



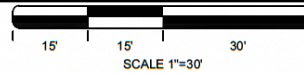
**Approved with Conditions**  
by Architectural Plan Review, LLC  
Community Specialist: Cassie Dillon  
Date: 07/26/2025

Reviewed by APR on behalf of Community Declarant

**LEGEND**  
FOUND FENCE  
PUBLIC UTILITY ESMT.  
PERMANENT ACCESS ESMT.

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

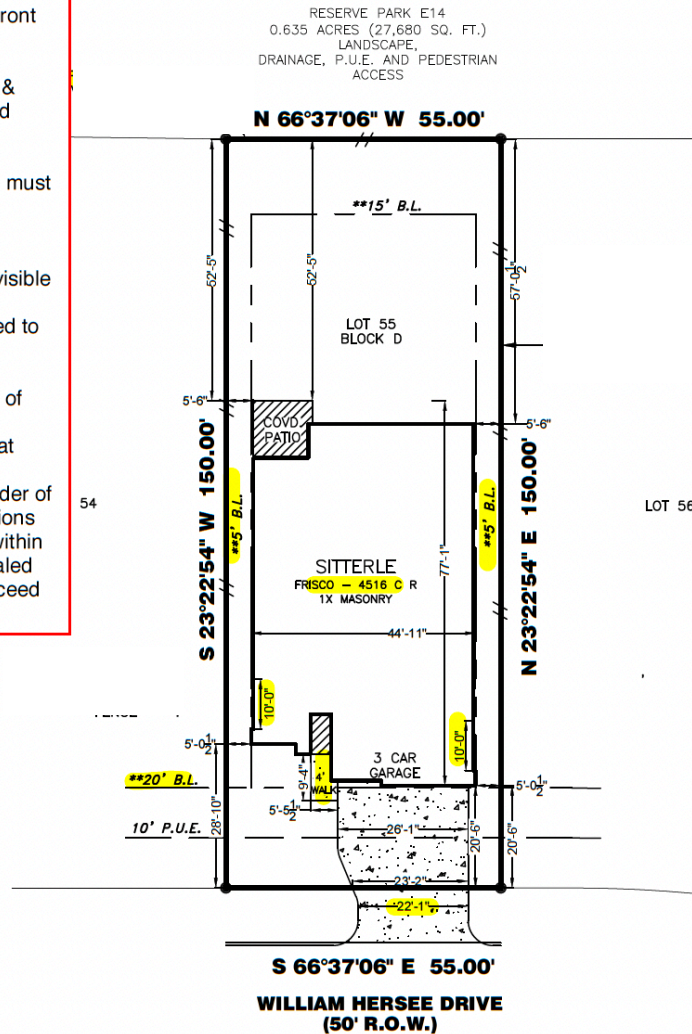
WOOD FENCE  
IRON FENCE  
BUILDING LINE (B.L.)  
EASEMENT LINE  
AERIAL EASEMENT (A.E.)



Single-story plans must have 100% masonry on the front and side elevations (excluding side gables, dormers, front porches & front gables on non-load bearing areas.)

Front Façade materials must wrap at least 2' on side Elevations on all floors.

Exposed Foundations visible to the street shall be underpinned and painted to match adjacent finish materials and must be concealed to within 12" of finished grade on Front Elevations and extend at least 3' down both Side Elevations. The remainder of the Interior Side Elevations must be concealed to within 24". Foundation concealed by Fencing may not exceed 48" of exposed slab.



LOT 56

LOT COVERAGE	
SLAB=	3120 SQ.FT.
DRIVE=	533 SQ.FT.
PRIVATE WALKS=	44 SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL=	3713 SQ.FT.
LOT AREA=	8250 SQ.FT.
LOT COVERAGE	45 %
IN-TURN DRIVE=	251 SQ.FT.
PUBLIC WALKS=	XX SQ.FT.
FENCE	291 FT.
FRONT SOD	95 SQ.YD.
REAR SOD	410 SQ.YD.
TOTAL SOD AREA	505 SQ. YD.

**NOTE:** this is a preliminary plot plan only used for ACC approval.  
The details are subject to change during to site conditions.

## PROPERTY INFORMATION

LOT 55 BLOCK D

### SUBDIVISION:

THE FINAL PLAT OF THE COLONY MUD 1E  
SECTION 2 PHASE B

### RECORDING INFO:

VOL. 7, PG. 143-B, PLAT RECORDS,  
BASTROP COUNTY, TEXAS

## PLAN INFORMATION

PLAN NUMBER FRISCO C R

### PLAN OPTIONS:

- NONE

## FLOOD INFORMATION

F.I.R.M. NO: 48021C  
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 VOL. 7, PG. 143-B, 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 WILLIAM HERSEE DRIVE  
TRI-TECH JOB NO: SMS-SIT1228-25  
CLIENT JOB NO: N/A  
DRAWN BY: SH/JVS  
BEARING BASE: TX STATE PLANE TXCZ NAD 83  
FIELD DATE: 05-28-25

## REVISIONS

NO.	DATE	REASON	BY
1	06-03-25	ADDED IRON FNC & REMOVED SW	JVS
2	06-04-25	CORRECTED DW	JVS
3	06-26-25	ADDED FNC NOTES	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



**TRI-TECH**  
SURVEYING COMPANY, L.P.

155 Riverwalk Drive  
San Marcos, Texas 78666  
Phone: 512-440-0222

www.tritechtx.com

TBPLS #10115900

© 2025, TRI-TECH SURVEYING COMPANY, L.P.