



7676 Woodway Drive, Suite 104
Houston, Texas 77063 | (713) 952-6767
www.mhinc.com | www.coventryhomes.com

November 22, 2024

Commissioner Vincent Morales
Fort Bend County Precinct 1
22333 Grand Corner Dr
Katy, Texas 77494

Via Email: development@fbctx.gov

RE: Variance Request to Section 5.12.C.5 of the Regulations of Subdivisions For; 518 Vivid Village Way, Candela South, Richmond, Texas 77406 (the “Property”)

Dear Mr. Vincent Morales:

DFH Coventry, LLC d/b/a Coventry Homes (“Coventry”) would like to formally request a variance to Section 5.12.C.5 of the Regulations of Subdivision, Candela South. This request allows the proposed slab to encroach the 5' side building line by half an inch in the front and to 3 ½ inches in the rear, as shown on the slab survey enclosed at the property, 518 Vivid Village Way (Lot 43 Block 3 Section 2) in Candela South.

The variance is being requested due to the slab being poured prior to having the form survey completed. The slab survey made us aware of the slight encroachment of the building line.

Thank you for your consideration of the foregoing.

Very truly yours,

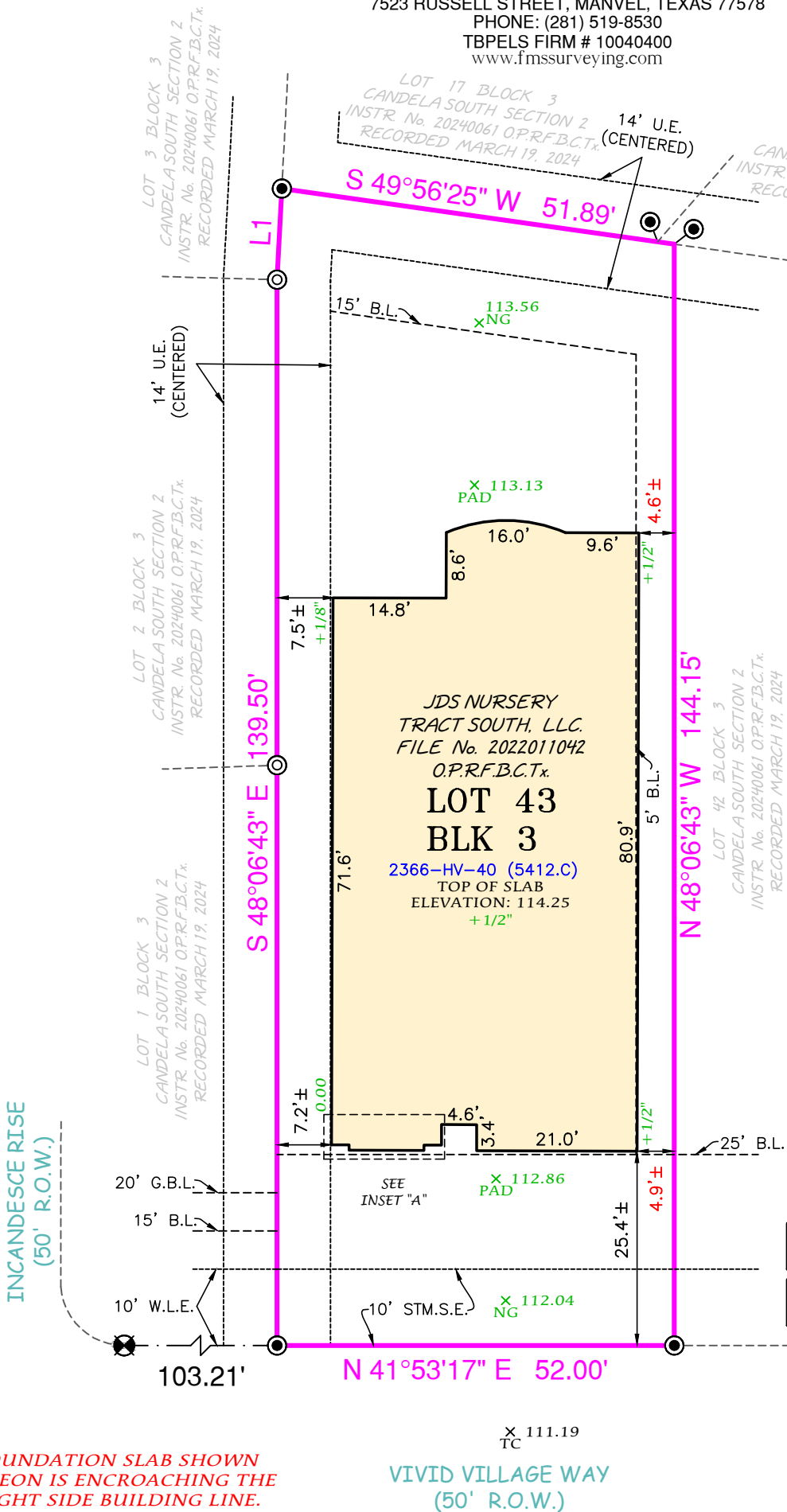
Will Lyons
Area Construction Manager
wlyons@coventryhomes.com

CC: Paul Blackburn
Nicky Lockard
Javier Martinez



LINE	BEARING	DISTANCE
L1	S 45°06'42" E	11.94'

7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fimssurveying.com



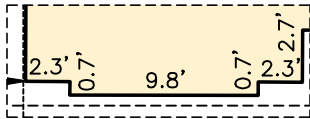
- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. BUILDING LINES PER PLAT AND CANDELA DESIGN CRITERIA AND GUIDELINES DATED NOVEMBER 2020.
 3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
 4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 2378258, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE JUNE 28, 2024.
 5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 113.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN AN ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK WITH PID NUMBER OF AW1082, WITH A PUBLISHED ELEVATION OF 15.1 FEET, NAVD 88.

- W.L.E. WATERLINE EASEMENT.
B.L. BUILDING LINE.
G.B.L. GARAGE BUILDING LINE.
U.E. UTILITY EASEMENT.
STM. S.E. STORM SEWER EASEMENT.

— — — — — SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.

- ⊗ 5/8" I.R. FOUND (CONTROL MONUMENT).
⊙ I.R. W/CAP STAMPED "QUIDDITY" FOUND.
⊙ 5/8" I.R. FOUND.

- EXISTING SLAB.
CONCRETE SLAB TO BE COVERED.



INSET "A"
SCALE 1"=10'

FOUNDATION SLAB SHOWN
HEREON IS ENCROACHING THE
RIGHT SIDE BUILDING LINE.

VIVID VILLAGE WAY
(50' R.O.W.)

LOT 43, BLOCK 3, OF CANDELA SOUTH SECTION TWO (2)
MAP RECORDED IN PLAT No. 20240061 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

PURCHASER : PERMANENT TITLE COMMITMENT NOT YET RECEIVED

ADDRESS : 518 VIVID VILLAGE WAY

TO : COVENTRY HOMES (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48157C0115L, EFFECTIVE APRIL 2, 2014. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

