

DocuSigned by:

Jenna Butkins

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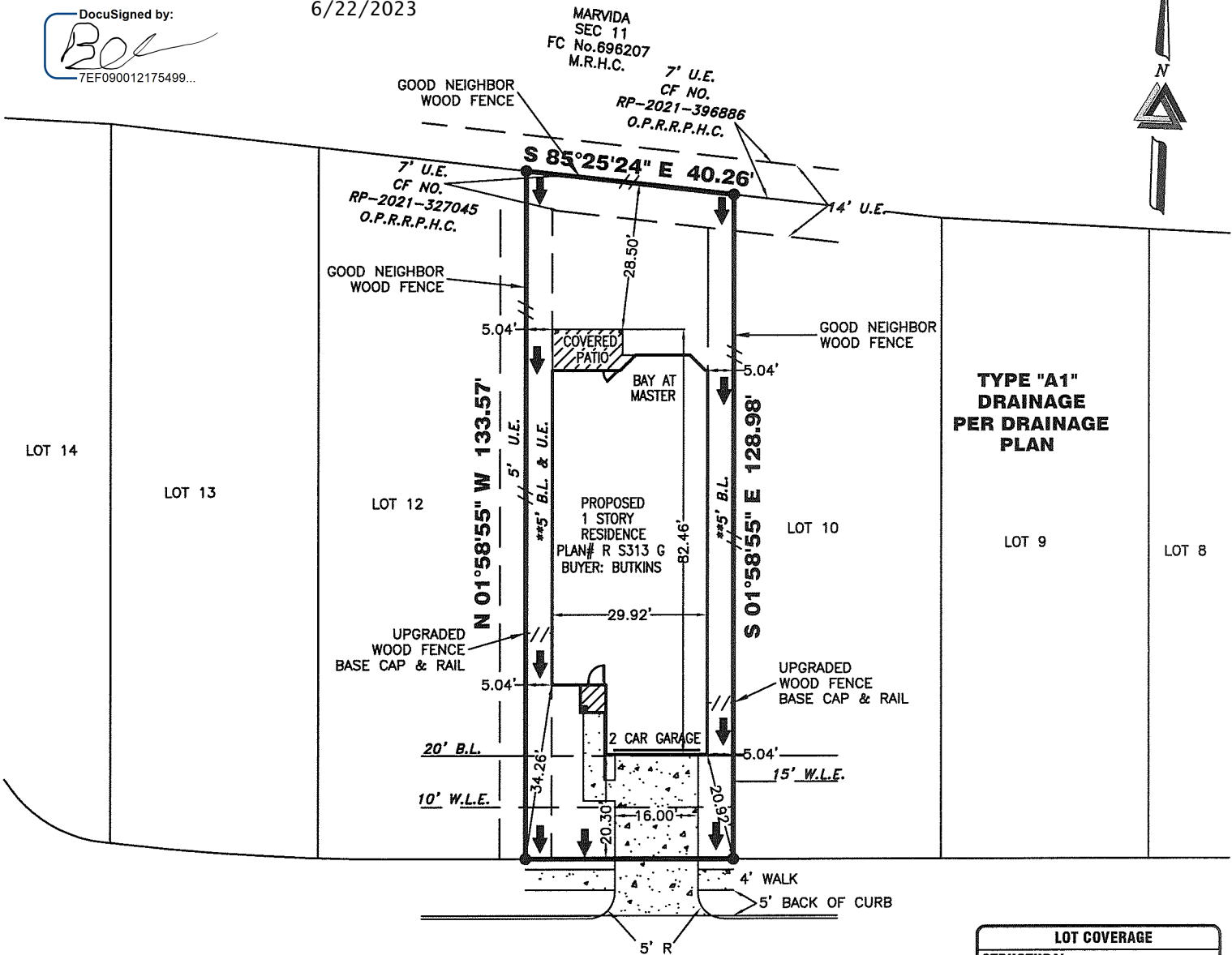
6/22/2023

DocuSigned by:

Bob

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6/22/2023



TYPE "A1"
DRAINAGE
PER DRAINAGE
PLAN

S 88°01'05" W 40.00'
SANDY DUNE DRIVE
(50' R.O.W.)

* Drainage type shown on this plan is based solely on the drainage plan for "MARVIDA SEC 24" produced by JONES AND CARTER and approved BRYAN F. AUIRRE P.E. (10-27-22). Builder to field verify and confirm with City officials that drainage type is acceptable prior to start of constructions.

SOD	
FRONT YARD=	77 SQ.YD.
REAR YARD=	210 SQ.YD.
R.O.W.=	18 SQ.YD.
TOTAL SOD AREA=	305 SQ.YD.
FENCE	
TOTAL FENCE=	239 LIN. FT.

LOT COVERAGE	
SLAB=	2153 SQ.YD.
COVD. PATIO=	111 SQ.YD.
TOTAL =	2264 SQ.YD.
LOT =	5251 SQ.YD.
COVERAGE=	43 %

LOT COVERAGE	
STRUCTURAL	
SLAB=	2153 SQ.FT.
COVD. PATIO=	111 SQ.FT.
TOTAL=	2264 SQ.FT.
FLATWORK	
DRIVE=	325 SQ.FT.
IN TURN=	183 SQ.FT.
PUBLIC WALKS=	96 SQ.FT.
PRIVATE WALKS=	77 SQ.FT.
TOTAL=	681 SQ.FT.
GRAND TOTAL=	2945 SQ.FT.
LOT=	5251 SQ.FT.
COVERAGE=	51 %

PROPERTY INFORMATION

LOT 11 BLOCK 2

SUBDIVISION:

MARVIDA SEC 24

RECORDING INFO:

FILM CODE NO. 703287, MAP RECORDS,
HARRIS COUNTY, TEXAS

PLAN NUMBER: R S313 G

PLAN INFORMATION

PLAN OPTIONS:

- BRICK AT 1ST FLOOR SIDES
- POWDER ROOM
- COVERED PATIO
- BAY WINDOW AT OWNER'S SUITE
- KITCHEN ISLAND
- INTERIOR DOOR AT OWNER'S BATH
- OPT. FAMILY ROOM WINDOW(S)

FLOOD INFORMATION

F.I.R.M. NO: 48201C
REVISED DATE: 11-15-19

PANEL: 0415N
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. 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 FILM CODE NO. 703287, M.R.H.C.T.X.; H.C.C. FILE NOS. RP-2020-144326, RP-2020-445387, RP-2020-445389, RP-2020-554736, RP-2021-737157, RP-2021-737158, RP-2022-362019, RP-2023-178807

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 1999-292.

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 HOUSTON) 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: 21650 SANDY DUNE DRIVE
TRI-TECH JOB NO: IM3718-23
CLIENT JOB NO: N/A
DRAWN BY: SS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 06-20-23

REVISIONS

DATE	REASON	BY

M/I HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY



TRI-TECH
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www.tritechtx.com

TBPLS #10115900

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