

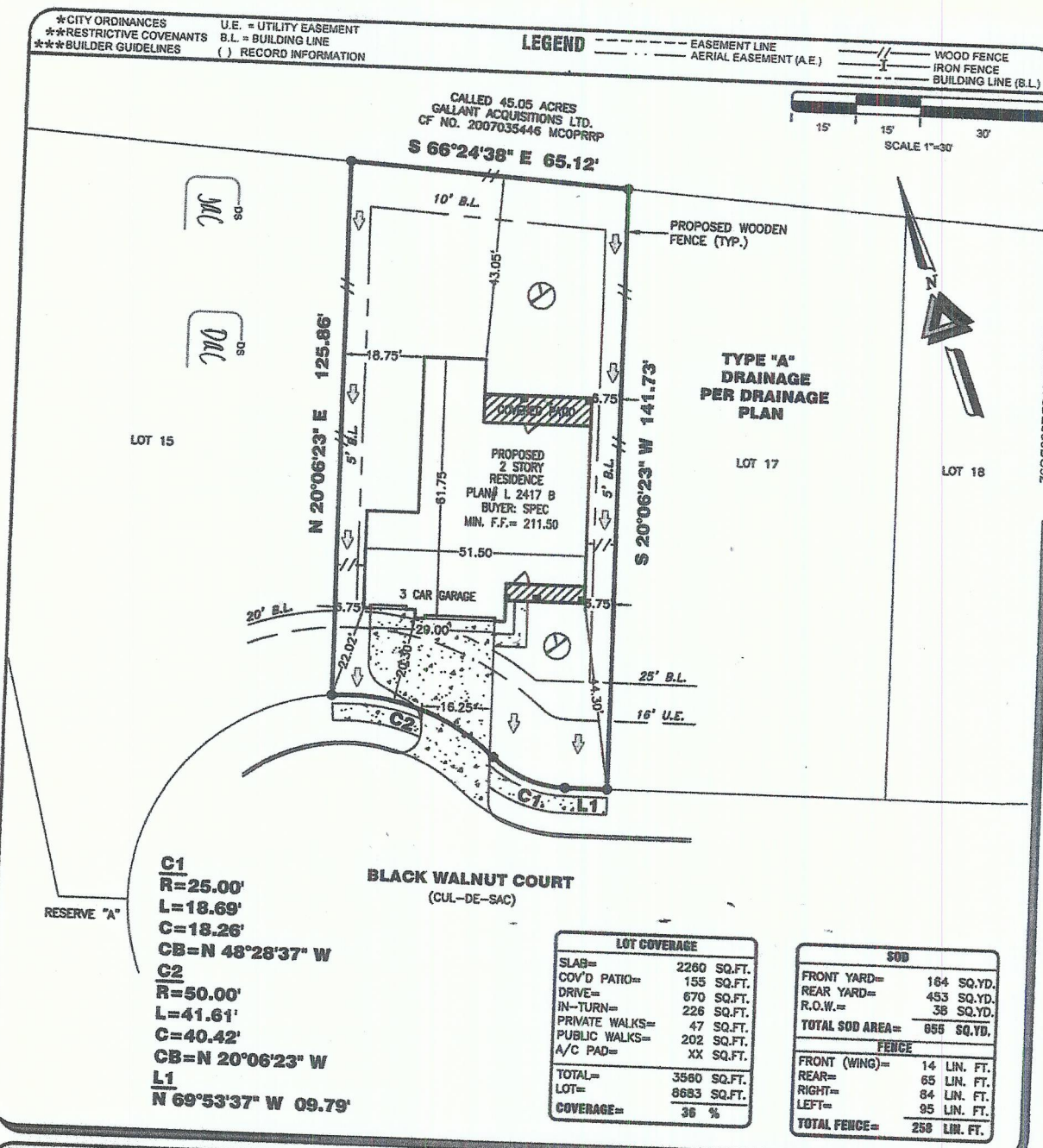
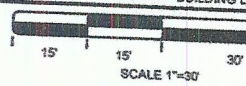
\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES

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.)



LOT COVERAGE	
SLAB=	2260 SQ.FT.
COV'D PATIO=	155 SQ.FT.
DRIVE=	670 SQ.FT.
IN-TURN=	226 SQ.FT.
PRIVATE WALKS=	47 SQ.FT.
PUBLIC WALKS=	202 SQ.FT.
A/C PAD=	XX SQ.FT.
TOTAL=	3560 SQ.FT.
LOT=	8683 SQ.FT.
COVERAGE=	36 %

SOD	
FRONT YARD=	164 SQ.YD.
REAR YARD=	453 SQ.YD.
R.O.W.=	38 SQ.YD.
TOTAL SOD AREA=	655 SQ.YD.
FENCE	
FRONT (WING)=	14 LIN. FT.
REAR=	65 LIN. FT.
RIGHT=	84 LIN. FT.
LEFT=	95 LIN. FT.
TOTAL FENCE=	258 LIN. FT.

**PROPERTY INFORMATION**

LOT 16 BLOCK 3

SUBDIVISION:  
 WEDGEWOOD FOREST SEC. 2

RECORDING INFO:  
 CABINET Z, SHTS 5873-5874, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER L 2417 B

PLAN OPTIONS:  
 -OPT. 3 CAR GARAGE  
 -OPT. GAMEROOM

**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 CAB Z, SHTS 5873-5874, M.R.M.C.T.L., M.C.C.

C.O.A. ORDINANCE 65-1675 PER H.C.C.F. § 14-253905 AND C.O.A. ORDINANCE 60-1312 PER H.C.C.F. § 14-253753 AND AMENDED BY C.O.A. ORDINANCE 1989-282.

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 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 CONROE) 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 OH HOMES 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 RECOMMENDS 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 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: 305 BLACK WALNUT COURT  
 TRI-TECH JOB NO: DH126-20  
 CLIENT JOB NO: N/A  
 DRAWN BY: BS  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 05-28-20

REVISIONS		
DATE	REASON	BY
08-23-20	REVISED PLAN	LT
06-25-20	FLIP HOUSE	LT
07-30-20	MOVE FNC	LT

**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY

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

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 HOUSTON, TEXAS 77042  
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