

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

174

On this 23 day of SEPTEMBER, 2014, Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location OAK RIVER LANE, LONGVALE DRIVE, DRAGONFLY DRIVE

Dated 09/11/14 BOND NO. LL12093500, Permit No. 84682 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 9-23-14
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. 084682

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)

09/11/2014
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. 84682
(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 3B Lot 5 Blk 2
Physical Address 802 Oak River 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

- 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.

Stephen Ray 9/2/14
Signature of Applicant, Agent or Attorney 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 ———
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.

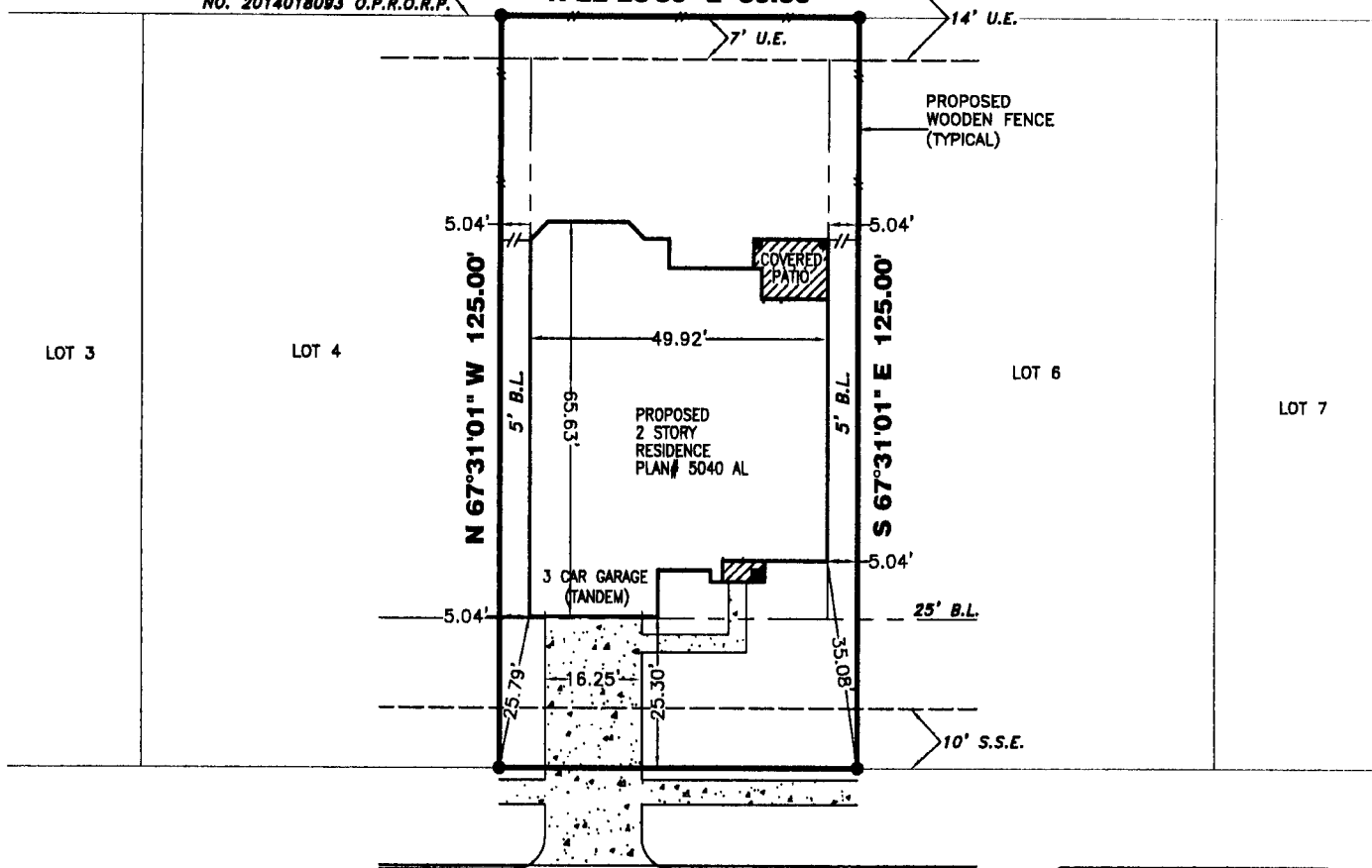
SCALE 1"=30'



