

ADDRESS: 1267 WATERSIDE TRACE

AREA: 7,356 S.F. ~ 0.17 ACRES

PLAT NO. 222960

30' 0' 30'

GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	211 LF
FRONT	26 LF
LEFT	67 LF
RIGHT	58 LF
REAR	60 LF

<b>AREAS</b>	
LOT AREA	7,356 SF
SLAB	2,237 SF
LOT COVERAGE	30 %
INTURN	265 SF
DRIVEWAY	500 SF
PUBLIC WALK	759 SF
PRIVATE WALK	25 SF
REAR YARD AREA	287.7 SY
FRONT YARD AREA	581.8 SY

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

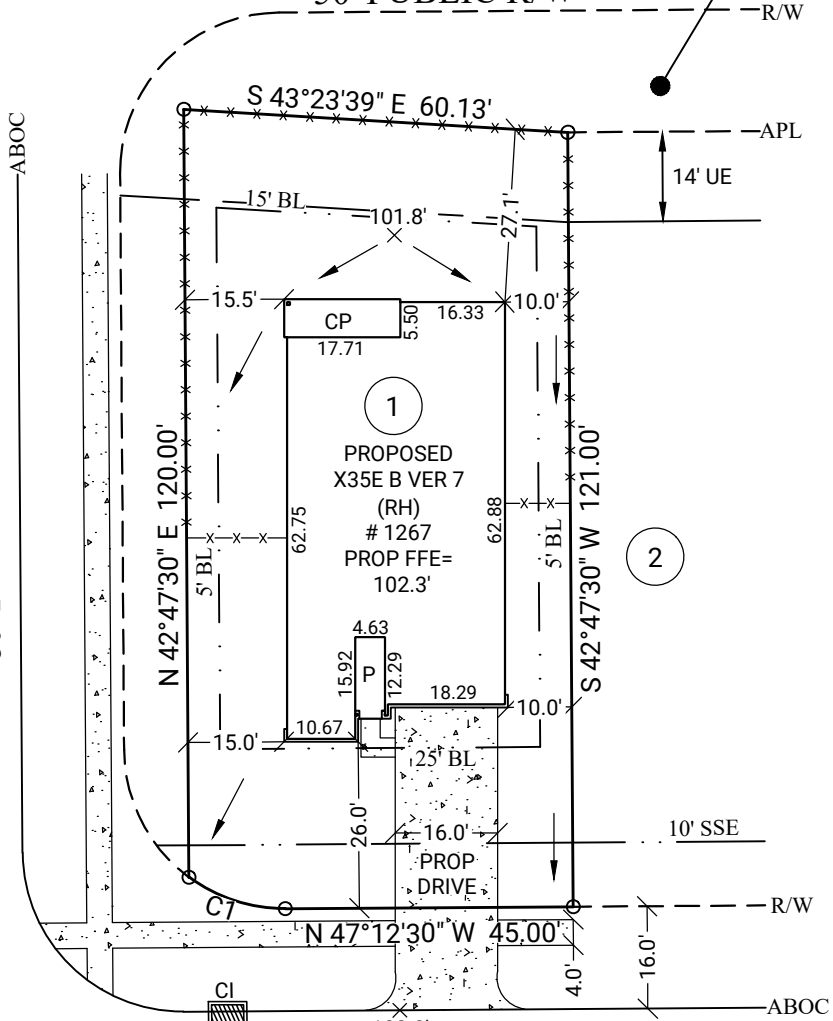
Curve	Radius	Length	Chord	Chord Bearing
C1	25.00'	16.09'	15.81'	N 28°46'24" W

WESTWARD POINTE  
SECTION 1  
RESERVE "E"  
LANDSCAPE / OPEN SPACE  
PURPOSES ONLY

HARRISON ROAD  
50' PUBLIC R/W

SKYLARK STREET  
60' PUBLIC R/W

WATERSIDE TRACE  
60' PUBLIC R/W



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
- S Stoop
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set

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: 1 BL: 4

City of Sealy, Austin County, Texas

PLOT PLAN FOR:

**D·R·HORTON**  
*America's Builder*

ORDER DATE: 08/16/2022

20220805638 DRH\_HTX\_S FC: N/A

**CARTER + CLARK**  
SURVEYORS ■ PLANNERS ■ ENGINEERS

3090 Premiere Parkway, Suite 600  
Duluth, GA 30097  
866.637.1048  
www.carterandclark.com  
FIRM LICENSE: 10193759

**A**