

**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 7023 Pearl Terrace Lane, Rosenberg, TX 77469 Date 5/19/2016 Bond No. LL12093500, Permit No. 2016-7266 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: Charles O. A. J.  
County Engineer

Presented to Commissioners Court and approved.  
Recorded in Volume \_\_\_\_\_

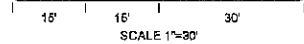
By: N/A  
Drainage District Engineer/Manager

Minutes of Commissioners Court

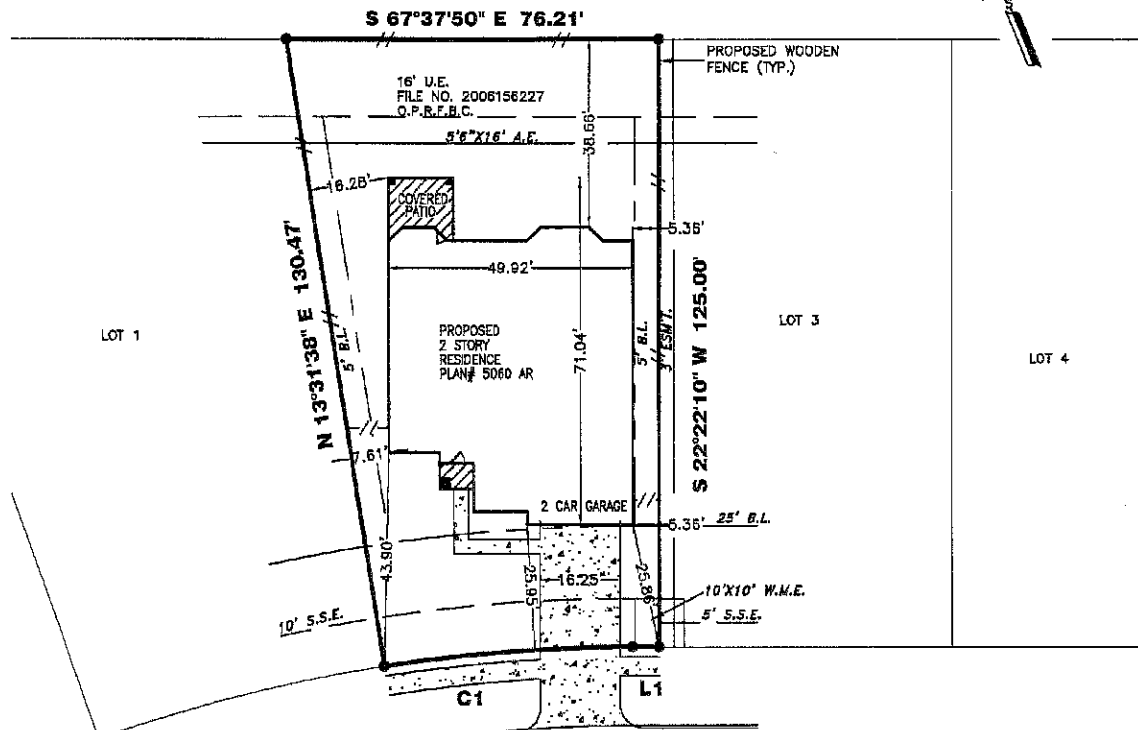
Clerk of Commissioners Court  
By: \_\_\_\_\_  
Deputy



\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT  
 BL = BUILDING LINE  
 PL = PROPERTY LINE  
 IRON FENCE  
 WOOD FENCE  
 OVERHEAD UTILITIES  
**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.



GIFT DEED  
 FRANK CHALUPA, ET UX  
 TO  
 JOHN J. CHALUPA, TRUSTEE  
 VOL. 707, PG. 932, F.B.C.D.R.



**L1**  
**N 67°37'50" W 5.43'**  
**C1**  
**R=330.00'**  
**L=50.93'**  
**C=50.88'**  
**CB=N 72°03'06" W**  
**7023 PEARL TERRACE LN.**  
**(60' R.O.W.)**

LOT COVERAGE	
SLAB=	2734 SQ.FT.
DRIVE=	415 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	158 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	148 SQ.FT.
<b>TOTAL=</b>	<b>3741 SQ.FT.</b>
<b>LOT=</b>	<b>8379 SQ.FT.</b>
<b>COVERAGE=</b>	<b>40 %</b>

SOD	
FRONT YARD=	181 SQ.YD.
REAR YARD=	384 SQ.YD.
SOD IN ROW=	51 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>606 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>268 LIN.FT.</b>

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.

**PROPERTY INFORMATION**  
**LOT 2 BLOCK 1**  
**SUBDIVISION:**  
**WALNUT CREEK SECTION SEVEN**  
**RECORDING INFO:**  
**PLAT NO. 20150030, PLAT RECORDS,**  
**FORT BEND COUNTY, TEXAS**

**PLAN INFORMATION**  
**PLAN NUMBER 5060 AR**  
**PLAN OPTIONS:**  
 -STANDARD 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.

**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 2' 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. 20150030, P.R.F.B.C.TX., F.B.C. FILE NOS. 2007020558, 2015040642  
 (6) THE MINIMUM SLAB ELEVATION SHALL BE 31.00 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM SLAB ELEVATION, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND PER RECORDED PLAT  
 THIS PLOT PLAN DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVER-HANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

**DRAWING INFORMATION**  
**ADDRESS: 7023 PEARL TERRACE LN.**  
**TT JOB NO: DS1293-16**  
**CLIENT JOB NO: N/A**  
**DRAWN BY: NG**  
**BEARING BASE: REFERRED TO PLAT NORTH**  
**DATE: 05-17-16**

**REVISIONS**

NO.	DATE	REASON	BY

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.

**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  
 © 2016 TRI-TECH SURVEYING COMPANY, L.P.