



101 OLD PLANTERSVILLE ROAD,  
MONTGOMERY, TEXAS 77316  
PHONE: 936-597-6434  
FAX: 936-597-6437  
PERMITS@CI.MONTGOMERY.TX.US


### RESIDENTIAL SWIMMING POOL PERMIT APPLICATION

Expires in 6 months (180 days) Non-Transferable

DATE: 4/16/20  
PERMIT NUMBER: R04207113  
MTG20-00032

OWNER:	<u>Kevin &amp; Julie Lacy</u>		
JOB SITE ADDRESS:	<u>395 Berkley Dr.</u>		
CONTRACTOR:	<u>Dominion Pool Group, Inc.</u>		
CONTRACTOR ADDRESS:	<u>306 John A. Butler</u>		
EMAIL:	<u>sales@dominionpoolgroup.com</u>		
TELEPHONE:	<u>936-597-7946</u>	CELL PHONE:	<u>281-797-6586</u>
WORK DESCRIPTION:	<u>Build Swimming pool, concrete decking, seat wall, &amp; flagstone patio</u>		
<b>NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PLUMBING AND ELECTRICAL.</b>			

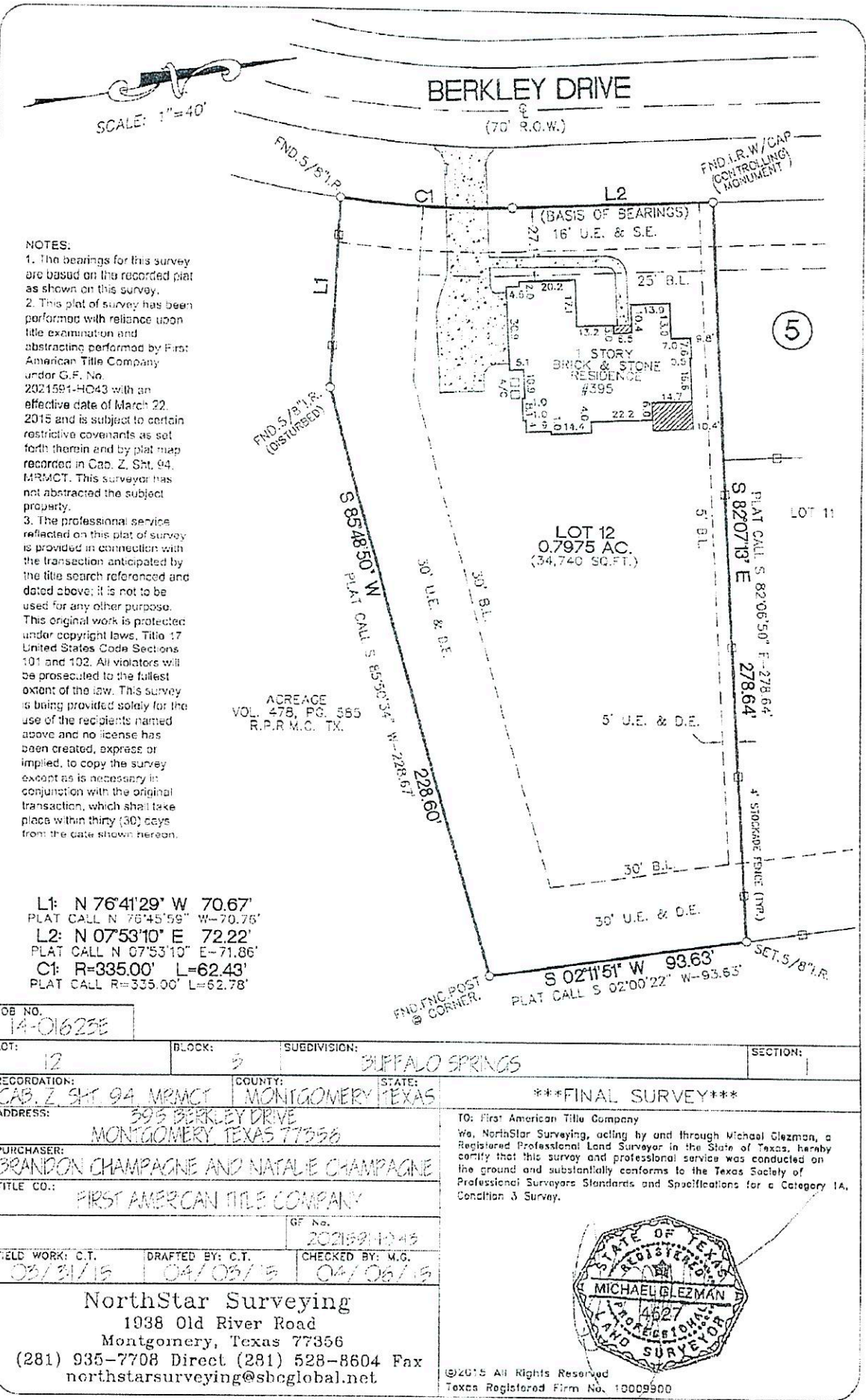
#### FOR OFFICE USE ONLY

APPROVED BY:		<b>TOTAL:</b>  <b>\$650.00</b>
DATE:	<u>04/16/2020</u>	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction of the performance of construction.

Name of Applicant: Dominion Pool Group, Inc.

Applicant Signature: Debra L Kendley 4-10-20



**NOTES:**

- The bearings for this survey are based on the recorded plat as shown on this survey.
- This plat of survey has been performed with reliance upon title examination and abstracting performed by First American Title Company under G.F. No. 2021591-HC43 with an effective date of March 22, 2015 and is subject to certain restrictive covenants as set forth therein and by plat map recorded in Cap. Z. Sht. 94, MRMCT. This surveyor has not abstracted the subject property.
