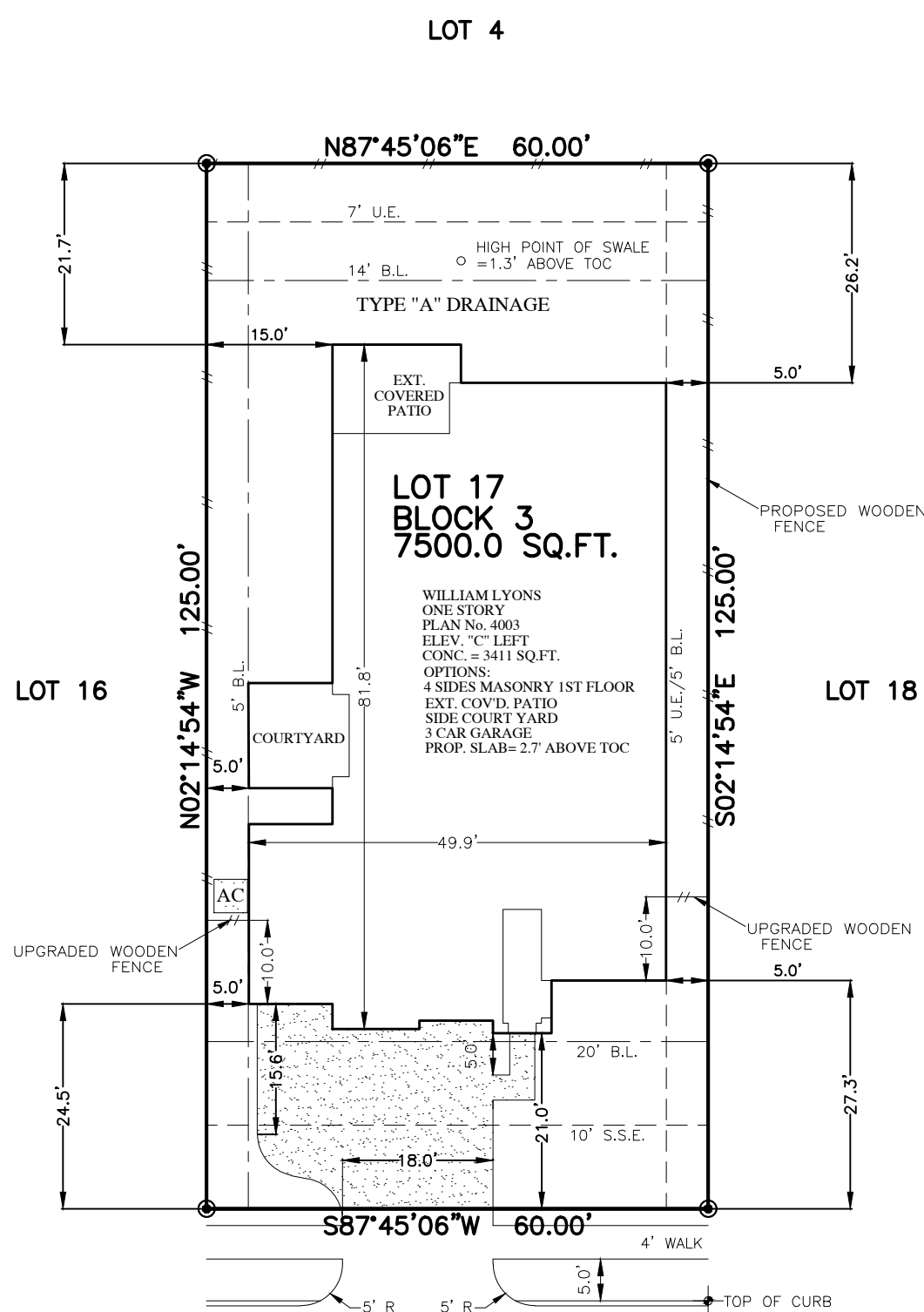




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	MACC.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊡ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 3 CAR GARAGE BUILDING LINE	S.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	PVT. PRIVATE	○ MONUMENT	⊞ WATER METER
	ELEV. ELEVATION	L.R. IRON ROD	● POWER POLE	⊞ MANHOLE & INLET
		FND. FOUND		⊞ INLET
		I.P. IRON PIPE		⊞ VAULT



12427
INVEREY REACH DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	53.93%
FENCE (LIN. FT.)	248.0
FRONT SOD:	134 SQ. YD.
BACK SOD:	281 SQ. YD.
TOTAL SOD:	415 SQ. YD.
CONC. PATIO	0 SQ. FT.
PRIVATE WALK	30 SQ. FT.
PUBLIC WALK	168 SQ. FT.
DRIVEWAY	604 SQ. FT.
IN-TURN	220 SQ. FT.
TOTAL PAVING:	1022 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: 12427 INVEREY REACH DRIVE
ALLPOINTS JOB#: WL188419 BY: NH
G.F.: NH
JOB: ARM
NH

**LOT 17, 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: 8/29/2019
ISSUE DATE: 8/19/2019

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