

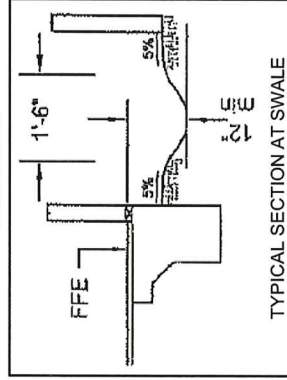
- POWER POLE — P — POWER LINE CONCRETE 5% SLOPE AERIAL EASEMENT G = GUTTER
 SANITARY MANHOLE TREE WITH SIZE COVERED POSITIVE FLOW R.O.W. = RIGHT OF WAY
 P.S. & V.B. = PEDESTRIAN SAFETY AND VISIBILITY BUFFER
 SAN MH = SANITARY MANHOLE SRZ = SOLAR READY ZONE
 FF = FINISHED FLOOR UE = UTILITY EASEMENT

LEGEND

LOT COVERAGE

SLAB=	2,648 SQ.FT.
COVERED PORCH=	139 SQ.FT.
COVERED GARAGE ENTRY=	63 SQ.FT.
COVERED PATIO=	184 SQ.FT.
DRIVEWAY=	586 SQ.FT.
WALKWAY=	74 SQ.FT.
TOTAL=	3,694 SQ.FT.
LOT=	8,840 SQ.FT.
COVERAGE=	42 %

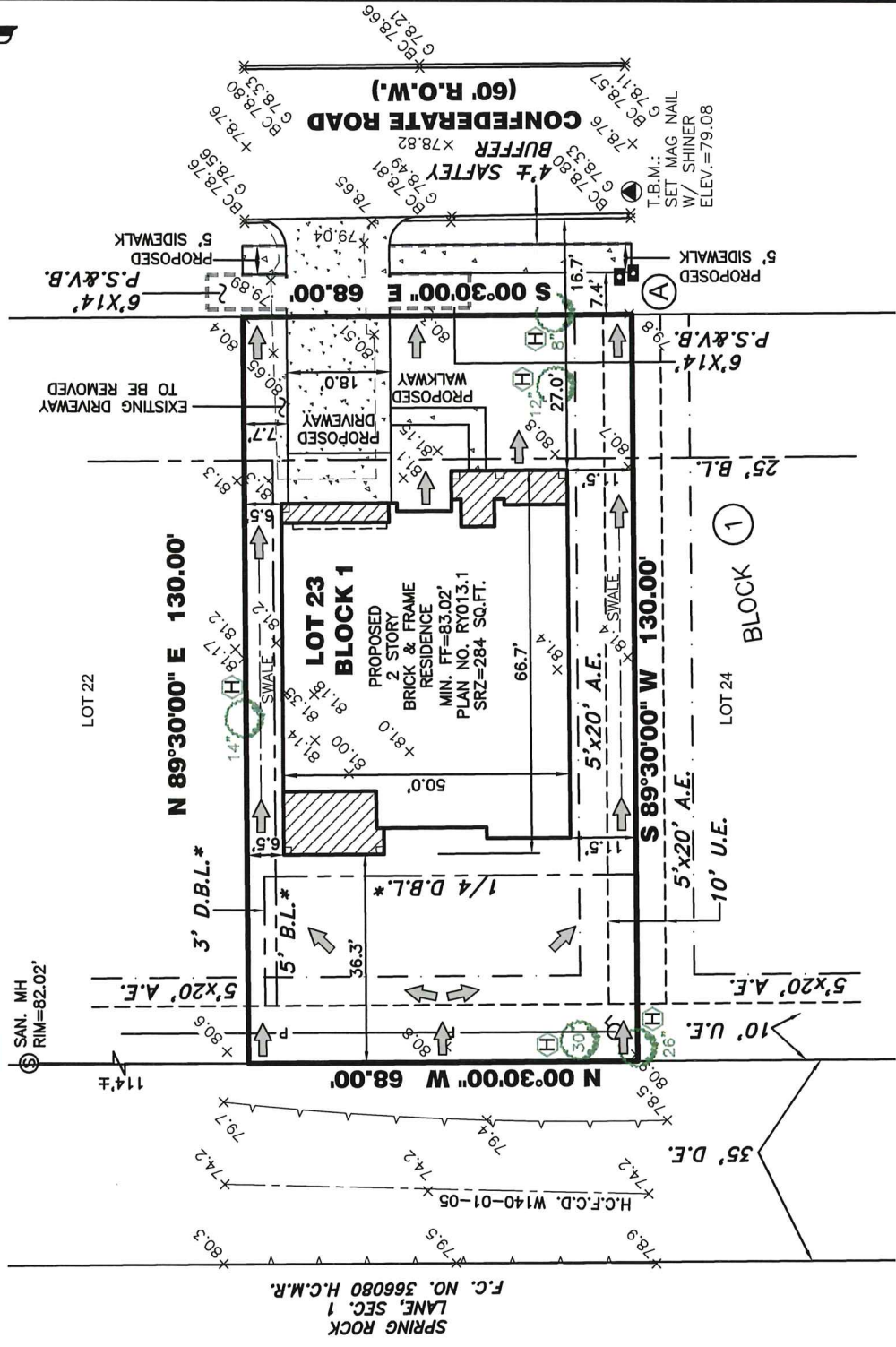
CONCRETE IN R.O.W.
DRIVEWAY/SIDEWALK= 569 SQ.FT.



