

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 25 day of MARCH, 2014, Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location WOOD THRUSH COURT, QUILL RUSH WAY

Dated 03/17/14 Bond No. LL12093500, Permit No. 84530 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
301 JACKSON STREET
RICHMOND, Texas 77469
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 3-25-14
Minutes of Commissioners Court.

Clerk of Commissioners Court

By [Signature]
Deputy

COUNTY OF FORT BEND

Engineering Department

301 JACKSON STREET
RICHMOND, Texas 77469

Johnny Ortega
Permit Administrator

1124 Blume Road
Phone: (281) 633-7500

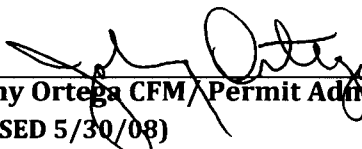
PERMIT APPLICATION REVIEW FORM FOR CABLE, CONDUIT, AND POLE LINE ACTIVITY IN FORT BEND COUNTY

PERMIT NO. 07-530

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:
- X 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)

03/17/2014
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. 84530
(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 11 Lot 31 Blk 2
Physical Address 5318 Wood Thrush 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

Printed Name

Date

*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 ———

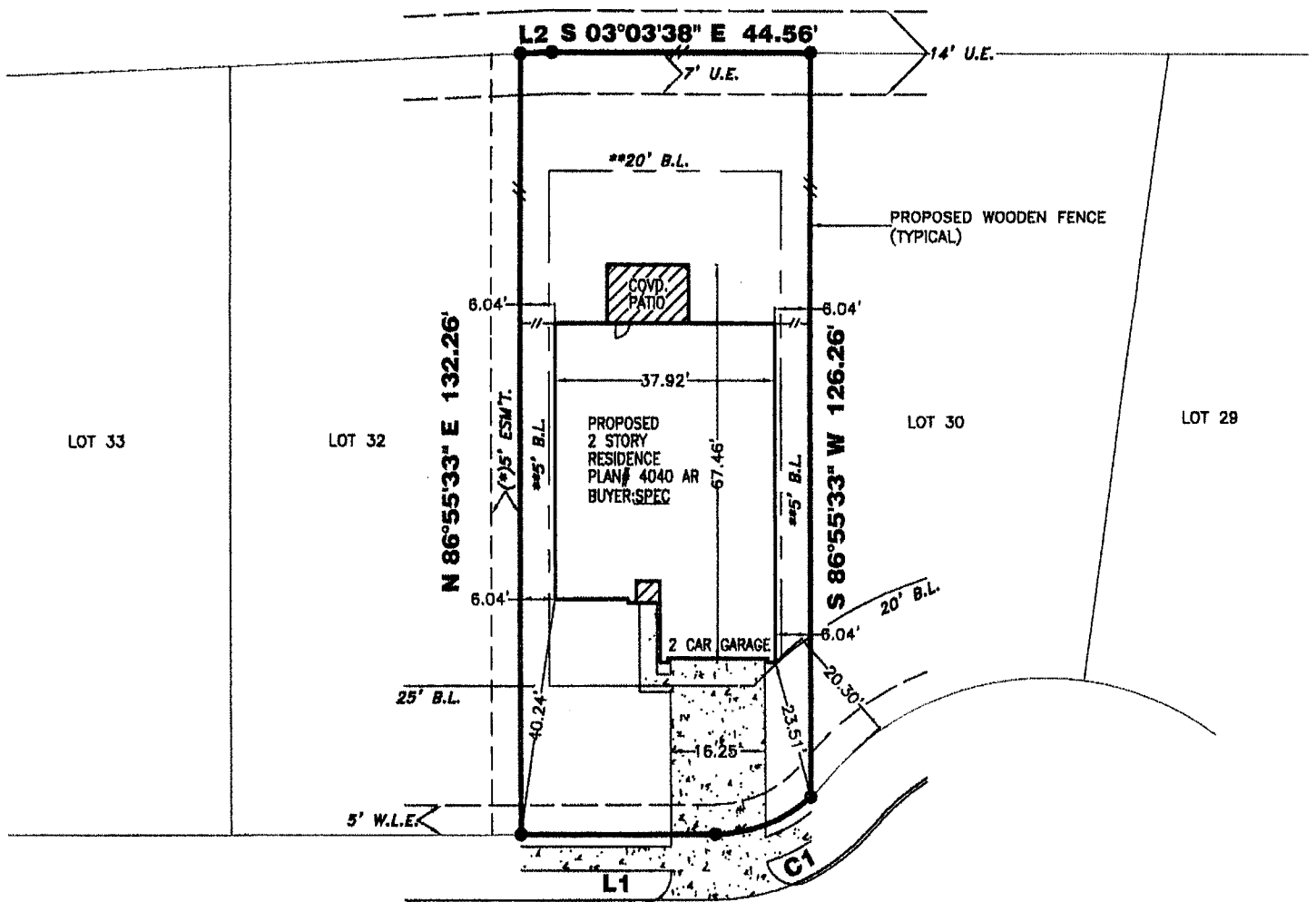
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY

