

# REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

13EE

On this 27 day of MAY, 2014, Commissioners Court  
came on to be heard and reviewed the accompanying notice  
of DEVON STREET HOMES

Job Location VALLEY RIDGE DRIVE

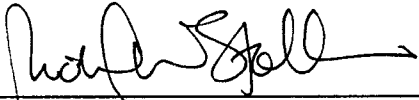
Dated 05/19/14 BOND No. LL12093500, Permit No. 84586  
to make use of certain Fort Bend County property subject to, "A Revised Order  
Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables,  
Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and  
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 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

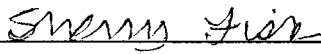
Mail notices to: Permit Administrator  
Fort Bend County Engineering  
301 JACKSON STREET  
RICHMOND, Texas 77469  
281-633-7500

3. This permit expires one (1) year from date of permit if construction has not  
commenced.

By   
County Engineer

By N/A  
Drainage District Engineer/Manager

Presented to Commissioners Court  
and approved.  
Recorded in Volume 5-2714  
Minutes of Commissioners Court.

Clerk of Commissioners Court  
By   
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. 11-586

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)

05/19/2014  
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. 84586

(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 River's Run Sec 4B Lot 8 Blk 3  
Physical Address 811 Valley Ridge 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  
WOOD FENCE  
OVERHEAD UTILITIES

### LEGEND

BUILDING LINE  
ESMT LINE  
AERIAL ESMT

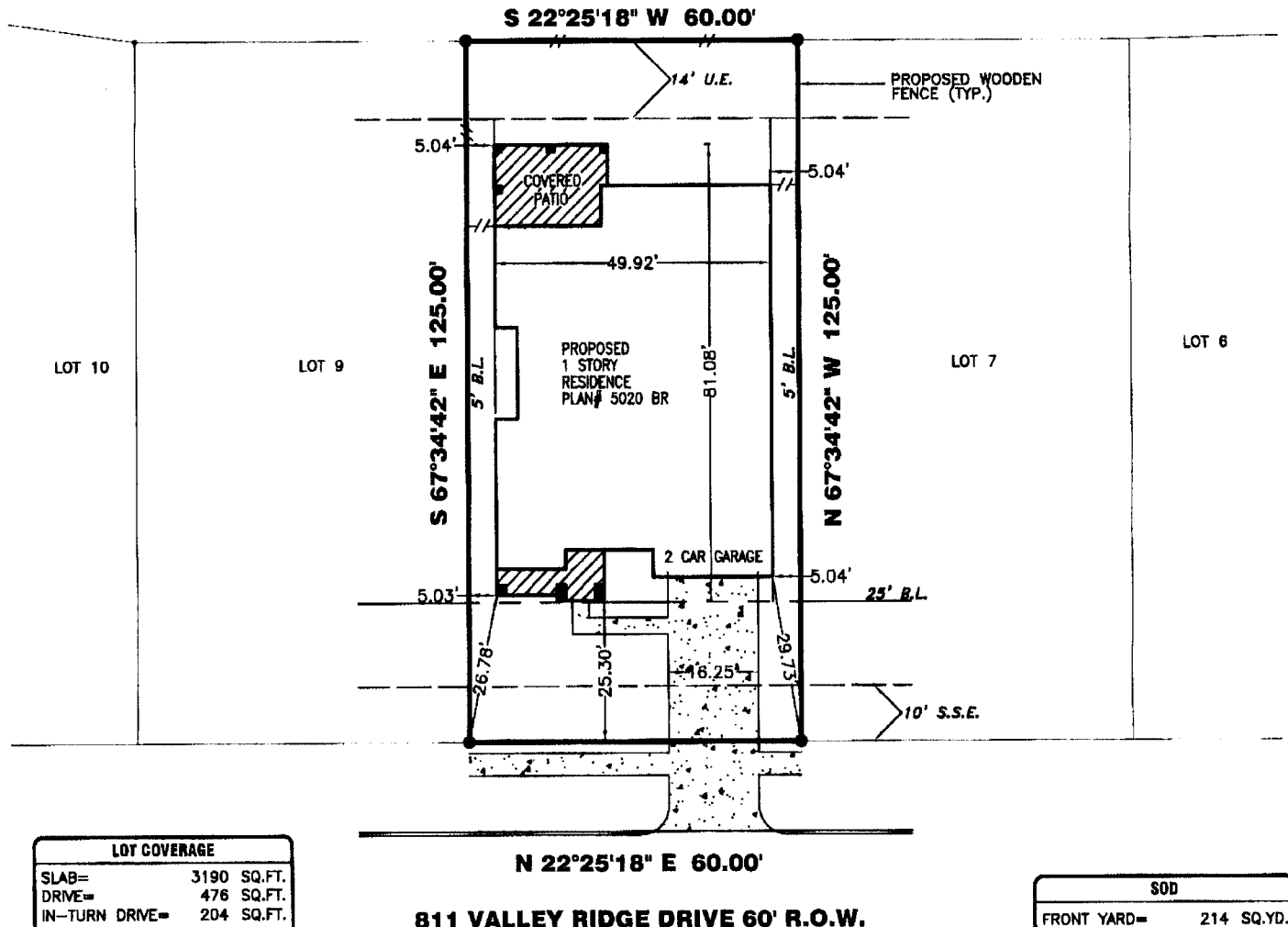
SSE = SANITARY SEWER ESMT.  
WLE = WATER LINE EASEMENT  
ROW = RIGHT OF WAY

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

SCALE 1"=30'



RIVER RUN  
AT THE BRAZOS  
SECTION TWO  
PLAT NO. 20080017  
F.B.C.P.R.



LOT COVERAGE	
SLAB=	3190 SQ.FT.
DRIVE=	476 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	175 SQ.FT.
PRIVATE WALKS=	81 SQ.FT.
COVERED PATIO=	286 SQ.FT.
TOTAL=	4392 SQ.FT.
LOT=	7498 SQ.FT.
COVERAGE=	54 %

SOD	
FRONT YARD=	214 SQ.YD.
REAR YARD=	159 SQ.YD.
SOD IN ROW=	58 SQ.YD.
TOTAL SOD AREA=	431 SQ.YD.
FENCE	
TOTAL FENCE=	128 LIN. FT.

### PROPERTY INFORMATION

LOT 8 BLOCK 3

#### SUBDIVISION:

RIVER RUN AT THE BRAZOS SECTION FOUR-B

#### RECORDING INFO:

PLAT NO. 20130022, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

### PLAN INFORMATION

PLAN NUMBER 5020 BR

#### PLAN OPTIONS:

-EXTENDED COVERED PATIO

### FLOOD INFORMATION

F.I.R.M. NO: 48157C  
REVISED DATE: 04-02-14

PANEL: 0265L  
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.

SUBJECT TO A DRAINAGE EASEMENT: 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20130022, P.R.F.B.C.T.X., F.B.C. FILE NOS. 2005080910, 2006080910, 2005099777, 2006083676, 2006145433, 2007043522, 2013042723

(M) THE MINIMUM SLAB ELEVATION SHALL BE 88.25 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

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: 811 VALLEY RIDGE DRIVE

TT JOB NO: DS885-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 05/12/14

### 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

**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. 84586  
(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 River's Run Sec 4B Lot 7 Blk 3  
Physical Address 815 Valley Ridge 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 Stephen Ray Date 5/12/14  
Printed Name Stephen Ray

