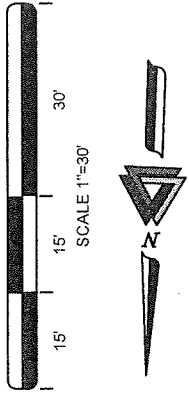


*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES

U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 () RECORD INFORMATION

LEGEND

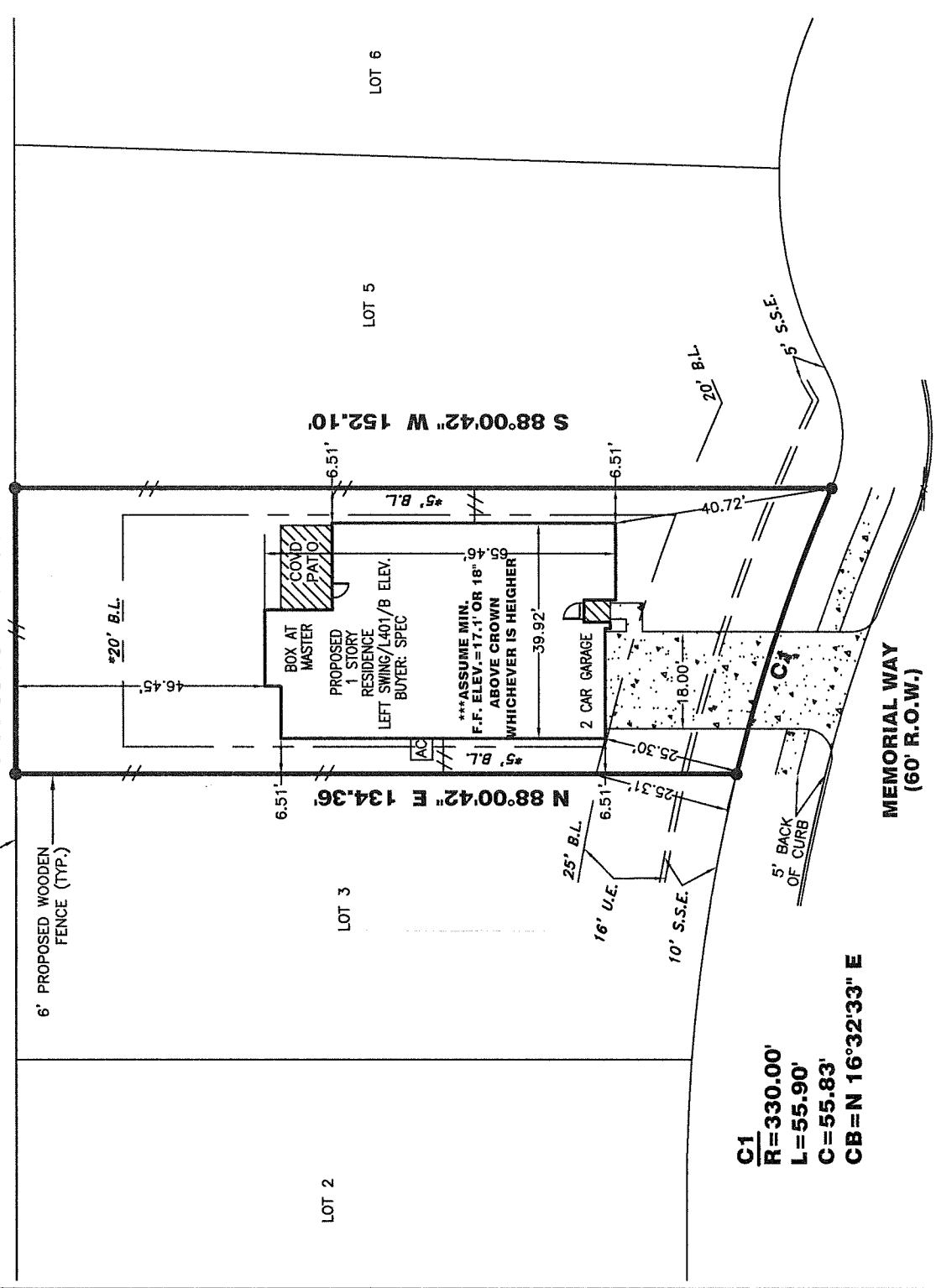
--- EASEMENT LINE
 --- AERIAL EASEMENT (A.E.)
 --- BUILDING LINE (B.L.)



