

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 11 day of MAY, 2010, before the Fort Bend Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location KNOX ESTATE DRIVE, ROYCROFT LANE

Dated 05/04/10 BOND NO. LLI2093500 Permit No. 83758
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, date 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 Meyers, seconded by Commissioner Patterson, duly put and carried, it is ORDERED, ADJUGED 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
P.O. Box 1449
Rosenberg, Texas 77471
281-633-7500

3. This permit expires one (1) year from date of permit if construction has not commenced.

By [Signature]
County Engineer

By N/A
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.
Recorded in Volume 5-11-10
Minutes of Commissioners Court.

Clerk of Commissioners Court
By [Signature]
Deputy

**FORT BEND COUNTY ENGINEERING
PERMIT DEPARTMENT**

CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
COMMERCIAL PIPE PERMIT APPLICATION
P.O. BOX 1449 • 1124 BLUME ROAD
ROSENBERG, TX 77471
(Phone) 281-633-7502 or 7503 • (Fax) 281-342-7366

APPLICANT INFORMATION

Application No. 83758
(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4550 Post Oak Place Dr., Suite 120
City Houston State Texas Zip 77027
Home Phone _____ Daytime Phone 713-539-0192
Property Owner's Name same Phone _____
Property Owner's Mailing Address same
City same State _____ Zip _____

LOCATION OF PROPERTY

Subdivision Canyon Lakes at Westheimer Lakes Sec 2 Lot 6 Blk 6
Physical Address 25614 Knox Erdate Dr.

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section ☒ Driveway - Open Ditch Section ☐
Culvert Only ☐

DRIVEWAY REQUIREMENTS

Length 20' minimum and 40' maximum Number of drives 1

(See - Fort Bend County Procedures to be followed for Commercial Driveway, and Median Openings or Modifications)
Available on web site www.co-fort-bend.tx.us

- By signing and submitting this permit application, I am stating that I am the owner of this property and I am aware of and agree to abide by the Fort Bend County Regulations of Subdivisions and I am aware of Section 2, Item F in the Permits for the Construction of Driveways & Culverts on County Easements and Right of Ways in Fort Bend County, and am responsible to obtain all other required permits associated with the above mentioned property. Driveway and Pipe Permits shall provide that construction pursuant to the permit will be commenced within six months and be completed within nine months from the date of the permit and that fees collected for said permits shall not be refundable or transferable. I further understand the permit fee, in the form of CASH or PERSONAL CHECK or COMPANY CHECK or a CASHIERS CHECK or MONEY ORDER payable to FORT BEND COUNTY, must be attached.
- The undersigned applicant, agent or attorney hereby certifies to Commissioners' Court to be strictly bound to Commissioners' Court to construct the driveway and/or culvert in strict conformity with the plans, specifications, terms, provisions and conditions of the permit and any other written material incorporated by reference in this application.
- Other permits may be required for development. Please contact the Fort Bend County Road & Bridge Department for pipe sizing or the Fort Bend County Health Department for information on On-Site Sewage Facility permits prior to planning construction.
- Failure to possess or obtain required permits will result in legal action against the property owner as allowed by law.

Signature of Applicant, Agent or Attorney Stephen Ray Date 4/30/10
Printed Name Stephen Ray

*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 —

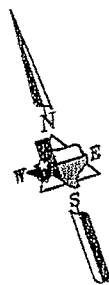
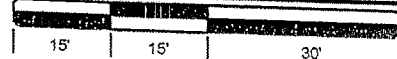
LEGEND

