

21023933

COH Project Number

CITY OF HOUSTON

Building Code Enforcement

APPROVED

FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

Mark Jozwiak 10/11/2021

Structural

APPROVED
PLUMBING PLAN

Subject provision of SEC. 102.2.6 of the Uniform Plumbing Code.

This plan must be kept on job for Inspections. Separate permit for Plumbing is required.

Arissa Reyes 10/25/2022

Mechanical

APPROVED
STORM DRAINAGE

Stormwater runoff shall not cross property line. The construction of the proposed improvements shall not cause the capacity of any part of the existing C.O.H storm system to be exceeded. Responsibility for any impact on the C.O.H system lies with the designer of proposed project.

William Rhodes 9/22/2022

STORM FORM LOG #: 2021-00714

Plumbing

Storm

APPROVED

Traffic Design

Venkata Veturi 10/19/2022

Traffic

Electrical

RECOMMENDED APPROVAL
PLANNING AND DEVELOPMENT
DEPARTMENT

DEVELOPMENT SERVICES

Jose Mendoza 10/24/2022

LANDSCAPING NOT REQUIRED

Planning

APPROVED

PUBLIC WORKS & ENGINEERING
UTILITY ANALYSIS SECTION

Franciska Hinterreiter
9/29/2022

Utility Analysis

Airport (HAS)

Flood

Health

Health/Pool

Fire Marshal

High Pile/HazMat

LPG Tank

Sprinkler



21023933
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/25/22

Appendix E of the Houston Adopted 2012 International Building Code as Amended specifies permit requirements for grading a lot of any size on private property. Section 1 – Identifies when a separate “Grading Permit” is required. Section 2 – Identifies the type of grading permit required, “Engineered Grading or Regular Grading”, when a “Geotechnical Report” is required in the plans, and when a “Storm Availability Letter” is required to be attached to the submittal documents.

Grading and/or excavation permits is required for any proposed work that includes excavations, grading, or fill, or combination thereof, and includes but is not limited to the following permit types:

- **Excavation Permit(s)** – Work proposing the mechanical removal or relocation of earth material.
- **Fill Permit(s)** – Work proposing deposit(s) and/or relocation of earth material placed by artificial means.

NOTE: THERE SHALL BE NO FILL LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit and plans is required if “Yes” is answered to any question 1 through 4.

- No (1) Does the excavation work affect the lateral support or increase the stresses in, or pressure upon any adjacent or contiguous property?
- No (2) When excavating below finish grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, will there be an unsupported excavation height greater than 5-feet after completion of such structure?
- No (3) Will there be any excavation greater than 5-feet in depth?
- No (4) Will the excavation create a cut slope 2-feet or more in height but less than 5-feet, with a slope steeper than 1-unit vertical in 1.5-units horizontal? (66.7% slope)

A Grading Fill permit and plans is required if “Yes” is answered to any question 5 through 10.

(50 cubic yards = 1,350 square feet @ 1-foot depth)

- No (5) Does the fill work affect the lateral support or increase the stresses in, or pressure upon any adjacent, or contiguous property?
- No (6) Does the scope of work include fill that is 3-feet or more in depth?
- No (7) Does the scope of work include fill greater than 1-foot but less than 3-feet, with a slope that is equal to or greater than 1-unit vertical in 5-units horizontal? (20% slope)
- No (8) Does the scope of work include fill that is greater than 50 cubic yards on any one lot?
- No (9) Does the proposed fill obstruct any natural and/or previously constructed drainage course?
- No (10) Is proposed fill greater than 1-foot in depth and intended to support a structure, “now or in the future”?

SECTION 2: What Type of Permits and Plans Are Required?

NOTE: When the building official has cause to believe that site geologic factors exist, grading will be required to conform to recommended grading, inspection, and testing by a *Texas Professional Engineer*.

Engineered grading plans are required if “Yes” is answered to question 11. Plans shall be designed, sealed, signed, and dated by a Texas professional engineer. These grading permits shall be designated as “Engineered Grading”.

(1,000 cubic yards = 27,000 square feet, @ 1-foot depth)

- Yes (11) Does the proposed project include an aggregate grading in excess of 1,000 cubic yards?

Grading plans shall be designated “Regular Grading” if “Yes” is answered on question 12: (no engineered plans required.)

- No (12) Is the grading less than or equal to 1,000 cubic yards?

A Geotechnical Report is required if “Yes” is answered to any one of questions 13, 14 or 15:

- No (13) Will there be any cut slopes steeper than 1-unit vertical in 2-units horizontal (50% slopes)?
- No (14) Is there any grading that requires an engineered design? (*Reference item 11 above and Chapter 19 of the City Code.*)
- No (15) Does the site include any special geological features and/or considerations?

- No (16) Is the property located in the 100- or 500-year flood plain? Review by Flood Department required!

A Storm Availability Letter is required to be included with the submitted documents if “Yes” is answered to questions 16 or 17:

- Yes (17) Does the scope of work to lots exceeding 15,000 square feet, include any new impervious cover?
- Yes (18) Does the project include connection to the city’s public storm sewer system?

ADDRESS 9116 W. Montgomery Road PROJECT # 21023933 DATE 03/24/21

PRINT NAME OF APPLICANT Hector Gonzalez SIGNATURE 



This form must be completed for all projects (commercial and residential).

Date: 03/24/2021

Project/Permit No.: 21023933

Address: 9116 West Montgomery Road

APPLICANT INFORMATION

Printed name: Hector Gonzalez

Signature: 

Improvement Type	Area of Existing Impervious Cover	Area of Final Impervious Cover	Square Feet or Acres (Select one)	
Buildings		30,795.33	<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres
Parking Lot/Driveway		25,083.79	<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres
Sidewalks/Patio			<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres
Detention Pond			<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres
Pools			<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres
TOTAL AREA	0	55,879.12	<input checked="" type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Acres

Size of Lot (square feet or acres)		Total Impervious Cover (square feet or acres)		Percentage of Impervious Cover	
2.1777	<input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Acres	1.2828	<input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Acres	58.907%	%



ATTACHMENT 1

The following table, or something similar is required on all plans for which the availability letter requires detention-storage:

Stormwater Detention Volume Determination		
	Value	Units
Proposed Impervious Area	1.2828	acres
Existing of Pervious Impervious Area	0	acres
Increase in Impervious Area	1.2828	acres
Detention Ratio per Availability Letter	0.5	
Detention Storage Required	27,939.56	cubic feet

For each stormwater detention area the following table should be used:

Stormwater Detention Volume Determination Pond A, B, C, etc.		
Particulars	Value	Units
Detention (Pavement & Pipe)	28,042.88	cubic feet
Pond Area	N/A	acres
Design Water Surface Elevation	86.67	feet
Lowest Overflow Elevation	86.67	feet
Maximum Ponding Depth	6.64	feet
Allowable Flow Rate *1	4.36	cfs
Design Flow Rate *1	4.33	cfs
Restrictor Size *1	6" & 8"	inches

*1 Generally calculated only once for the whole site.

Calculations backing up each of the above statements should be included. This summary table is designed to put all the relevant summaries together in one location.

Project Name: 9116 W Montgomery Road Project Number: 21023933**Critical Item:**

An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points **may result in significant site plan revisions**. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting.

Background:

This Access Form provides general property information and initial estimates of traffic volumes associated with the property. Chapter 15 of the City of Houston Infrastructure Design Manual (IDM) requires all commercial properties to submit an Access Form and a Traffic Impact Analysis (TIA) (if applicable). Exceptions to the submittal of an Access Form are:

- a) Construction, reconstruction, remodel or additions to a single family residence.
- b) Remodel of commercial developments with no change in use and/or size.

Furthermore, existing driveways in the right of way are not grandfathered.

Instructions:

This Access Form must be completely filled and submitted to PWEACCESSFORM@HOUSTONTX.GOV for review. It **must** be accompanied by a dimensioned site plan layout with driveway locations indicating the extent of the access which the commercial property has or (is planned) to access public streets. On-site traffic related features (loading docks, emergency lanes, and driveway entrance/exits) **must** be depicted on the site plan.



