



SOD	
FRONT YARD=	91 SQ.YD.
REAR YARD=	276 SQ.YD.
R.O.W.=	25 SQ.YD.
TOTAL SOD AREA=	392 SQ.YD.
FENCE	
TOTAL FENCE=	236 LIN. FT.

* Drainage type shown on this plan is based solely on the drainage plan for "MUSTANG CROSSING SEC. 5" produced by Costello Engineering and Surveying and approved by Michelle Segovia P.E. City Engineer - City of Alvin (Dirav 30, 2018). Builder to field verify and confirm with City officials that drainage type is acceptable prior to start of construction.

**COLT CANYON DRIVE
(50' R.O.W.)**

**C1
R= 1025.00'
L= 49.05'
C= 49.05'
CB= N 85°20'32" E
L1
S 82°53'16" W 09.31'**

LOT COVERAGE	
STRUCTURAL	
SLAB=	2437 SQ.FT.
COVD. PATIO=	128 SQ.FT.
TOTAL=	2565 SQ.FT.
FLATWORK	
DRIVE=	328 SQ.FT.
IN TURN=	184 SQ.FT.
PUBLIC WALKS=	.131 SQ.FT.
PRIVATE WALKS=	64 SQ.FT.
TOTAL=	707 SQ.FT.
GRAND TOTAL=	3272 SQ.FT.
LOT=	6260 SQ.FT.
COVERAGE=	47 %

PROPERTY INFORMATION

LOT 16 BLOCK 3

SUBDIVISION:
MUSTANG CROSSING 5

RECORDING INFO:
FILE NO. 2019039269, OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER L S403 B

PLAN OPTIONS:

- MASONRY PER PLAN
- GAS STUB OUT AT PATIO
- INTERIOR DOOR TO OWNER'S BATH
- COVERED PATIO
- BAY WINDOW AT OWNER'S SUITE
- BED 4 ILO FLEX ROOM

FLOOD INFORMATION

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILE NO. 2019039269, M.R.E.C.T.X. B.C.C. FILE NOS. 2019013190, 2019028983, 2019031811, 2019038910, 2019044149, 2019046247, 2019046248, 2019046250, 2019046251, 2019046252.

C.O.H. ORDINANCE 85-1876 PER H.C.C.F. § N-253665 AND C.O.H. ORDINANCE 88-1312 PER H.C.C.F. § M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-282.

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 APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF ALVIN) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MI HOMES OF HOUSTON, LLC 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.

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.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCRUMBRANCES. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAINAGE TYPE SHOWN ON THIS PLAN IS BASED SOLELY ON THE DRAINAGE PLAN FOR "MUSTANG CROSSING SEC. 5" PRODUCED BY COSTELLO ENGINEERING AND SURVEYING AND APPROVED BY MICHELLE SEGOVIA P.E. CITY ENGINEER - CITY OF ALVIN (MAY 30, 2018). BUILDER TO FIELD VERIFY AND CONFIRM WITH CITY OFFICIALS THAT DRAINAGE TYPE IS ACCEPTABLE PRIOR TO START OF CONSTRUCTIONS.

DRAWING INFORMATION

ADDRESS: 1223 COLT CANYON DRIVE
TRI-TECH JOB NO: IM2166-20
CLIENT JOB NO: N/A



PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY

