

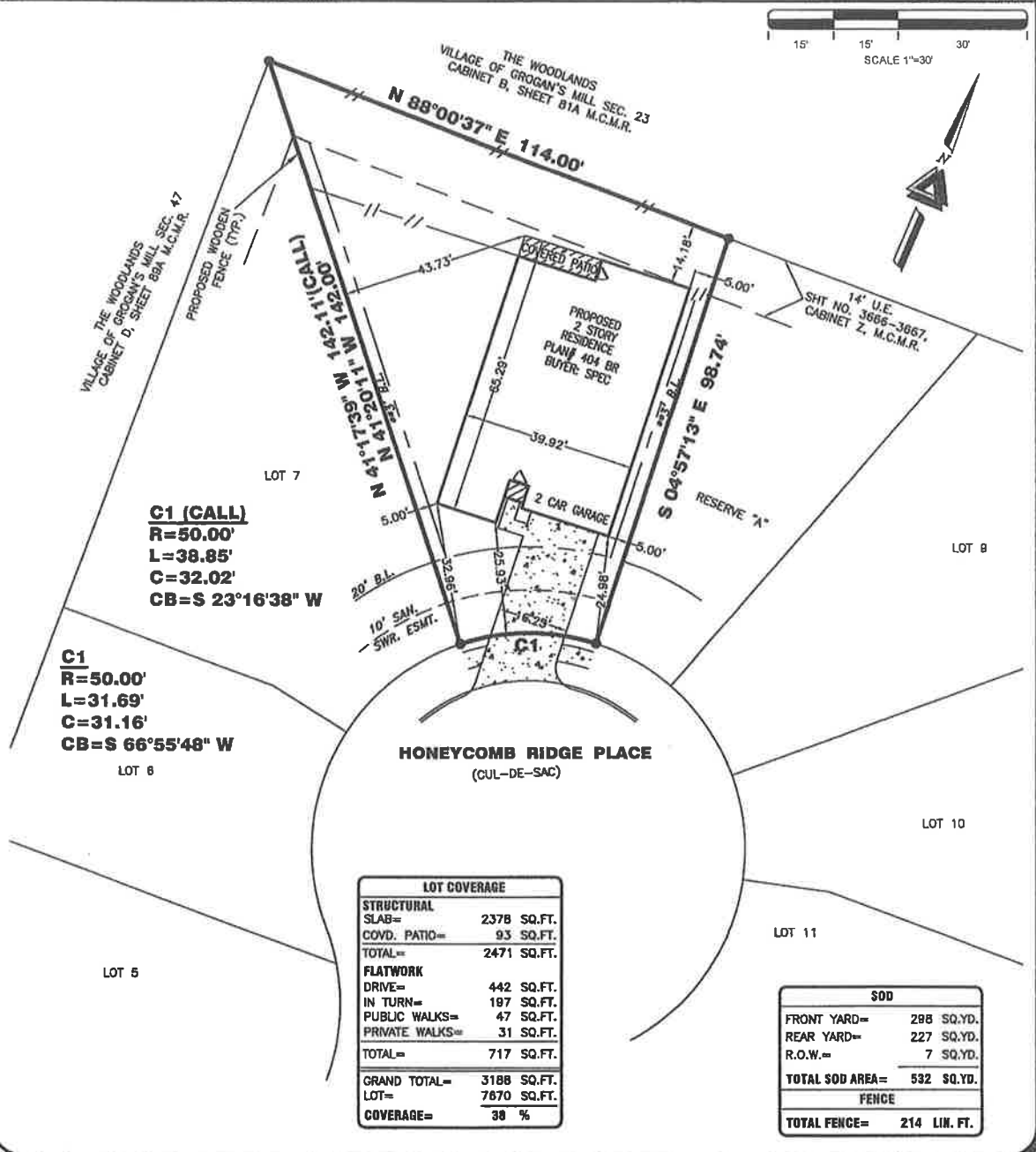
* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES

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.)

15' 15' 30'
 SCALE 1"=30'



C1 (CALL)
R=50.00'
L=38.85'
C=32.02'
CB=S 23°16'38" W

C1
R=50.00'
L=31.69'
C=31.16'
CB=S 66°55'48" W

LOT COVERAGE	
STRUCTURAL SLAB=	2378 SQ.FT.
COVD. PATIO=	93 SQ.FT.
TOTAL=	2471 SQ.FT.
FLATWORK DRIVE=	442 SQ.FT.
IN TURN=	197 SQ.FT.
PUBLIC WALKS=	47 SQ.FT.
PRIVATE WALKS=	31 SQ.FT.
TOTAL=	717 SQ.FT.
GRAND TOTAL=	3188 SQ.FT.
LOT=	7870 SQ.FT.
COVERAGE=	38 %

SOD	
FRONT YARD=	298 SQ.YD.
REAR YARD=	227 SQ.YD.
R.O.W.=	7 SQ.YD.
TOTAL SOD AREA=	532 SQ.YD.
FENCE	
TOTAL FENCE=	214 LIN. FT.

PROPERTY INFORMATION

LOT 8 BLOCK 2

SUBDIVISION:
 HONEYCOMB RIDGE REPLAT NO. 2

RECORDING INFO:
 CAB. Z SHT. 7816, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS
 PLAN NUMBER: 404 BR

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 P.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 CAB. Z SHT. 7816, M.C.M.R. 271, M.C.C. FILE NO. 2014-082748, 201020211, 202018026, 2021126654, 2021148763, 2021148764, 2021148765, 2021148766, 2021148767, 2022018964

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION A/B SHOWN ON RECORDED PLAT OF S&S ADDITION.

C.O.M. ORDINANCE 25-1878 PER H.O.L.F. 4 H-20288 AND C.O.M. ORDINANCE 89-1312 PER H.C.C.F. M-33783 AND AMENDED BY C.O.M. ORDINANCE 1999-282.

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 ELEVATION DATA AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DAED 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 BARRIERS, CUTTINGS 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 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 STATING 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 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 REMBURSEMENT 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: 43 HONEYCOMB RIDGE PLACE

TRI-TECH JOB NO: SH116-22

CLIENT JOB NO: N/A

DRAWN BY: RT

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 10-07-22

REVISIONS

DATE	REASON	BY



PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

TRI-TECH
 SURVEYING COMPANY, L.P.

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