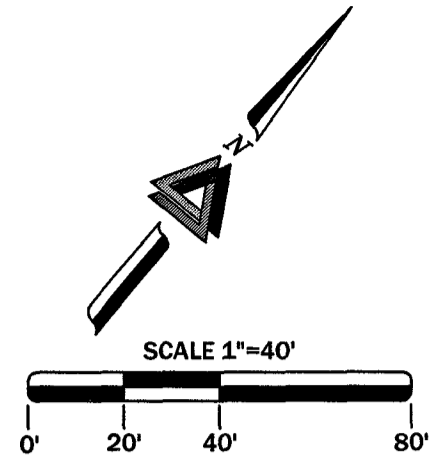


GRATE INLET	LIGHT STANDARD	CONCRETE	BARBED WIRE/HOG WIRE FENCE	ELECTRIC BOX	AE = AERIAL EASEMENT	BWF = BARBED WIRE FENCE	MH = MANHOLE	SAN MH = SANITARY SEWER MANHOLE
SIGN	WATER VALVE	COVERED	WOOD FENCE	POWER POLE	BL = BUILDING LINE	CLRD = CENTERLINE ROAD	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE
MANHOLE	CLEAN OUT	CALL	EDGE OF ASPHALT	GUY ANCHOR	FNC = FENCE	HWF = HOG WIRE FENCE	PL = BOUNDARY LINE	UE = UTILITY EASEMENT
STORM MANHOLE	SANITARY MANHOLE	BOLLARD	POWER LINE	WATER METER	FND = FOUND	WDF = WOOD FENCE	PP = POWER POLE	WLE = WATERLINE EASEMENT
				FIRE HYDRANT	I.P. = IRON PIPE	I.R. = IRON ROD	R.C.P. = REINFORCED CONCRETE PIPE	

