

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

11Q

On this 06 day of JANUARY, 2015, Commissioners Court came on to be heard and reviewed the accompanying notice of DEVON STREET HOMES

Job Location OAK RIVER LANE

Dated 12/16/14 BOND NO. LL12093500, Permit No. 84737 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 Statues. Upon Motion of Commissioner Meyer, 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 11/6/15 Minutes of Commissioners Court.

Clerk of Commissioners Court
By [Signature]
(Deputy RENE E 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. 84737
(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 7 Blk 3
Physical Address 811 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 _____ Date 6/4/14
Stephen Bay
Printed Name

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**

RI = BUILDING LINE
 PL = PROPERTY LINE

IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

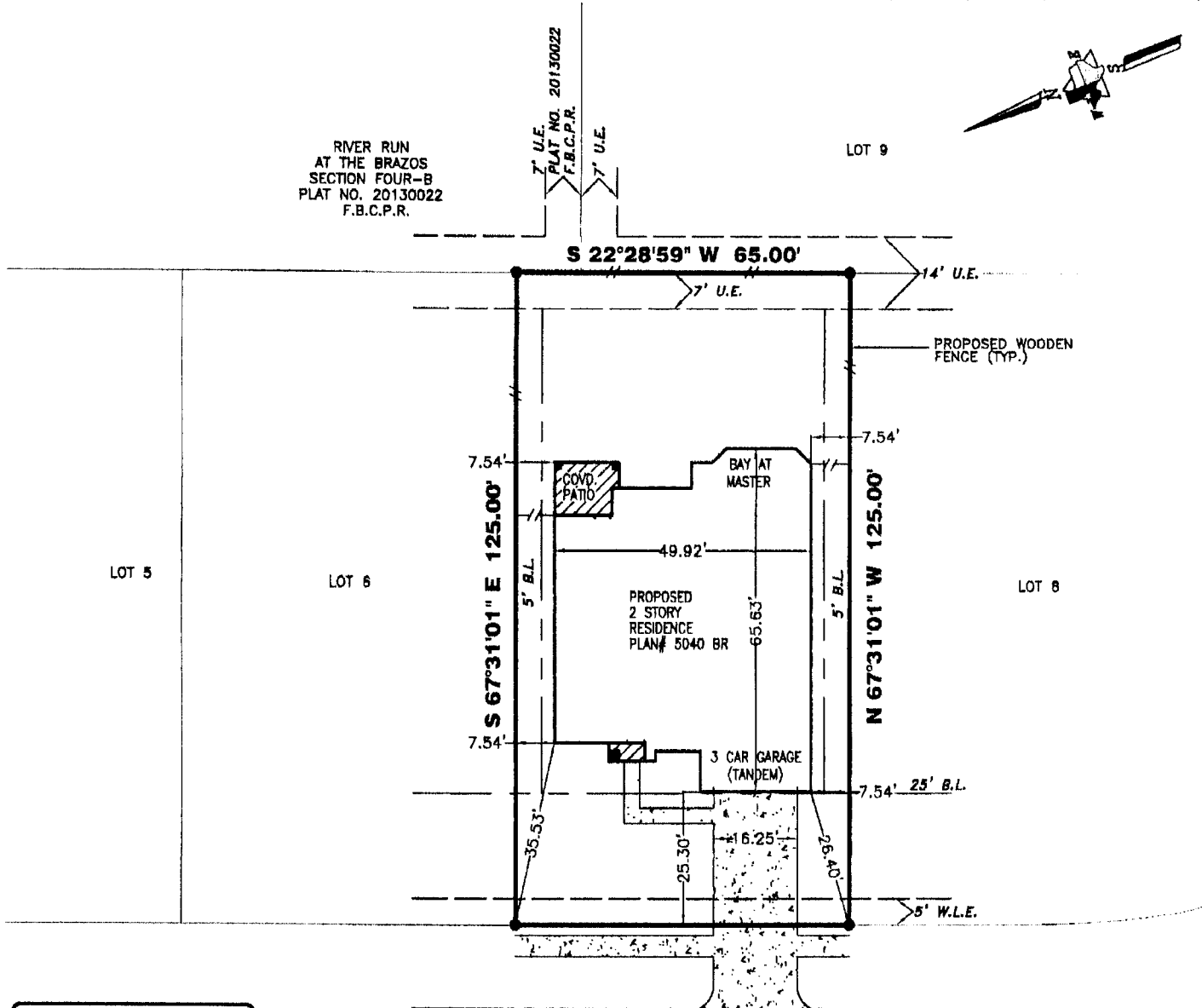
BUILDING LINE — — — —
 ESMT LINE — — — —
 AERIAL ESMT — — — —

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

PUE = PUBLIC UTILITY ESMT.
 PAF = PERMANENT ACCESS ESMT.
 MUF = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'

15' 15' 30'



LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	195 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	119 SQ.FT.
TOTAL=	3782 SQ.FT.
LOT=	8125 SQ.FT.
COVERAGE=	42 %

SOD	
FRONT YARD=	250 SQ.YD.
REAR YARD=	277 SQ.YD.
SOD IN ROW=	64 SQ.YD.
TOTAL SOD AREA=	591 SQ.YD.
FENCE	
TOTAL FENCE=	164 LIN. FT.

PROPERTY INFORMATION

LOT 7 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 5040 BR

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, 2014083452

(*) THE MINIMUM SLAB ELEVATION SHALL BE 90.00' FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM SLAB ELEVATION, NO FLOOR SLABS SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND PER RECORDED PLAT

THIS PLOT PLAN DOES NOT ADDRESS ANY FAVES, 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.

DRAWING INFORMATION

ADDRESS: 811 OAK RIVER LANE

TT JOB NO: DS1003-14

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 12/04/14

REVISIONS

NO.	DATE	REASON	BY

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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