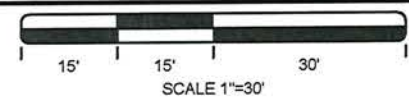


* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 <> CALCULATED
 CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. WATER METER PAD MOUNTED TRANSFORMER

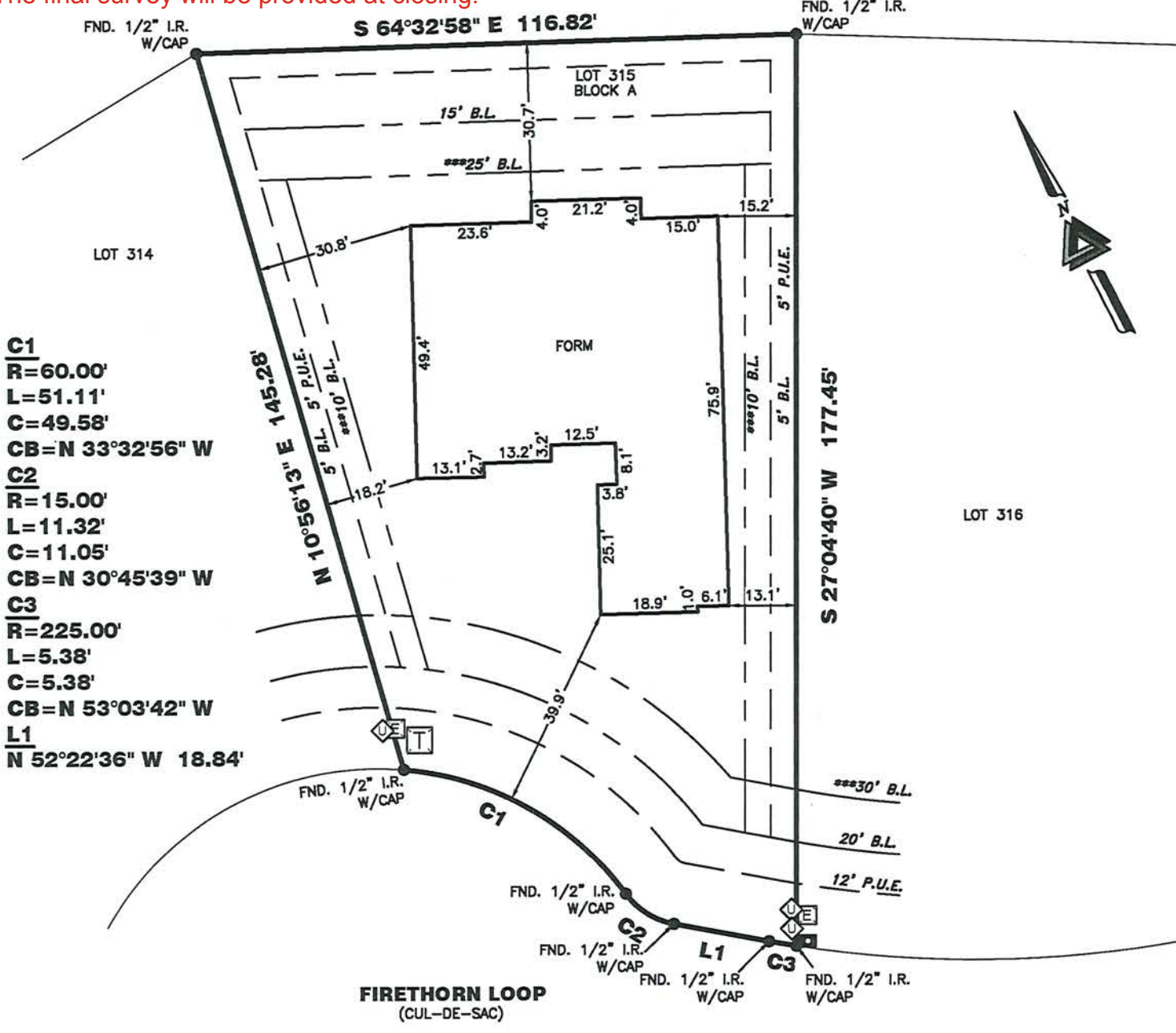
LEGEND
 I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

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

NOTE: this is not the final survey.
 Changes may have been made during construction that may alter details reflected on this document.
 The final survey will be provided at closing.



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



- C1**
R=60.00'
L=51.11'
C=49.58'
CB=N 33°32'56" W
- C2**
R=15.00'
L=11.32'
C=11.05'
CB=N 30°45'39" W
- C3**
R=225.00'
L=5.38'
C=5.38'
CB=N 53°03'42" W
- L1**
N 52°22'36" W 18.84'

136 FIRETHORN LOOP

PROPERTY INFORMATION

LOT 315 BLOCK A
 SUBDIVISION:
 THE COLONY MUD 1C, SECTION 8

RECORDING INFO:
 CABINET 7, PGS. 218-A & 218-B, PLAT RECORDS,
 BASTROP COUNTY, TEXAS

SURVEYED FOR:
 SITTERLE HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-SIT1184-24
 CLIENT JOB NO: N/A
 DRAWN BY: SA
 BEARING BASE: TX STATE PLANE TXCZ NAD 83
 FIELD DATE: 12-05-24

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0335F
 REVISED DATE: 05-09-23 ZONE: "X"

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 ALL ROD CAPS ARE STAMPED "CBD", UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET 7, PGS. 218-A & 218-B, P.R.B.C.TX.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 THIS SURVEY 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 SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
 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.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF BASTROP, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
 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.

REVISIONS

NO.	DATE	REASON	BY
1	12-06-24	FORM	CDB

TRI-TECH
 SURVEYING COMPANY, L.P.

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

www.tritechtx.com TBPLS #10193729

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
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12.05.2024
 SURVEYOR REGISTRATION