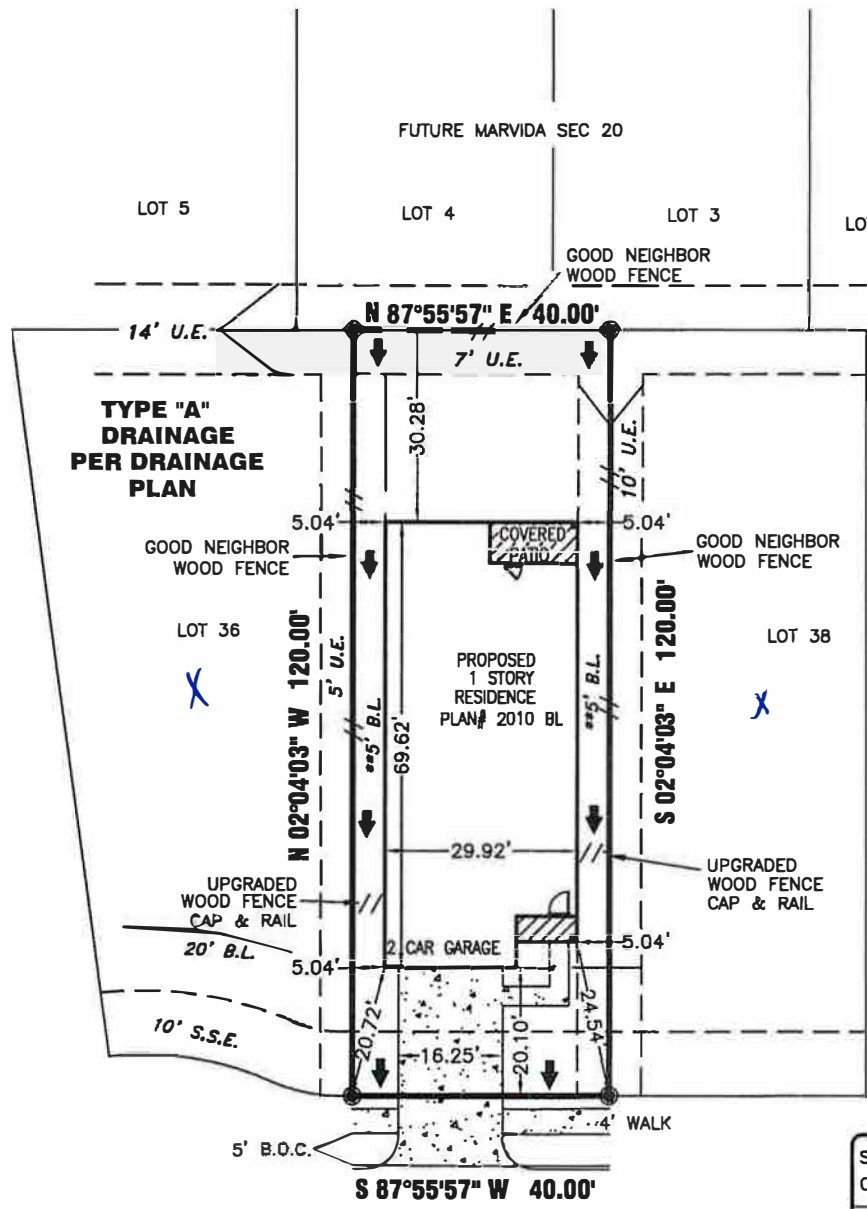


\*CITY ORDINANCES U.E. = UTILITY EASEMENT  
 \*\*RESTRICTIVE COVENANTS B.L. = BUILDING LINE  
 \*\*\*BUILDER GUIDELINES ( ) RECORD INFORMATION

**LEGEND**

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



LOT COVERAGE	
SLAB=	1961 SQ.FT.
DRIVE=	327 SQ.FT.
IN-TURN DRIVE=	186 SQ.FT.
PUBLIC WALKS=	95 SQ.FT.
PRIVATE WALKS=	51 SQ.FT.
COVERED PATIO=	85 SQ.FT.
<b>TOTAL=</b>	<b>2705 SQ.FT.</b>
<b>LOT=</b>	<b>4800 SQ.FT.</b>
<b>COVERAGE=</b>	<b>50 %</b>

LOT COVERAGE	
SLAB	1961 SQ.FT.
COVERED PATIO	85 SQ.FT.
<b>TOTAL=</b>	<b>2046 SQ.FT.</b>
<b>LOT=</b>	<b>4800 SQ.FT.</b>
<b>COVERAGE=</b>	<b>43 %</b>

SOD	
FRONT YARD=	67 SQ.YD.
REAR YARD=	197 SQ.YD.
R.O.W.=	18 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>282 SQ.YD.</b>
FENCE	
<b>TOTAL FENCE=</b>	<b>222 LIN. FT.</b>

\* Drainage type shown on this plan is based solely on the drainage plan for "MARVIDA SEC 17" produced by JONES AND CARTER and approved by JOHN A. ALVAREZ P.E. (11-01-21). Builder to field verify and confirm with City officials that drainage type is acceptable prior to start of constructions.

**PROPERTY INFORMATION**

LOT 37 BLOCK 3

SUBDIVISION:  
MARVIDA SEC 17

RECORDING INFO:  
FILM CODE NO. 700706, MAP RECORDS,  
HARRIS COUNTY, TEXAS  
PLAN NO. 2010 BL

**PLAN INFORMATION**

**PLAN OPTIONS:**

- STONE ELEVATION
- COVERED PATIO
- FIREPLACE
- BRICK @ REAR PATIO COLUMN
- BRICK BACK OF HOME
- BRICK SIDES STANDARD

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0415N  
 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. 700706. M.R.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 1999-262.

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 DEVON STREET HOMES LP 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: 21242 OCEANA HARBOR LANE

TRI-TECH JOB NO: DS3156-22

CLIENT JOB NO: N/A

DRAWN BY: LT

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 09-20-22

**REVISIONS**

DATE	REASON	BY

**DEVON STREET HOMES**

**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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