

First Floor

Second Floor

**2186 Plan**

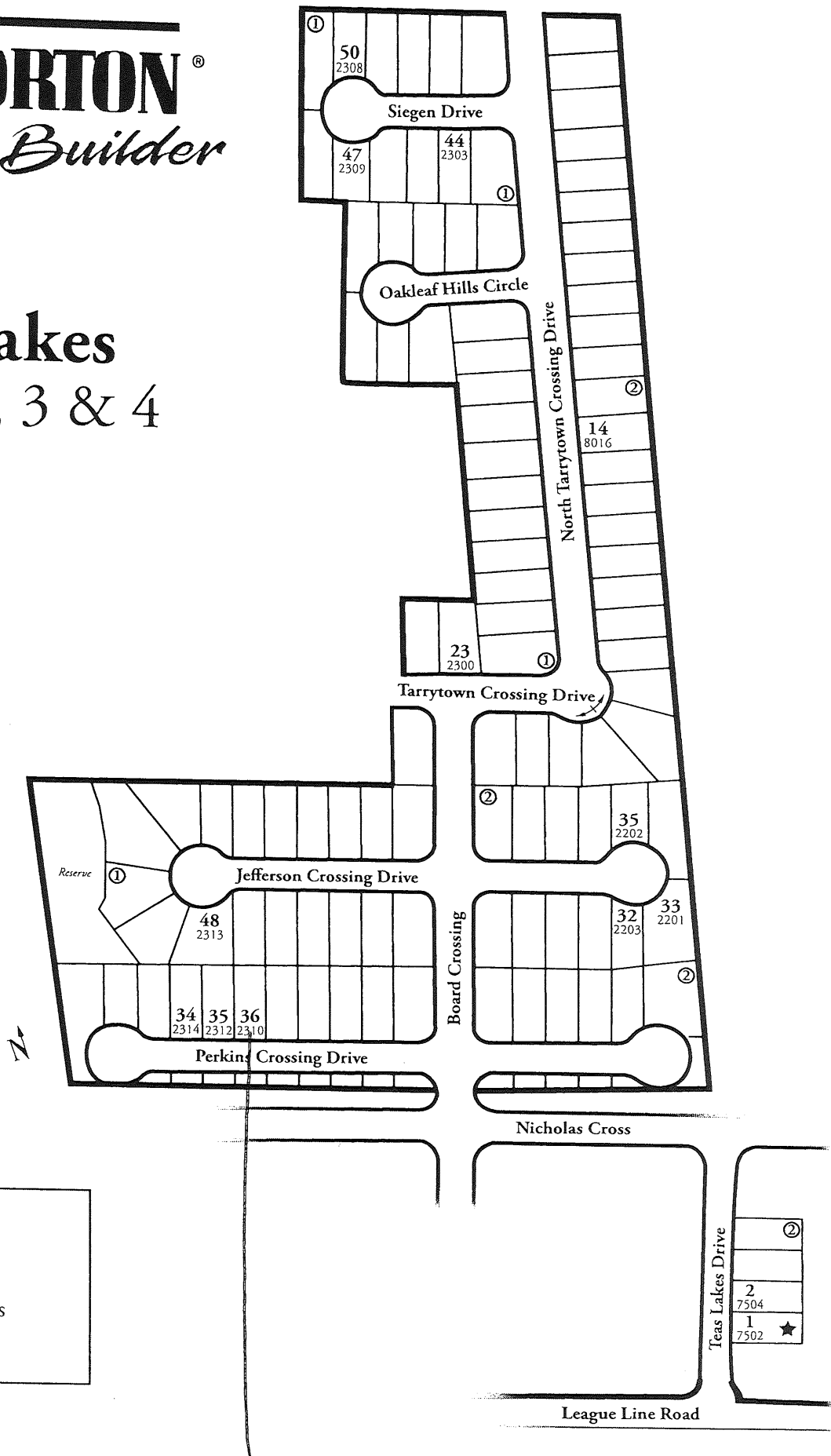
*Prices, products and specifications are subject to change without notice.*

IS 3/10



**D·R·HORTON®**  
*America's Builder*

**Teas Lakes**  
 Sections 1, 3 & 4



- ★ Model
- Sold Homes
- Available Homes
- Closed Homes

*Adam Little*

*Edw Keithley*

## Teas Lakes Feature Sheet

### Interior Features

- Rounded sheetrock at 90 degree corners
- Flat Panel Birch cabinets in Master Bath with High Vanities
- Cultured Marble vanity top with Double Sinks in Master Bath
- Acrylic garden tub with separate shower and tile surround
- Elongated commodes in all baths
- Porcelain Pedestal Sink in Powder Room
- Smoke Detectors
- Wood shelving in all closets, pantry and utility room
- Telephone wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Cable wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Ceiling fan in master bedroom, family room (study, game room, if applicable)
- Moen lifetime warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets
- Sherwin Williams paint
- Brushed nickel interior & exterior door hardware
- Ceramic tile flooring in entry, kitchen, utility and all baths
- Pre-wired for security system