Access Form

21023933
 REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
 10/25/22

Project Name: 9116 W Montgomery Road **Project Number:** 21023933

Project Address: 9116 W Montgomery Road, Houston, TX 77088

Applicant: Hector Gonzalez

Telephone: 832-307-0010 **Email:** hgonzalez@pioneerengineer.com

4	I have read and understand all items on page 1 of this Access Form (Check mark and initials are required to start review)	Initials: <u> HG </u>
----------	--	---

EXISTING DEVELOPMENT (IF FUNCTIONAL):

Tract Number: 0162630000024 (HCAD) Tract Size: 2.1777 acres

Building Sq. Ft.	Land Use Description & I.T.E Code	Trip Rate		Peak Hour Trips		Average Daily Traffic Rate	Average Daily Traffic
		AM	PM	AM	PM		
	Vacant						
Total							

PROPOSED DEVELOPMENT (NEW ADDED TRIPS):

Tract Number: 0162630000024 (HCAD) Tract Size: 2.1777 acres

NET NEW ADDED TRIPS:	+21 AM peak hours
	+28 PM peak hours

Building Sq. Ft.	Land Use Description & I.T.E Code	Trip Rate		Peak Hour Trips		Average Daily Traffic Rate	Average Daily Traffic
		AM	PM	AM	PM		
28 units	210 - single-family detached homes	0.74	0.99	21	28	9.44	264
Total				21	28		264

ABUTTING ROADWAYS:

Street Name	Number of Driveways	R.O.W Width	Pavement Width
West Montgomery Road	1	80'	24'



Access Form

21023933
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 10/25/22

Project Name: 9116 W Montgomery Road Project Number: 21023933

FOR OFFICE USE ONLY:

The Office of City Engineer (OCE) has reviewed the Access Form provided for this project. At this time, the OCE has no objection to permitting for driveway access on the basis of vehicle trips generated by this development. **(Please provide a copy of this form with your permit documents.)**

However, this statement of no objection does not supersede requirements to comply with geometric design standards, codes and ordinances pertaining to median opening/modifications, driveways, auxiliary lane and other roadway improvements. All geometric design modifications must be approved by the Office of the City Engineer.

Reviewed by: Chris Padilla Date: 04/14/2022

**Conditions for approval remain the same as first approval.*

At this time, a Technical Memorandum is required in lieu of a full Traffic Impact Analysis (TIA). The technical memo shall be submitted when the proposed development generates 80 vph -120 vph during AM or PM peak hours, utilizing the trip generation rates in the latest edition of the Traffic Generation Manual.

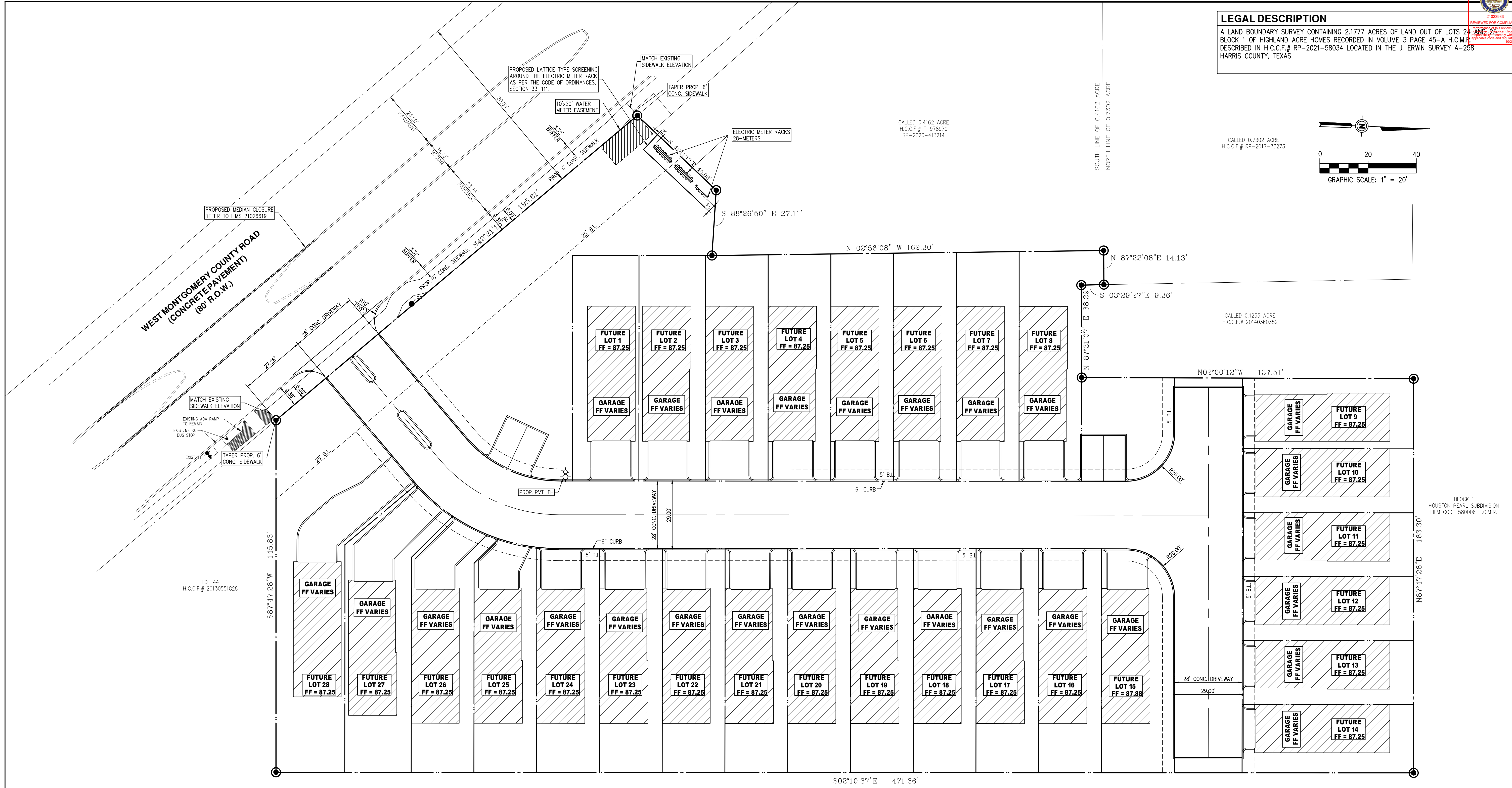
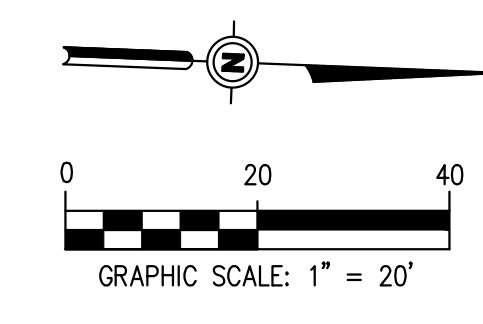
(If additional concerns arise through the review of a Technical Memorandum, the City of Houston may request a full Traffic Impact Study.)

A Traffic Impact Analysis is required. The Analysis Engineer should meet with the City to determine the scope for a Traffic Impact study and the extent of the study area.

	Traffic Impact Category	Site Traffic Thresholds New Peak Hour Trips (PHT) On Adjacent Street
<input type="radio"/>	Category I	PHT < 100
<input type="radio"/>	Category II	100 to 499
<input type="radio"/>	Category III	500 to 999
<input type="radio"/>	Category IV	PHT ≥ 1000



LEGAL DESCRIPTION
 A LAND BOUNDARY SURVEY CONTAINING 2.1777 ACRES OF LAND OUT OF LOTS 24 AND 25 AND 26 OF BLOCK 1 OF HIGHLAND ACRE HOMES RECORDED IN VOLUME 3 PAGE 45-A H.C.M.R. DESCRIBED IN H.C.C.F.# RP-2021-58034 LOCATED IN THE J. ERWIN SURVEY A-258 HARRIS COUNTY, TEXAS.



PIONEER ENGINEERING
 7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020
 (832) 307-3010
 FIRM NO. 18084

COMMUNITY DEVELOPMENT GROUP
 FUTURE TOWNHOMES
 9116 W. MONTGOMERY ROAD
 HOUSTON, TEXAS 77088

INTERIM REVIEW ONLY
 DOCUMENT INCOMPLETE:
 NOT INTENDED FOR PERMIT
 OR CONSTRUCTION.
 ENGINEER: ALI TABBBOUSH
 P.E. LICENSE NO. 98580

ISSUE HISTORY	
DATE	ISSUED FOR
09/20/21	CLIENT REVIEW
03/23/21	PERMIT

REVISIONS	
DATE	DESCRIPTION
09/08/21	COH COMMENTS DATED 04/21/21
02/14/22	COH COMMENTS DATED 10/19/21
03/31/22	COH COMMENTS DATED 03/23/22

DATE: 03/09/21
 DRAWN BY: MP
 CHECKED BY: AT
 PEPN: 21026 COH: 210239333

SHEET C3

SITE PLAN

DETENTION NOTE:
 1. PROPERTY OWNER IS RESPONSIBLE OF MAINTAINING THE DETENTION FACILITY.
 2. SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE DRAINED IN 48 HRS.
 3. CONTRACTOR TO PROVIDE SIGNAGE WARNING PROPERTY OWNERS THAT ON-SITE DETENTION AREA WATER LEVEL MAY RISE DURING HEAVY RAINFALL EVENTS.

REFER TO PLAN & PROFILE DRAWINGS FOR WORK WITHIN R.O.W. (NOT IN THIS SET) (ILMS NO. 21026619)

NOTE:
 BEFORE STARTING ANY CONSTRUCTION WORK, CONTRACTOR SHALL FIELD-VERIFY LOCATION, DEPTH AND CONDITION OF ALL EXISTING UTILITIES AND DRAINAGE FACILITIES, TO ASSURE THAT PROPOSED CONNECTIONS CAN BE MADE AS INDICATED IN THESE DRAWINGS.
 CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES THAT MAY IMPACT WORK DESCRIBED HEREIN ARE DISCOVERED.