- The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

L1: N 76°41'29" W 70.67'  
 PLAT CALL N 76°45'59" W-70.76'  
 L2: N 07°53'10" E 72.22'  
 PLAT CALL N 07°53'10" E-71.86'  
 C1: R=335.00' L=62.43'  
 PLAT CALL R=335.00' L=62.78'

ACREAGE  
 VOL. 478, PG. 555  
 R.P.R.M.C. TX.

JOB NO. 14-01623E		LOT: 12		BLOCK: 5		SUBDIVISION: BUFFALO SPRINGS		SECTION: 1	
RECORDATION: CAP. Z. SHT 94 MRMCT		COUNTY: MONTGOMERY		STATE: TEXAS		***FINAL SURVEY***			
ADDRESS: 395 BERKLEY DRIVE MONTGOMERY, TEXAS 77356									
PURCHASER: BRANDON CHAMPAGNE AND NATALIE CHAMPAGNE									
TITLE CO.: FIRST AMERICAN TITLE COMPANY									
FIELD WORK: C.T. 03/31/15		DRAFTED BY: C.T. 04/03/15		G.F. No. 2021591-HC43		CHECKED BY: M.G. 04/06/15			
<p>NorthStar Surveying          1938 Old River Road          Montgomery, Texas 77356          (281) 935-7708 Direct (281) 528-8604 Fax          northstarsurveying@sbcglobal.net</p>									
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*Michael Glezman*



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 7-12-19 GI No. \_\_\_\_\_

Name of Affiant(s): Brandon & Natalia Champagne

Address of Affiant: 395 Berkley Dr, Montgomery, TX 77356

Description of Property: 395 Berkley Dr

County Montgomery, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

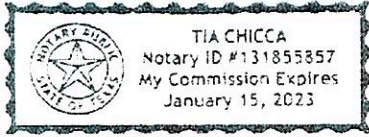
4. To the best of our actual knowledge and belief, since 2015 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (if None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

