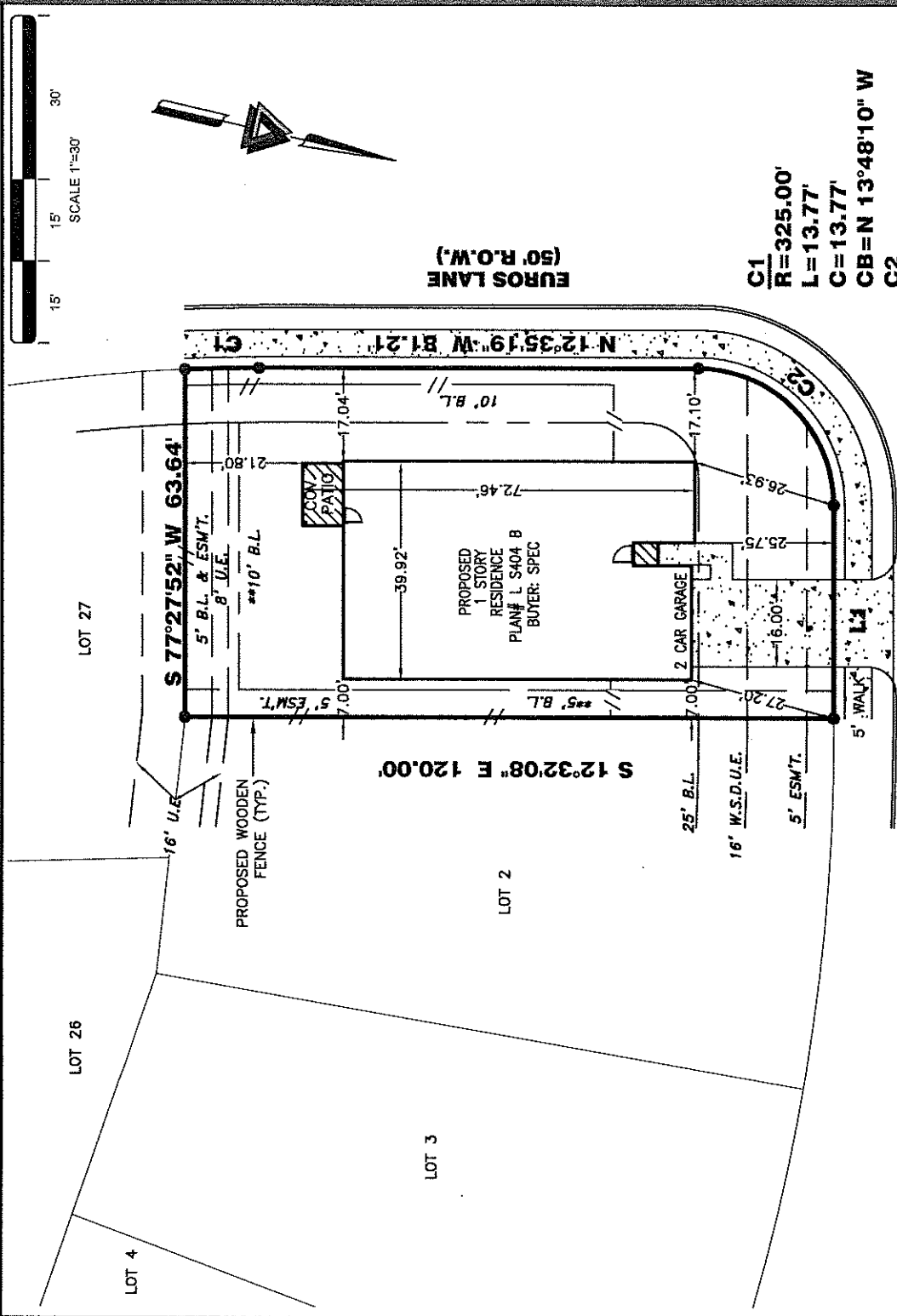


- \* CITY ORDINANCES
- \*\* RESTRICTIVE COVENANTS
- \*\* BUILDER GUIDELINES
- ( ) RECORD INFORMATION
- CONCRETE
- COVERED
- A/C PAD
- ELEC. BOX
- UTIL. PED.
- MANHOLE
- WATER METER
- LIGHT POLE
- FND. = IRON ROD
- FNC. = IRON PIPE
- P.L. = PROPERTY LINE
- U.E. = UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS ESM.T.
- FND. = FOUND
- FNC. = FENCE
- P.U.E. = PUBLIC UTILITY ESM.T.
- U.E. = MUNICIPAL UTILITY ESM.T.
- S.S.E. = SANITARY SEWER ESM.T.
- W.L.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- WOOD FENCE
- IRON FENCE
- BUILDING LINE (B.L.)
- EASEMENT LINE
- AERIAL EASEMENT (A.E.)
- OVERHEAD UTILITIES

**LEGEND**



LOT COVERAGE	
STRUCTURAL	2551 SQ.FT.
SLAB=	86 SQ.FT.
COVD. PATIO=	2637 SQ.FT.
TOTAL=	421 SQ.FT.
FLATWORK	183 SQ.FT.
DRIVE=	822 SQ.FT.
IN TURN=	65 SQ.FT.
PUBLIC WALKS=	1491 SQ.FT.
PRIVATE WALKS=	4128 SQ.FT.
TOTAL=	7542 SQ.FT.
GRAND TOTAL=	COVERAGE= 41 %

**LEVANT LANE (50' R.O.W.)**

- C1 R=325.00' L=13.77' C=13.77' CB=N 13°48'10" W
- C2 R=25.00' L=39.29' C=35.37' CB=N 32°26'16" E
- L1 N 77°27'52" E 39.01'

SOD	
FRONT YARD=	186 SQ.YD.
REAR YARD=	305 SQ.YD.
R.O.W.=	1.11 SQ.YD.
TOTAL SOD AREA=	602 SQ.YD.
FENCE	240 LIN. FT.

**PROPERTY INFORMATION**

LOT 1 BLOCK 4  
 SUBDIVISION:  
 SOUTHWINDS SEC. 1

RECORDING INFO:  
 PLAT NO. 2019138689, MAP RECORDS,  
 CHAMBERS COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER L S404 B

**PLAN OPTIONS:**

- BRICK 1ST FLOOR SIDES & REAR
- GAS STUB OUT AT PATIO FOR BBQ PIT
