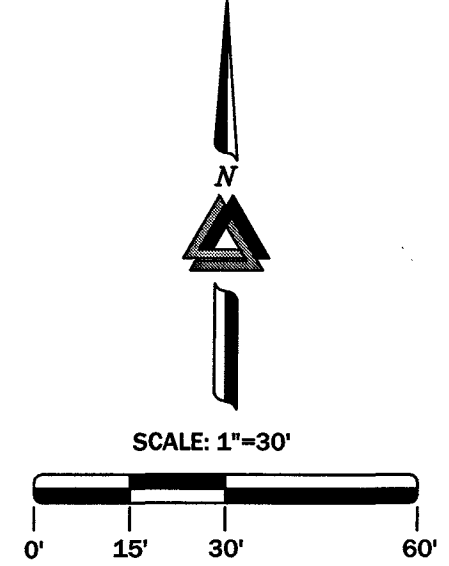


GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	
BOLLARD	SANITARY MANHOLE	STORM MANHOLE	ELECTRIC BOX	

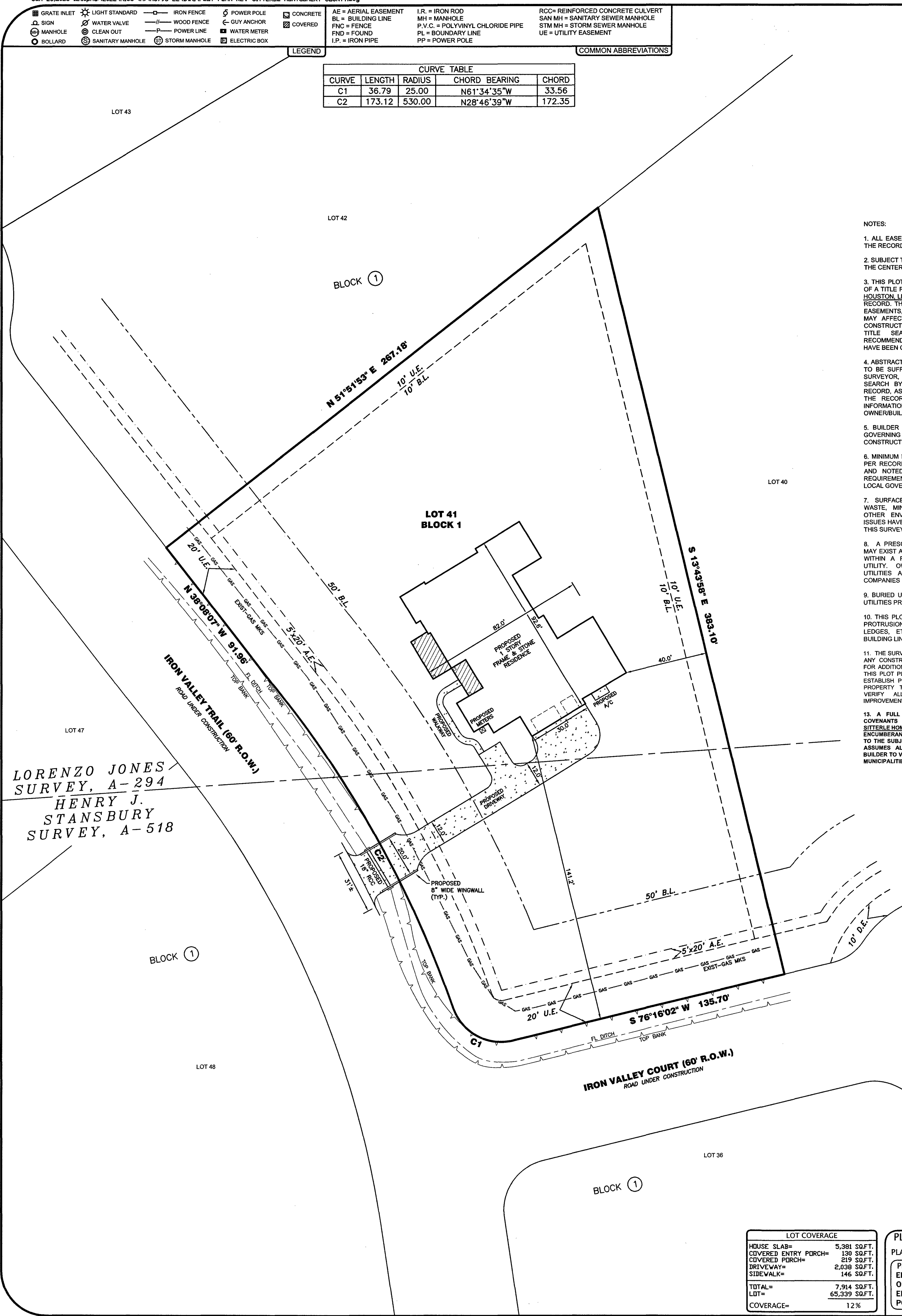
AE = AERIAL EASEMENT	I.R. = IRON ROD	RCC = REINFORCED CONCRETE CULVERT
BL = BUILDING LINE	MH = MANHOLE	SAN MH = SANITARY SEWER MANHOLE
FNC = FENCE	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE
FND = FOUND	PL = BOUNDARY LINE	UE = UTILITY EASEMENT
I.P. = IRON PIPE	PP = POWER POLE	