NOTE:
 ALL HOMES ARE FUTURE. TO BE PERMITTED SEPARATELY.

NOTE ON ELECTRIC SERVICE:
 ELECTRIC METER RACK(S) AND SERVICE LINES ARE DIAGRAMMATICAL. FINAL LOCATION SHALL BE DETERMINED BY CENTERPOINT ENERGY. CONTRACTOR SHALL PROVIDE SCREENING AROUND ELECTRIC METER RACK(S) VISIBLE FROM THE RIGHT-OF-WAY, PER SECTION 33-111 OF THE CITY OF HOUSTON CODE OF ORDINANCE.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

NOTE:
 PROPOSED SITE WORK DOES NOT INCLUDE RETAINING WALLS.

NOTE ON GAS SERVICE:
 GAS MANIFOLD(S) AND SERVICE LINES ARE DIAGRAMMATICAL. FINAL LOCATION SHALL BE DETERMINED BY CENTERPOINT ENERGY.



PLANNING & DEVELOPMENT DEPARTMENT

City of Houston Texas

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions



Agenda Item: 37
Action Date: 04/14/2022
Plat Name: Highland
Developer: Community Development Group, LLC
Applicant: Pioneer Engineering LLC
App No / Type: 2022-0806 C3F

REVIEWED FOR COMPLIANCE

Total Acreage: 2.1777
Number of Lots: 28
COH Park Sector: applicable codes, ordinances and regulations.
Water Type: City
Drainage Type: Storm Sewer
Total Reserve Acreage: 0.2620
Number of Multifamily Units: 0
Street Type (Category): Type 2 PAE
Wastewater Type: City
Utility District:
County: Harris
Zip: 77088
Key Map ©: 412S
City / ETJ: City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



Action Date: 04/14/2022

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



PLANNING & DEVELOPMENT DEPARTMENT

City of Houston Texas

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions



Agenda Item: 37
Action Date: 04/14/20
Plat Name: Highland
Developer: Community Development Group, LLC
Applicant: Pioneer Engineering LLC
App No / Type: 2022-0806 C3F

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HPW-OCE-Traffic: 1. Driveway at or near Median Opening
Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

2. Access Management Form (COH IDM Chapter 15 sec 15.04-A)
An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. review may result in significant site plan revisions.

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV
Email subject should read: Access Management Form Request / Project Number / Address

3. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. Traffic only reviews for applicability of sidewalk construction details. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

HPW-OCE- Drainage and Utility: Detention is required.
Storm water quality permit is required.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wrctechns@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



From: [Timothy Mills](#)
To: [Hector Gonzalez](#); [Kenneth Brown](#)
Cc: [Timothy Albers](#)
Subject: RE: 21026 - Community Development Group - 9116 West Montgomery Road - METRO submittal
Date: Wednesday, October 6, 2021 4:30:34 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image004.jpg](#)
[METRO - COH Standard Bus Pad & Landing IDM 2020.pdf](#)

The bus stop your project is tying in to is compliant. No additional work on the bus stop will be required. If the limits of your project change and the bus stop is disturbed it will need to be constructed per the attached detail.

Thanks,
Tim

From: Hector Gonzalez <hgonzalez@pioneerengineer.com>
Sent: Wednesday, October 6, 2021 4:20 PM
To: Timothy Mills <Timothy.Mills@ridemetro.org>; Kenneth Brown <Kenneth.Brown@ridemetro.org>
Cc: Timothy Albers <talbers@pioneerengineer.com>
Subject: RE: 21026 - Community Development Group - 9116 West Montgomery Road - METRO submittal

CAUTION: This email originated from outside METRO's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I wanted to follow up on the project referenced below, 9116 W Montgomery Rd, and its approval letter.

I can confirm that the existing pad is as described as the email below says, Is there anything else you require to complete this request?

Thank You,

Hector Gonzalez
Project Permitting Manager
P: 832-307-0010
7050 East Freeway, Suite 1A
Houston, TX 77020

From: Timothy Mills <Timothy.Mills@ridemetro.org>
Sent: Tuesday, September 21, 2021 10:19 AM



To: Kenneth Brown <Kenneth.Brown@ridemetro.org>
Cc: Hector Gonzalez <hgonzalez@pioneerengineer.com>; Timothy Albers
<talbers@pioneerengineer.com>
Subject: RE: 21026 - Community Development Group - 9116 West Montgomery Road - METRO
submittal

Mr. Gonzalez,
Can you confirm that the existing bus stop pad is at a minimum, 5'x8' with 2% slopes in both
directions.

Thanks,
Tim

From: Kenneth Brown <Kenneth.Brown@ridemetro.org>
Sent: Tuesday, September 21, 2021 10:11 AM
To: Timothy Mills <Timothy.Mills@ridemetro.org>
Cc: hgonzalez@pioneerengineer.com; talbers@pioneerengineer.com
Subject: FW: 21026 - Community Development Group - 9116 West Montgomery Road - METRO
submittal

Good Morning Tim,

I received the attached plans from Mr. Gonzalez of Pioneer Engineering this morning. Their project is
adjacent to a METRO stop on West Montgomery. According to Mr. Gonzalez our stop will not be
impacted in any way but I would like for you to review the attached site plan to ensure there are no
conflicts. The stop nearest the site is bus stop 7327 Montgomery @ Esther, Please advise.

Thanks,

Kenneth Brown
Office Phone Number: 713-739-6014
Director of Service Enhancements
Planning, Engineering, and Construction
Metropolitan Transit Authority

From: Hector Gonzalez <hgonzalez@pioneerengineer.com>
Sent: Tuesday, September 21, 2021 10:02 AM
To: Kenneth Brown <Kenneth.Brown@ridemetro.org>
Cc: Timothy Albers <talbers@pioneerengineer.com>
Subject: 21026 - Community Development Group - 9116 West Montgomery Road - METRO
submittal



CAUTION: This email originated from outside METRO's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached the site plan, and survey for a proposed project at 9116 W. Montgomery Road near a METRO bus stop location.

If you have any questions, or require more information, please contact me so I may assist you.

Thank You,

Hector Gonzalez
Project Permitting Manager
P: 832-307-0010
7050 East Freeway, Suite 1A
Houston, TX 77020



REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/25/22

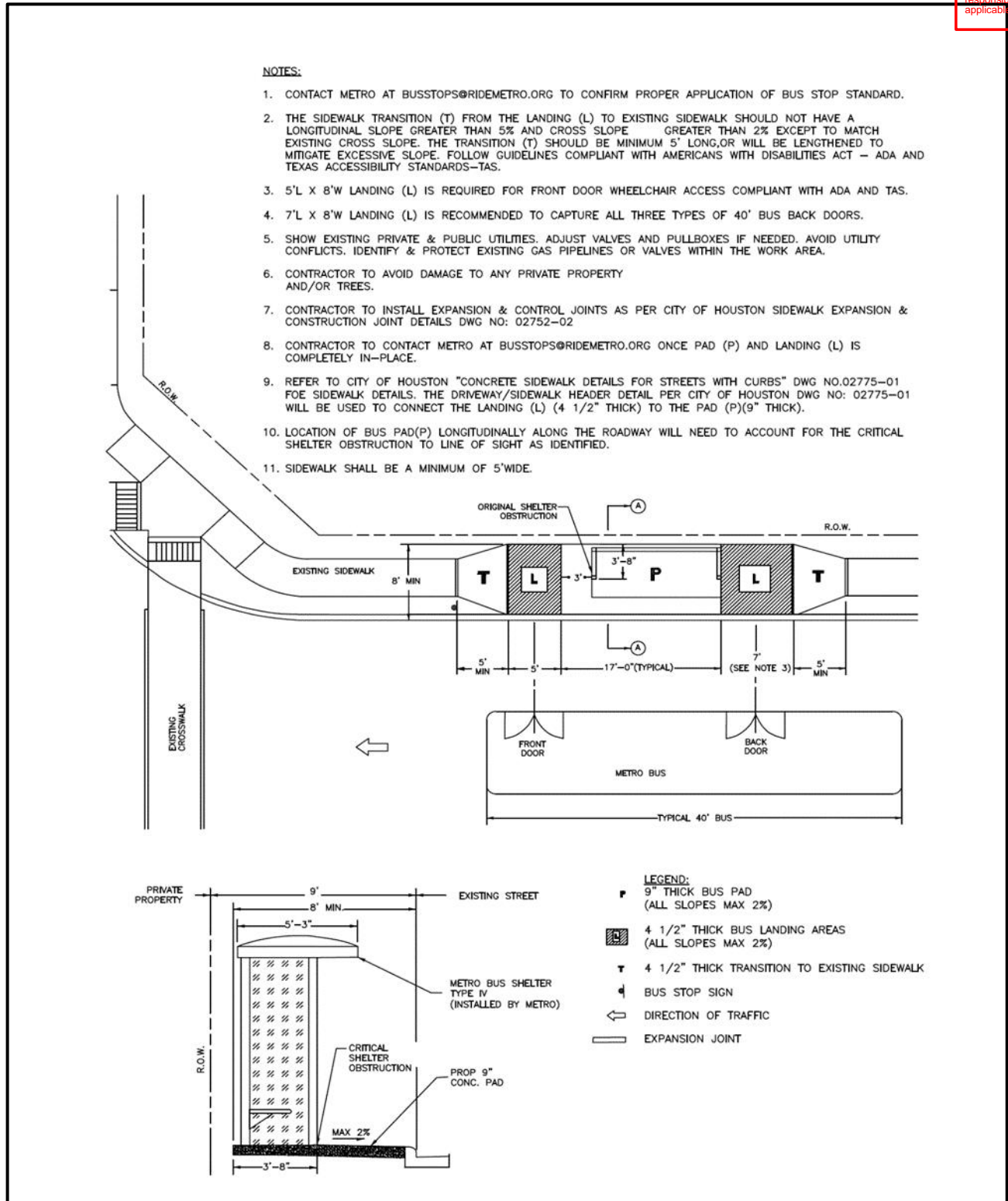


Figure 10.14 - STANDARD BUS PAD AND LANDINGS



Application for Modification of Sidewalks Standards



PLANNING & DEVELOPMENT DEPARTMENT

Section 40-556 of Chapter 40 of the Code of Ordinances

The Planning official, in collaboration with the Office of City Engineers (OCE) and the Mayor's Office of Disabilities (MOD), may approve a modification to the standards of section 40-555 of the Code of Ordinances in accordance with 40-556. Granting a modification under 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

1. Project Information:

Date: 09/20/21 Project Number: 21023933

Site Address: 9116 1/2 W. Montgomery Rd

Key Map # 412N, 412S Lambert Map # 5262 Council District: B

Street Type: (Check One): Walkable Places Streets Transit Oriented Development Streets Other Streets

2. Contacts:

Applicant's Name: Hector Gonzalez

Phone Number: 832-307-0010

Email address: hgonzalez@pioneerengineer.com

3. Proposed Standard Modification:

Sidewalk

Street(s) where modification is located: _____

Required sidewalk width: _____ Proposed sidewalk width: _____

Safety Buffer

Street(s) where the subject safety buffer is located: W. Montgomery Road

Required safety buffer width: 4' Proposed safety buffer width: ± 2.36'

To qualify for an approval under this section, the applicant must meet criteria below:

Statement of Facts:

(1) The proposed standard modification meets one or more of the following:

a. Pedestrian pathways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR



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10/25/22

- b. *The characteristics of existing lawfully permitted development, land uses, or other physical conditions within the immediate vicinity of the public street create unsafe conditions related to the practical use of the sidewalk that are otherwise contrary to sound public policy; OR*

W. Montgomery Road - Distance from property line to edge of roadway 9.36', proposed 6' sidewalk required on major thoroughfare, proposed 1' frontage buffer and remaining safety buffer distance ±2.36'.

- c. *The cost of the standard sidewalk requirement is disproportionate to the total cost of the action prompting the applicability of this article under section 40-522 of this Code and the development will not contribute to an increase in pedestrian traffic or otherwise create an adverse impact to existing pedestrian accessibility within the immediate vicinity;*

- (2) *The circumstances supporting the approval are not the result of hardship created or imposed by the applicant;*

Due to the required 6' sidewalk, and proposed 1' frontage buffer, the minimum 4' safety buffer cannot be provided.

- (3) *The granting of the approval would create an alternative that furthers the intent and purposes of this article.*

A ±2.36' safety buffer with 0.5' ft. curb is proposed along the edge of the roadway to provide pedestrian safety.

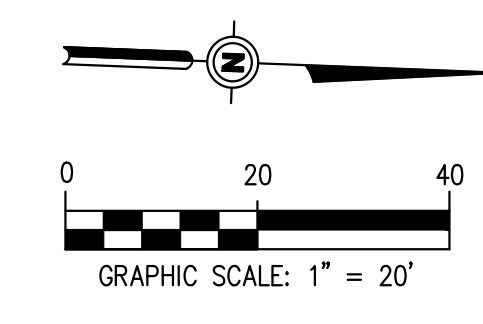
4.Submittal Requirements:

- Completed application form.
- Harris County Appraisal District (HCAD) record for all properties with developments that includes lease agreements for off-site parking.
- A complete site plan showing the location and width of the proposed sidewalk
- Pay the Non-Refundable Fee of \$1144 per Statute: 40-556(c)

Submit completed applications to:
 Planning and Development Department
 1002 Washington Avenue, 3rd Floor
 Houston, TX 77002
 Via email: PD.sidewalkandrealm@houstontx.gov



LEGAL DESCRIPTION
 A LAND BOUNDARY SURVEY CONTAINING 2.1777 ACRES OF LAND OUT OF LOTS 24 AND 25 AND 26 OF BLOCK 1 OF HIGHLAND ACRE HOMES RECORDED IN VOLUME 3 PAGE 45-A H.C.M.F. # RP-2021-58034 LOCATED IN THE J. ERWIN SURVEY A-258 HARRIS COUNTY, TEXAS.



PIONEER ENGINEERING
 7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020
 (832) 307-3010
 FIRM NO. 18084

COMMUNITY DEVELOPMENT GROUP
 FUTURE TOWNHOMES
 9116 W. MONTGOMERY ROAD
 HOUSTON, TEXAS 77088

INTERIM REVIEW ONLY
 DOCUMENT INCOMPLETE:
 NOT INTENDED FOR PERMIT
 OR CONSTRUCTION.
 ENGINEER: ALI TABBOUSH
 P.E. LICENSE NO. 98580

