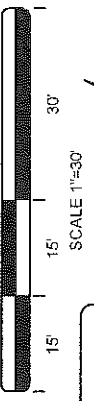


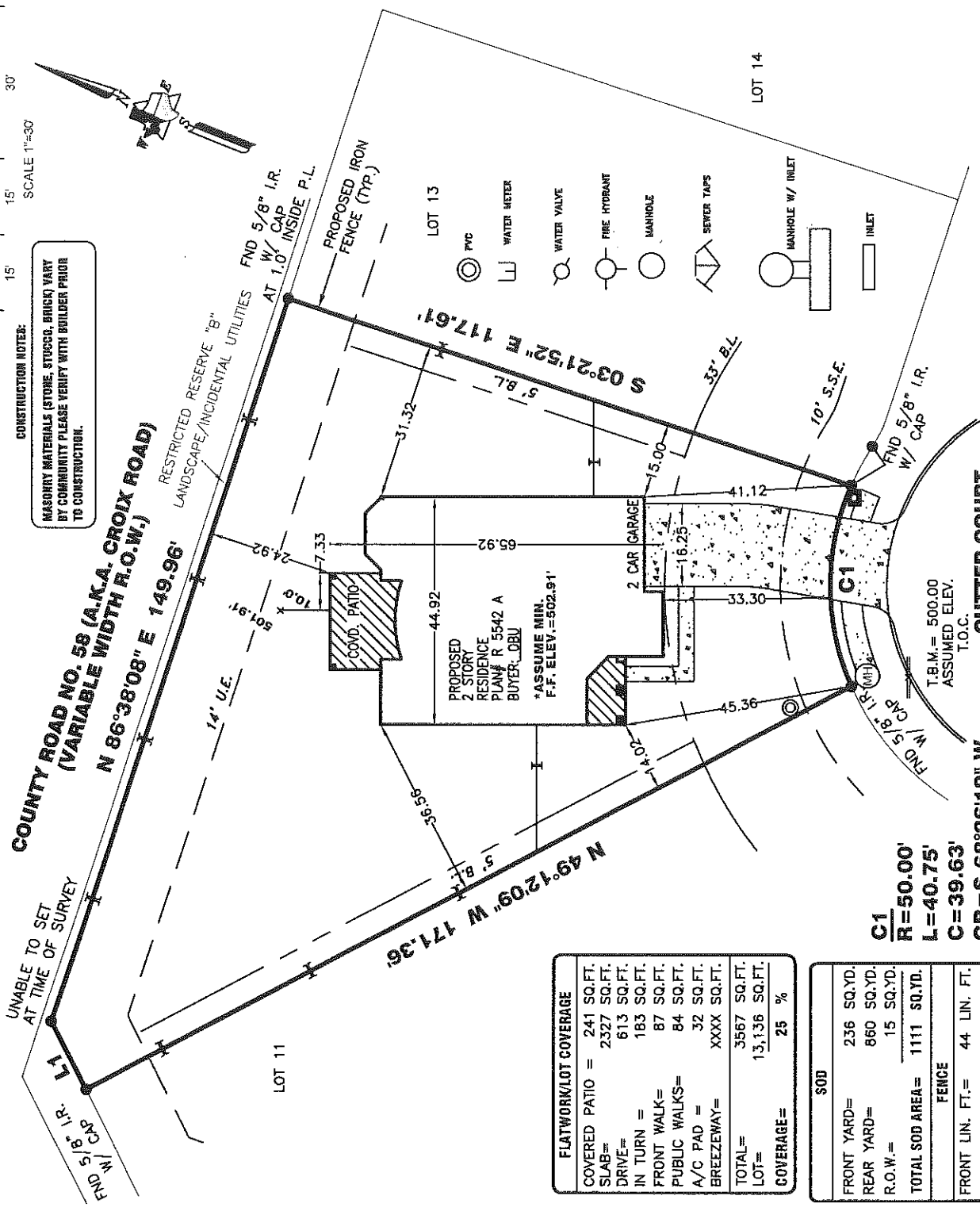
- * CITY ORDINANCES
- ** RESTRICTIVE COVENANTS
- *** BUILDER GUIDELINES
- () RECORD INFORMATION
- CONCRETE
- COVERED
- A/C PAD
- ELEC. BOX
- UTIL. PED.
- MANHOLE
- WATER METER
- LIGHT POLE
- M.U.E. = MUNICIPAL UTILITY ESMT.
- S.S.E. = SANITARY SEWER ESMT.
- W.L.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- WOOD FENCE
- IRON FENCE
- BUILDING LINE (B.L.)
- EASEMENT LINE
- AERIAL EASEMENT (A.E.)
- OVERHEAD UTILITIES

