

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

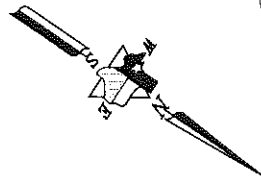
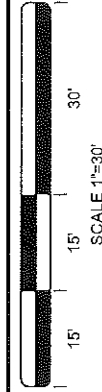
**LEGEND**

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

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

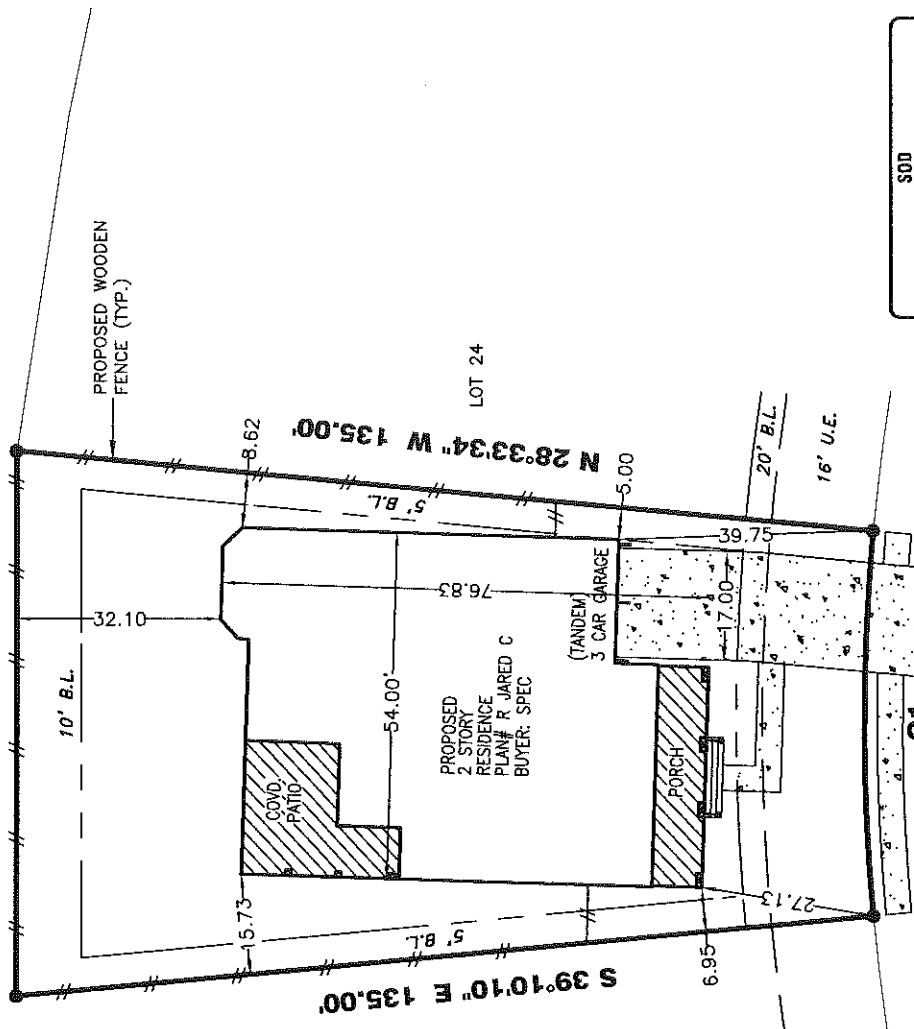
BUILDING LINE  
 ESMT LINE  
 AERIAL ESMT

IRON FENCE  
 WOOD FENCE  
 OVERHEAD UTILITIES



RESTRICTED RESERVE "C"  
 RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN  
 SPACE, AND DETENTION.  
 4.197 AC./182,826 SQ. FT.

S 56°08'06" W 85.06'



LOT 22

LOT 24

LOT COVERAGE	
SLAB=	3300 SQ.FT.
DRIVE=	666 SQ.FT.
IN-TURN DRIVE=	193 SQ.FT.
PUBLIC WALKS=	170 SQ.FT.
PRIVATE WALKS=	101 SQ.FT.
COVERED PATIO=	389 SQ.FT.
TOTAL=	4819 SQ.FT.
LOT=	9700 SQ.FT.
COVERAGE=	46 %

**C1**  
**R=324.99'**  
**L=60.18'**  
**C=60.09'**  
**CB=N 56°08'08" E**

**2126 GADWALL DRIVE**  
**(50' R.O.W.)**

SOD	
FRONT YARD=	166 SQ.YD.
REAR YARD=	433 SQ.YD.
SOD IN ROW=	288 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>867 SQ.YD.</b>
FENCE	
FRONT LIN. FT.=	15 LIN. FT.
RIGHT LIN. FT.=	85 LIN. FT.
LEFT LIN. FT.=	90 LIN. FT.
REAR LIN. FT.=	85 LIN. FT.
<b>TOTAL FENCE=</b>	<b>275 LIN. FT.</b>

**PROPERTY INFORMATION**

LOT 23 BLOCK 1 SECTION \_\_\_\_\_  
 SUBDIVISION: \_\_\_\_\_  
 STILLWATER SECTION 1

RECORDING INFO:  
 CABINET Z, SHEETS 3534- 3539, MAP RECORDS  
 MONTGOMERY COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER R JARED C

**PLAN OPTIONS:**

-EXTENDED COVERED PATIO

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0530G  
 REVISED DATE: 08-18-2014 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 15' 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 MAP RECORD IN CABINET Z SHEETS 3534 - 3539, M.F.A.M.C.T.X.

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.  
 THIS PLOT PLAN DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURES OR WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

**DRAWING INFORMATION**

ADDRESS: 2126 GADWALL DRIVE  
 TT JOB NO: GP951-15  
 CLIENT JOB NO: N/A  
 DRAWN BY: NS  
 BEARING BASE: REFERRED TO PLAT NORTH  
 DATE: 06-10-16

**REVISIONS**

NO.	DATE	REASON	BY
1	07-27-16	MOVED HOUSE	T. GRIFF
2	07-29-16	REVISED PATIO	T. GRIFF

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

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF ALL APPLICABLE MUNICIPAL ORDINANCE AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF GRACEPOINT HOMES 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.

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.

**GRACEPOINT HOMES**

**PLOT PLAN**

THIS IS NOT A BOUNDARY SURVEY



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