

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 23rd day of August, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Devon Street Homes Job Location 7215 Pearl Terrace Lane, Rosenberg, TX 77469 Date 7/1/2008 Bond No. LLI2093500, Permit No. 2016-8894 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 Morison, 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. [Signature]
County Engineer

Presented to Commissioners Court and approved.

Recorded in Volume

8-23-16 11A
Minutes of Commissioners Court

By:

N/A

Drainage District Engineer/Manager

Clerk of Commissioners Court

By:

[Signature]
Deputy

County of Fort Bend
Engineering Department

301 Jackson Street
Richmond, Texas 77469

Phone: (281) 633-7500


**Permit Application Review Form For
Cable, Conduit, and Pole Line Activity
In Fort Bend County**

Permit No. 2016-8894

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.

X	(1) Complete Application Form:	
	X	a. Name of road, street, and/or drainage ditch affected.
	X	b. Vicinity map showing course of directions
	X	c. Plans and specifications
X	(2) Bond:	
		District Attorney, approval when applicable.
	X	Perpetual bond currently posted.
		No: LLI2093500
		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.


Assistant County Engineer

8/16/14
Date

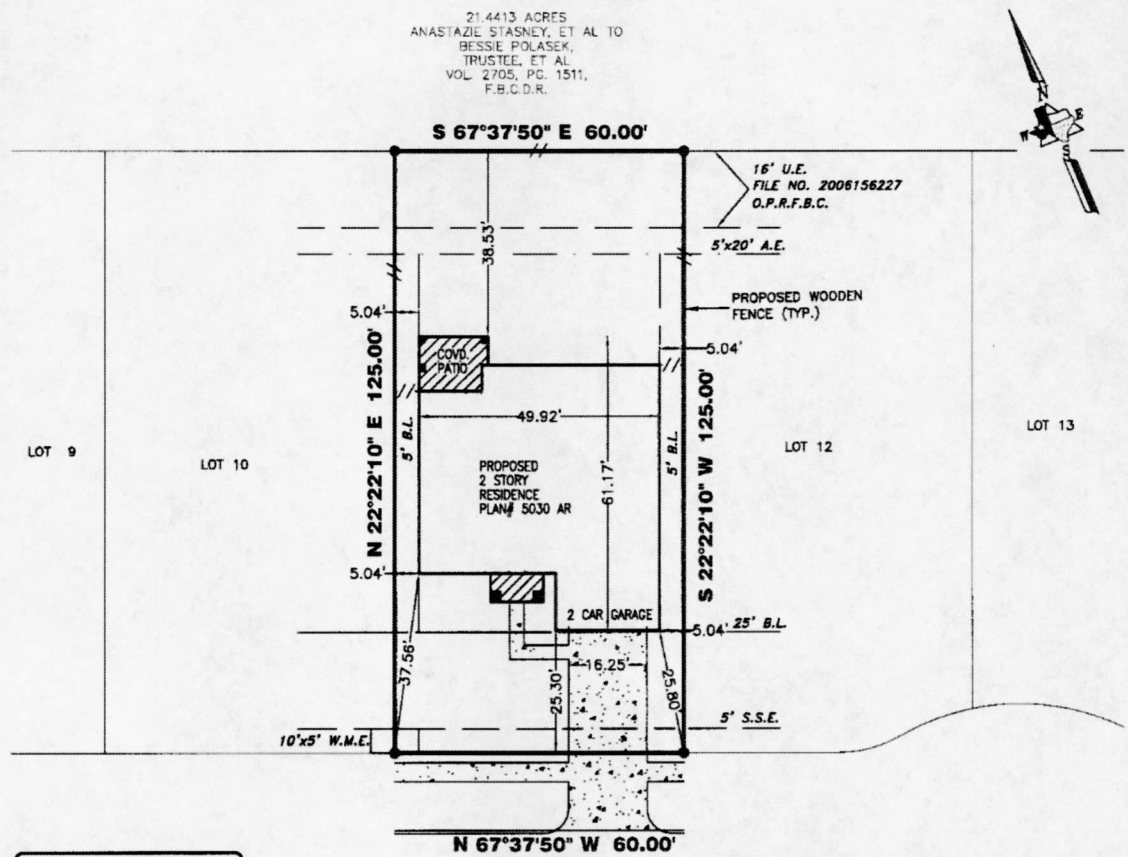
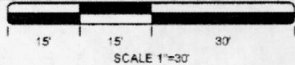
* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 () RECORD INFORMATION

I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

// WOOD FENCE
 I IRON FENCE
 BLDG LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



LOT COVERAGE	
SLAB=	2407 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN DRIVE=	204 SQ.FT.
PUBLIC WALKS=	175 SQ.FT.
PRIVATE WALKS=	64 SQ.FT.
COVERED PATIO=	158 SQ.FT.
TOTAL=	3419 SQ.FT.
LOT=	7500 SQ.FT.
COVERAGE=	41 %

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

SOD	
FRONT YARD=	205 SQ.YD.
REAR YARD=	290 SQ.YD.
SOD IN ROW=	58 SQ.YD.
TOTAL SOD AREA=	553 SQ.YD.
FENCE	
TOTAL FENCE=	165 LIN. FT.

PROPERTY INFORMATION

LOT 11 BLOCK 2

SUBDIVISION:
WALNUT CREEK SECTION ELEVEN

RECORDING INFO:
PLAT NO. 20150225, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 5030 AR

PLAN OPTIONS:

-EXTENDED 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

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. 20180225, M.F.B.C.T.X.

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

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.A.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF ROSENBERG) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY LINES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINE, UNLESS OTHERWISE SHOWN HEREON.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF DEVON STREET HOMES, L.P. 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.

THE MINIMUM SLAB ELEVATION SHALL BE 82.5 EIGHTEEN (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, OR EIGHTEEN (18") ABOVE NATURAL GROUND, OR TWELVE (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT OR TWELVE (12") ABOVE MAXIMUM POONDING ELEVATION, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18") ABOVE NATURAL GROUND. PER NOTE NO. 8.

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

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 OVERLAYS ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 7215 PEARL TERRACE LN
 TRI-TECH JOB NO: DS1331-16
 CLIENT JOB NO: N/A
 DRAWN BY: PR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 08/05/16

REVISIONS		
NO.	DATE	REASON

DEVON STREET HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY

TRI-TECH SURVEYING CO., L.P.

WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive | Phone: (713) 667-0800
 Houston Texas, 77042 | Fax: (713) 667-4610
 TEL#S #10115900
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To whom it may concern,

For homes in Ft. Bend County, the lumber and steel material used to form driveways and sidewalks is delivered to each **home** site on the builder side of the property line.

When the concrete is being poured, the concrete labor crews will place orange cones around the concrete trucks to alert traffic as a safety precaution. Every effort will be made to avoid impeding normal traffic patterns.