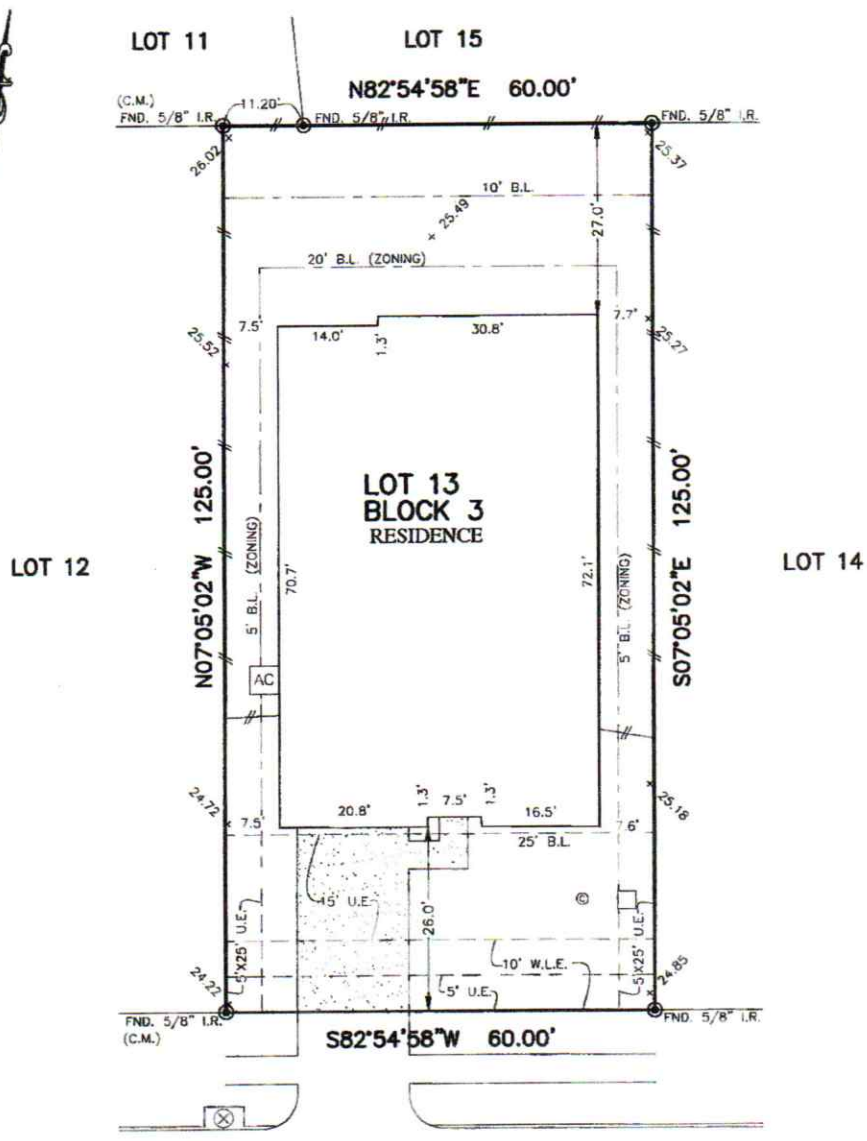




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊕ ELECTRIC BOX	⊕ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊕ TELEPHONE PEDESTAL	⊕ GAS METER
WOODEN FENCE	EXT. EXTENDED	P.A.E. PERMANENT ACCESS EASEMENT	⊕ FIRE HYDRANT	⊕ CABLE PEDESTAL	⊕ WATER METER
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PUBLIC UTILITY EASEMENT	⊕ MONUMENT	⊕ GUY ANCHOR	⊕ MANHOLE & INLET
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE I.R. IRON ROD	⊕ FOUND	⊕ IRON PIPE	
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT				



12624
JETTY RIDGE DRIVE
(60' P.A.E./P.U.E.)

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. 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. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY".
4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "JONES & CARTER" UNLESS OTHERWISE NOTED.
5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 9-A, SCHEDULE B OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY Co. UNDER OF No TX-HOU-21-2286 DC.
6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: JAMES JONES, JR.
CAROLYN JONES
ADDRESS: 12624 JETTY RIDGE DRIVE
ALLPOINTS JOB#: AW200817 BY: RV
G.F.: TX-HOU-21-2286 DC
JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
48167C0245G

EFFECTIVE DATE: 8/15/2019

LOMR: DATE:

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

LOT 13, BLOCK 3,
LAGO MAR POD 6, SECTION 1,
C.F. No. 2019001412, OFFICIAL PUBLIC
RECORDS, GALVESTON COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 28TH DAY OF SEPTEMBER, 2021.