FINISH FLOOR CALCULATIONS

1. 12" + 78.56' + (43.7' x 0.02) = 80.43'
2. 12" ABOVE RIM ELEVATION OF NEAREST SANITARY MANHOLE = 83.02'
3. 4" ABOVE CROWN OF STREET = 79.15'

SCALE: 1" = 30'



(A) POSSIBLE CONFLICT WITH WATER METERS IN PROPOSED SIDEWALK

1409 CONFEDERATE ROAD
HOUSTON, HARRIS COUNTY, TEXAS 77055

NOTES:

1. SEE ATTACHED DWG. NO. 12-01-R FOR A RESIDENTIAL EXAMPLE. ANY DEVIATIONS OF SLOPE MUST BE APPROVED BY THE BUILDING OFFICIAL OR DESIGNER.
2. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
3. SUBJECT TO A DRAINAGE EASEMENT '15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
4. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE 'B' OF TITLE COMMITMENT AS DEFINED PER VOLUME 38, PAGE 47, H.C.M.R., VOLUME 294, PAGE 47, VOLUME 210, PAGE 17, VOLUME 2467, PAGE 604, VOLUME 2791, PAGE 281, H.C.D.R.
5. 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 RECORD, AS PER DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
6. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.



ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJUSTMENT

BM: H.C.F.C.D. RM. NO. 210225
ELEV. = 77.40' N.A.V.D. 1988, 2001 ADJ.)

TBM: SET MAG NAIL W/ SHINER
ELEV. = 79.08'

SET MAG NAIL W/ SHINER
ELEV. = 79.08'

7. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
8. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED REQUIREMENTS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
9. SURFACE OR SUBSURFACE FAILING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHITECTURAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
10. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
11. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
12. THIS SITE PLAN DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS WHICH SERVICES OPERATIONS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

13. THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE DELAYS SHOWN ON THIS SITE PLAN. THE MAIN PURPOSE OF A SITE 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.
14. THE ELEVATIONS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY, PERFORMED ON 06-08-22.
15. SUBJECT TO CITY OF HOUSTON (C.O.H.) ORDINANCE 85-1878 PER H.C.C.F. No. N253866 AND C.O.H. ORDINANCE 09-1312 PER H.C.C.F. No. H58783 AND AMENDED C.O.H. ORDINANCE 1989-262, DEALING WITH THE BUILDING LINES AMONG OTHER THINGS.
16. DRAINAGE ARROWS SHOWN ARE PROPOSED DRAINAGE FLOW AND DOES NOT CONSTITUTE OR REPLACE AN ENGINEERED DRAINAGE PLAN.

* PER VOL. 2457, PG. 604, H.C.D.R.

SITE PLAN

LOT 23 BLOCK 1
SUBDIVISION LONG POINT WOODS, SECTION 1
RECORDING VOLUME 38, PAGE 41
BORROWER NEWMARK HOMES HARRIS COUNTY, TEXAS
MAP RECORDS HARRIS COUNTY, TEXAS
TITLE CO: WFG NATIONAL TITLE INSURANCE COMPANY
G.F. NO: 22-394021 G.F. EFFECTIVE DATE: 06-10-2022
SURVEYED FOR: NEWMARK HOMES - HOUSTON

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0645L
REVISED DATE 6-18-2007 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.

DRAWING INFORMATION

JOB NO: NM123-22
ENCUMBRANCE STUDY: N/A
CALCULATED BY: J.M.COX
DRAWN BY: SM/CJD
CHECKED BY: D.SULLIVAN
BEARING BASE REFERRED TO PLAT NORTH
DRAWING TEMPLATE RLS.dwt
DRAWING PEN TABLE: TRI-TECH.CTB
COGO SOFTWARE: ADESK C3D 2015

REVISIONS

NO.	DATE	REASON	BY
1	12-06-22	ADD SRZ SQ.FT.	CJD

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