

ADDRESS: 2215 LAUREL BLOOM LANE

INSTRUMENT NO. 223075

30' 20' 10' 0' 30'



GRAPHIC SCALE: 1" = 30'

AREA: 7,200 S.F. ~ 0.17 ACRES

DRAINAGE TYPE: "A"

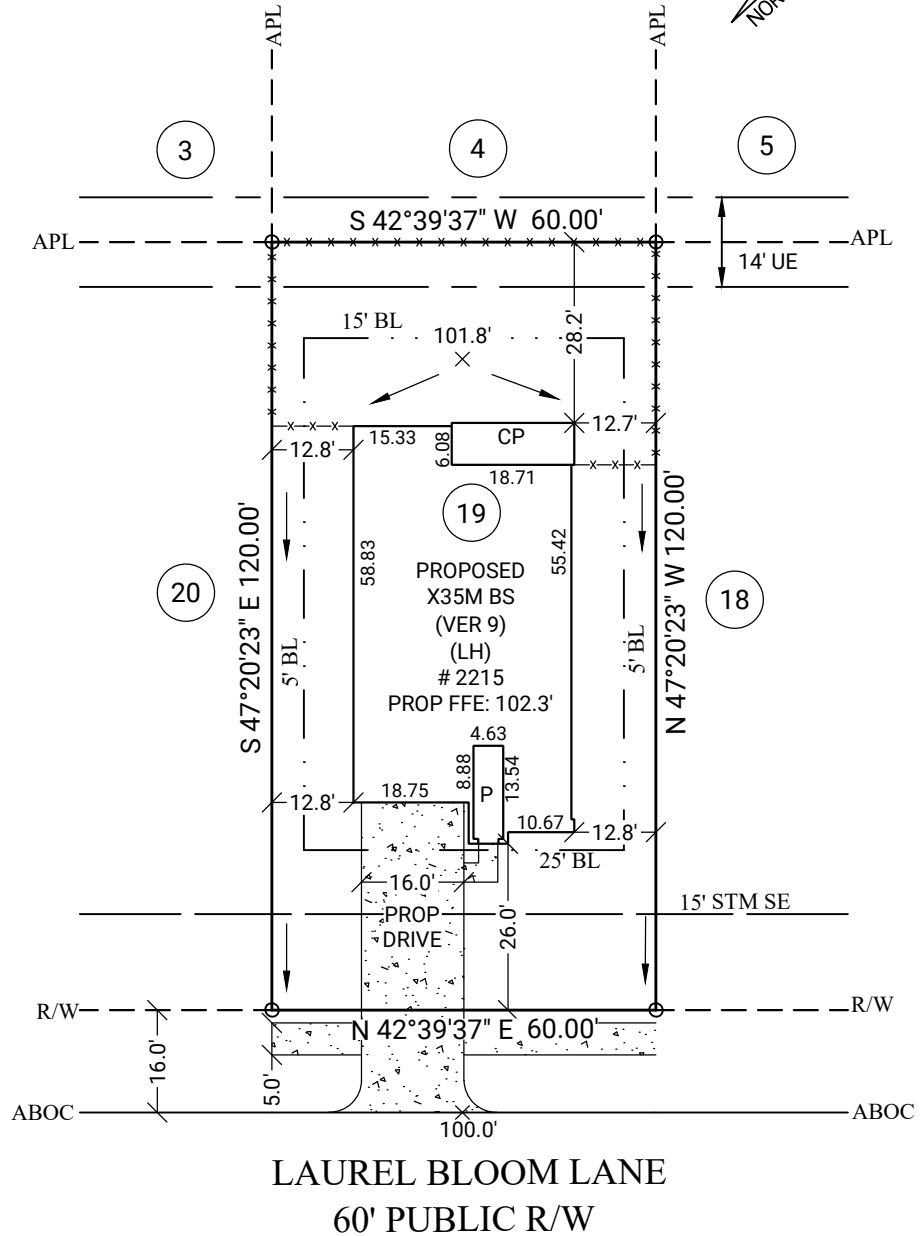
TOTAL FENCE	150 LF
FRONT	26 LF
LEFT	29 LF
RIGHT	35 LF
REAR	60 LF

AREAS	
LOT AREA	7,200 SF
SLAB	2,101 SF
LOT COVERAGE	29 %
INTURN	267 SF
DRIVEWAY	519 SF
PUBLIC WALK	220 SF
PRIVATE WALK	25 SF
REAR YARD AREA	199.0 SY
FRONT YARD AREA	359.6 SY

OPTIONS:
 NO BRICK,
 COVERED PATIO,
 FRAMING, FOUNDATION & ROOF
 RAFTER DETAILS

REVISION CHART	
07/28/2023	HOUSE CHANGE

- 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.

SUB: Westward Pointe SEC: 2
LOT: 19 BL: 5

City of Sealy, Austin County, Texas

PLOT PLAN FOR:



PLAT DATE: 07/28/2023
20230711093 DRH_HTX_S FC: N/A



SURVEYORS ■ PLANNERS ■ ENGINEERS

1735 North Brown Road, Suite 400
Lawrenceville, GA 30043
866.637.1048

www.carterandclark.com
FIRM LICENSE: 10193759

B