

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**

BL = BUILDING LINE
 PL = PROPERTY LINE

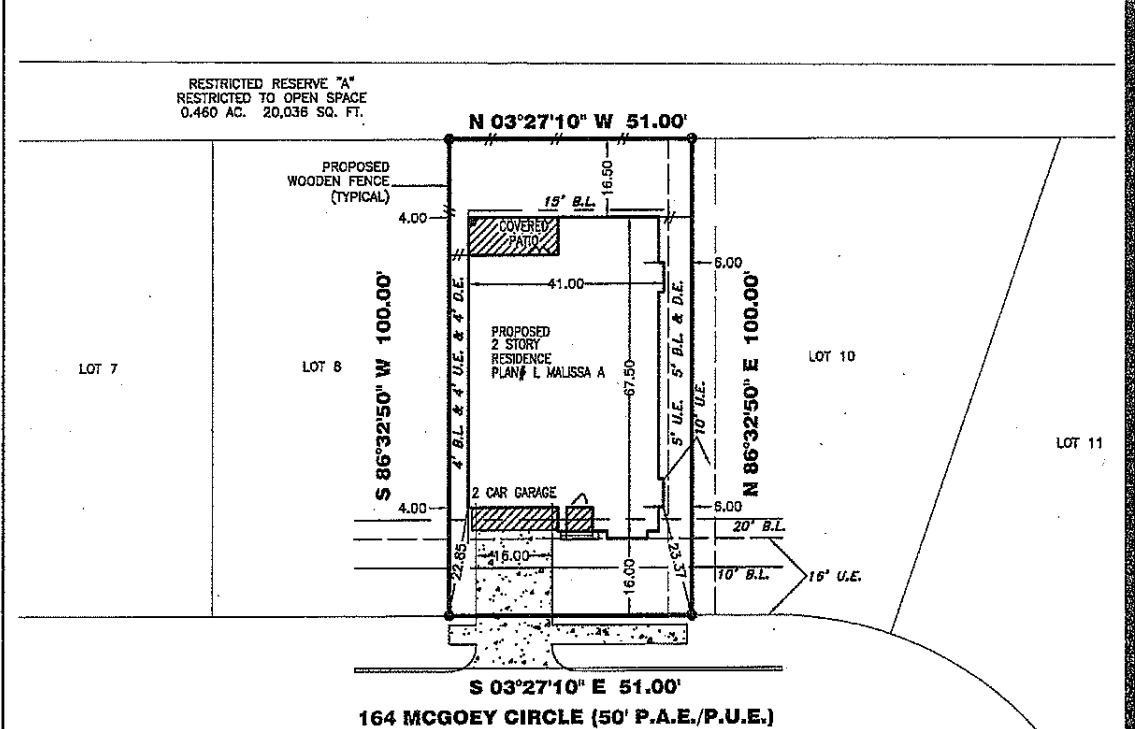
IRON FENCE --- I ---
 WOOD FENCE --- W ---
 OVERHEAD UTILITIES --- U ---

BUILDING LINE --- I ---
 ESMT LINE --- E ---
 AERIAL ESMT --- A ---

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'



LOT COVERAGE	
SLAB=	2508 SQ.FT.
DRIVE=	285 SQ.FT.
IN-TURN DRVE=	183 SQ.FT.
PUBLIC WALKS=	138 SQ.FT.
PRIVATE WALKS=	XXXX SQ.FT.
COVERED PATIO=	148 SQ.FT.
TOTAL=	3260 SQ.FT.
LOT=	5100 SQ.FT.
COVERAGE=	58 %

SOD	
FRONT YARD=	139 SQ.YD.
REAR YARD=	99 SQ.YD.
SOD IN ROW=	26 SQ.YD.
TOTAL SOD AREA=	264 SQ.YD.
FENCE	
FRONT LIN. FT.=	11 LIN. FT.
RIGHT LIN. FT.=	24 LIN. FT.
LEFT LIN. FT.=	17 LIN. FT.
REAR LIN. FT.=	50 LIN. FT.
TOTAL FENCE=	102 LIN. FT.

PROPERTY INFORMATION

LOT 9 BLOCK 1

SUBDIVISION:
MARION

RECORDING INFO:
CABINET Z, SHEETS 2759-2762, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER L MALISSA A

PLAN OPTIONS:

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0529F
 REVISED DATE: 12-19-96 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.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT *WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SUD ADDITION.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENTS AS DERIVED PER CABINET Z, SHEETS 2759-2762, M.R.I.A.C.TX.M.C.C. FILE NCS.

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: 164 MCGOEY CIRCLE

TT JOB NO: GP630-13

CLIENT JOB NO: N/A

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 12-17-13

REVISIONS

NO.	DATE	REASON	BY
1	01-24-14	REVISED LOT	T. GRIF
2	02-27-14	FLIPPED PLAN	T. GRIF

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF SEBASTIAN), 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 GRACEPOINT BUILDERS 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.

GRACEPOINT HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY

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