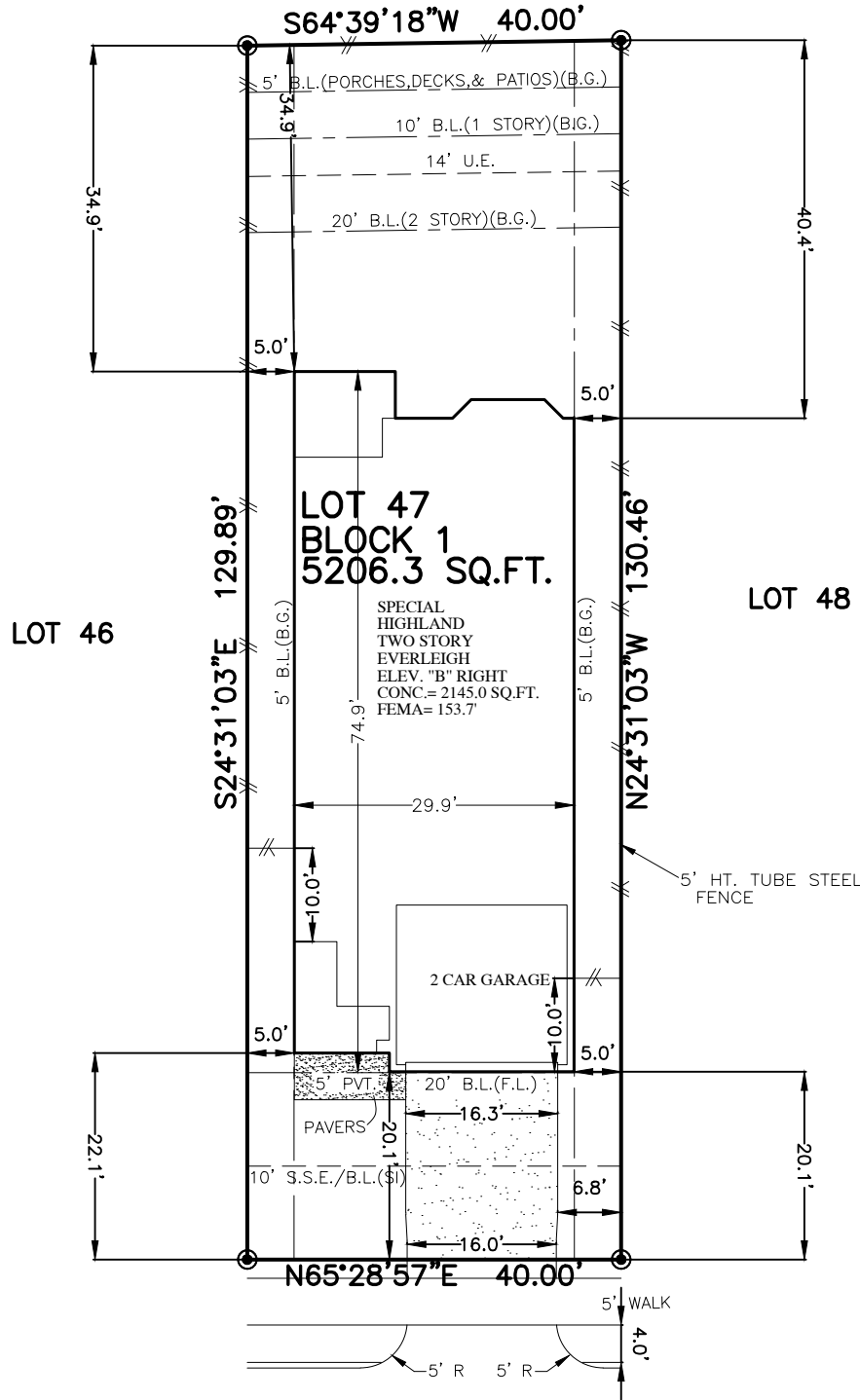




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	MA.CC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	AC.CE. ACCESS 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	WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	INLET
	ELEV. ELEVATION	FND. FOUND	I.R. IRON ROD	VAULT
		I.P. IRON PIPE	● POWER POLE	

**LANGHAM CREEK
H.C.F.C.D.**
UNIT NO. U100-00-00



**19527
SHADY HIKE LANE
(50' R.O.W.)**

**PLOT PLAN
SCALE: 1" = 20'**

LOT:	5206.3 SQ. FT.
SLAB:	2145 SQ. FT.
FLATWORK:	967 SQ. FT.
SOD:	314 SQ. YD.
FENCE LINE:	236.3 LIN.FT.
PAVERS	56 SQ. FT.
LOT COVERAGE:	47.46 %

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.
 5. THIS PLOT PLAN HAS BEEN PREPARED WITHOUT THE USE OF A GRADING PLAN. THE HOUSE PAD ELEVATION AND SITE GRADES NEED TO BE FIELD VERIFIED/ESTABLISHED. THE BUILDER SHALL MAINTAIN 2% SLOPE 5' AWAY FROM THE PAD AND 1.5% SLOPE ALONG SIDE PROPERTY LINES.

FOR: HIGHLAND HOMES
 ADDRESS: 19527 SHADY HIKE LANE
 ALLPOINTS JOB#: HD212051 BY: IAF
 G.F.:
 JOB: 505-049

FLOOD ZONE: AE
 COMMUNITY PANEL:
 48201C0395N

EFFECTIVE DATE: 11/15/2019
 LOMR: DATE:

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

**LOT 47, BLOCK 1,
BRIDGELAND PARKLAND VILLAGE, SECTION 31,
FILM CODE NO. 687643, MAP RECORDS,
HARRIS COUNTY, TEXAS**



ISSUE DATE: 6/17/2020

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