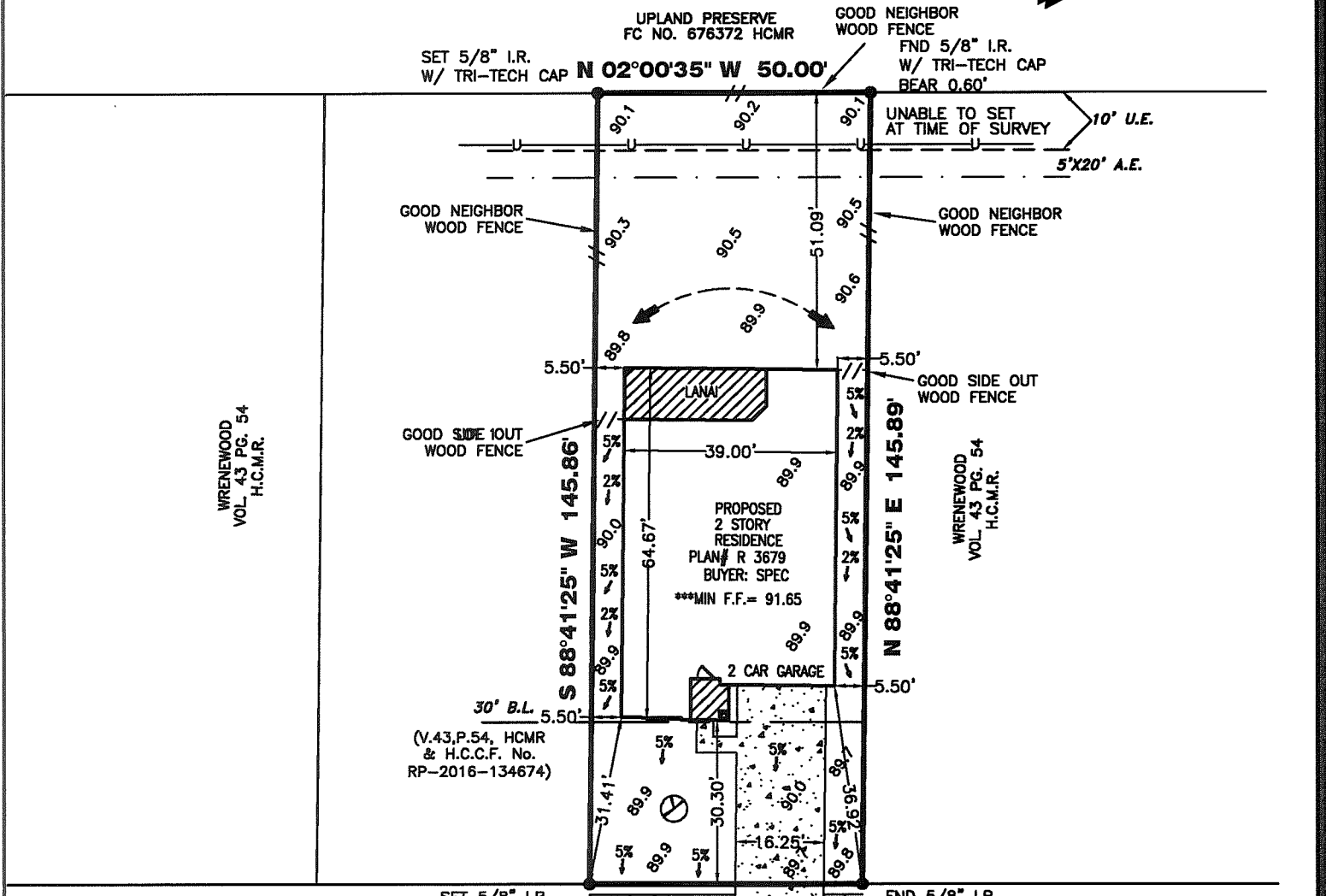
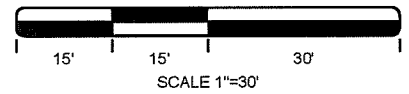


*CITY ORDINANCES U.E. = UTILITY EASEMENT
 **RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 ***BUILDER GUIDELINES () RECORD INFORMATION

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



(MH) MANHOLE = 89.04'

SOD	
FRONT YARD=	186 SQ.YD.
REAR YARD=	289 SQ.YD.
R.O.W.=	44 SQ.YD.
TOTAL SOD AREA=	519 SQ.YD.
FENCE	
TOTAL FENCE=	172 LIN. FT.

12" + (0.02 X 46.80 X 12"/FT) + 89.04 = 90.98
 (*) (NEA. S.S MH) 89.04 + 12" = 90.04

ELEVATIONS SHOWN ARE OF EXISTING CONDITIONS

SEE ATTACHED DRAWING NO. 12-01-R FOR RESIDENTIAL EXAMPLE, ANY DEVIATIONS MUST BE APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE.

LOT COVERAGE	
STRUCTURAL	
SLAB=	2150 SQ.FT.
COVD. PATIO=	243 SQ.FT.
TOTAL=	2393 SQ.FT.
FLATWORK	
DRIVE=	596 SQ.FT.
IN TURN=	267 SQ.FT.
PUBLIC WALKS=	135 SQ.FT.
PRIVATE WALKS=	31 SQ.FT.
TOTAL=	1029 SQ.FT.
GRAND TOTAL=	3422 SQ.FT.
LOT=	7294 SQ.FT.
COVERAGE=	41 %

PROPERTY INFORMATION

LOT 2 BLOCK 1
 SUBDIVISION:
 WRENWOOD ESTATES
 RECORDING INFO:
 FILM CODE NO. 704866, MAP RECORDS,
 HARRIS COUNTY, TEXAS
 PLAN NUMBER: R 3679

PLAN INFORMATION

PLAN OPTIONS:

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0640M
 REVISED DATE: 11-15-19 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 704866, M.R.H.C.TX; H.C.C. FILE NOS.
 SUBJECT TO 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.
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-292.
 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 PLOT PLAN 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.

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

DRAWING INFORMATION

ADDRESS: 1403 WYCLIFFE DRIVE
 TRI-TECH JOB NO: SH247-23
 CLIENT JOB NO: N/A
 DRAWN BY: SV
 BEARING BASE: REFERRED TO PLAT NORTH
 DRAWN DATE: 11-07-23

REVISIONS

DATE	REASON	BY

STONEFIELD HOMES
 DISTINCTIVE STYLE & DESIGN

PLOT PLAN
 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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