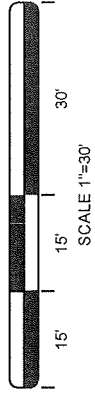


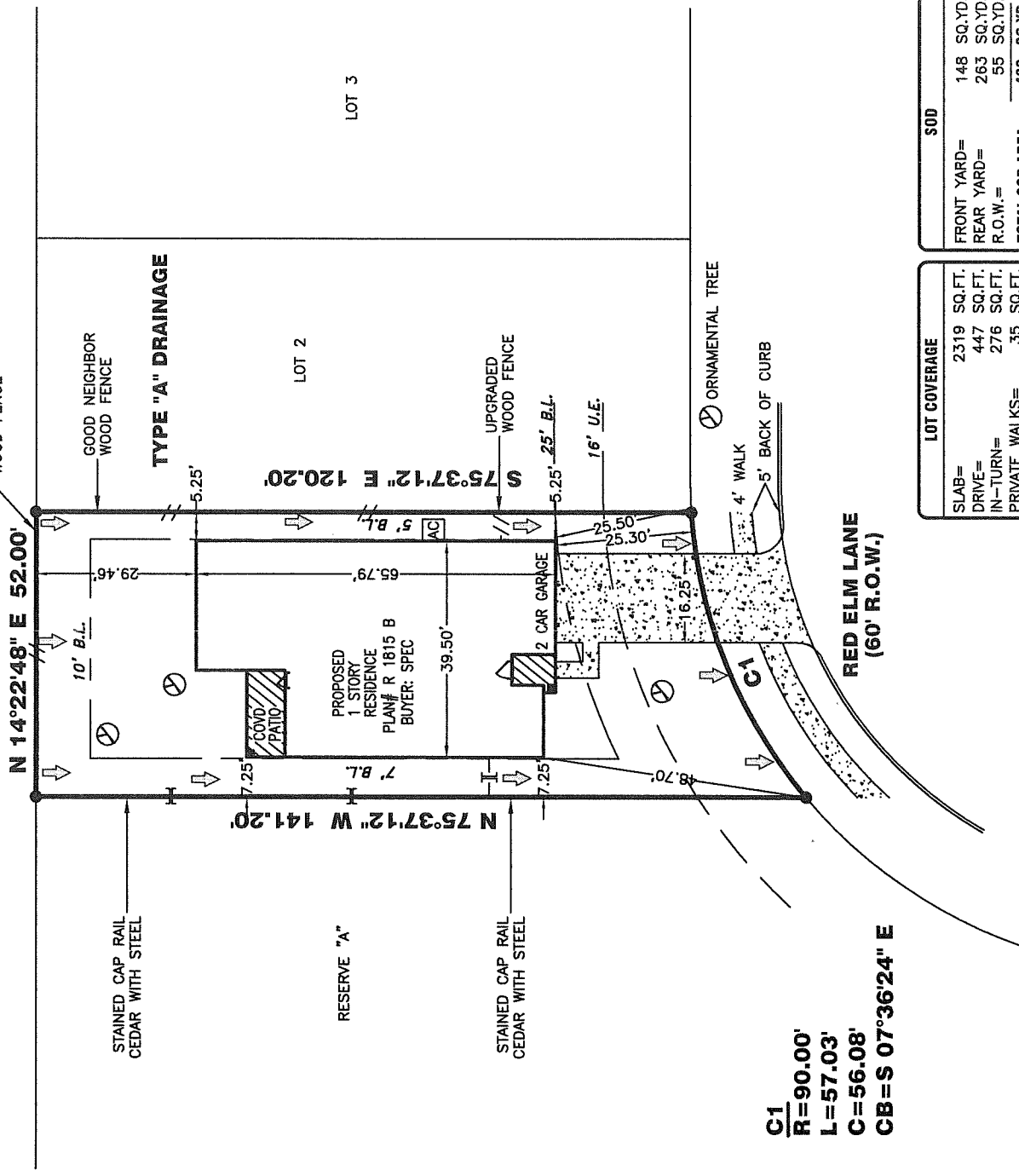
*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES

LEGEND
 --- EASEMENT LINE
 --- AERIAL EASEMENT (A.E.)
 --- BUILDING LINE (B.L.)

--- WOOD FENCE
 --- IRON FENCE
 --- BUILDING LINE (B.L.)



CONROE COLLISION
 CENTER CABINET T
 SHEET 96 MCMR



C1
 R=90.00'
 L=57.03'
 C=56.08'
 CB=S 07°36'24" E

LOT COVERAGE	
SLAB=	2319 SQ.FT.
DRIVE=	447 SQ.FT.
IN-TURN=	276 SQ.FT.
PRIVATE WALKS=	35 SQ.FT.
PUBLIC WALKS=	167 SQ.FT.
A/C PAD=	16 SQ.FT.
COVD PATIO=	122 SQ.FT.
TOTAL=	3382 SQ.FT.
LOT=	6628 SQ.FT.
COVERAGE=	44 %

SOD	
FRONT YARD=	148 SQ.YD.
REAR YARD=	263 SQ.YD.
R.O.W.=	55 SQ.YD.
TOTAL SOD AREA=	466 SQ.YD.
FENCE	
FRONT (WING)=	13 LIN. FT.
REAR=	52 LIN. FT.
RIGHT=	85 LIN. FT.
LEFT=	83 LIN. FT.
TOTAL FENCE=	233 LIN. FT.

PROPERTY INFORMATION

LOT 1 BLOCK 1
 SUBDIVISION:
 WEDGEWOOD FOREST SEC 3

RECORDING INFO:
 CABINET Z, SHEETS 6983-6988, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS
 PLAN NUMBER: R 1815 B

PLAN INFORMATION

PLAN OPTIONS:
 - 100% BRICK WALL ON ALL SIDES

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 DERIVED PER CABINET Z, SHEETS 6983-6988, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, ARE SHOWN ON THIS PLAN. THE SURVEYOR HAS REVIEWED THESE COVENANTS AND EASEMENTS AND RECOMMENDS THAT THE BUYER CONSULT WITH AN ATTORNEY PRIOR TO CONSTRUCTION. THIS PLAN DOES NOT CONSTITUTE A TITLE OPINION. 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 BUYER 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 CONFLICTS, THE BUYER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.
 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: 653 RED ELM LANE
 TRI-TECH JOB NO: DH311-21
 CLIENT JOB NO: N/A
 DRAWN BY: NK
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 12-10-21

REVISIONS

DATE	REASON	BY
02-18-22	ADD BRICK	AO
02-21-22	FLIP SWING	AO



PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY



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