

LEGEND

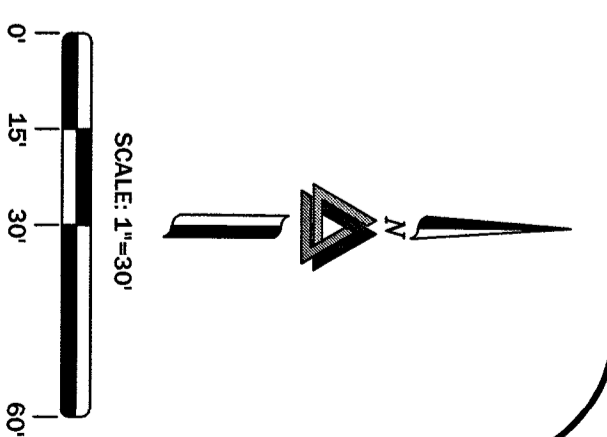
☒	GRATE NILET	☒	POWER POLE	AE	AERIAL EASEMENT
☒	SIGN	☒	WATER VALVE	BL	BUILDING LINE
☒	MANHOLE	☒	CLEAN OUT	CO	COVERED
☒	BOLLARD	☒	SANITARY MANHOLE	FO	FOUND
		☒	STORM MANHOLE	PL	BOUNDARY LINE
		☒	ELECTRIC BOX	PP	POWER POLE
		☒	CONCRETE	IR	IRON ROD
		☒	COVERED	MH	MANHOLE
		☒	CALL	SM MH	SANITARY MANHOLE
		☒	CHAIN LINK FENCE	SS MH	STORM SEWER MANHOLE
		☒	FIRE HYDRANT	SI	SEWER
				SC	SEWER CHLORIDE PIPE
				WLE	WATERLINE EASEMENT

COMMON ABBREVIATIONS

RCC	REINFORCED CONCRETE CULVERT
SM MH	SANITARY SEWER MANHOLE
SS MH	STORM SEWER MANHOLE
SI	SEWER
SC	SEWER CHLORIDE PIPE
WLE	WATERLINE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	62.28	50.00	N49°32'44"W	58.33



NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE SURVEYOR'S OFFICE. THE HOMEOWNER IS ADVISED THAT THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE RECORDS 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 THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
4. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
5. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY. FINISH FLOOR REQUIREMENTS MAY BE REQUIRED BY FEDERAL AND/OR LOCAL GOVERNING AUTHORITIES.
6. 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 PLOT PLAN.
7. 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.
8. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THIS PLOT PLAN DOES NOT ADDRESS ARCHITECTURAL PROVISIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

**LORENZO JONES
SURVEY, A-294
HENRY J. STANSBURY
SURVEY A-513**

LOT COVERAGE

HOUSE SLAB	3,998 SQ.FT.
DRIVEWAY	448 SQ.FT.
DRIVEWAY	2,021 SQ.FT.
SIDEWALK	232 SQ.FT.
TOTAL	6,699 SQ.FT.
LDT	8,719 SQ.FT.
COVERAGE	8 %

FLOOD INFORMATION

FIRM NO. 48389C
REVISION DATE 08-18-2014
ZONE: X & X-1

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

PLAN INFORMATION

PLAN NUMBER: WIMBERLY 9004 RSA

PLAN OPTIONS:
ELEVATION "C"
GARAGE RIGHT

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	06-21-22	PROPOSED A/C, METERS, REVISE DRIVEWAY	CLD
2	06-22-22	FLIP HOUSE	CLD
3	01-24-23	MOVE HOUSE, DRIVEWAY REV. LOT COVERAGE	CLD

REVISIONS

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY

SITTERLE HOMES - HOUSTON

7502 IRON VALLEY COURT

MONTGOMERY, MONTGOMERY COUNTY, TEXAS 77316

PROPERTY INFORMATION

LOT 39 BLOCK 1 SECTION 9

SUBDIVISION: HIGH MEADOW ESTATES

RECORDING INFO: CABINET Z, SHEET 7619, MAP RECORDS MONTGOMERY COUNTY, TEXAS

DRAWING INFORMATION

ADDRESS: 7502 IRON VALLEY COURT

TT JOB NO: SIT119-22

CLIENT JOB NO: N/A

DRAWN BY: SM / CLD

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 05-09-22