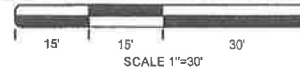


\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES

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

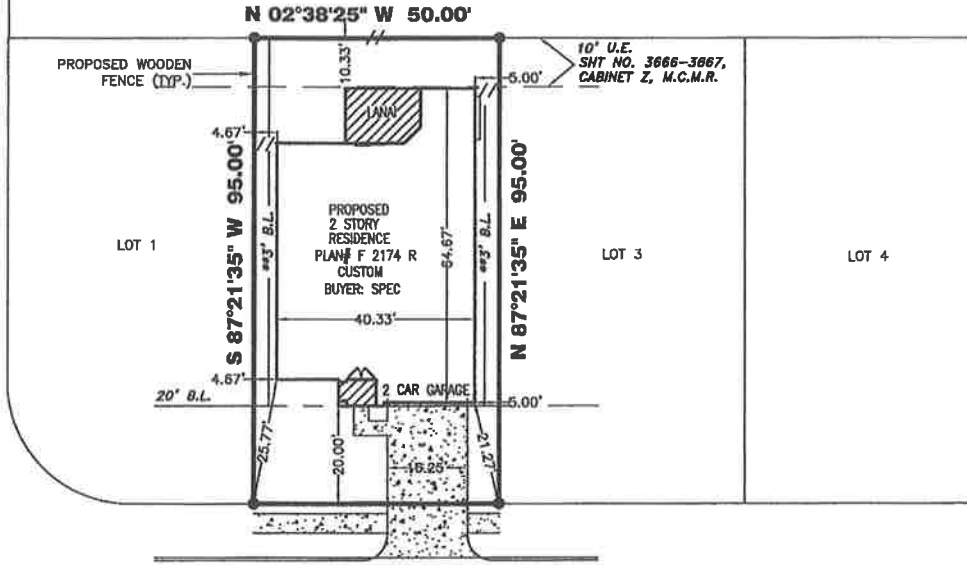
**LEGEND**

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



THE WOODLANDS  
 VLLAGE OF GROGAN'S MILL  
 SEC. 47  
 CABINET D, SHEET 89A  
 M.C.M.R.

NURSERY ROAD  
 (60' WIDE)  
 CABINET D, SHEET 89A M.C.M.R.



**S 02°38'25" E 50.00'**  
**HONEYCOMB RIDGE PLACE**  
**(50' R.O.W.)**  
 CABINET Z, SHEETS 3668-3667, M.C.M.R.

SOD	
FRONT YARD=	143 SQ.YD.
REAR YARD=	81 SQ.YD.
R.O.W.=	25 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>249 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>92 LIN. FT.</b>

LOT COVERAGE	
<b>STRUCTURAL</b>	
SLAB=	2206 SQ.FT.
COVD. PATIO=	168 SQ.FT.
<b>TOTAL=</b>	<b>2372 SQ.FT.</b>
<b>FLATWORK</b>	
DRIVE=	336 SQ.FT.
IN TURN=	186 SQ.FT.
PUBLIC WALKS=	135 SQ.FT.
PRIVATE WALKS=	30 SQ.FT.
<b>TOTAL=</b>	<b>687 SQ.FT.</b>
<b>GRAND TOTAL=</b>	<b>3059 SQ.FT.</b>
<b>LOT=</b>	<b>4750 SQ.FT.</b>
<b>COVERAGE=</b>	<b>68 %</b>

**PROPERTY INFORMATION**

LOT 2 BLOCK 2

SUBDIVISION:  
 HONEYCOMB RIDGE REPLAT NO. 2

RECORDING INFO:  
 CAB. Z SHT. 7816, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS  
 PLAN NUMBER: F 2174 R CUSTOM

**PLAN INFORMATION**

PLAN OPTIONS:

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0540H  
 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 CHANGE.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAN UNLESS OTHERWISE NOTED.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z SHT. 7816, M.C.M.R., M.C.C. FILE NOS. 2014-03746, 2018-02011, 202018286, 202112084, 2021148783, 2021148784, 2021148786, 2021148798, 2021148791, 2022014894  
 SUBJECT TO A DRAINAGE EASEMENT 19' 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 65-1878 PER H.C.C.F. # M-253888 AND C.O.H. ORDINANCE 69-1312 PER H.C.C.F. # M-317573 AND AMENDED BY C.O.H. ORDINANCE 1999-283.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 CONVEYOR/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 HERON.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF STONEFIELD 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 GRADING AND/OR AERIAL EASEMENT MAY BE NEAR ADJACENT TO ANY EXISTING UTILITY OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REPAIRS/REWORK TO BUILDERS 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: 19 HONEYCOMB RIDGE PLACE  
 TRI-TECH JOB NO: SH115-22  
 CLIENT JOB NO: N/A  
 DRAWN BY: SA  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 10-07-22

DATE	REASON	BY
10-20-22	REVISED REAR UTILITY EASEMENT	TG



**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY  
**TRI-TECH**  
 SURVEYING COMPANY, L.P.

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