### Kitchen Features

- Choice of White or Black GE Appliances (package: microwave, dishwasher & gas range)
- 36" Flat Panel Birch cabinets with crown moulding
- Laminate countertops
- Ceramic tile backsplash on diagonal
- Recessed lighting
- Stainless steel sink with garbage disposal and vegetable sprayer
- DuPure drinking water filtration system
- Ice maker connection for refrigerator

### Exterior Features

- 3 sides brick – 1<sup>st</sup> Floor
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Raised Panel Front Door
- Double Bore Painted Fiberglass Raised Panel 1/2 Lite Back Door
- Divided lite windows on front elevation
- Pre-wired for garage door opener
- Pre-wired for coach lights
- ~~20~~<sup>30</sup> year shingles *JK*

### Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Natural gas water heater
- Fully sheet rocked and painted garage
- Post tension slab
- Taexx built-in pest control system
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl Windows

X *Ada King*

X *Edw. Keitby*

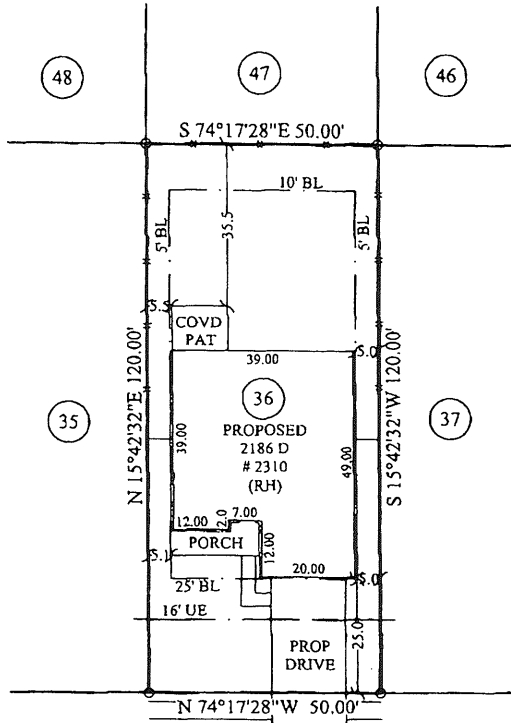
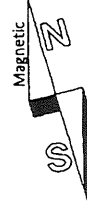
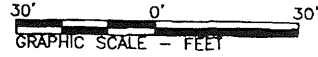
**GENERAL NOTES**

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

AREA: 6,000 S.F. - 0.14 ACRES  
CAB W, SHEETS 188-189

ADDRESS: 2310 PERKINS CROSSING DRIVE

SCALE: 1" = 30'



*Adm K*

*Adm K  
Carterland*

**LEGEND:**

- FF - Fence Post
- PP - Power Post
- P- - Power Line
- SB - Setback Line
- RBS - Rebar Set
- RBF - Rebar Found
- OTPF - Open Top Pipe Found
- CTPF - Crimp Top Pipe Found
- BL - Building Line
- DE - Drainage Easement
- PE - Perpetual Easement
- SSE - Sanitary Sewer Easement
- P - Porch
- UE - Utility Easement
- X- - Fence
- D- - Drainage Easement
- S- - Sewer Easement
- CB - Catch Basin
- R/W - Right of Way
- CONC - Concrete
- Dk - Deck
- Pat - Patio
- S - Stoop

TOTAL FENCE	191 LIN. FT
FRONT=	11 LIN. FT
LEFT=	65 LIN. FT
RIGHT=	65 LIN. FT
REAR=	50 LIN. FT

SLAB=	1,953 SF
LOT AREA=	6,000 SF
LOT COVERAGE=	33%
INTURN=	223 SF
DRIVEWAY=	407 SF
PUBLIC WALK=	136 SF
PRIVATE WALK=	43 SF
REAR YARD AREA=	2,372 SF
FRONT YARD AREA=	1,675 SF

<b>OPTIONS:</b>
2-CAR GARAGE
SPINDLES 1ST FLOOR
COVERED PATIO
3 SIDES BRICK
6/12-ROOF PITCH
2ND BOWL IN 2ND BATH
FRAMING, FOUNDATIONS
ROOF RAFTER DETAIL

PERKINS CROSSING DRIVE  
50' R/W

HLP FOR:  
**DR HORTON**

SUBDIVISION: TEAS LAKES  
LOT: 36 BLOCK: 1 SECTION 3  
MARTIN P. CLARK SURVEY, ABSTRACT 148  
MONTGOMERY COUNTY, TEXAS  
ORDER DATE: 05-21-2013

2013050624 DRH

**CARTER LAND SURVEYORS  
AND PLANNERS**

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**B**