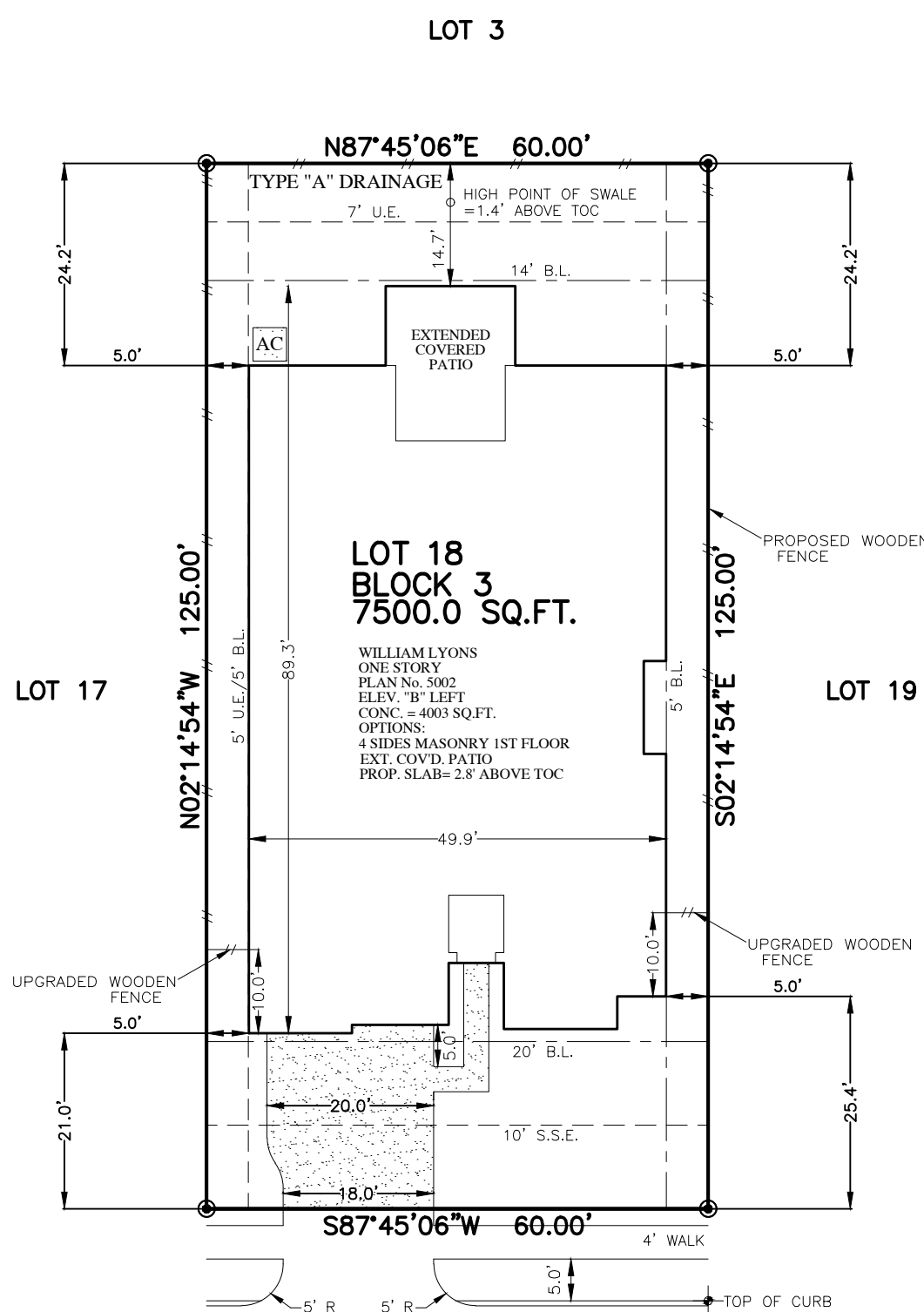




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. 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	⊞ FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊞ GAS METER
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	○ WATER VALVE	⊞ CABLE PEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	○ FIRE HYDRANT	⊞ WATER METER
	PROP. PROPOSED	PVT. PRIVATE	○ MONUMENT	⊞ MANHOLE & INLET
	ELEV. ELEVATION	FND. FOUND	○ I.P. IRON PIPE	⊞ INLET
			● POWER POLE	⊞ VAULT



12503
INVEREY REACH DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	59.92%
FENCE (LIN. FT.)	253.4
FRONT SOD:	144 SQ. YD.
BACK SOD:	223 SQ. YD.
TOTAL SOD:	367 SQ. YD.
CONC. PATIO	0 SQ. FT.
PRIVATE WALK	57 SQ. FT.
PUBLIC WALK	168 SQ. FT.
DRIVEWAY	418 SQ. FT.
IN-TURN	220 SQ. FT.
TOTAL PAVING:	863 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: 12503 INVEREY REACH DRIVE
 ALLPOINTS JOB#: WL188420 BY: NH
 G.F.: ARM
 JOB: NH

LOT 18, 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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