

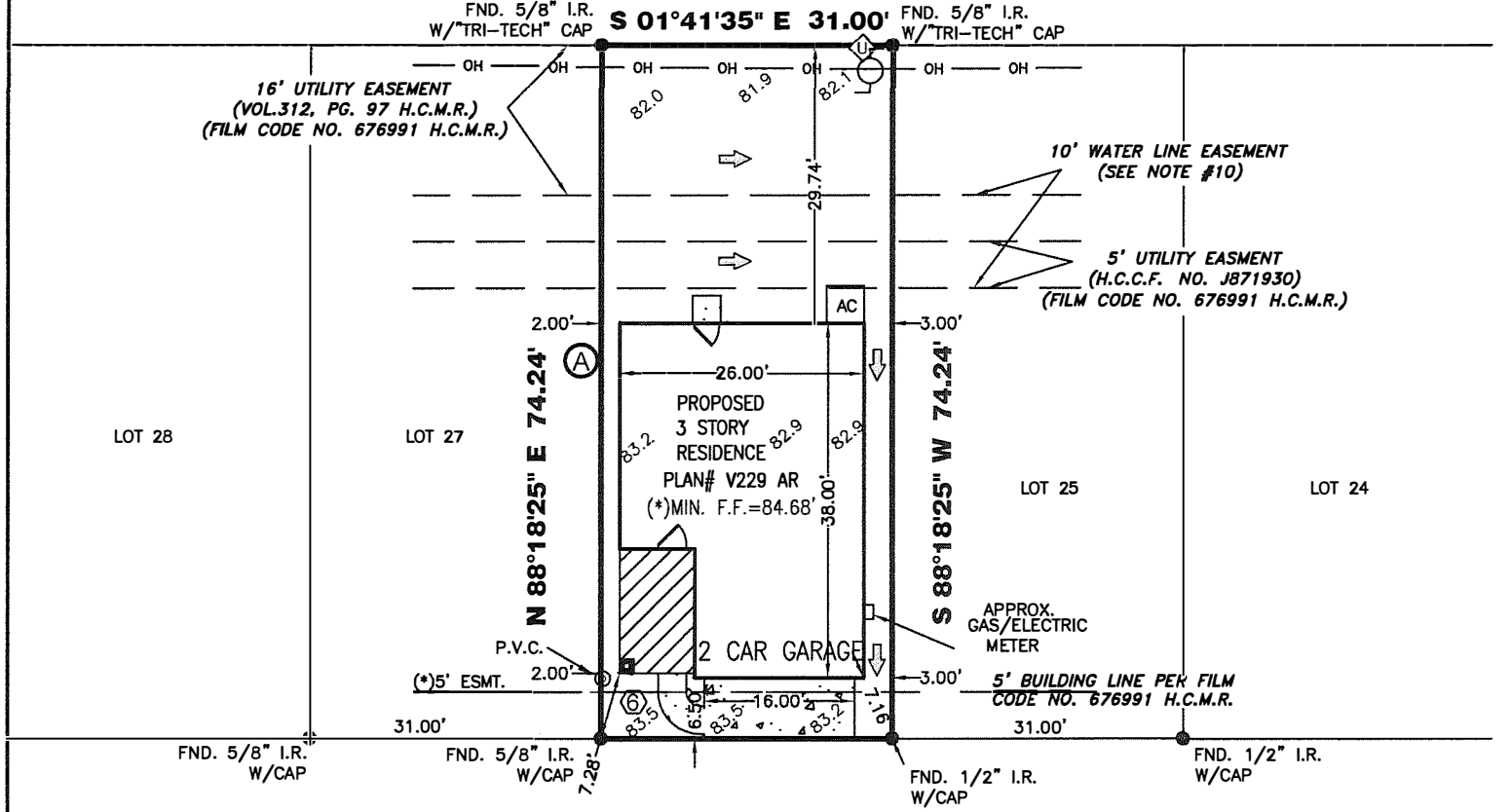
*CITY ORDINANCES U.E. = UTILITY EASEMENT
 **RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 ***BUILDER GUIDELINES () RECORD INFORMATION

