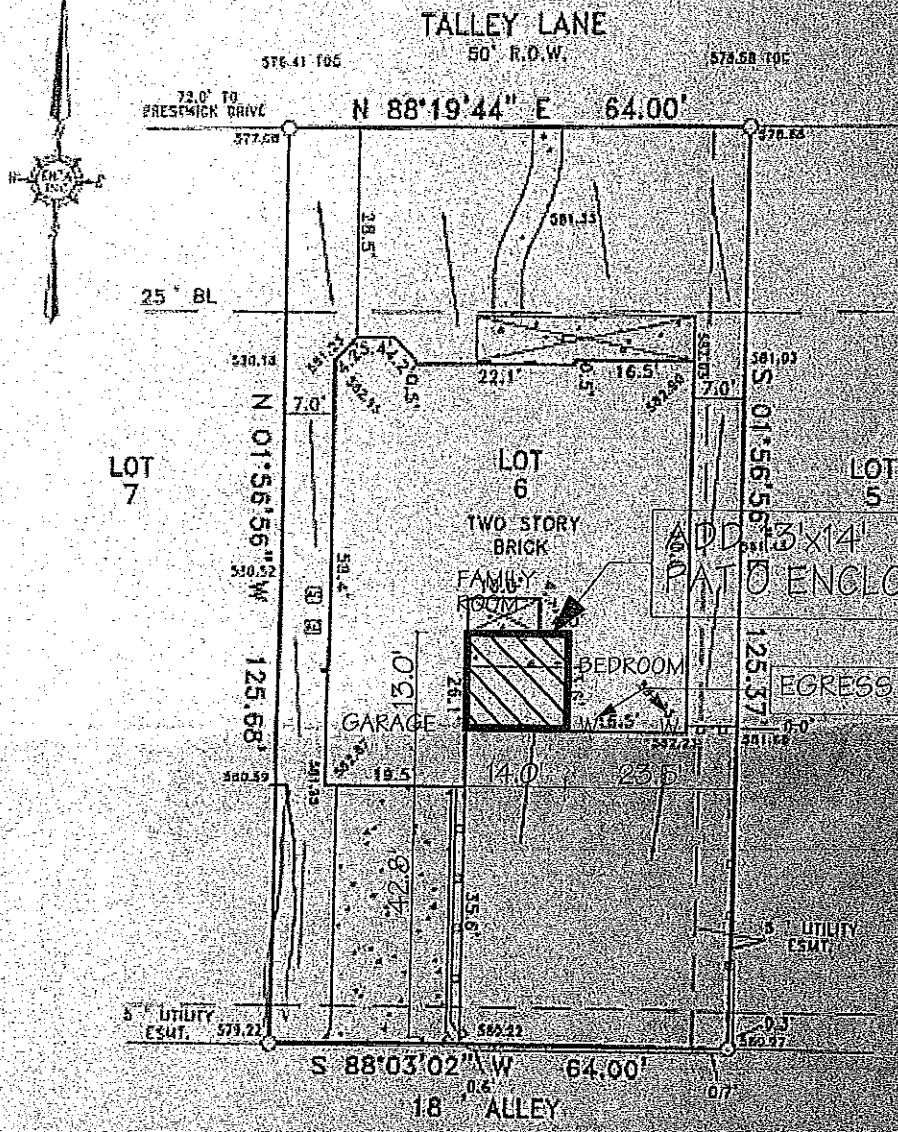


1516-2494

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1021 TALLEY LANE in the city of FRISCO Block No. 6 Lot No. 6 of MEADOW CREEK an addition to the City of FRISCO, DENTON COUNTY, Texas, according to the PLAT THEREOF recorded in CABINET U of SLIDE 347 of the PLAT Records of DENTON County, Texas

SITE PLAN



NOTE: PROPERTY SUBJECT TO EASEMENTS
IF DECLARATION RECORDED IN
VOL. 5333 PG. 1414

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
NOTE: According to the F.I.R.M. No. 480500245-0 this property does lie in Zone X and DOES NOT lie within the 100-year flood zone.
This survey is made in conjunction with the information provided by DHI Use of this survey by any other parties and/or in connection with the transaction described in O.F. E-2526-X3-04 the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated. Location and type of buildings are as shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or violations on the ground.

