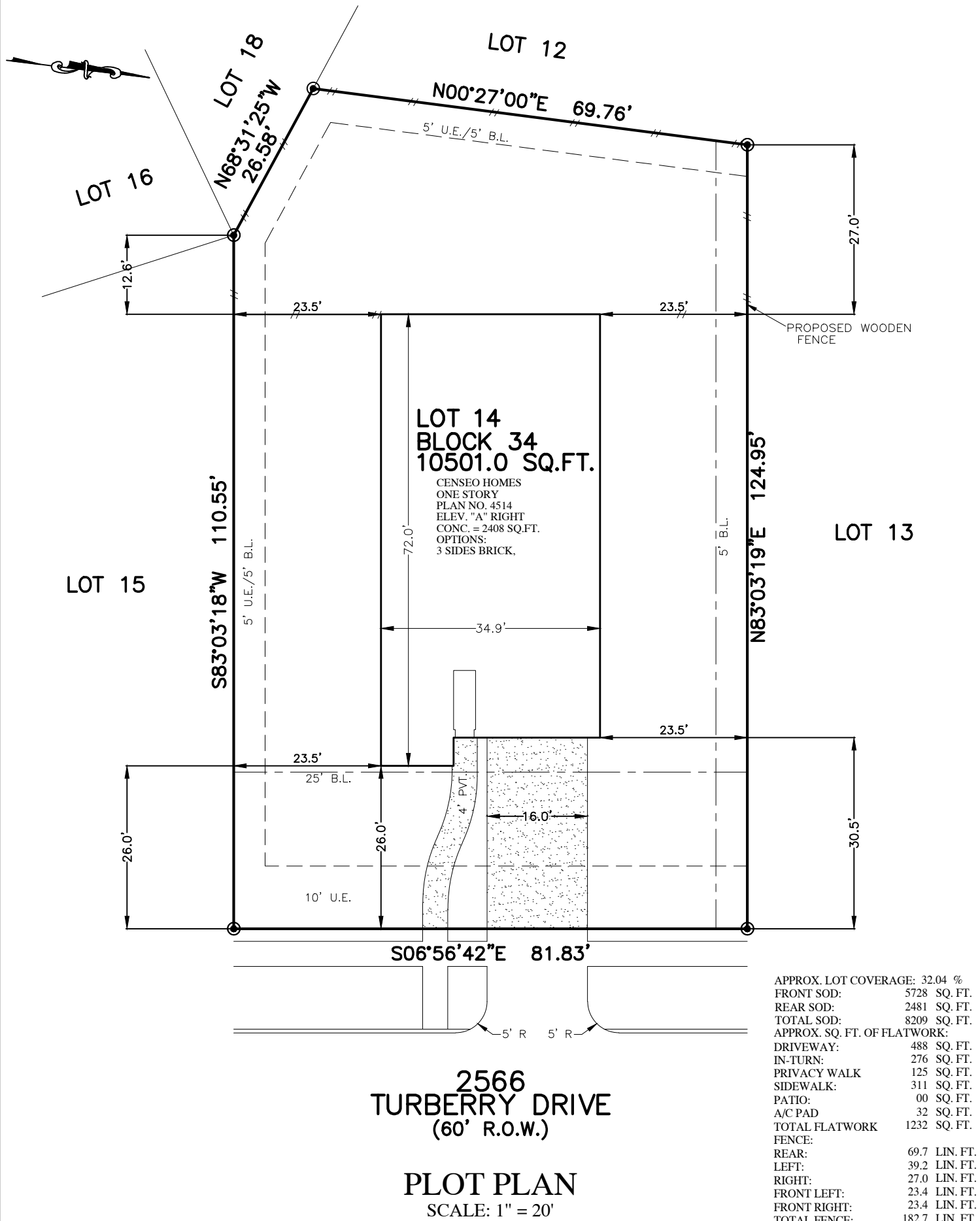




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊗ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. 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	○ WATER VALVE	⊗ FIRE HYDRANT
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	○ MONUMENT	⊗ MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	○ L.R. IRON ROD	⊗ INLET
	ELEV. ELEVATION	FND. FOUND	○ I.P. IRON PIPE	⊗ VAULT



APPROX. LOT COVERAGE:	32.04 %
FRONT SOD:	5728 SQ. FT.
REAR SOD:	2481 SQ. FT.
TOTAL SOD:	8209 SQ. FT.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	488 SQ. FT.
IN-TURN:	276 SQ. FT.
PRIVACY WALK:	125 SQ. FT.
SIDEWALK:	311 SQ. FT.
PATIO:	00 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1232 SQ. FT.
FENCE:	
REAR:	69.7 LIN. FT.
LEFT:	39.2 LIN. FT.
RIGHT:	27.0 LIN. FT.
FRONT LEFT:	23.4 LIN. FT.
FRONT RIGHT:	23.4 LIN. FT.
TOTAL FENCE:	182.7 LIN. FT.

2566
TURBERRY 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: 2566 TURBERRY DRIVE
 ALLPOINTS JOB#: CE212378 BY: ARM
 G.F.:
 JOB:

LOT 14, BLOCK 34,
COLUMBIA LAKES, SECTION 3,
VOL. 14, PG. 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: 6/26/2020

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