

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 09 day of JUNE, 2015, Commissioners Court
came on to be heard and reviewed the accompanying notice
of DEVON STREET HOMES

95

Job Location ALDER MEADOW COURT, PEARL TERRACE LANE

Dated 6/01/2015 BOND NO. LL12093500, Permit No. 2015-344
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 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 6-09-15
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

Phone: (281) 633-7500

PERMIT APPLICATION REVIEW FORM FOR CABLE, CONDUIT, AND POLE LINE ACTIVITY IN FORT BEND COUNTY

PERMIT NO. 2015-344

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.

- (1) Complete Application Form.
- a. Name of road, street, and/or drainage ditch affected.
 - b. Vicinity map showing course of direction.
 - c. Plans and specifications.
- (2) Bond:
- District Attorney, approval when applicable.
 - 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)

06/01/2015
Date

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. _____
 (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 Walnut Creek Sec 7 Lot 2 Blk 2
 Physical Address 7022 Pearl Terrace Ln

(PLEASE ATTACH SITE MAP)

SITE USE

Driveway Curb & Gutter Section _____
 Culvert Only _____
 Driveway - Open Ditch Section _____
 Other _____

As of 8/1/2014, 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
 (Sec - 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 ()
 (Sec- 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 5/15/15
 Printed Name Stephen Bay

May 15, 2015

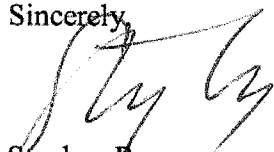
Mr. Johnny Ortega
Permit Administrator
Ft. Bend County Engineering Department
301 Jackson Street, 4th Floor
Richmond, TX 77469

Dear Mr. Ortega,

Please be advised that Devon Street Homes construction activity within Walnut Creek, Section 7, does not affect traffic.

Please feel free to contact me should you have any questions regarding the matter.