ACCEPTED BY:

Drawn by: RH
Scale: 1" = 20'
Date: 5-25-04
Borrower:
WILLIAMS
Job No. 0311652-2

LEGEND	
■ BRICK COLUMN	— A — EDGE OF GRAVEL
● POWER POLE	— B — EDGE OF ASPHALT
○ 1/2" IRON ROD FOLWS	— C — CHAIN LINK
○ 3/8" IRON ROD SET	— D — WOOD FENCE
○ 1" HIGH PIPE FOLWS	— E — 0.2" WIDE TYPICAL
□ 2" FOUND/SET	— F — BARBED WIRE
▲ UNDERGROUND ELEC.	— G — HOLE FENCE
▲ OVERHEAD ELECTRIC	— H — OVERHEAD POWER
□ FENCE POST FOR CORNER	— I — OVERHEAD T.E.O. SERVICE
■ CONCRETE	— J — COVERED AREA

DOUG CONNALLY & ASSOC., INC.
11545 Pagemill Road, Suite 200
Dallas, Texas 75248
PHONE: (214) 349-9100
FAX: (214) 349-2200
www.dcsurveying.com

INCLUDE IN PERMIT PACKET



CITY OF FRISCO BUILDING DIVISION

GREEN BUILDING

THIS WORK BEING DONE UNDER
Keep Frisco Clean

LOT: 6

BLOCK: G

SUBDIVISION: MEADOW CREEK

BUILDING PERMIT

"ENGINEER OF RECORD", FOUNDATION AND FRAMING ACCEPTANCE REQUIRED

FF=
PER PLAT

FRONT =
25

REAR =
20

FRONT/SIDE =
Z/ Z

B16-2454

PERMIT NUMBER

6/8/2016

DATE

1021 TALLEY LN

SPECIAL CONDITIONS:

LOT SQ FT: 0

(6/8/2016 9:00 AM CMF)

105. *** NEED A FLATWORK INSPECTION BEFORE THE POUR. ***

MAY NOT ADVERSELY AFFECT DRAINAGE OF NEIGHBORING PROPERTIES

142. * ALL WORK PERFORMED MUST MEET THE 2012 IRC STANDARDS AND ABIDE BY THE CITY OF FRISCO COMPREHENSIVE ZONING ORDINANCE, AND ALL OTHER CITY ORDINANCES.

050. DOUBLE UNDERLAYMENT REQUIRED ON COMPOSITION ROOFS WITH A 4:12 PITCH ROOF OR LESS.

145. * OUTSIDE OF POST CAN NOT ENCROACH THE 20' REAR YARD SETBACK. UP TO THREE FOOT OVER-HANG IS ALLOWED. CAN ENCROACH REAR BUILD LINE IF 10 FEET AWAY FROM THE MAIN STRUCTURE.

146. *** NO PLUMBING PERMIT REQUESTED OR ISSUED ***

147. *** FIREPLACE, FIRE PIT, OUTDOOR KITCHEN (BBQ GRILL, SINK, ETC) NOT REQUESTED OR PERMITTED. ***

148. *** LAG BOLT MUST PENETRATE MAIN HOUSE STUD MIN 1 1/2".

151. ***MAY NOT INTRUDE ON SIDE YARD SETBACKS.

143. SUBJECT TO FIELD INSPECTION APPROVAL. CALL (972) 292-5386 FOR INSPECTION.

153. CITY OF FRISCO APPROVAL IS NOT IN LIEU OF HOMEOWNER ASSOCIATION (HOA) REQUIREMENTS. REFERENCE HOA BYLAWS FOR SUBDIVISION REQUIREMENTS.

EXTERIOR FACADES FOR ENCLOSED STRUCTURES:

THE EXTERIOR FACADES OF ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, IN ALL ZONING DISTRICTS, SHALL BE CONSTRUCTED OF THE SAME EXTERIOR CONSTRUCTION MATERIAL OF THE MAIN BUILDING OR STRUCTURE.

