

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 26th day of April, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Andrade Concrete & Construction Inc. Job Location 4311 Maravilla, Richmond, TX 77406 Date 4/4/2016 Bond No. 5206849, Permit No. 2016-6461 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 _____, seconded by Commissioner _____, 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 _____

By: N/A
Drainage District Engineer/Manager

Minutes of Commissioners Court

Clerk of Commissioners Court

By: _____
Deputy

LEGEND

* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES

BL = BUILDING LINE
 PL = PROPERTY LINE

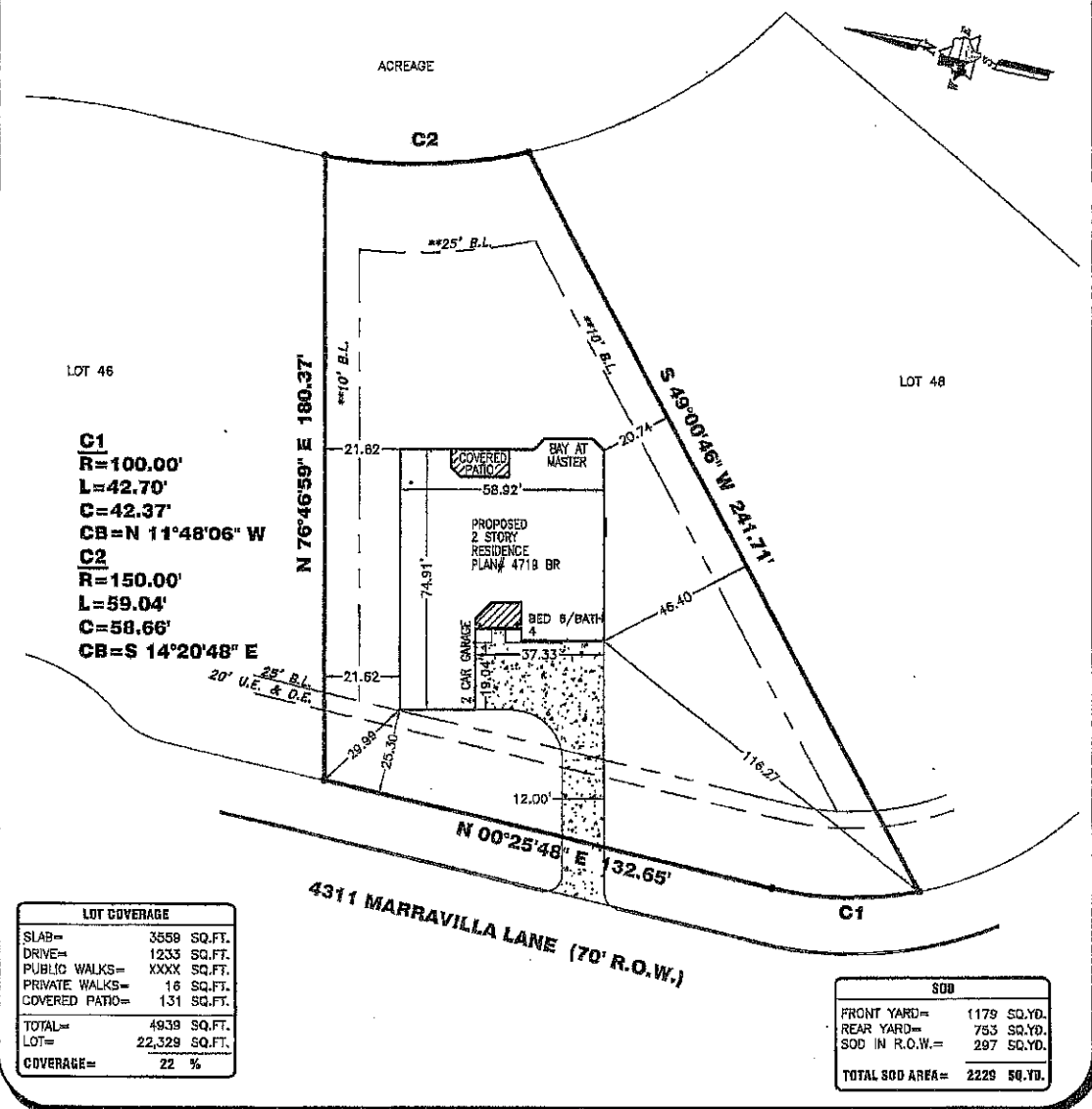
IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

BUILDING LINE — — — —
 ESMT LINE — — — — —
 AERIAL ESMT — — — — —

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

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

SCALE 1"=40'



LOT COVERAGE	
SLAB=	3558 SQ.FT.
DRIVE=	1233 SQ.FT.
PUBLIC WALKS=	XXXX SQ.FT.
PRIVATE WALKS=	16 SQ.FT.
COVERED PATIO=	131 SQ.FT.
TOTAL=	4939 SQ.FT.
LOT=	22,328 SQ.FT.
COVERAGE=	22 %

SOD	
FRONT YARD=	1179 SQ.YD.
REAR YARD=	753 SQ.YD.
SOD IN R.O.W.=	297 SQ.YD.
TOTAL SOD AREA=	2229 SQ.YD.

PROPERTY INFORMATION

LOT 47 BLOCK 4

SUBDIVISION:
 LAKES OF MISSION GROVE SEC. 2

RECORDING INFO:
 SLIDE NOS. 2216A, 2216B & 2217A, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 4719 BR

PLAN OPTIONS:
 STD. MASONRY FACE
 STD. 5' BATH & 1/2 BATH, CLO, GARAGE & STORAGE
 FULL WALK, TRENCH, FANCLY AND BRICK
 DRIP BY THE DECK AND 40" X 2" SUD PAN (OPTIONAL MASTER BATH LAYOUT
 FULL MASTER BATH SUITING
 STD. COVERED PATIO 4

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0120L
 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.

ALL BASEMENTS AND BUILDING LINES SHOWN ARE FOR 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 SLIDE NOS. 2216A, 2216B & 2217A, DOG NO. 200111410, 2000128074, 200410180

O.C.H. ORDINANCE 85-103 PER H.C.O.C. § N-232388 AND C.O.H. ORDINANCE 85-1012 PER H.C.O.C. § N-322973 AND AMENDED BY O.C.H. ORDINANCE 100-262.

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

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 PLAN DOES NOT ADDRESS ANY BARRIERS, 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 REBUREAUMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLAT PLAN. THE MAIN PURPOSE OF A PLAT PLAN IS TO ESTABLISH PLACEMENT OF THE BUILDING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL COMMITMENTS AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 4311 MARRAVILLA LANE

TT JOB NO: G7484-16

CLIENT JOB NO: N/A

DRAWN BY: USL

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 03/19/16

REVISIONS

NO.	DATE	REASON	BY
1	05-23-16	FLIPPED PLAN	T. GRIF
2	05-30-16	REVISED PATIO	T. GRIF

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 FEDERAL AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLAT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF GEHAN 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 PLAT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.

MINIMUM FINISHED FLOOR NOTE PER PLAT:
 THE FINISHED SLAB ELEVATION (FINISHED FLOOR) SHALL BE AS NOTED ON EACH LOT (AS DEPICTED ON RECORDED PLAT), OR AT LEAST 2" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

NOTES

Gehan HOMES

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

TRI-TECH SURVEYING COMPANY, L.P.

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