

# REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 28 day of MAY, 2013, Commissioners Court  
came on to be heard and reviewed the accompanying notice  
of DEVON STREET HOMES

Job Location CHRISTEN CANYON LANE, CRYSTAL COVE LANE

Dated 05/13/13 Bond No. LL12093500, Permit No. 84356  
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 Statutes. Upon Motion of Commissioner Meiners, 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.

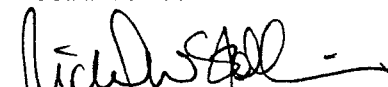
## Notes:

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



County Engineer

By

Drainage District Engineer/Manager

Presented to Commissioners Court  
and approved.

Recorded in Volume 5-28-13  
Minutes of Commissioners Court.

Clerk of Commissioners Court

By Sherry Fier  
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. 084356

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

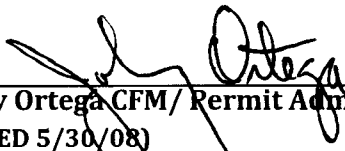
- (3) Verbal permission given for emergencies, to start construction before approved in Commissioner's Court.

                                 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)

05/13/2013  
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. 84356  
(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 Canyon Village at Westheimer Lakes Sec 2 Lot 1 Blk 2  
Physical Address 26330 Christen Canyon Ln

(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

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 —

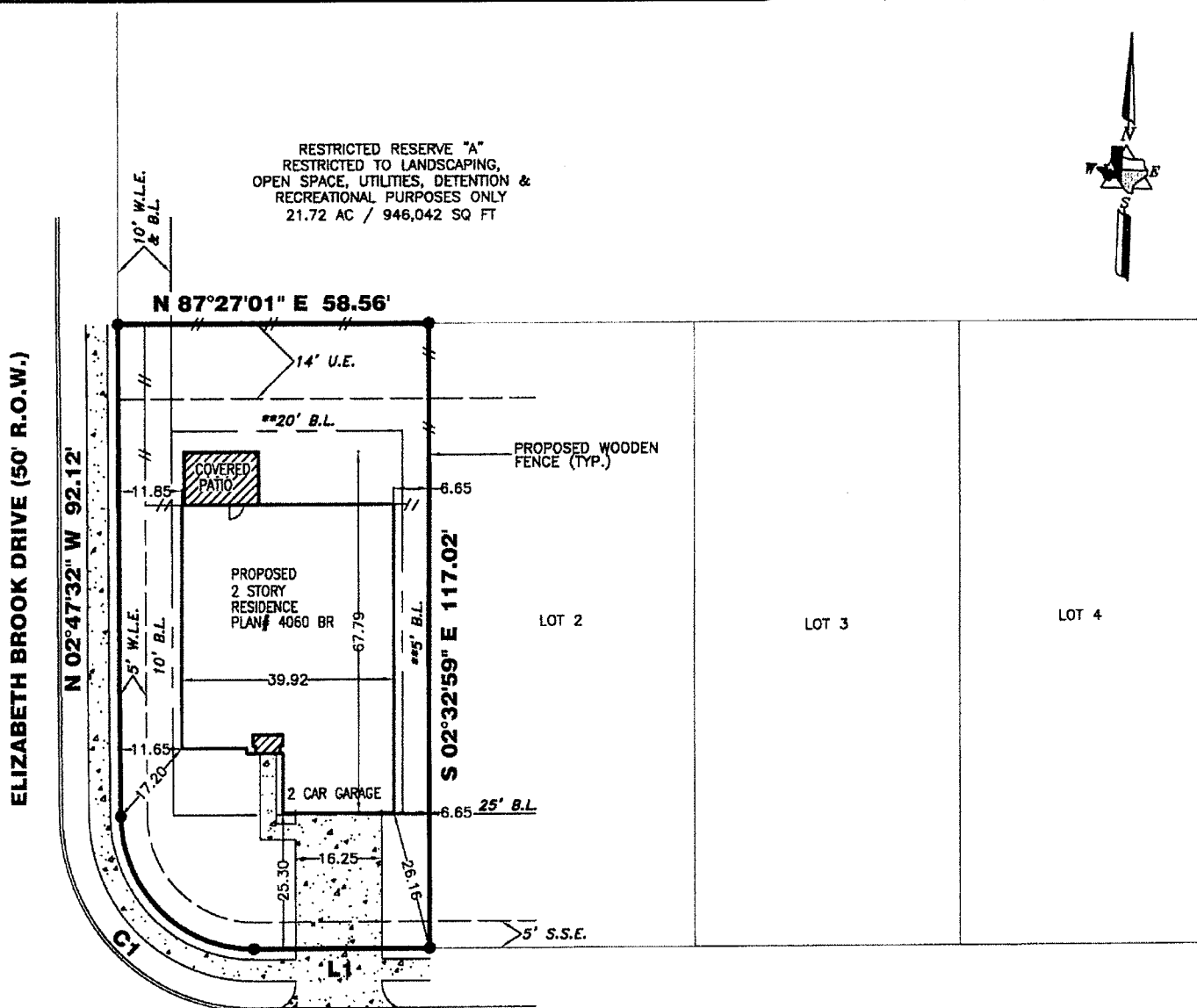
### LEGEND

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'



26330 CHRISTEN CANYON LANE (50' R.O.W.)

C1  
R=25.00'  
L=39.16'  
C=35.28'  
CB=N 47°40'15" W  
L1  
S 87°27'01" W 33.17'

LOT COVERAGE	
SLAB=	2081 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	681 SQ.FT.
PRIVATE WALKS=	60 SQ.FT.
COVERED PATIO=	140 SQ.FT.
TOTAL=	3577 SQ.FT.
LOT=	6691 SQ.FT.
COVERAGE=	40 %

SOD	
FRONT YARD=	258 SQ.YD.
REAR YARD=	186 SQ.YD.
SOD IN ROW=	122 SQ.YD.
TOTAL SOD AREA=	566 SQ.YD.
FENCE	
TOTAL FENCE=	133 LIN. FT.

### PROPERTY INFORMATION

LOT 1 BLOCK 2

### SUBDIVISION:

CANYON VILLAGE AT WESTHEIMER LAKES SEC. 2

### RECORDING INFO:

PLAT NO. 20070050 PLAT RECORDS  
FORT BEND COUNTY, TEXAS

### PLAN INFORMATION

PLAN NUMBER 4060 BR

### PLAN OPTIONS:

-COVERED PATIO #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. 20070050, P.R.P.B.C.T.X.; 2004126795, 2004132216, 2007058192, 2007063089, 2008111579.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253866 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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

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

PER RECORDED PLAT NOTE 9:  
TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 127.5

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: 26330 CHRISTEN CANYON LANE

TT JOB NO: DS622-13

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04/26/13

### 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**  
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ROSENBERG, TX 77471  
(Phone) 281-633-7502 or 7503 • (Fax) 281-342-7366

**APPLICANT INFORMATION**

Application No. 84356  
(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 Canyon Village at Westheimer Lakes Sec 2 Lot 37 Blk \_\_\_\_\_  
Physical Address 26307 Crystal Cove 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](http://www.co-fort-bend.tx.us)

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- 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.

Stephen Ray  
Signature of Applicant, Agent or Attorney

4/29/13  
Date

Stephen Ray  
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 — — — —  
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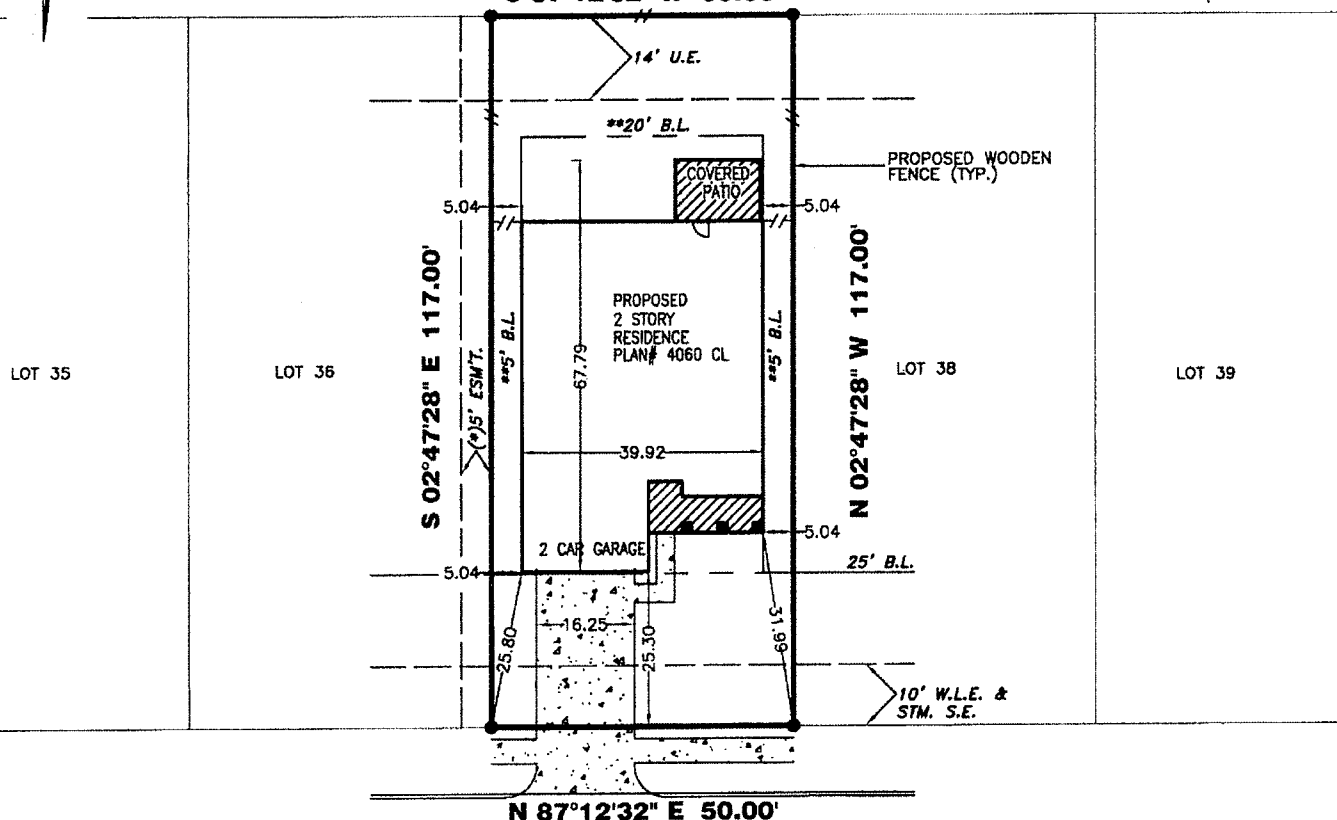
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PAE = PERMANENT ACCESS ESMT.  
MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



RESTRICTED RESERVE "A"  
RESTRICTED TO LANDSCAPING,  
OPEN SPACE, UTILITIES, DETENTION &  
RECREATIONAL PURPOSES ONLY  
21.72 AC / 946,042 SQ FT

S 87°12'32" W 50.00'



26307 CRYSTAL COVE LANE (50' R.O.W.)

(\*)CENTERPOINT, et. al. EASEMENT PER F.B.C.F.# 2007083885

LOT COVERAGE	
SLAB=	2188 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	135 SQ.FT.
PRIVATE WALKS=	49 SQ.FT.
COVERED PATIO=	140 SQ.FT.
TOTAL=	3127 SQ.FT.
LOT=	5850 SQ.FT.
COVERAGE=	48 %

SOD	
FRONT YARD=	168 SQ.YD.
REAR YARD=	173 SQ.YD.
SOD IN ROW=	25 SQ.YD.
TOTAL SOD AREA=	366 SQ.YD.
FENCE	
TOTAL FENCE=	128 LIN. FT.

### PROPERTY INFORMATION

LOT 37 BLOCK 4

#### SUBDIVISION:

CANYON VILLAGE AT WESTHEIMER LAKES SEC. 2

#### RECORDING INFO:

PLAT NO. 20070050 PLAT RECORDS  
FORT BEND COUNTY, TEXAS

### PLAN INFORMATION

PLAN NUMBER 4060 CL

#### PLAN OPTIONS:

-COVERED PATIO 2

### FLOOD INFORMATION

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

PANEL: 0100J  
ZONE: "X"

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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 1989-282.

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& ORDINANCES IF ANY.

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UNLESS OTHERWISE SHOWN HEREON.

#### PER RECORDED PLAT NOTE 9:

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SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT  
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### DRAWING INFORMATION

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TT JOB NO: DS626-13

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04/26/13

### REVISIONS

NO.	DATE	REASON	BY



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



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

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