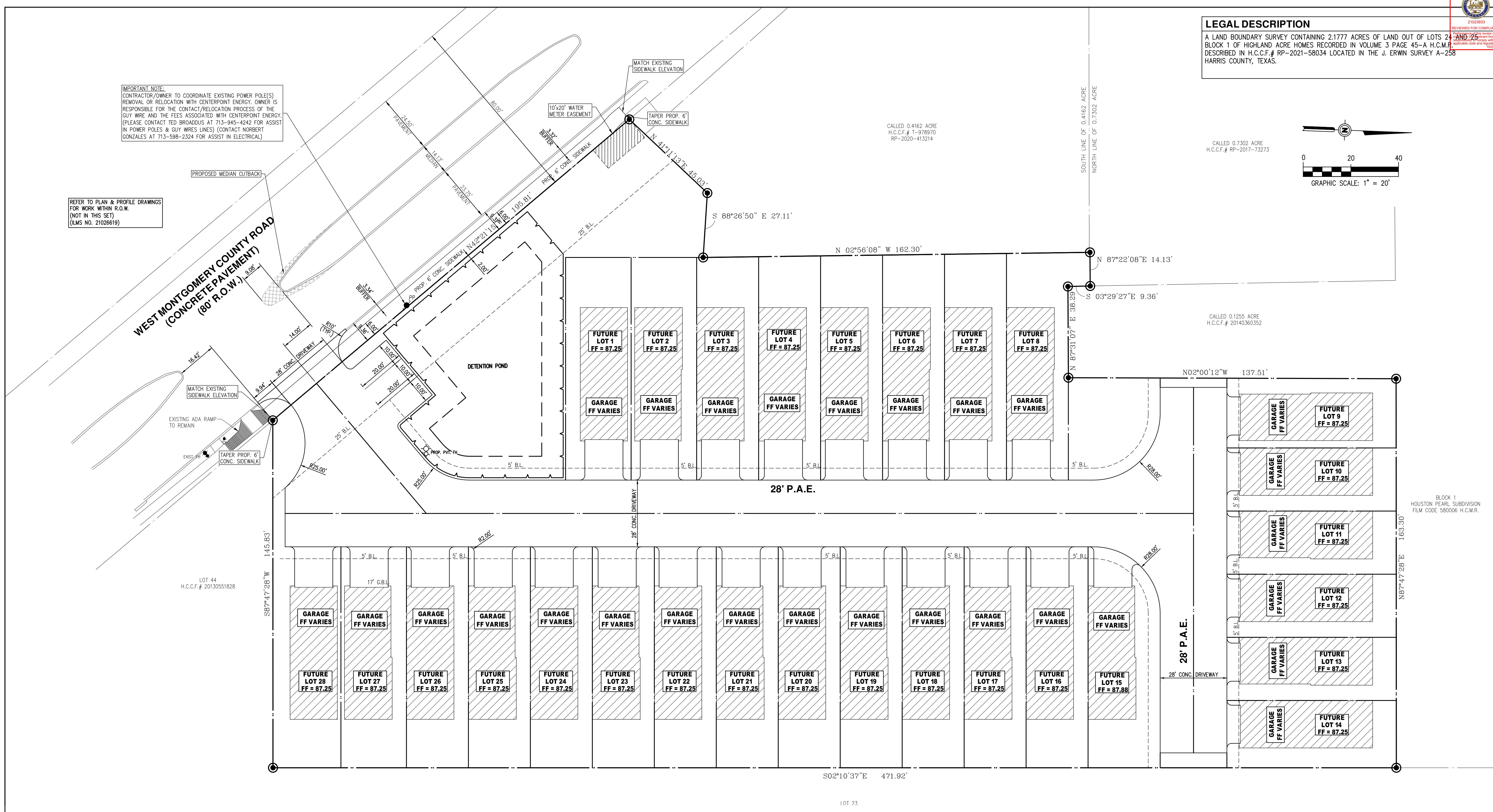
ISSUE HISTORY	
DATE	ISSUED FOR
09/20/21	CLIENT REVIEW
03/23/21	PERMIT

REVISIONS	
DATE	DESCRIPTION
09/08/21	CDM COMMENTS DATED 04/21/21

DATE: 03/09/21
 DRAWN BY: YM
 CHECKED BY: AT
 PEPN: 21026 COH: 21023933

SHEET C3

SITE PLAN



IMPORTANT NOTE:
 CONTRACTOR/OWNER TO COORDINATE EXISTING POWER POLE(S) REMOVAL OR RELOCATION WITH CENTERPOINT ENERGY. OWNER IS RESPONSIBLE FOR THE CONTACT/RELOCATION PROCESS OF THE GUY WIRE AND THE FEES ASSOCIATED WITH CENTERPOINT ENERGY. (PLEASE CONTACT TED BROADDUS AT 713-945-4242 FOR ASSIST IN POWER POLES & GUY WIRES LINES) (CONTACT NORBERT GONZALES AT 713-598-2324 FOR ASSIST IN ELECTRICAL)

REFER TO PLAN & PROFILE DRAWINGS FOR WORK WITHIN R.O.W. (NOT IN THIS SET) (LMS NO. 21026619)

DETENTION NOTE:
 1. PROPERTY OWNER IS RESPONSIBLE OF MAINTAINING THE DETENTION FACILITY.
 2. SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE DRAINED IN 48 HRS.
 3. CONTRACTOR TO PROVIDE SIGNAGE WARNING PROPERTY OWNERS THAT ON-SITE DETENTION AREA WATER LEVEL MAY RISE DURING HEAVY RAINFALL EVENTS.

NOTE:
 BEFORE STARTING ANY CONSTRUCTION WORK, CONTRACTOR SHALL FIELD-VERIFY LOCATION, DEPTH AND CONDITION OF ALL EXISTING UTILITIES AND DRAINAGE FACILITIES, TO ASSURE THAT PROPOSED CONNECTIONS CAN BE MADE AS INDICATED IN THESE DRAWINGS.
 CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES THAT MAY IMPACT WORK DESCRIBED HEREIN ARE DISCOVERED.

NOTE:
 ALL HOMES ARE FUTURE. TO BE PERMITTED SEPARATELY.

NOTE ON ELECTRIC SERVICE:
 ELECTRIC METER RACK(S) AND SERVICE LINES ARE DIAGRAMMATICAL. FINAL LOCATION SHALL BE DETERMINED BY CENTERPOINT ENERGY. CONTRACTOR SHALL PROVIDE SCREENING AROUND ELECTRIC METER RACK(S) VISIBLE FROM THE RIGHT-OF-WAY, PER SECTION 33-111 OF THE CITY OF HOUSTON CODE OF ORDINANCE.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

NOTE:
 PROPOSED SITE WORK DOES NOT INCLUDE RETAINING WALLS.

NOTE ON GAS SERVICE:
 GAS MANIFOLD(S) AND SERVICE LINES ARE DIAGRAMMATICAL. FINAL LOCATION SHALL BE DETERMINED BY CENTERPOINT ENERGY.



REVIEWED FOR COMPLIANCE
Permitted by this review does
not constitute an approval of full
residential development. All
applications must be reviewed
on 09/22/21

**PLANNING &
DEVELOPMENT
DEPARTMENT**

Permit No.: 21023933
Date: 09/22/21
Address: 9116 1/2 W. Montgomery Road

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Hector Gonzalez	Hector Gonzalez	832-307-0010	hgonzalez@pioneerengineer.com
PROPERTY ADDRESS	PERMIT NUMBER	DATE	
9116 1/2 W. Montgomery Road	21023933	09/27/2021	

SIDEWALK MODIFICATION REPORT

Staff's Recommendation: Approve

Staff's basis of recommendation: The planning official, in collaboration with the office of city engineers (OCE) and the mayor's office of disabilities (MOD), may approve a modification to the standards of section 40-555 of the code of ordinances in accordance with 40-556. Granting a modification under 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

The applicant is proposing a new commercial site development for a future residential subdivision. The applicant has requested not to provide the full required safety buffer along W. Montgomery Road a major throughfare street, citing existing characteristics of the neighborhood, and exiting physical conditions along the right of way as the justification not to provide the full required safety buffer. The applicant has provided documentation that meets sec 40-556 (b). The standards of section 40-555 are technically or otherwise infeasible due to the presence of existing permitted physical conditions. Along, W. Montgomery Road the applicant is proposing a 6' sidewalk which due to the back of curb area, limits the available area for the full 4' safety buffer.

After close examination by the sidewalk and pedestrian realm review committee. The committee recommends granting the safety buffer modification, as shown in the attached site plan along W. Montgomery Road.

This approval modifies the safety buffer requirement along W. Montgomery Road for the proposed new residential site development permit number (21023933).

Department use only

ACTION:

APPROVED

APPROVED SUBJECT TO

DISAPPROVED

K. Rodriguez
DIRECTOR OR DESIGNEE
DATE 9.27.2021

Applications or questions should be directed to the attention of Kim Bowie, 832-394-9522.

Note: This form must be attached to the building permit.



COMMON AREA UTILITY, MAINTENANCE, ACCESS EASEMENTS, AND RESTRICTIONS

STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS THAT:**
COUNTY OF HARRIS §

WHEREAS, **Community Development Group, LLC**, a Texas limited liability company ("Declarant"), is the sole current owner of the real property as hereafter described (the "Subdivision"), and as such Declarant desires hereby to facilitate the orderly development of the Subdivision by establishment and adoption of the easements and restrictions herein set forth.

NOW, THEREFORE, Declarant hereby establishes and subjects the Subdivision to the following easements and restrictions which run with said real property and are binding upon all successors and assigns.

- 1. The Subdivision. These easements and restrictions apply to the following realproperty: **HIGHLAND ENCLAVE**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code NO. **700838** of the Map Records of Harris County, Texas.

- 2. Drainage and Utility Easements and Devices. Perpetual, non-exclusive easements are hereby established within the Subdivision for the purposes herein stated as follows:

2.1 Applicability. These easements and restrictions apply to all areas contained within the Subdivision, including each lot, and including under (but not upon, across or above) any private driveways or streets with the Subdivision, SAVE, EXCEPT AND EXCLUDING all areas under the footprint of each residence, including each garage, as presently or as hereafter constructed upon any lot.

2.2 Purposes. The easements extend to and apply for the purposes of excavating, constructing, installing, maintaining, inspecting, repairing, replacing or removing (i) any utilities, including but not limited to, water, sewer, gas electric, cable television, telecommunications and other utilities (the "Utility Easements"), and (ii) any drainage swales, lines, drains and such other things and devices ("Drainage Devices"), including providing for, permitting and allowing sheet flow of water from and among the lots and common areas, from one lot to another lot, and otherwise throughout the Subdivision to the fullest extent deemed necessary or appropriate by Declarant for any drainage purposes (the "Drainage Easements"). These easements also include all necessary rights of ingress, egress and regress to and from the aforesaid easements.

2.3 Owner/Association Obligations. Once established and for so long as continued maintenance thereof is reasonably necessary, all Utility Easements, all Drainage Easements and all Drainage Devices must remain unaltered and unobstructed to the extent reasonably necessary for the purposes thereof. Each Drainage Device and all private utilities must be properly maintained by each owner of each lot or common area to which the same pertains and/or by a property owners' association established for the Subdivision and/or by a quasi-public or private utility company, and not by any city, county or other governmental entity except as to any such entity which expressly agrees to or is otherwise required by law to, and which in fact does, provide any such maintenance.

2.4 Limitations. THE FOREGOING MAY NOT BE CONSTRUED TO OBLIGATE DECLARANT TO INSTALL, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE OR REMOVE ANY SPECIFIC UTILITIES OR ANY DRAINAGE DEVICES OF ANY TYPE OR KIND WHATSOEVER, AND ANY REPRESENTATION, WARRANTY OR IMPLICATION AS TO THE SAME IS HEREBY SPECIFICALLY DISCLAIMED.

- 3. Maintenance Access Easement.

3.1 Applicability. The Maintenance Access Easement set forth herein applies to any property, including any lot or common area, upon which any new building or addition to an existing building, including any residence or garage, is or will be constructed within three feet of adjacent property to be used for or which is restricted to single-family residential use. The property upon which a new building or addition to an existing building is to be constructed is herein referred to as the "Accessing Property." The adjacent property to be accessed pursuant to the Maintenance Access Easement (as herein defined and provided) includes any lot or common area, or any part thereof, which is adjacent to the Accessing Property and the aforesaid building or addition thereon, all of which is herein referred to as the "Access Easement Property" and the area of land on the Access Easement Property to which the Maintenance Access Easement applies is herein referred to as the "Access Area."

