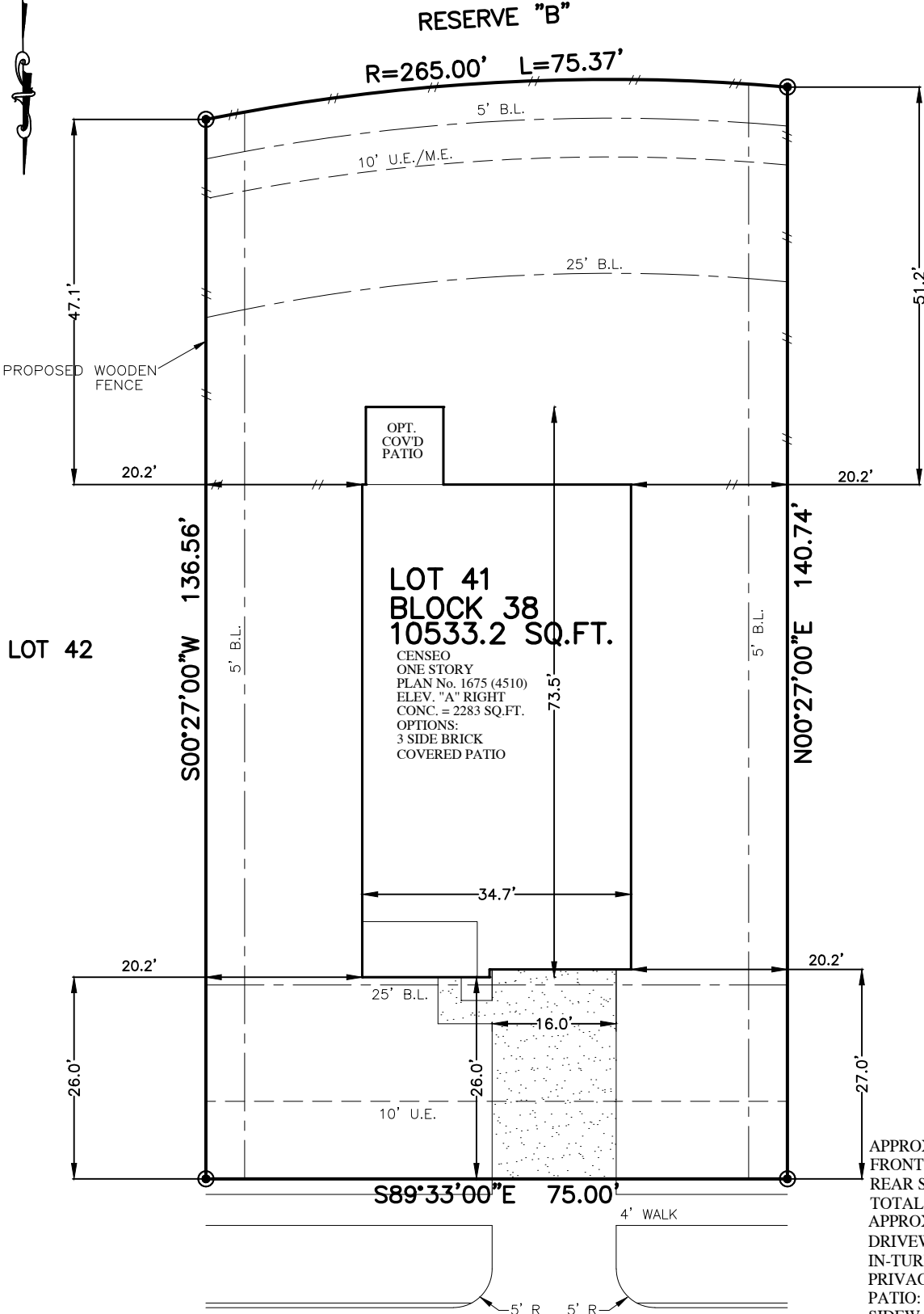




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT	MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	INLET
	ELEV. ELEVATION	F.N.D. FOUND	I.P. IRON PIPE	VAULT



APPROX. LOT COVERAGE: 26.36 %

FRONT SOD:	4769 SQ. FT.
REAR SOD:	3712 SQ. FT.
TOTAL SOD:	8481 SQ. FT.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	432 SQ. FT.
IN-TURN:	276 SQ. FT.
PRIVACY WALK:	30 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	236 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1006 SQ. FT.
FENCE:	
REAR:	75.3 LIN. FT.
LEFT:	47.0 LIN. FT.
RIGHT:	51.2 LIN. FT.
FRONT LEFT:	20.1 LIN. FT.
FRONT RIGHT:	20.1 LIN. FT.
TOTAL FENCE:	213.7 LIN. FT.

PLOT PLAN
SCALE: 1" = 20'

221
CRESTVIEW DRIVE
(60' R.O.W.)

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, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: CENSEO HOMES
ADDRESS: 221 CRESTVIEW DRIVE
ALLPOINTS JOB#: CE200707 BY: DL
G.F.:
JOB:

LOT 41, BLOCK 38,
COLUMBIA LAKE, SECTION 4,
VOLUME 15, PAGES 3-4, PLAT RECORDS,
BRAZORIA COUNTY, TEXAS

FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48039 C 0395 H
EFFECTIVE DATE: 6/5/1989
LOMR: 12-06-1432P | DATE: 08/29/2013

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

ISSUE DATE: 2/13/2020

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