

*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.)



SCALE 1"=30'

RESERVE PARK E14
 0.635 ACRES
 (27,680 SQ. FT.)

LANDSCAPE, DRAINAGE, P.U.E. AND
 PEDESTRIAN ACCESS

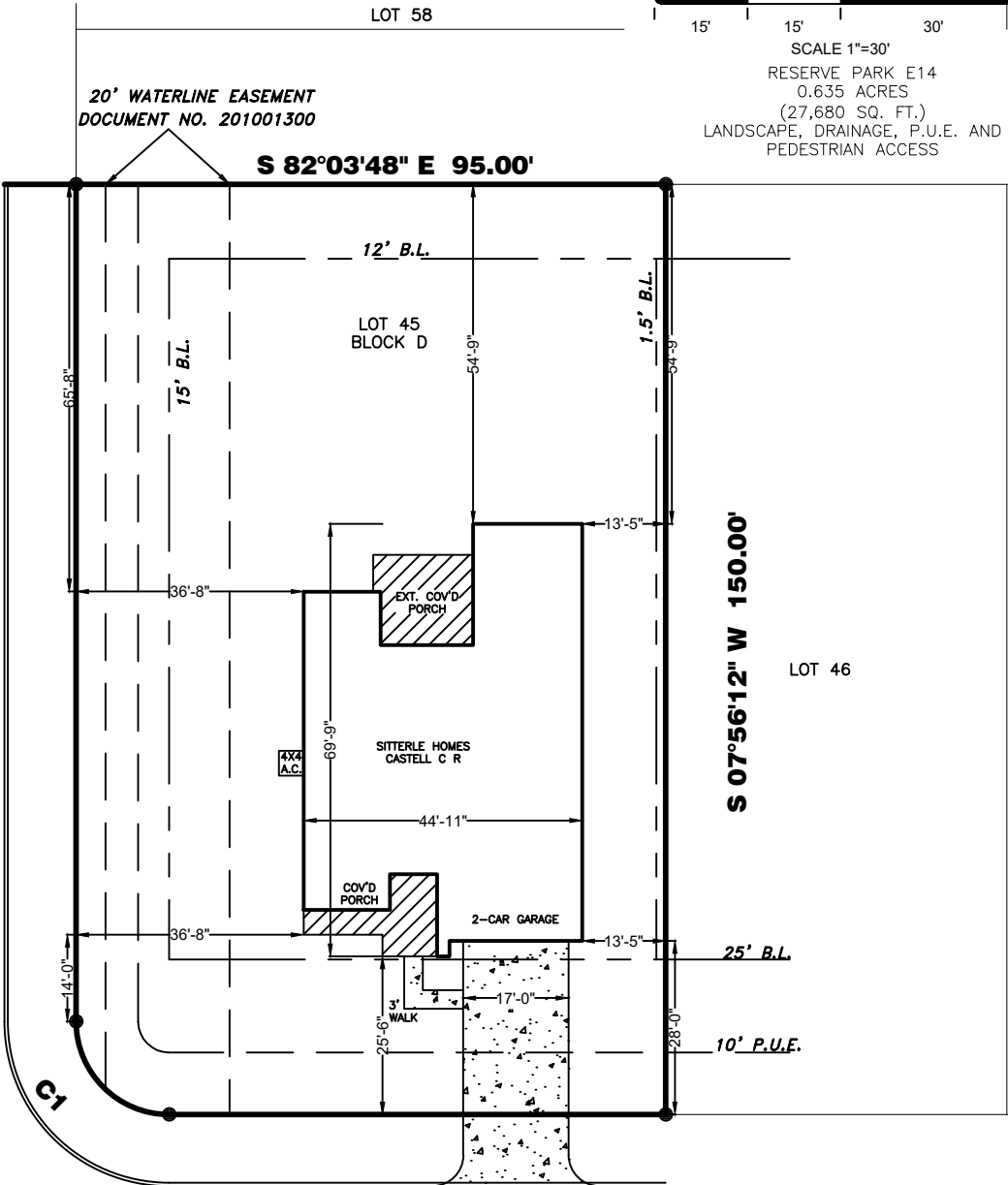


LOT COVERAGE		
SLAB=	2832	SQ.FT.
DRIVE=	476	SQ.FT.
PRIVATE WALKS=	45	SQ.FT.
UNCOV'D PATIO	XX	SQ.FT.
A/C PAD	16	SQ.FT.
TOTAL=	3369	SQ.FT.
LOT AREA=	14202	SQ.FT.
LOT COVERAGE	24	%
IN-TURN DRIVE=	194	SQ.FT.
PUBLIC WALKS=	N/A	SQ.FT.
FENCE	N/A	FT.
FRONT SOD	374	SQ.YD.
REAR SOD	829	SQ.YD.
TOTAL SOD AREA	1204	SQ. YD.

LOYSOYA STREET
 (50' R.O.W.)

N 07°56'12" E 135.00'

C1
R=15.00'
L=23.56'
C=21.21'
CB=N 37°03'48" W



N 82°03'48" W 80.00'
 KENT STREET
 (50' R.O.W.)

NOTE: this is not the final survey.
 Changes may have been made
 during construction. The final survey
 will be provided at closing.

PROPERTY INFORMATION

LOT 45 BLOCK D

SUBDIVISION:
 THE FINAL PLAT OF THE COLONY MUD 1E
 SECTION 2 PHASE B
 RECORDING INFO:
 UNRECORDED PLAT, PLAT RECORDS,
 BASTROP COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER CASTELL C R

PLAN OPTIONS:

-REQ PP PER CONS PLANS
 -NO FENCING

FLOOD INFORMATION

F.I.R.M. NO: 48021C PANEL: 0195E
 REVISED DATE: 01-19-06 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 UNRECORDED PLAT, 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: 114 KENT
 TRI-TECH JOB NO: SMS-SIT1091-22
 CLIENT JOB NO: N/A
 DRAWN BY: SS/DT
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 07-14-22

REVISIONS

NO.	DATE	REASON	BY
1	07/18/22	CORR.CENTER PLAN	DM
-	-	-	-
-	-	-	-
-	-	-	-

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.



PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY



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