



JOB # H2N533  
PLOT PLAN

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 40157C0140L, EFFECTIVE APRIL 2, 2014. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

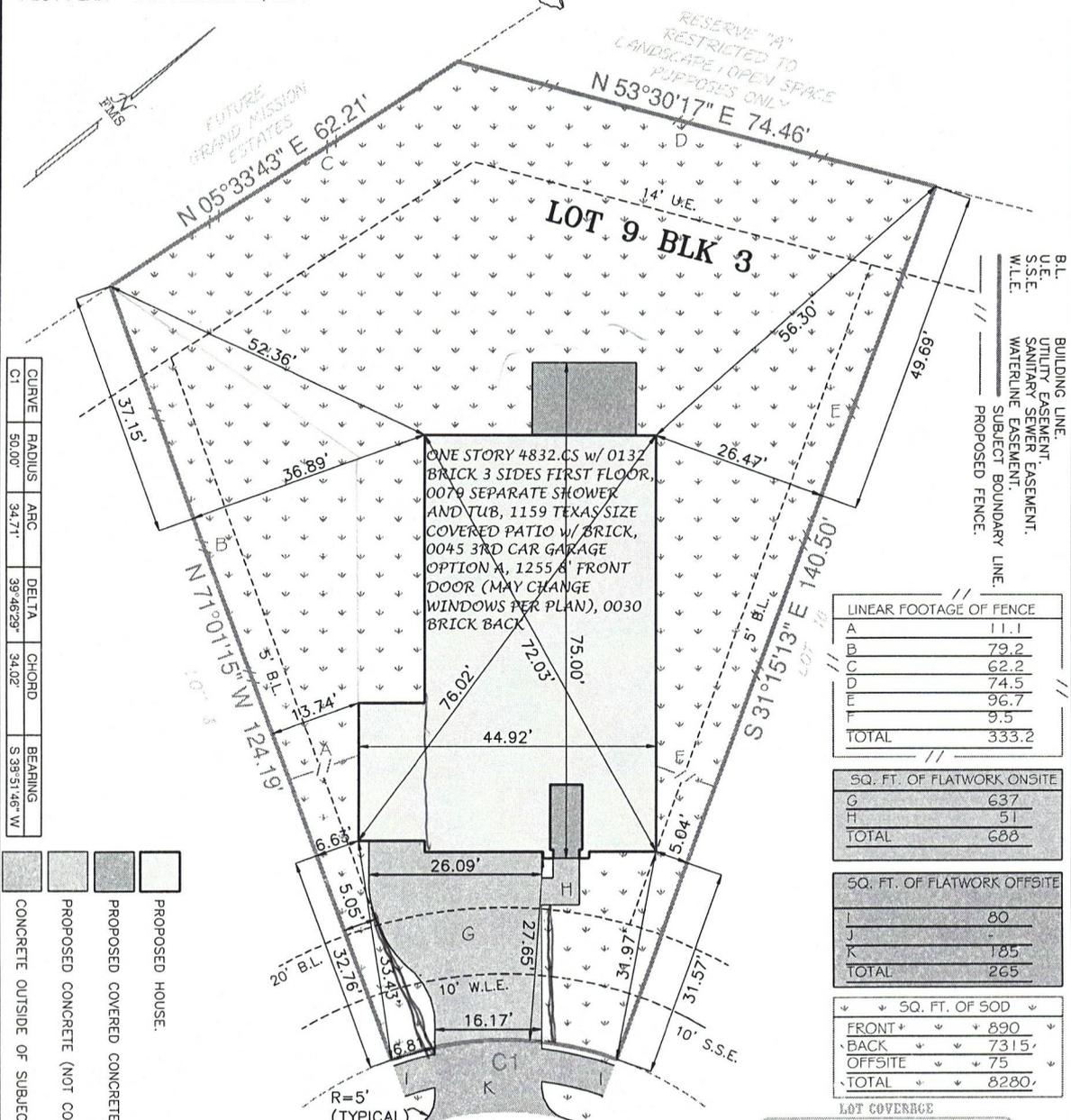
NOTES:  
1. BUILDING LINES PER PLAT AND GRAND MISSION BUILDER GUIDELINES EFFECTIVE DATE FEBRUARY 28, 2019



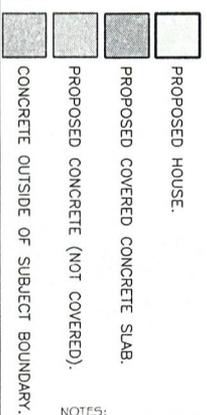
0 20 40  
SCALE: 1"=20'

59626-P

THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE AND DOES NOT CONSTITUTE AN ACTUAL SURVEY.



CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	50.00'	34.77'	39°46'29"	34.02'	S 39°51'46" W



- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATERLINE EASEMENT
- /// SUBJECT BOUNDARY LINE
- PROPOSED FENCE

LINEAR FOOTAGE OF FENCE	
A	111.1
B	79.2
C	62.2
D	74.5
E	96.7
F	9.5
TOTAL	333.2

SQ. FT. OF FLATWORK ONSITE	
G	637
H	51
TOTAL	688

SQ. FT. OF FLATWORK OFFSITE	
I	80
J	
K	185
TOTAL	265

SQ. FT. OF SOD	
FRONT	890
BACK	7315
OFFSITE	75
TOTAL	8280

LOT COVERAGE	
HOUSE	2363 SQ. FT.
WALK/DRIVE/RC PAD	688 SQ. FT.
ENTRY	53 SQ. FT.
COV PATIO	173 SQ. FT.
TOTAL=	3277 SQ. FT.
LOT=	11466 SQ. FT.
COVERAGE=	29 %

NOTES:  
1. PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY  
2. SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD OVER, UNDER AND ACROSS THE PROPERTY HEREIN DESCRIBED  
3. WE DO HEREBY STATE THAT THIS DRAWING OR PLAN REPRESENTS A PROPOSED RESIDENCE ON THE LOT & BLOCK SHOWN HEREON PER M.H.I.'S REQUEST AND PER THEIR ARCHITECTS PLANS  
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTION (DEED RESTRICTION, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.  
5. ANY AND ALL HOUSE DIMENSIONS, HOUSE LOCATIONS, BOUNDARY AND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED BY THE APPLICABLE CONTRACTOR BEFORE ANY AND ALL CONSTRUCTION MAY COMMENCE.