BUILDING LINE ———
ESMT LINE ———
AERIAL ESMT ———

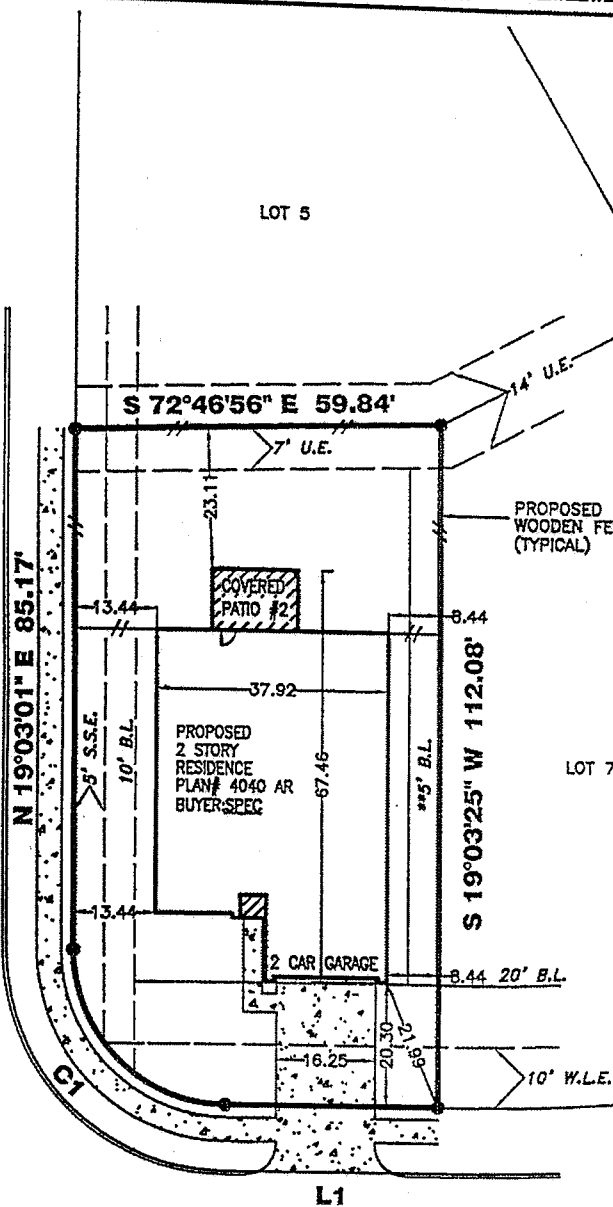
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY

PUE = PUBLIC UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



STARLING CREEK DRIVE (50' R.O.W.)



L1

25614 KNOX ESTATE DR. (50' R.O.W.)

L1
N 70°56'35" W 34.80'
C1
R=25.00'
L=39.27'
C=35.35'
CB=N 25°56'47" W

LOT COVERAGE	
SLAB=	1976 SQ.FT.
DRIVE=	341 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	597 SQ.FT.
PRIVATE WALKS=	53 SQ.FT.
COVERED PATIO=	140 SQ.FT.
TOTAL=	3311 SQ.FT.
LOT=	6333 SQ.FT.
COVERAGE=	40 %

SOD	
FRONT YARD=	287 SQ.YD.
REAR YARD=	157 SQ.YD.
SOD IN ROW=	118 SQ.YD.
TOTAL SOD AREA=	562 SQ.YD.
FENCE	
TOTAL FENCE=	149 LIN. FT.

PROPERTY INFORMATION

LOT 6 BLOCK 6 SECTION 2

SUBDIVISION:

CANYON LAKES AT WESTHEIMER LAKES

RECORDING INFO:

PLAT NO. 20060227, PLAT RECORDS
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 4040 AR

PLAN OPTIONS:

-- COVERED PATIO OPTION #2

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0100J
REVISED DATE: 01-03-97 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.

A DRAINAGE EASEMENT 20' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20060227, P.R.F.B.C.TX., F.B.C. FILE NOS. 2003072754, 2004024851, 2004029565, 2004126795, 2004131584, 2004132216, 2005016292, 2005016293, 2005152014, 2006036853, 2006114262, 2006122009, 2006130014, 2006136308, 2006138724, 2006015880, 2006049335, 2006071738, 2006107056, 2006111579, C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

THIS PLOT 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

(#) MINIMUM SLAB ELEVATION:
THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 123.6 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE NATURAL GROUND PER RECORDED PLAT NOTE # 8.