This plan must be kept on job for inspections. Separate permit for Plumbing is required.

RP-2022-471733



3.2 Purposes; Access Area Each Access Easement Property is subject to a non-exclusive Access Easement upon, over and across the Access Easement Property for the purposes hereafter stated (the "Maintenance Access Easement"). The Maintenance Access Easement also includes all necessary rights of ingress, egress and regress thereto and there from. The Maintenance Access Easement is for the use and benefit of the owner of the Accessing Property, and their agents, contractors or employees, for the purposes of inspection, construction, maintenance, repair or replacement of any building, including any residence or garage, or any addition to a building which is located on the Accessing Property within three feet of the Access Easement Property. The Access Area consists of a strip of land on the Access Easement Property abutting and extending along the entire common boundary line of the Accessing Property and the Access Easement Property which is adjacent to the building or addition thereto on the Accessing Property and which is located within three feet to the said common boundary line. Subject to paragraph 3.4, the Access Area extends from the said common boundary line, inward on the Access Easement Property for a distance of not less than three feet or more than six feet, as may be reasonably required.

3.3 Exclusions and Limitations. NOTWITHSTANDING PARAGRAPH 3.2 OR ANY OTHER PROVISIONS HEREOF, EACH MAINTENANCE ACCESS EASEMENT IS SUBJECT TO THE FOLLOWING EXCLUSIONS AND LIMITATIONS:

3.3.1 THE MAINTENANCE ACCESS EASEMENT DOES NOT EXTEND TO, AND THE ACCESS AREA DOES NOT INCLUDE, ANY AREAS UNDER THE FOOTPRINT OF OR TO ANY OTHER PART OF ANY SINGLE-FAMILY RESIDENCE, GARAGE OR OTHER BUILDING LOCATED ON THE ACCESS EASEMENT PROPERTY, OR TO ANY ADDITION THERETO, AS PRESENTLY OR AS HEREAFTER CONSTRUCTED UPON THE ACCESS EASEMENT PROPERTY.

3.3.2 THE ACCESS AREA MAY BE UTILIZED ONLY WHEN AND TO THE EXTENT THE APPLICABLE INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT CANNOT BE REASONABLY CONDUCTED WITHIN THE BOUNDARIES OF THE ACCESSING PROPERTY.

3.4 Obstructions Prohibited; Supplementation. The Access Area must remain unobstructed, and no improvements of any kind are permitted to be placed, constructed or maintained upon or within the Access Area except for a lawn and other usual and customary landscaping which will not unreasonably interfere with the Maintenance Access Easement. The Access Area may be increased in particular instances upon written request and by written approval as may be provided in, and all Maintenance Access Easements are subject to such notice, duration, usage, restoration and other requirements and conditions as may be provided in, applicable covenants, conditions, restrictions, easements, rules and regulations as may hereafter be imposed by Declarant and/or a property owners' association established for the Subdivision.

3.5 Notice; Restoration. Prior to use of the Access Area, the Owner or occupant of the Accessing property must give a written notice of intent to utilize the Access Area stating therein the nature of intended use and the duration of such usage. Such notice must be delivered to the Owner or occupant of the Access Easement Property at least three (3) business days prior to the use of the Access Area. In case of emergency, usage of the Access Area may commence and continue without giving the foregoing notice for so long as is reasonably necessary to control the emergency and complete work necessitated thereby, but the required notice must be given as soon as practical after commencement of usage. If made by an owner or occupant, the determination that an emergency exists is the sole responsibility of such owner or occupant who are solely liable as to same. Promptly after completion of usage of an Access Area, the Accessing Property owner or occupant must thoroughly clean the Access Area and repair and restore the same to substantially the same condition that existed at the time of commencement of usage provided, such obligation for restoration does not apply to any structures or improvements which have been placed in the Access Area in violation of Section 3.4 above.

APPROVED
PLUMBING PLAN

Subject provision of SEC. 102.2.6 of
the Uniform Plumbing Code.

This plan must be kept on job for
Inspections. Separate permit for
Plumbing is required.

Steven Spilman

10/05/22

RP-2022-471733



21023933

REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/25/22

4. Easements for Encroachment and Overhang. In the event that any portion of any roadway, walkway, parking area, driveway, water line, sewer line, utility line, sprinkler system, building or any other structure or improvement, including without limitation any building steps, fences, fireplaces, chimneys, bay windows and similar architectural details, paving, decking, footings, piers, piles, grade beams and similar improvements, or any overhang of walls or roofs of any such building or structure encroaches on any Property as originally constructed, or due to the unintentional placement or setting or shifting of any of the foregoing, to a distance of not more than three (3) feet as measured from any point on the common boundary between each Property, along a line perpendicular to such boundary at such point, it shall be deemed that the Owner of such Property has granted a perpetual easement for continuing maintenance and use of such encroaching improvements and for maintenance, repair or replacement of any of the foregoing if performed in substantial compliance with the original construction. The foregoing also applies to any overhead encroachment and to any encroachment which is completely underground for any distance which does not substantially and adversely affect the Property being encroached. Any encroachment as aforesaid which occurs during the initial construction of a residence and related improvements is presumed to be an unintentional placement absence proof of actual fraud.

5. Amendment. The easements established hereby will continue for so long as continued maintenance thereof is reasonably necessary to the purposes thereof, and during such period of duration no easement rights once established may be materially and adversely affected by any subsequent amendment hereof, or by any subsequent covenants, conditions, restrictions, easements, rules or regulations applicable to the Subdivision. The foregoing does not limit subsequent abandonment, amendment, modification or termination of any such easement as otherwise permitted by law, or any rights of Declarant or a property owners' association as provided in paragraph 3.4. Subject to the foregoing, Declarant reserves the right to amend this instrument at any time and from time to time to the extent Declarant may deem necessary for the orderly development of the Subdivision.

Executed this 20 day of September, 2022.

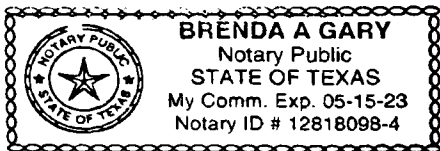
Community Development Group, LLC,
A Texas Limited Liability Company
"Declarant"

By: [Signature]
Laura Elena Chiesara, Co-Director

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20 day of Sept., 2022, by Laura Elena Chiesara, as Co-Director Community Development Group, LLC, a Texas limited liability company, on behalf of the company.



[Signature]
Notary Public, State of Texas

Printed Name: BRENDA GARY

My Commission Expires: 05/15/2023

AFTER RECORDING RETURN TO:
Attn: Adan Morales
Pioneer Engineering, LLC
7050 East Freeway, Suite 1A
Houston, Texas 77020

**APPROVED
PLUMBING PLAN**

Subject provision of SEC. 102.2.6 of the Uniform Plumbing Code.

This plan must be kept on job for inspections. Separate permit for Plumbing is required.

Steven Spilman 10/05/22

RP-2022-471733



RP-2022-471733
Pages 4
09/20/2022 02:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

APPROVED
PLUMBING PLAN

Subject provision of SEC. 102.2.6 of the Uniform Plumbing Code.

This plan must be kept on job for Inspections. Separate permit for Plumbing is required.

Steven Spilman 10/05/22

RP-2022-471733



February 22, 2021

Ms. Ana Aponte
Community Development Group, LLC
4919 Lochman Lane
Pearland, Texas 77584

ILMS Project Number: 20105801 **WCR File Number:** 0025277

Legal Description: 2.1396 acres of land being Lots 24 and 25, Block 1, Highland Acre Homes, located at 9116 West Montgomery Road

Proposed Development: Construction of twenty-eight (28) single family residences

Wastewater:

Impact Fee: \$33,575.08
Admin Fee: \$29.72
Connection Point(s): 8-inch sanitary sewer in West Montgomery Road
Proposed Service Units: 28.0000
Treatment Plant: Northwest
Pumping Station: Ferguson

Water:

Impact Fee: \$22,135.40
Admin Fee: \$29.72
Connection Point(s): 20-inch water main in West Montgomery Road
Proposed Service Units: 28.0000

Deidre Van Langen

For Rudy Moreno, Jr.
Deputy Assistant Director
Infrastructure and Development Services
CEH:RM:TL (Council District B)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six

Ms. Ana Aponte
Community Development Group, LLC
ILMS Project No 20105801
February 22, 2021

inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Mr. Simon Tung in the City Engineer's Office at (832) 394-9135 prior to engineering the plans for connection.

Failure to pay the Wastewater Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter, the water portion of this reservation will expire, and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houston.tx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

- Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$257,519. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.
- Each single family residence must be individually connected to the sanitary sewer. Should each single family residence not have direct access to the public sanitary sewer, please contact our Infrastructure Support Group at (832) 394-8996 to have your site utility plan approved prior to obtaining building permits.
- A public water meter must be provided to each single family residence. Should each single family residence not have direct access to the public water main, please contact our Infrastructure Support Group at (832) 394-8996 to have your site utility plan approved prior to making application to purchase water meters.

