

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

LEGEND

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

- RUE = PUBLIC UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.

- BUILDING LINE
 ESMT LINE
 AERIAL ESMT



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

CENTERPOINT ENERGY
 HOUSTON ELECTRIC, LLC
 16' ELECTRIC EASEMENT WITH
 5.5' AERIAL EASEMENT LOCATED
 NORTH OF AND ADJOINING
 16' ELECTRIC EASEMENT
 F.N. 2004140955, F.B.C.O.P.R.

LOT 16
 S 25°13'20" E 98.71'
 8' U.E.
 15' B.L.

LOT 15
 16' U.E.
 PROPOSED WOODEN
 FENCE (TYP.)



LOT 8
 S 64°46'40" W 110.02'
 5' B.L.

LOT 14
 C1
 R=50.00'
 L=77.26'
 C=69.80'
 CB=N 70°57'07" W

PROPOSED
 2 STORY
 RESIDENCE
 PLAN# L 607 P B
 PROTOTYPE
 MIN. FF. = 24" ABOVE MEAN T.O.C.

3 CAR GARAGE
 (TANDEM)
 16' U.E.
 5.5' x 20' A.E.

LOT 9
 20' STM.S.E.
 N 25°13'08" W 50.00'
 10' STM.S.E.

5510 PECAN LEAF DRIVE PVT.
 (CUL-DE-SAC)

CONSTRUCTION NOTES:
 MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY
 BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR
 TO CONSTRUCTION.

FLATWORK/LOT COVERAGE

10 X 10 PATIO =	XXXX SQ.FT.
DRIVE=	875 SQ.FT.
IN TURN =	181 SQ.FT.
FRONT WALK=	124 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	1212 SQ.FT.
LOT=	13,895 SQ.FT.
COVERAGE=	07 %

SOD

FRONT YARD=	558 SQ.YD.
REAR YARD=	451 SQ.YD.
SOD IN ROW=	53 SQ.YD.
TOTAL SOD AREA=	1062 SQ.YD.

FENCE

FRONT LIN. FT.=	39 LIN. FT.
RIGHT LIN. FT.=	60 LIN. FT.
LEFT LIN. FT.=	60 LIN. FT.
REAR LIN. FT.=	98 LIN. FT.
TOTAL FENCE=	257 LIN. FT.

T.B.M. = 100.00'
 ASSUMED ELEV.
 (T.O.C.)

(#) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.50
 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT
 ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS
 THAN 18 INCHES ABOVE NATURAL GROUND.

PROPERTY INFORMATION

LOT 7 BLOCK 1

SUBDIVISION:
PECAN ESTATES AT ANDERSON SPRINGS SECTION TWO

RECORDING INFO:
PLAT NO. 20130144; PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER L 607 P B

PLAN OPTIONS:

- 4 SIDES BRICK, 1ST FLOOR
- OPTIONAL MEDIA ROOM

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0295L
REVISED DATE: 04-02-14 ZONE: "X-SHADED"

(*) PER LOMR CASE NO. 06-06-B024P, DATED 5-26-06.

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. 20130144; P.R.F.B.C.T.X.; F.B.C. FILE NOS. 2012096873,
 2012073922

THIS PLAT 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

ALL BUILDING LINES, RECORDED EASEMENTS,
 UNRECORDED EASEMENTS, BUILDING RESTRICTIONS
 (DEED RESTRICTIONS), ETC) AND ZONING ORDINANCES
 (INCLUDING CITY OF MISSOURI CITY), 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 PLAT 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
 PLAT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY
 THE SURVEYOR. SURVEYOR RECOMMENDED A
 CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED

DRAWING INFORMATION

ADDRESS: 5510 PECAN LEAF DRIVE

TT JOB NO: L12775-13

CLIENT JOB NO: 65530710140

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 05/17/14

REVISIONS

NO.	DATE	REASON	BY
1	05-21-14	FLIP HOUSE	JF
2	05-28-14	NEW PLAN	T. GRIE



THIS IS NOT A BOUNDARY SURVEY



FIRM REG. NUMBER 10115900

W.W. SURVEYING COMPANY, L.P.
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610