

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

BL = BUILDING LINE  
 PL = PROPERTY LINE

IRON FENCE — I —  
 WOOD FENCE — // —  
 OVERHEAD UTILITIES — U —

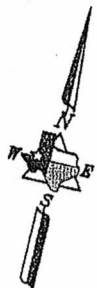
**LEGEND**

BUILDING LINE — — — —  
 ESMT LINE — · — · —  
 AERIAL ESMT — · · · · ·

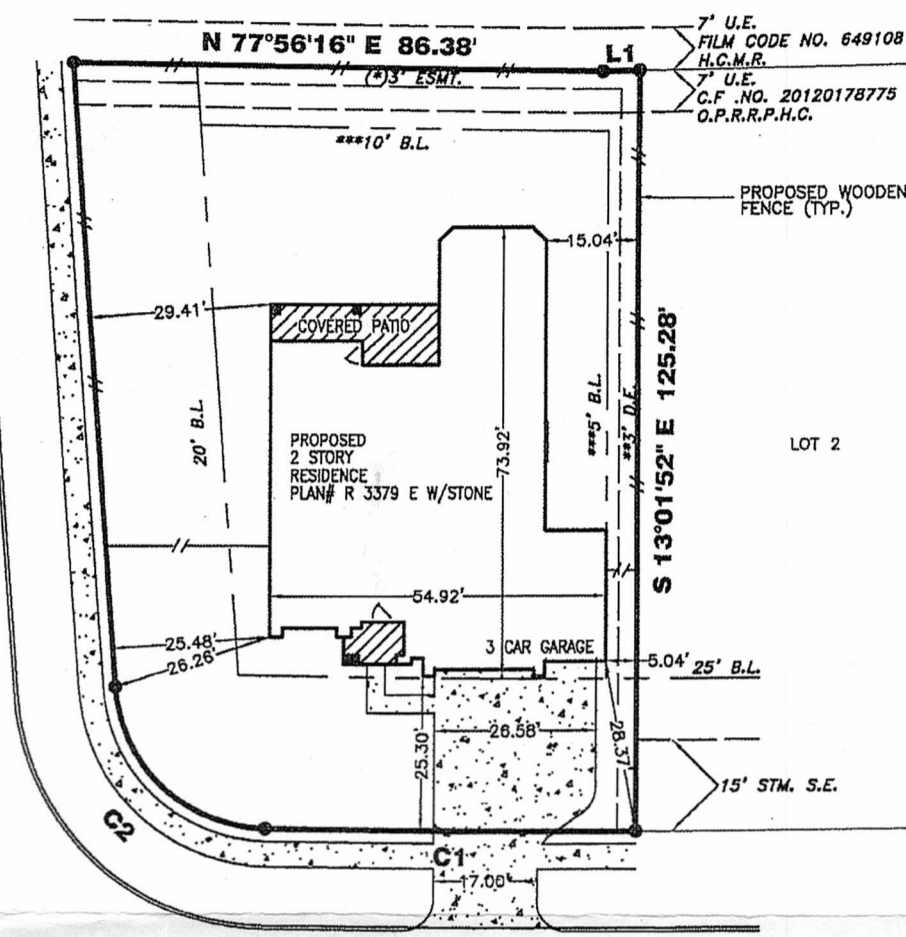
SSE = SANITARY SEWER ESMT.  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY

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

SCALE 1"=30'



WILDWOOD AT NORTHPOINTE SEC. 2  
 FILM CODE NO. 649108  
 H.C.M.R.



ODEN TRACE DRIVE PVT.  
 (60' P.A.E. & P.U.E.)  
 N 17°09'23" W 103.07'

7' U.E.  
 FILM CODE NO. 649108  
 H.C.M.R.  
 7' U.E.  
 C.F. NO. 20120178775  
 O.P.R.R.P.H.C.

PROPOSED WOODEN FENCE (TYP.)

LOT 2  
 LOT 3  
**L1**  
 N 75°39'38" E 5.96'  
**C1**  
 R=3017.00'  
 L=60.48'  
 C=60.48'  
 CB=S 77°32'35" W  
**C2**  
 R=25.00'  
 L=36.97'  
 C=33.69'  
 CB=N 59°31'10" W

18706 ODEN TRACE DRIVE  
 (60' P.A.E. & P.U.E.)

(\*)CENTERPOINT, et. al. EASEMENT PER H.C.C.F.# 20130502726

SOD	
FRONT YARD=	229 SQ.YD.
REAR YARD=	560 SQ.YD.
SOD IN R.O.W.=	263 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>1052 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>286 LIN. FT.</b>

LOT COVERAGE	
<b>STRUCTURAL</b>	
SLAB=	2834 SQ.FT.
COVD. PATIO=	214 SQ.FT.
<b>TOTAL=</b>	<b>3048 SQ.FT.</b>
<b>FLATWORK</b>	
DRIVE=	699 SQ.FT.
IN TURN=	284 SQ.FT.
PUBLIC WALKS=	758 SQ.FT.
PRIVATE WALKS=	48 SQ.FT.
<b>TOTAL=</b>	<b>1789 SQ.FT.</b>
<b>GRAND TOTAL=</b>	<b>4837 SQ.FT.</b>
<b>LOT=</b>	<b>10900 SQ.FT.</b>
<b>COVERAGE=</b>	<b>35 %</b>

**PROPERTY INFORMATION**

LOT 1 BLOCK 2  
 SUBDIVISION:  
 WILDWOOD AT NORTHPOINTE SEC. 7  
 RECORDING INFO:  
 FILM CODE NO: 650276, MAP RECORDS  
 HARRIS COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER **R 3379 E W/STONE**  
 PLAN OPTIONS:  
 -BRICK BACK, OPTIONAL COVERED PATIO  
 -OPTIONAL 3rd CAR GARAGE TO THE SIDE  
 -OPTIONAL KITCHEN, OPTIONAL MEDIA ROOM  
 -OPTIONAL BAY WINDOW AT MASTER BEDROOM

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0220L  
 REVISED DATE: 06-18-07 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 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 FILM CODE NO. 650276, M.R.H.C.TX., H.C.C. FILE NOS. T248747, T248748, T278378, T474388, U528543, U765547, X6693093, X709296, X715485, X720187, X723555, Y578071, Y752395, Y785410, Y830017, 20050105231, 20130035730, 20130064552

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 88-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.

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

**DRAWING INFORMATION**

ADDRESS: 18706 ODEN TRACE DRIVE  
 TT JOB NO: IM502-14  
 CLIENT JOB NO: N/A  
 DRAWN BY: MB  
 BEARING BASE: REFERRED TO PLAT NORTH  
 DATE: 03/06/14

**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 MERITAGE 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



**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY  
  
**TRI-TECH SURVEYING COMPANY, L.P.**  
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 WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610