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR APPLICABLE F.I.R.M. ZONE SHOWN HEREON INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENTS WITH LOCAL GOVERNING AGENCY PRIOR TO STARTING CONSTRUCTION.

THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.

REV : APRIL 20, 2021 (TC)  
DATE : MARCH 26, 2021

G.F. # : 1191551

LOT 9 , BLOCK 3 , OF GRAND MISSION ESTATES SECTION TWENTY-FOUR (24)  
MAP RECORDED IN PLAT No. 20190032 OF THE PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.

ADDRESS : 20430 WINDCREST COLONY TRAIL

TO : MHI (EXCLUSIVELY)

G.F. # : 1191551  
DATE : SEPTEMBER 10, 2021

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. \*BUILDING LINES PER BUILDER GUIDELINES DATED FEBRUARY 28, 2019.
3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 1191551, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE MARCH 29, 2021.
5. PER THE RECORDED PLAT: THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE SHOWN HEREON IS 96.50 (NAVD 88) AND NOT LESS THAN 18 INCHES ABOVE NATURAL GROUND.

19701 HIGHWAY 6, MANVEL, TEXAS 77578  
PHONE: (281) 519-8530  
TBPLS FIRM # 10040400  
www.fmsurveying.com

14' CNP ELECTRIC, CNP GAS, AT&T  
AND COMCAST EASEMENT FILE No.  
2019022614 O.P.R.F.B.C.Tx.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

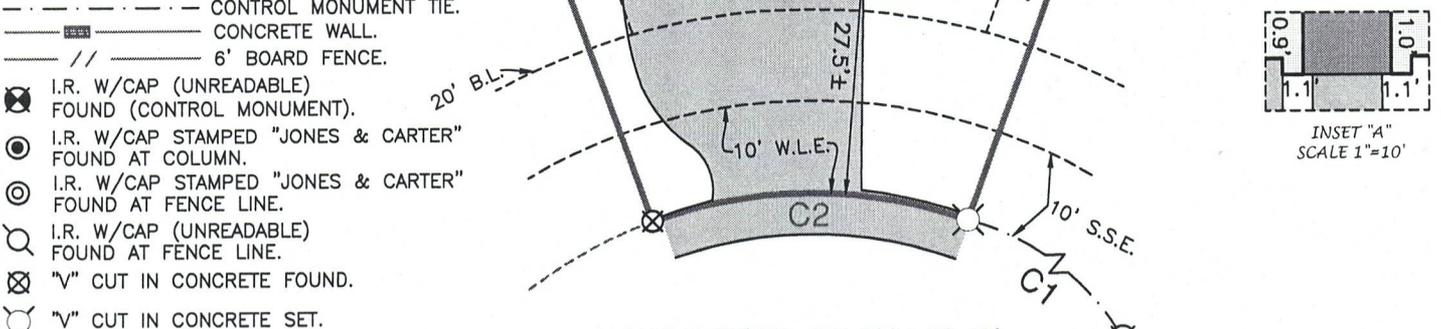
CURVE	RADIUS	ARC	DELTA
C1	50.00'	64.22'	73°35'27"
C2	50.00'	34.71'	39°46'29"

BRICK COLUMN.

- W.L.E. WATERLINE EASEMENT.
- S.S.E. SANITARY SEWER EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.

- SUBJECT BOUNDARY LINE.
- CONTROL MONUMENT TIE.
- CONCRETE WALL.
- 6' BOARD FENCE.

- I.R. W/CAP (UNREADABLE) FOUND (CONTROL MONUMENT).
- I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT COLUMN.
- I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT FENCE LINE.
- I.R. W/CAP (UNREADABLE) FOUND AT FENCE LINE.
- "V" CUT IN CONCRETE FOUND.
- "V" CUT IN CONCRETE SET.

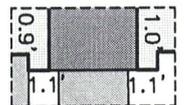


RESERVE "A"  
RESTRICTED TO  
LANDSCAPE / OPEN SPACE  
PURPOSES ONLY  
GRAND MISSION ESTATES SEC. 24  
PLAT No. 20190032 F.B.C.P.R.  
RECORDED JANUARY 29, 2019

688 DEVELOPMENT, INC.  
F.B.C.C.F. No. 2018130082  
N 05°33'43" E 62.21'  
N 71°01'15" N 124.19'  
5' B.L.  
GRAND MISSION ESTATES SEC. 24  
PLAT No. 20190032 F.B.C.P.R.  
RECORDED JANUARY 29, 2019

MHI PARTNERSHIP, LTD.  
FILE No. 2021061833  
O.P.R.F.B.C.Tx.  
**LOT 9  
BLK 3**  
4832.CS  
ONE STORY  
BRICK & FRAME

S 31°15'13" E 140.50'  
5' B.L.  
LOT 10, BLOCK 3  
GRAND MISSION ESTATES SEC. 24  
PLAT No. 20190032 F.B.C.P.R.  
RECORDED JANUARY 29, 2019



INSET "A"  
SCALE 1"=10'