CALL 0.1483 ACRE
 30' S.S.E.
 C.F. NO. 2005010796
 O.P.R.R.P.G.C.

S 01°59'18" E 52.94'

6' PROPOSED WOODEN FENCE (TYP.)



C1
R=330.00'
L=55.90'
C=55.83'
CB=N 16°32'33" E

T.B.M. = 500.00 ASSUMED ELEV. T.O.C.
 MINIMUM FINISH FLOOR 18" ABOVE STREET CROWN PER DRAINAGE PLAN

FLATWORK/LOT COVERAGE

COV'D PATIO =	151 SQ.FT.
SLAB=	2333 SQ.FT.
DRIVE=	526 SQ.FT.
IN TURN =	310 SQ.FT.
FRONT WALK=	25 SQ.FT.
PUBLIC WALKS=	149 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	3526 SQ.FT.
LOT=	7539 SQ.FT.
COVERAGE=	41 %

CONSTRUCTION NOTES:
 MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.

FLATWORK/LOT COVERAGE

COV'D PATIO =	151 SQ.FT.
SLAB=	2333 SQ.FT.
TOTAL=	2484 SQ.FT.
LOT=	7539 SQ.FT.
COVERAGE=	33 %

CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

***MINIMUM FINISHED FLOOR SHALL BE THE HIGHEST OF THE FOLLOWING:
 FEMA REQUIREMENTS SET FOR THE LOT,
 FINISHED FLOOR SET BY ENGINEERED PLANS,
 29 1/2" OR 2.45' ABOVE THE HIGHEST TOP OF CURB

SOD

FRONT YARD=	166 SQ.YD.
REAR YARD=	335 SQ.YD.
R.O.W.=	49 SQ.YD.
TOTAL SOD AREA=	550 SQ.YD.

FENCE

FRONT LIN. FT.=	13 LIN. FT.
RIGHT LIN. FT.=	86 LIN. FT.
LEFT LIN. FT.=	80 LIN. FT.
REAR LIN. FT.=	53 LIN. FT.
TOTAL FENCE=	232 LIN. FT.

PROPERTY INFORMATION

LOT 4 BLOCK 2
 SUBDIVISION: CENTRAL PARK SOUTH SECTION 1

RECORDING INFO:
 INST NO. 2021013761, MAP RECORDS,
 GALVESTON COUNTY, TEXAS

PLAN NUMBER: L 1401 B

PLAN INFORMATION

- PLAN OPTIONS:**
- 3 SIDES BRICK 1ST FLOOR
 - OPT. BOX WINDOW @ MASTER BEDROOM
 - OPT. COVERED PATIO 1
 - OPT. STUDY

FLOOD INFORMATION

F.I.R.M. NO: 48167C PANEL: 0245G
 REVISED DATE: 08-15-19 ZONE: "X-SHADED"

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.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER INST NO. 2021013761, MAP RECORDS, GALVESTON COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
 M.A.G.C. T.X.S. C.C. FILE NOS.
 C.O.H. ORDINANCE 95-1679 PER H.C.C.F. # N-253986 AND C.O.H. ORDINANCE 95-1912 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-922.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTED, PRIOR TO PLANNING AND/OR CONSTRUCTION.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF TEXAS CITY) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS PLAN 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.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE HOMES CORPORATION AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF TEXAS CITY) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 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.

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 DISAPPOINTMENTS, BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 3100 MEMORIAL WAY
 TRI-TECH JOB NO: L18957-21
 CLIENT JOB NO: 65149600121
 DRAWN BY: VG
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 04-30-21

REVISIONS

DATE	REASON	BY

THIS IS NOT A BOUNDARY SURVEY

10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

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