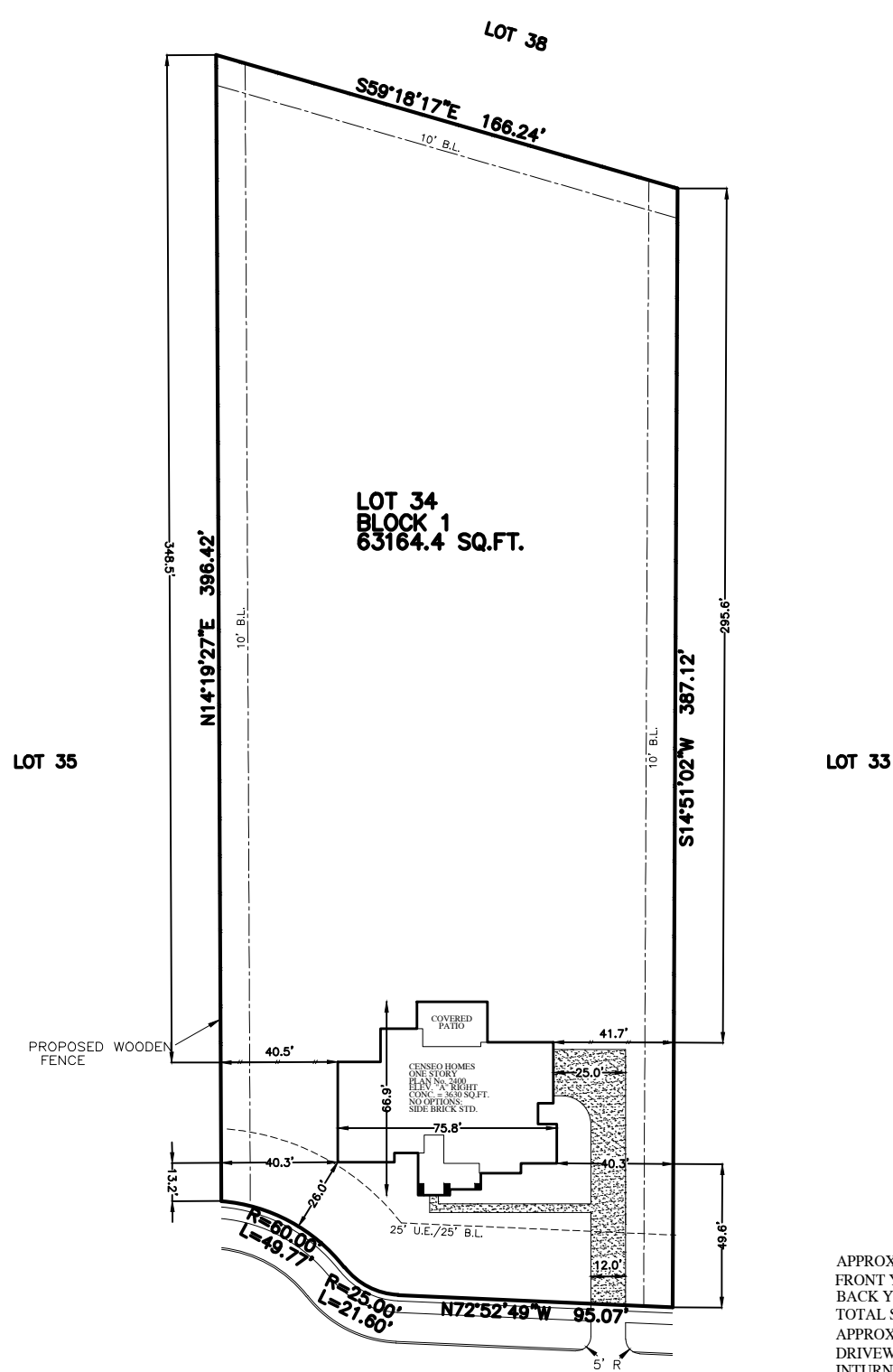




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊙ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX	⊞ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊞ FIBER OPTIC	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	○ WATER VALVE	⊞ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊞ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	● PROPERTY CORNER	⊞ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	● IRON ROD	⊞ WATER METER	⊞ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	● IRON PIPE	⊞ GUY ANCHOR	○ INLET



APPROX. LOT COVERAGE:	8.12%
FRONT YARD AREA	9541 SQ. FT.
BACK YARD AREA	50375 SQ. FT.
TOTAL SOD:	59916 SQ. FT.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	1288 SQ. FT.
INTURN:	210 SQ. FT.
PRIVACY WALK:	176 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	617 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	2323 SQ. FT.
FENCE:	
REAR:	166 LIN. FT.
LEFT:	348 LIN. FT.
RIGHT:	295 LIN. FT.
FRONT LEFT:	40 LIN. FT.
FRONT RIGHT:	42 LIN. FT.
TOTAL FENCE:	891 LIN. FT.

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CENTER TREE
(60' R.O.W.)

PLOT PLAN
SCALE: 1 = 60'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: CENSEO HOMES
ADDRESS: 13 CENTER TREE
ALLPOINTS JOB#: CE161175 BY: AW
G.F.:
JOB:

LOT 34, BLOCK 1,
VAQUERO RIVER ESTATES,
PLAT FILE NO. 466A-468B, PLAT RECORDS,
MATAGORDA COUNTY, TEXAS

FLOOD ZONE:
COMMUNITY PANEL:
EFFECTIVE DATE:
LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 7/3/2018

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