

*CITY ORDINANCES

**RESTRICTIVE COVENANTS

***BUILDER GUIDELINES

() RECORD INFORMATION

I.R. = IRON ROD

I.P. = IRON PIPE

P.L. = PROPERTY LINE

U.E. = UTILITY EASEMENT

FND. = FOUND

FNC. = FENCE

P.U.E. = PUBLIC UTILITY ESMT.

P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.

S.S.E. = SANITARY SEWER ESMT.

WL.E. = WATERLINE EASEMENT

R.O.W. = RIGHT-OF-WAY

WOOD FENCE

IRON FENCE

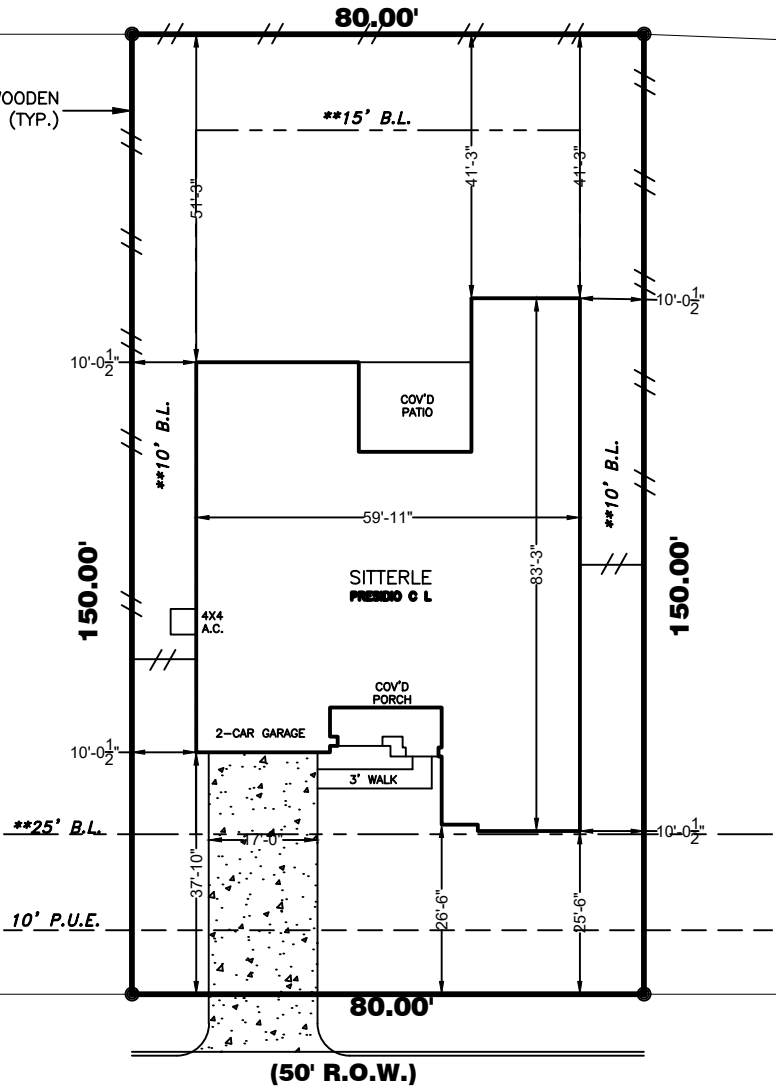
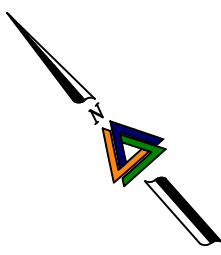
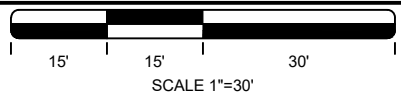
BUILDING LINE (B.L.)

EASEMENT LINE

AERIAL EASEMENT (A.E.)

NOTE: This is a sample pre-plot of the Presidio floor plan. The home shown includes a third-car garage. Lot size may vary and will affect the overall yard dimensions. Developer-required building setbacks can also differ and may impact the usable yard space. Please consult your New Home Consultant for complete details and clarification.

TRITECH SURVEYING
BASTROP, LLC.,
(1258.002 ACRES)
DOC. NO.
201617588



LOT COVERAGE	
SLAB=	4067 SQ.FT.
DRIVE=	643 SQ.FT.
PRIVATE WALKS=	59 SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL=	4786 SQ.FT.
LOT AREA=	12000 SQ.FT.
LOT COVERAGE	40 %
IN-TURN DRIVE=	166 SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
FENCE	280 FT.
FRONT SOD	279 SQ.YD.
REAR SOD	522 SQ.YD.
TOTAL SOD AREA	801 SQ. YD.

SAMPLE ONLY
NOT FOR CONSTRUCTION PURPOSES

PROPERTY INFORMATION

LOT _____ BLOCK _____

SUBDIVISION:
THE FINAL PLAT OF THE COLONY MUD 1D
SECTION 1 PHASE B

RECORDING INFO:
PLAT NO. UNRECORDED, PLAT RECORDS,
BASTROP COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER PRESIDO C L

PLAN OPTIONS:
- PER CONSTRUCTION PLANS

FLOOD INFORMATION

F.I.R.M. NO: _____ PANEL: _____
REVISED DATE: _____ 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 UNRECORDED, 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: _____

TRI-TECH JOB NO: _____

CLIENT JOB NO: N/A

DRAWN BY: AR/DT

BEARING BASE: _____

FIELD DATE: _____

REVISIONS

NO.	DATE	REASON	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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
TRI-TECH
SURVEYING COMPANY, L.P.

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