

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 14 day of MAY, 2013, Commissioners Court
came on to be heard and reviewed the accompanying notice
of DEVON STREET HOMES

Job Location TREEMONT FAIR COURT

Dated 05/07/13 Bond No. LL12093500, Permit No. 84354
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 Prestage, 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 _____
Drainage District Engineer/Manager

Presented to Commissioners Court
and approved.

Recorded in Volume 5-14-13
Minutes of Commissioners Court.

Clerk of Commissioners Court
By [Signature]
Deputy

COUNTY OF FORT BEND

Engineering Department

P.O. BOX 1449

Rosenberg, Texas 77471-1449

Johnny Ortega

Permit Administrator

1124 Blume Road

Phone: (281) 341-7500

PERMIT APPLICATION REVIEW FORM FOR CABLE, CONDUIT, AND POLE LINE ACTIVITY IN FORT BEND COUNTY

PERMIT NO. 084254

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

X (1) Complete Application Form.

- X a. Name of road, street, and/or drainage ditch affected.
X b. Vicinity map showing course of direction.
X c. Plans and specifications.

X (2) Bond:

District Attorney, approval when applicable.

X Perpetual bond currently posted.

No. LL12093500

Amount \$50,000.00

Performance bond submitted.

No. _____

Amount _____

Cashier's Check.

No. _____

Amount _____

_____ (3) Verbal permission given for emergencies, to start construction before approved in Commissioner's Court.

Precinct Engineer Acknowledgment

Date

Precinct Commissioner Acknowledgment

Date

_____ (4) _____
Drainage District Approval when applicable

We have reviewed this project and agree it meets minimum requirements.


Johnny Ortega CFM/ Permit Administrator
(REVISED 5/30/08)

05/07/2013
Date

**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. 84354
(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4545 Post Oak Place Dr., Suite 345
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 18 Blk 1
Physical Address 19802 Treemont Fair Ct.

(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 4/26/13
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'



REMAINDER 43.130 ACRES
TO VENTANA DEVELOPMENT MORTIN, LTD.
BY SPECIAL WARRANTY DEED
C.F. No. 2003008478
F.B.C.O.P.R.R.P.

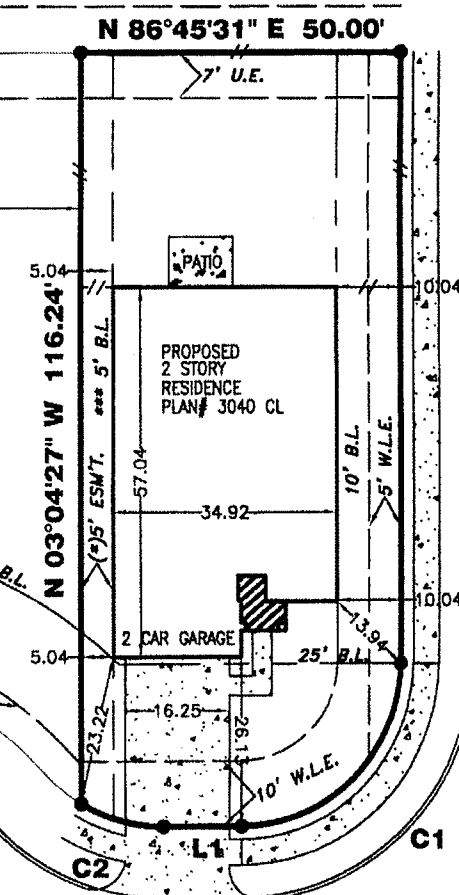
LOT 15

LOT 16

LOT 17

(*) 5' C.P.E. FILE NO. 2005149068

C1
R=25.00'
L=39.20'
C=35.30'
CB=S 41°50'32" W
L1
S 86°45'31" W 12.24'
C2
R=25.00'
L=13.46'
C=13.30'
CB=N 77°48'49" W



SPRING SUNRISE DRIVE (50' R.O.W.)

**19802 TREEMONT FAIR COURT
(CUL-DE-SAC)**

LOT COVERAGE	
SLAB=	1895 SQ.FT.
DRIVE=	424 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	608 SQ.FT.
PRIVATE WALKS=	41 SQ.FT.
COVERED PATIO=	80 SQ.FT.
TOTAL=	3252 SQ.FT.
LOT=	5841 SQ.FT.
COVERAGE=	42 %

SOD	
FRONT YARD=	224 SQ.YD.
REAR YARD=	154 SQ.YD.
SOD IN ROW=	121 SQ.YD.
TOTAL SOD AREA=	499 SQ.YD.
FENCE	
TOTAL FENCE=	134 LIN. FT.

PROPERTY INFORMATION

LOT 18 BLOCK 1 SECTION 3

SUBDIVISION:
WATERVIEW ESTATES

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

PLAN INFORMATION

PLAN NUMBER 3040 CL

PLAN OPTIONS:

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: Q115J
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, 2004133782,
2007048797, 2005117802, 2005130487, 2008008939, 2008077561.

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 1998-262.

(#) THE MINIMUM SLAB ELEVATION SHALL BE 28.1 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: 19802 TREEMONT FAIR COURT

TT JOB NO: DS621-13

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04/23/13

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.



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