CITY OF HOUSTON

Houston Public Works Utility Analysis

1002 Washington Ave., Houston, Texas 77002

Water/Wastewater Impact Fee Receipt

Date 18-AUG-2021				Receipt No. 8020059		Proj. Type NEW		Project No. 20105801	
Occupant ***				Sprinklers					
Address 9116 W MONTGOMERY RD				Space		TID No.			
City HOUSTON		Zip Code 77088		County HARRIS		Bldgs	Units	Story	Occ. Gp
Contractor				Lic. No.		Phone			
Paid by APONTE, ANA				Lic. No.		Phone 8322265490			
Other				Lic. No.		Phone			
Use WATER/WASTE WATER APPLICATION (00040824) REVIEW									

Payment method: Point of sale # 02109982 \$55,769.92

Permit Type: WI Impact Water Fee

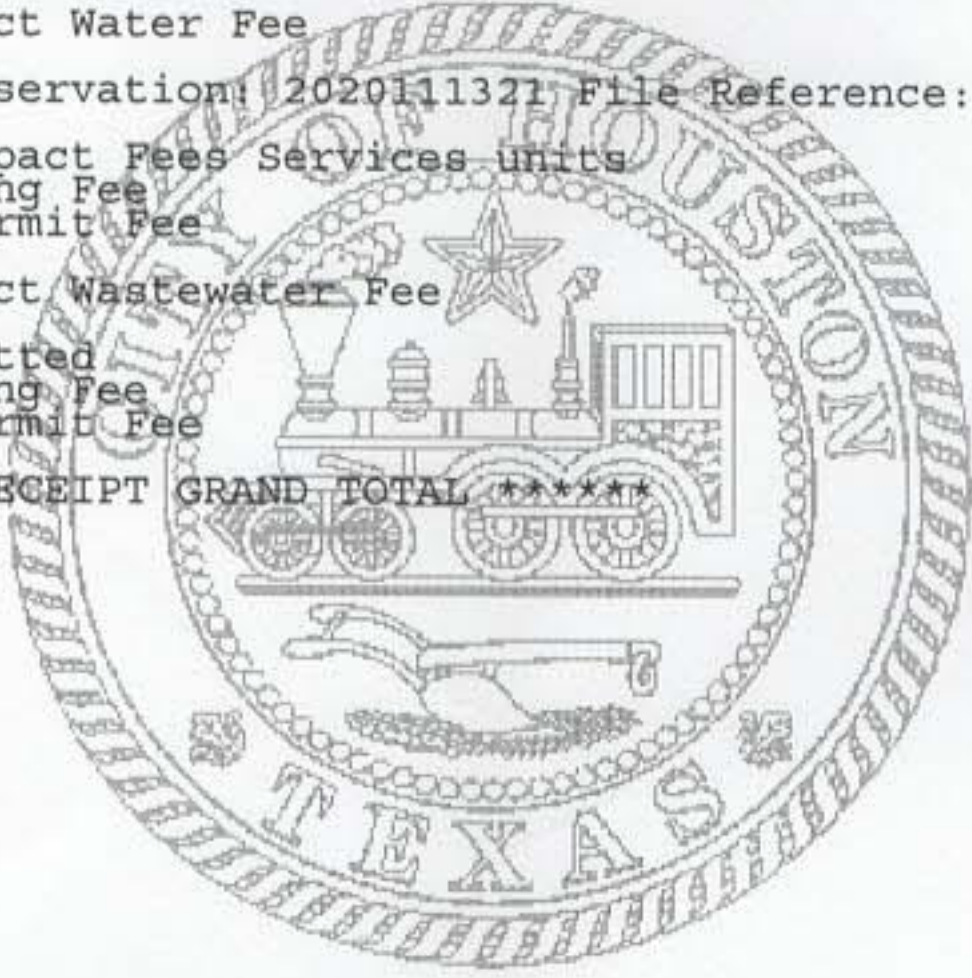
Water Capacity Reservation: 2020111321 File Reference:

28.0000 Water Impact Fees Services units	22,135.40
Processing Fee	29.72
Total Permit Fee	22,165.12

Permit Type: WW Impact Wastewater Fee

28.0000 WW Committed	33,575.08
Processing Fee	29.72
Total Permit Fee	33,604.80

***** RECEIPT GRAND TOTAL ***** \$55,769.92



Please note: Impact Fees are not refundable for any reason including, but not limited to, discovery of prior payment or valid WCR letters, discovery of prior existing development for which credit was not given, cancellation of a project for any reason including funding issues, or inability to obtain a building permit, except under extremely limited circumstances as outlined in Chapter 47 Section 322-324 of the City of Houston Code of Ordinances.


FOR OFFICE USE ONLY

Log Number:	Private Building ILMS Project #:	Public Plan ILMS Project #:	PW Record Drawing #:
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The Office of the City Engineer reviews and approves development plans to ensure the proper design and construction of storm sewer utilities in addition to enforcing private storm design criteria and parameters as stated in City of Houston Code of Ordinances and the current City of Houston Infrastructure Design Manual. When a property owner proposes new development or redevelopment of property, the applicant must submit this form with their plans. *Completion of this form does not represent an approval or commitment by the City of Houston. This form is informational only to assist in the review and approval of your plans.*

Fee Simple Title Owner Information		Authorized Representative Information	
Name	Ana Aponte	Name	Hector Gonzalez
Company	Community Development Group, LLC	Company	Pioneer Engineering
Address	4919 Lochman Lane	Address	7050 East Freeway #1A
City, State ZIP	Pearland, Texas 77584	City, State ZIP	Houston, TX 77020
Phone	8328704134	Phone	832-307-0010
Email	communitydevelopmentgroup@gmail.com	Email	hgonzalez@pioneerengineer.com
Signature*	Ana Aponte	Signature	

** As the fee simple owner of the property referenced in this form, I hereby authorize the referenced representative on this form (if applicable) to submit this form on my behalf. My authorized representative is also approved to make changes or corrections.*

Property Information					
Service Address	9116 West Montgomery Road				
City	Houston	State	Texas	ZIP Code	77088
Property Tax Account Number(s)	0162630000024				
Lot(s)	24 & 25	Block	1	Reserve	
Subdivision	Highland Acre Homes	Section			

Development Information				
<i>Provide description of development with associated footprint (in square feet).</i>				
Single Family Residential Development	4	Multiple Family Residential Development	Commercial Development	Other
Existing Development:	vacant			
Development to be Removed:	vacant			
Proposed Development:	28 townhome units			

Flood Plain Information					
FIRM Panel Number:	48201C-0465M				
Property is located within the following FEMA Flood Zone:					
X (shaded)	4	X (unshaded)		AE	A
				AO	Other:



STORMWATER INFORMATION

21023933

REVIEWED FOR COMPLIANCE
Performance of this review does not constitute the applicant from full responsibility to comply with all applicable code and regulations. 10/25/22

Impervious Cover Information		
Improvements	Area of Existing Impervious Cover (Sq Ft.)	Area of Final Impervious Cover (Sq Ft.)
Building		30,759.49
Parking Lot/Driveway		25,050.96
Sidewalk/Patio		
Detention Pond		
Pool		
Total Area	0.00	55,810.45

Tract Size (Square Feet)	94,862.00	Total Impervious Cover (Square Feet)	55,810.45	Percentage of Impervious Cover (%)	58.833%
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Storm Sewer Information

Storm Infrastructure Is Maintained By:
NOTE: Any infrastructure maintained by outside agencies will require their respective approval prior to final City plan approval.

4	City of Houston	HCFC	TXDOT
	Clear Lake City Water Authority	Fort Bend County	Montgomery County
	Other:		

Proposed Storm Connection Development Will Be Connected To:

Existing on-site storm sewer system that outfalls to:			
(STREET NAME / PIPE SIZE)			
4	Public storm sewer located in:	West Montgomery County Road (STREET NAME)	Pipe Size: 24"
	Public roadside ditch located in:	(STREET NAME)	
	Off-Road Ditch/Watershed:		

Detention Criteria

Stormwater detention volume was determined utilizing City of Houston Infrastructure Design Manual:

9.2.01.H.3(b)	9.2.01.H.3(d)	4	9.2.01.H.3(e)	9.2.01.H.3(f)	9.2.01.H.3(c)
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Documentation

This form must be accompanied with:

4	A recorded deed or title report in the owner's name	4	HCAD printout	4	survey and/or recorded plat
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The applicant can also provide the following documentation if applicable to their project:

	Previous Stormwater Letter of Availability		Copy of outside agency approval
	Storm Water Quality Permit: <i>Per Section 47-631 of the City of Houston Ordinance, SWQ permit is required when the development is meeting the definition of "new development" or "significant redevelopment".</i>		
	Drainage Study/ Hydraulic Analysis: <i>Please submit Drainage Study when you have more than one (1) section or a larger commercial or subdivision tract. Hard copy must be accompanied with a CD or USB Flash Drive containing the drainage study file.</i>		

Developer Drainage Impact Fee Rate Information

Service Area Rate is per service unit (1 service unit = 1,000 sf of impervious area) of increased impervious area. Please select one.

