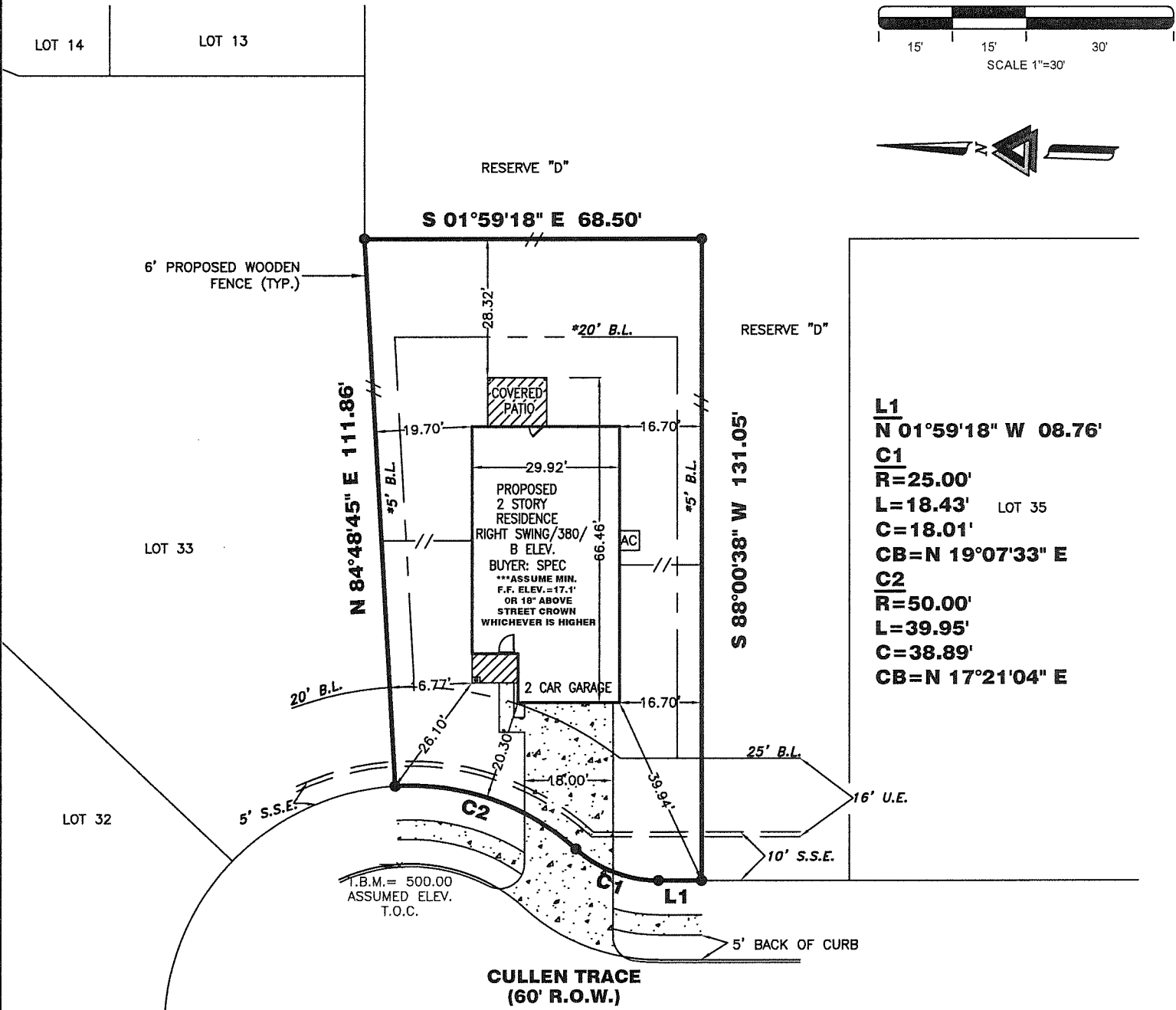
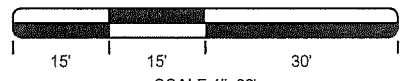


\* CITY ORDINANCES U.E. = UTILITY EASEMENT  
 \*\* RESTRICTIVE COVENANTS B.L. = BUILDING LINE  
 \*\*\* BUILDER GUIDELINES ( ) RECORD INFORMATION

**LEGEND** --- EASEMENT LINE ---//--- WOOD FENCE  
 --- AERIAL EASEMENT (A.E.) --- I --- IRON FENCE  
 --- BUILDING LINE (B.L.)



**L1**  
 N 01°59'18" W 08.76'  
**C1**  
 R=25.00'  
 L=18.43' LOT 35  
 C=18.01'  
**C2**  
 R=50.00'  
 L=39.95'  
 C=38.89'  
 CB=N 17°21'04" E

**CONSTRUCTION NOTES:**

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

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

MINIMUM FINISH FLOOR 18" ABOVE STREET CROWN PER DRAINAGE PLAN

FLATWORK/LOT COVERAGE	
COV'D PATIO =	120 SQ.FT.
SLAB=	1652 SQ.FT.
TOTAL=	1772 SQ.FT.
LOT=	7896 SQ.FT.
COVERAGE=	22 %

FLATWORK/LOT COVERAGE	
COV'D PATIO =	120 SQ.FT.
SLAB=	1652 SQ.FT.
DRIVE=	515 SQ.FT.
IN TURN =	358 SQ.FT.
FRONT WALK=	36 SQ.FT.
PUBLIC WALKS=	181 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	2894 SQ.FT.
LOT=	7896 SQ.FT.
COVERAGE=	30 %

SOD	
FRONT YARD=	244 SQ.YD.
REAR YARD=	375 SQ.YD.
R.O.W.=	59 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>678 SQ.YD.</b>
FENCE	
FRONT LIN. FT.=	35 LIN. FT.
RIGHT LIN. FT.=	67 LIN. FT.
LEFT LIN. FT.=	62 LIN. FT.
REAR LIN. FT.=	69 LIN. FT.
<b>TOTAL FENCE=</b>	<b>233 LIN. FT.</b>

**PROPERTY INFORMATION**

LOT 34 BLOCK 3

**SUBDIVISION:**  
 CENTRAL PARK SOUTH SECTION 1

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

**PLAN NUMBER: R 380 B**

**PLAN INFORMATION**

**PLAN OPTIONS:**

- 3 SIDES BRICK-1ST FLOOR STANDARD
- OPTIONAL COVERED PATIO 12x10

**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, M.R.G.C.T.X.; G.C.C. FILE NOS.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 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 TEXAS CITY) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS PLOT 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 PLOT 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, 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.

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 ENDOACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

**DRAWING INFORMATION**

ADDRESS: 3208 CULLEN TRACE

TRI-TECH JOB NO: L19459-21

CLIENT JOB NO: 65149600169

DRAWN BY: VG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 07-09-21

**REVISIONS**

DATE	REASON	BY
09-16-21	NEW PLAN	BS

**Meritage Homes**

**PLOT PLAN**  
 THIS IS NOT A BOUNDARY SURVEY

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

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

www.tritechtx.com TBPLS #10115900  
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.