RESIDUE OF A
CALLED 59.483 ACRES
VENTANA DEVELOPMENT READING WEST, LLC
F.B.C.C.F. NO. 2008012931

7' U.E. F.B.C.C.F.
NO. 2014018093 O.P.R.O.R.P.

N 22°28'59" E 60.00'



S 22°28'59" W 60.00'

802 OAK RIVER LANE (60' R.O.W.)

SOD	
FRONT YARD=	209 SQ.YD.
REAR YARD=	248 SQ.YD.
SOD IN ROW=	57 SQ.YD.
TOTAL SOD AREA=	514 SQ.YD.
FENCE	
TOTAL FENCE=	144 LIN. FT.

LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	175 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	119 SQ.FT.
TOTAL=	3762 SQ.FT.
LOT=	7498 SQ.FT.
COVERAGE=	46 %

PROPERTY INFORMATION

LOT 5 BLOCK 2

SUBDIVISION:

RIVER RUN AT THE BRAZOS SECTION THREE-B

RECORDING INFO:

PLAT NO. 20140097, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5040 AL

PLAN OPTIONS:

MASTER BAY WINDOW

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. 20140097, P.R.F.B.C.TX., F.B.C. FILE NOS. 2005080910, 2005080919, 2005098777, 2008083878, 2008145433, 2007043522.

(#) THE MINIMUM SLAB ELEVATION SHALL BE 30.00' 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: 802 OAK RIVER LANE

TT JOB NO: DS959-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 09/01/2014

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
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Application No. 54682
(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 3B Lot 8 Blk 2
Physical Address 710 Oak River 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

