



**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

- Right of Way Permit
- Commercial Driveway Permit

Permit No: 2018-18531

Applicant: Devon Street Homes

Job Location Site: 3246 Karleigh Way, Richmond, TX 77406

Bond No. **Date of Bond:** 7/1/2008 **Amount:** \$50,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The 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, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistant with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

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, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 27th day of February, 2018, 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.

Signature

By: Charles O. Ay
for County Engineer

N/A

By: _____
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.

Date Recorded 3-5-2018 Comm. Court No. 14I

Clerk of Commissioners Court

By: Ronda Willis
Deputy



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

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Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
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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 directions
- c. Plans and specifications

(2) BOND:

- County Attorney, approval when applicable.
- Perpetual bond currently posted. Bond No: [REDACTED] Amount: \$50,000.00
- Performance bond submitted. Bond No: _____ Amount: _____
- Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval _____
Date

We have reviewed this project and agree it meets minimum requirements.

Charles O. Ay

Permit Administrator

2/16/2018

Date

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

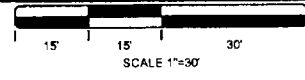
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

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

LEGEND

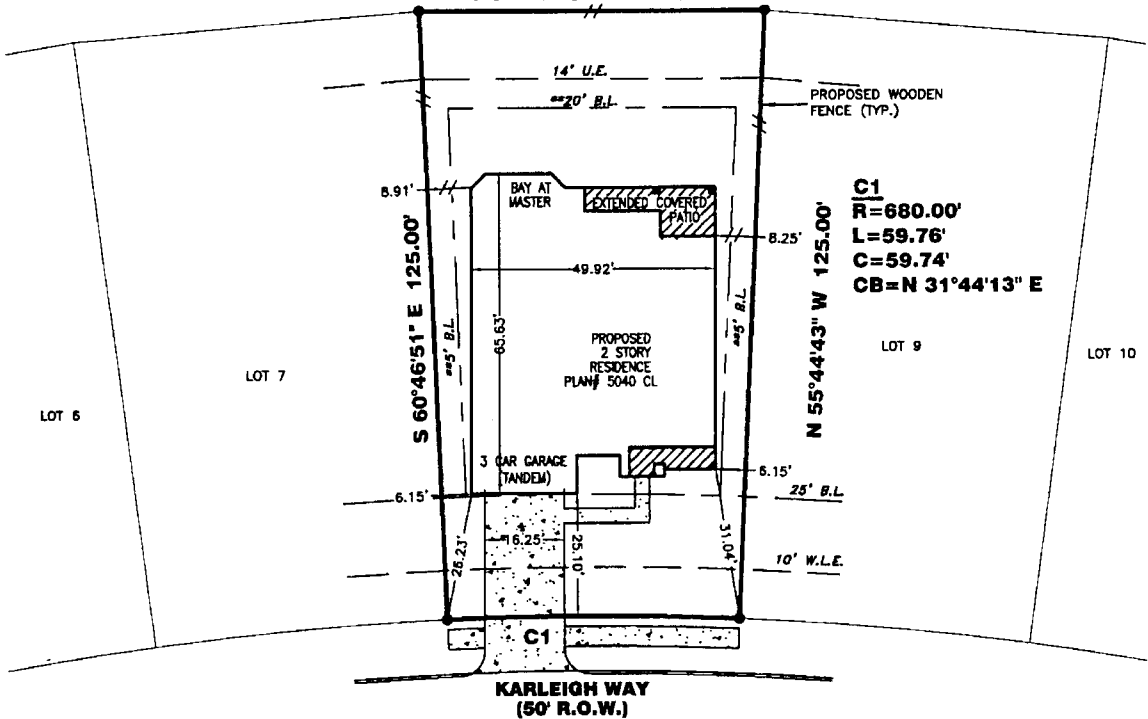
M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

WOOD FENCE
 IRON FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



VENTANNA DEVELOPMENT
 MCCRARY, LTD.
 188.344 ACRES
 F.N. 2014121207
 F.B.C.O.P.R.

S 31°44'13" W 70.73'



C1
R=680.00'
L=59.76'
C=59.74'
CB=N 31°44'13" E

KARLEIGH WAY
(50' R.O.W.)

