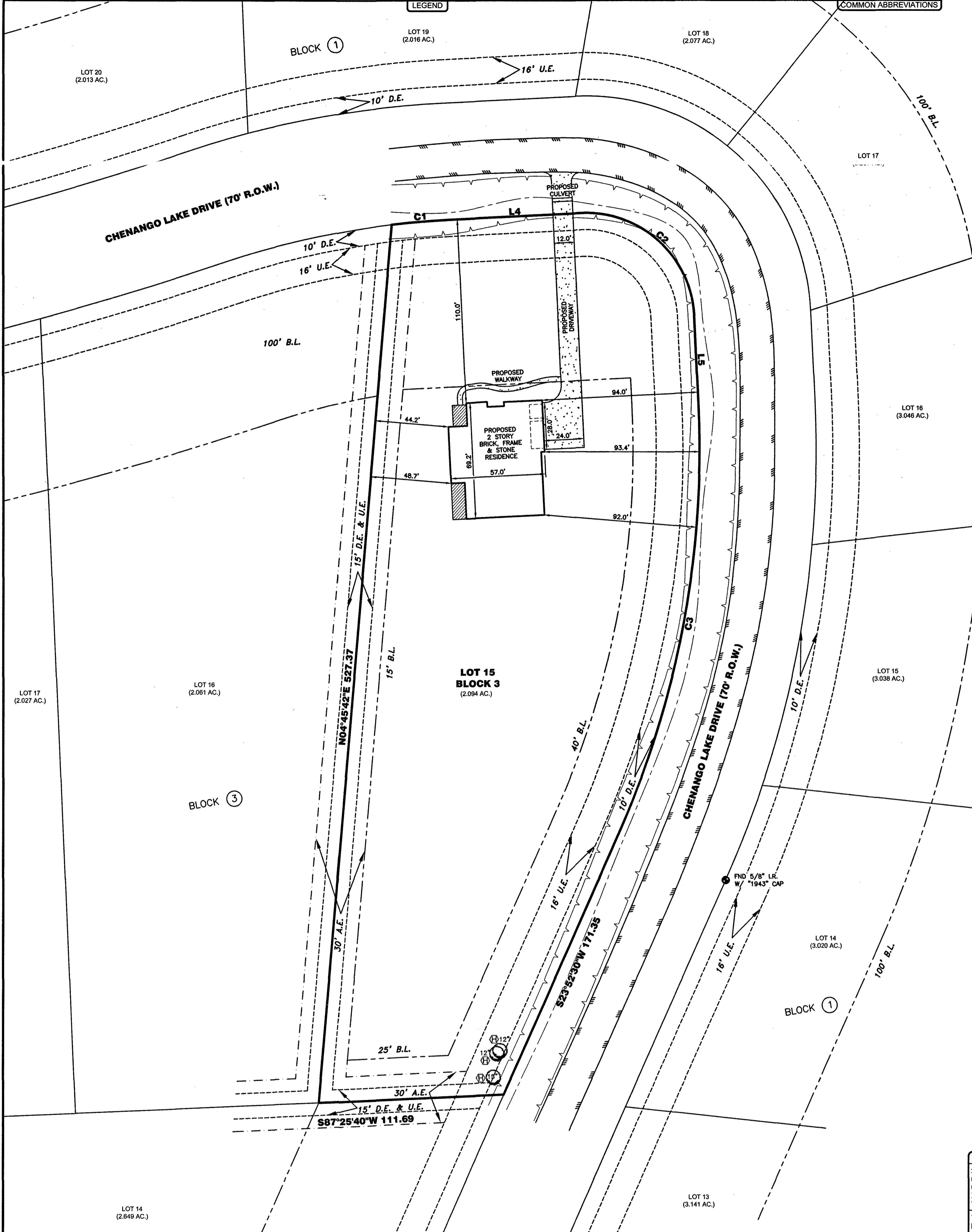
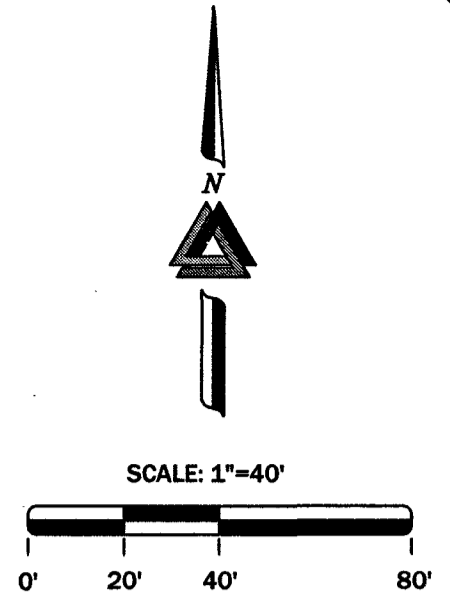


