

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 24th day of May, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Andrade Concrete & Construction Inc. Job Location 4511 Pomegranate Pass, Richmond, TX 77406 Date 5/10/2016 Bond No. 5206849, Permit No. 2016-7037 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. Dy
County Engineer

Presented to Commissioners Court and approved.
Recorded in Volume _____

Minutes of Commissioners Court

By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court

By: _____
Deputy

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

UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT

BL = BUILDING LINE
 PL = PROPERTY LINE

IRON FENCE --- I ---
 WOOD FENCE --- W ---
 OVERHEAD UTILITIES --- U ---

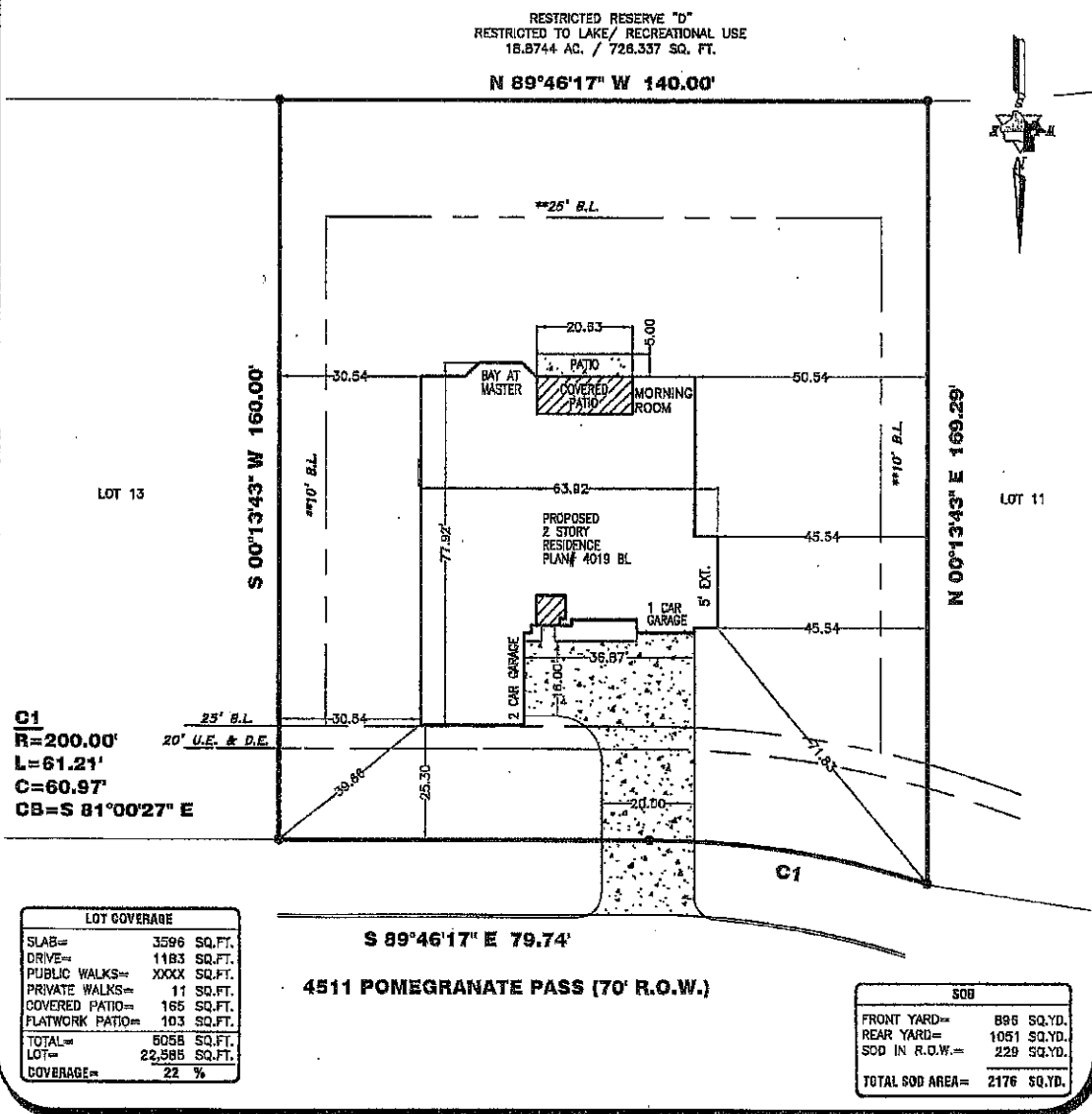
LEGEND

BUILDING LINE --- B ---
 ESMT LINE --- E ---
 AERIAL ESMT --- A ---

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

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

SCALE 1"=30'



PROPERTY INFORMATION

LOT 12 BLOCK 3

SUBDIVISION:
 LAKES OF MISSION GROVE SEC. 2

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

PLAN INFORMATION

PLAN OPTIONS:

- STD. BRICK BACK
- OPT. GAME ROOM CLOSET
- 42" FIREPLACE
- OPT. ROUND ISLAND IN KITCHEN
- DOOR UTILITY TO MASTER CLOSET
- STEP UP IN MEDIA ROOM
- MORNING ROOM I/O LIVING ROOM
- FULL MASTER BAY WINDOW
- DROP IN TUB & 48X72 MUD SET SHOWER IN MASTER
- ADD UNFINISHED STORAGE AT GAME ROOM
- WIDEN DRIVEWAY TO 20' AT NARROWEST PART (ADDITIONAL CONCRETE)
- CABINETS IN UTILITY ROOM
- 5' EXTENSION TO SINGLE CAR GARAGES
- STD. COVERED PATIO 1
- 103 SQ. FT. ADDITIONAL FLATWORK

PLAN NUMBER 4019 BL

FLOOD INFORMATION

F.L.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.L.R.M.'S ACCURACY.

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, MANMADE COURSES IN THE ADJACENT AS SHOWN ON RECORDED PLAT OF SAID ADJUNCTION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER SLIDE NOS. 2216A, 2216B & 2217A, DOC NOS. 200114123, 2001155974, 2004202699

C.O.J.L. ORDINANCE 95-1979 PER H.C.O.F. § 14-233988 AND C.O.J.L. ORDINANCE 98-1878 PER H.C.O.F. § 14-233988 AND C.O.J.L. ORDINANCE 100-202.

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 PLOT PLAN DOES NOT ADDRESS ANY SAVERS, 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 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 OVERLIED ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL UTILITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 4511 POMEGRANATE PASS

TT JOB NO: G7544-16

CLIENT JOB NO: N/A

DRAWN BY: NK

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04-23-16

REVISIONS

NO.	DATE	REASON	BY
1	02-02-16	ADDED FLATWORK	T. GRIP
2	02-02-16	DIMENSIONED FLATWORK	T. GRIP
3	02-04-16	FLIP PLAN	CAMELLIA

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 FEMA, ALTHOUGH LOCAL GOVERNMENT AUTHORITIES INCLUDING REPLICABLE RECORDING DATUM AND ADJUSTMENTS, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLOT 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 SUBSCRIBER MUST VERIFY ALL BUILDING LINES, BASEMENTS, 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.

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 AGENCIES.

MINIMUM FINISHED FLOOR (MFF) NOTE PER PLAT:
 THE MINIMUM FINISHED FLOOR (MFF) SHALL BE AS NOTED ON EACH LOT (A DEPENDS ON RECORDING 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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