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

SCALE 1"=30'



FUTURE WATERVIEW ESTATES



C1
R=25.00'
L=18.03'
C=17.64'
CB=N 23°44'11" W
L1
N 03°04'27" W 33.49'
L2
S 05°39'25" E 5.45'

5318 WOOD THRUSH COURT (50' R.O.W.)

(*)CENTERPOINT, et. al. EASEMENT PER F.B.C.F.# 2013105392

LOT COVERAGE	
SLAB=	1976 SQ.FT.
DRIVE=	477 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	138 SQ.FT.
PRIVATE WALKS=	53 SQ.FT.
COVERED PATIO=	140 SQ.FT.
TOTAL=	2988 SQ.FT.
LOT=	6592 SQ.FT.
COVERAGE=	40 %

SOD	
FRONT YARD=	198 SQ.YD.
REAR YARD=	240 SQ.YD.
SOD IN ROW=	26 SQ.YD.
TOTAL SOD AREA=	464 SQ.YD.
FENCE	
TOTAL FENCE=	164 LIN. FT.

PROPERTY INFORMATION

LOT 31 BLOCK 2

SUBDIVISION:
WATERVIEW ESTATES SEC. 11

RECORDING INFO:
PLAT NO. 20130121, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 4040 AR

PLAN OPTIONS:
-COVERED PATIO 2

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. 20130121, P.R.F.B.C.TX., F.B.C. FILE NOS. 2004051859, 2004133782, 2007048797, 2008009939, 2008045109, 2008055622, 2008077581, 2008055628, 2013104654

CITY OF HOUSTON ORDINANCE 85-1876 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 1999-262.

(B) THE TOP OF ALL FLOOR SLABS SHALL BE MINIMUM OF 98.5 FEET NGVD29, 1973 ADJUSTMENT. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18" INCHES ABOVE NATURAL GROUND. #10

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: 5318 WOOD THRUSH COURT

TT JOB NO: DS812-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 02-28-14

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.

FIRM REG. NUMBER 10115900

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

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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 6 Lot 30 Blk 2
Physical Address 5111 Quill Bush 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

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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.

Signature of Applicant, Agent or Attorney

Printed Name

3/3/14
Date

*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT

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PL = PROPERTY LINE
IRON FENCE — I —
WOOD FENCE — // —
OVERHEAD UTILITIES — U —

