

LEGEND

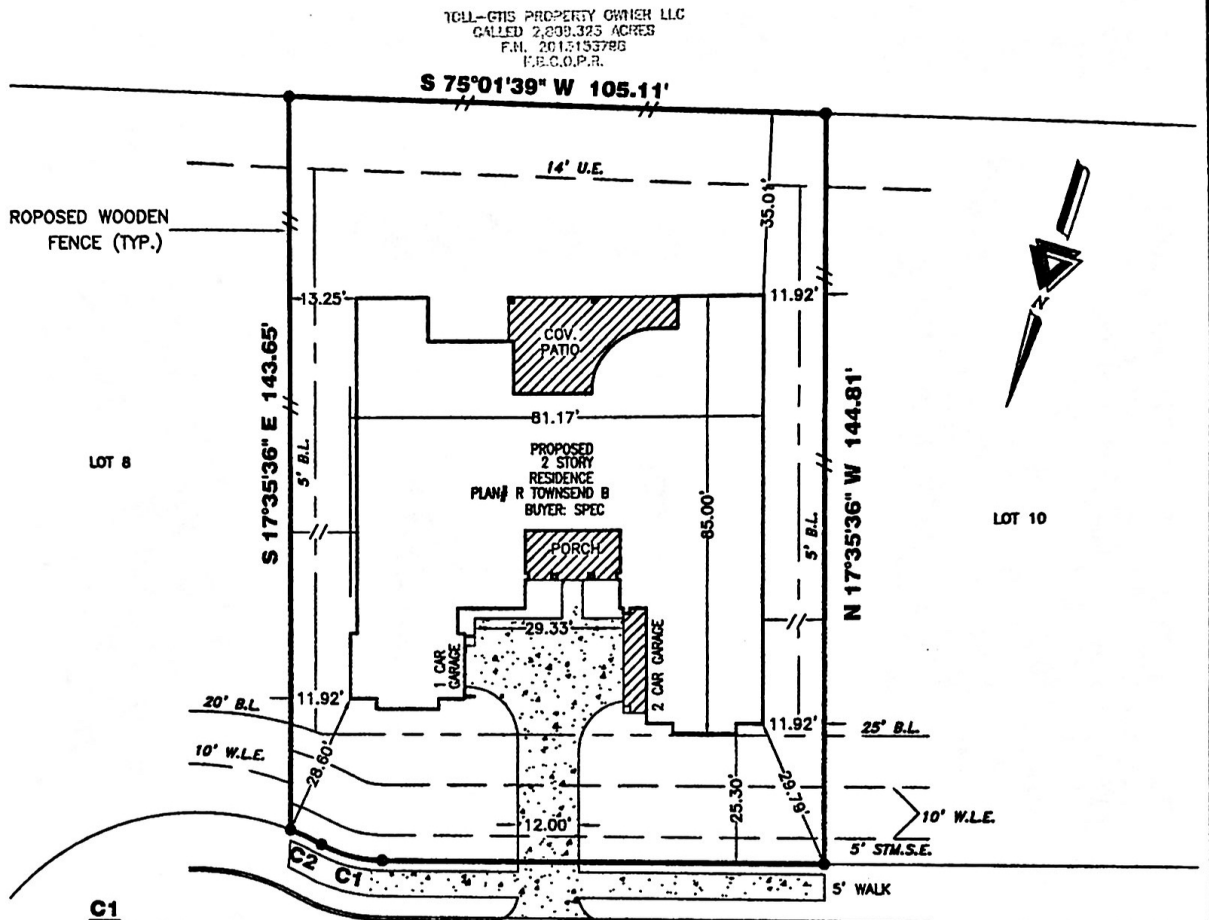
* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT

BL = BUILDING LINE
 PL = PROPERTY LINE
 IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

BSE = SANITARY SEWER ESMT.
 WLE = WATERLINE EASEMENT
 ROW = RIGHT OF WAY

PUE = PUBLIC UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.

15' 15' 30'
 SCALE 1"=30'



C1
 R=2500'
 L=12.55'
 C=12.42'
 CB=N 86°47'12" E

C2
 R=50.00'
 L=06.87'
 C=06.86'
 CB=S 82°46'03" E

N 72°24'24" E 86.74'
 RED FOX DRIVE (PVT.)
 (50' PRIVATE R.O.W.)

LOT COVERAGE	
SLAB=	5360 SQ.FT.
DRIVE=	885 SQ.FT.
IN-TURN DRIVE=	139 SQ.FT.
PUBLIC WALKS=	471 SQ.FT.
PRIVATE WALKS=	31 SQ.FT.
COVERED PATIO=	432 SQ.FT.
TOTAL=	7318 SQ.FT.
LOT=	15416 SQ.FT.
COVERAGE=	44 %

SOD	
FRONT YARD=	388 SQ.YD.
REAR YARD=	596 SQ.YD.
SOD IN ROW=	82 SQ.YD.
TOTAL SOD AREA=	1048 SQ.YD.
FENCE	
FRONT LIN. FT.=	25 LIN. FT.
RIGHT LIN. FT.=	97 LIN. FT.
LEFT LIN. FT.=	85 LIN. FT.
REAR LIN. FT.=	105 LIN. FT.
TOTAL FENCE=	312 LIN. FT.

PROPERTY INFORMATION

LOT 9 BLOCK 2 SECTION 6

SUBDIVISION:
 SIENNA VILLAGE OF DESTREHAN SEC. 6

RECORDING INFO:
 FILM CODE NO. 20150125, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R TOWNSEND B

PLAN OPTIONS:

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0435L
 REVISED DATE: 04-02-2014 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.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150125, P.R. 3 C.T.A.

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

THIS PLOT PLAN DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROJECT OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

THE MINIMUM SLAB ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 2015 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS

PER RECORDED PLAT NOTE #13 THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE THE NATURAL GROUND

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON CITY, IF ANY), THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE RECORD-MARK DATA AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF GRACEPOINT HOMES 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 RECOMMENDS A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY

DRAWING INFORMATION

ADDRESS: 2330 RED FOX DR

TT JOB NO: GP983-15

CLIENT JOB NO: N/A

DRAWN BY: VN

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 05-19-20

REVISIONS

NO	DATE	REASON	BY

GRACEPOINT HOMES

PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY

TRI-TECH
 SURVEYING COMPANY, L.P.

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

www.tritechtx.com TRPLS #10115900