

* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 () RECORD INFORMATION

I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

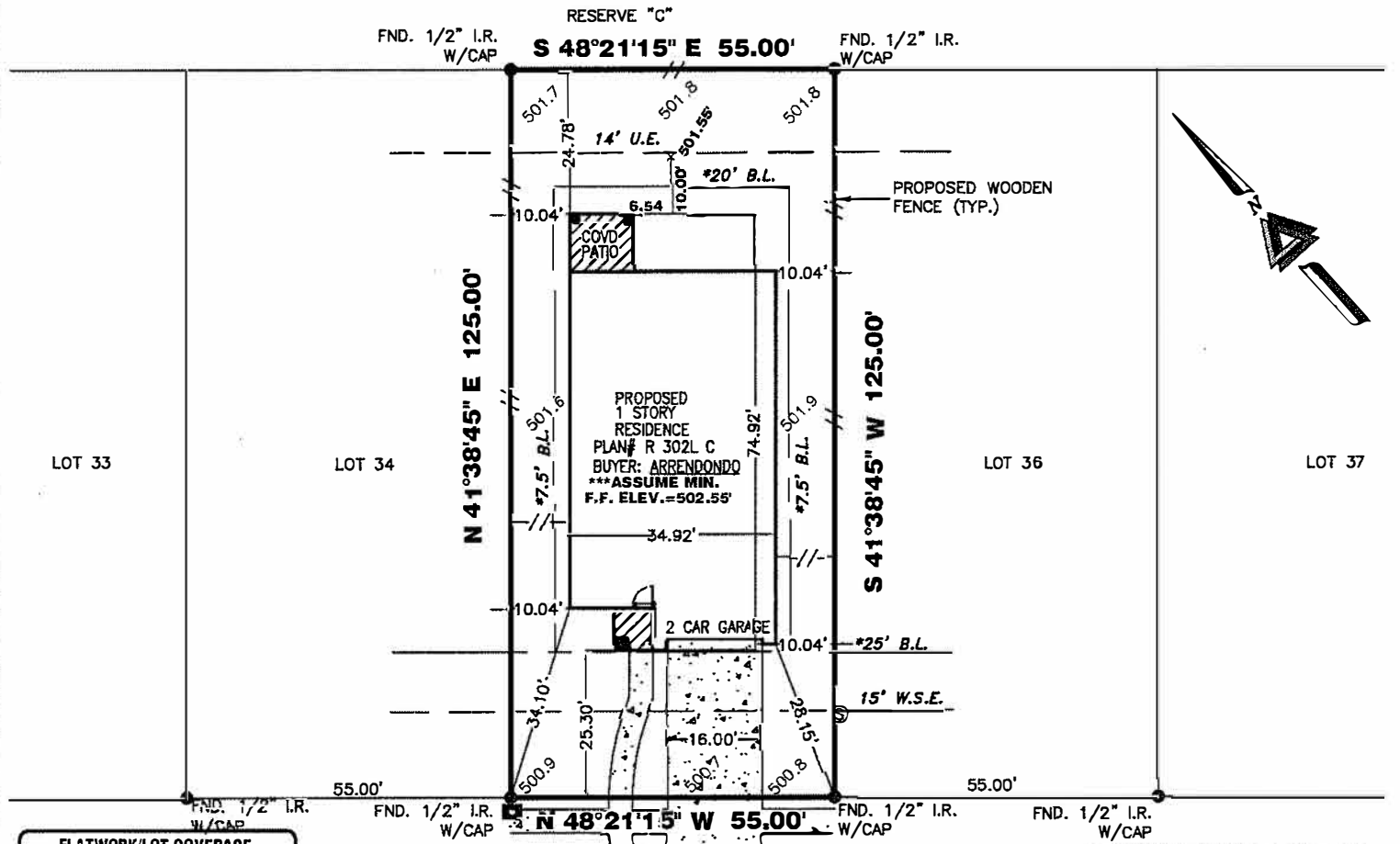
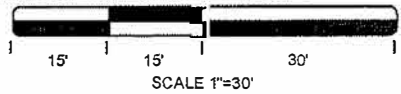
LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

IRON FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)
 OVERHEAD UTILITIES

CONCRETE COVERED A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER LIGHT POLE

LOT 1, BLOCK 1
 CATHOLIC COMMUNITY OF
 ST. LUKE THE EVANGELIST
 FILM CODE NO. 655214
 H.C.M.R.



FLATWORK/LOT COVERAGE	
COVD. PATIO=	109 SQ.FT.
SLAB=	2184 SQ.FT.
DRIVE=	428 SQ.FT.
IN TURN =	183 SQ.FT.
FRONT WALK=	103 SQ.FT.
PUBLIC WALKS=	190 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	3229 SQ.FT.
LOT=	6875 SQ.FT.
COVERAGE=	42 %

PLAN NO: R 302L C

PLAN OPTIONS:
 - FULL MASONRY
 - COVERED PATIO
 - PERIMETER LOT

T.B.M. = 500.00
 ASSUMED ELEV. 500.20
 T.O.C. DUNSMORE OAK DRIVE
 (50' R.O.W.)

CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

***Minimum FFE shown on this plan is based on a 1.0% Grade from an ASSUMED elevation at the top of curb (as shown on plan) to a point centered, 10' off the back of the residence. All elevation information shown hereon are NOT based on any existing field data and it is solely the builder's responsibility to ensure no drainage extends across property lines and confirm the final FFE conforms to all applicable jurisdictional codes and standards.

SOD	
FRONT YARD=	148 SQ.YD.
REAR YARD=	303 SQ.YD.
R.O.W.=	26 SQ.YD.
TOTAL SOD AREA=	477 SQ.YD.
FENCE	
FRONT LIN. FT.=	20 LIN. FT.
RIGHT LIN. FT.=	84 LIN. FT.
LEFT LIN. FT.=	77 LIN. FT.
REAR LIN. FT.=	55 LIN. FT.
TOTAL FENCE=	236 LIN. FT.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID 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.

2531 DUNSMORE OAK DRIVE

PROPERTY INFORMATION

LOT 35 BLOCK 3
 SUBDIVISION:
 RIVERSTONE RANCH AT CLEAR CREEK SEC. 12
 RECORDING INFO:
 FILM CODE 688842, MAP RECORDS,
 HARRIS COUNTY, TEXAS
 BORROWER:
 MERITAGE HOMES CORPORATION
 TITLE CO.
 CAREFREE TITLE AGENCY, INC
 G.F.# * _____ G.F. DATE: * _____
 SURVEYED FOR:
 MERITAGE HOMES CORPORATION

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 688842, M.R.H.C.T.X., H.C.C.
 ALL ROD CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.
 C.O.H. ORDINANCE 65-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 69-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE HOMES 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 SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
 A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

LOT SURVEY/SITE PLAN



TRI-TECH
 SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

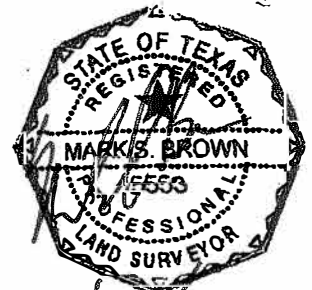
www.tritechtx.com

TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.



10/07/2019
 SURVEYOR REGISTRATION

DRAWING INFORMATION

TRI-TECH JOB NO: L17455-19
 CLIENT JOB NO: 65143720252
 DRAWN BY: MM
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 08-13-19

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 1055L
 REVISED DATE: 06-18-07 ZONE: "X" SHADED

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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

REVISIONS

DATE	REASON	BY
09-10-19	CHANGE ELEV. & OPTION	HM
10-07-19	CHANGE TO 4 SIDES BRICK	HM