

- * CITY OF ORDINANCES**
**** RESTRICTIVE COVENANTS**
***** BUILDER GUIDELINES**
- OHU = OVERHEAD UTILITIES
 AE = AERIAL EASEMENT
 WLE = WATERLINE EASEMENT
 PH = MANHOLE
 FNC = FENCE
- BL = BUILDING LINE
 PL = PROPERTY LINE
 PI = IRON ROD
 IP = IRON PIPE
 MUE = MUNICIPAL UTILITY ESMT.
 UP = UTILITY POLE
- MANHOLE
 A/C PAD
 ELECT. TRANS. BOX
 TV PEDESTAL
- CONCRETE
 COVERED
 ASPHALT
 PEDESTAL

COMMON ABBREVIATIONS

- WIRE FENCE
 CHAIN LINK FENCE
 WOOD FENCE
- PLASTIC FENCE
 IRON FENCE
 OH UTILITY

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

LINE LEGEND

LAKE AT GOLFCREST
 SECTION 1
 FILM CODE 624202
 H. C. M. R.

FND. 1/2" I.R.
 W/CAP

S 48°18'49" E 69.95'

FND. 1/2" I.R.
 W/CAP

B.U.E.
 F.N. 20150097708
 H.C.O.P.R.R.P.

8' U.E.

FND. 5/8" I.R.
 W/CAP BEARS
 S33°W 0.2'

RIVERSTONE RANCH AT
 CLEAR CREEK SECTION 2
 FILM CODE 667240
 H.C.M.R.

- L1**
N 41°41'11" E 10.77'
- L2**
N 48°18'49" W 46.68'
- C1**
R=25.00'
- L=40.30'**
- C=36.07'**
- CB=N 02°08'11" W**
- C2**
R=2025.00'
- L=83.22'**
- C=83.22'**
- CB=N 42°51'49" E**

FND. 5/8" I.R.
 W/CAP

MIN.FT.=24" ABOVE MEAN T.O.C.

T.B.M.=100.00'
 ASSUMED ELEV.
 (T.O.C.)

FND. 5/8" I.R.
 W/CAP

L2

99.80'
 T.O.C.

SET. 5/8" I.R.
 W/CAP

10' W.S.E.

55.00'

FND. 1/2" I.R.
 W/CAP

S 41°41'11" W 120.00'

LOT 22

LOT 21

FLATWORK/LOT COVERAGE	
SLAB =	2752 SQ.FT.
10 X 10 PATIO =	XXXX SQ.FT.
DRIVE=	696 SQ.FT.
IN TURN =	201 SQ.FT.
FRONT WALK=	111 SQ.FT.
PUBLIC WALKS=	675 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	4467 SQ.FT.
LOT=	8352 SQ.FT.
COVERAGE=	43 %

1921 THUNDER RIDGE WAY (50' R.O.W.)

CONSTRUCTION NOTES:

**MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY
 BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR
 TO CONSTRUCTION.**

NOTES:

ALL ROD CAPS ARE STAMPED "L.A.", UNLESS OTHERWISE NOTED.
 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.
 C. FILE NOS. 20150469927, 20150469928, 2016050741,
 20140234684, 20160157620

CITY OF HOUSTON ORDINANCE 85-1978 PER H.C.C.F. AN-253866 AND CITY OF
 HOUSTON ORDINANCE 85-1312 PER H.C.C.F. #M-339753 AND AMENDED BY CITY OF
 HOUSTON ORDINANCE 1899-252.

THIS LOT SURVEYSITE 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 HORIZONTAL.

(9) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE
 BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (I) EITHER 12" INCHES
 ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12" INCHES ABOVE
 THE 1% FINISH ELEVATION FOR A DRIVEWAY OR (II) THE FINISH ELEVATION FOR
 LOCATED WITHIN THE 10' FLOODPLAIN PER RECORDED PLAT, NOTE 18.

PROPERTY INFORMATION
 LOT 20 BLOCK 2
 SUBDIVISION RIVERSTONE RANCH AT CLEAR CREEK SECTION 3
 RECORDING F.C.# 674120 MAP RECORDS, HARRIS COUNTY, TEXAS

BORROWER: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES
 TITLE CO.: MTH TITLE COMPANY, L.C.

G.F. NO: N/A G.F. DATE: N/A

SURVEYED FOR: MERITAGE HOMES

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 1055L
 ZONE "X-SHADED" REVISED DATE 06-18-07

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 BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS,
 ENCROACHMENTS, AND OTHER FEATURES SHOWN ON THIS SURVEY, UNLESS
 INDICATED OTHERWISE, ARE THE PROPERTY OF THE SURVEYOR AND DO NOT
 INCLUDE CITY OF HOUSTON, IF ANY, THAT AFFECT SUBJECT PROPERTY
 SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR
 ELEVATION AND ELEVATION OF FINISH GRADES AND MAY NOT SHOW ALL
 INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO
 PLANNING AND/OR CONSTRUCTION.

THIS LOT SURVEYSITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
 SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE
 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 PLAT PLAN DOES
 NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE SURVEYOR RECOMMENDS
 A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION
 COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN
 ON THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE
 ESTABLISHED PLACEMENT OF THE DWELING ON THE SUBJECT PROPERTY TO AVOID
 ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF
 ALL IMPROVEMENTS.

PLAN INFORMATION

PLAN NUMBER R 4200 B
 PLAN OPTIONS: -FULL MASONRY (ACC REQUIREMENT)
 -BAY WINDOW AT MASTER BEDROOM
 -3rd CAR GARAGE
 -MASTER SITTING ROOM

DRAWING INFORMATION

TRI-TECH JOB NO.: L14549-15
 CLIENT JOB NO.: 65142110194
 DRAWN BY: JMB
 BEARING BASE REFERRED TO PLAT NORTH
 FIELD DATE 06/17/15
 DRAWING NAME: L1454915S.DWG
 DRAWING TEMPLATE: Shadow Creek Ranch_SF-47.dwt
 DRAWING PEN TABLE: TRI-TECH.05.C1B

REVISIONS

NO.	DATE	REASON	BY

**LOT SURVEY/SITE PLAN
 & PARTIAL TOPO
 TRI-TECH
 SURVEYING COMPANY, L.P.**

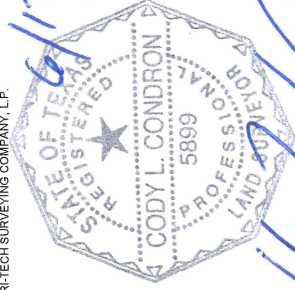
W.W. SURVEYING COMPANY, L.P.
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610
 FIRM REG. NUMBER 10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do
 hereby state that the plat shown hereon represents a boundary
 survey made on the ground under my supervision of the tract or
 parcel of land, according to the map or plat thereof, indicated
 hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL
 AND SIGNATURE.

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SURVEYOR REGISTRATION