GRATE INLET	LIGHT STANDARD	CONCRETE	IRON FENCE	ELECTRIC BOX	CONTROLLING MONUMENT (12-19-23)	AE = AERIAL EASEMENT	I.P. = IRON PIPE	PP = POWER POLE	WLE = WATERLINE EASEMENT
MANHOLE	WATER VALVE	COVERED	WOOD FENCE	POWER POLE	CHAIN LINK FENCE	BL = BUILDING LINE	R. = IRON ROD	R.C.P. = REINFORCED CONCRETE PIPE	
STORM MANHOLE	CLEAN OUT	<> CALL	POWER LINE	GUY ANCHOR	FIRE HYDRANT	E.O.A. = EDGE OF ASPHALT	MH = MANHOLE	SAN MH = SANITARY SEWER MANHOLE	
	SANITARY MANHOLE	BOLLARD	EDGE OF ASPHALT	WATER METER		FNC = FENCE	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE	
						FND = FOUND	PL = BOUNDARY LINE	UE = UTILITY EASEMENT	



TREES SPECIES (IF SHOWN) WERE IDENTIFIED BY A SURVEY CREW AT THE TIME OF SURVEY TO THE BEST OF OUR ABILITIES. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR FINAL DETERMINATION AND VERIFICATION OF SPECIES.

TREE SURVEY KEY:

(H)	HARDWOOD
(S)	SOFTWOOD

- NOTES:
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
  - A FULL REVIEW AND ANALYSIS OF THE RESTRICTIVE COVENANTS WAS NOT PERFORMED AT THE REQUEST OF CASTLEROCK COMMUNITIES. THERE MAY BE BUILDING LINES, ENCUMBRANCES AND OTHER RESTRICTIONS THAT MAY APPLY TO THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN. BUILDER ASSUMES ALL LIABILITY FOR PLACEMENT OF STRUCTURES. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
  - ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS PLAT PLAN ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
  - BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
  - MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
  - SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT PLAN.
  - A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
  - BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  - THIS PLAT PLAN DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

FLOOD INFORMATION

F.I.R.M. NO. 48029C	PANEL: 0275K
REVISED DATE 12-30-2020	ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LOT COVERAGE

SLAB=	3,492 SQ.FT.
COVERED PORCH=	107 SQ.FT.
COVERED PATIO=	177 SQ.FT.
DRIVEWAY=	2,038 SQ.FT.
WALKWAY=	210 SQ.FT.
TOTAL=	6,024 SQ.FT.
LOT=	9,1217 SQ.FT.
COVERAGE=	7 %

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord
C1	34.65	500.00	S 85°11'39" W	34.64
C2	102.10	65.00	N 47°49'12" W	91.92
C3	263.25	565.00	N 10°31'38" E	260.88

Line Table

Line #	Length	Direction
L4	79.69	N 87°10'45" E
L5	52.53	S 02°49'15" E

PLAN INFORMATION

PLAN NAME/NUMBER: VENTURA 2585

PLAN OPTIONS:  
 ELEVATION "B" LEFT SWING  
 MASONRY: FRONT, SIDES  
 3 CAR SIDELOAD GARAGE W/TANDEM  
 EXTENDED FAMILY ROOM,  
 BATH #2 SUPER SHOWER

10401 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

NO.	DATE	REASON	BY
1			

REVISIONS

PLOT PLAN  
THIS IS NOT A BOUNDARY SURVEY

22310 CHENANGO LAKE DRIVE

ANGLETON, BRAZORIA COUNTY, TEXAS 77515

PROPERTY INFORMATION	DRAWING INFORMATION
LOT 15 BLOCK 3 SECTION 1	ADDRESS: 22310 CHENANGO LAKE DRIVE
SUBDIVISION:	TT JOB NO: CR456-23
CHENANGO RANCH	CLIENT JOB NO: N/A
RECORDING INFO:	DRAWN BY: WS / CLD
PLAT NO. 2006061610	BEARING BASE: REFERRED TO PLAT NORTH
PLAT RECORDS BRAZORIA COUNTY, TEXAS	DATE: 01-22-24