

**REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT**

On this 08 day of FEBRUARY, 2011, before the Fort Bend Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location DAHLIA BROOKWAY

Dated 01/27/11 BOND NO LLI2093500 Permit No. 83892

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 3<sup>rd</sup> 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 Statues. Upon Motion of Commissioner meyers, seconded by Commissioner Morrison, 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 2-8-11  
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. 83892  
(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 3 Lot 3 Blk 2  
Physical Address 19811 Dahlia Brook Way

(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](http://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 Kay Date 11/20/11  
Printed Name Stephen Kay

**LEGEND**

\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES

BL = BUILDING LINE  
 PL = PROPERTY LINE

UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT

IRON FENCE — I —  
 WOOD FENCE — // —  
 OVERHEAD UTILITIES — U —

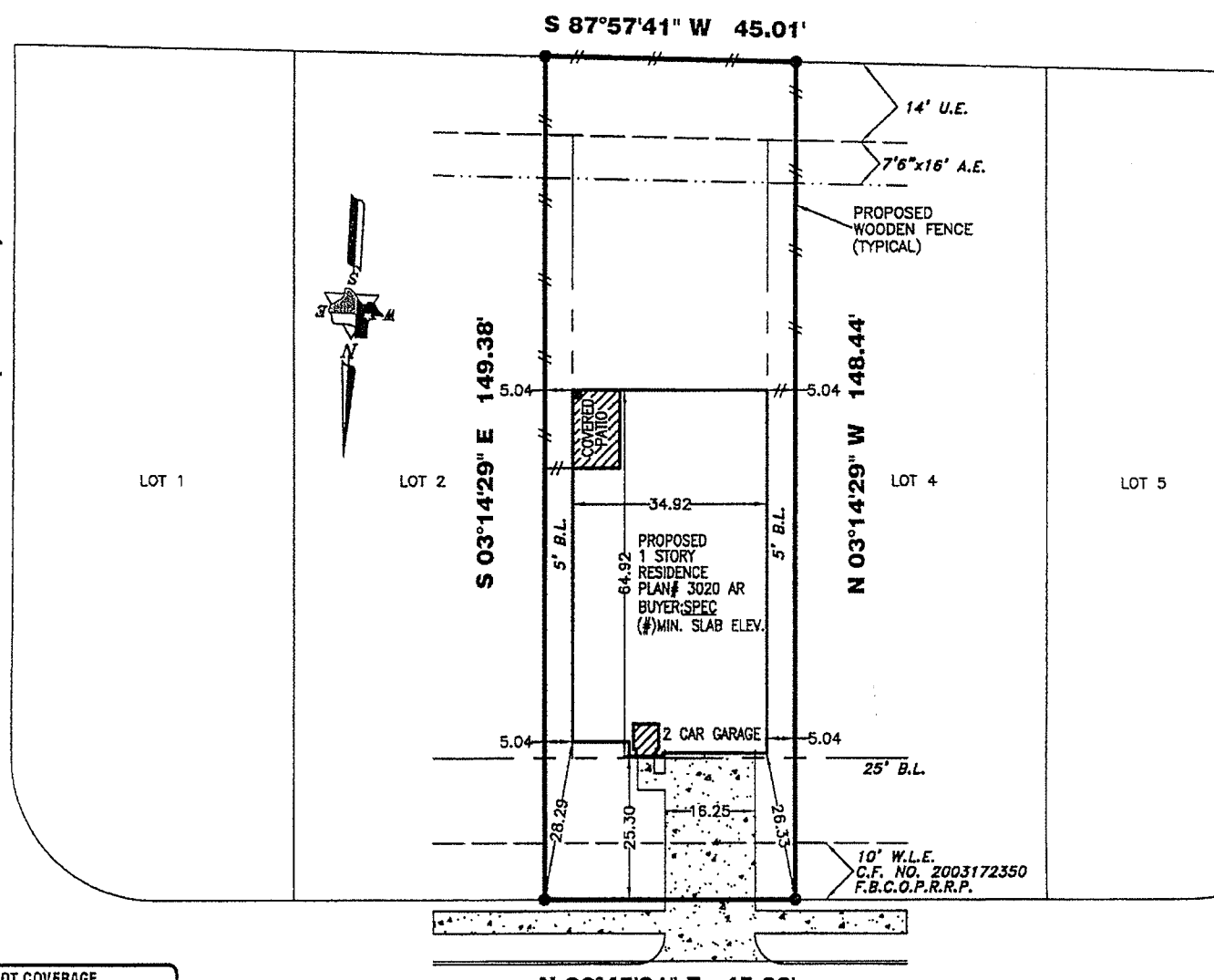
BUILDING LINE ———  
 ESMT LINE - - - - -  
 AERIAL ESMT - - - - -

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'

HL & P 6.777 ACRES  
 VOL 824. PG. 875, F.B.C.D.R.



LOT COVERAGE	
SLAB=	2114 SQ.FT.
DRIVE=	420 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	97 SQ.FT.
PRIVATE WALKS=	24 SQ.FT.
COVERED PATIO=	117 SQ.FT.
TOTAL=	2976 SQ.FT.
LOT=	6701 SQ.FT.
COVERAGE=	40 %

SOD	
FRONT YARD=	146 SQ.YD.
REAR YARD=	301 SQ.YD.
SOD IN ROW=	21 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>468 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>186 LIN. FT.</b>

**PROPERTY INFORMATION**

LOT 3 BLOCK 2 SECTION 3

SUBDIVISION:  
 WATERVIEW ESTATES

RECORDING INFO:  
 PLAT NO. 20050191, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER 3020 AR

PLAN OPTIONS:  
 --COVERED PATIO OPTION

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0115J  
 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.

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20050191, P.R.F.B.C.TX., F.B.C. FILE NOS. 2004051859, 2004133762, 2007048797, 2008009939, 2008077581.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 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 95.1 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.

**DRAWING INFORMATION**

ADDRESS: 19811 DAHLIA BROOKWAY

TT JOB NO: DS347-11

CLIENT JOB NO: N/A

DRAWN BY: J. GRIF

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 01-20-11

**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

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