★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—

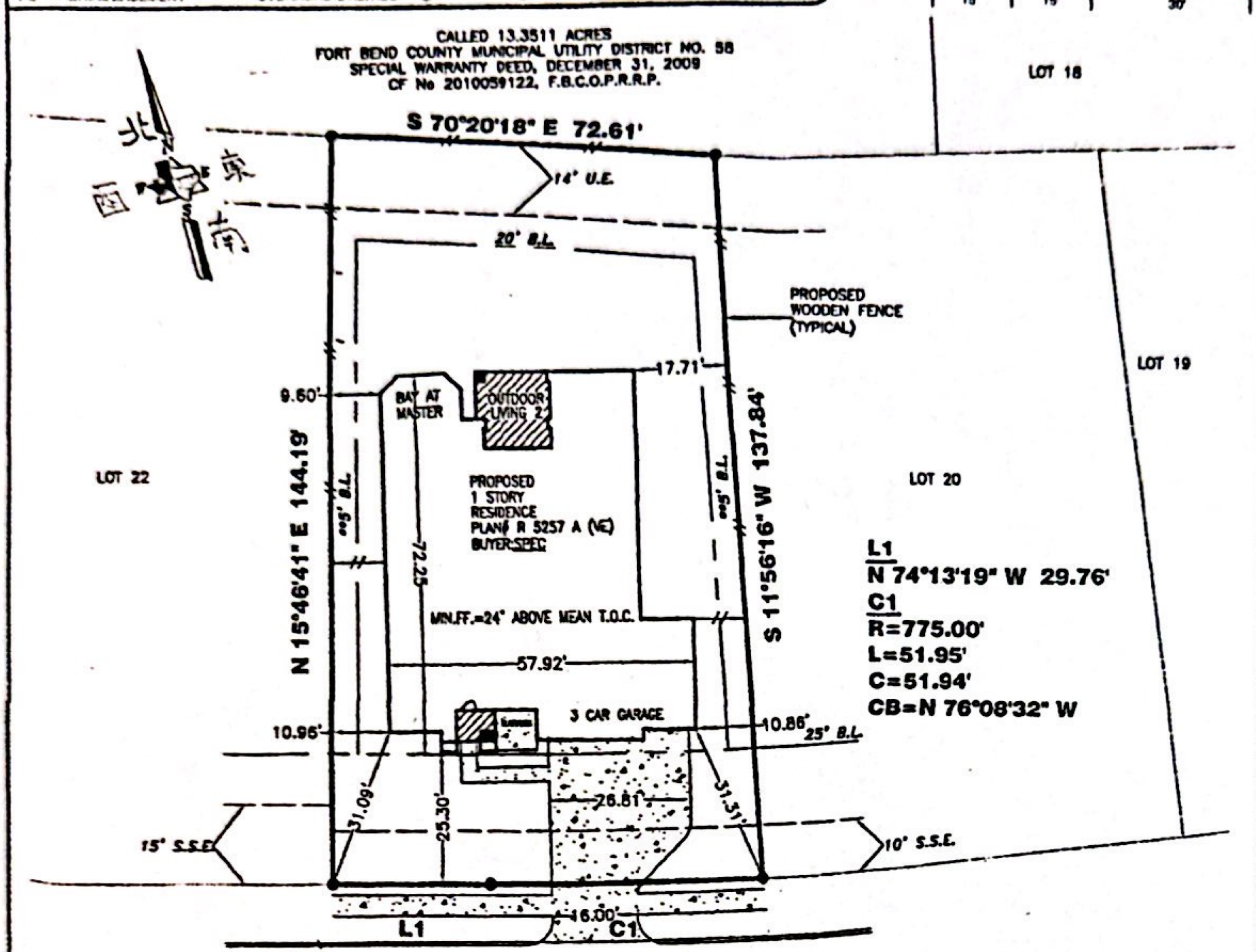
LEGEND

BUILDING LINE — — —
ESMT LINE - - - - -
AERIAL ESMT —··—··—

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

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

SCALE 1"=30'



T.B.M.=100.00'
ASSUMED ELEV.
(T.O.C.)

27210 STONE HARBOUR LANE (50' R.O.W.)

(*)CENTERPOINT, et. al. EASEMENT PER F.B.C.F.# 2010014435

CONSTRUCTION NOTES:

MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.

CONSTRUCTION APPROVAL:________
SALES APPROVAL:________
BUYER APPROVAL:________

GRADING INFORMATION SHOWN HEREON IS BASED ON AN ASSUMED TYPE "A" DRAINAGE PATTERN. TYPE "B" & "C" DRAINAGE PATTERNS MAY REQUIRE ADDITIONAL ANALYSIS.

FLATWORK/LOT COVERAGE	
10 X 10 PATIO =	16 SQ.FT.
DRIVE=	712 SQ.FT.
IN TURN =	185 SQ.FT.
FRONT WALK=	65 SQ.FT.
PUBLIC WALKS=	264 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	1274 SQ.FT.
LOT=	10887 SQ.FT.
COVERAGE=	8 %

SOD	
FRONT YARD=	257 SQ.YD.
REAR YARD=	472 SQ.YD.
SOD IN ROW=	50 SQ.YD.
TOTAL SOD AREA=	779 SQ.YD.
FENCE	
FRONT LIN. FT.=	20 LIN. FT.
RIGHT LIN. FT.=	88 LIN. FT.
LEFT LIN. FT.=	83 LIN. FT.
REAR LIN. FT.=	73 LIN. FT.
TOTAL FENCE=	264 LIN. FT.

PROPERTY INFORMATION

LOT 21 BLOCK 4

SUBDIVISION:
CANYON LAKES AT CARDIFF RANCH SEC. 2

RECORDING INFO:
PLAT NO. 20130006, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R 5257 A (VE)

PLAN OPTIONS:
- BRICK REAR-1st FLOOR
- BAY WINDOW AT MASTER BEDROOM
- WALK IN PANTRY
- ADD FLATWORK TO RIGHT OF FRONT PORCH
- OUTDOOR LIVING 2
- 3 CAR GARAGE

FLOOD INFORMATION

F.I.R.M. NO: 48157C
PANEL: 0100J
REVISED DATE: 01-03-97
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.

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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20130006, P.R.F.B.C.TX.; F.B.C. FILE NOS., 2009122230

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # [illegible] AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# [illegible] 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 SURVEY 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.

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.

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.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE CORP. 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.

(#) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF [illegible] FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE FINISHED GROUND PER RECORDED PLAT NOTE #12

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.

DRAWING INFORMATION

ADDRESS: 27210 STONE HARBOUR LANE
TT JOB NO: L12219-13
CLIENT JOB NO: 65141830114
DRAWN BY: MB
BEARING BASE: REFERRED TO PLAT NORTH
DATE: 04-25-13

REVISIONS

NO	DATE	REASON	BY

MeritageHomes®

PLOT PLAN

THIS IS NOT A BOUNDARY SURVEY

TRI-TECH SURVEYING COMPANY, L.P.

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Houston Texas, 77042 Fax: (713) 667-4610

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