*[Handwritten signatures of Brandon & Natalia Champagne]*

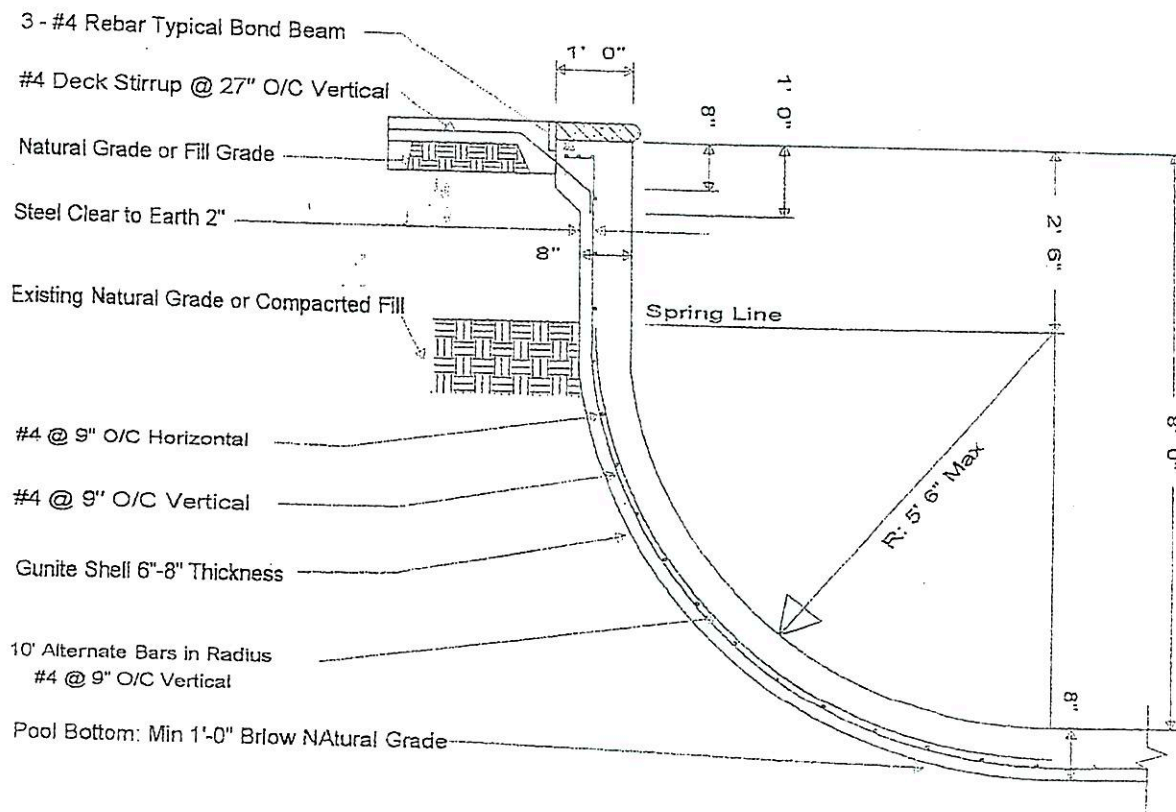
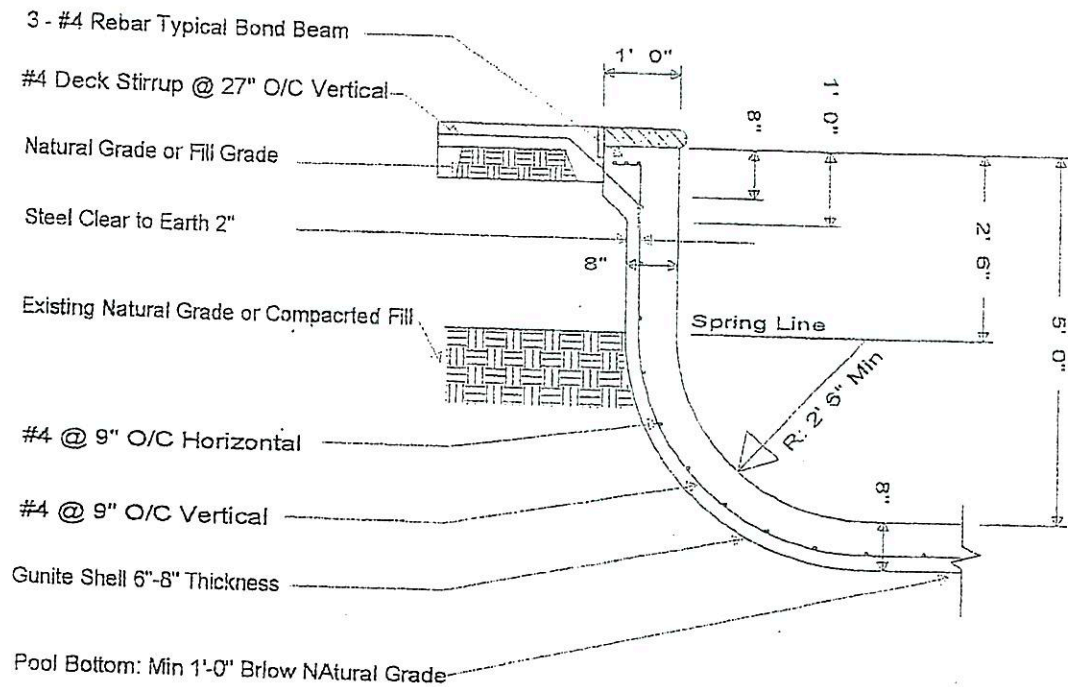


