

- *CITY ORDINANCES
- **RESTRICTIVE COVENANTS
- ***BUILDER GUIDELINES
- () RECORD INFORMATION

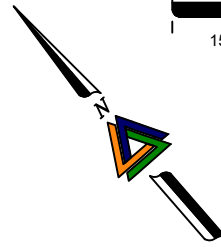
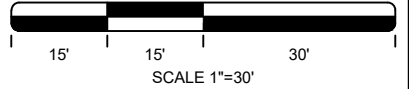
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.L. = PROPERTY LINE
- U.E. = UTILITY EASEMENT

- FND. = FOUND
- FNC. = FENCE
- P.U.E. = PUBLIC UTILITY ESMT.
- P.A.E. = PERMANENT ACCESS ESMT.

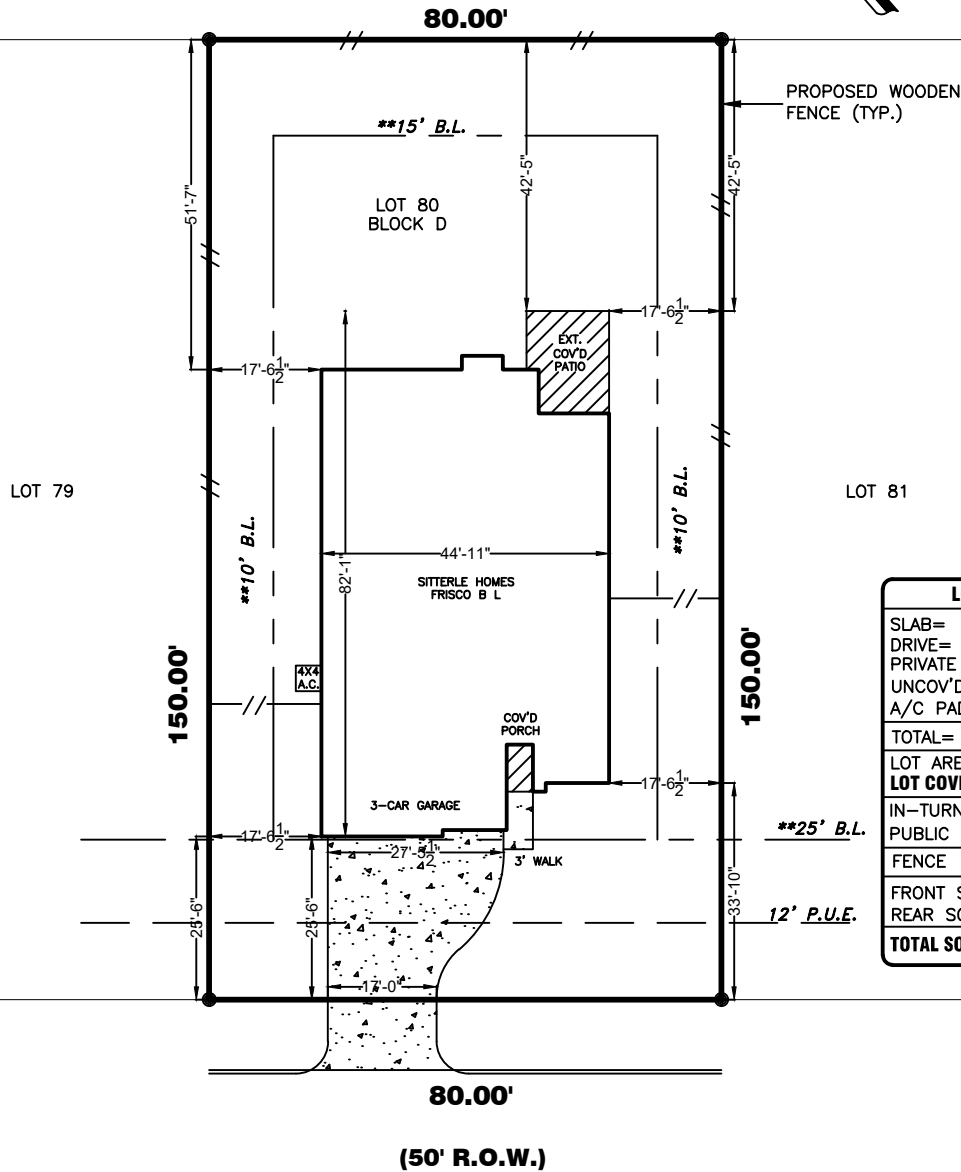
LEGEND

- M.U.E. = MUNICIPAL UTILITY ESMT.
- S.S.E. = SANITARY SEWER ESMT.
- WL.E. = WATERLINE EASEMENT
- R.O.W. = RIGHT-OF-WAY

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



RESERVE PARK D9
1.315 ACRES
LANDSCAPE, AND
PEDESTRIAN ACCESS



LOT COVERAGE	
SLAB=	3272 SQ.FT.
DRIVE=	604 SQ.FT.
PRIVATE WALKS=	38 SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL=	3930 SQ.FT.
LOT AREA=	12000 SQ.FT.
LOT COVERAGE	33 %
IN-TURN DRIVE=	194 SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
FENCE	306 FT.
FRONT SOD	283 SQ.YD.
REAR SOD	614 SQ.YD.
TOTAL SOD AREA	897 SQ. YD.

IMPORTANT: This plot plan is an example only, showing a Frisco model to illustrate approximate yard space. The Frisco and Frisco II have similar depths. Actual yard dimensions will vary by lot due to setbacks, HOA requirements, and local regulations. Not to scale. See your Sales Consultant for lot-specific details.

PROPERTY INFORMATION

LOT _____ BLOCK _____

SUBDIVISION: _____

BASTROP COUNTY, TEXAS

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. 143-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.

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 SITLERLE 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.

PLAN INFORMATION

PLAN NUMBER FRISCO B L

PLAN OPTIONS:

- REQ PP PER CONS PLANS

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.

DRAWING INFORMATION

ADDRESS: _____
 TRI-TECH JOB NO: SMS-SIT1065-22
 CLIENT JOB NO: N/A
 DRAWN BY: PA/DT
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 04-27-22

REVISIONS

NO.	DATE	REASON	BY



PLOT PLAN
THIS IS NOT A BOUNDARY SURVEY



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San Marcos, Texas 78666
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