Sincerely,



Stephen Ray
President
Devon Street Homes

★ 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 - - - - -

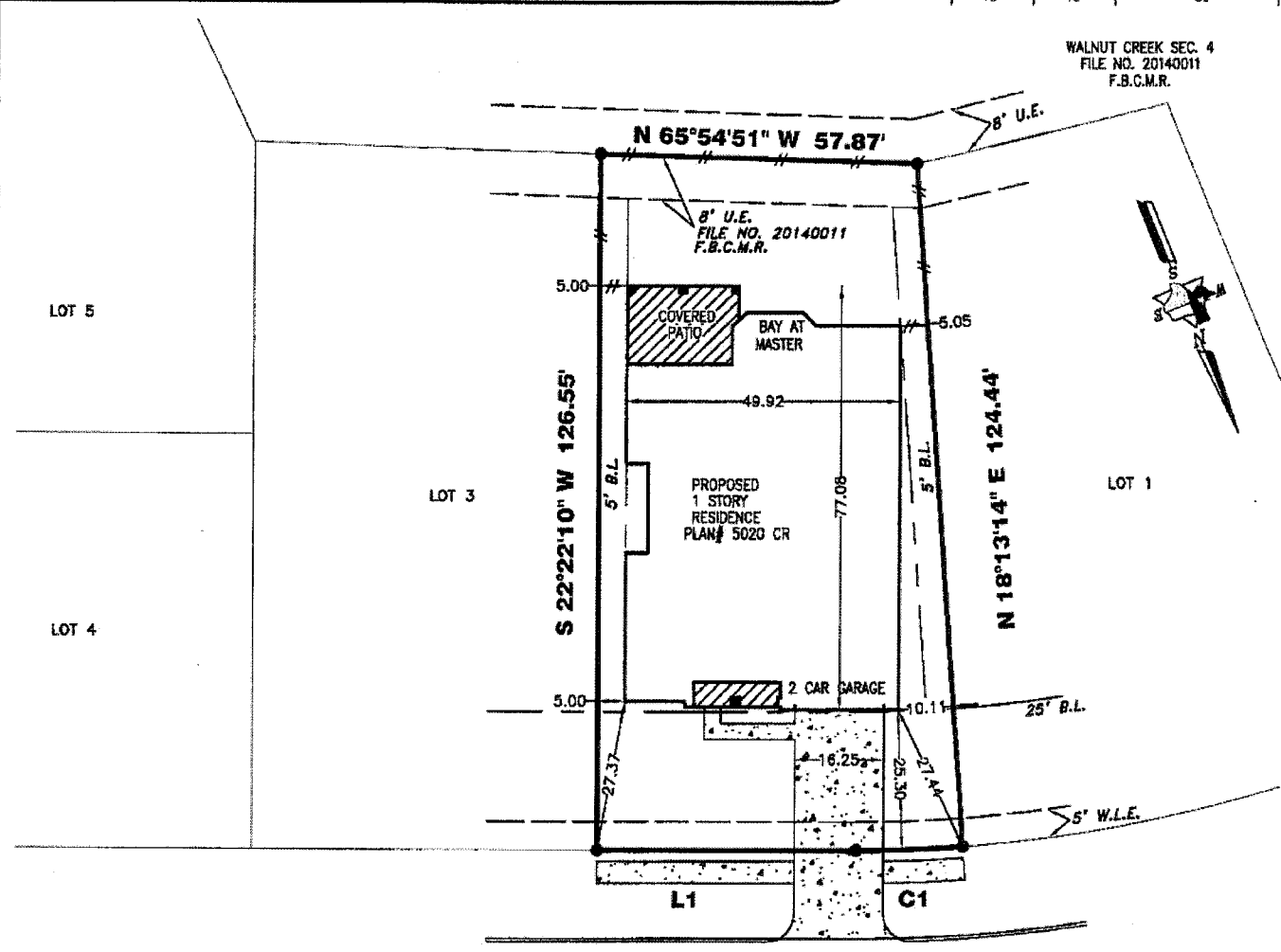
SSE = SANITARY SEWER ESMT.
 WLE = WATERLINE EASEMENT
 ROW = RIGHT OF WAY

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

SCALE 1"=30'



WALNUT CREEK SEC. 4
 FILE NO. 20140011
 F.B.C.M.R.



7022 PEARL TERRACE LN. (60' R.O.W.)

LOT COVERAGE	
SLAB=	3291 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	203 SQ.FT.
PRIVATE WALKS=	59 SQ.FT.
COVERED PATIO=	286 SQ.FT.
TOTAL=	4454 SQ.FT.
LOT=	7831 SQ.FT.
COVERAGE=	52 %

SOD	
FRONT YARD=	245 SQ.YD.
REAR YARD=	175 SQ.YD.
SOD IN ROW=	74 SQ.YD.
TOTAL SOD AREA=	494 SQ.YD.
FENCE	
TOTAL FENCE=	122 LIN. FT.

C1
R=270.00'
L=19.55'
C=19.55'
CB=S 69°42'18" E
L1
S 67°37'50" E 47.31'

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

PROPERTY INFORMATION

LOT 2 BLOCK 2

SUBDIVISION:
 WALNUT CREEK SECTION SEVEN

RECORDING INFO:
 PLAT NO. 20150030, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5020 CR

PLAN OPTIONS:

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. 20160030, P.R.F.B.C. TX., F.B.C. FILE NOS.

(#) THE MINIMUM SLAB ELEVATION SHALL BE 33.00 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THE MINIMUM SLAB ELEVATION, NO FLOOR SLAB S SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND PER RECORDED PLAT

THIS PLOT PLAN DOES NOT ADDRESS ANY SAVES, 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.

FORT BEND COUNTY ENGINEERING PERMIT DEPARTMENT
CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT OF WAYS
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 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 Walnut Creek Sec 7 Lot 5 Blk 2
 Physical Address 1906 Alder Meadow Ct.

(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
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DRIVEWAY REQUIREMENTS

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

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 (See- Fort Bend County Outdoor Lighting Regulation on website www.co.fort-bend.tx.us)

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Signature of Applicant, Agent or Attorney _____ Date 5/15/15
 Printed Name Stephen Bay

LEGEND

* CITY ORDINANCES	BL = BUILDING LINE	SSE = SANITARY SEWER ESMT.	PUE = PUBLIC UTILITY ESMT.
** RESTRICTIVE COVENANTS	PL = PROPERTY LINE	WLE = WATERLINE EASEMENT	PAE = PERMANENT ACCESS ESMT.
*** BUILDER GUIDELINES	IRON FENCE — I —	ROW = RIGHT OF WAY	MUE = MUNICIPAL UTILITY ESMT.
UE = UTILITY EASEMENT	WOOD FENCE — // —	BUILDING LINE — — — —	
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SCALE 1"=30'



