

★CITY ORDINANCES
★★RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
<> CALCULATED

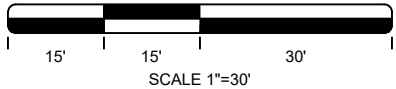
I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

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

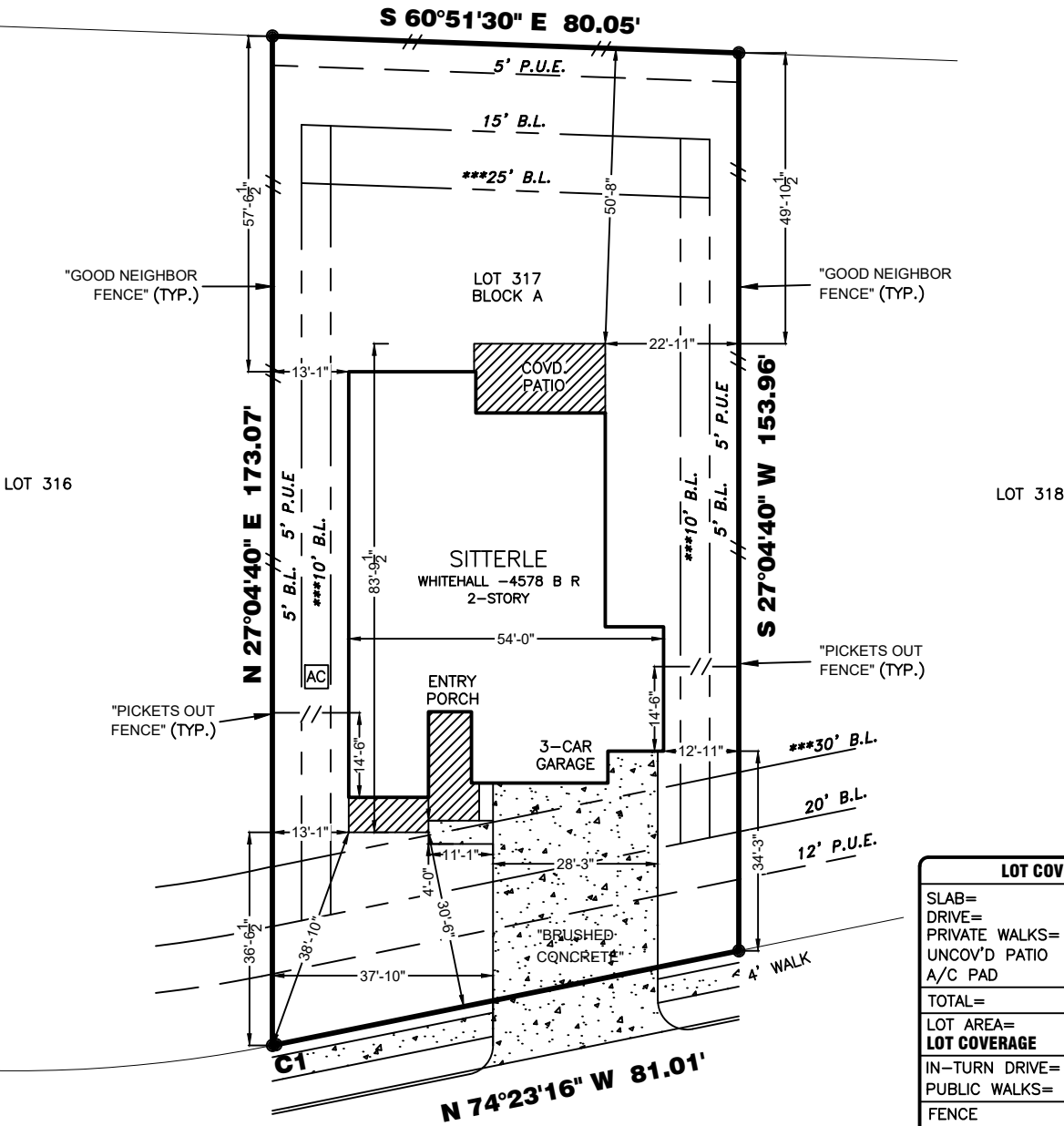
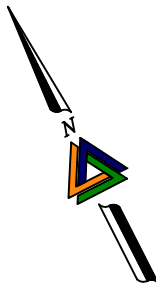
LEGEND

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

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



HUNT COMMUNITIES BASTROP, LLC.
(1258.002 ACRES)
DOC. NO. 201617588



C1
R=225.00'
L=00.62'
C=00.62'
CB=N 74°18'34" W

LOT COVERAGE	
SLAB=	3599 SQ.FT.
DRIVE=	1020 SQ.FT.
PRIVATE WALKS=	44 SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL=	4679 SQ.FT.
LOT AREA=	13082 SQ.FT.
LOT COVERAGE	36 %
IN-TURN DRIVE=	325 SQ.FT.
PUBLIC WALKS=	211 SQ.FT.
FENCE	327 FT.
FRONT SOD	242 SQ.YD.
REAR SOD	693 SQ.YD.
TOTAL SOD AREA	935 SQ. YD.

PROPERTY INFORMATION

LOT 317 BLOCK A

SUBDIVISION:
THE COLONY MUD 1C, SECTION 8

RECORDING INFO:
CABINET 9, PAGES 46-B & 47-A, PLAT RECORDS,
BASTROP COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER WHITEHALL B R

PLAN OPTIONS:

- N/A

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0335F
REVISED DATE: 05-09-23 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 CABINET 9, PGS. 46-B & 47-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: 150 FIRETHORN LOOP
TRI-TECH JOB NO: SMS-SIT1237-25
CLIENT JOB NO: N/A
DRAWN BY: AS/JVS
BEARING BASE: TX STATE PLANE TXCZ NAD 83
DATE: 08-04-25

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



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