

HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement

The applicant, by the making, executing, and submitting this application to Houston Public Works represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described lot, tract or parcel of land is situated.

The applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restrictions or covenants running with the land within such subdivision or addition.

The applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with the land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Date 26-DEC-2019		Receipt No. 7523169		Proj. Type REMDL		Project No. 19130720	
Occupant FRIAS, JUAN				Sprinklers % Type			
Address 3525 DE SOTO ST				Space		TID No. - - -	
City HOUSTON		Zip Code 77091	County HARRIS	Bldgs	Units	Story 1	Occ. Gp 5
Contractor				Lic. No.		Sales Order	
Paid by FRIAS, JUAN				Lic. No.		Phone 2819994495	
Other				Lic. No.		Phone	
Use COMMERCIAL DRIVEWAY (DITCH AND CULVERT)							

Payment method: Point of sale # 01895796

\$490.32

Date	Department	Project Comments
12/26/2019	STRUCTURAL P	COMMERCIAL DRIVEWAY (DITCH AND CULVERT)
12/26/2019	STRUCTURAL P	REVIEWED UNDER 2012 IRC
12/26/2019	STRUCTURAL P	NO CHANGES IN IMPERVIOUS COVER
12/26/2019	STRUCTURAL P	BONDS NOT REQUIRED.
12/26/2019	STRUCTURAL P	PROJECT IS IN THE FLOOD ZONE

Permit Type: 15 Residential Sidewalk, Driveway Permit

1 DRIVEWAY	40.86
1 CULVERT PIPE	40.86
Processing Fee	29.18
Total Permit Fee	110.90

Permit Type: FJ Flood Commerical MFam Non Sub Permit

1 NON CONV WO MI	350.24
Processing Fee	29.18
Total Permit Fee	379.42

***** RECEIPT GRAND TOTAL ***** \$490.32

Mark Savasta, CFM, CBO, MCP
Building Official for the City of Houston

POST THIS PERMIT AT JOB LOCATION

FOR INSPECTION CALL:

Building Inspections	832-394-8840	Sign Administration	832-394-8890	Occupancy Inspection	832-394-8880
Electrical Inspections	832-394-8860	Interactive Voice Response	713-222-9922	Utility Release	832-394-8847
Boiler A/C Inspections	832-394-8850	Right of Way Inspection	832-394-9496	Plumbing Inspection	832-394-8870
Mobile Homes	832-394-8842			Plan Review	832-394-8810

An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 105.5 of the Building Code, or the expiration date specified on the Permit or Report. Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D. B. Hearing Office.
npdcemp



CITY OF HOUSTON

Houston Public Works
1002 Washington Ave, Houston, Texas 77002 (832) 394-8854
Floodplain Development Permit
Page 1 of 2 - Post Permit Documents and Inspections

Development Permit #: 19-6555

Building Permit #: 19130720
Revision #:

Master: YES
Sub:

Date of Issue: 26-DEC-2019
Revision Date:

Address: 3525 DE SOTO ST, HOUSTON, TX 77091

Tax Assessor ID:

Location Description:

Contact Name: FRIAS, JUAN

Company Name:

Company Address: 3525 DE SOTO ST, HOUSTON, TX 77091

Phone: 281 999 4495

Email:

Flood Zone: AE

BFE (FT): 0.0

Panel #: 48201C0

Firm Date:

500 Year Elevation (FT): 0.0

NAVD Datum: 1988, 2001 ADJ.

Project Estimate: \$0

Appraised Value: \$0

% Improvement: 0%

Permit Type: FJ

Project Description: Non-Substantial - Outdoor Improvement (Covered Pat

Project Type: Commercial/Multi-Family Res.

Critical Facility Type: Not Applicable

Min. Flood Protection Elev (FT): 0.0

Based on:

Diagram No: 1A

Additional Project Details: driveway

Mitigation Required? NO

Cut: 0

Fill: 0

Credit: 0

Mitigation Type:

Reference Development Permit # for Mitigation:

Conveyance Zone? NO

Reference Development Permit # for Conveyance Analysis:

Floodway? NO

Reference Development Permit # for Impact Analysis:

FCO Required? NO

FCO Volume: 0 FCO Type:

Special Conditions:

1. Flood resistant materials must be used for all construction below the minimum flood protection eleva
2. All pavement shall be installed flush with the adjacent grade
3. All spoils and/or construction debris shall be removed to a location outside of the floodplain

The applicant does hereby:

1. Understand this permit is not complete until signed, dated and returned to the City's Floodplain Management Office and the permit fee is paid;
2. Acknowledge the disclaimer described below;
3. Agree with the conditions of permit approval;
4. Agree to provide certifications of work described below;
5. Understand the violations of this permit will be subject to citations as provided by Chapter 19 of the Code of Ordinances of the City of Houston.