SWORN AND SUBSCRIBED this 12<sup>th</sup> day of July, 2019

*[Signature]*  
Notary Public

# STRUCTURAL STEEL SCHEDULE

## Non-Expansive Soil, Deep End



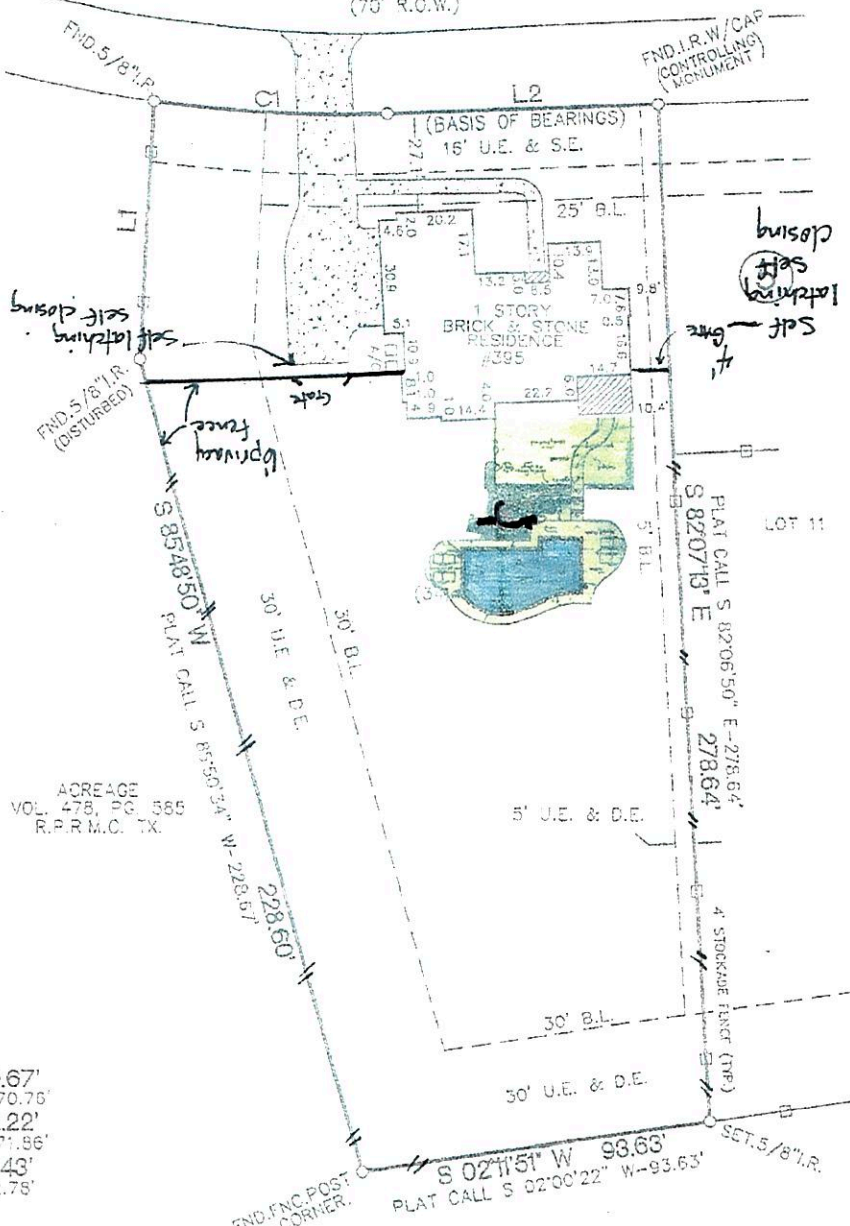


SCALE: 1"=40'

BERKLEY DRIVE

(70' R.O.W.)

