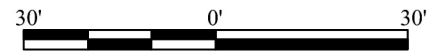


ADDRESS: 1302 REDBUD LANE

AREA: 7,500 S.F. ~ 0.17 ACRES

PLAT NO. 222960

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



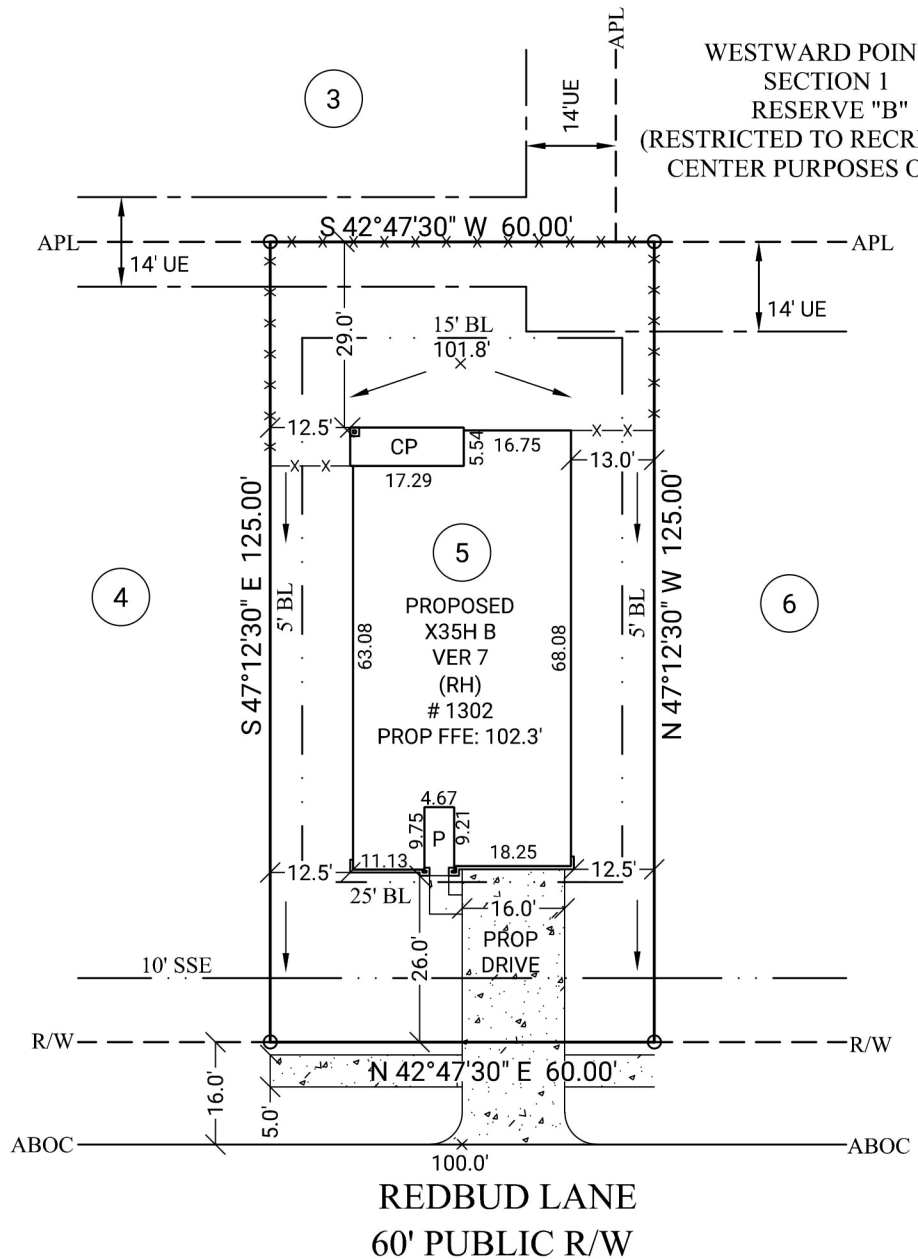
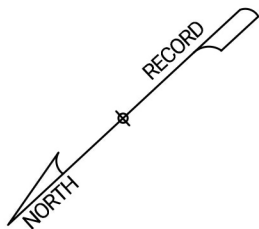
GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

TOTAL FENCE	
FRONT	26 LF
LEFT	35 LF
RIGHT	29 LF
REAR	60 LF

AREAS	
LOT AREA	7,500 SF
SLAB	2,358 SF
LOT COVERAGE	31 %
INTURN	267 SF
DRIVEWAY	432 SF
PUBLIC WALK	220 SF
PRIVATE WALK	24 SF
REAR YARD AREA	203.2 SY
FRONT YARD AREA	370.1 SY

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



WESTWARD POINTE
SECTION 1
RESERVE "B"
(RESTRICTED TO RECREATION
CENTER PURPOSES ONLY)

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.

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.