

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 1106 Big River Run Court, Katy, TX 77494
 Date 5/24/2016 Bond No. LL12093500, Permit No. 2016-7327 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.

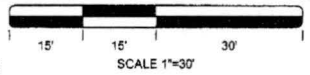
By: Charles O. Ayl
 County Engineer

Presented to Commissioners Court and approved.
 Recorded in Volume 6/7/16 12P
 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 —
 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.

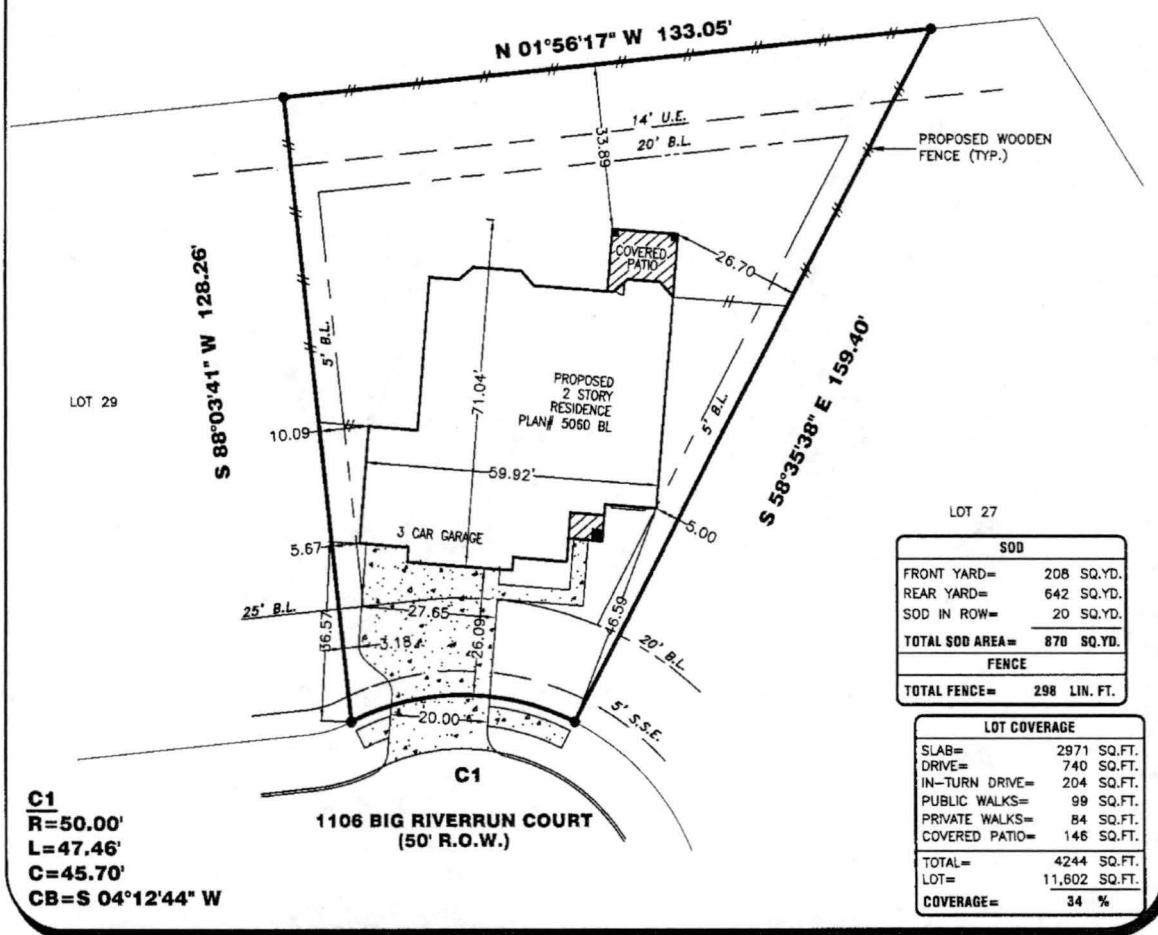


PER PLAT: EXISTING 80' WIDE EASEMENT DEDICATED TO RONALD E. HOLMES (VOL 2141, PG 1337 ORFBCT), TO BE ABANDONED WITH RECORDING OF THIS PLAT.

ANSEPPA TRAIL AND KINGSLAND BOULEVARD STREET DEDICATION
 C.C.F. NO. 20130212
 F.R.F.B.C.T.

CALLED 30' WIDE MULTIPURPOSE EASEMENT No. 4 (EXHIBIT "B")
 C.C.F. No. 2012104786

RESTRICTED RESERVE "A"
 RESTRICTED TO LANDSCAPING & OPEN SPACE PURPOSES & UTILITY USE ONLY
 1.406 AC. / 61,265 SQ. FT.



SOD	
FRONT YARD=	208 SQ.YD.
REAR YARD=	642 SQ.YD.
SOD IN ROW=	20 SQ.YD.
TOTAL SOD AREA=	870 SQ.YD.
FENCE	
TOTAL FENCE=	298 LIN. FT.

LOT COVERAGE	
SLAB=	2971 SQ.FT.
DRIVE=	740 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	99 SQ.FT.
PRIVATE WALKS=	84 SQ.FT.
COVERED PATIO=	146 SQ.FT.
TOTAL=	4244 SQ.FT.
LOT=	11,602 SQ.FT.
COVERAGE=	34 %

C1
R=50.00'
L=47.46'
C=45.70'
CB=S 04°12'44\" W

PROPERTY INFORMATION

LOT 28 BLOCK 1

SUBDIVISION:
TRAILS OF KATY SEC 1

RECORDING INFO:
PLAT NO. 20140090, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5060 BL

PLAN OPTIONS:
-3 CAR GARAGE OPTION
-STANDARD COVERED PATIO

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0040L
 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.

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. 20140090, P.F.F.B.C.T.F. & I.G. FILE NOS. 201402513

C.D.M. ORDINANCE 88-1876 PER H.C.C.F. # M-253886 AND C.D.M. ORDINANCE 88-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.D.M. ORDINANCE 1999-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

THIS SURVEY 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.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REMEDIATION 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.

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.A.M. 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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

DRAWING INFORMATION

ADDRESS: 1106 BIG RIVERRUN COURT

TT JOB NO: DS1262-16

CLIENT JOB NO: N/A

DRAWN BY: NG

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 05-19-16

REVISIONS

NO.	DATE	REASON	BY
1	05-20-16	MOVED HOUSE	T. GRIF
2	05-23-16	REVISED IN-TURN	T. GRIF

DEVON STREET HOMES

APP 7898

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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