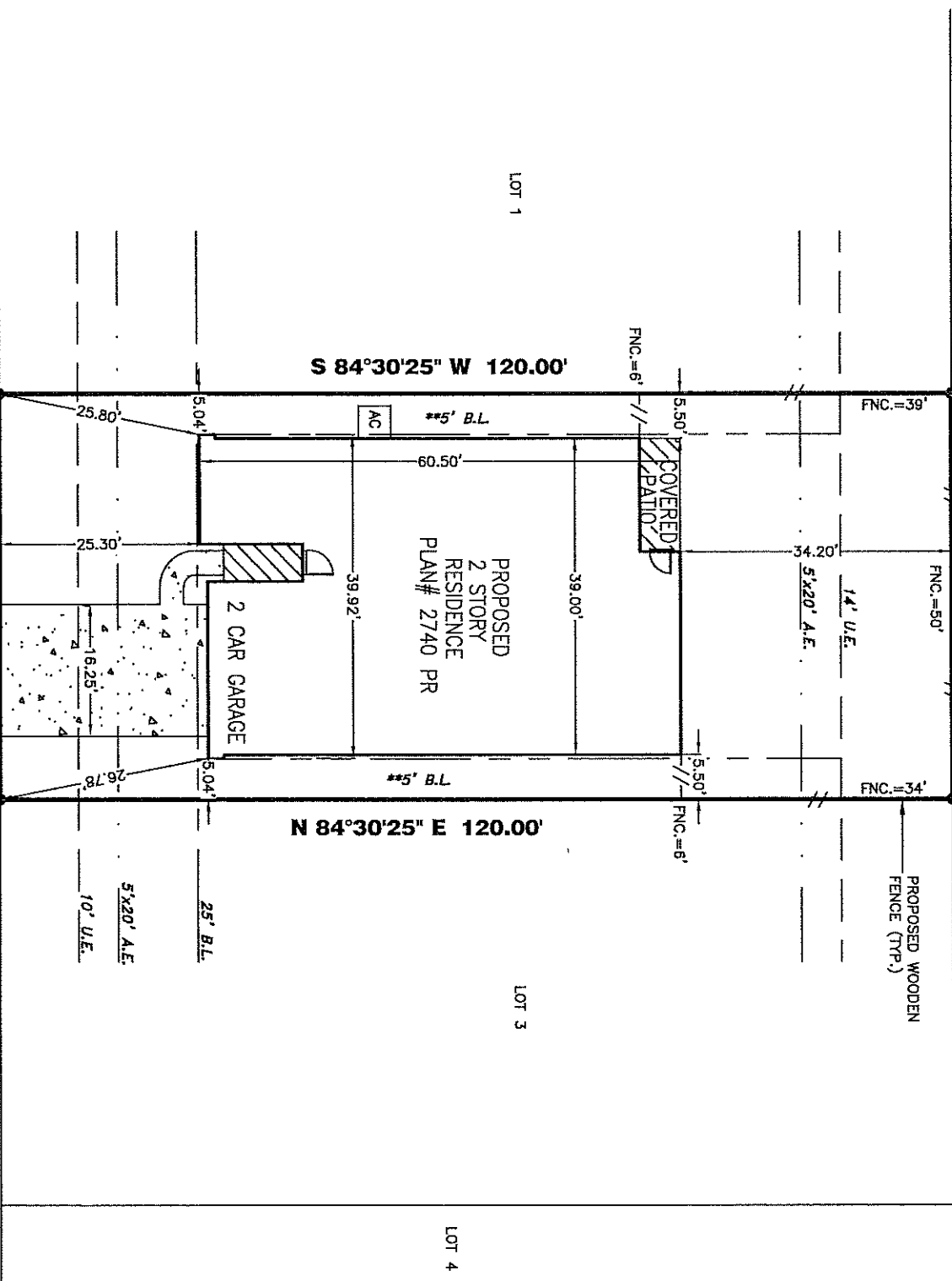


\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES  
 ( ) RECORD INFORMATION



MOSTYN MANOR  
 SECTION SEVEN  
 CAB. Z. SHEETS 3544-3546  
 M.C.M.R.

**N 05°29'35" W 50.00'**



<b>SOD</b>	
FRONT YARD=	162 SQ.YD.
REAR YARD=	193 SQ.YD.
R.O.W.=	25 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>380 SQ.YD.</b>
<b>FENCE</b>	
FRONT (WING)=	11 LIN. FT.
REAR=	50 LIN. FT.
RIGHT=	34 LIN. FT.
LEFT=	39 LIN. FT.
<b>TOTAL FENCE=</b>	<b>134 LIN. FT.</b>

<b>FLATWORK/LOT COVERAGE</b>	
STRUCTURAL	2256 SQ.FT.
SLAB=	70 SQ.FT.
COVD. PATIO=	2326 SQ.FT.
<b>TOTAL=</b>	<b>4272 SQ.FT.</b>
FLATWORK	427 SQ.FT.
DRIVE=	XXX SQ.FT.
PATIO=	16 SQ.FT.
A/C PAD=	153 SQ.FT.
IN TURN=	168 SQ.FT.
PUBLIC WALKS=	31 SQ.FT.
PRIVATE WALKS=	795 SQ.FT.
<b>TOTAL=</b>	<b>3121 SQ.FT.</b>
<b>GRAND TOTAL=</b>	<b>6000 SQ.FT.</b>
<b>LOT=</b>	<b>47 %</b>

**PROPERTY INFORMATION**

LOT 2 BLOCK 3  
 SUBDIVISION:  
 MOSTYN SPRINGS SEC. 2  
 RECORDING INFO:  
 CABINET Z, SHEET 4534, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS  
 PLAN OPTIONS:  
 -STONE ACCENTS AT FRONT ELEVATION

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0485G  
 REVISED DATE: 08-18-14 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.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING ANY SPECIAL REQUIREMENTS, PRIOR TO PLANNING AND/OR CONSTRUCTION.  
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING REQUIREMENTS MUST BE VERIFIED BY MASHOULI IF ANY. THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.  
 THIS SURVEY DOES NOT ADDRESS ANY GAVES, GUTTERS OR OTHER ITEMS OF CONSTRUCTION AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

**DRAWING INFORMATION**

ADDRESS: 40529 MOSTYN LAKE DRIVE  
 TRI-TECH JOB NO: G9264-19  
 CLIENT JOB NO: N/A  
 DRAWN BY: NK  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 08-21-19

<b>REVISIONS</b>	
DATE	REASON

**Gehan HOMES**

**TRI-TECH**  
 SURVEYING COMPANY, L.P.

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