PLOT PLAN DESIGNED USING PLATTED BEARINGS AND DISTANCES. HOUSE AS SHOWN MAY NOT FIT LOT WITH FIELD MEASUREMENTS.

CONTRACTOR TO VERIFY HOUSE POSITION/ORIENTATION, BUILDING SETBACKS AND EASEMENTS, PRIOR TO CONCRETE WORK OR CONSTRUCTION.

"SKETCH ONLY, NOT A BOUNDARY SURVEY"



NORTH PER EAST R/W LINE OF SOUTH PECAN STREET AS N00°10'38"E

PC

(P) N00°10'38"E 314.98'

LOT 42

(P) S89°49'22"E 140.00'

5' DRAINAGE/UTILITY EASEMENT

21.00' 10.09' 67.5' 10' BSL 10.09' 51.50'

55.17'

15.5'

28.67'

10' UTILITY EASEMENT

20' BSL

PROPOSED 1-STORY BRICK RESIDENCE (2828 ELEV B)

19.5'

59.83'

LOT 41

15' BSL

5' DRAINAGE/UTILITY EASEMENT

12.33'

19.83'

10.0'

PROPOSED DRIVE

1.0'

24.83'

11.33'

21.00' 66.5' 51.50'

10.09' 67.5' 10' BSL 10.09'

5' DRAINAGE/UTILITY EASEMENT

(P) N89°49'22"W 140.00'

PARTRIDGE STREET (50' R/W)

(P) N00°10'38"E 80.00'

(P) S00°10'38"W 80.00'

PARCEL "H" COMMON AREA (PRIVATE)

R/W LINE

LOT 40

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