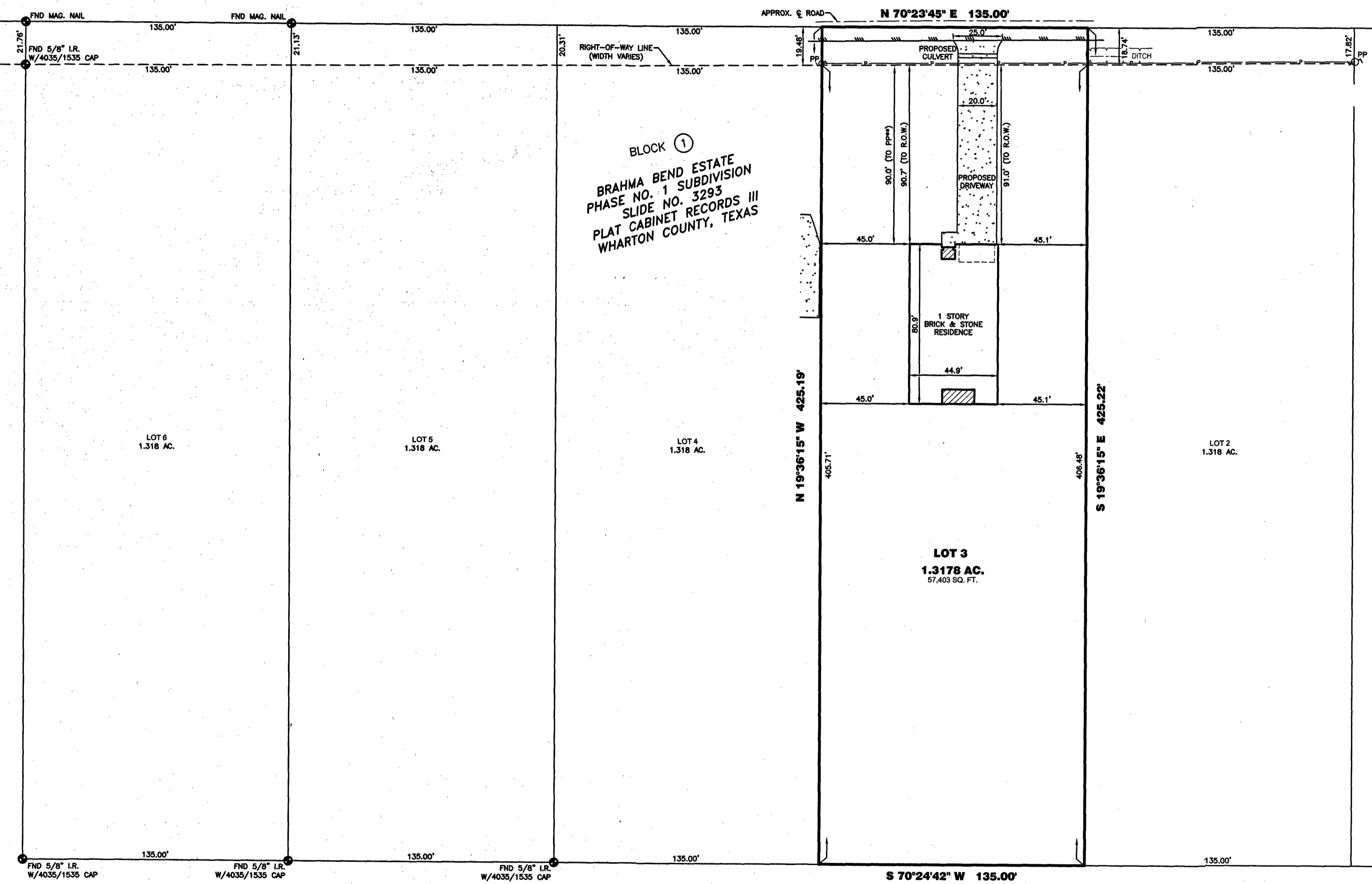
LEGEND

COMMON ABBREVIATIONS

LOT COVERAGE	
SLAB=	3,465 SQ.FT.
COVERED PORCH=	39 SQ.FT.
COVERED PATIO=	120 SQ.FT.
DRIVEWAY	
W/ WALKWAY=	2,133 SQ.FT.
TOTAL=	5,757 SQ.FT.
LOT=	57,403 SQ.FT.
COVERAGE=	10%



COUNTY ROAD NO. 272 (WIDTH VARIES)



BLOCK 1
 BRAHMA BEND ESTATE
 PHASE NO. 1 SUBDIVISION
 SLIDE NO. 3293
 PLAT CABINET RECORDS III
 WHARTON COUNTY, TEXAS

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.
- THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF TYLER FORD AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
- ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SITE 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 SITE 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 SITE PLAN DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

NOTE:
 SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY CITY LIMITS OR IT'S ETJ.

FLOOD INFORMATION	
F.I.R.M. NO. 38481C	PANEL: 0100F
REVISED DATE 12-21-17	ZONE: "X" SHADED
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.	

PLAN INFORMATION
 PLAN NAME/NUMBER: 5-5580 SAVANNAH

PLAN OPTIONS:
 ELEVATION "A" LEFT SWING
 MASONRY: FRONT, SIDES, REAR

* POWER POLE SHOWN AT 1.0" DIA. (TYP.)
 PROPOSED HOUSE SET BACK IS 90'
 FROM OUTSIDE OF POWER POLE.

DRAWING INFORMATION
 ADDRESS: 0 COUNTY ROAD NO. 272
 TT JOB NO: M4092-24
 CLIENT JOB NO: N/A
 DRAWN BY: CLD
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 03-19-24

PROPERTY INFORMATION
 LOT 3 BLOCK 1 SECTION N/A
 SUBDIVISION:
 BRAHMA BEND ESTATE
 PHASE NO. 1 SUBDIVISION
 RECORDING INFO:
 SLIDE NO. 3293 PLAT CABINET RECORDS III
 WHARTON COUNTY, TEXAS

NO.	DATE	REASON	BY
1			

TRI-TECH
 SURVEYING COMPANY, L.P.
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 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritech.com
 TBP.LS #10115900

JONATHAN SCOTT LEAGUE
 A-56

4K TEJAS PARTNERS, LLC
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 VOL. 1249, PG. 437
 O.D.R.W.C. TX