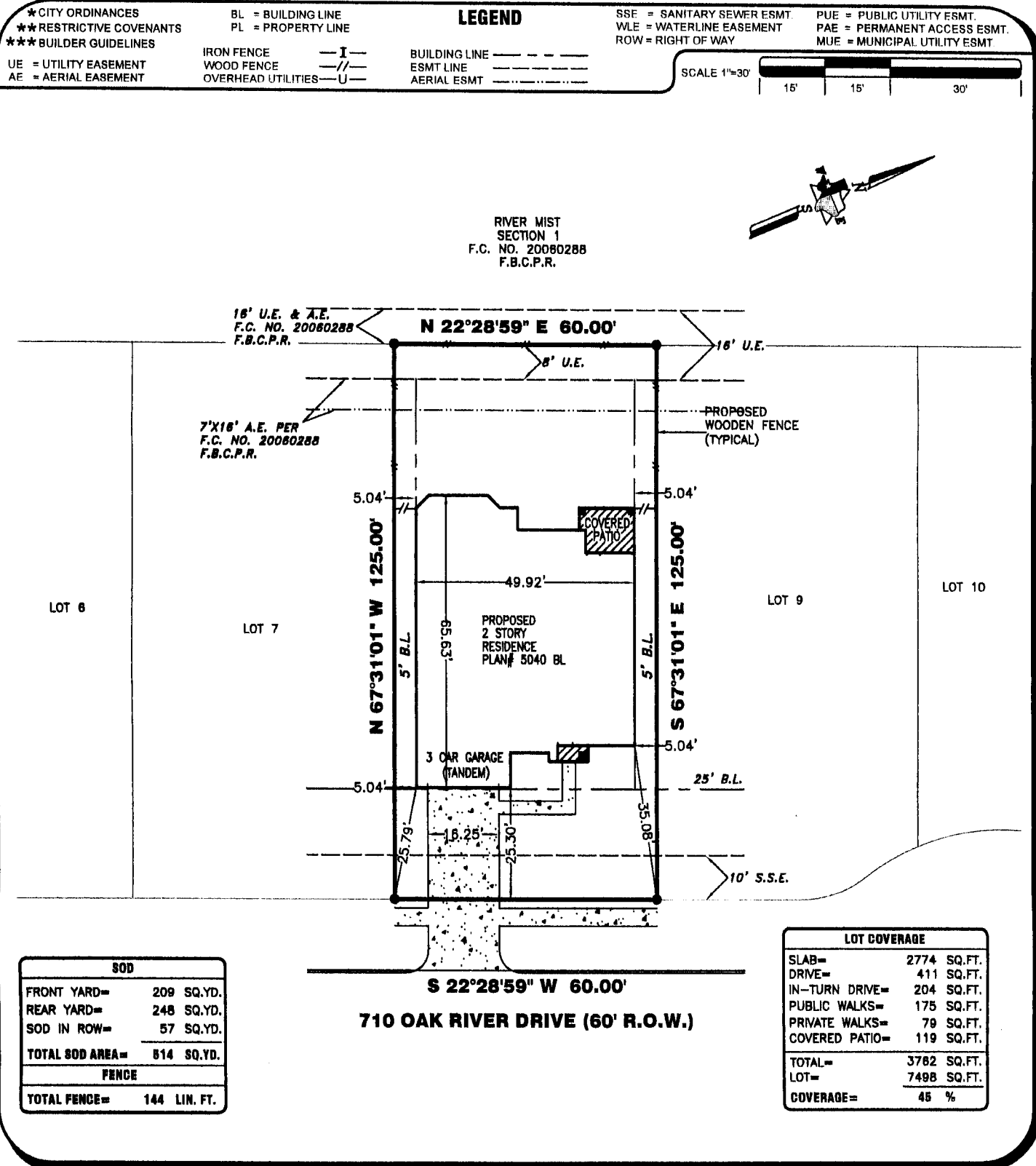
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- Other permits may be required for development. Please contact the Fort Bend County Road & Bridge Department for pipe sizing or the Fort Bend County Health Department for information on On-Site Sewage Facility permits prior to planning construction.
- 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

9/2/14
Date



PROPERTY INFORMATION LOT <u>8</u> BLOCK <u>2</u> SUBDIVISION: RIVER RUN AT THE BRAZOS SECTION THREE-B RECORDING INFO: PLAT NO. 20140097, PLAT RECORDS, FORT BEND COUNTY, TEXAS	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. 20140097, P.R.F.B.C.TX., F.B.C. FILE NOS. 2005080910, 2005080918, 2005098777, 2006083878, 2006145433, 2007043822. (6) THE MINIMUM SLAB ELEVATION SHALL BE <u>90.00</u> 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.	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.																
PLAN INFORMATION PLAN NUMBER <u>5040 BL</u> PLAN OPTIONS: MASTER BAY WINDOW	DRAWING INFORMATION ADDRESS: <u>710 OAK RIVER DRIVE</u> TT JOB NO: <u>DS960-14</u> CLIENT JOB NO: <u>N/A</u> DRAWN BY: <u>MB</u> BEARING BASE: <u>REFERRED TO PLAT NORTH</u> DATE: <u>09/01/2014</u>	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																
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COMMERCIAL PIPE PERMIT APPLICATION**

P.O. BOX 1449 • 1124 BLUME ROAD

ROSENBERG, TX 77471

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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 3B Lot 13 Blk 2
Physical Address 8111 Longvale 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

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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
WOOD FENCE
OVERHEAD UTILITIES

LEGEND

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SCALE 1"=30'