LEGEND

----- EASEMENT LINE
 - - - - - AERIAL EASEMENT (A.E.)
 ---//--- WOOD FENCE
 ---I--- IRON FENCE
 --- BUILDING

31954700
 REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations. 10/03/21
 SCALE 1"=20'

80' H.L. & P. CO. EASEMENT
 HARRIS COUNTY CIVIL COURT
 NO. 2 CAUSE NO. 142,684 AND
 FILM CODE NO. 676991 H.C.M.R.
 RESERVE "D"



RECOMMENDED APPROVAL
 PLANNING AND DEVELOPMENT DEPARTMENT
 DEVELOPMENT SERVICES
 Ryan Jost 10/5/2021
 LANDSCAPING REQUIRED

83.85 T.O.C. G=83.55
 83.72 T.O.C. G=83.42

(A) BUILDER TO VERIFY LOCATION OF HOUSE WITH ZERO LOT LINES ON 1 SIDE

N 01°41'35" W 31.00'
 PUEBLO NUEVO PATH
 (28' P.V.T & P.A.E.)

(*5' ESMT.- #2019-204031

PROPOSED TREE KEY:

(6) 1-6" CALIPER LIVE OAK

(MH) NEAREST SAN. SWR. MH RIM ELEV.=83.10

ELEVATIONS SHOWN ARE OF EXISTING CONDITIONS

(*) 12" + (0.02 X 6.50 X 12"/FT)+83.55=84.68
 (NEA. S.S MH) 83.10 + 12" = 84.10

SEE ATTACHED DRAWING NO. 12-01-R FOR RESIDENTIAL EXAMPLE. ANY DEVIATIONS MUST BE APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE

SOD	
FRONT YARD=	20 SQ.YD.
REAR YARD=	109 SQ.YD.
R.O.W.=	38 SQ.YD.
TOTAL SOD AREA=	167 SQ.YD.

FLATWORK/LOT COVERAGE	
STRUCTURAL	
SLAB=	984 SQ.FT.
COVD. PATIO=	XX SQ.FT.
TOTAL=	984 SQ.FT.
FLATWORK	
DRIVE=	104 SQ.FT.
PATIO=	9 SQ.FT.
A/C PAD=	16 SQ.FT.
IN TURN=	XX SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
PRIVATE WALKS=	21 SQ.FT.
TOTAL=	150 SQ.FT.
GRAND TOTAL=	1134 SQ.FT.
LOT=	2301 SQ.FT.
COVERAGE=	49 %

PROPERTY INFORMATION

LOT 26 BLOCK 1

SUBDIVISION:
REFLECTIONS SEC 2 PARTIAL REPLAT NO 2

RECORDING INFO:
FILM CODE 685033, MAP RECORDS, HARRIS COUNTY, TEXAS

PLAN INFORMATION

PLAN OPTIONS:

- BDR 3 AND BATH 3 DOWNSTAIRS
- ILO GAME ROOM-CONVERT HALL BATH TO 60" x 30" CERAMIC TILE SHOWER PAN WITH GLASS ENCLOSURE ILO TUB/SHOWER
- BATH 3-STUCCO BOARD ON SIDES AND REAR

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0830L
 REVISED DATE: 06-18-07 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 FILM CODE 685033, M.R.H.C.TX.; H.C.C. FILE NOS.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.H. ORDINANCE 85-1878 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 HOUSTON) 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 GEHAN HOMES, LTD., 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: 1931 PUEBLO NUEVO PATH
 TRI-TECH JOB NO: G10463-21
 CLIENT JOB NO: N/A
 DRAWN BY: BS
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 05-13-21

REVISIONS

DATE	REASON	BY
09-17-21	REMOVE IN TURN	LT
06-30-21	MOVE HOUSE	BS
07-01-21	REMOVE LINE ON 2nd FLOOR	T. GRIF
08-04-21	MOVE HOUSE	RM

GeHan HOMES

TRI-TECH SURVEYING COMPANY, L.P.

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