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.

DRAWING INFORMATION

ADDRESS: 25614 KNOX ESTATE DR.

TT JOB NO: DS301-10

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04-27-10

REVISIONS

NO.	DATE	REASON	BY



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

FORT BEND COUNTY ENGINEERING
PERMIT DEPARTMENT

CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
COMMERCIAL PIPE PERMIT APPLICATION
P.O. BOX 1449 • 1124 BLUME ROAD
ROSENBERG, TX 77471
(Phone) 281-633-7502 or 7503 • (Fax) 281-342-7366

APPLICANT INFORMATION

Application No. 43158
(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4550 Post Oak Place Dr., Suite 120
City Houston State Texas Zip 77027
Home Phone _____ Daytime Phone 713-539-0192
Property Owner's Name same Phone _____
Property Owner's Mailing Address same
City same State _____ Zip _____

LOCATION OF PROPERTY

Subdivision Canyon Lakes at Westheimer Lakes Sec 2 Lot 8 Blk 6
Physical Address 25606 Knox Estate Dr.

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section ☒ Driveway - Open Ditch Section ☐
Culvert Only ☐

DRIVEWAY REQUIREMENTS

Length 20' minimum and 40' maximum Number of drives 1

(See - Fort Bend County Procedures to be followed for Commercial Driveway, and Median Openings or Modifications)
Available on web site www.co-fort-bend.tx.us

- By signing and submitting this permit application, I am stating that I am the owner of this property and I am aware of and agree to abide by the Fort Bend County Regulations of Subdivisions and I am aware of Section 2, Item F in the Permits for the Construction of Driveways & Culverts on County Easements and Right of Ways in Fort Bend County, and am responsible to obtain all other required permits associated with the above mentioned property. Driveway and Pipe Permits shall provide that construction pursuant to the permit will be commenced within six months and be completed within nine months from the date of the permit and that fees collected for said permits shall not be refundable or transferable. I further understand the permit fee, in the form of CASH or PERSONAL CHECK or COMPANY CHECK or a CASHIERS CHECK or MONEY ORDER payable to FORT BEND COUNTY, must be attached.
- The undersigned applicant, agent or attorney hereby certifies to Commissioners' Court to be strictly bound to Commissioners' Court to construct the driveway and/or culvert in strict conformity with the plans, specifications, terms, provisions and conditions of the permit and any other written material incorporated by reference in this application.
- Other permits may be required for development. Please contact the Fort Bend County Road & Bridge Department for pipe sizing or the Fort Bend County Health Department for information on On-Site Sewage Facility permits prior to planning construction.
- Failure to possess or obtain required permits will result in legal action against the property owner as allowed by law.

Signature of Applicant, Agent or Attorney

Date

Printed Name

**FORT BEND COUNTY ENGINEERING
PERMIT DEPARTMENT**

CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
COMMERCIAL PIPE PERMIT APPLICATION

P.O. BOX 1449 • 1124 BLUME ROAD
ROSENBERG, TX 77471

(Phone) 281-633-7502 or 7503 • (Fax) 281-342-7366

APPLICANT INFORMATION

Application No. 83258

(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4550 Post Oak Place Dr., Suite 120
City Houston State Texas Zip 77027
Home Phone _____ Daytime Phone 713-539-0192
Property Owner's Name same Phone _____
Property Owner's Mailing Address same
City same State _____ Zip _____

LOCATION OF PROPERTY

Subdivision Waterview Estates Sec 7 Lot 3 Blk 3
Physical Address 19911 Roycroft Lane

(ATTACH A SITE MAP)

SITE USE

Driveway Curb & Gutter Section ☒ Driveway - Open Ditch Section ☐
Culvert Only ☐

DRIVEWAY REQUIREMENTS

Length 20' minimum and 40' maximum Number of drives 1

(See - Fort Bend County Procedures to be followed for Commercial Driveway, and Median Openings or Modifications)
Available on web site www.co-fort-bend.tx.us

