



THIS LOT LIES WITHIN SHADY ZONE #4 ZONE AS AD SCALD ON YOUR CASE NO. 20-06-00324, EFFECTIVE FEBRUARY 21, 2020. THIS INFORMATION IS FOR YOUR INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO DENY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.



0 30 60
SCALE: 1"=30'

61376-P

JOB # HD4193

PLOT PLAN

NOTES:

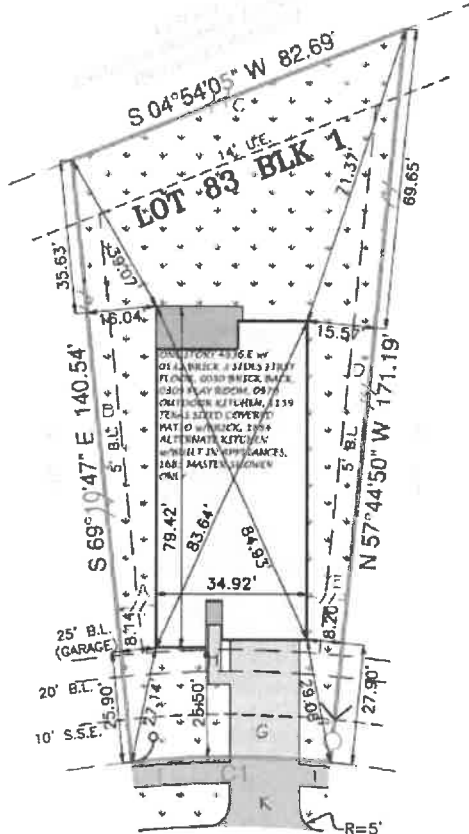
1. BUILDING LINES PER PLAT AND MASTER PLANNED COMMUNITY DESIGN GUIDELINES DATED OCTOBER, 2019.

✓ DUAL SANITARY SERVICE LEAD. ○ SANITARY SEWER. ↷ SINGLE LEAD, WATER SERVICE.

THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE AND DOES NOT CONSTITUTE AN ACTUAL SURVEY.

PRELIMINARY (NOT FOR CONSTRUCTION)

NO FUTURE IMPROVEMENT SHOULD BE PLANNED TO ENTER OR BUILDING IN OR EASEMENT WITHIN THE PROPOSED LOT OR ADJACENT AREAS.



CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	270.00'	45.80'	11°25'54"	46.82'	N 28°32'11" E

- PROPOSED HOUSE
- PROPOSED COVERED CONCRETE SLAB
- PROPOSED CONCRETE (NOT COVERED)
- CONCRETE OUTSIDE OF SUBJECT BOUNDARY
- BUILDING LINE
- GARAGE BUILDING LINE
- UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- SUBJECT BOUNDARY LINE
- PROPOSED FENCE

LINEAR FOOTAGE OF FENCE	
A	9.1
B	104.7
C	62.7
D	133.3
E	9.2
TOTAL	339.0

SQ. FT. OF FLATWORK ON SITE	
G	446
H	64
TOTAL	510

SQ. FT. OF FLATWORK OFF SITE	
I	145
J	202
TOTAL	413

+ SQ. FT. OF 500 +	
FRONT	895
BACK	5297
OFFSITE	295
TOTAL	6587

LOT COVERAGE	
HOUSE	2145.50 FT
WALK/DRIVE/AC PAD	618.50 FT
ENTRY	21.50 FT
COV. PATIO	182.50 FT
TOTAL	3168.00 FT
LOT	9645.50 FT
COVERAGE	33%

- NOTES:
- PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, OR ORDINANCES IF ANY.
 - SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD ON, NOR AND ABOVE THE PROPERTY HEREIN DESCRIBED.
 - WE DO HEREBY STATE THAT THIS DRAWING OR PLAN REPRESENTS A PROPOSED RESIDENCE ON THE LOT & BLOCK SHOWN HEREON PER M.H.I.'S REQUEST AND PER THEIR ARCHITECT'S PLANS.
 - ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.
 - ANY AND ALL HOUSE DIMENSIONS, HOUSE LOCATIONS, BOUNDARY AND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED BY THE APPLICABLE CONTRACTOR BEFORE ANY AND ALL CONSTRUCTION MAY COMMENCE.

3. LOT# MUST VERIFY ALL MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR APPLICABLE F.I.R.M. ZONE SHOWN HEREON INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENTS WITH LOCAL GOVERNING AGENCY PRIOR TO STARTING CONSTRUCTION. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF M.H.I. 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 LOT # DOES NOT CONSTITUTE A TITLE SEARCH BY F.M.S. SURVEYING CO.

C.F. # : N/A DATE : MARCH 18, 2021

LOT 83, BLOCK 1, OF POMONA SECTION SIXTEEN (16)

MAP RECORDED IN CLERK'S FILE No. 2020072968 OF THE OFFICIAL RECORDS,

BRAZORIA COUNTY, TEXAS.

ADDRESS : 4727 CEDAR BLITTE LANE

TO : MHI (EXCLUSIVELY)

RW