NOTES:  
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ACREAGE  
 VOL. 478, PG. 565  
 R.P.R.M.C. TX.

L1: N 76°41'29" W 70.67'  
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 L2: N 07°53'10" E 72.22'  
 PLAT CALL N 07°53'10" E-71.96'  
 C1: R=335.00' L=62.43'  
 PLAT CALL R=335.00' L=62.75'

JOB NO. 14-01623E	LOT: 12	BLOCK: 5	SUBDIVISION: BUFFALO SPRINGS	SECTION: 
RECORDATION: CAB. 2, SHT. 94, MRMCT	COUNTY: MONTGOMERY	STATE: TEXAS	***FINAL SURVEY***	

ADDRESS: 505 BERKLEY DRIVE MONTGOMERY, TEXAS 77356		
PURCHASER: BRANDON CHAMPAGNE AND NATALE CHAMPAGNE		
TITLE CO.: FIRST AMERICAN TITLE COMPANY		
FIELD WORK: C.T. 03/31/5	DRAFTED BY: C.T. 04/03/5	CHECKED BY: M.G. 04/06/5

TO: First American Title Company  
 We, NorthStar Surveying, acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional service was conducted on the ground and substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.



NorthStar Surveying  
 1938 Old River Road  
 Montgomery, Texas 77356  
 (281) 935-7708 Direct (281) 528-8604 Fax  
 northstarsurveying@sbcglobal.net

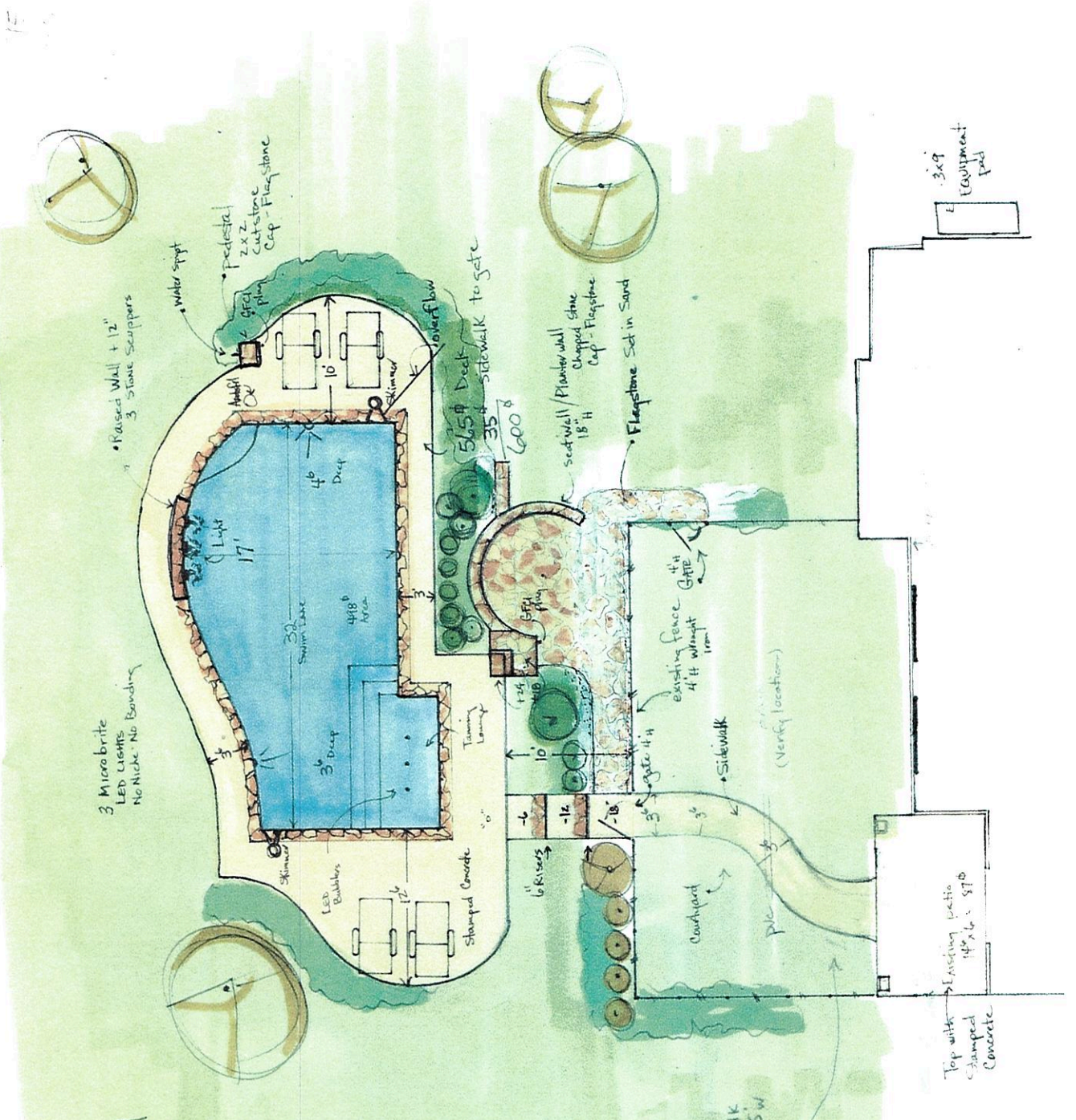
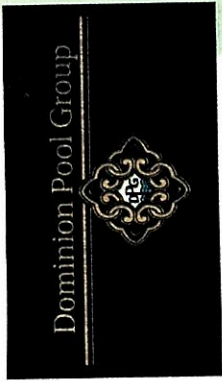
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 Texas Registered Firm No. 10009900