Signed original on file in Flood Management Office

Floodplain Manager's Signature

Owner/Contractor/Applicant Signature

Abdulaay Ndiaye

26-DEC-2019

Print Name and Title

Date

Print Name

Date

DISCLAIMER: The flood hazard boundary maps and other flood data used by the City of Houston in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods may occur and flood heights may be increased. Construction standards required by the City of Houston Floodplain Management are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City of Houston or any other employee of the City of Houston in the event flooding or flood damage occurs. Please review Guidelines issued for Chapter 19 of the Code of Ordinances for more information.



CITY OF HOUSTON

Houston Public Works
 1002 Washington Ave, Houston, Texas 77002 (832) 394-8854
Floodplain Development Permit
 Page 2 of 2 - Post Permit Documents and Inspections

Development Permit #: 19-6555

Building Permit #: 19130720
 Revision #:

Master: YES
 Sub:

Date of Issue: 26-DEC-2019
 Revision Date:

Address: 3525 DE SOTO ST, HOUSTON, TX 77091
 Location:

Tax Assessor ID:

THE CITY OF HOUSTON HEREBY APPROVES THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING SUBMITTALS AND INSPECTIONS:

INSPECTIONS	WHEN	DOCUMENTS REQUIRED (Plans and permit must be onsite)
<input checked="" type="checkbox"/> Pre-construction	➤ Before start of construction	---
<input type="checkbox"/> Pre-fill Mitigation	➤ Before placing fill including building foundation	<input type="checkbox"/> Pre-fill Mitigation Certificate <input type="checkbox"/> Pre-fill Topo Survey <input type="checkbox"/> Evidence of Spoils Removal
<input type="checkbox"/> 2nd Elevation Certificate (EC)	➤ Foundation is poured ➤ Prior to framing or other vertical construction	<input type="checkbox"/> 2nd EC (During Construction)
<input type="checkbox"/> Sitework Final	➤ Sitework is 100% Complete ➤ Prior to Final Inspection by Structural	<input type="checkbox"/> As-built Survey <input type="checkbox"/> As-built Mitigation Plan/Calculations <input type="checkbox"/> Evidence of Spoils Removal
<input type="checkbox"/> 3rd Elevation Certificate (EC)	➤ Improvement is 100% Complete ➤ Prior to Final Inspection by Structural	<input type="checkbox"/> 3rd EC (Finished Construction) <input type="checkbox"/> Flood Protection Certificate (Non-Building Structures or Equipment) <input type="checkbox"/> Flood Proofing Certificate (Structures)
<input checked="" type="checkbox"/> Final Floodplain Inspection	➤ Project is 100% Complete	<input type="checkbox"/> Flood Proofing Certificate (Structures)

OPTIONS FOR SCHEDULING A FLOODPLAIN INSPECTION

- ✓ Call (713) 222.9922 for Automated Inspection Request & Status
- ✓ Visit www.houstonpermittingcenter.org
 - ▶ Building Code Enforcement
 - ▶ Code Enforcement Online Permits
 - ▶ Schedule Inspections and Inspections History
- ✓ Visit 1002 Washington Avenue, 3rd floor in person
 - ▶ Complete the pink form (FMO Inspection Routing Slip)
 - ▶ Attach original documents
 - ▶ Leave with 3rd floor reception

NOTE REGARDING VIOLATIONS

Placement of fill in the floodplain without a development permit, or placement in noncompliance with the conditions of this development permit, or placement of fill before mitigation of the fill volume is complete, or any other action in violation of Chapter 19, Code of Ordinances, may be subject to the following: stop work orders; fines of not less than \$250 nor more than \$2000 each day that any violation continues and other remedies. See Chapter 19-91 and 19-92.

PK 19130720

DE SOTO STREET
(PARTIAL AS SHOWN)

