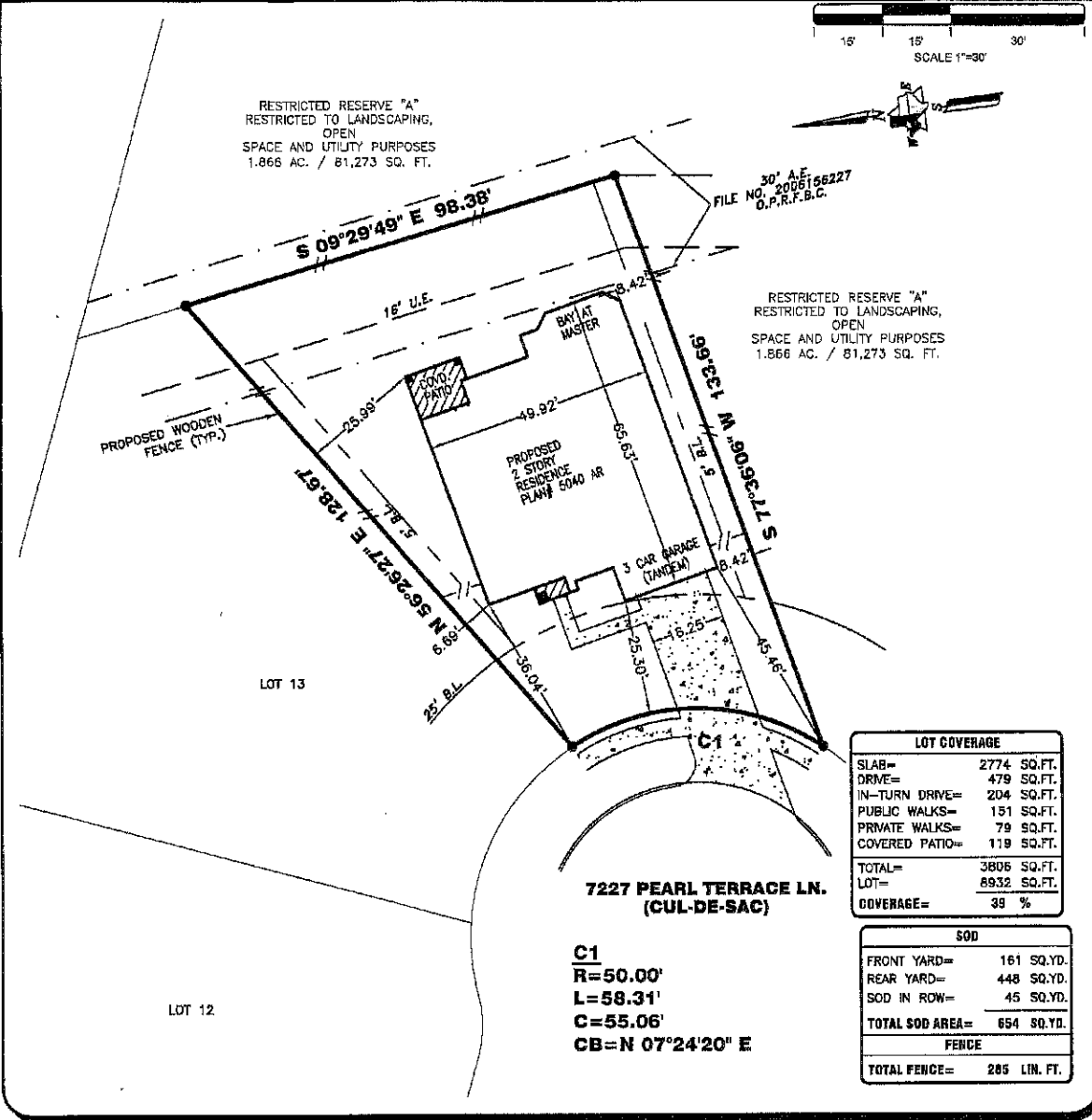
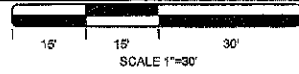
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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



LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	479 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	151 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	119 SQ.FT.
<b>TOTAL=</b>	<b>3806 SQ.FT.</b>
LOT=	6932 SQ.FT.
<b>COVERAGE=</b>	<b>39 %</b>

SOD	
FRONT YARD=	161 SQ.YD.
REAR YARD=	448 SQ.YD.
SOD IN ROW=	45 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>654 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>285 LIN. FT.</b>

**C1**  
**R=50.00'**  
**L=58.31'**  
**C=55.06'**  
**CB=N 07°24'20" E**

**PROPERTY INFORMATION**

LOT 14 BLOCK 2

SUBDIVISION:  
 WALNUT CREEK SECTION ELEVEN

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

**PLAN INFORMATION**

PLAN NUMBER 5040 AR

PLAN OPTIONS:  
 -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. 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 CENTER LINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAND ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150225, M.R.P.E.C.T.X.  
 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 DATA 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 FORT BEND) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY BANKS, 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 ENCLOSE ENDEAVORS 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.

THE MINIMUM SLAB ELEVATION SHALL BE 42.5, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, OR EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT OR TWELVE INCHES (12") ABOVE MAXIMUM FLOODING 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 NOTE NO. 8.

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 CONSTRUCTION COST OR REMEDIATION 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: 7227 PEARL TERRACE LN.  
 TRI-TECH JOB NO: DS1292-16  
 CLIENT JOB NO: N/A  
 DRAWN BY: NG  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 05-17-16

**REVISIONS**

NO.	DATE	REASON	BY



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



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