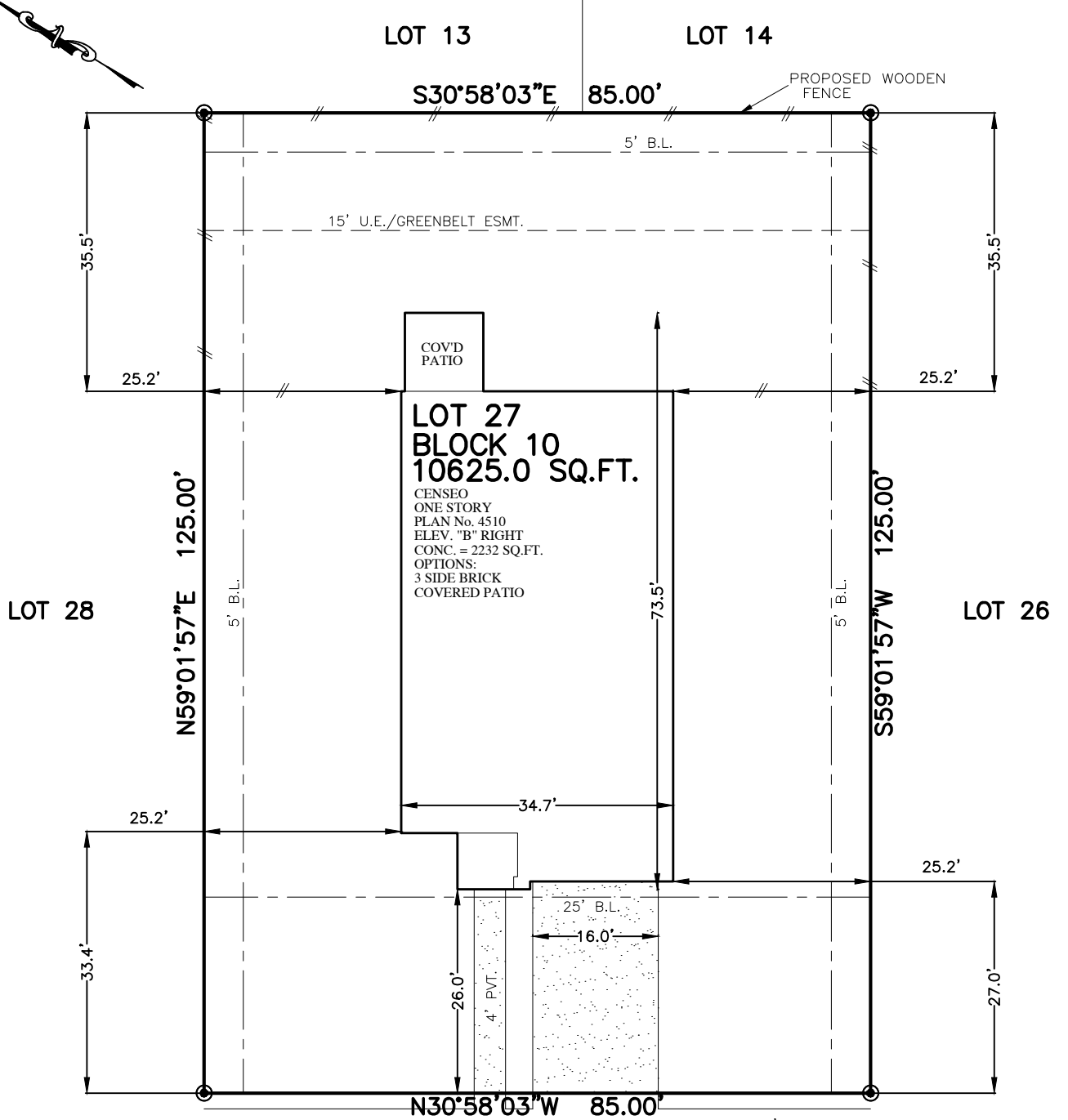




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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



APPROX. LOT COVERAGE:	26.35 %
FRONT SOD:	5713 SQ. FT.
REAR SOD:	2918 SQ. FT.
TOTAL SOD:	8631 SQ. FT.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	432 SQ. FT.
IN-TURN:	276 SQ. FT.
PRIVACY WALK:	104 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	324 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1168 SQ. FT.
FENCE:	
REAR:	85 LIN. FT.
LEFT:	36 LIN. FT.
RIGHT:	36 LIN. FT.
FRONT LEFT:	25.2 LIN. FT.
FRONT RIGHT:	25.2 LIN. FT.
TOTAL FENCE:	207.4 LIN. FT.

2227 RIVEROAKS DRIVE
(60' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

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: 2227 RIVEROAKS DRIVE
 ALLPOINTS JOB#: CE208084 BY: AHJ
 G.F.:
 JOB:

LOT 27, BLOCK 10,
 COLUMBIA LAKES, SECTION 1,
 VOL. 14, PGS. 37-38, PLAT RECORDS,
 BRAZORIA COUNTY, TEXAS

FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 148039C0415H
 EFFECTIVE DATE: 6/5/1989
 LOMR: DATE: