

16W

# REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 24 day of SEPTEMBER, 2013, Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location GABLE CROSSING DRIVE

Dated 09/13/13 Bond No. LLI2093500, Permit No. 84430 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 Myers, 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 9-24-13  
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. 00-430

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)

09/13/2013  
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. 84430  
(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 10 Lot 29 Blk 1  
Physical Address 19511 Gable Crossing Drive

(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 —

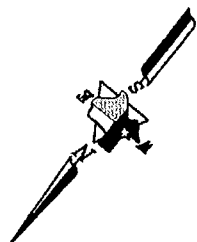
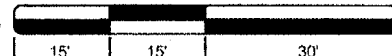
## LEGEND

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

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

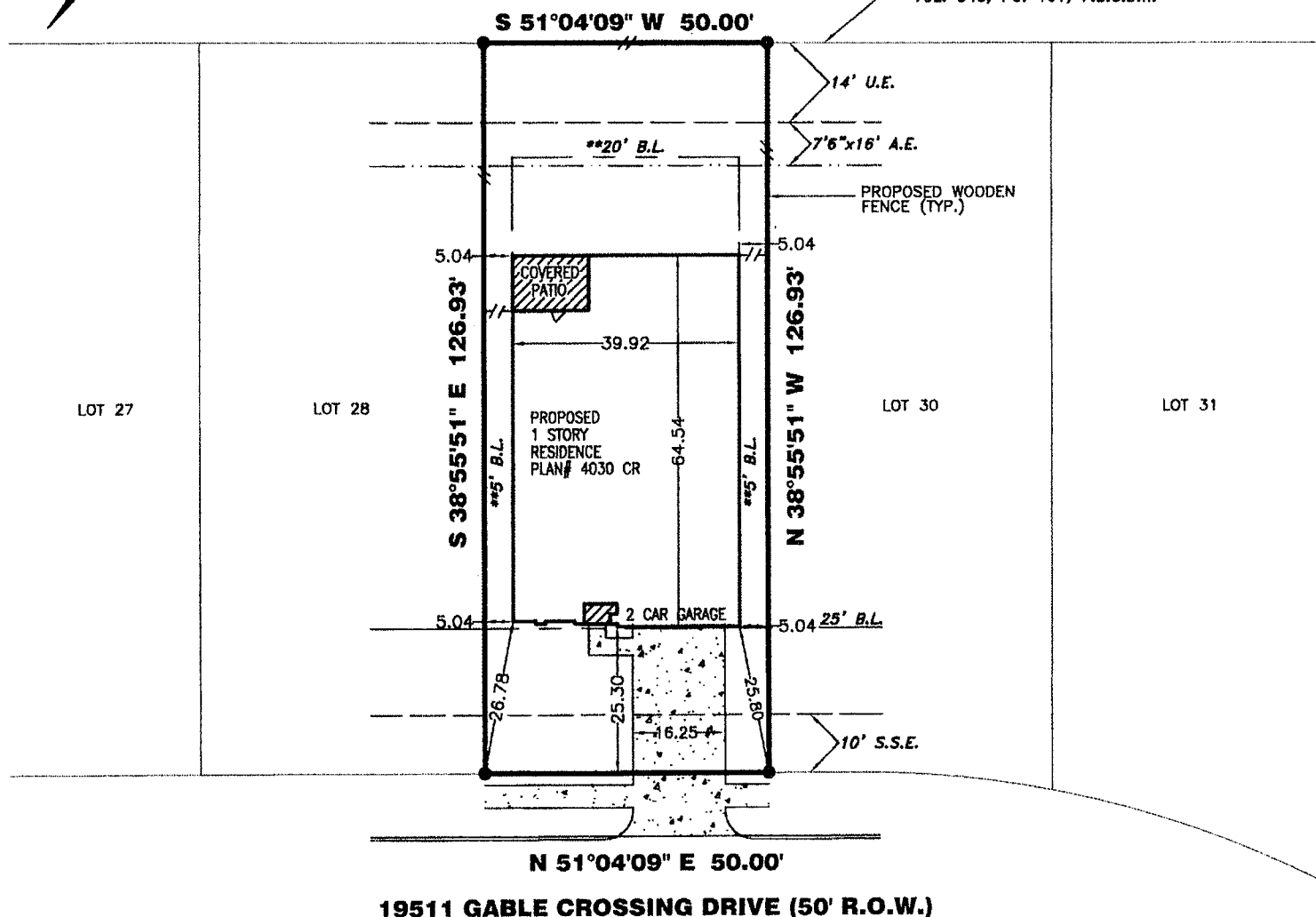
PUE = PUBLIC UTILITY ESMT.  
PAE = PERMANENT ACCESS ESMT.  
MUE = MUNICIPAL UTILITY ESMT

SCALE 1"=30'



VOLUME 198, PAGE 402  
VOLUME 376, PAGE 135 AND  
VOLUME 540, PAGE 101, F.B.C.D.R.

MAGNOLIA PETROLEUM COMPANY ESMT.  
VOL. 198, PG. 402  
VOL. 376, PG. 135 AND  
VOL. 540, PG. 101, F.B.C.D.R.



19511 GABLE CROSSING DRIVE (50' R.O.W.)

LOT COVERAGE	
SLAB=	2432 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	135 SQ.FT.
PRIVATE WALKS=	31 SQ.FT.
COVERED PATIO=	130 SQ.FT.
TOTAL=	3343 SQ.FT.
LOT=	6346 SQ.FT.
COVERAGE=	47 %

SOD	
FRONT YARD=	160 SQ.YD.
REAR YARD=	211 SQ.YD.
SOD IN ROW=	25 SQ.YD.
TOTAL SOD AREA=	396 SQ.YD.
FENCE	
TOTAL FENCE=	144 LIN. FT.

## PROPERTY INFORMATION

LOT 29 BLOCK 1

### SUBDIVISION:

WATERVIEW ESTATES SEC. 10

### RECORDING INFO:

PLAT NO. 20080063, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

## PLAN INFORMATION

PLAN NUMBER 4030 CR

### PLAN OPTIONS:

-COVERED PATIO.

## FLOOD INFORMATION

F.I.R.M. NO: 48157C

PANEL: 0115J

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. 20080063, P.R.F.B.C.TX., F.B.C. FILE NOS. 2004051859,  
2004133762, 2007048797, 2008009939, 2008045109, 2008055622,  
2008077561, 2008055628

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 95.5 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

## DRAWING INFORMATION

ADDRESS: 19511 GABLE CROSSING DRIVE

TT JOB NO: DS720-13

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 09/06/13

## 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.



**DEVON STREET  
HOMES**

## PLOT PLAN

THIS IS NOT A BOUNDARY SURVEY



**TRI-TECH  
SURVEYING COMPANY, L.P.**  
FIRM REG. NUMBER 10115900

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