

LEGEND

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

BL = BUILDING LINE
 PL = PROPERTY LINE

IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

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.

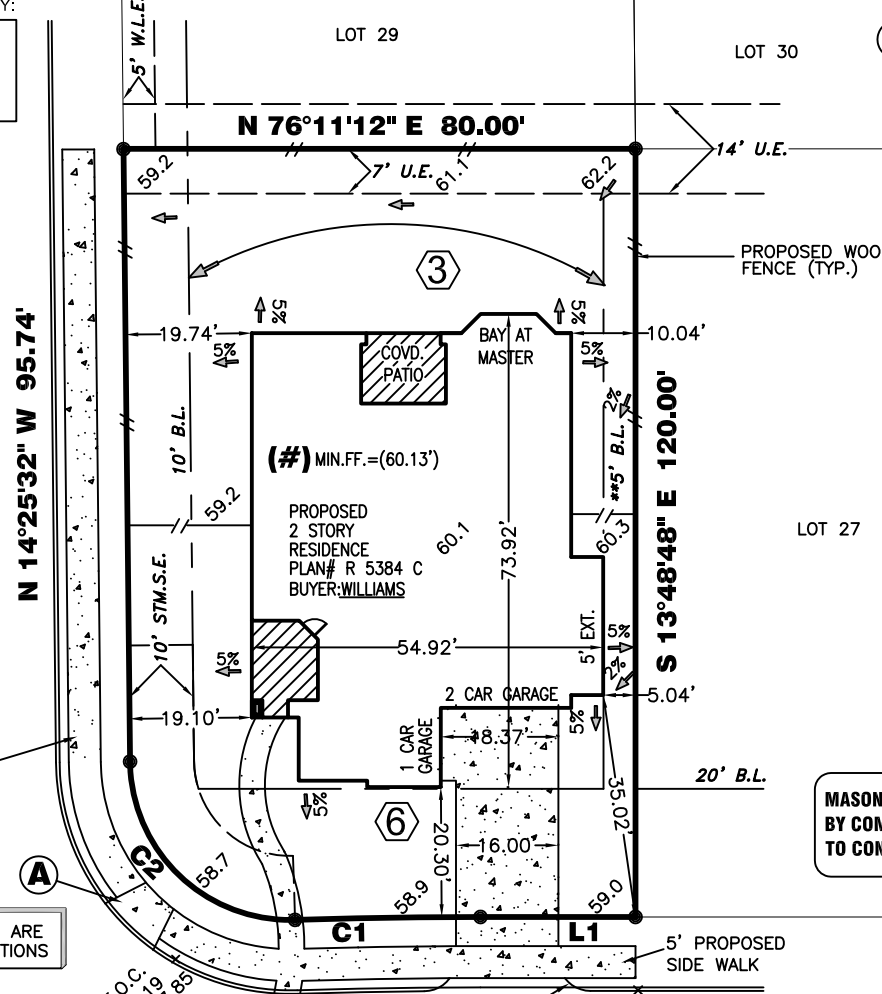
SCALE 1"=30'

PROPOSED TREE KEY:

⑥ 1-6" CALIPER LIVE OAK
 ③ 1-3" CALIPER LIVE OAK



SANDY BOTTOM POND LANE (50' R.O.W.)



A PROPOSED HANDICAP RAMPS BY OTHERS.

RAMP MUST MEET ADA, TAS REQUIREMENTS PER CITY OF HOUSTON. SEE ATTACHED C.O.H. RAMP DETAIL # 02755-02.

- CURB RAMPS NOTES**
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACE, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCURED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
 2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
 3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
 4. DETECTABLE WARNING SURFACES SHALL BE MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
 5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

CONSTRUCTION NOTES:

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

ELEVATIONS SHOWN ARE OF EXISTING CONDITIONS

L1
S 76°11'12" W 24.22'

C1
R=925.00'
L=28.98'
C=28.98'
CB=S 75°17'22" W

C2
R=25.00'
L=39.79'
C=35.72'
CB=N 60°01'01" W

14105 NORTH LAKE BRANCH LANE (50' R.O.W.)

(#) PER BUILDER'S CONSTRUCTION STANDARDS

BENCHMARK: - HARRIS COUNTY BENCHMARK 070305, BRASS DISK STAMPED RM 070305, GENERAL LOCATION W. LAKE HOUSTON PARKWAY AT RAILROAD BRIDGE, ELEVATION 88.11, NAD83, 2001 ADJUSTMENT

IBM 1552-75-2: FOUND "X" CUT IN CENTERLINE OF CUL-DE-SAC EAST END OF NORTH LAKE BRANCH LANE, - ELEV = 56.81

SEE ATTACHED DRAWING NO. 12-01-R FOR RESIDENTIAL EXAMPLE, ANY DEVIATIONS MUST BE APPROVED BY THE BUILDING OFFICIAL OR DESIGNER.

$$12" + (0.02 \times 31.9 \times 12"/\text{FT}) + 57.85 = 59.49$$

$$(\text{NEA. S.S. MH}) 59.17 + 12" = 60.17$$

SOD	
FRONT YARD=	254 SQ.YD.
REAR YARD=	348 SQ.YD.
SOD IN ROW=	119 SQ.YD.
TOTAL SOD AREA=	721 SQ.YD.

FENCE	
FRONT LIN. FT.=	29 LIN. FT.
RIGHT LIN. FT.=	57 LIN. FT.
LEFT LIN. FT.=	59 LIN. FT.
REAR LIN. FT.=	80 LIN. FT.
TOTAL FENCE=	225 LIN. FT.

FLATWORK/LOT COVERAGE	
10 X 10 PATIO =	XXXX SQ.FT.
DRIVE=	550 SQ.FT.
IN TURN =	186 SQ.FT.
FRONT WALK=	95 SQ.FT.
PUBLIC WALKS=	914 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	1777 SQ.FT.
LOT=	9409 SQ.FT.
COVERAGE=	7 %

PROPERTY INFORMATION

LOT 28 BLOCK 1

SUBDIVISION:
 WATERS EDGE SEC 17

RECORDING INFO:
 FILM CODE NO. 652129, MAP RECORDS HARRIS COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER R 5384 C

PLAN OPTIONS:

- FULL MASONRY
- OPT. BAY WINDOW MASTER BEDROOM
- OPT. BEDROOM 6 W/ BATH
- OPT. POWDER
- OPT. GARAGE STORAGE
- OPT. MEDIA ROOM 3

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0510L

REVISED DATE: 06-18-07 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.
- A DRAINAGE EASEMENT 15' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADJACENT.
- NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.
- RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 652129, M.R.H.C.TX., H.C.C. FILE NOS 20070096371, 20120153124, 20120258944, 20130112545,
- CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-3337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.
- 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 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

DRAWING INFORMATION

ADDRESS: 14105 NORTH LAKE BRANCH LANE

TT JOB NO: L12624-13

CLIENT JOB NO: 65142950117

DRAWN BY: MB

BEARING BASE: REFERRED TO PLAT NORTH

DATE: 12/04/14

REVISIONS

NO.	DATE	REASON	BY
1	01/29/15	ADD MEDIA ROOM OPTION	JMR

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.J.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 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 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.

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



PLOT PLAN THIS IS NOT A BOUNDARY SURVEY



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