MHI
McGUYER HOMEBUILDERS, INC.

FMS SURVEYING, INC.
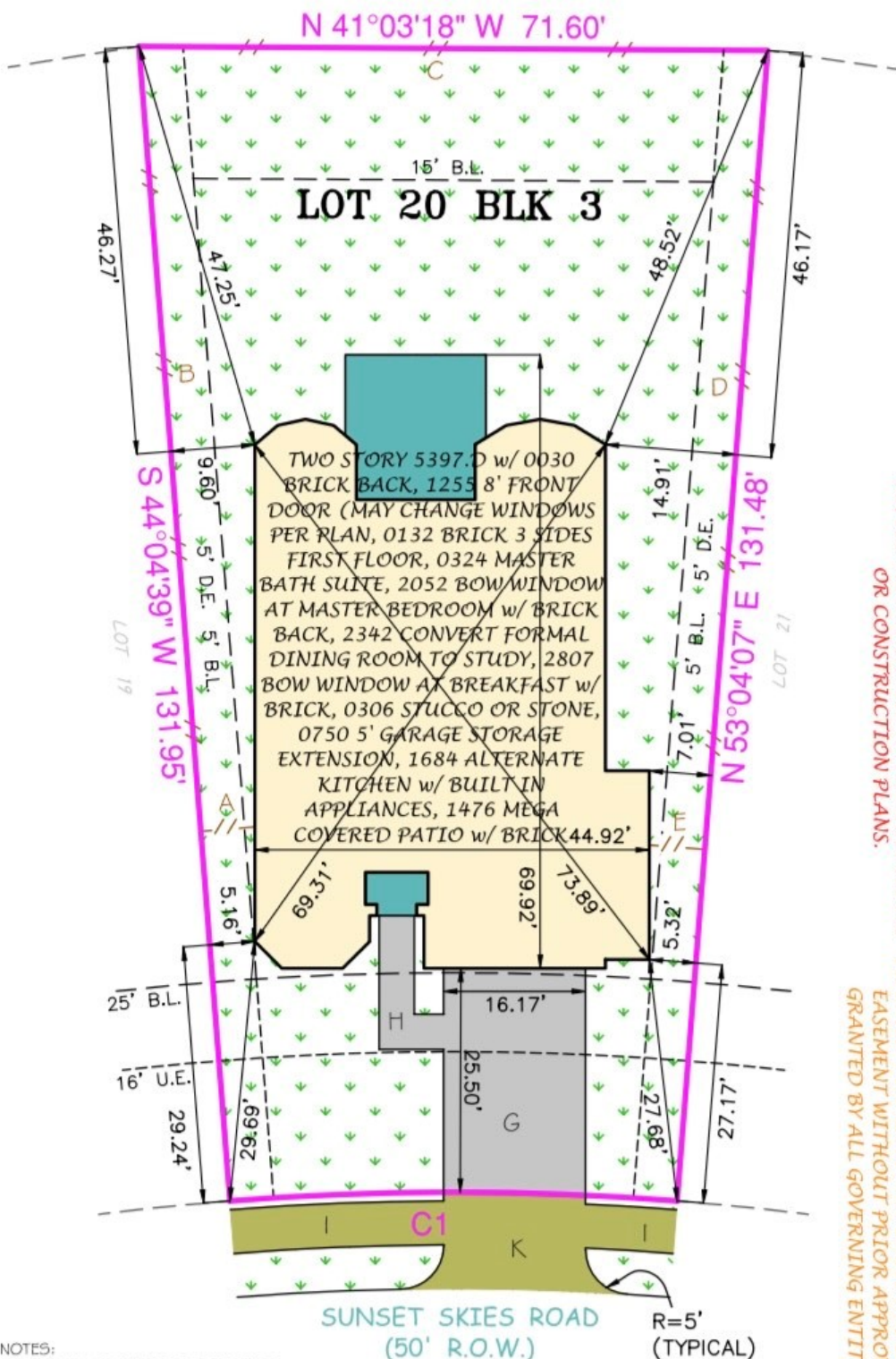ESTABLISHED 1978

0   20   40
SCALE: 1"=20'

60117-P2C

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

JOB # HD7142
PLOT PLAN
NOTES:
1. BUILDING LINES PER PLAT AND RESIDENTIAL BUILDER GUIDELINES DATED MARCH 2019.

