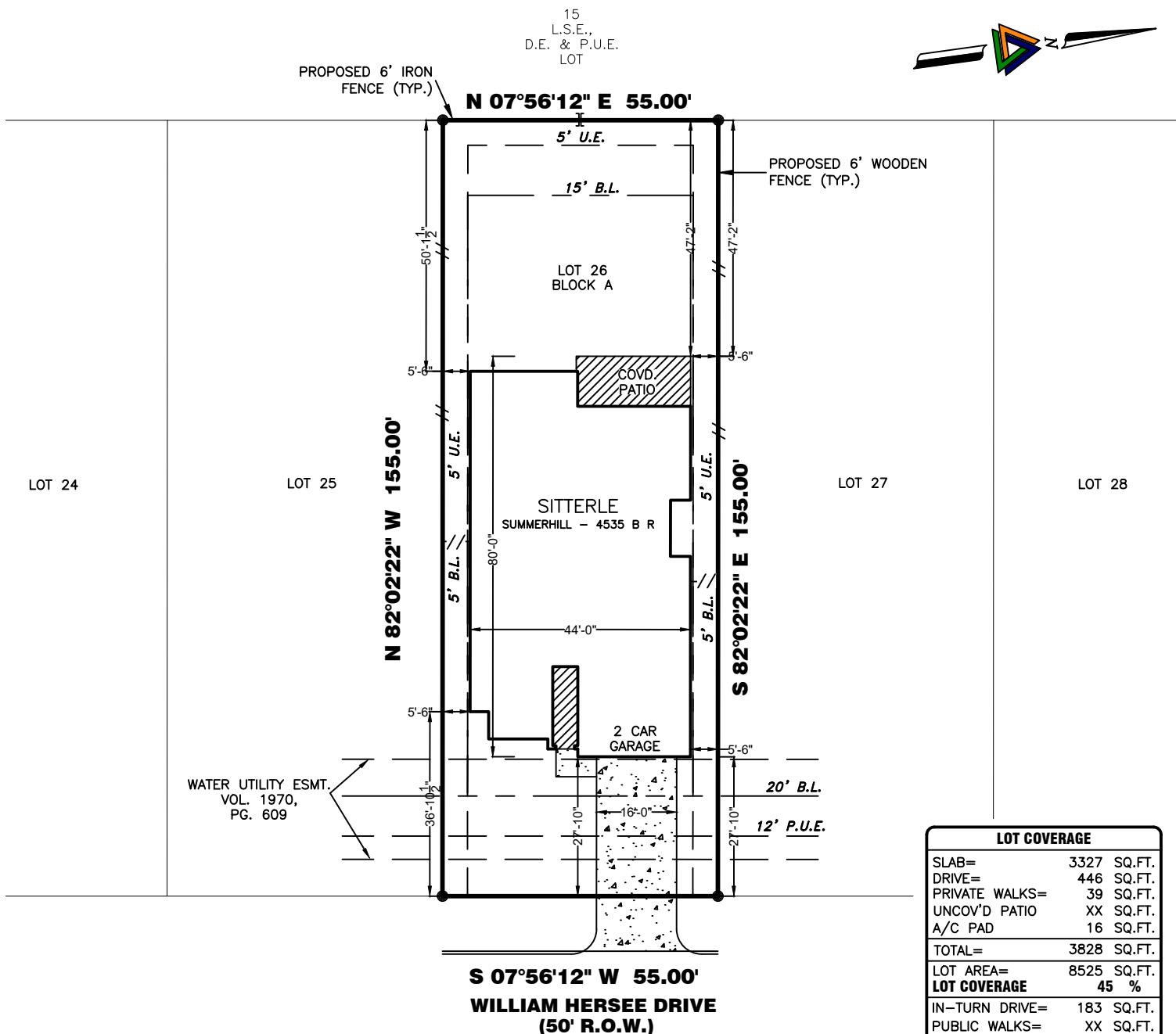
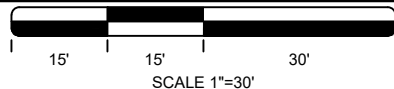


——//—— WOOD FENCE
 ——I—— IRON FENCE
 _____ BUILDING LINE (B.L.)
 _____ EASEMENT LINE
 _____ AERIAL EASEMENT (A.E.)



NOTE: this is NOT the final survey. Placement may be changed during construction. The final survey will be provided at the close of escrow.

LOT COVERAGE		
SLAB=	3327	SQ.FT.
DRIVE=	446	SQ.FT.
PRIVATE WALKS=	39	SQ.FT.
UNCOV'D PATIO	XX	SQ.FT.
A/C PAD	16	SQ.FT.
TOTAL=	3828	SQ.FT.
LOT AREA=	8525	SQ.FT.
LOT COVERAGE	45	%
IN-TURN DRIVE=	183	SQ.FT.
PUBLIC WALKS=	XX	SQ.FT.
FENCE	242	FT.
FRONT SOD	173	SQ.YD.
REAR SOD	350	SQ.YD.
R.O.W. SOD	30	SQ.YD.
TOTAL SOD AREA	553	SQ. YD.

PROPERTY INFORMATION

LOT 26 **BLOCK** A

SUBDIVISION:

THE COLONY MUD 1F, SECTION 1

RECORDING INFO:

**CAB 7, PG. 146-A, PLAT RECORDS,
BASTROP COUNTY, TEXAS**

PLAN INFORMATION

PLAN NUMBER SUMMHERHILL BR**PLAN OPTIONS:**

-N/A

FLOOD INFORMATION

F.I.R.M. NO: 48201C
REVISED DATE: 01-19-06

PANEL: 0195E
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.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS
REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER
PLAT RECORDED IN CAB 7, PG. 146-A, PLAT RECORDS, BASTROP
COUNTY, TEXAS.

THIS PLOT PLAN DOES NOT ADDRESS EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS AND/ OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

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

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.

DRAWING INFORMATION

ADDRESS: 184 WILLIAM HERSEE DRIVE

TRI-TECH JOB NO: SMS-SIT1229-25

CLIENT JOB NO: N/A

DRAWN BY: SK/JVS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 05-28-25

REVISIONS

NO.	DATE	REASON	BY
1	06-03-25	ADDED IRON FNC & REMOVED SW	JVS
-	-	-	-
-	-	-	-
-	-	-	-

ALL BUILDING LINES, RECORDED EASEMENTS,
UNRECORDED EASEMENTS, BUILDING RESTRICTIONS
(DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES.
IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE
VERIFIED.

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.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF SITTERLE 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.



PLOT PLAN

THIS IS NOT A BOUNDARY SURVEY



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