



Approved with Conditions

by Architectural Plan Review, LLC

Community Specialist: Cassie Dillon

Date: 09/12/2024

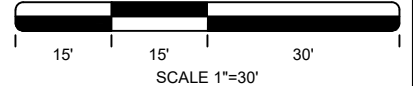
Reviewed by APR on behalf of Community Delcarant

FOUND FENCE
PUBLIC UTILITY ESMT.
PERMANENT ACCESS ESMT.

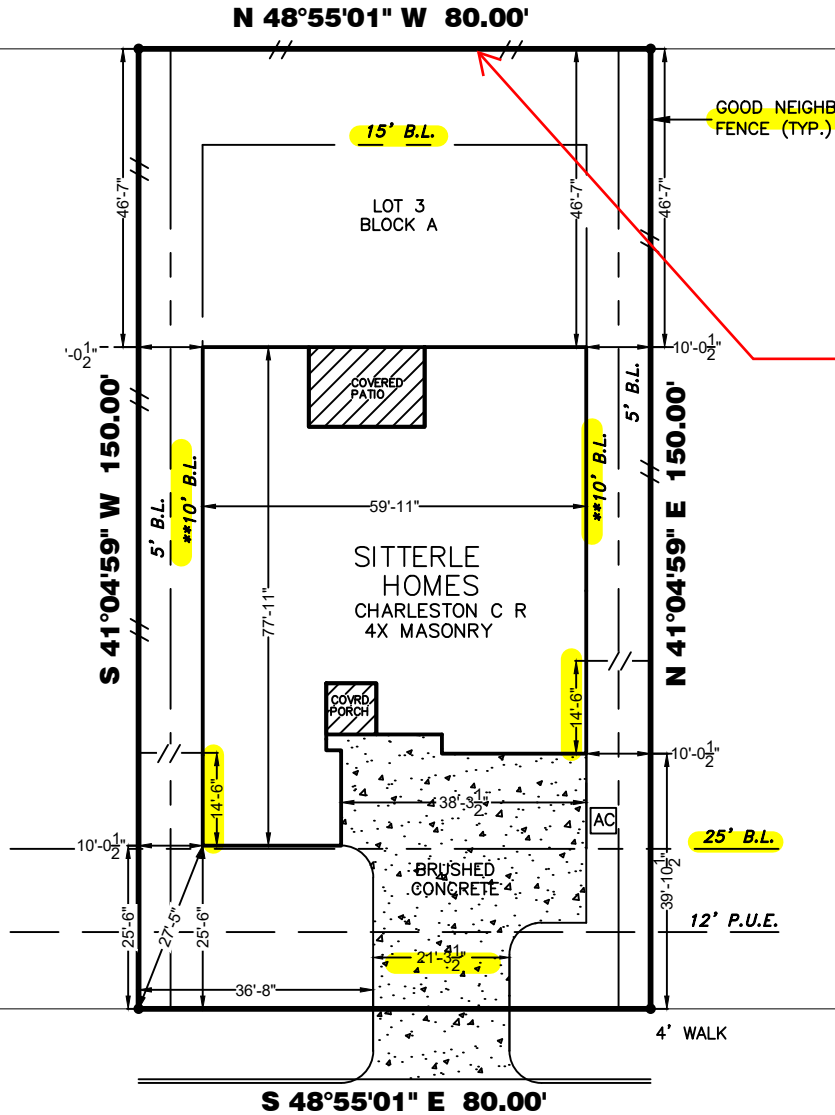
LEGEND

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.)



RESERVE PARK D10
1.747 ACRES
LANDSCAPE, DRAINAGE, P.U.E. AND
PEDESTRIAN ACCESS



Interior Lots Lines is Good Neighbor Style.

Front Fence Returns installed Finished Side out and Capped

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR BUILDER GUIDELINES. NO ADDITIONAL RESEARCH WAS PERFORMED BY TRI-TECH SURVEYING COMPANY, L.P. FOR RECORDED OR UNRECORDED ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. TRI-TECH SURVEYING COMPANY, L.P. WILL STAKE PROPOSED DWELLING AS SHOWN HEREON, SOLELY AT THE REQUEST OF SITTERLE HOMES AND ASSUMES NO LIABILITY.

BRIAN SHIELDS
SITTERLE HOMES

LOT COVERAGE table with columns for item and area. Includes rows for SLAB, DRIVE, PRIVATE WALKS, UNCOV'D PATIO, A/C PAD, TOTAL, LOT AREA, LOT COVERAGE, IN-TURN DRIVE, PUBLIC WALKS, FENCE, FRONT SOD, REAR SOD, and TOTAL SOD AREA.

PROPERTY INFORMATION

LOT 3 BLOCK A

SUBDIVISION:

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

RECORDING INFO:

CAB 7, PG. 143-A, PLAT RECORDS, BASTROP COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER CHARLESTON C R

PLAN OPTIONS:

- NONE

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. 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

DRAWING INFORMATION

ADDRESS: 166 KELLOGG LANE

TRI-TECH JOB NO: SMS-SIT1188-24

CLIENT JOB NO: N/A

DRAWN BY: AR/JVS

BEARING BASE: TX STATE PLANE CZ NAD83

ORDER DATE: 08-12-24

REVISIONS

Table with columns: NO., DATE, REASON, BY. Row 1: 1, 09-04-24, REMOVED PUBLIC SIDEWALK, 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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