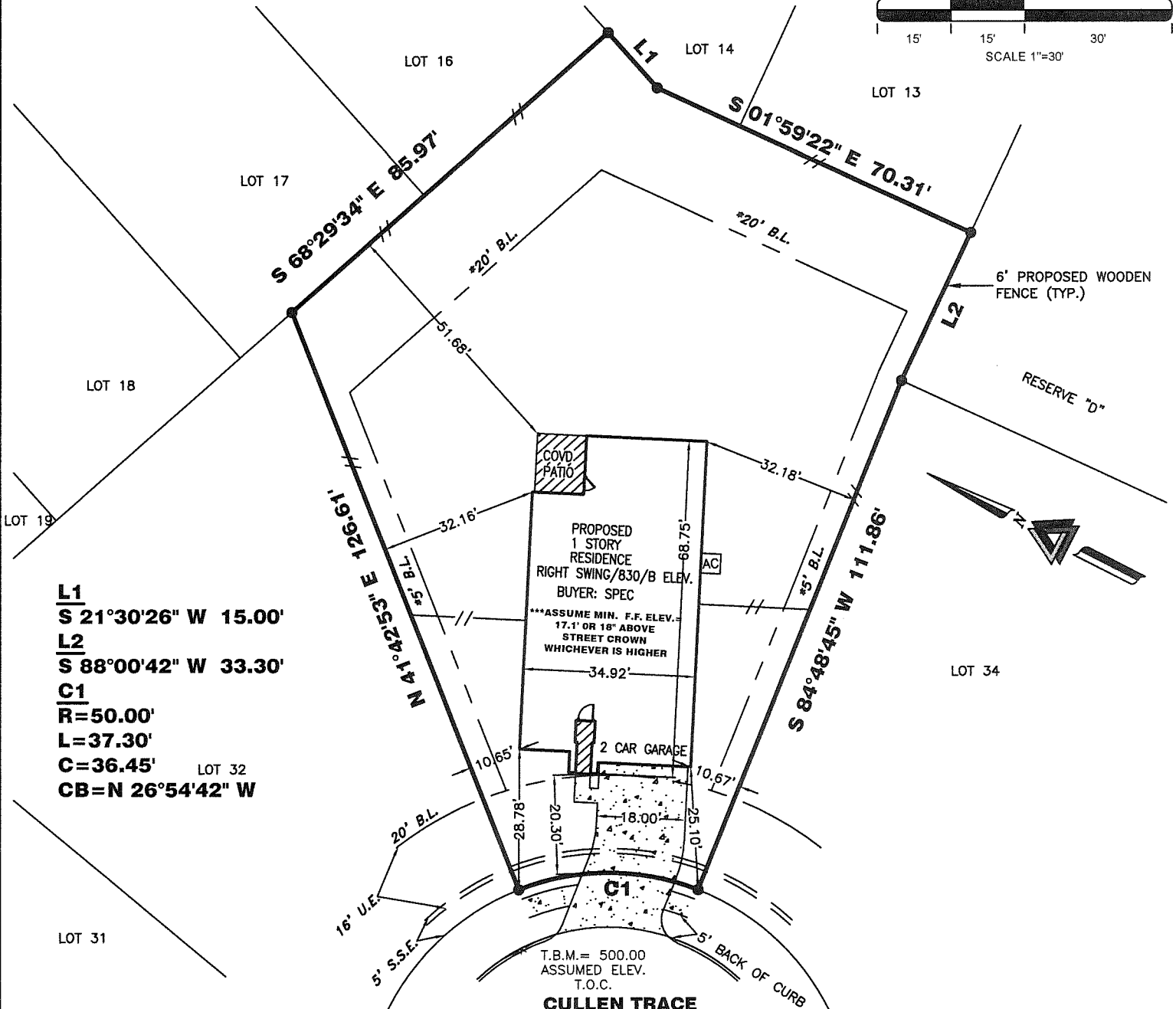
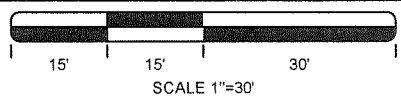


* CITY ORDINANCES U.E. = UTILITY EASEMENT
 ** RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 *** BUILDER GUIDELINES () RECORD INFORMATION

LEGEND

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



L1
 S 21°30'26" W 15.00'
L2
 S 88°00'42" W 33.30'
C1
 R=50.00'
 L=37.30'
 C=36.45'
 CB=N 26°54'42" W

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=	2188 SQ.FT.
TOTAL=	2308 SQ.FT.
LOT=	13973 SQ.FT.
COVERAGE=	17 %

FLATWORK/LOT COVERAGE	
COV'D PATIO =	120 SQ.FT.
SLAB=	2188 SQ.FT.
DRIVE=	414 SQ.FT.
IN TURN =	216 SQ.FT.
FRONT WALK=	23 SQ.FT.
PUBLIC WALKS=	61 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	3054 SQ.FT.
LOT=	13973 SQ.FT.
COVERAGE=	20 %

SOD	
FRONT YARD=	193 SQ.YD.
REAR YARD=	1054 SQ.YD.
R.O.W.=	10 SQ.YD.
TOTAL SOD AREA=	1257 SQ.YD.
FENCE	
FRONT LIN. FT.=	46 LIN. FT.
RIGHT LIN. FT.=	84 LIN. FT.
LEFT LIN. FT.=	66 LIN. FT.
REAR LIN. FT.=	171 LIN. FT.
TOTAL FENCE=	367 LIN. FT.

PROPERTY INFORMATION

LOT 33 BLOCK 3

SUBDIVISION:
 CENTRAL PARK SOUTH SECTION 1

RECORDING INFO:
 INST NO. 2021013761, MAP RECORDS,
 GALVESTON COUNTY, TEXAS
 PLAN NUMBER: R 830 B

PLAN INFORMATION

PLAN OPTIONS: -3 SIDES BRICK 1ST FLOOR STANDARD
 -OPTIONAL MASTER BATH W/SEPARATE TUB & SHOWER
 -OPTIONAL COVERED PATIO
 -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.TX.; 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 ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

DRAWING INFORMATION

ADDRESS: 3224 CULLEN TRACE
 TRI-TECH JOB NO: L19460-21
 CLIENT JOB NO: 65149600168
 DRAWN BY: VG
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 07-09-21

REVISIONS

DATE	REASON	BY
09-10-21	NEW PLAN	RM



PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
TRI-TECH
 SURVEYING COMPANY, L.P.

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