*Michael Glezman*



Kevin & Julie-Loy  
 395 Barkley  
 Montgomery

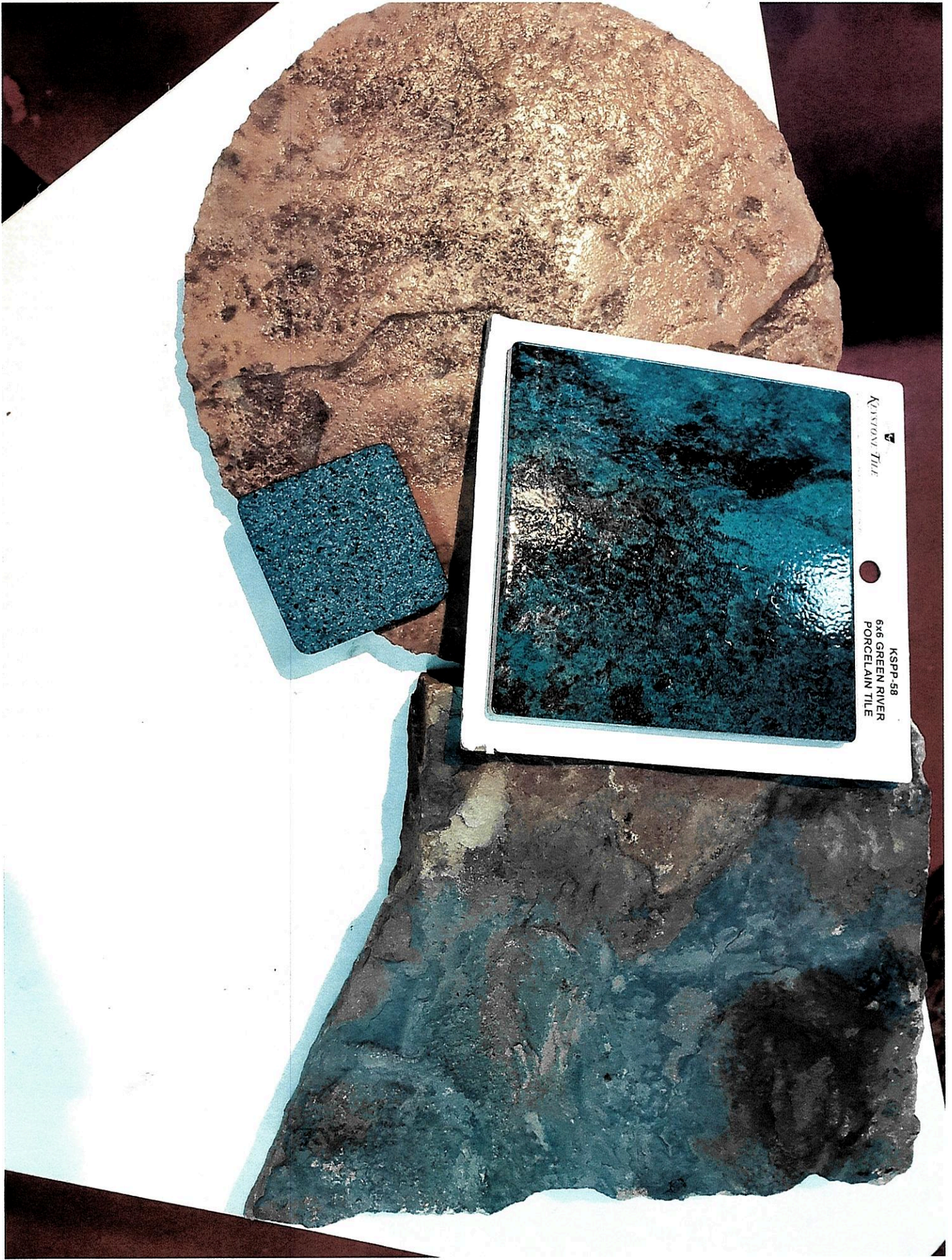
Scale: 1/8"



