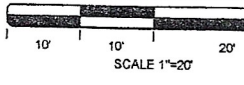
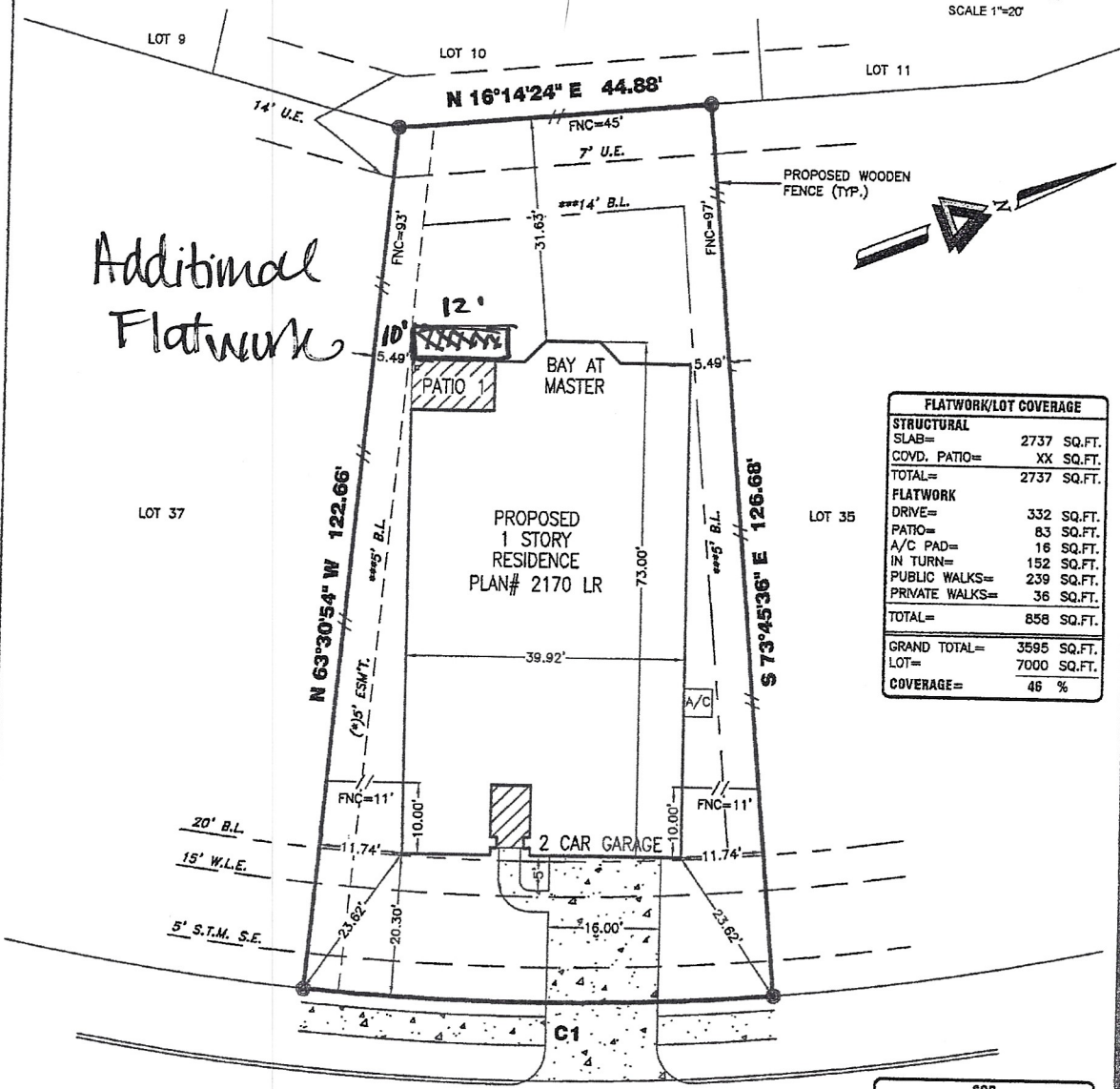


* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 () RECORD INFORMATION



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 10-19-20

Additional Flatwork



FLATWORK/LOT COVERAGE	
STRUCTURAL	
SLAB=	2737 SQ.FT.
COVD. PATIO=	XX SQ.FT.
TOTAL=	2737 SQ.FT.
FLATWORK	
DRIVE=	332 SQ.FT.
PATIO=	83 SQ.FT.
A/C PAD=	16 SQ.FT.
IN TURN=	152 SQ.FT.
PUBLIC WALKS=	239 SQ.FT.
PRIVATE WALKS=	36 SQ.FT.
TOTAL=	858 SQ.FT.
GRAND TOTAL=	3595 SQ.FT.
LOT=	7000 SQ.FT.
COVERAGE=	46 %

SABINE POINT DRIVE PVT.
 (50' P.A.E./P.U.E.)

(*5' ESM'T. # 2018455718

C1
R=375.00'
L=67.05'
C=66.96'
CB=S 21°21'45" W

SOD	
FRONT YARD=	133 SQ.YD.
REAR YARD=	289 SQ.YD.
R.O.W.=	40 SQ.YD.
TOTAL SOD AREA=	462 SQ.YD.
FENCE	
FRONT (WING)=	22 LIN. FT.
REAR=	45 LIN. FT.
RIGHT=	97 LIN. FT.
LEFT=	93 LIN. FT.
TOTAL FENCE=	257 LIN. FT.

PROPERTY INFORMATION

LOT 36 BLOCK 3

SUBDIVISION:
BALMORAL SEC. 3

RECORDING INFO:
FILM CODE 686162, MAP RECORDS,
HARRIS COUNTY, TEXAS

PLAN OPTIONS:
 -BRICK SIDES AND PATIO & STANDARD
 -BRICK REAR
 -MASTER BAY WINDOW

NOTES:

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

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

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 HOUSTON) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY SAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF GEHAN HOMES, LTD. 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.

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.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REMBURSEMENT 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.

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0505M
 REVISED DATE: 06-09-14 ZONE: "X"

DRAWING INFORMATION

ADDRESS: 12527 SABINE POINT DRIVE PVT.
 TRI-TECH JOB NO: G9616-20
 CLIENT JOB NO: N/A
 DRAWN BY: BS
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 10-15-20

GehanHOMES

THIS IS NOT A BOUNDARY SURVEY

TRI-TECH
 SURVEYING COMPANY, L.P.

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

www.tritechtx.com TBPLS #10115900
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REVISIONS

DATE	REASON	BY

*TO VIEW - KNOW THE (SOUTH IX)
 Paint - Antler Velvet
 DWY - Antler Velvet*

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.