RESIDENTIAL MATERIALS REQUIREMENTS:

A. THE EXTERIOR FACADES OF A MAIN BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OF ONE HUNDRED (100) PERCENT MASONRY, UNLESS OTHERWISE SPECIFIED IN THE ZONING ORDINANCE.

FOUNDATION:

SEE FOUNDATION SPECIFICATION FOR BRICK LEDGE REQUIREMENTS FOR EXTERIOR FACADES OF ALL STRUCTURES.

NOTE: This Card to be Displayed During Construction
STATEWIDE REMODELING

Gas Provider
CoServ

Electric Provider
CoServ

Inspection Line: (972) 292-5386 cut off at 4 PM the business day before or
Request inspections online at <https://efrakit.frisco.texas.gov> until 7:00 AM same day



RESIDENTIAL BUILDING PERMIT

City of Frisco
6101 Frisco Square Blvd
Frisco, Texas 75034
Phone 972.292.5301

GREEN BUILDING

Inspection Line: (972) 292-5386 cut off at 4 PM the business day before OR
Request inspections online at <https://etrakit.frisco.texas.gov> until 7:00 AM same day.
Contact assigned Inspector for cancellation

DATE: 06/08/2016		PERMIT SUBTYPE: SALT		PERMIT NUMBER: B16-2454		
JOB ADDR: 1021 TALLEY LN			DESC: 182 SQ FT, SAL / PATIO COVER			
OWNER: BOHNERT, TERRY J & SHERRY A 1021 TALLEY LN FRISCO TX 75033			APPLICANT STATEWIDE REMODELING PO BOX 2287 GRAPEVINE TX 76099			
PHONE:			PHONE: 214-446-1201			
GEN CONTR: STATEWIDE REMODELING [R04-0365]			LEGAL DESCRIPTION:			
MECHANICAL:			MEADOW CREEK BLK G LOT 6			
ELECTRICAL: C LUCAS ELECTRIC CONTRACTOR [R01-0167]			COUNTY: Denton			
PLUMBING:			ZONING: SF-7			
CLASS CODE	TYPE OF CONSTR	OCCUPANCY GROUP	MAX OCCUPANCY LOAD	NO REQUIRED PARKING	NO EXITS REQUIRED	FIRE SPRINKLER REQD
434 - Residential Al	V-B	R	10	2	2	No
BUILDING COUNT	WATER	SEWER	FLOOD PRONE	DRAINAGE/UTILITIES	AC AREA	TOTAL SQ FT
0	YES	YES	NO	YES	0	182
# OF STORIES	FOUNDATION	EXTERIOR			ROOFING	
1	EXISTING	EXISTING			EXISTING	
WALLS	DUCT	WINDOWS	ATTIC	VALUATION	PLANS APPR BY	DATE APPROVED
EXISTING	EXISTING	EXISTING	EXISTING	\$ 19,586.00	CMF	06/08/2016
FENCE RESTRICTION	# OF DWELLINGS	PUBLIC OWNED	MIN FLOOR ELEV REQD	ESTIMATED VALUE	PLAN NUMBER	REVISION DATE
	0	No		\$ 19,586.00		
FRONT SETBACK	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	FINISH FLOOR	FIREPLACE	
25	7	7	20	PER PLAT	NONE	
ELECTRICAL PROVIDER		GAS PROVIDER		CONSTR WASTE LOC		
CoServ		CoServ				

FEES

BUILDING PERMIT FEE 321.25
MISCELLANEOUS ELECTRICAL FI 30.00

TOTAL FEES
351.25

TOTAL FEES PAID
0.00

TOTAL DUE
351.25

COMMENTS:
(6/8/2016 9:00 AM CMF)
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FOUNDATION:

SEE FOUNDATION SPECIFICATION FOR BRICK LEDGE REQUIREMENTS FOR EXTERIOR FACADES OF ALL STRUCTURES.

The project described shall be built in accordance with plans and specifications submitted at time of application. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other local or state law regulating construction or the performance of construction.

The City will not assume responsibility for workability of sanitary sewer on all lots. **NOTICE: A Certificate of Occupancy Must be Issued Before Any Building is Occupied**