(86) Stamped Concrete  
 Sidewalk  
 3' W - SW  
 23' L

Top with Existing patio  
 stamped concrete







## 2018 International Swimming Pool & Spa Code – Pool Barrier Requirement Summary

Under common law, pools are considered to be an attractive nuisance and the owner is responsible to protect the world from their pool. Basically, the residence, garage or barrier (fence) at least 48" in height is required to deter entry. The barrier shall meet requirements to inhibit climbing over it. During the course of my inspection, I begin at the edge of the pool and look outward until I find a barrier that meets these requirements:

### 305.2 Barrier Requirement for Outdoor swimming pool

1. Top of barrier at least 48" above grade.
2. Vertical clearance between grade & bottom of barrier 2".
3. Any openings shall not permit passage of 4" diameter sphere.
4. Masonry or stone wall shall not have indentations or protrusions (no toe-holds).
5. No horizontal members less than 45" on outside of barrier. [For example, wrought iron fences cannot have horizontal bars and wooden fences cannot have mid-rails less than 45" apart. A common issue occurs when yard partition fences (typically 6' in height) abut a developer fence (often 8' or 10' in height). The mid-rail in adjoining home sites creates a "ladder effect".]
6. Gates:
  - a. Equipped to accommodate lock;
  - b. Gate open outward away from pool (keep child from pushing in);
  - c. Self-closing and self-latching;
  - d. Latch release minimum 54" above grade
    - i. If fence is less than 54", the release mechanism shall be located on the pool side, 3" below top and have no spaces (wider than ½") in barrier through which to reach latch. ([www.magnalatch.com](http://www.magnalatch.com) is an acceptable means to comply)
7. Dwelling as barrier:
  - a. Doors with direct access shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door.



CITY OF MONTGOMERY  
336-597-5434

REC#: 00342092 4/14/2020 3:58 PM  
OPER: AR TERM: 004  
REF#: 2330

TRAN: 10.0000 BUILDING PERMITS  
335 BERKLEY DR POOL PERMIT  
335 BERKLEY DR POOL PERMIT  
BUILDING PERMITS 650.00CR

TENDERED: 650.00 CHECK  
APPLIED: 650.00-

CHANGE:          0.00