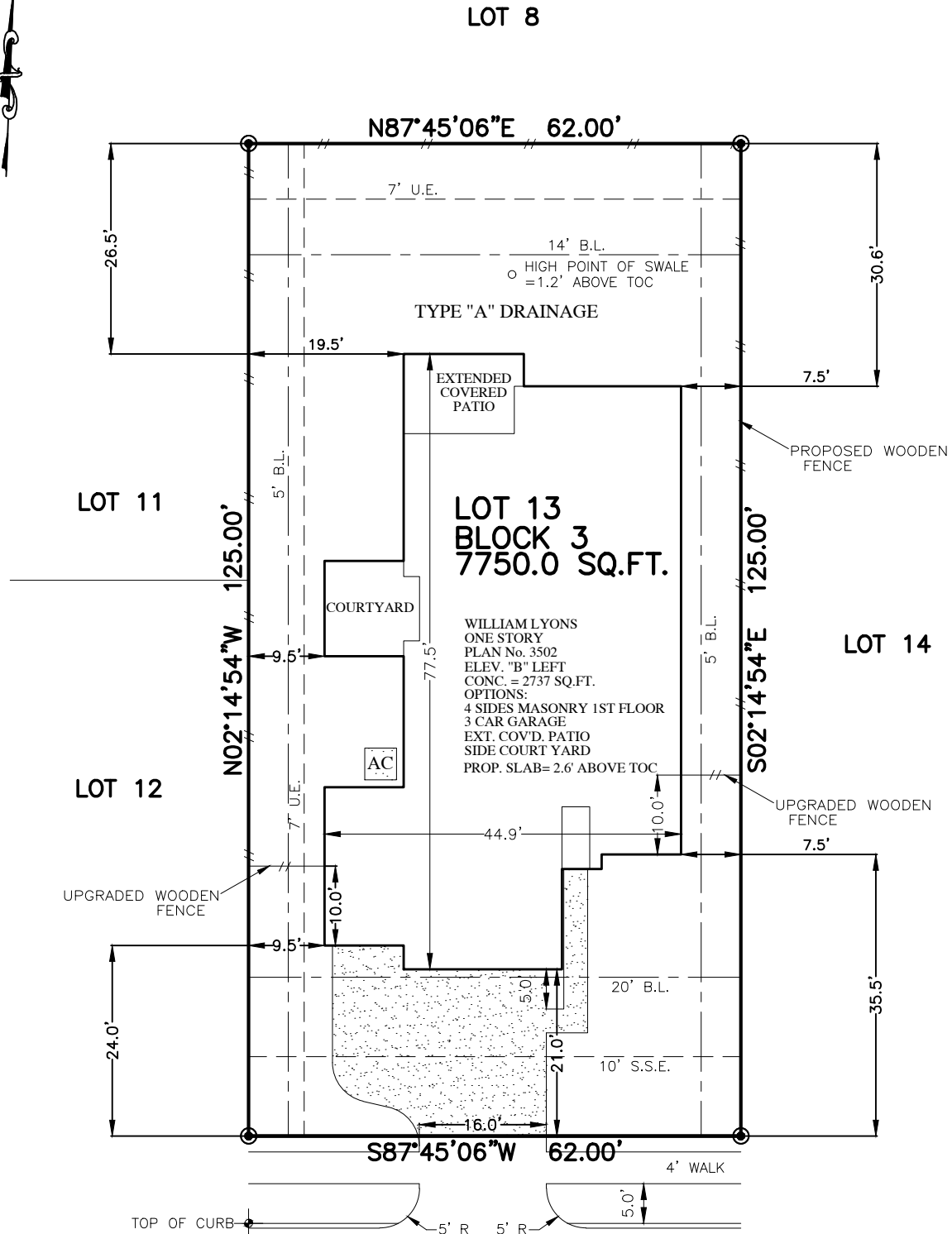




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 3 CAR GARAGE BUILDING LINE	STM.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	WATER VALVE
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	FIRE HYDRANT
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	WATER VALVE	MONUMENT
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	WATER METER	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	CABLE PEDESTAL	INLET
	ELEV. ELEVATION	FND. FOUND	WATER METER	VAULT
		LP. IRON PIPE	GUY ANCHOR	



12411
INVERLY REACH DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	43.48%
FENCE (LIN. FT.)	249.3
FRONT SOD:	172 SQ. YD.
BACK SOD:	350 SQ. YD.
TOTAL SOD:	522 SQ. YD.
CONC. PATIO	0 SQ. FT.
PRIVATE WALK	69 SQ. FT.
PUBLIC WALK	184 SQ. FT.
DRIVEWAY	549 SQ. FT.
IN-TURN	196 SQ. FT.
TOTAL PAVING:	998 SQ. FT.

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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: WILLIAM LYONS
 ADDRESS: 12411 INVERLY REACH DRIVE
 ALLPOINTS JOB#: WL188414 BY: NH
 G.F.: ARM
 JOB: NH

LOT 13, BLOCK 3,
 BALMORAL, SECTION 15,
 FILM CODE No. 688283, MAP RECORDS,
 HARRIS COUNTY, TEXAS



FLOOD ZONE: X
 COMMUNITY PANEL:
 48201C0505M
 EFFECTIVE DATE: 6/9/2014
 LOMR: DATE:

ISSUE DATE: 9/26/2019
 ISSUE DATE: 9/18/2019
 ISSUE DATE: 8/19/2019

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