



Approved with Conditions

by Architectural Plan Review, LLC

Community Specialist: Cassie Dillon

Date: 09/12/2024

Reviewed by APR on behalf of Community Delcarant

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.

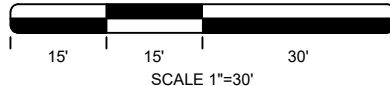
Exposed Foundations visible to the street shall be underpinned and painted to match adjacent finish materials and must be concealed to within 12" of finished grade on Front Elevations and extend at least 3' down both Side Elevations. The remainder of the Interior Side Elevations must be concealed to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

FOUND FENCE
PUBLIC UTILITY ESMT.
PERMANENT ACCESS ESMT.

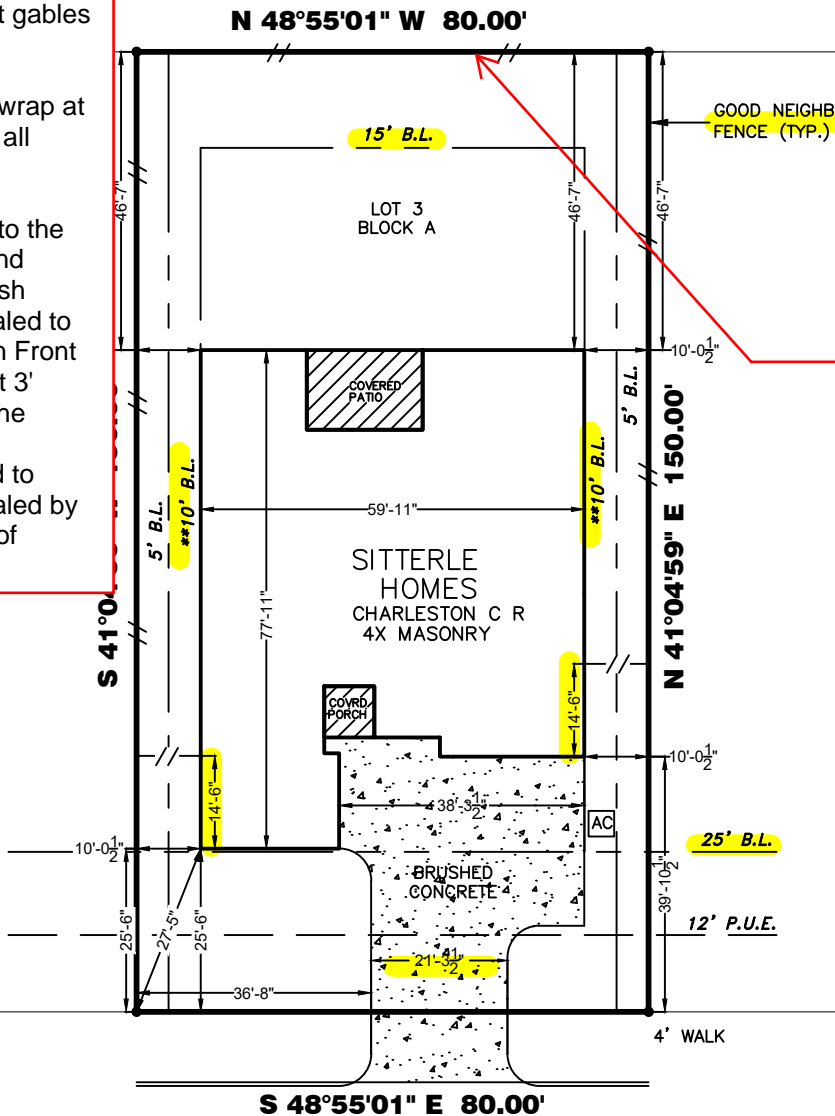
LEGEND

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.)



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



GOOD NEIGHBOR
FENCE (TYP.)

Rear Fence is Black
Wrought Iron.

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	
SLAB=	4065 SQ.FT.
DRIVE=	1302 SQ.FT.
PRIVATE WALKS=	XX SQ.FT.
UNCOV'D PATIO	XX SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL=	5383 SQ.FT.
LOT AREA=	12000 SQ.FT.
LOT COVERAGE	45 %
IN-TURN DRIVE=	241 SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
FENCE	306 FT.
FRONT SOD	196 SQ.YD.
REAR SOD	540 SQ.YD.
TOTAL SOD AREA	736 SQ. YD.

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

NO.	DATE	REASON	BY
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



TRI-TECH
SURVEYING COMPANY, L.P.

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

www.tritechtx.com

TBPLS #10193729

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