

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

11 I

On this 04 day of NOVEMBER, 2014, Commissioners Court
came on to be heard and reviewed the accompanying notice
of DEVON STREET HOMES

Job Location OAK RIVER LANE

Dated 10/27/14 BOND NO. LL12093500, Permit No. 84711
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 Mejers, seconded
by Commissioner Prestage, 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 11/4/14
Minutes of Commissioners Court.

Clerk of Commissioners Court

By [Signature]

Deputy RENEE MICHULKA

FORT BEND COUNTY ENGINEERING PERMIT DEPARTMENT
CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
COMMERCIAL PIPE PERMIT APPLICATION
1124 BLUME ROAD ROSENBERG, TX 77471
Mailing Address: 301 Jackson Richmond, Texas 77469
(Phone) 281-633-7502 or 7503 • (Fax) 281-633-7545

APPLICANT INFORMATION

Application No. 84711
(County Use Only)

Applicant Name Devon Street Homes
Applicant Mailing Address 4545 Post Oak Place Dr Suite 345
City Houston State Texas Zip 77027
Work 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 River's Run Sec 3B Lot 8 Blk 3
Physical Address 815 Oak River Lane

(PLEASE ATTACH SITE MAP)

SITE USE

Driveway Curb & Gutter Section ☒
Culvert Only ☐
Driveway - Open Ditch Section ☐
Other ☐

As of 9/1/2014, we will no longer mail out permits. Instead, we will email them.

Please complete:

Name:

Stephen Bay

Email address:

info@devonstreethomes.com

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 website www.co-fort-bend.tx.us

Does project comply with Fort Bend County Lighting Regulation Yes (☒) No (☐)
(See- Fort Bend County Outdoor Lighting Regulation on website 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 Bay
Printed Name

Date

10/23/14

★ 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
FSMT 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 FOUR-B
PLAT NO. 20130022 F.B.C.P.R.

LOT 6

LOT 7

LOT 9

PROPOSED WOODEN
FENCE (TYP.)

PROPOSED
2 STORY
RESIDENCE
PLAN# L 5080 BL

3 CAR GARAGE

PATIO

SOD	
FRONT YARD=	353 SQ.YD.
REAR YARD=	319 SQ.YD.
SOD IN ROW=	259 SQ.YD.
TOTAL SOD AREA=	931 SQ.YD.
FENCE	
TOTAL FENCE=	184 LIN. FT.
LOT COVERAGE	
SLAB=	3098 SQ.FT.
DRIVE=	728 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	744 SQ.FT.
PRIVATE WALKS=	60 SQ.FT.
COVERED PATIO=	80 SQ.FT.
TOTAL=	4914 SQ.FT.
LOT=	10027 SQ.FT.
COVERAGE=	40 %

C1
R=25.00'
L=37.97'
C=34.42'
CB=N 29°44'11" W
C2
R=195.00'
L=29.64'
C=29.61'
CB=N 18°07'42" E
L1
N 22°28'59" E 34.81'

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

DRAGONFLY DRIVE (60' R.O.W.)

PROPERTY INFORMATION

LOT 8 BLOCK 3

SUBDIVISION:

RIVER RUN AT THE BRAZOS SECTION THREE-B

RECORDING INFO:

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

PLAN INFORMATION

PLAN NUMBER 5080 BL

PLAN OPTIONS:

3 CAR GARAGE

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.T.X., F.B.C. FILE NOS. 2005080910, 2005080919,
2005099777, 2006083978, 2006145433, 2007043522, 2014083452

(#) 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: 815 OAK RIVER LANE

TT JOB NO: DS988-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 10/18/14

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.



DEVON STREET
HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY



TRI-TECH
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FIRM REG. NUMBER 10115900

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