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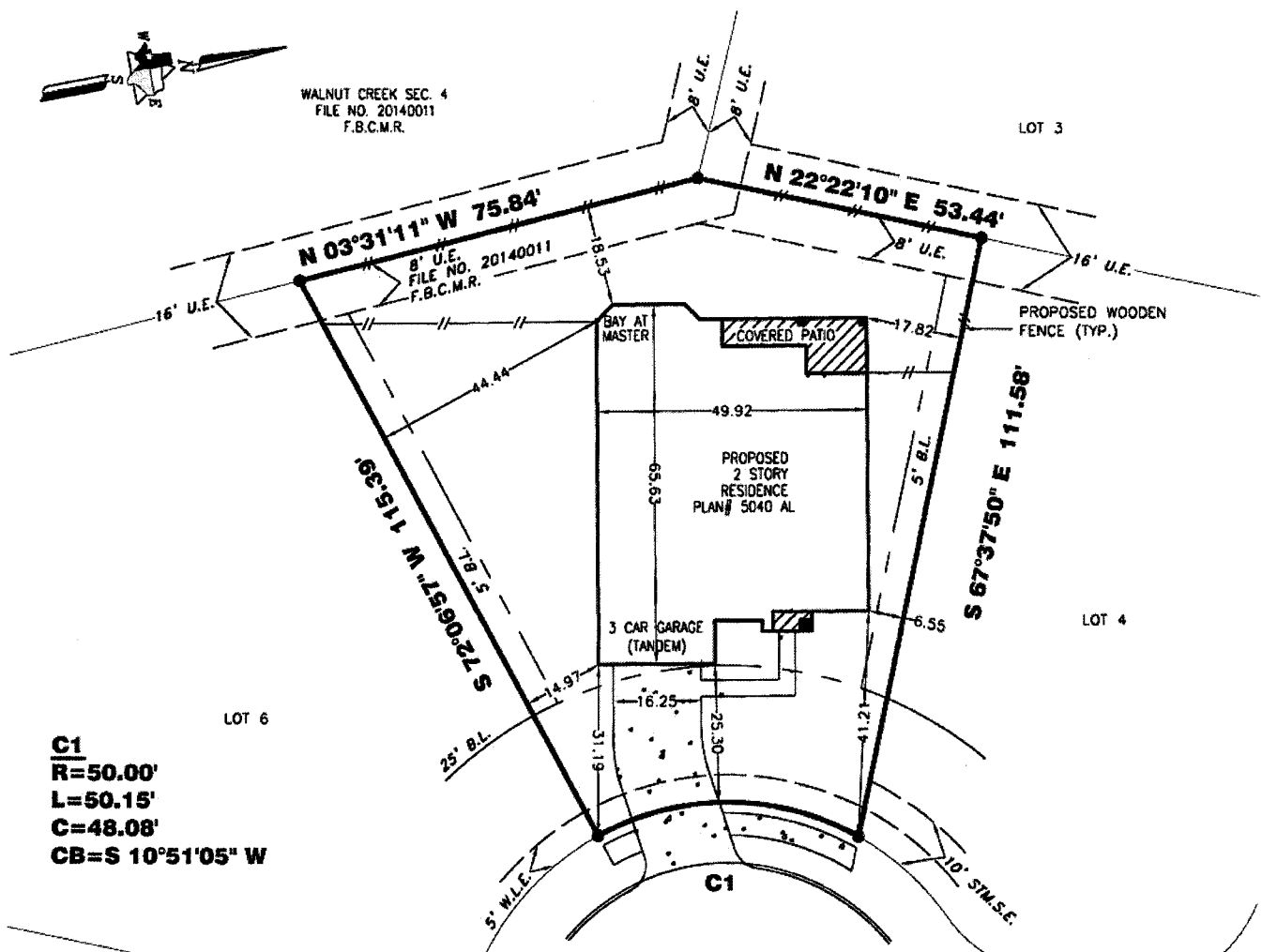
LOT 3

LOT 4

LOT 6

LOT 7

C1
R=50.00'
L=50.15'
C=48.08'
CB=S 10°51'05" W



1906 ALDER MEADOW CT.
(60' R.O.W.) (CUL-DE-SAC)

SOD	
FRONT YARD=	449 SQ.YD.
REAR YARD=	265 SQ.YD.
SOD IN ROW=	20 SQ.YD.
TOTAL SOD AREA=	734 SQ.YD.
FENCE	
TOTAL FENCE=	296 LIN. FT.

LOT COVERAGE	
SLAB=	2774 SQ.FT.
DRIVE=	437 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	124 SQ.FT.
PRIVATE WALKS=	79 SQ.FT.
COVERED PATIO=	188 SQ.FT.
TOTAL=	3806 SQ.FT.
LOT=	9905 SQ.FT.
COVERAGE=	35 %

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PROPERTY INFORMATION

LOT 5 BLOCK 2

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WALNUT CREEK SECTION SEVEN

RECORDING INFO:
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FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5040AL

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