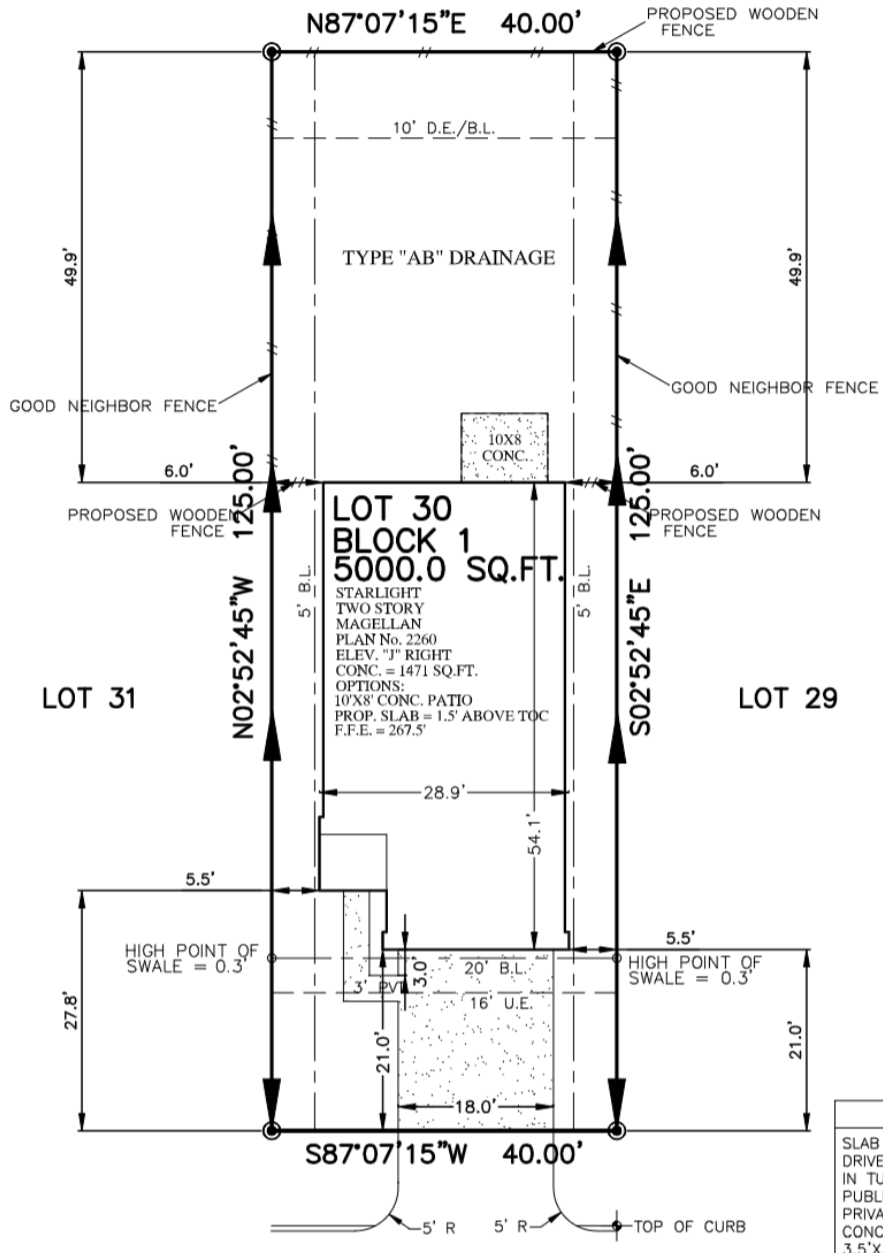




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM 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	L.R. IRON ROD
		LP. IRON PIPE	POWER POLE

⊗	MANHOLE
⊞	GRATE DRAIN
⊞	PAD MOUNTED TRANSFORMER
⊞	INLET & INLET VAULT
⊞	LIGHT POLE
⊞	ELECTRIC BOX
⊞	FIBER OPTIC
⊞	TELEPHONE PEDESTAL
⊞	GAS METER
⊞	CABLE PEDESTAL
⊞	WATER METER
⊞	GUY ANCHOR

CHAPEL RUN LAND INVESTMENT COMPANY, LLC.
BY GENERAL WARRANTY DEED WITH LIENS
 C.F. No. 2021101977 M.C.O.P.R.R.P.



LOT COVERAGE	
SLAB	1471 SQ. FT.
DRIVEWAY	378 SQ. FT.
IN TURN DRIVE	220 SQ. FT.
PUBLIC WALK	00 SQ. FT.
PRIVATE WALK	48 SQ. FT.
CONC. PATIO	80 SQ. FT.
3.5'X3.5' A/C PAD	12 SQ. FT.
TOTAL	2209 SQ. FT.
LOT AREA	5000 SQ. FT.
LOT COVERAGE	39.78 %
FENCE	
FRONT RETURN	11.9 LINEAR FT.
LEFT	49.8 LINEAR FT.
RIGHT	49.8 LINEAR FT.
REAR	39.9 LINEAR FT.
TOTAL	151.4 LINEAR FT.
FRONT SOD	149 SQ. YD.
REAR SOD	212 SQ. YD.
TOTAL SOD AREA	361 SQ. YD.

14814
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: 14814 CALDERON DRIVE
 ALLPOINTS JOB#: SL284345 BY: BL
 G.F.: EG
 JOB:

LOT 30, BLOCK 1,
CHAPEL RUN, SECTION 2,
CAB. Z, SHT. 7994, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS



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

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

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