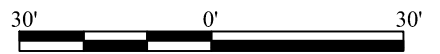


ADDRESS: 1249 WATERSIDE TRACE

AREA: 14,250 S.F. ~ 0.33 ACRES

PLAT NO. 222960



GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

HARRISON ROAD

50' PUBLIC R/W

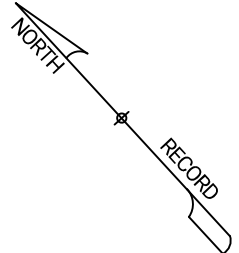
R/W --- WESTWARD POINTE --- R/W

SECTION 1

RESERVE "F"

LANDSCAPE OR OPEN SPACE

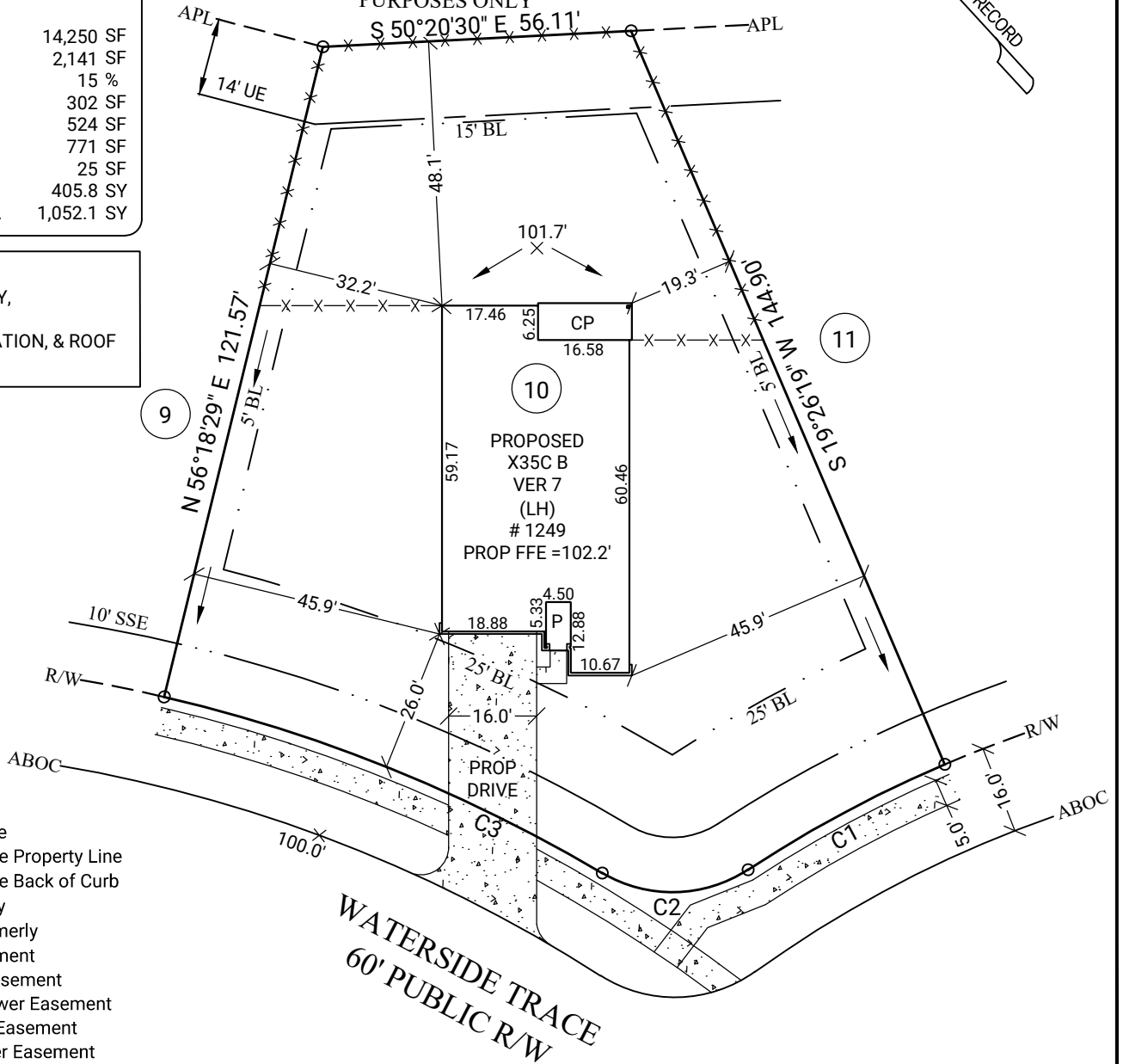
PURPOSES ONLY



<b>TOTAL FENCE</b>	222 LF
FRONT	57 LF
LEFT	48 LF
RIGHT	61 LF
REAR	56 LF

<b>AREAS</b>	
LOT AREA	14,250 SF
SLAB	2,141 SF
LOT COVERAGE	15 %
INTURN	302 SF
DRIVEWAY	524 SF
PUBLIC WALK	771 SF
PRIVATE WALK	25 SF
REAR YARD AREA	405.8 SY
FRONT YARD AREA	1,052.1 SY

**OPTIONS:**  
 FRONT BRICK ONLY,  
 COVERED PATIO,  
 FRAMING, FOUNDATION, & ROOF  
 RAFTER DETAILS



LEGEND

- BL Building Line
- APL Approximate Property Line
- ABOC Approximate Back of Curb
- R/W Right of Way
- N/F Now or Formerly
- UE Utility Easement
- DE Drainage Easement
- SSE Sanitary Sewer Easement
- WLE Water Line Easement
- STMSE Storm Sewer Easement
- PROP Proposed
- MFE Minimum Finished Floor Elevation
- FFE Finished Floor Elevation
- GFE Garage Floor Elevation
- P Porch
- CP Covered Patio
- PAT Patio
- CI Curb Inlet
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set

Curve	Radius	Length	Chord	Chord Bearing
C1	230.00'	40.64'	40.59'	N 75°37'26" W
C2	25.00'	27.93'	26.50'	N 48°40'42" W
C3	280.00'	86.12'	85.78'	N 25°28'54" W

NOTE: BASE ELEVATION IS ASSUMED.  
 (FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

This property lies within flood zone "X" according to FEMA FIRM#: 48015C0400F, effective on 10/18/2019.

**GENERAL NOTES:** No field work has been performed. This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SUB: Westward Pointe SEC: 1  
 LOT: 10 BL: 4

City of Sealy, Austin County, Texas

PLOT PLAN FOR:



ORDER DATE: 10/19/2022  
 20221005092 DRH\_HTX\_S FC: N/A



SURVEYORS ■ PLANNERS ■ ENGINEERS

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**B**