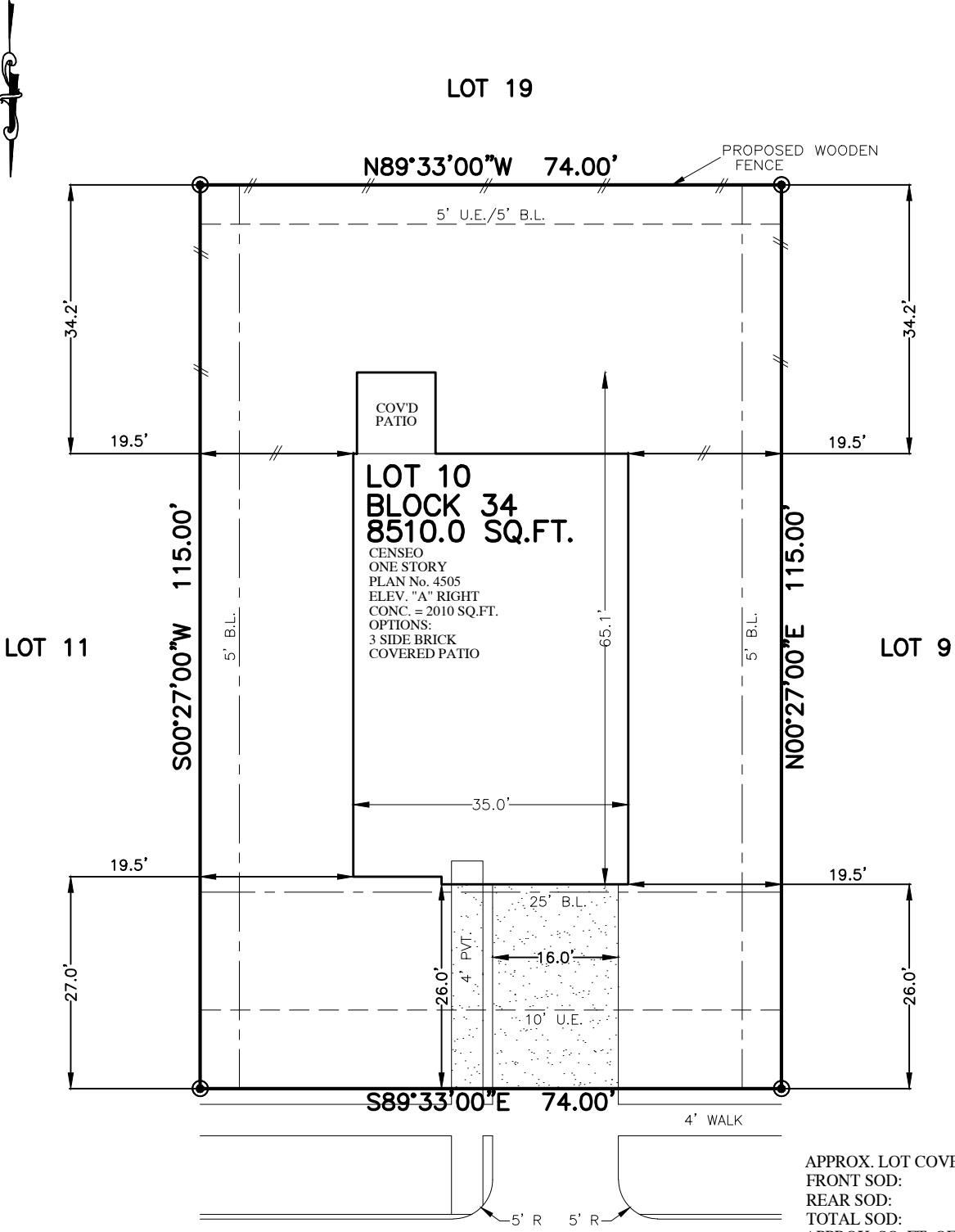




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.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	⊞ WATER VALVE
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊞ CABLE PEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	○ MONUMENT	⊞ WATER METER
	PROP. PROPOSED	PVT. PRIVATE	○ I.R. IRON ROD	⊞ MANHOLE & INLET
	ELEV. ELEVATION	FND. FOUND	I.P. IRON PIPE	⊞ INLET
			● POWER POLE	⊞ VAULT



419  
WELLSHIRE DRIVE  
(60' R.O.W.)

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

APPROX. LOT COVERAGE:	30.11 %
FRONT SOD:	4194 SQ. FT.
REAR SOD:	2428 SQ. FT.
TOTAL SOD:	6622 SQ. FT.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	416 SQ. FT.
IN-TURN:	276 SQ. FT.
PRIVACY WALK:	104 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	279 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1107 SQ. FT.
FENCE:	
REAR:	74 LIN. FT.
LEFT:	34.2 LIN. FT.
RIGHT:	34.2 LIN. FT.
FRONT LEFT:	19.5 LIN. FT.
FRONT RIGHT:	19.5 LIN. FT.
TOTAL FENCE:	181.4 LIN. 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, 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: 419 WELLSHIRE DRIVE  
 ALLPOINTS JOB#: CE208083 BY: AHJ  
 G.F.:  
 JOB:

LOT 10, BLOCK 34,  
 COLUMBIA LAKES, SECTION 3,  
 VOL. 14, PGS. 65-66, PLAT RECORDS,  
 BRAZORIA COUNTY, TEXAS

FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48039C0395H  
 EFFECTIVE DATE: 6/5/1989  
 LOMR: 12-06-1432P | DATE: 08-29-2013

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

ISSUE DATE: 6/29/2020

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