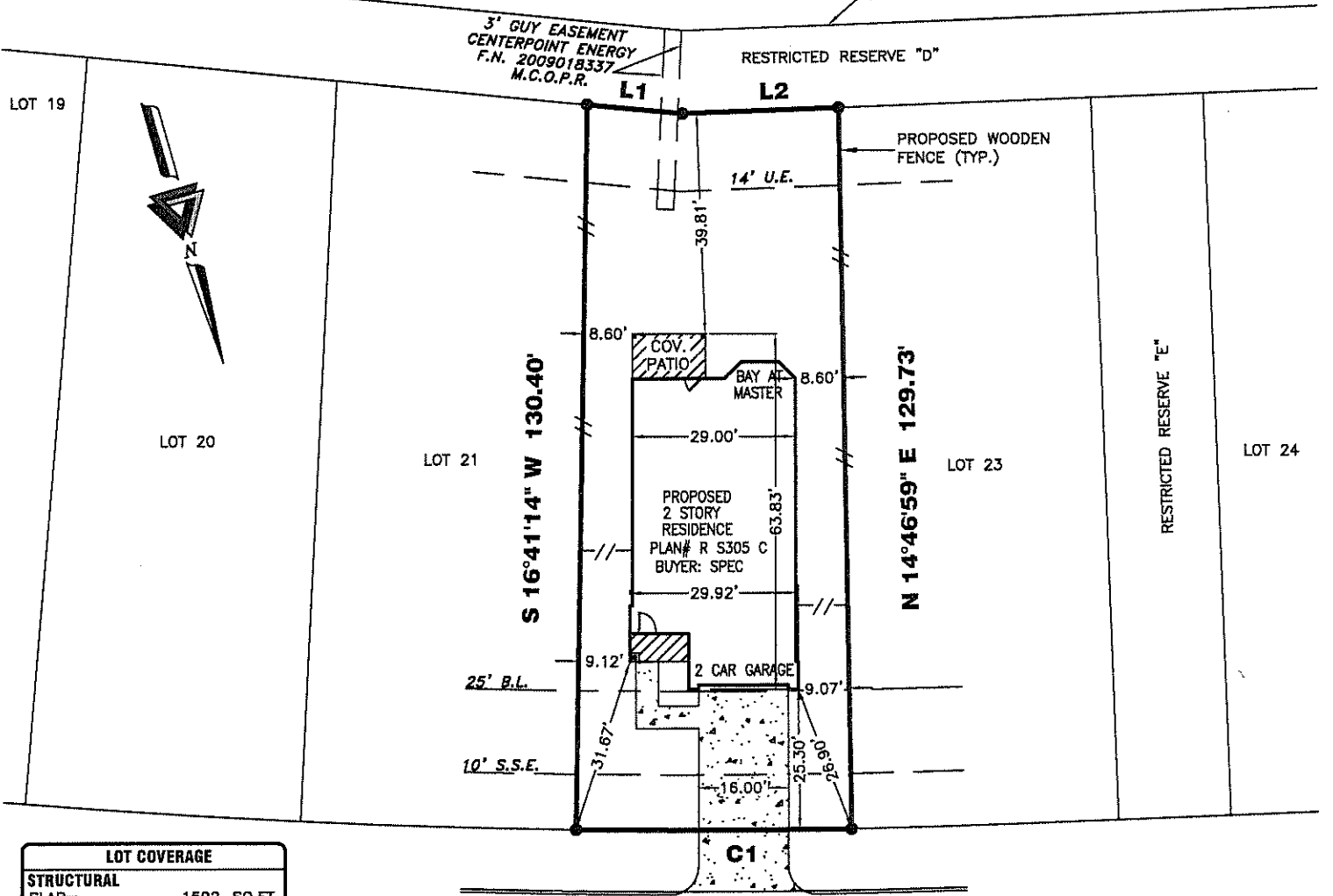
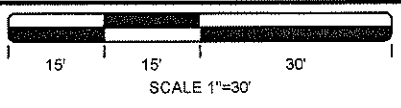


LEGEND

*CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	---//---	WOOD FENCE				
**RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	---	IRON FENCE				
***BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	---	BUILDING LINE (B.L.)				
() RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	R.O.W. = RIGHT-OF-WAY	---	EASEMENT LINE				
CONCRETE	A/C PAD	ELEC. BOX	UTIL. PED.	(MH)	MANHOLE	WATER METER	LIGHT POLE	U	OVERHEAD UTILITIES

MAGNOLIA RIDGE
SECTION IV
Z, SHEETS 1611-1613
M.C.M.R.



LOT COVERAGE	
STRUCTURAL	
SLAB=	1592 SQ.FT.
COVD. PATIO=	104 SQ.FT.
TOTAL=	1696 SQ.FT.
FLATWORK	
DRIVE=	418 SQ.FT.
IN TURN=	183 SQ.FT.
PUBLIC WALKS=	XX SQ.FT.
PRIVATE WALKS=	76 SQ.FT.
TOTAL=	677 SQ.FT.
GRAND TOTAL=	2373 SQ.FT.
LOT=	6069 SQ.FT.
COVERAGE=	36 %

L1
N 68°34'25" W 17.00'

L2
N 76°21'33" W 27.80'

C1
R=1475.00'
L=49.02'
C=49.02'
CB=S 74°15'54" E

SOD	
FRONT YARD=	130 SQ.YD.
REAR YARD=	301 SQ.YD.
R.O.W.=	40 SQ.YD.
TOTAL SOD AREA=	471 SQ.YD.
FENCE	
TOTAL FENCE=	293 LIN. FT.

PROPERTY INFORMATION

LOT 22 BLOCK 1

SUBDIVISION:
MAGNOLIA RIDGE FOREST SEC.1

RECORDING INFO:
PLAT CABINET Z SHEET 5910, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R S305 C

PLAN OPTIONS: - Gas Stub Out at Patio
- MASONRY PER PLAN
W/5' RETURN ON SIDES
- COVERED PATIO -Enclose Toilet at
- ALT. OWNER'S BATH Owner's Bath
- BAY WINDOW AT OWNER'S SUITE

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0480G
REVISED DATE: 08-18-2014 ZONE: "X"

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PLAT CABINET Z SHEET 5910, M.R.M.C.TX.; C.C.C.

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-237573 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 M/I HOMES OF HOUSTON, LLC. 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: 433 CAMAS CREEK LANE

TRI-TECH JOB NO: IM1968-19

CLIENT JOB NO: N/A

DRAWN BY: VG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 08-06-19

REVISIONS

DATE	REASON	BY
08-12-19	REMOVED PUBLIC WALKS	LT

M/I 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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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.