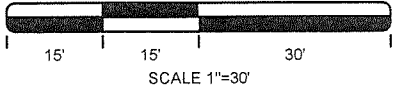
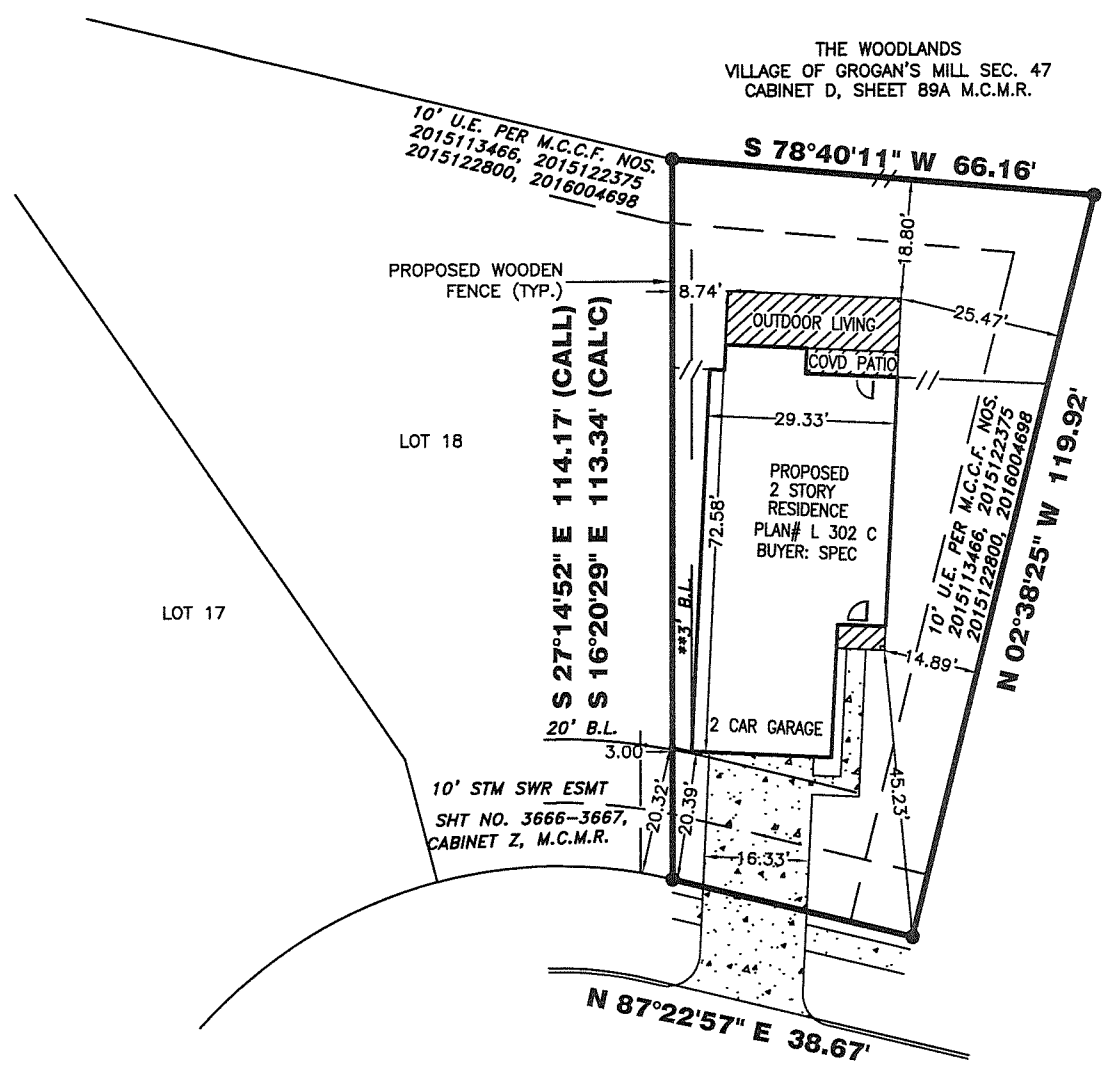


* CITY ORDINANCES U.E. = UTILITY EASEMENT
 ** RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 *** BUILDER GUIDELINES () RECORD INFORMATION

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



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



HONEYCOMB RIDGE PLACE
 (60' R.O.W.)
 CABINET Z, SHEETS 3666-3667, M.C.M.R.

SOD	
FRONT YARD=	221 SQ.YD.
REAR YARD=	181 SQ.YD.
R.O.W.=	25 SQ.YD.
TOTAL SOD AREA=	427 SQ.YD.
FENCE	
TOTAL FENCE=	159 LIN. FT.

LOT COVERAGE	
STRUCTURAL	
SLAB=	1686 SQ.FT.
COVID. PATIO=	286 SQ.FT.
TOTAL=	1972 SQ.FT.
FLATWORK	
DRIVE=	373 SQ.FT.
IN TURN=	274 SQ.FT.
PUBLIC WALKS=	84 SQ.FT.
PRIVATE WALKS=	82 SQ.FT.
TOTAL=	813 SQ.FT.
GRAND TOTAL=	2785 SQ.FT.
LOT=	6046 SQ.FT.
COVERAGE=	40 %

PROPERTY INFORMATION
 LOT 19 BLOCK 2
SUBDIVISION:
 HONEYCOMB RIDGE REPLAT NO. 2
RECORDING INFO:
 CAB. Z SHT. 7816, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS
 PLAN NUMBER: L 302 C

PLAN INFORMATION
PLAN OPTIONS:
 -OUTDOOR LIVING

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 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. FILE NOS. 2014-053746, 2019028011, 2020109286, 2021126654, 2021148783, 2021148784, 2021148785, 2021148786, 2021148791, 2022016594
 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 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 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: 2 HONEYCOMB RIDGE PLACE
 TRI-TECH JOB NO: SH124-22
 CLIENT JOB NO: N/A
 DRAWN BY: BI
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 10-07-22

REVISIONS

DATE	REASON	BY
10-10-22	MOVE HOUSE	RT
10-12-22	REVISION	RT
10-21-22	UPDATED REAR B.L. FROM 14' TO 10'	JMG

SH STONEFIELD HOMES
 DISTINCTIVE STYLE & DESIGN

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

TRI-TECH
 SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

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