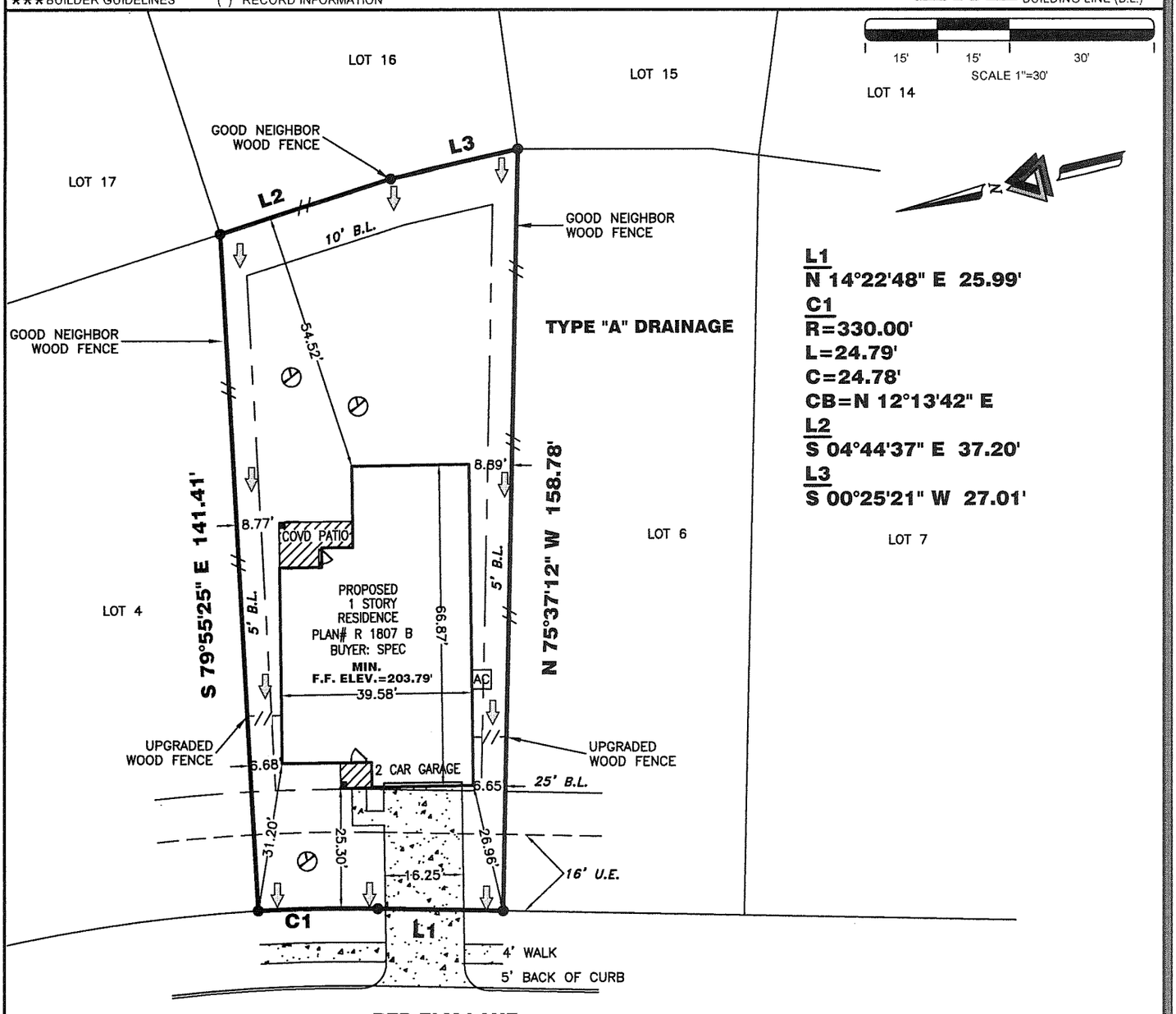
★CITY ORDINANCES
★★RESTRICTIVE COVENANTS
★★★BUILDER GUIDELINES

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
( ) RECORD INFORMATION

LEGEND
EASEMENT LINE
AERIAL EASEMENT (A.E.)
WOOD FENCE
IRON FENCE
BUILDING LINE (B.L.)



SOD		
FRONT YARD=	123	SQ.YD.
REAR YARD=	501	SQ.YD.
R.O.W.=	44	SQ.YD.
TOTAL SOD AREA=	**668**	**SQ.YD.**
FENCE		
FRONT (WING)=	14	LIN. FT.
REAR=	64	LIN. FT.
RIGHT=	122	LIN. FT.
LEFT=	101	LIN. FT.
TOTAL FENCE=	**301**	**LIN. FT.**

LOT COVERAGE		
SLAB=	2292	SQ.FT.
DRIVE=	419	SQ.FT.
IN-TURN DRIVE=	267	SQ.FT.
PUBLIC WALKS=	135	SQ.FT.
PRIVATE WALKS=	35	SQ.FT.
A/C PAD=	16	SQ.FT.
COVERED PATIO=	185	SQ.FT.
TOTAL=	3349	SQ.FT.
LOT=	8485	SQ.FT.
COVERAGE=	**35**	**%**

PROPERTY INFORMATION

LOT 5 **BLOCK** 2

SUBDIVISION:
WEDGEWOOD FOREST SEC 3

RECORDING INFO:
CABINET Z, SHEETS 6983-6988, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

PLAN NO: R 1807 B

PLAN INFORMATION

PLAN OPTIONS:

FLOOD INFORMATION

F.I.R.M. NO: 48339C **PANEL:** 0360G
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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 6983-6988, M.R.M.C.TX.; M.C.C. FILE NOS. 9608336, 9609902, 2017006351, 2017009276, 2018008334, 2017009550, 2017040865, 2018009169, 2019012129, 2021044320, 2021028071.

C.O.H. ORDINANCE 85-1678 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 CONROE) 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 DH HOMES 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 ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 678 RED ELM LANE
TRI-TECH JOB NO: DH309-21
CLIENT JOB NO: N/A
DRAWN BY: MC
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 10-12-21

REVISIONS

DATE	REASON	BY

dh Homes

PLOT PLAN

THIS IS NOT A BOUNDARY SURVEY

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