LEGEND

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

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ROW = RIGHT OF WAY

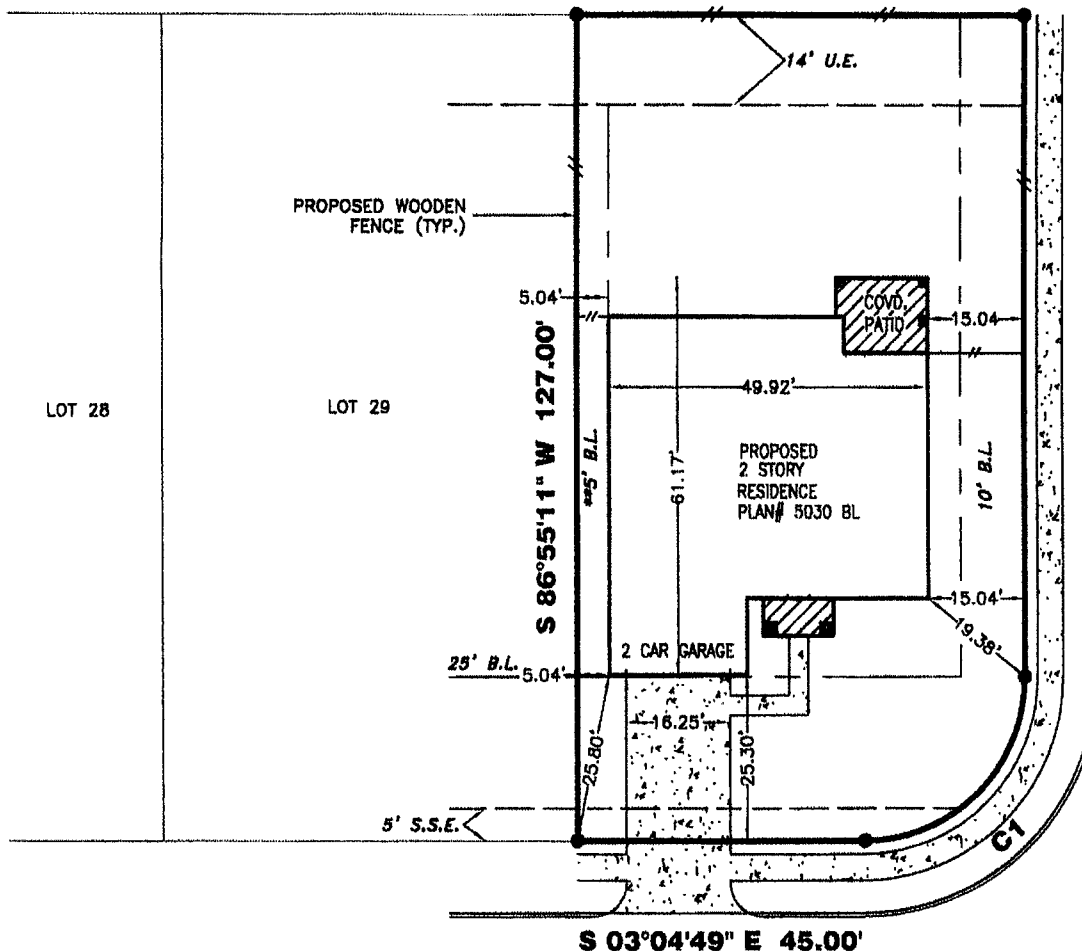
PUE = PUBLIC UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



REMAINDER OF 80.10 ACRES
TO KIMBALL HILL HOMES, L.P.
CF NO. 2004073657
F.B.C.O.P.R.R.P.

N 03°04'49" W 70.00'



N 86°55'11" E 102.00'
PRIMULA PATH (50' R.O.W.)

C1
R=25.00'
L=39.27'
C=35.36'
CB=S 48°04'49" E

5111 QUILL RUSH WAY (50' R.O.W.)

LOT COVERAGE

SLAB=	2407 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	705 SQ.FT.
PRIVATE WALKS=	64 SQ.FT.
COVERED PATIO=	158 SQ.FT.
TOTAL=	3949 SQ.FT.
LOT=	8756 SQ.FT.
COVERAGE=	36 %

SOD

FRONT YARD=	360 SQ.YD.
REAR YARD=	275 SQ.YD.
SOD IN ROW=	139 SQ.YD.
TOTAL SOD AREA=	774 SQ.YD.

FENCE

TOTAL FENCE=	189 LIN. FT.
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PROPERTY INFORMATION

LOT 30 BLOCK 2

SUBDIVISION:
WATERVIEW ESTATES SEC. 6

RECORDING INFO:
PLAT NO. 20060213, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5030 BL

PLAN OPTIONS:

-EXTENDED COVERED PATIO

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0115J
REVISED DATE: 1-3-97 ZONE: "X"

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RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO.
20060213, P.R.F.B.C.TX., F.B.C. FILE NOS. 2004051859, 2004133762,
2007048797, 2007081615, 2007084216, 2008009939, 2008077561.

CITY OF HOUSTON ORDINANCE 85-1876 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 1999-262.

(M) THE MINIMUM SLAB ELEVATION SHALL BE 97.5 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.

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HOMES AND MAY NOT SHOW ALL ENCUMBRANCES OF
RECORD. THE BUILDER MUST VERIFY ALL BUILDING
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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: 5111 QUILL RUSH WAY

TT JOB NO: DS811-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

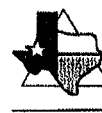
DATE: 02-28-14

REVISIONS

NO.	DATE	REASON	BY



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