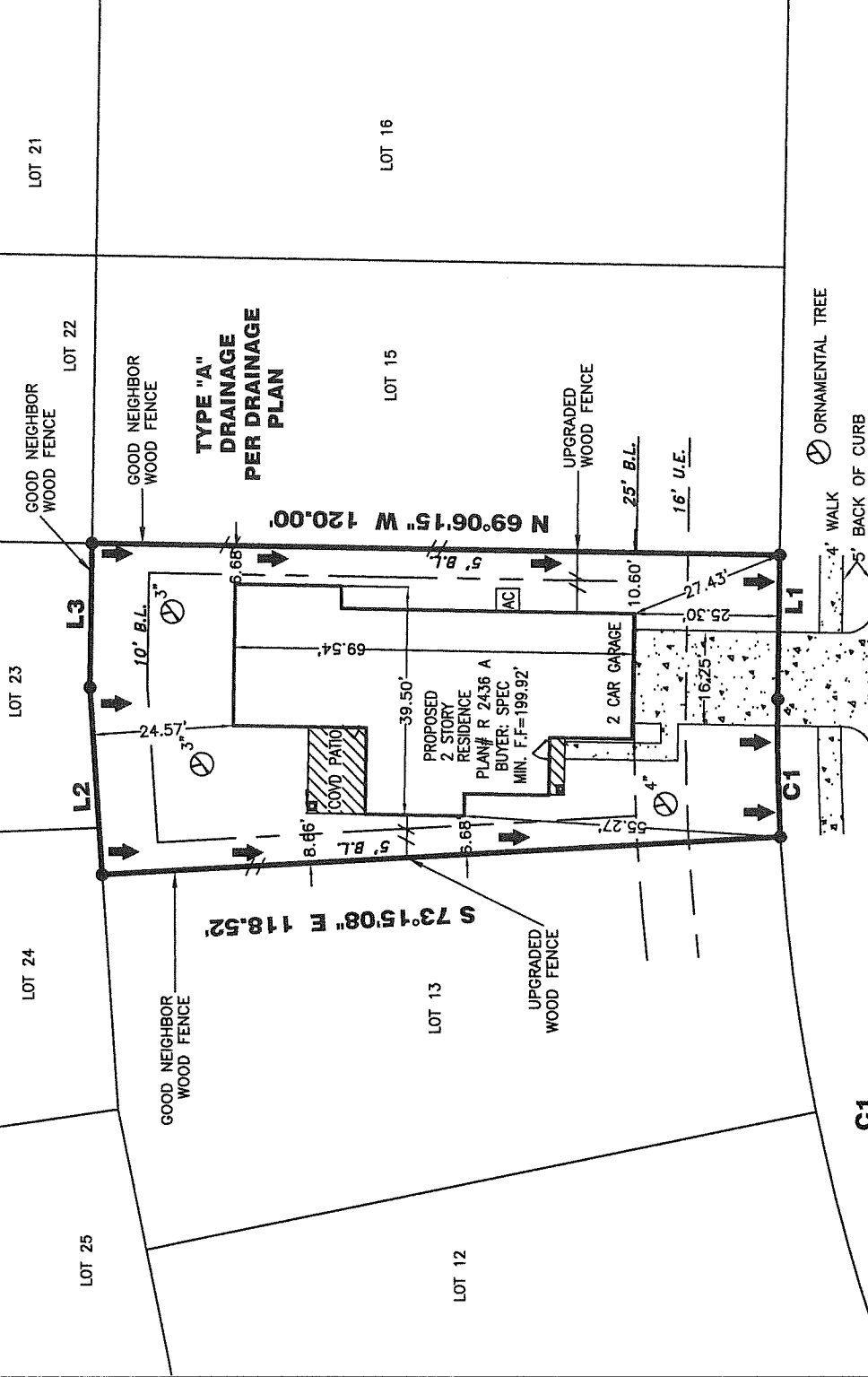
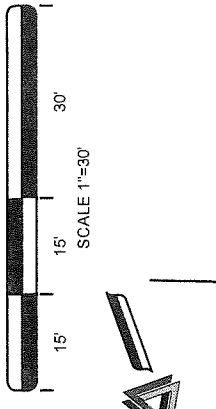


\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES

**LEGEND**

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



**TYPE "A" DRAINAGE PER DRAINAGE PLAN**

**C1**  
**R=330.00'**  
**L=23.89'**  
**C=23.89'**  
**CB=N 18°49'19" E**

**L1**  
**N 20°53'45" E 25.00'**  
**L2**  
**S 16°13'05" W 32.55'**  
**L3**  
**S 20°53'45" W 25.00'**

<b>SQD</b>	
FRONT YARD=	151 SQ.YD.
REAR YARD=	265 SQ.YD.
R.O.W.=	42 SQ.YD.
<b>TOTAL SQD AREA=</b>	<b>458 SQ.YD.</b>
<b>FENCE</b>	
FRONT (WING)=	18 LIN. FT.
REAR=	55 LIN. FT.
RIGHT=	85 LIN. FT.
LEFT=	53 LIN. FT.
<b>TOTAL FENCE=</b>	<b>211 LIN. FT.</b>

<b>LOT COVERAGE</b>	
SLAB=	1975 SQ.FT.
DRIVE=	411 SQ.FT.
IN-TURN=	267 SQ.FT.
PRIVATE WALKS=	69 SQ.FT.
PUBLIC WALKS=	128 SQ.FT.
A/C PAD=	16 SQ.FT.
COV'D PATIO=	150 SQ.FT.
<b>TOTAL=</b>	<b>3016 SQ.FT.</b>
<b>LOT=</b>	<b>6358 SQ.FT.</b>
<b>COVERAGE=</b>	<b>41 %</b>

**PROPERTY INFORMATION**

LOT 14 BLOCK 3  
 SUBDIVISION:  
 WEDGEWOOD FOREST SEC 3

**RECORDING INFO:**  
 CABINET Z, SHEETS 6983-6988, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS  
 PLAN NO: R 2436 A

**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.B.M.C.T.X.; M.C.C. FILE NOS. 9848336, 5869502, 201708351, 201709278, 2018008334, 201709550, 2017040865, 2018009169, 2018012128, 2021044320, 2021028071.  
 C.O.H. ORDINANCE 88-1072 PER U.S.C.F. § 16-252689 AND C.O.H. ORDINANCE 88-1072 PER H.C.C.F.M.32523 AND AMENDED BY C.O.H. ORDINANCE 189-262.  
 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 COMBO) 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. ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ENCROACHMENTS SHOWN ON SAID PLOT PLAN IS TO ESTABLISH 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 CONSTRUCTION. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

**DRAWING INFORMATION**

ADDRESS: 740 YELLOW BIRCH LANE  
 TRI-TECH JOB NO: DH320-22  
 CLIENT JOB NO: N/A  
 DRAWN BY: RM  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01-19-22

**REVISIONS**

DATE	REASON	BY



**PLOT PLAN**

**THIS IS NOT A BOUNDARY SURVEY**

**TRI-TECH**  
 SURVEYING COMPANY, L.P.

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 PH: 713-667-0800

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