LEGEND

B.L. — BUILDING LINE.
U.E. — UTILITY EASEMENT.
S.S.E. — SANITARY SEWER EASEMENT.
D.E. — DRAINAGE EASEMENT.
— SUBJECT BOUNDARY LINE.
— PROPOSED FENCE.

CONCRETE OUTSIDE OF SUBJECT BOUNDARY.
PROPOSED CONCRETE (NOT COVERED).
PROPOSED COVERED CONCRETE SLAB.
PROPOSED HOUSE.

N 41°03'18" W 71.60'

LOT 20 BLK 3

15' B.L.

46.27' 47.25' 48.52' 46.17'

S 44°04'39" W 131.95'

9.60 5' D.E. 5' B.L.

TWO STORY 5397.D w/ 0030 BRICK BACK, 1255 8' FRONT DOOR (MAY CHANGE WINDOWS PER PLAN, 0132 BRICK 3 SIDES FIRST FLOOR, 0324 MASTER BATH SUITE, 2052 BOW WINDOW AT MASTER BEDROOM w/ BRICK BACK, 2342 CONVERT FORMAL DINING ROOM TO STUDY, 2807 BOW WINDOW AT BREAKFAST w/ BRICK, 0306 STUCCO OR STONE, 0750 5' GARAGE STORAGE EXTENSION, 1684 ALTERNATE KITCHEN w/ BUILT IN APPLIANCES, 1476 MEGA COVERED PATIO w/ BRICK

14.91' 5' D.E. 5' B.L. 7.01'

N 53°04'07" E 131.48'

44.92'

69.31' 69.92' 73.89' 5.32'

5.16'

25' B.L.

16.17'

16' U.E.

25.50'

29.24' 9.66' H G 27.68' 27.17'

C1

I K I

SUNSET SKIES ROAD
(50' R.O.W.)

R=5'
(TYPICAL)

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	325.00'	51.00'	8°59'28"	50.95'	S 41°25'37" E

LINEAR FOOTAGE OF FENCE

A	6.2
B	89.7
C	71.6
D	91.3
E	6.4
F	-
TOTAL	265.2

SQ. FT. OF FLATWORK ONSITE

G	414
H	106
TOTAL	520

SQ. FT. OF FLATWORK OFFSITE

I	171
J	-
K	188
TOTAL	359

SQ. FT. OF SOD

FRONT	1103
BACK	3764
OFFSITE	192
TOTAL	5059

LOT COVERAGE

HOUSE	2376 SQ. FT.
WALK/DRIVE/AC PAD	520 SQ. FT.
ENTRY	32 SQ. FT.
COV PATIO	248 SQ. FT.
TOTAL=	3176 SQ. FT.
LOT=	8012 SQ. FT.
COVERAGE=	40 %

NOTES:
1. PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY
2. SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD OVER, UNDER AND ACROSS THE PROPERTY HEREIN DESCRIBED.
3. 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.
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTION (DEED RESTRICTION, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.
5. 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.

BUILDER MUST VERIFY 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.

THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.

REV : MARCH 23, 2021 (P2)
REV : JANUARY 11, 2021 (TC)
REV : APRIL 23, 2021 (2C)
REV : MARCH 24, 2021 (2A)
G.F. # : 1070481
DATE : JANUARY 07, 2020
LOT 20 , BLOCK 3 , OF ARTAVIA SECTION TWO (2)
MAP RECORDED IN CABINET Z, 5472-5478 OF THE MAP RECORDS, MONTGOMERY COUNTY, TEXAS.
ADDRESS : 17514 SUNSET SKIES ROAD
TO : MHI (EXCLUSIVELY)

DM