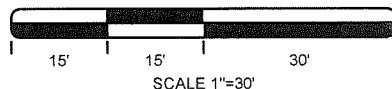
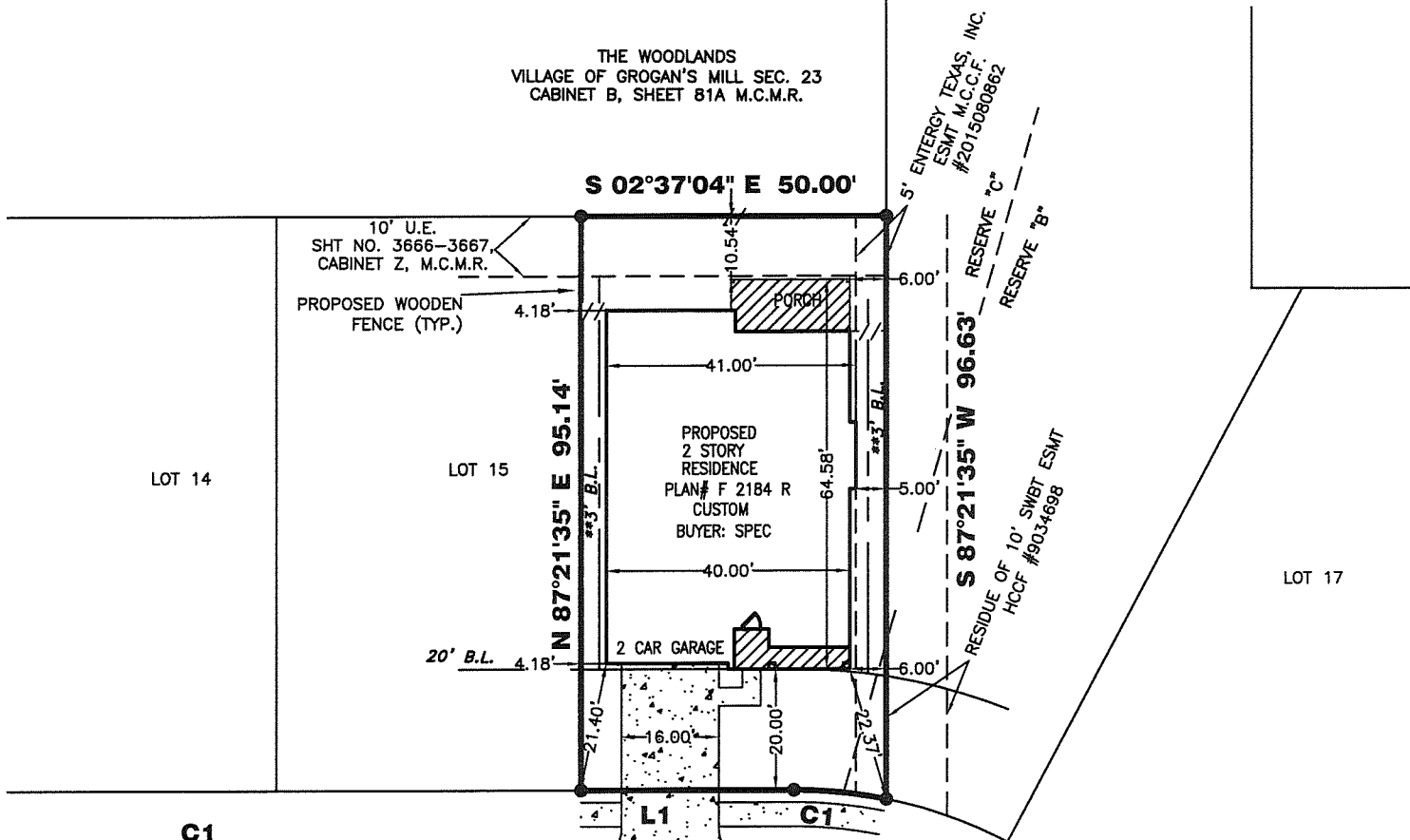


\*CITY ORDINANCES U.E. = UTILITY EASEMENT  
 \*\*RESTRICTIVE COVENANTS B.L. = BUILDING LINE  
 \*\*\*BUILDER GUIDELINES ( ) RECORD INFORMATION

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



THE WOODLANDS  
 VILLAGE OF GROGAN'S MILL SEC. 23  
 CABINET B, SHEET 81A M.C.M.R.



**C1**  
**R=75.00'**  
**L=15.28' (CALL 15.07')**  
**C=15.26'**  
**CB=N 03°08'33" E**  
**L1**  
**N 02°38'25" W 35.00'**

**HONEYCOMB RIDGE PLACE**  
 (50' R.O.W.)

SOD	
FRONT YARD=	138 SQ.YD.
REAR YARD=	79 SQ.YD.
R.O.W.=	26 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>243 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>95 LIN. FT.</b>

LOT COVERAGE	
<b>STRUCTURAL</b>	
SLAB=	2305 SQ.FT.
COVD. PATIO=	165 SQ.FT.
<b>TOTAL=</b>	<b>2470 SQ.FT.</b>
<b>FLATWORK</b>	
DRIVE=	336 SQ.FT.
IN TURN=	183 SQ.FT.
PUBLIC WALKS=	137 SQ.FT.
PRIVATE WALKS=	30 SQ.FT.
<b>TOTAL=</b>	<b>686 SQ.FT.</b>
<b>GRAND TOTAL=</b>	<b>3156 SQ.FT.</b>
<b>LOT=</b>	<b>4781 SQ.FT.</b>
<b>COVERAGE=</b>	<b>59 %</b>

**PROPERTY INFORMATION**

LOT 16 BLOCK 2

**SUBDIVISION:**  
 HONEYCOMB RIDGE REPLAT NO. 2

**RECORDING INFO:**  
 CAB. Z SHT. 7816, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS  
 PLAN NUMBER: F 2184 L (CUSTOM)

**PLAN INFORMATION**

**PLAN OPTIONS:**

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0540H  
 REVISED DATE: 08-18-14 ZONE: "X"

**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.R.M.C.TX. M.C.C. FILE NOS. 2014-053746, 2019028011, 2020109266, 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 85-1876 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: 14 HONEYCOMB RIDGE PLACE  
 TRI-TECH JOB NO: SH121-22  
 CLIENT JOB NO: N/A  
 DRAWN BY: SR  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 10-07-22

**REVISIONS**

DATE	REASON	BY
10-11-22	REVISION	RT
10-13-22	REVISION	RT
10-20-22	REVISED REAR UTILITY EASEMENT	TG
11-14-22	FLIP HOUSE	LT



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

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.