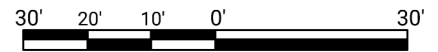


**ADDRESS: 2041 WOODLARK WAY**

INSTRUMENT NO. 223075

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

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

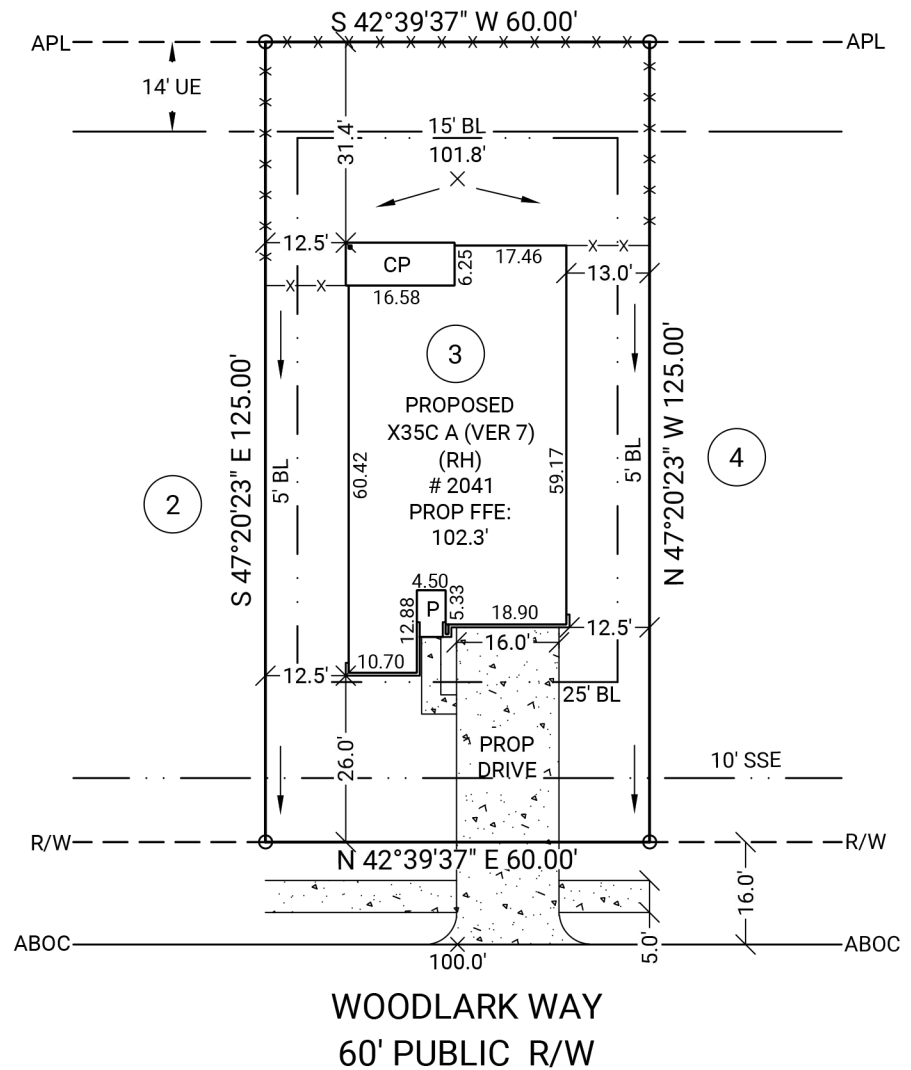
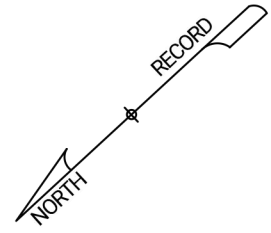
<b>TOTAL FENCE</b>	155 LF
FRONT	26 LF
LEFT	37 LF
RIGHT	32 LF
REAR	60 LF

<b>AREAS</b>	
LOT AREA	7,500 SF
SLAB	2,133 SF
LOT COVERAGE	28 %
INTURN	266 SF
DRIVEWAY	537 SF
PUBLIC WALK	220 SF
PRIVATE WALK	43 SF
REAR YARD AREA	220.0 SY
FRONT YARD AREA	364.4 SY

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

WESTWARD POINTE  
SECTION 2  
RESTRICTED RESERVE "D"  
(RESTRICTED TO LANDSCAPE OR  
OPEN SPACE PURPOSES ONLY)

N/F  
RANCH COUNTRY OF  
TEXAS, INC.



**WOODLARK WAY**  
**60' PUBLIC R/W**

**LEGEND**

- BL Building Line
- APL Approximate Property Line
- BOC 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
- CI Curb Inlet
- SSMH Storm Sewer Manhole
- 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.