

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

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

LEGEND

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

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

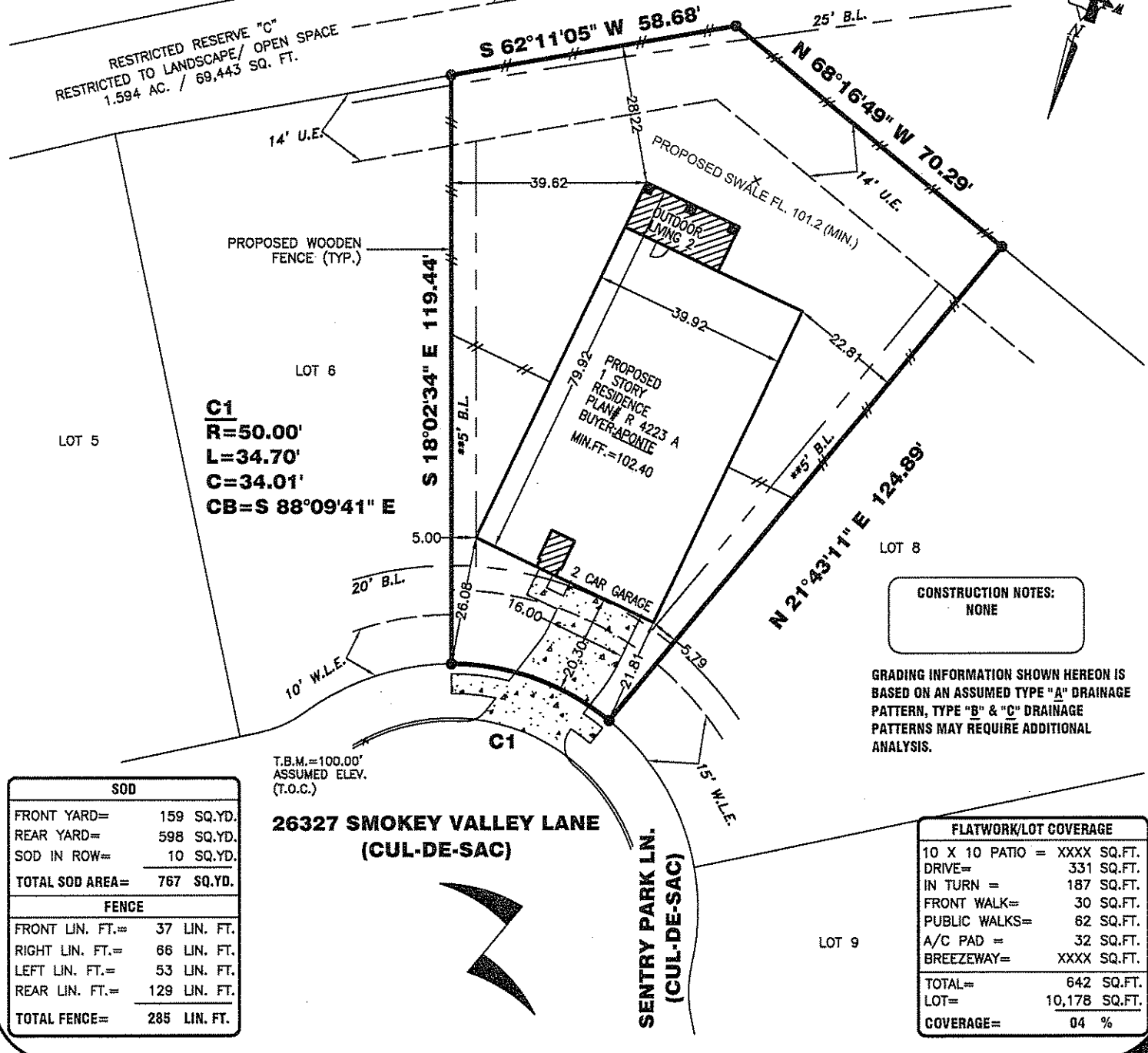
PUE = PRIVATE UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.

SCALE 1"=30'



CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

**ROESNER RD.
 (100' R.O.W.)**
 PLAT No. 20100D74, F.B.C.P.R.
 REMAINDER OF A 20' W.L.E.
 F.B.C.C.F. No. 2006046675



CONSTRUCTION NOTES:
 NONE

GRADING INFORMATION SHOWN HEREON IS BASED ON AN ASSUMED TYPE "A" DRAINAGE PATTERN, TYPE "B" & "C" DRAINAGE PATTERNS MAY REQUIRE ADDITIONAL ANALYSIS.

SOD	
FRONT YARD=	159 SQ.YD.
REAR YARD=	598 SQ.YD.
SOD IN ROW=	10 SQ.YD.
TOTAL SOD AREA=	767 SQ.YD.
FENCE	
FRONT LIN. FT.=	37 LIN. FT.
RIGHT LIN. FT.=	66 LIN. FT.
LEFT LIN. FT.=	53 LIN. FT.
REAR LIN. FT.=	129 LIN. FT.
TOTAL FENCE=	285 LIN. FT.

**26327 SMOKEY VALLEY LANE
 (CUL-DE-SAC)**

FLATWORK/LOT COVERAGE	
10 X 10 PATIO =	XXXX SQ.FT.
DRIVE=	331 SQ.FT.
IN TURN =	187 SQ.FT.
FRONT WALK=	30 SQ.FT.
PUBLIC WALKS=	62 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	642 SQ.FT.
LOT=	10,178 SQ.FT.
COVERAGE=	04 %

PROPERTY INFORMATION

LOT 7 BLOCK 1 SECTION 5
 SUBDIVISION: SILVER RANCH
 RECORDING INFO:
 PLAT NO. 20110180, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R 4223 A
 PLAN OPTIONS:
 BRICK REAR-1st FLOOR
 DOUBLE 10 LITE DOOR ILO DOUBLE COLUMN
 OUTDOOR LIVING 2
 STUDY
 STUDY 2
 BRICK SIDES-1st FLOOR

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0100J
 REVISED DATE: 01-3-97 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 A DRAINAGE EASEMENT 20' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.
 NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20110180, P.R.F.B.C.TX., F.B.C. FILE NOS. 2007034653, 2007065163, 2009115259, 2009123200.
 CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1989-262.
 THIS PLOT PLAN DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
 (9) THE MINIMUM SLAB ELEVATION SHALL BE 131.50 FEET ABOVE MEAN SEA LEVEL. REGARDLESS OF THE MINIMUM SLAB ELEVATION SHOWN, IN NO CASE SHALL THE TOP OF SLAB ELEVATION BE LESS THAN 18 INCHES ABOVE NATURAL GROUND OR FINISH GROUND AT THE CENTERLINE OF THE SLAB OR LOT PER RECORDED PLAT NOTE # 21.

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

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE CORPORATION AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

DRAWING INFORMATION

ADDRESS: 26327 SMOKEY VALLEY LANE
 TT JOB NO: L11438-12
 CLIENT JOB NO: 65443710282
 DRAWN BY: MB
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 05/09/12

REVISIONS

NO.	DATE	REASON	BY
1	08-01-12	NEW PLAN	T. GRIF



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 Houston Texas, 77042 Fax: (713) 667-4610

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