<input type="checkbox"/>	Clear Creek \$0.39	<input type="checkbox"/>	Greens Bayou \$13.41	<input type="checkbox"/>	Buffalo Bayou \$16.38	<input type="checkbox"/>	Addicks Reservoir \$0.00
<input type="checkbox"/>	Brays Bayou \$8.63	<input type="checkbox"/>	Hunting Bayou \$10.24	<input type="checkbox"/>	Sims Bayou \$17.72	<input type="checkbox"/>	Barker Reservoir \$0.00
<input type="checkbox"/>	San Jacinto \$0.00	<input type="checkbox"/>	Ship Channel \$0.00	<input type="checkbox"/>	Vince Bayou \$17.72	<input checked="" type="checkbox"/>	White Oak Bayou \$16.38

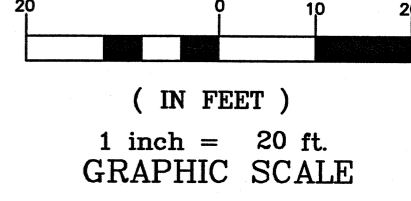
FOR OFFICE USE ONLY	
Employee:	Comments:

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION.
 FEMA WEBSITE: <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>
 ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480296 PANEL NO. 48201C-0465 M WHICH BEARS AN EFFECTIVE DATE 06/09/2014 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAN.
 CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE

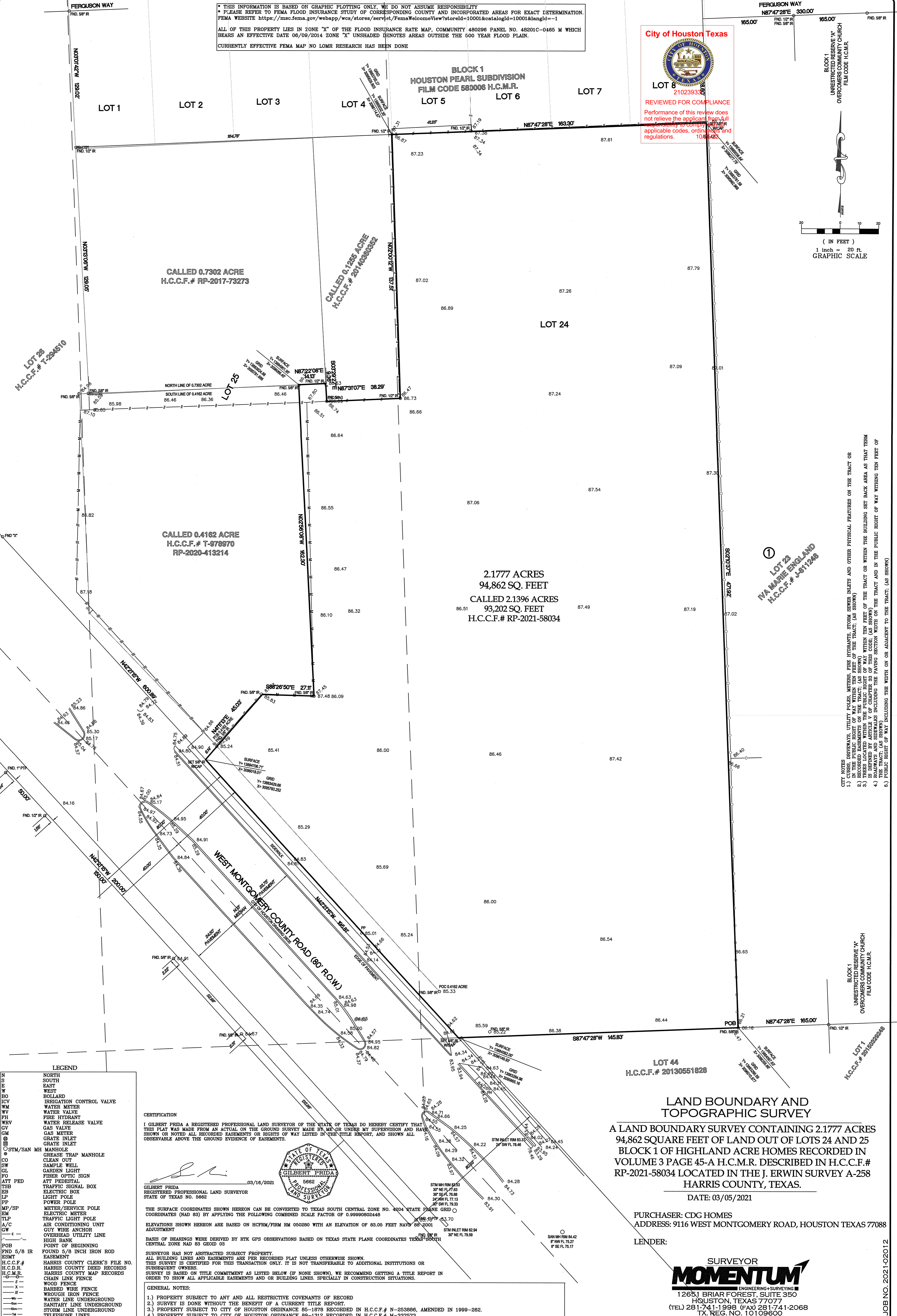
City of Houston Texas



LOT 8
 21023933
 REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations.



CITY NOTES:
 1.) CURBS, DRIVEWAYS, UTILITY POLES, METERS, FIRE HYDRANTS, STORM SEWER INLETS AND OTHER PHYSICAL FEATURES ON THE TRACT OR IN THE PUBLIC RIGHT OF WAY WITHIN TEN FEET OF THE TRACT, (AS SHOWN)
 2.) RECORDED EASEMENTS ON THE TRACT, (AS SHOWN)
 3.) RECORD EASEMENTS ON THE TRACT, (AS SHOWN)
 4.) ROADWAYS AND SIDEWALKS INCLUDING THE PAVING SECTION WIDTH ON THE TRACT AND IN THE PUBLIC RIGHT OF WAY WITHIN TEN FEET OF THE TRACT, (AS SHOWN)
 5.) PUBLIC RIGHT OF WAY INCLUDING THE WIDTH ON OR ADJACENT TO THE TRACT, (AS SHOWN)



LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOLLARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
GI	GRATE INLET
GI	GRATE INLET
STM/SAN MH	MANHOLE
GT	GREASE TRAP MANHOLE
CO	CLEAN OUT
SW	SAMPLE WELL
GL	GARDEN LIGHT
FO	FIBER OPTIC SIGN
ATT PED	ATT PED
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP/SP	METER/SERVICE POLE
EM	ELECTRIC METER
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
U	OVERHEAD UTILITY LINE
H	HIGH BANK
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NO.
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
---	WOOD FENCE
---	BARBED WIRE FENCE
---	WROUGH IRON FENCE
---	WATER LINE UNDERGROUND
---	SANITARY LINE UNDERGROUND
---	STORM LINE UNDERGROUND
---	TELEPHONE LINES

CERTIFICATION
 I GILBERT PRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT, AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

GILBERT PRIDA 03/16/2021 5662
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5662

THE SURFACE COORDINATES SHOWN HEREON CAN BE CONVERTED TO TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99999802448

ELEVATIONS SHOWN HEREON ARE BASED ON HCFRM/PTM RM 050280 WITH AN ELEVATION OF 83.05 FEET NAVD 88 2001 ADJUSTMENT

BASES OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN). WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES, SPECIALLY IN CONSTRUCTION SITUATIONS.

GENERAL NOTES:
 1.) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS OF RECORD
 2.) SURVEY IS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE 85-1878 RECORDED IN H.C.C.F.# N-253886, AMENDED IN 1999-262.
 4.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE 89-1312 RECORDED IN H.C.C.F.# M-337873.

LAND BOUNDARY AND TOPOGRAPHIC SURVEY
 A LAND BOUNDARY SURVEY CONTAINING 2.1777 ACRES 94,862 SQUARE FEET OF LAND OUT OF LOTS 24 AND 25 BLOCK 1 OF HIGHLAND ACRE HOMES RECORDED IN VOLUME 3 PAGE 45-A H.C.M.R. DESCRIBED IN H.C.C.F.# RP-2021-58034 LOCATED IN THE J. ERWIN SURVEY A-258 HARRIS COUNTY, TEXAS.
 DATE: 03/05/2021

PURCHASER: CDG HOMES
 ADDRESS: 9116 WEST MONTGOMERY ROAD, HOUSTON TEXAS 77088

LENDER:

SURVEYOR
MOMENTUM ENGINEERING + SURVEYING
 12651 BRIAR FOREST, SUITE 350
 HOUSTON, TEXAS 77077
 (TEL) 281-741-1998 (FAX) 281-741-2068
 TX. REG. NO. 10109600

JOB NO. 2021-02012