LEGEND

- M.U.E. = MUNICIPAL UTILITY ESMT.
- S.S.E. = SANITARY SEWER ESMT.
- W.L.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- WOOD FENCE
- IRON FENCE
- BUILDING LINE (B.L.)
- EASEMENT LINE
- AERIAL EASEMENT (A.E.)
- OVERHEAD UTILITIES



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



FLATWORK/LOT COVERAGE	
COVERED PATIO =	241 SQ.FT.
SLAB =	2327 SQ.FT.
DRIVE =	613 SQ.FT.
IN TURN =	183 SQ.FT.
FRONT WALK =	87 SQ.FT.
PUBLIC WALKS =	84 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY =	XXXX SQ.FT.
TOTAL =	3567 SQ.FT.
LOT =	13,136 SQ.FT.
COVERAGE =	25 %

SOD	
FRONT YARD =	236 SQ.YD.
REAR YARD =	860 SQ.YD.
R.O.W. =	15 SQ.YD.
TOTAL SOD AREA =	1111 SQ.YD.

FENCE	
FRONT LIN. FT. =	44 LIN. FT.
RIGHT LIN. FT. =	64 LIN. FT.
LEFT LIN. FT. =	101 LIN. FT.
REAR LIN. FT. =	165 LIN. FT.
TOTAL FENCE =	374 LIN. FT.

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

FINAL SOD INFORMATION ON SURVEY
 SOD IN FRONT: YES OR NO
 SOD IN REAR: YES OR NO

Minimum FFE shown on this plan is based on 1.0% Grade from an ASSUMED elevation at the top of curb (as shown on plan) to a point centered, 10' off the back of the residence. All elevation information shown hereon are NOT based on any existing field data and it is solely the builder's responsibility to ensure no drainage extensions across property lines and confirm the final FFE conforms to all applicable jurisdictional codes and standards.

PROPERTY INFORMATION

LOT 12 BLOCK 1
 SUBDIVISION:
 NEWPORT LAKE ESTATES SECTION ONE

RECORDING INFO:
 FILM CODE 2017029195, MAP RECORDS,
 BRAZORIA COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R 5542 A

- PLAN OPTIONS:
- 4 SIDES BRICK 1st FLOOR
 - CUL-DE-SAC LOT
 - COVERED PATIO 1 STORY VERSION
 - LINEAR DIRECT VENT FIREPLACE
 - BED 5 W/ BATH

FLOOD INFORMATION

F.I.R.M. NO: 48039C PANEL: 0020H
 REVISED DATE: 06-05-89 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2017029195, M.A.B.C.T.X. B.C.C. FILE NOS. 2007063067, 2015008159, 2014029885, 2014035467, 2005040267
 C.O.H. ORDINANCE 85-9878 PER H.C.C.F. & H.C.E.B.A.S. AND C.O.H. ORDINANCE 99-5172 PER H.C.C.F. & H.C.E.B.A.S. AND AMENDED BY C.O.H. ORDINANCE 090302.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHES, E.G. OR OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, UNRECORDED RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF WAVERLY) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 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.

DRAWING INFORMATION

ADDRESS: 2603 CUTLER COURT
 TRI-TECH JOB NO: L16523-17
 CLIENT JOB NO: 651464-10405
 DRAWN BY: ABD
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 10-20-17

REVISIONS

DATE	REASON	BY
11-09-17	FLIPPED PLAN	T. GRIF
03-05-18	NEW PLAN	T. GRIF



THIS IS NOT A BOUNDARY SURVEY
TRI-TECH
 SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

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