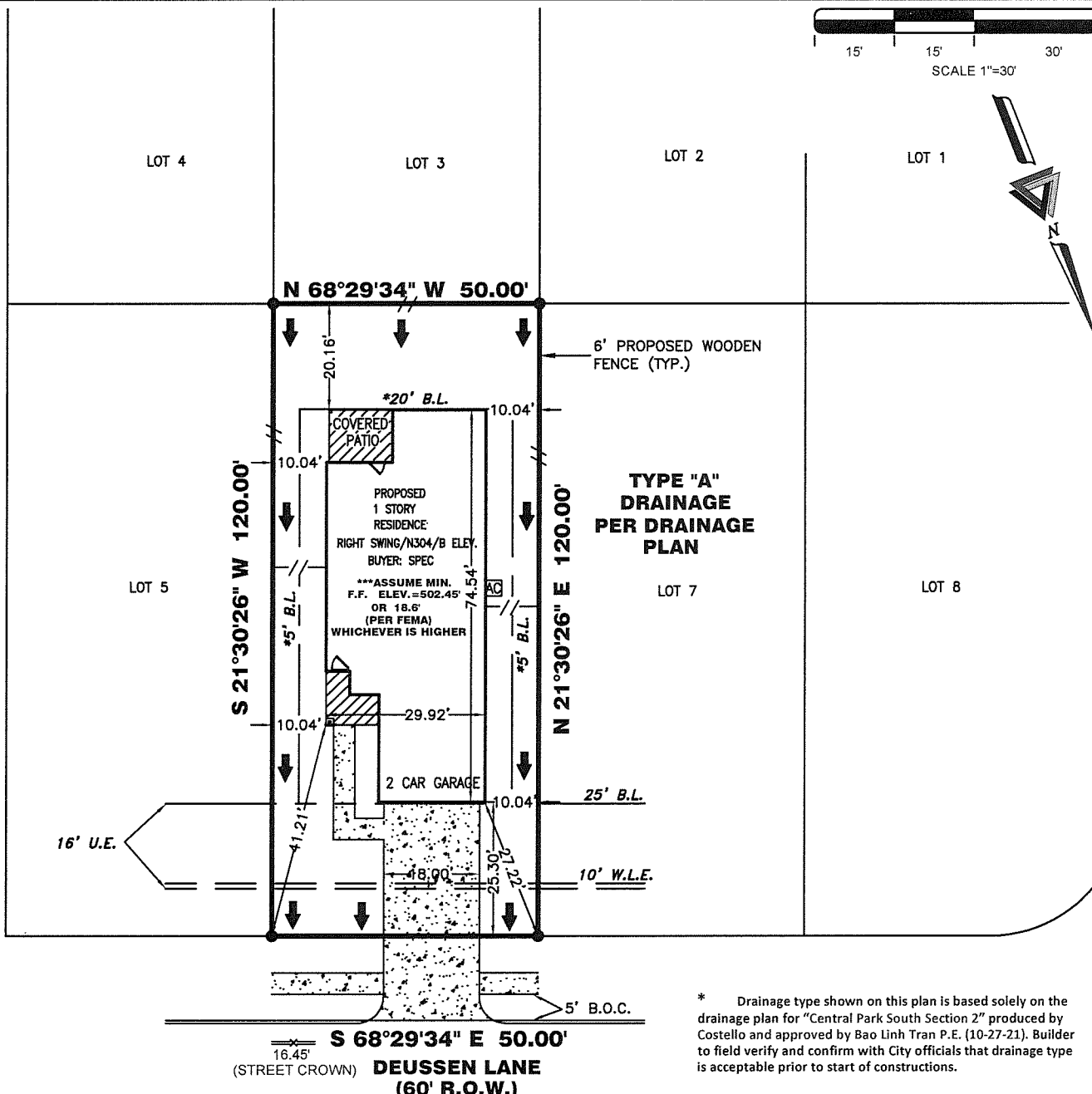
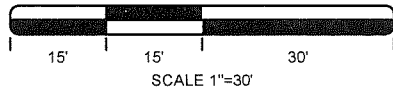


*CITY ORDINANCES U.E. = UTILITY EASEMENT
 **RESTRICTIVE COVENANTS B.L. = BUILDING LINE
 ***BUILDER GUIDELINES () RECORD INFORMATION

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



CENTRAL PARK SOUTH
 SECTION 1
 PLAT RECORD
 MAP NO. 2021013761
 G.C.M.R.

**TYPE "A"
 DRAINAGE
 PER DRAINAGE
 PLAN**

* Drainage type shown on this plan is based solely on the drainage plan for "Central Park South Section 2" produced by Costello and approved by Bao Linh Tran P.E. (10-27-21). Builder to field verify and confirm with City officials that drainage type is acceptable prior to start of constructions.

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

LOT COVERAGE	
SLAB=	1961 SQ.FT.
COVERED PATIO	119 SQ.FT.
TOTAL=	2080 SQ.FT.
LOT=	6000 SQ.FT.
COVERAGE=	35 %

SOD	
FRONT YARD=	186 SQ.YD.
REAR YARD=	187 SQ.YD.
R.O.W.=	42 SQ.YD.
TOTAL SOD AREA=	415 SQ.YD.

FENCE	
FRONT LIN. FT.=	20 LIN. FT.
RIGHT LIN. FT.=	57 LIN. FT.
LEFT LIN. FT.=	50 LIN. FT.
REAR LIN. FT.=	50 LIN. FT.
TOTAL FENCE=	177 LIN. FT.

FLATWORK/LOT COVERAGE	
COV'D PATIO =	119 SQ.FT.
SLAB=	1961 SQ.FT.
DRIVE=	455 SQ.FT.
IN TURN =	295 SQ.FT.
FRONT WALK=	109 SQ.FT.
PUBLIC WALKS=	128 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	3099 SQ.FT.
LOT=	6000 SQ.FT.
COVERAGE=	45 %

PROPERTY INFORMATION

LOT 6 BLOCK 3

SUBDIVISION:
 CENTRAL PARK SOUTH SECTION 2

RECORDING INFO:
 INST NO. 2022054472, MAP RECORDS,
 GALVESTON COUNTY, TEXAS
 PLAN NUMBER: R N304 B

PLAN INFORMATION

PLAN OPTIONS: -3 SIDES BRICK-1ST FLOOR STANDARD
 -OPTIONAL MASTER BATH - SHOWER
 ILO TUB - SHOWER PAN
 -OPTIONAL COVERED PATIO 1
 -OPTIONAL 2ND LAVATORY @ MASTER BATH

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. 2022054472, M.R.G.C.T.X.; G.C.C. FILE NOS.
 C.O.H. ORDINANCE 85-1678 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: 10213 DEUSSEN LANE
 TRI-TECH JOB NO: L21352-22
 CLIENT JOB NO: 65149600250
 DRAWN BY: SR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 09-08-22

REVISIONS

DATE	REASON	BY
10-03-22	UPDATED MIN F.F.	LT



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

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