

R=2030.00'
L=9.19'
C=9.19'
CB=N 15°06'12" W

R=25.00'
L=37.42'
C=34.03'
CB=N 57°51'26" W

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
**DEED RESTRICTIONS PER M.C.C. FILE NO. 2003-063882

P.A.E.=PERMANENT ACCESS EASEMENT. (SEE APPLICABLE RESTRICTION ; ASSOCIATED WITH P.A.E. PER RECORDED PLAT)

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.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Y, SHEETS 76-81, M.R.M.C.TX., M.C.C. FILE NOS. 2002-086630, 2003-063882, 2003-117751, 2003-126851, 2004-091627, 2005-058322, 2005-070776, 2005-128488, 2006-005513.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.
THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE CORPORATION 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.

3103 KATNER LANE (PVT.)
(50' P.A.E. - P.U.E.)

LOT SIZE: 9520 SQ. FT.



NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

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.

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR F.I.R.M. ZONE "X" INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT WITH LOCAL GOVERNING AGENCY PRIOR TO STARTING CONSTRUCTION.

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 ITS ACCURACY.

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PLOT PLAN		SCALE: 1"=20'		MERITAGE JOB NO.: 65331510243	
THIS IS NOT A BOUNDARY SURVEY		DATE: 08-07-06			
drawn by: VT		ADDRESS: 3103 KATNER LANE			
WE DO HEREBY STATE THAT THIS DRAWING OR PLAN REPRESENTS A PROPOSED RESIDENCE ON THE LOT & BLOCK SHOWN HEREON PER MERITAGE CORPORATION'S REQUEST AND PER THEIR ARCHITECT'S PLANS.					
					
SUBDIVISION: CANYON LAKES AT LEGENDS RANCH		LOT: 23 BLOCK: 4 SECTION: 3 COUNTY: MONTGOMERY			
JOB# L6310-06		CABINET: Y		SHEETS: 76-81 M.R.M.C.	
PLAN# R 7383 F		FLOOD INFO: 48339C 0545F "X" 12-19-96			