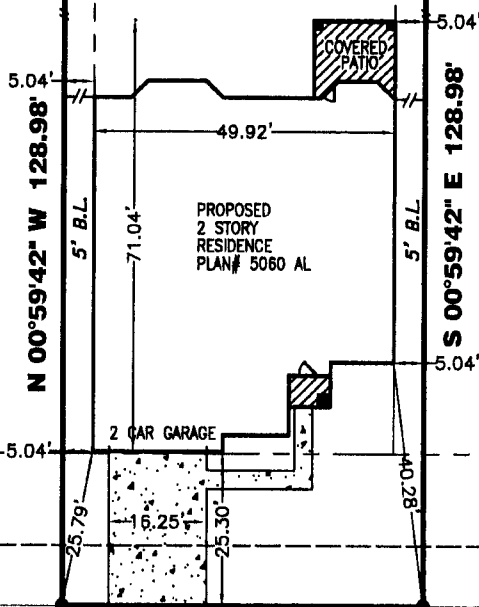
RIVER RUN
AT THE BRAZOS
SECTION TWO
PLAT NO. 20080017
F.B.C.P.R.

30' HUMBLE PIPELINE CO. EASEMENT
VOL. 426, PG. 2 F.B.C.D.R.

N 89°00'18" E 60.00'

14' U.E.

PROPOSED
WOODEN FENCE
(TYPICAL)



RIVER RUN
AT THE BRAZOS
SECTION FOUR-B
PLAT NO. 20130022 F.B.C.P.R.

SOD	
FRONT YARD=	205 SQ.YD.
REAR YARD=	280 SQ.YD.
SOD IN ROW=	57 SQ.YD.
TOTAL SOD AREA=	542 SQ.YD.
FENCE	
TOTAL FENCE=	181 LIN. FT.

S 89°00'18" W 60.00'
8111 LONGVALE DRIVE (60' R.O.W.)

LOT COVERAGE	
SLAB=	2734 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	175 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	146 SQ.FT.
TOTAL=	3754 SQ.FT.
LOT=	7737 SQ.FT.
COVERAGE=	44 %

PROPERTY INFORMATION

LOT 13 BLOCK 2

SUBDIVISION:

RIVER RUN AT THE BRAZOS SECTION THREE-B

RECORDING INFO:

PLAT NO. 20140097, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5060 AL

PLAN OPTIONS:

- COVERED PATIO

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0265L
REVISED DATE: 04-02-14 ZONE: "X"

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OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY
PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES,
UNLESS OTHERWISE SHOWN HEREON

DRAWING INFORMATION

ADDRESS: 8111 LONGVALE DRIVE

TT JOB NO: DS961-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 09/01/2014

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
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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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Physical Address 8110 Dragonfly 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