LOT COVERAGE	
SLAB=	2843 SQ.FT.
DRIVE=	410 SQ.FT.
IN-TURN DRIVE=	185 SQ.FT.
PUBLIC WALKS=	173 SQ.FT.
PRIVATE WALKS=	72 SQ.FT.
COVERED PATIO=	188 SQ.FT.
TOTAL=	3871 SQ.FT.
LOT=	8120 SQ.FT.
COVERAGE=	43 %

SOD	
FRONT YARD=	228 SQ.YD.
REAR YARD=	283 SQ.YD.
SOD IN ROW=	33 SQ.YD.
TOTAL SOD AREA=	544 SQ.YD.
FENCE	
TOTAL FENCE=	171 LIN. FT.

(~)"X-SHADED" PER LOMR 16-06-4221P, DATED 12-21-16

PROPERTY INFORMATION
 LOT 8 BLOCK 2
 SUBDIVISION:
 MCCRARY MEADOWS SEC 1
 RECORDING INFO:
 FILM CODE NO. 20150182, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION
 PLAN NUMBER 5040 CL
 PLAN OPTIONS:
 -W/EXTENDED COVERED PATIO
 -W/STONE ELEVATION
 -W/MASTER BAY WINDOW

FLOOD INFORMATION
 F.I.R.M. NO: 48157C PANEL: 0120L
 REVISED DATE: 04-02-14 ZONE: "X-SHADED"
 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 ACQUISITION.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 20150182, P.R.F.B.C.T.L.F.B.C. F.B.E. NOS. 2016000332.
 C.O.D. ORDINANCE 86-1878 PER H.C.C.F. # N-253866 AND C.O.H. ORDINANCE 88-1512 PER H.C.C.F. # M-337373 AND AMENDED BY C.O.H. ORDINANCE 1990-262.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 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.
 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.
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PRIORITIZE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, 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.
 (R) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 800 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE NATURAL GROUND. PER RECORDED PLAT NOTE #6.
 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 REMBURSEMENT 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.

