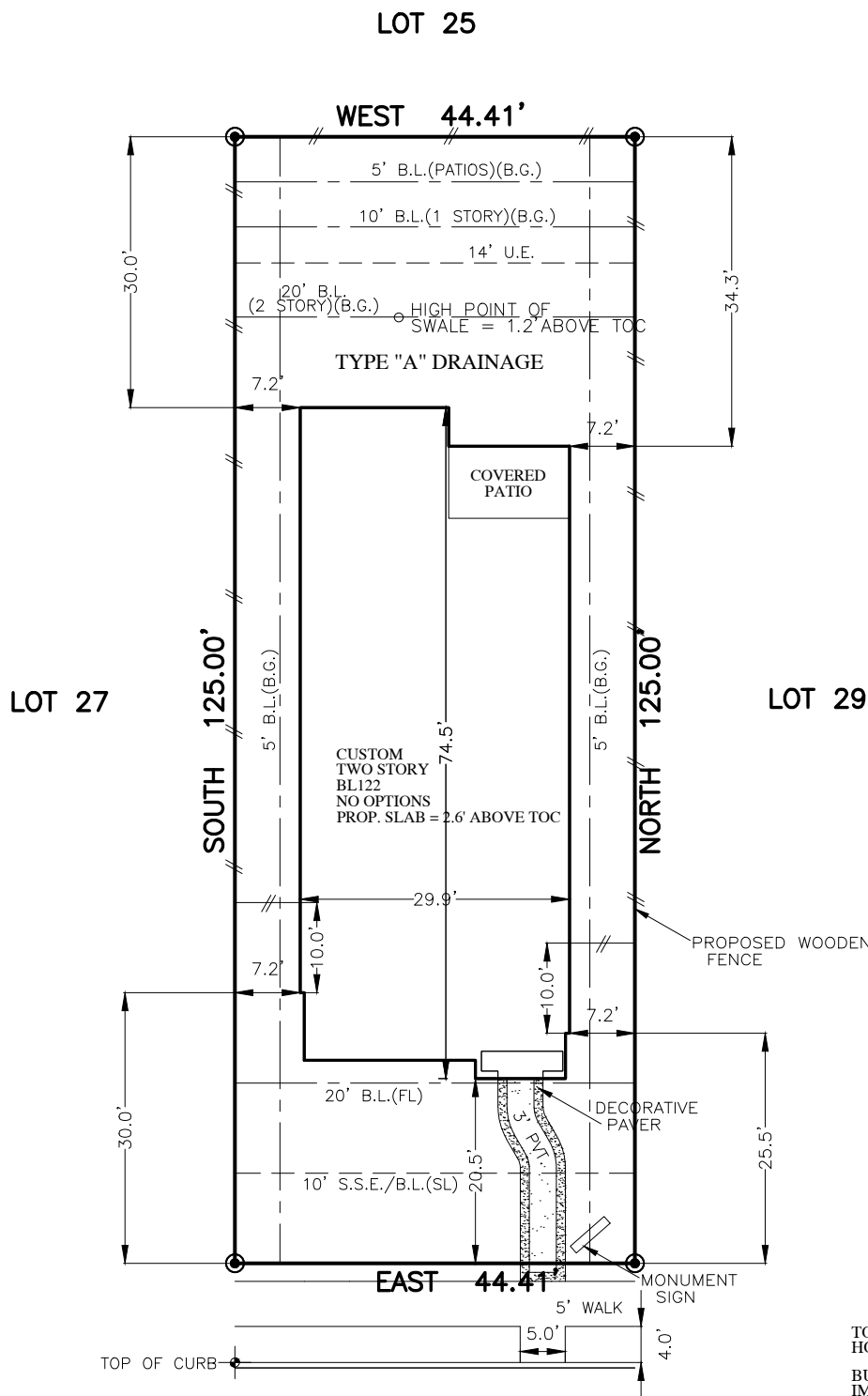




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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



18811
COPPER BREAKS PARK DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	5551.3	SQ. FT.
HOUSE SLAB	2125	SQ. FT.
BUILDING COVERAGE	38.28	%
IMPERVIOUS COVERAGE	39.99	%
FRONT SOD	141	SQ. YD.
REAR SOD	254	SQ. YD.
TOTAL SOD	395	SQ. YD.
FRONT FENCE	14.5	LIN. FT.
LEFT FENCE	91.5	LIN. FT.
RIGHT FENCE	92.5	LIN. FT.
REAR FENCE	92.5	LIN. FT.
TOTAL FENCE	291.0	LIN. FT.
TOTAL FLATWORK	337	SQ. FT.
DRIVEWAY	00	SQ. FT.
PRIVATE WALK	63	SQ. FT.
APPROACH	00	SQ. FT.
PUBLIC WALK	242	SQ. FT.
A/C PAD	32	SQ. FT.
LEAD WALK PAVERS	49	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, 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.
 5. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: DARLING HOMES
 ADDRESS: 18811 COPPER BREAKS PARK DRIVE
 ALLPOINTS JOB#: DG207681
 G.F.:
 JOB:

LOT 28, BLOCK 1,
 BRIDGELAND PARKLAND VILLAGE, SECTION 37,
 FILM CODE NO. _____, MAP RECORDS,
 HARRIS COUNTY, TEXAS



FLOOD ZONE: X
 COMMUNITY PANEL:
 48201C0415N
 EFFECTIVE DATE: 11/15/2019
 LOMR: _____ DATE: _____
 "THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 5/26/2020 (FLIPED SWING)
 ISSUE DATE: 5/19/2020 (ADDED 20' B.L.)
 ISSUE DATE: 5/1/2020

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