

LEGEND

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

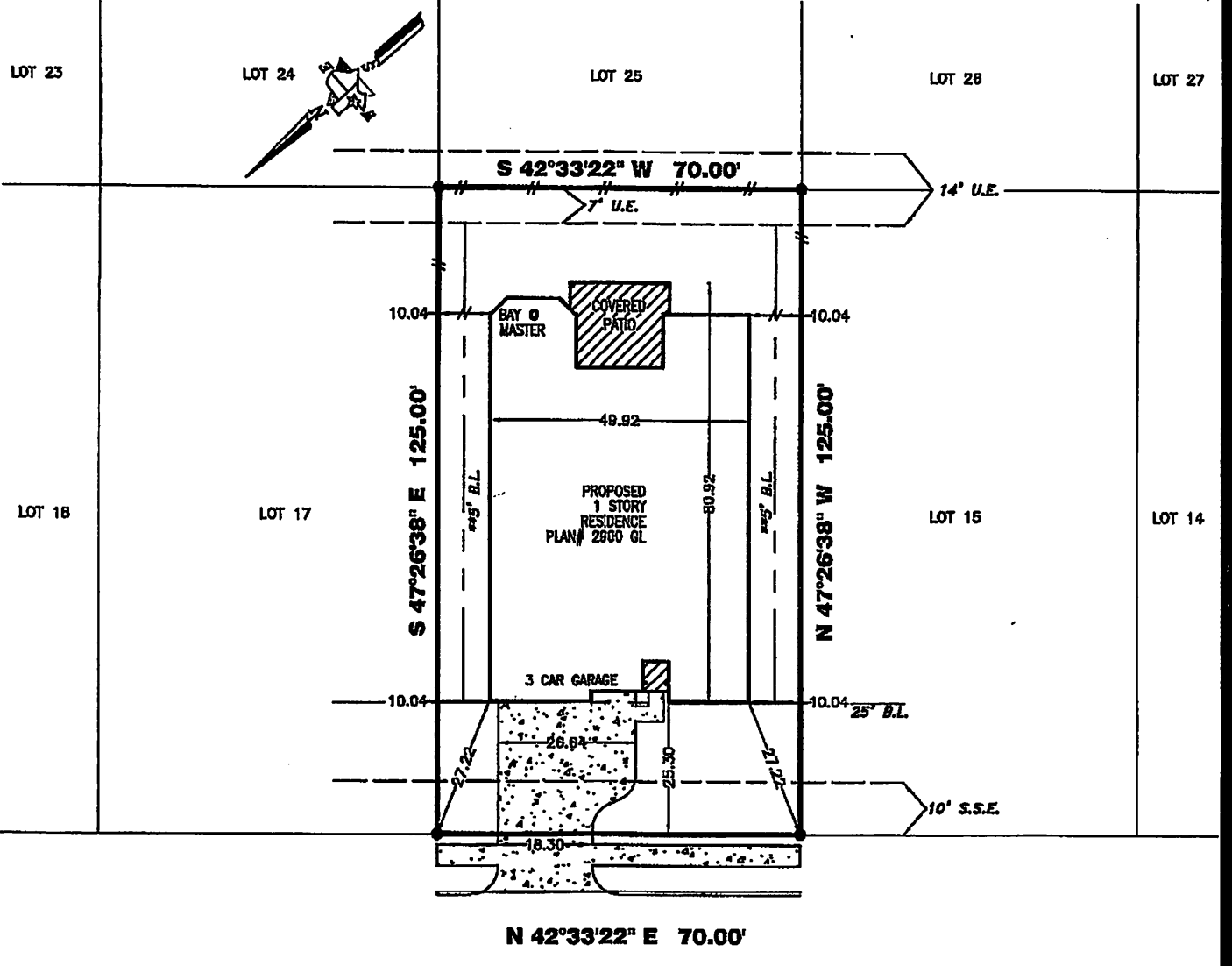
BL = BUILDING LINE
 PL = PROPERTY LINE
 IRON FENCE
 WOOD FENCE
 OVERHEAD UTILITIES

BUILDING LINE
 ESMT LINE
 AERIAL ESMT

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

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

SCALE 1"=30'



LOT COVERAGE	
SLAB=	3881 SQ.FT.
DRIVE=	640 SQ.FT.
PUBLIC WALKS=	415 SQ.FT.
PRIVATE WALKS=	25 SQ.FT.
COVERED PATIO=	282 SQ.FT.
TOTAL=	4943 SQ.FT.
LOT=	8750 SQ.FT.
COVERAGE=	62 %

SOD	
FRONT YARD=	293 SQ.YD.
REAR YARD=	176 SQ.YD.
SOD IN R.O.W.=	39 SQ.YD.
TOTAL SOD AREA=	508 SQ.YD.
FENCE	
TOTAL FENCE=	140 LIN. FT.

PROPERTY INFORMATION

LOT 16 BLOCK 2

SUBDIVISION:
 INVERNESS ESTATES SEC. 7

RECORDING INFO:
 FILM CODE NO: 630035, MAP RECORDS
 HARRIS COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 2900 GL

PLAN OPTIONS:
 BRICK BACK, 1ST FLOOR
 COVERED PATIO 2
 BEDROOM # 4 & BATH # 3 ILO FLEX ROOM
 MASTER BEDROOM BAY WINDOW

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0230M
 REVISED DATE: 10-16-13 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.

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT 18" 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 PLM CODE NO. 630035, M.F.H.C.T.X., H.C.C. FILE NOS. Y217827, 20100365340

CITY OF HOUSTON ORDINANCE 95-1678 PER H.C.C.F.A.H-252468 AND CITY OF HOUSTON ORDINANCE 09-1312 PER H.C.C.F.A.H-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1959-262.

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 LEAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

DRAWING INFORMATION

ADDRESS: 9519 THREE STONE LANE

TT JOB NO: G6708-14

CLIENT JOB NO: N/A

DRAWN BY: JF

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 04-09-14

REVISIONS

NO.	DATE	REASON	BY

NOTES:

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 GEHAN 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.

Gehan HOMES

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

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