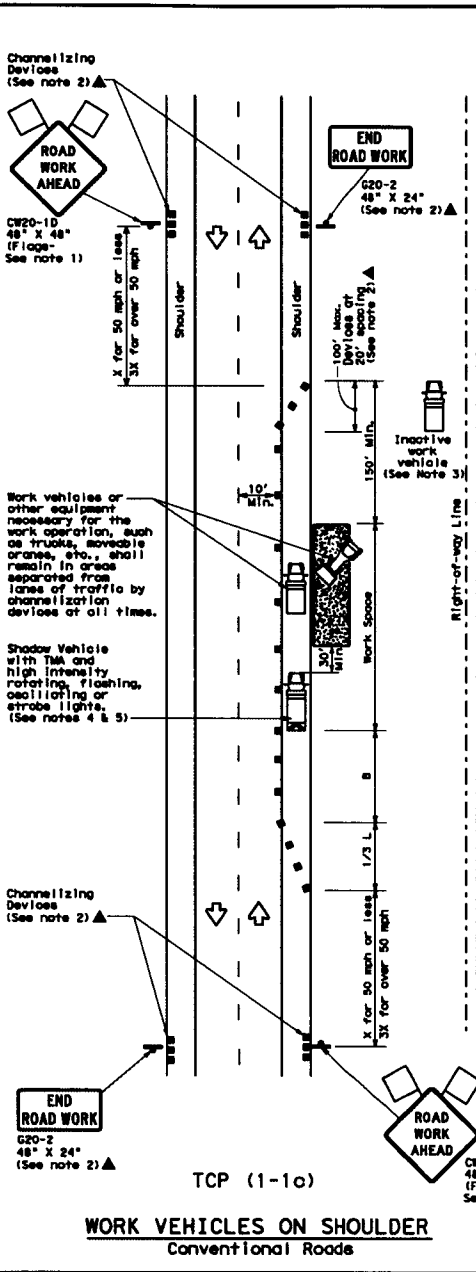
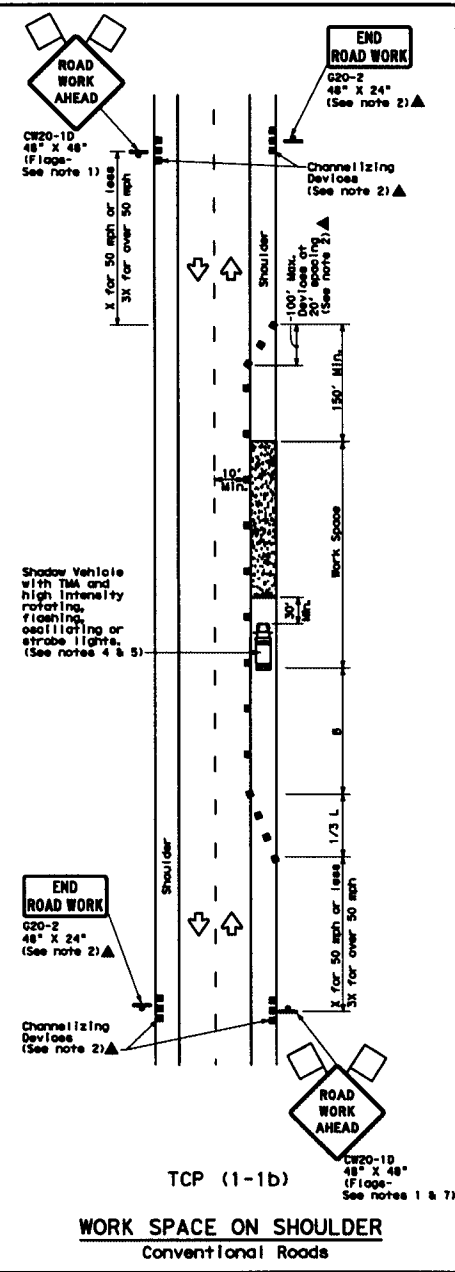
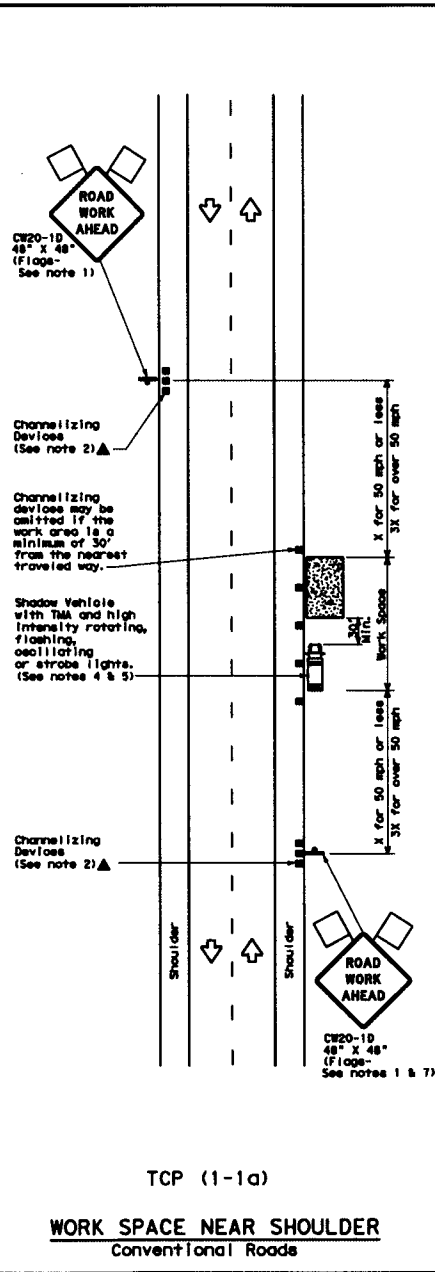
DRAWING INFORMATION
 ADDRESS: 3246 KARLEIGH WAY
 TRI-TECH JOB NO: DS1751-18
 CLIENT JOB NO: N/A
 DRAWN BY: MGM
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 01-29-18

REVISIONS			
NO.	DATE	REASON	BY

DEVON STREET HOMES
 PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
TRI-TECH
 SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800
 www.tritechtx.com TBPLS #10115900
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DISCLAIMER: The use of this standard is governed by the "Terms and Conditions of Use" of the Texas Department of Transportation. The user of any portion of this standard is assumed to be responsible for the treatment, results or damage resulting from its use.

DATE: FILE:



LEGEND

	Type 3 Barricade		Channelizing Device
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed * mph	Formula	Minimum Desirable Taper Lengths ft			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing ft	Suggested Longitudinal Buffer Space ft
		10' Offset	15' Offset	15' Taper	On a Tangent	On a Curve		
30	L = $\frac{S^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40	L = $\frac{S^2}{50}$	265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50	L = $\frac{S^2}{40}$	500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60	L = $\frac{S^2}{30}$	600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70	L = $\frac{S^2}{20}$	700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L-Length of Taper (FT) W-Width of Offset (FT) S-Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
X	X	X	X	X

GENERAL NOTES

- Flare attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol. The triangle symbol may be omitted when attached to signs in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TDP (S-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-10 "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP (1-1)-12

REVISED		DATE	BY	JOB	REVISION
0-94	1-12				
0-95					
1-97					
2-98					

151