

**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 1106 Big River Run Court, Katy, TX 77494

Date 5/24/2016 Bond No. LL12093500, Permit No. 2016-7327 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. Ayl  
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



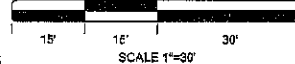
\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT

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.

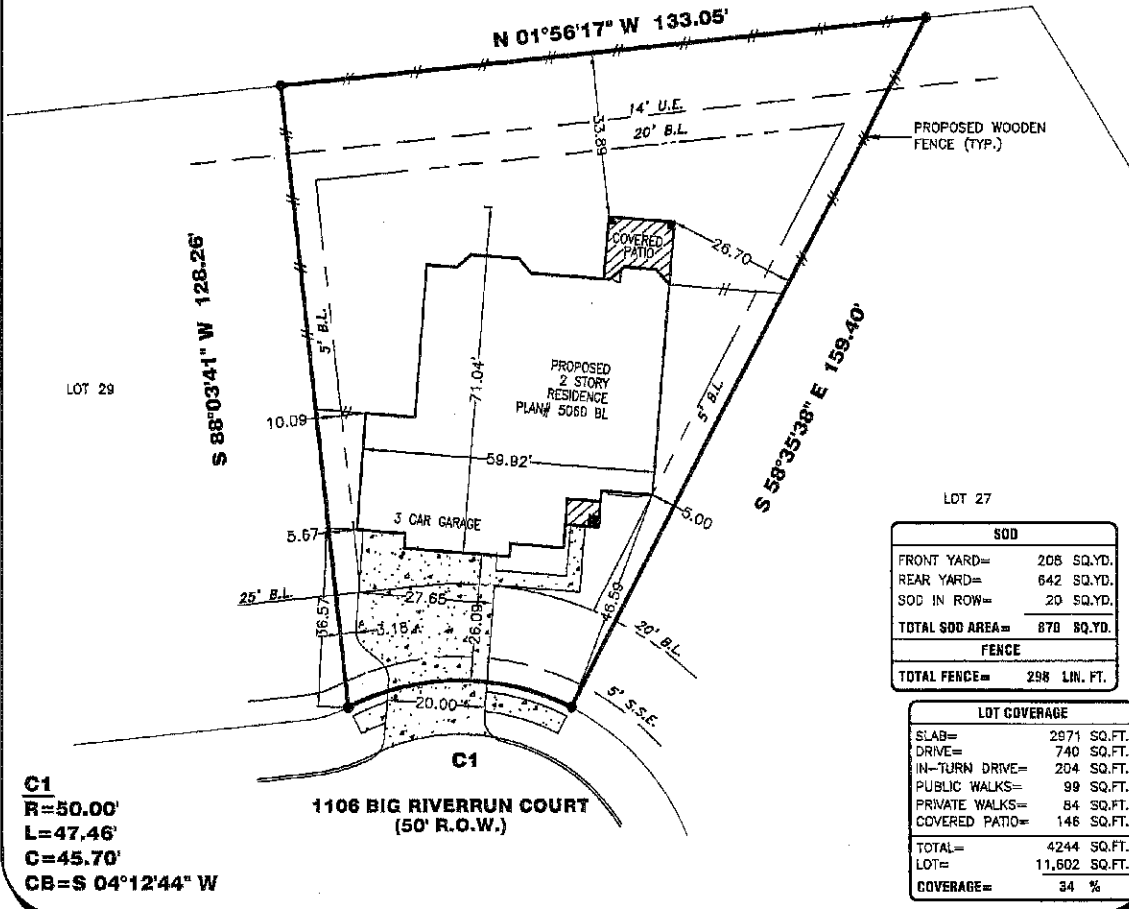


PER PLAT: EXISTING 80' WIDE EASEMENT DEDICATED TO RONALD E. HOLMES (VOL 2141, PG 1337 ORFBCT), TO BE ABANDONED WITH RECORDING OF THIS PLAT.

ANSEPPA TRAIL AND  
 KINGSLAND BOULEVARD  
 STREET DEDICATION  
 C.C.F. NO. 20130212  
 P.R.F.B.C.T.

CALLED 30' WIDE  
 MULTIPURPOSE EASEMENT  
 No. 4 (EXHIBIT "B")  
 C.C.F. No. 2012104786

RESTRICTED RESERVE "A"  
 RESTRICTED TO LANDSCAPING & OPEN  
 SPACE PURPOSES & UTILITY USE ONLY  
 1.406 AC. / 61,265 SQ. FT.



**C1**  
**R=50.00'**  
**L=47.46'**  
**C=45.70'**  
**CB=S 04°12'44\"**

**1106 BIG RIVERRUN COURT  
 (50' R.O.W.)**

SOD	
FRONT YARD=	206 SQ.YD.
REAR YARD=	642 SQ.YD.
SOD IN ROW=	20 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>870 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>298 LIN. FT.</b>

LOT COVERAGE	
SLAB=	2971 SQ.FT.
DRIVE=	740 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	99 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	146 SQ.FT.
<b>TOTAL=</b>	<b>4244 SQ.FT.</b>
<b>LOT=</b>	<b>11,602 SQ.FT.</b>
<b>COVERAGE=</b>	<b>34 %</b>

**PROPERTY INFORMATION**

**LOT 28 BLOCK 1**  
**SUBDIVISION:**  
 TRAILS OF KATY SEC 1  
**RECORDING INFO:**  
 PLAT NO. 20140090, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

**PLAN NUMBER 5060 BL**  
**PLAN OPTIONS:**  
 -3 CAR GARAGE OPTION  
 -STANDARD COVERED PATIO

**FLOOD INFORMATION**

**F.I.R.M. NO: 48157C** **PANEL: 0040L**  
**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.  
 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. 20140090, P.R.F.B.C.T.C.; F.B.G. FILE NOS. 2014022513  
 C.O.B. ORDINANCE 851878 PER H.C.C.F. # H-28386 AND C.O.H. ORDINANCE 89-1016 PER H.C.C.F. # M-33793 AND AMENDED BY C.O.H. ORDINANCE 1990-262  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROJECT OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.  
 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.

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 P.E.A.C. 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.  
 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.

**DRAWING INFORMATION**

**ADDRESS: 1106 BIG RIVERRUN COURT**  
**TT JOB NO: DS1262-16**  
**CLIENT JOB NO: N/A**  
**DRAWN BY: NG**  
**BEARING BASE: REFERRED TO PLAT NORTH**  
**DATE: 05-19-16**

**REVISIONS**

NO.	DATE	REASON	BY
1	05-20-16	MOVED HOUSE	T. GRIF
2	06-23-16	REVISED IN-TURN	T. GRIF

**DEVON STREET HOMES**

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

**TRI-TECH SURVEYING COMPANY, L.P.**  
 FIRM REG. NUMBER 10115800

**WWW.SURVEYINGCOMPANY.COM**  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610

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