

12F

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 05 day of AUGUST, 2014, Commissioners Court
came on to be heard and reviewed the accompanying notice
of DEVON STREET HOMES

Job Location FRAGILE SAIL COURT, BIG RIVER RUN COURT

Dated 07/15/14 BOND NO LL12093500, Permit No. 84637
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,
ADJUDGED 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 8514
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. 084637

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

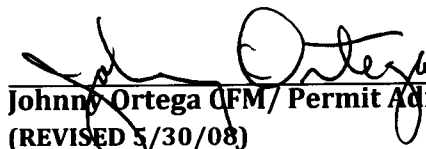
 Date

 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)

07/15/2014
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. 84637

(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4545 Post Oak Place Drive, Suite 345
City Houston, State Texas Zip 77027
Home Phone _____ Daytime Phone 713-622-1009
Property Owner's Name same Phone _____
Property Owner's Mailing Address same
City _____ State _____ Zip _____

LOCATION OF PROPERTY

Subdivision Trails of Katy Sec 1 Lot 14 Blk 6
Physical Address 1106 Fragile Sail Court

(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
Printed Name

7/9/14
Date

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Property Owner's Name same Phone _____
Property Owner's Mailing Address same
City _____ State _____ Zip _____

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Physical Address 1130 Big River Run Court

(ATTACH A SITE MAP)

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Printed Name

7/9/14
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*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'



ANSERRA SEC 3
C.C.F. NO. 20130210
P.R.F.B.C.T.

RESTRICTED RESERVE "A"
RESTRICTED TO LANDSCAPING &
OPEN SPACE PURPOSES &
UTILITY USE ONLY
1.406 AC. / 61,265 SQ. FT.

CALLED 30' WIDE
MULTIPURPOSE
EASEMENT No. 4
(EXHIBIT "B")
C.C.F. No.
2012104786

N 01°56'17" W 60.00'

LOT 36

LOT 35

LOT 33

LOT 32

S 88°03'41" W 129.93'

N 88°03'41" E 129.93'

S 01°56'19" E 60.00'
1130 BIG RIVERRUN COURT (50' R.O.W.)

LOT COVERAGE

| | |
|----------------|-------------|
| SLAB= | 3261 SQ.FT. |
| DRIVE= | 411 SQ.FT. |
| IN-TURN DRIVE= | 204 SQ.FT. |
| PUBLIC WALKS= | 175 SQ.FT. |
| PRIVATE WALKS= | 59 SQ.FT. |
| COVERED PATIO= | 286 SQ.FT. |
| TOTAL= | 4396 SQ.FT. |
| LOT= | 7796 SQ.FT. |
| COVERAGE= | 52 % |

SOD

| | |
|-----------------|--------------|
| FRONT YARD= | 201 SQ.YD. |
| REAR YARD= | 219 SQ.YD. |
| SOD IN ROW= | 33 SQ.YD. |
| TOTAL SOD AREA= | 453 SQ.YD. |
| FENCE | |
| TOTAL FENCE= | 147 LIN. FT. |

PROPERTY INFORMATION

LOT 34 BLOCK 1

SUBDIVISION:

TRAILS OF KATY SEC 1

RECORDING INFO:

PLAT NO. 20140090, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5020 CR

PLAN OPTIONS:

EXTENDED COVERED PATIO

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0040L
REVISED DATE: 04-02-14 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.

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. 20140090,
P.R.F.B.C.T.X.; F.B.C. FILE NOS. .

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.

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.

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.

THIS SURVEY 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
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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 HERITAGE CORP. 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.

(#) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 146.73 FEET
ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON
THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE
FINISHED GROUND PER RECORDED PLAT NOTE # 11.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY
EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH
APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

DRAWING INFORMATION

ADDRESS: 1130 BIG RIVERRUN COURT

TT JOB NO: DS919-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 07-08-14

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

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