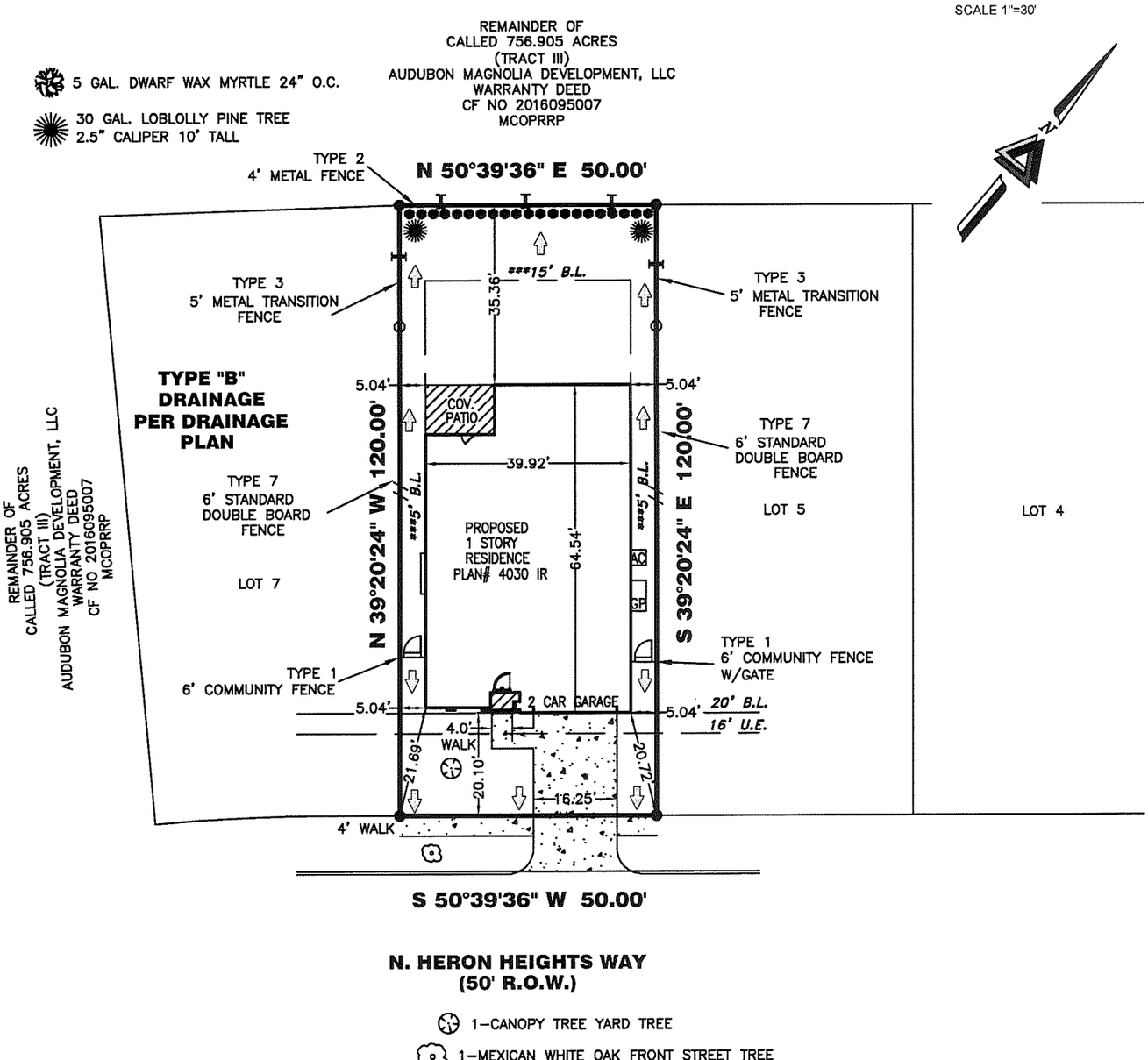
*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
() RECORD INFORMATION

LEGEND

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

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



N. HERON HEIGHTS WAY
(50' R.O.W.)

1—CANOPY TREE YARD TREE

1—MEXICAN WHITE OAK FRONT STREET TREE

SOD		
FRONT YARD=	84	SQ.YD.
REAR YARD=	257	SQ.YD.
R.O.W.=	25	SQ.YD.
TOTAL SOD AREA=	**366**	**SQ.YD.**
FENCE		
TOTAL FENCE=	**239**	**LIN. FT.**

LOT COVERAGE		
SLAB=	2431	SQ.FT.
DRIVE=	327	SQ.FT.
IN-TURN DRIVE=	186	SQ.FT.
PUBLIC WALKS=	135	SQ.FT.
PRIVATE WALKS=	47	SQ.FT.
COVERED PATIO=	130	SQ.FT.
TOTAL=	3256	SQ.FT.
LOT=	6000	SQ.FT.
COVERAGE=	**49**	**%**

* Drainage type shown on this plan is based solely on the drainage plan for "Audubon Creekside North Sec. 3A" produced by Manhard Consulting and approved by Anna Dudley P.E. (03-02-20). Builder to field verify and confirm with City officials that drainage type is acceptable prior to start of constructions.

PROPERTY INFORMATION

LOT 6 **BLOCK** 2

SUBDIVISION:
AUDUBON CREEKSIDE NORTH SEC 3A

RECORDING INFO:
CAB. Z, SHEET 6751, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

PLAN NUMBER: 4030 IR

PLAN INFORMATION

PLAN OPTIONS:
-STONE ELEVATION
-COVERED PATIO
-DOWNSTAIRS GAME ROOM
-OPT. STUDY
-BRICK SIDES STANDARD

FLOOD INFORMATION

F.I.R.M. NO: 48339C **PANEL:** 0480G
REVISED DATE: 08-18-14 **ZONE:** (~)"X-SHADED"

(~)"X-SHADED" PER LOMR 20-06-3645A, DATED 10-27-20

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 CABINET Z, SHEET 6751, M.R.M.C.TX., M.C.C. FILE NOS. 2016002467, 2020057608, 2020109341, 2020114349, 2020114350, 2020114351, 2020114352, 2020114353, 2021085433, 2022044818, 2022045184, 2022045698, 2022079481.

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 MAGNOLIA) 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: 15190 N. HERON HEIGHTS WAY
TRI-TECH JOB NO: DS3264-23
CLIENT JOB NO: N/A
DRAWN BY: PR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 03-10-23

REVISIONS

DATE	REASON	BY
03-22-23	CORRECTED TREE	CL

DEVON STREET HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY

TRI-TECH
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HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #10115900

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