COMMON ABBREVIATIONS
AE = AERIAL EASEMENT
BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P. = IRON PIPE
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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	36.79	25.00	N61°34'35"W	33.56
C2	173.12	530.00	N28°46'39"W	172.35



- NOTES:
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
 - THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF SITTERLE HOMES-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 SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
 - ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS. TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
 - BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
 - MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
 - SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
 - A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
 - BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THIS PLOT PLAN DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
 - THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON THIS 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.
 - A FULL REVIEW AND ANALYSIS OF THE RESTRICTIVE COVENANTS WAS NOT PERFORMED AT THE REQUEST OF SITTERLE HOMES-HOUSTON, LLC. THERE MAY BE BUILDING LINES, ENCUMBRANCES AND OTHER RESTRICTIONS THAT MAY APPLY TO THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN. BUILDER ASSUMES ALL LIABILITY FOR PLACEMENT OF STRUCTURES. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.



LORENZO JONES SURVEY, A-294
HENRY J. STANSBURY SURVEY, A-518

FLOOD INFORMATION	
F.I.R.M. NO. 48338C	PANEL: 0350G
REVISED DATE 08-18-2014	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.	

LOT COVERAGE	
HOUSE SLAB=	5,381 SQ.FT.
COVERED ENTRY PORCH=	130 SQ.FT.
COVERED PORCH=	219 SQ.FT.
DRIVEWAY=	2,038 SQ.FT.
SIDEWALK=	146 SQ.FT.
TOTAL=	7,914 SQ.FT.
LDT=	65,339 SQ.FT.
COVERAGE=	12%

PLAN INFORMATION	
PLAN NUMBER 9007.MIDLAND	
PLAN OPTIONS:	
ELEVATION A	
OPTIONS:	
ENTRY PORCH	
PORCH	

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #10115900

NO.	DATE	REASON	BY
1	03-07-22	MOVE HOUSE, REV. DRIVEWAY	CLD
2	06-21-22	PROPOSED A/C METERS REVISE DRIVEWAYS	CLD
3	08-24-22	REMOVE SECONDARY DRIVEWAY	CLD
4	01-24-23	MOVE HOUSE, DRIVEWAY REV. LOT COVERAGE	CLD
REVISIONS			

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY
SITTERLE HOMES - HOUSTON, LLC
7415 IRON VALLEY TRAIL
MONTGOMERY, MONTGOMERY COUNTY, TEXAS 77316

PROPERTY INFORMATION	
LOT 41	BLOCK 1
SECTION 9	
SUBDIVISION:	
HIGH MEADOW ESTATES	
RECORDING INFO:	
CABINET Z, SHEET 7619	
MAP RECORDS MONTGOMERY COUNTY, TEXAS	

DRAWING INFORMATION	
ADDRESS:	7415 IRON VALLEY TRAIL
TT JOB NO.:	M3798-22
CLIENT JOB NO.:	N/A
DRAWN BY:	SM / CLD
BEARING BASE:	REFERRED TO PLAT NORTH
DATE:	03-01-22