

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

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

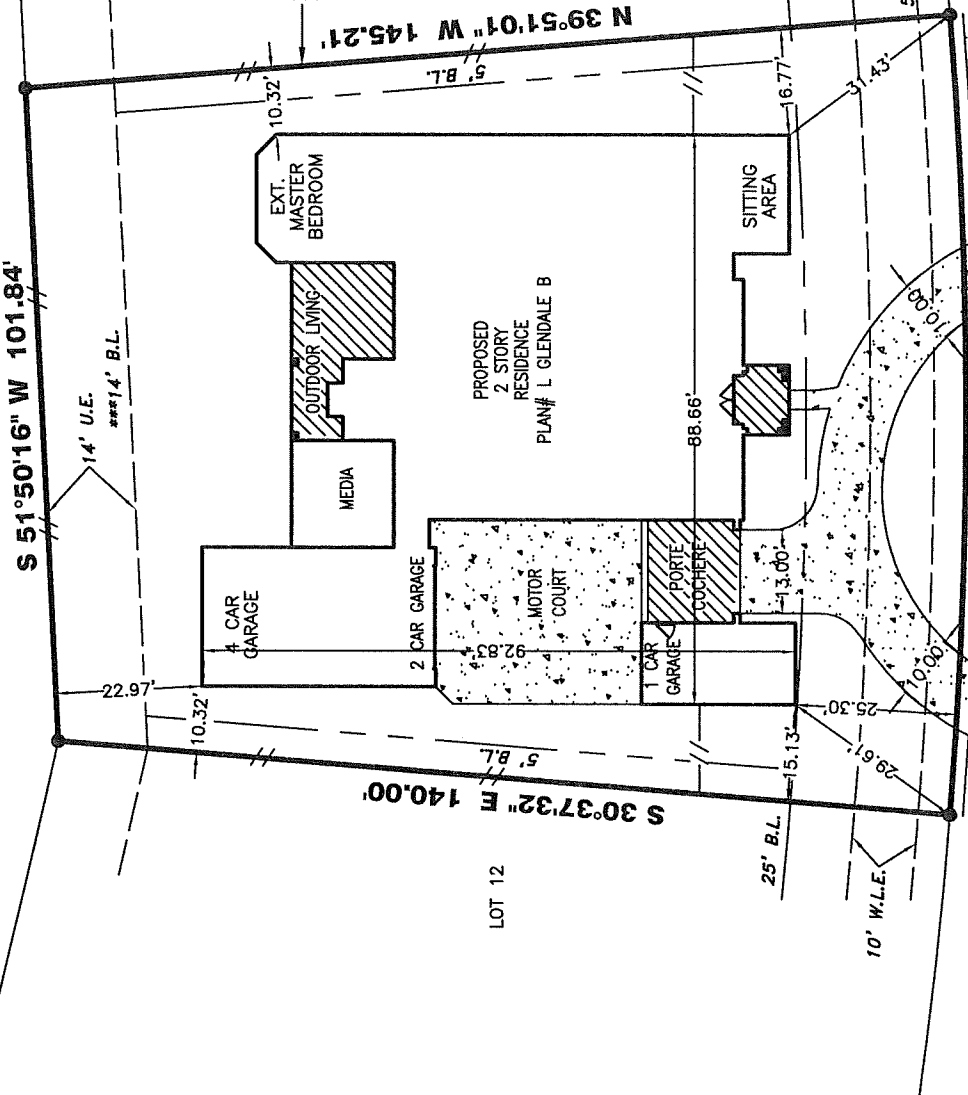
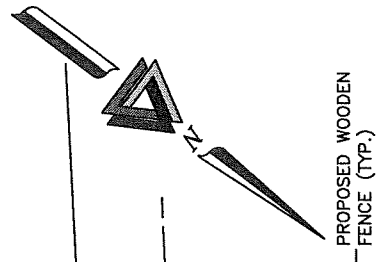
SSE = SANITARY SEWER ESMT.
 WLE = WATERLINE EASEMENT
 ROW = RIGHT OF WAY

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

TOLL-GTIS PROPERTY OWNER LLC
 CALLED 2,808.323 ACRES
 F.N. 2013153798
 F.B.C.O.P.R.

S 51°50'16" W 101.84'

14' U.E.
 ***14' B.L.



PROPOSED
 2 STORY
 RESIDENCE
 PLAN # L GLENDALE B

LOT 12

S 30°37'32" E 140.00'

N 39°51'01" W 145.21'

LOT 14

PROPOSED WOODEN
 FENCE (TYP.)

LOT COVERAGE	
SLAB=	5653 SQ.FT.
MOTOR COURT=	918 SQ.FT.
DRIVE=	958 SQ.FT.
IN-TURN DRIVE=	260 SQ.FT.
PUBLIC WALKS=	415 SQ.FT.
PRIVATE WALKS=	21 SQ.FT.
COVERED PATIO=	329 SQ.FT.
TOTAL=	8554 SQ.FT.
LOT=	16296 SQ.FT.
COVERAGE=	48 %

C1
R = 775.00'
L = 124.77'
C = 124.64'
CB = N 54°45'43" E

**RED FOX BEND LANE (PVT.)
 (50' PRIVATE R.O.W.)**

SOD	
FRONT YARD=	345 SQ.YD.
REAR YARD=	591 SQ.YD.
SOD IN ROW=	79 SQ.YD.
TOTAL SOD AREA=	1015 SQ.YD.
FENCE	
FRONT LIN. FT.=	30 LIN. FT.
RIGHT LIN. FT.=	105 LIN. FT.
LEFT LIN. FT.=	101 LIN. FT.
REAR LIN. FT.=	102 LIN. FT.
TOTAL FENCE=	338 LIN. FT.

PROPERTY INFORMATION

LOT 13 BLOCK 2
 SUBDIVISION:
 SIENNA VILLAGE OF DESTREHAN SEC. 6

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

PLAN INFORMATION

PLAN NUMBER L GLENDALE B

- PLAN OPTIONS:**
- 4 CAR GARAGE
 - MASTER BEDROOM EXTENSION
 - BED #20PTIONAL SITTING AREA
 - 1 ST FLOOR MEDIA AT REAR PATIO

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.F.B.C.T.X.

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 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.

THE MINIMUM SLAB ELEVATION WILL 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. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1.5 FEET ABOVE THE 100-YEAR BASE FLOOD ELEVATION 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 PERIPHERY OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MISSOURI 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 BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLAT 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. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE SURVEYOR RECOMMENDED 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: 2314 RED FOX BEND LANE (PVT.)
 TT JOB NO: GP985-15
 CLIENT JOB NO: N/A
 DRAWN BY: SR
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 11-22-19

REVISIONS

NO.	DATE	REASON	BY
1	10-27-20	ADD OPTIONS	NS
2	11-02-20	ADD MEDIA	LT
3	12-01-20	FLIP SWING	SV
4	12-08-20	ADD CIRCULAR DW	LT

GRACEPOINT HOMES

THIS IS NOT A BOUNDARY SURVEY
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