

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 7th day of June, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes

Job Location 7023 Pearl Terrace Lane, Rosenberg, TX 77469

Date 5/19/2016 Bond No. LL12093500, Permit No. 2016-7266 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 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.

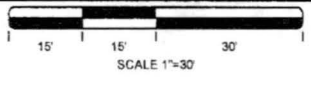
By: Charles O. A...
County Engineer

Presented to Commissioners Court and approved.
Recorded in Volume 6/7/16 125
Minutes of Commissioners Court

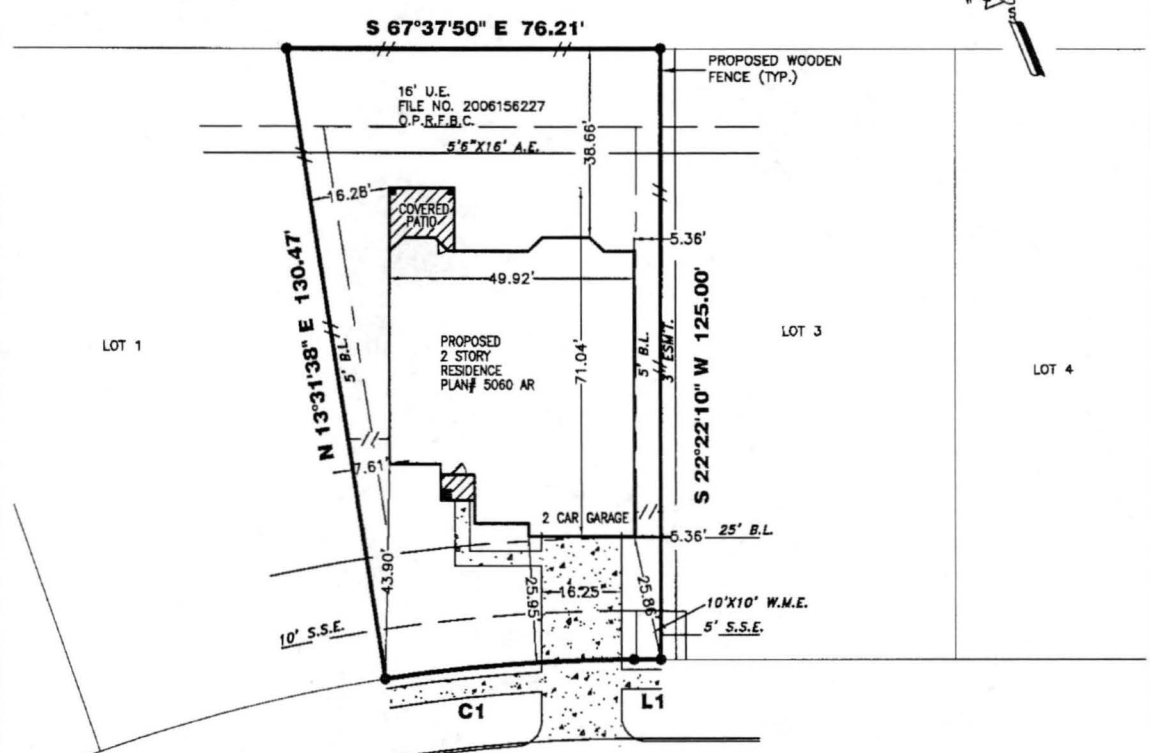
By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court
By: [Signature]
Deputy **RENEE MICHULKA**

* 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.



GIFT DEED
 FRANK CHALUPA, ET UX
 TO
 JOHN J. CHALUPA, TRUSTEE
 VOL. 707, PG. 932, F.B.C.D.R.



L1
N 67°37'50" W 5.43'
C1
R=330.00'
L=50.93'
C=50.88'
CB=N 72°03'06" W

7023 PEARL TERRACE LN.
(60' R.O.W.)

LOT COVERAGE	
SLAB=	2734 SQ.FT.
DRIVE=	415 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	156 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	146 SQ.FT.
TOTAL=	3741 SQ.FT.
LOT=	8379 SQ.FT.
COVERAGE=	40 %

SOD	
FRONT YARD=	161 SQ.YD.
REAR YARD=	394 SQ.YD.
SOD IN ROW=	51 SQ.YD.
TOTAL SOD AREA=	606 SQ.YD.
FENCE	
TOTAL FENCE=	266 LIN. FT.

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 1
 SUBDIVISION:
 WALNUT CREEK SECTION SEVEN
 RECORDING INFO:
 PLAT NO. 20150030, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5060 AR
 PLAN OPTIONS:
 -STANDARD COVERED PATIO

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. 20150030, P.R.F.B.C.TX., F.B.C. FILE NOS. 2007020558, 2015040542
 (8) THE MINIMUM SLAB ELEVATION SHALL BE 33.00 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

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: 7023 PEARL TERRACE LN.
 TT JOB NO: DS1293-16
 CLIENT JOB NO: N/A
 DRAWN BY: NG
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 05-17-16

REVISIONS

NO.	DATE	REASON	BY

DEVON STREET HOMES
 PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
TRI-TECH
 SURVEYING COMPANY, L.P.
 WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610
 FIRM REG. NUMBER 10115900