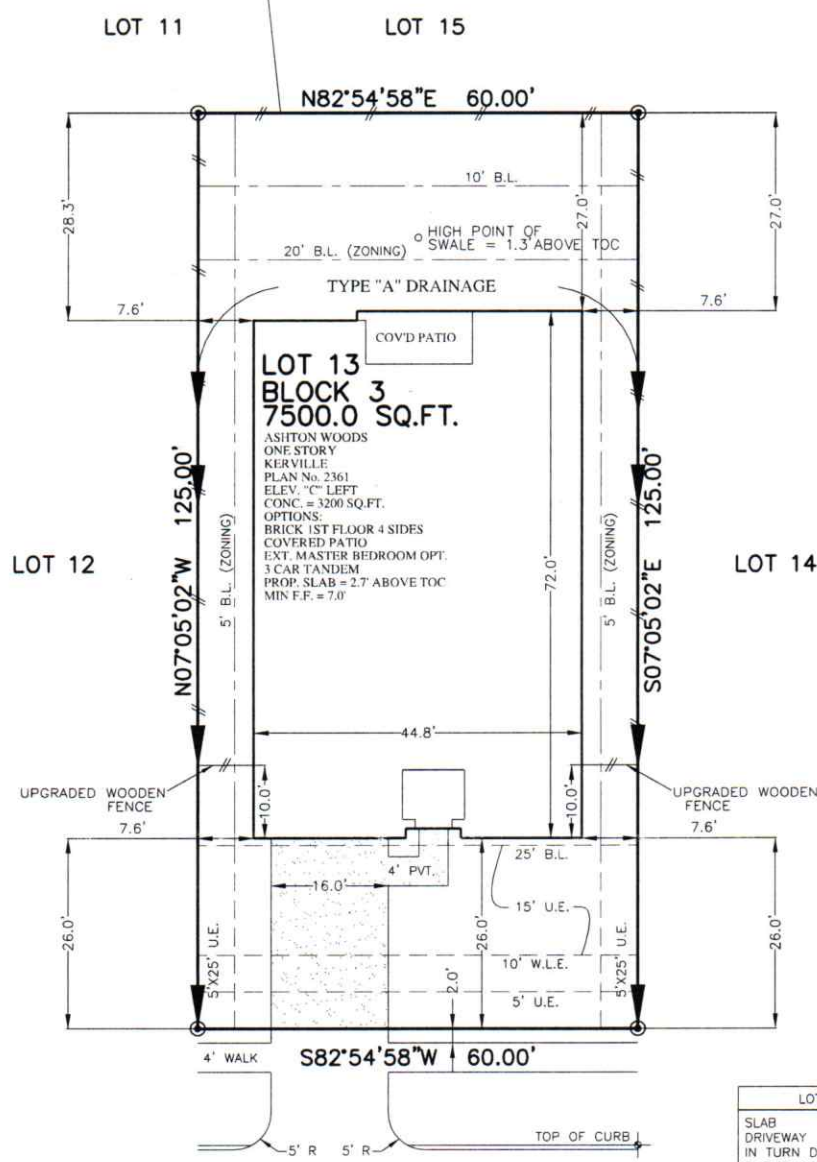
Henry M. Santos

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

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FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(F) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(C) 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. PRIVATE ACCESS EASEMENT	WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT
	ELEV. ELEVATION	LR. IRON ROD	WATER METER
		END. FOUND	GUY ANCHOR
		IP. IRON PIPE	MANHOLE & INLET
			VAULT



12624
JETTY RIDGE DRIVE (PVT.)
 (60' P.A.E./P.U.E.)

PLOT PLAN
 SCALE: 1" = 20'

LOT COVERAGE	
SLAB	3200 SQ. FT.
DRIVEWAY	416 SQ. FT.
IN TURN DRIVE	276 SQ. FT.
PUBLIC WALK	176 SQ. FT.
PRIVATE WALK	48 SQ. FT.
10' X 10' PATIO	0 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
TOTAL	4106 SQ. FT.
LOT AREA	7500 SQ. FT.
LOT COVERAGE	49.28 %
FENCE	253.2 LINEAR FT.
FRONT SOD	198 SQ. YD.
REAR SOD	286 SQ. YD.
TOTAL SOD AREA	489 SQ. YD.

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, PDA, 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: ASHTON WOODS HOMES
 ADDRESS: 12624 JETTY RIDGE DRIVE
 ALLPOINTS JOB#: AW200817 BY: AHJ
 G.F.: KC
 JOB:

LOT 13, BLOCK 3,
 LAGO MAR POD 6, SECTION 1,
 INST. NO. 2019001412, MAP RECORDS,
 GALVESTON COUNTY, TEXAS



FLOOD ZONE: X
 COMMUNITY PANEL:
 48167C0245G
 EFFECTIVE DATE: 8/15/2019
 LOMR: DATE:

ISSUE DATE: 3/11/2021
 ISSUE DATE: 2/5/2020

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