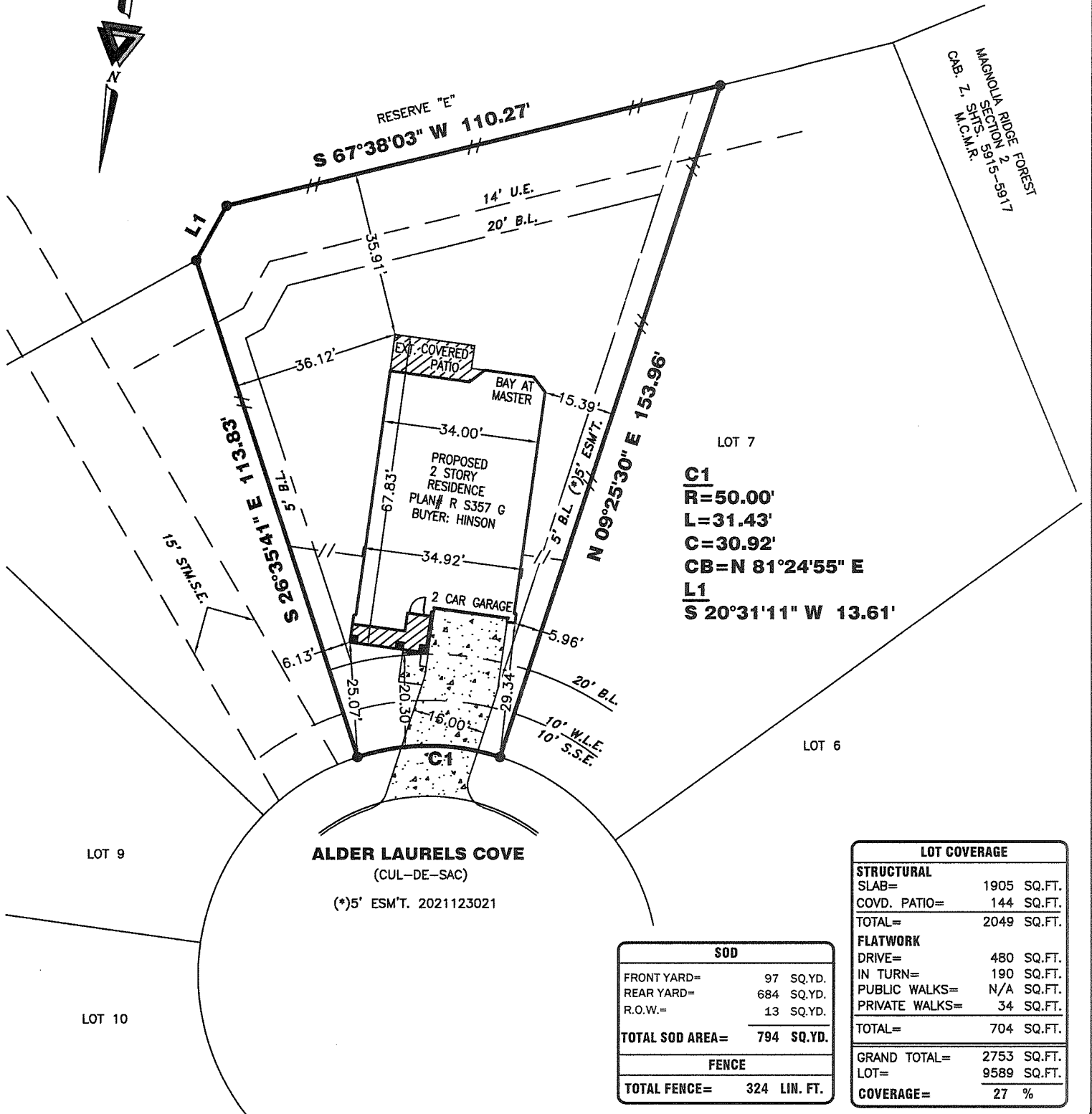
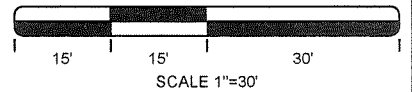


*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

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.)



LOT COVERAGE	
STRUCTURAL	
SLAB=	1905 SQ.FT.
COVD. PATIO=	144 SQ.FT.
TOTAL=	2049 SQ.FT.
FLATWORK	
DRIVE=	480 SQ.FT.
IN TURN=	190 SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
PRIVATE WALKS=	34 SQ.FT.
TOTAL=	704 SQ.FT.
GRAND TOTAL=	2753 SQ.FT.
LOT=	9589 SQ.FT.
COVERAGE=	27 %

SOD	
FRONT YARD=	97 SQ.YD.
REAR YARD=	684 SQ.YD.
R.O.W.=	13 SQ.YD.
TOTAL SOD AREA=	794 SQ.YD.
FENCE	
TOTAL FENCE=	324 LIN. FT.

PROPERTY INFORMATION

LOT 8 BLOCK 2

SUBDIVISION:

MAGNOLIA RIDGE FOREST SECTION 7

RECORDING INFO:

CABINET Z, 7557-7561, MAP RECORDS
MAGNOLIA COUNTY, TEXAS

PLAN NUMBER: R S357 G

PLAN INFORMATION

PLAN OPTIONS:

-BATH 3
-MASONRY PER PLAN W/5' WRAP ENCLOSED TOILET AT OWNER'S BATH
-KITCHEN ISLAND
-INTERIOR DOOR TO OWNER'S BATH
-GAS STUB OUT (EXTERIOR)
-BAY AT OWNER'S SUITE
-EXT. COVERED PATIO
-ALTERNATE OWNER'S BATH-NO MUDSET

FLOOD INFORMATION

F.I.R.M. NO: 48339C
REVISED DATE: 08-18-14

PANEL: 0480G
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 CABINET Z, SHEETS 7557-7561, M.R.M.C.T.X., M.C.C. FILE NOS.

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 M/I 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.

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 ENROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 207 ALDER LAURELS COVE

TRI-TECH JOB NO: IM2935-22

CLIENT JOB NO: N/A

DRAWN BY: VN

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 02-03-22

REVISIONS

DATE	REASON	BY
02-07-22	ADD BAY AT OWNERS SUITE	AO
03-23-22	CHANGE OPTIONS	SV

M/I HOMES

PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY



TRI-TECH
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TBPLS #10115900

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