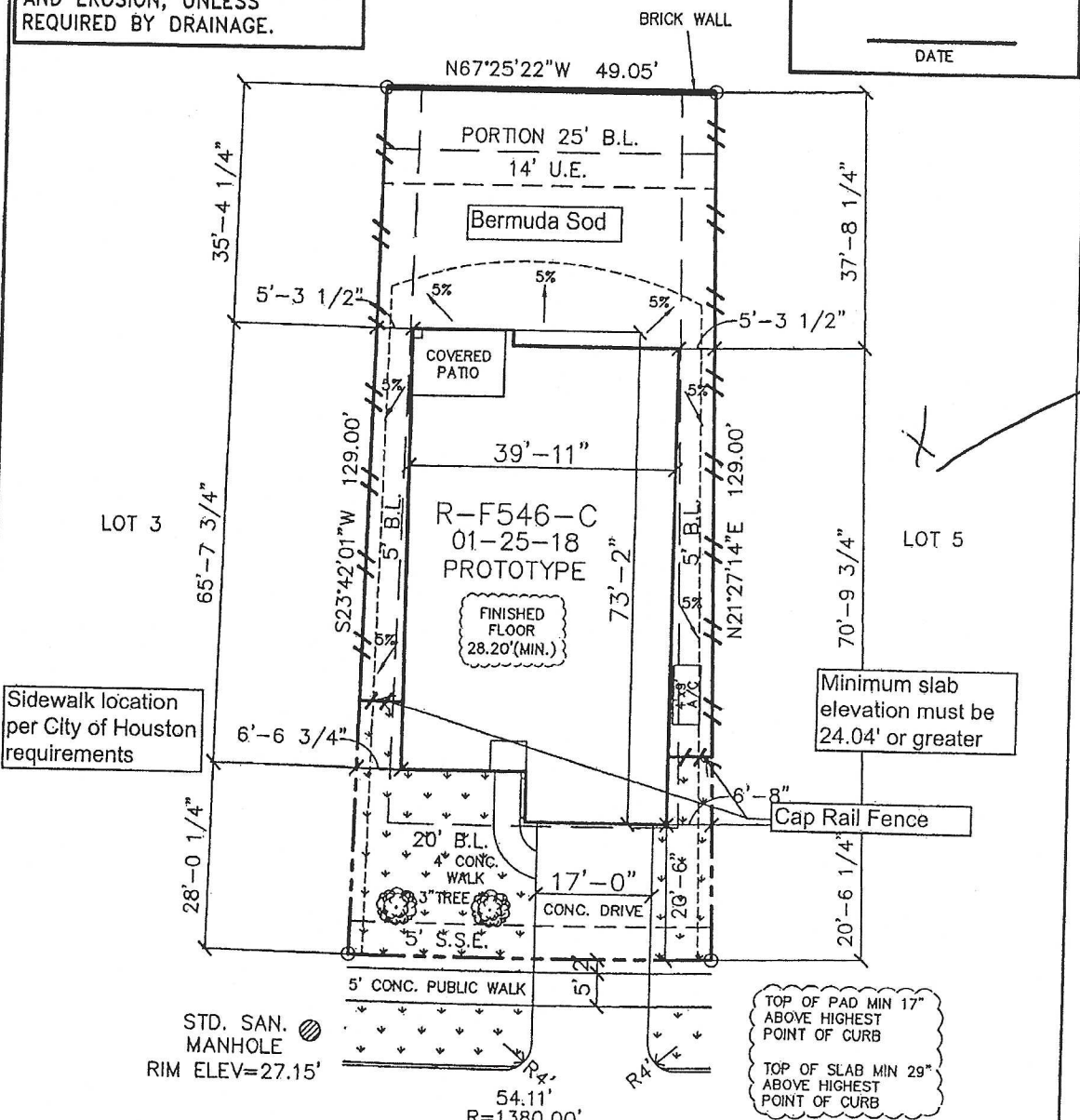


LOT CLEARING WILL BE LIMITED TO INCLUDE A 5' PERIMETER AROUND STRUCTURES IN ORDER TO MINIMIZE SOIL DISTURBANCE AND EROSION, UNLESS REQUIRED BY DRAINAGE.

# PLOT PLAN

CUSTOMER'S SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_



## 13226 TERANIA CLIFF TRACE

PLOT PLAN ONLY. THIS IS NOT A BOUNDARY SURVEY.  
 PLOT PLAN PREPARED WITHOUT BENEFIT OF H L & P PLAT.

LOT 4 BLOCK 1 SECTION 9  
 EL DORADO CLEAR LAKE CITY  
 HARRIS COUNTY, TEXAS



**TRENDMAKER HOMES**  
 16340 Park Ten Place, Suite 250, Houston, TX 77084

GENERAL NOTES:

- 1) INFORMATION TO PREPARE PLOT PLAN HAS BEEN TAKEN FROM PLAT PREPARED BY: LJA ENGINEERING, INC. (713) 953-5200
- 2) BEARINGS BASED ON PLAT OF EL DORADO CLEAR LAKE CITY, SECTION 9, RECORDED ON NOVEMBER 3, 2016 AT FILM CODE NO. 679913 OF THE MAP RECORDS OF HARRIS COUNTY.
- 3) PLOT PLAN PREPARED WITHOUT CURRENT TITLE COMMITMENT. EASEMENTS AND BUILDING LINES NOT SHOWN HEREON MAY AFFECT SUBJECT PROPERTY.
- 4) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 5) PER R401.3 2006 IRC, LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPE), AS DEPICTED ON THE PLOT PLAN.
- 6) PER R401.3 EXCEPTION 2006 IRC AMENDMENTS, IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS WILL INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PLAN#: R-F546-C	DRAWN BY: DS	HOUSE & GARAGE	2720	DRIVE (P.L. to Garage)	350
JOB#: 194-0013	ISSUE DATE: 02-21-18	REAR YARD AREA	2514	DRIVE (Street to P.L.)	276
SCALE: 1" = 20'	CHECKED BY/DATE:	REAR PATIO	0	FRONT WALK	64
	REVISION:	TOTAL SOD	1421	PUBLIC WALK	186
		LN. FT. OF FENCE BRICK 49 WOOD 200		LOT AREA	6662