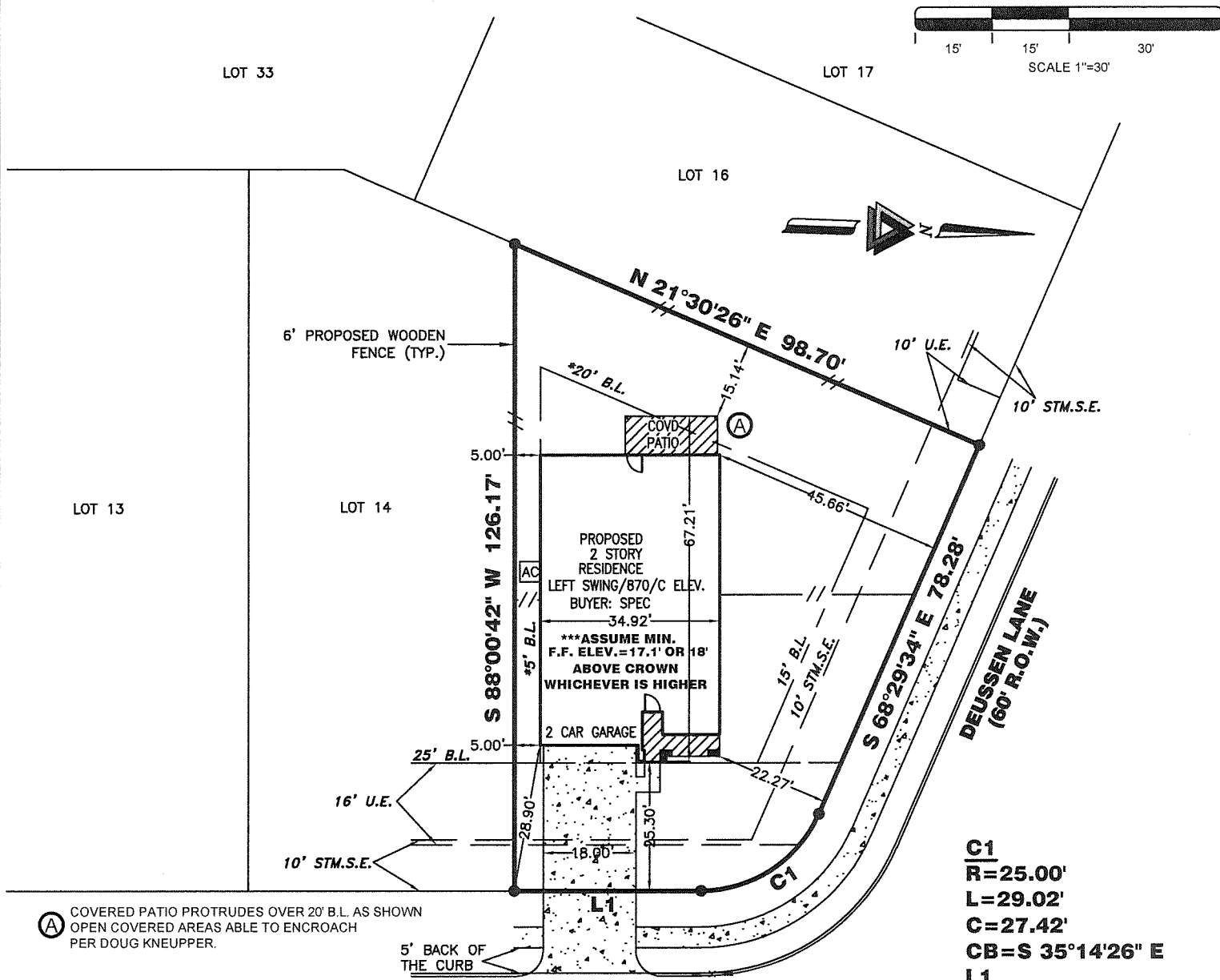
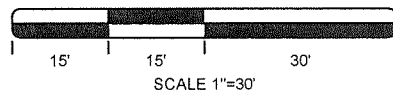


* CITY ORDINANCES U.E. = UTILITY EASEMENT
 ** RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 *** BUILDER GUIDELINES () RECORD INFORMATION

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



C1
R=25.00'
L=29.02'
C=27.42'
CB=S 35°14'26" E
L1
S 01°59'18" E 36.38'

(A) COVERED PATIO PROTRUDES OVER 20' B.L. AS SHOWN
 OPEN COVERED AREAS ABLE TO ENCR OACH
 PER DOUG KNEUPPER.

**MINIMUM FINISH FLOOR 18" ABOVE STREET
 CROWN PER DRAINAGE PLAN**

**MEMORIAL WAY
 (60' R.O.W.)** T.B.M. = 500.00
 ASSUMED ELEV. T.O.C.

SOD	
FRONT YARD=	236 SQ.YD.
REAR YARD=	350 SQ.YD.
R.O.W.=	179 SQ.YD.
TOTAL SOD AREA=	765 SQ.YD.
FENCE	
FRONT LIN. FT.=	43 LIN. FT.
RIGHT LIN. FT.=	32 LIN. FT.
LEFT LIN. FT.=	69 LIN. FT.
REAR LIN. FT.=	99 LIN. FT.
TOTAL FENCE=	243 LIN. FT.

***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

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

FLATWORK/LOT COVERAGE	
COV'D PATIO =	135 SQ.FT.
SLAB=	2013 SQ.FT.
TOTAL=	2148 SQ.FT.
LOT=	7954 SQ.FT.
COVERAGE=	27 %

FLATWORK/LOT COVERAGE	
COV'D PATIO =	135 SQ.FT.
SLAB=	2013 SQ.FT.
DRIVE=	512 SQ.FT.
IN TURN =	295 SQ.FT.
FRONT WALKS=	23 SQ.FT.
PUBLIC WALKS=	545 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	3555 SQ.FT.
LOT=	7954 SQ.FT.
COVERAGE=	34 %

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

PROPERTY INFORMATION
 LOT 15 BLOCK 3
 SUBDIVISION:
 CENTRAL PARK SOUTH SECTION 1
 RECORDING INFO:
 INST NO. 2021013761, MAP RECORDS,
 GALVESTON COUNTY, TEXAS
 PLAN NUMBER: L 870 C

PLAN INFORMATION
 PLAN OPTIONS:
 -3 SIDES BRICK 1ST FLOOR STANDARD
 -OPTIONAL MASTER BATH W/SEPARATE TUB & SHOWER
 -OPTIONAL COVERED PATIO-OPTIONAL 2ND LAVATORY @ BATH 2
 -OPTIONAL 2ND LAVATORY @ MASTER BATH-OPTIONAL 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, 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 ENCR OACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

MeritageHomes

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
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DRAWING INFORMATION		
ADDRESS:	3301 MEMORIAL WAY	
TRI-TECH JOB NO:	L19461-21	
CLIENT JOB NO:	65149600150	
DRAWN BY:	SH	
BEARING BASE:	REFERRED TO PLAT NORTH	
FIELD DATE:	07-12-21	

REVISIONS		
DATE	REASON	BY
09-10-21	NEW PLAN	BS