- By signing and submitting this permit application, I am stating that I am the owner of this property and I am aware of and agree to abide by the Fort Bend County Regulations of Subdivisions and I am aware of Section 2, Item F in the Permits for the Construction of Driveways & Culverts on County Easements and Right of Ways in Fort Bend County, and am responsible to obtain all other required permits associated with the above mentioned property. Driveway and Pipe Permits shall provide that construction pursuant to the permit will be commenced within six months and be completed within nine months from the date of the permit and that fees collected for said permits shall not be refundable or transferable. I further understand the permit fee, in the form of CASH or PERSONAL CHECK or COMPANY CHECK or a CASHIERS CHECK or MONEY ORDER payable to FORT BEND COUNTY, must be attached.
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Signature of Applicant, Agent or Attorney

Date

Printed Name

* 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.

SCALE 1"=30'



WATERVIEW ESTATES SEC. 3
PLAT NO 20050191
F.B.C.P.R.

S 86°45'31" W 45.00'

U.E. NO. 20050191
F.B.C.P.R.
U.E. NO. 2005057599
F.B.C.O.P.R.R.P.

PROPOSED
WOODEN FENCE
(TYPICAL)

S 03°14'29" E 119.98'

PROPOSED
2 STORY
RESIDENCE
PLAN# R 3030 A
BUYER SPEC
(#) MIN. SLAB ELEV.

N 03°14'29" W 119.98'

2 CAR GARAGE

25' B.L.

10' W.L.E.
& STM. S.E.

N 86°45'31" E 45.00'

19911 ROYCROFT LANE (50' R.O.W.)

LOT COVERAGE

SLAB=	2355 SQ.FT.
DRIVE=	431 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	115 SQ.FT.
PRIVATE WALKS=	24 SQ.FT.
COVERED PATIO=	80 SQ.FT.
TOTAL=	3209 SQ.FT.
LOT=	5399 SQ.FT.
COVERAGE=	54 %

SOD

FRONT YARD=	156 SQ.YD.
REAR YARD=	119 SQ.YD.
SOD IN ROW=	22 SQ.YD.
TOTAL SOD AREA=	297 SQ.YD.
FENCE	
TOTAL FENCE=	113 LIN. FT.

PROPERTY INFORMATION

LOT 3 BLOCK 3 SECTION 7

SUBDIVISION:
WATERVIEW ESTATES

RECORDING INFO:
PLAT NO. 20070112, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R 3030 A

PLAN OPTIONS:

—COVERED PATIO OPTION #1

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: Q115J
REVISED DATE: 1-3-97 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT
NO. 20070112, P.R.F.B.C.TX., F.B.C. FILE NOS. 2004051859,
2004133762, 2007048797, 2007081615, 2008069939, 2008077561.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253888 AND
CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND
AMENDED BY CITY OF HOUSTON ORDINANCE 1999-282.

(#) THE MINIMUM SLAB ELEVATION SHALL BE 36.5 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 NOTE # 11A.

THIS PLOT 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

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.

DRAWING INFORMATION

ADDRESS: 19911 ROYCROFT LANE

TT JOB NO: DS303-10

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04-29-10

REVISIONS

NO.	DATE	REASON	BY



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

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April 30, 2010

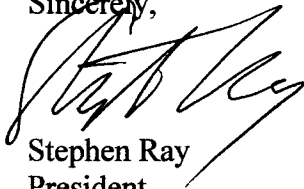
Mr. Johnny Ortega
Permit Administrator
Ft. Bend County Engineering Department
1124 Blume Road
Rosenberg, TX 77471

Dear Mr. Ortega,

Please be advised that Devon Street Homes construction activity within Waterview Estates, Section 7, does not affect traffic.

Please feel free to contact me should you have any questions regarding the matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Ray", is written over the printed name.

Stephen Ray
President
Devon Street Homes