- 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 ———

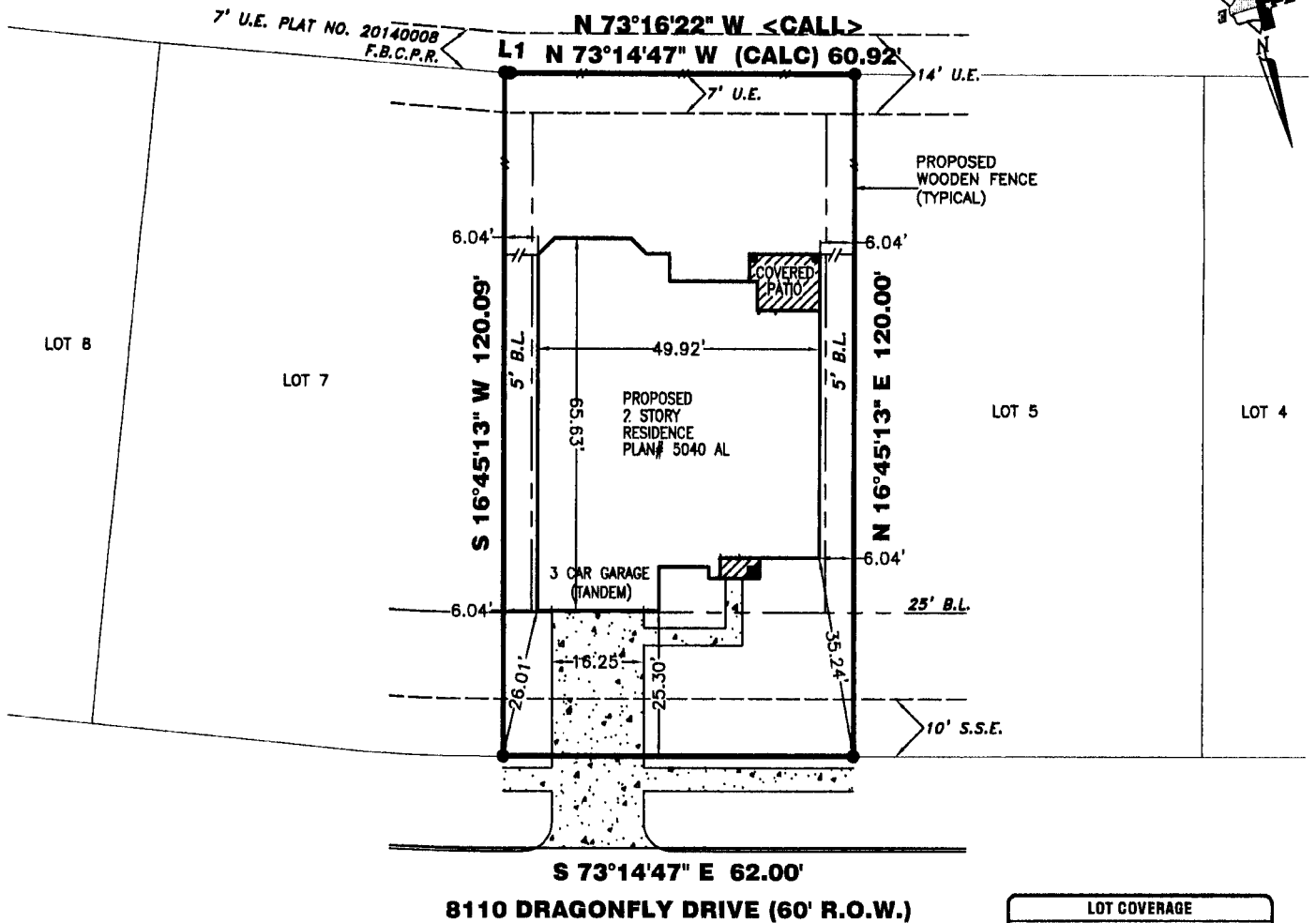
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY

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

SCALE 1"=30'



RIVER RUN AT THE BRAZOS
SECTION FIVE
PLAT NO. 20140008
F.B.C.P.R.



SOD	
FRONT YARD=	229 SQ.YD.
REAR YARD=	222 SQ.YD.
SOD IN ROW=	60 SQ.YD.
TOTAL SOD AREA=	511 SQ.YD.
FENCE	
TOTAL FENCE=	138 LIN. FT.

L1
N 68°43'38" W 1.09'

LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	183 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	119 SQ.FT.
TOTAL=	3770 SQ.FT.
LOT=	7438 SQ.FT.
COVERAGE=	45 %

PROPERTY INFORMATION

LOT 6 BLOCK 1

SUBDIVISION:

RIVER RUN AT THE BRAZOS SECTION THREE-B

RECORDING INFO:

PLAT NO. 20140097, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5040 AL

PLAN OPTIONS:

MASTER BAY WINDOW

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0265L
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.

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.
20140097, P.R.F.B.C.TX., F.B.C. FILE NOS. 2005080910, 2005080919,
2005099777, 2008083678, 2008145433, 2007043522.

(*) THE MINIMUM SLAB ELEVATION SHALL BE 90.00' 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: 8110 DRAGONFLY DRIVE

TT JOB NO: DS958-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 09/01/2014

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 10115800

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