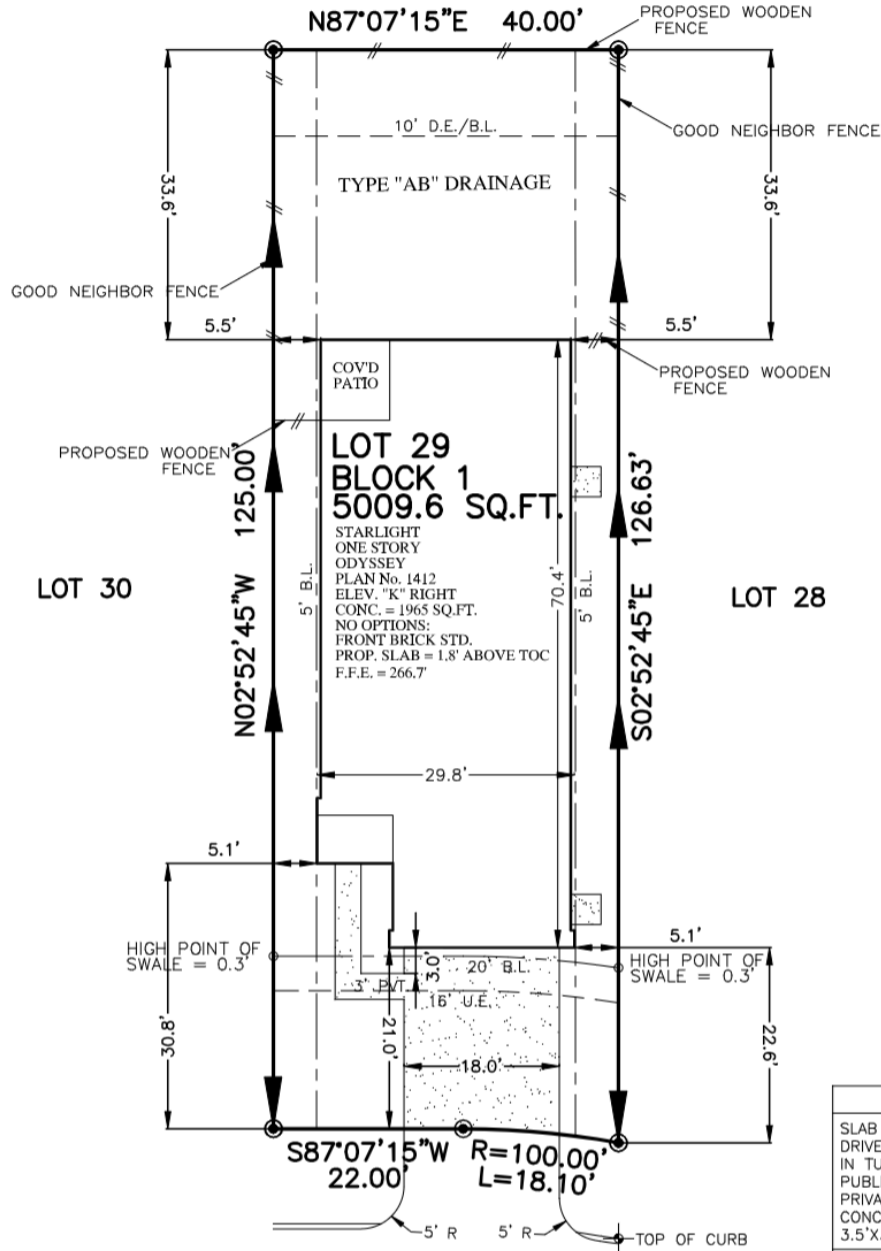




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	W.T.S.E. WATER TREATMENT SEWER EASEMENT	A.E. AERIAL EASEMENT
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT
	C.M. CONTROL MONUMENT	FND. FOUND	LR. IRON ROD
			LP. IRON PIPE
			POWER POLE
			MANHOLE
			GRATE DRAIN
			PAD MOUNTED TRANSFORMER
			TELEPHONE PEDESTAL
			GAS METER
			CABLE PEDESTAL
			WATER METER
			MANHOLE & INLET
			VAULT

CHAPEL RUN LAND INVESTMENT COMPANY, LLC
CF NO. 2021101977, M.C.O.P.R.R.P.



LOT COVERAGE	
SLAB	1965 SQ. FT.
DRIVEWAY	380 SQ. FT.
IN TURN DRIVE	217 SQ. FT.
PUBLIC WALK	00 SQ. FT.
PRIVATE WALK	62 SQ. FT.
CONC. PATIO	00 SQ. FT.
3.5'X3.5' A/C PAD	12 SQ. FT.
TOTAL	2636 SQ. FT.
LOT AREA	5010 SQ. FT.
LOT COVERAGE	48.28 %
FENCE	
FRONT RETURN	11.0 LINEAR FT.
LEFT	42.9 LINEAR FT.
RIGHT	33.6 LINEAR FT.
REAR	40.0 LINEAR FT.
TOTAL	127.5 LINEAR FT.
FRONT SOD	131 SQ. YD.
REAR SOD	155 SQ. YD.
TOTAL SOD AREA	286 SQ. YD.

14810 CALDERON DRIVE
(50' 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.
5. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: STARLIGHT HOMES
ADDRESS: 14810 CALDERON DRIVE
ALLPOINTS JOB#: SL284346 BY: AHJ
G.F.: BR
JOB: EG

LOT 29, BLOCK 1,
CHAPEL RUN, SECTION 2,
CAB. Z, SHT. 7994, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

STARLIGHT
HOMES

FLOOD ZONE: X
COMMUNITY PANEL:
48339C0375G
EFFECTIVE DATE: 08/18/2014
LOMR: DATE:

ISSUE DATE: 5/3/2022
ISSUE DATE: 3/11/2022
ISSUE DATE: 1/12/2022

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