24' HIGH

FLOODPLAIN MANAGEMENT OFFICE

APPROVED

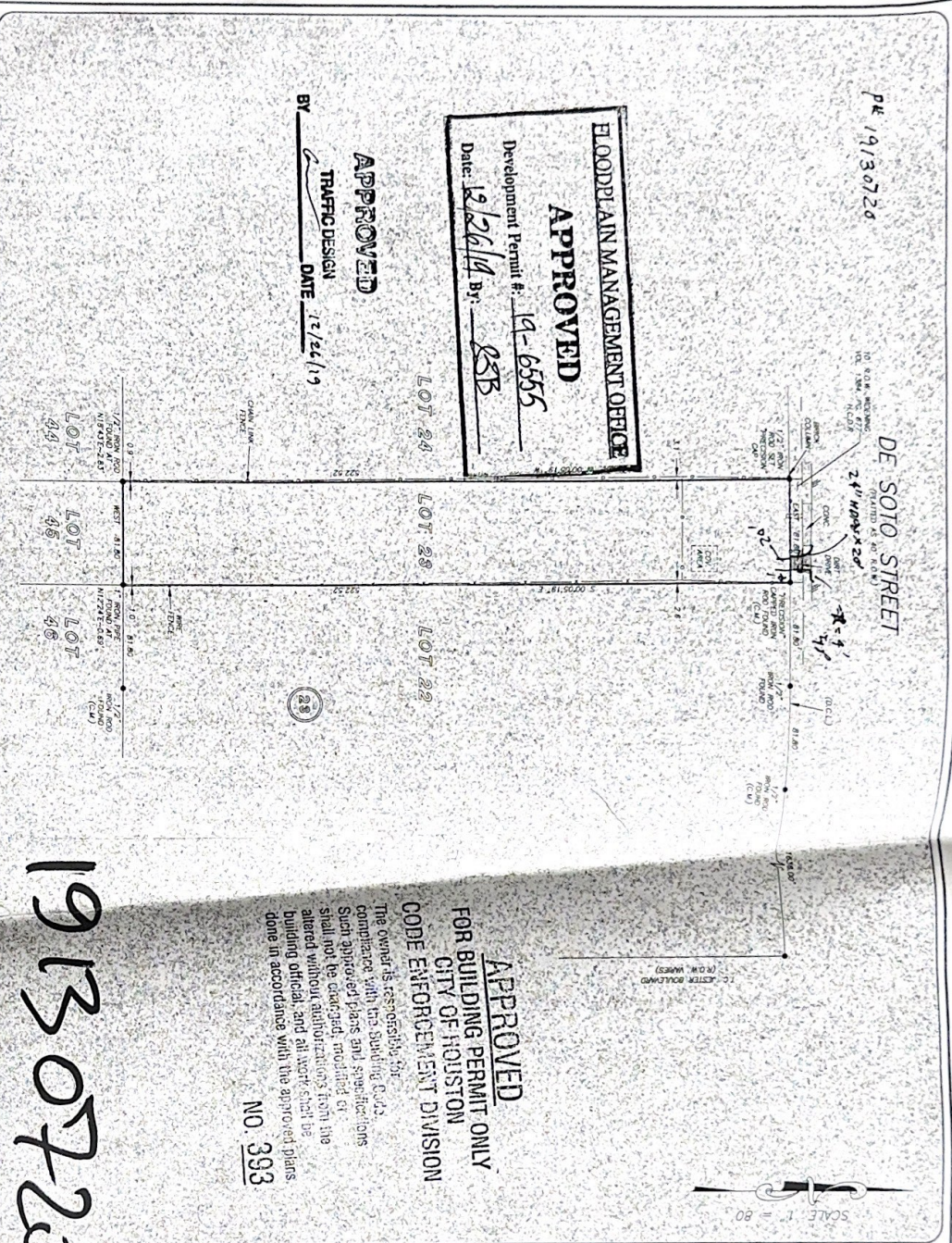
Development Permit #: 19-6555

Date: 12/26/19 By: RSB

APPROVED

TRAFFIC DESIGN

BY DATE 12/26/19



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.

NO. 393

19130720



GOLD COAST VENTURES LLC
EMANUEL OSEI
281-780-1499



PRECISION
surveyors

281-495-1586 FAX 281-495-1847
450 HINDSBOROUGH STREET SUITE 150 HOUSTON, TEXAS 77059
1-800-LANDS-RVY
WWW.PRECISIONSURVEYORS.COM
210-429-4941 FAX 210-429-1533
1271 W. LOOP W. SUITE 600 SAN ANTONIO, TEXAS 78207
FORM NO. 100A1300

OF NO. 190100766E NORTH AMERICAN TITLE ADDRESS: 1325 DE SOTO STREET HOUSTON, TEXAS 77091 BORROWER: REBUILDING INVESTMENTS LLC, OR ASSIGNS

**LOT 23, BLOCK 23
HIGHLAND HEIGHTS, ANNEX SECTION 4**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME AND EXCEPT THE NORTH, 10 FEET OF LOT 23 AS SAME WAS CONVEYED TO HARRIS COUNTY UNDER INSTRUMENT RECORDED IN VOL. 1189, PG. 517 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTE: MAP BE SUBJECT TO LOCAL RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL REGULATION.

THIS PROPERTY IS APPROVED BY THE CITY OF HOUSTON FOR FLOOD PLANNING AS PER THE MAP REVISION 09/07/2014. THE CITY OF HOUSTON HAS CONDUCTED VISUAL EXAMINATION OF MAPS, RECORDS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE PROPERTY IS A SUBSTANTIAL INVESTMENT AND BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE
RECORDED DRAWING VOL. 8, PG. 20, H.C.M.A.B.

I, HENRY CRYSTAL, BEING THE SURVEYOR, HAVE MADE PERSONAL AND CAREFUL EXAMINATION OF THE RECORDS OF THIS SURVEY AND HAVE THEREBY CERTIFIED AS TRUTH AND ACCURACY OF THE SAME. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED IN THIS STATEMENT OR IN PERFORMANCE OF THIS SURVEY.

SCHEME DATE: 12/26/19
PROFESSIONAL LAND SURVEYOR
NO. 19-0484
MAY 09, 2018

STATE OF TEXAS
COUNTY OF HARRIS
HENRY CRYSTAL
LAND SURVEYOR

DRAWN BY: MC

