

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 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.

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: C. Charles O. [Signature]
for County Engineer

By: N/A
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.

Recorded in Volume 5-24-16 13K
Minutes of Commissioners Court

Clerk of Commissioners Court

By: [Signature]
Deputy

* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT

BL = BUILDING LINE
 PL = PROPERTY LINE
 IRON FENCE --- I ---
 WOOD FENCE --- // ---
 OVERHEAD UTILITIES --- U ---

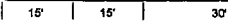
LEGEND

BUILDING LINE ---
 ESMT LINE ---
 AERIAL ESMT ---

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

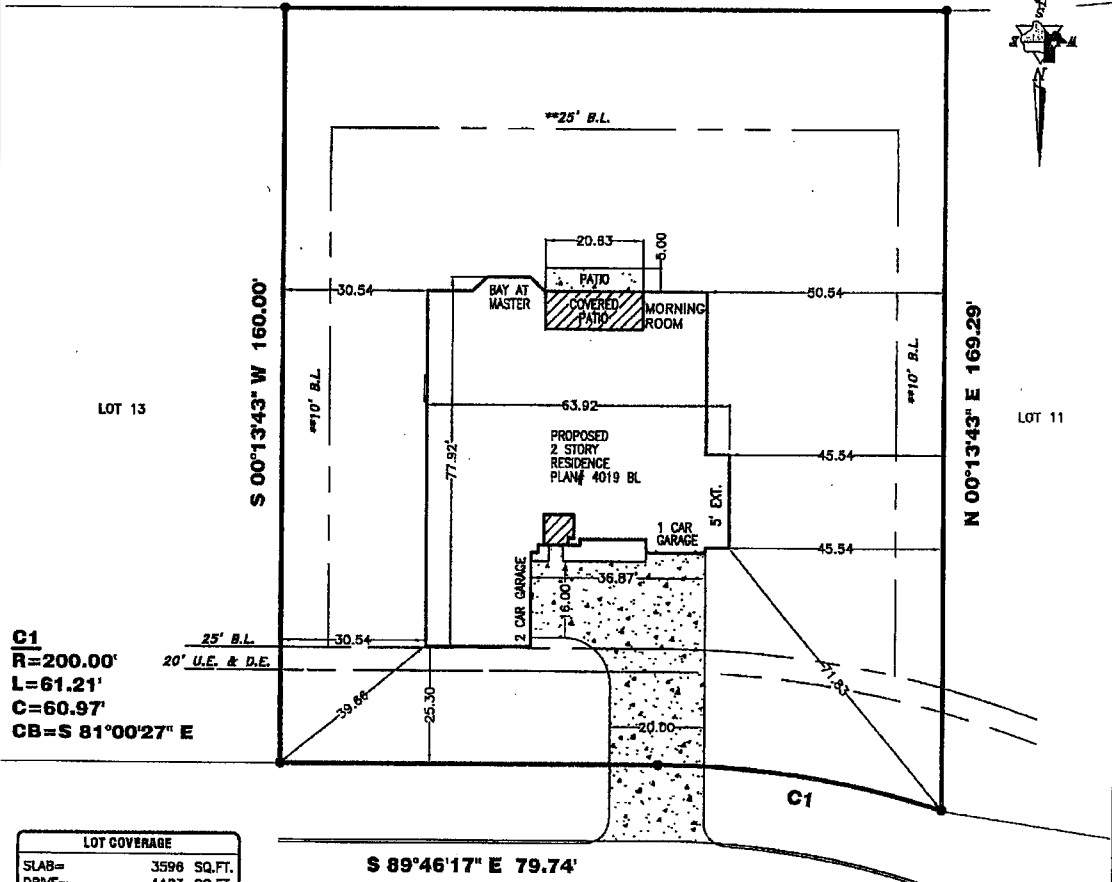
PUE = PUBLIC UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



RESTRICTED RESERVE "D"
 RESTRICTED TO LAKE/ RECREATIONAL USE
 18.8744 AC. / 726,337 SQ. FT.

N 89°46'17" W 140.00'



C1
R=200.00'
L=61.21'
C=60.97'
CB=S 81°00'27" E

LOT COVERAGE	
SLAB=	3596 SQ.FT.
DRIVE=	1183 SQ.FT.
PUBLIC WALKS=	XXXX SQ.FT.
PRIVATE WALKS=	11 SQ.FT.
COVERED PATIO=	166 SQ.FT.
FLATWORK PATIO=	103 SQ.FT.
TOTAL=	5058 SQ.FT.
LOT=	22,585 SQ.FT.
COVERAGE=	22 %

4511 POMEGRANATE PASS (70' R.O.W.)

SOD	
FRONT YARD=	896 SQ.YD.
REAR YARD=	1051 SQ.YD.
SOD IN R.O.W.=	229 SQ.YD.
TOTAL SOD AREA=	2176 SQ.YD.

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
- 8' EXTENSION TO SINGLE CAR GARAGES
- STD. COVERED PATIO 1
- 103 SQ. FT. ADDITIONAL FLATWORK

PLAN NUMBER 4019 BL

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 EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE STATEMENT 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, DDD NO. 201114125, 201209974, 201401990

C.O.H. ORDINANCE 65-1879 PER H.C.C.F. § H-23398 AND C.O.H. ORDINANCE 69-1812 PER H.C.C.F. § H-237673 AND AMENDED BY C.O.H. ORDINANCE 1899-382

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

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

THIS PLAN DOES NOT ADDRESS ANY GAVES, OFFERS 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 REMEDIATION 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 FIT SPECIFICATIONS. BUILDER SHOULD VERIFY ALL QUANTITIES 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	05-02-16	ADDED FLATWORK	T. GRIF
2	05-03-16	DIMENSIONED FLATWORK	T. GRIF
3	05-04-16	FLIP PLAN	CAMELLIA

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS, ETC. LIKE 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 F.I.R.M. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS 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 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 (GAS, WATER, AND SEWER) AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.

MINIMUM FINISHED FLOOR NOTE PER PLAT:
 THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE AS NOTED ON EACH LOT (AS DEPICTED ON RECORDED PLAT), OR AT LEAST 4" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

NOTES

Gehan HOMES

THIS IS NOT A BOUNDARY SURVEY

TRI-TECH SURVEYING COMPANY, L.P.

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