- COVERED PATIO
- Bed 4/Bath 3 ILO Playground

**FLOOD INFORMATION**

F.I.R.M. NO: 48071C PANEL: 0170E  
 REVISED DATE: 05-04-15 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. THE AGENCY IS NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OR MAP CHANGES.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2019138689, M.R.C.C.T.X.; C.C.C. FILE NOS.  
 C.O.H. ORDINANCE 86-1879 PER H.C.C.F. # N-25986 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-35793 AND AMENDED BY C.O.H. ORDINANCE 1992-262.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES PRIOR TO ANY CONSTRUCTION.  
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF BAYTOWN) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.  
 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.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A TITLE SEARCH. THE USER MUST VERIFY ALL ENCUMBRANCES, 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.  
 THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY IMPROVEMENTS, SUCH AS BUT NOT LIMITED TO, PLACING OF THE MARKS ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

**DRAWING INFORMATION**

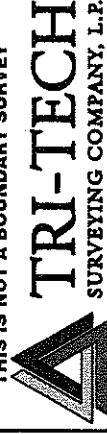
ADDRESS: 2102 LEVANT LANE  
 TRI-TECH JOB NO: IM1822-19  
 CLIENT JOB NO: N/A  
 DRAWN BY: NK  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 03-08-19

**REVISIONS**

DATE	REASON	BY
04-24-19	REVISE OAL	LT



PLOT PLAN  
 THIS IS NOT A BOUNDARY SURVEY



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