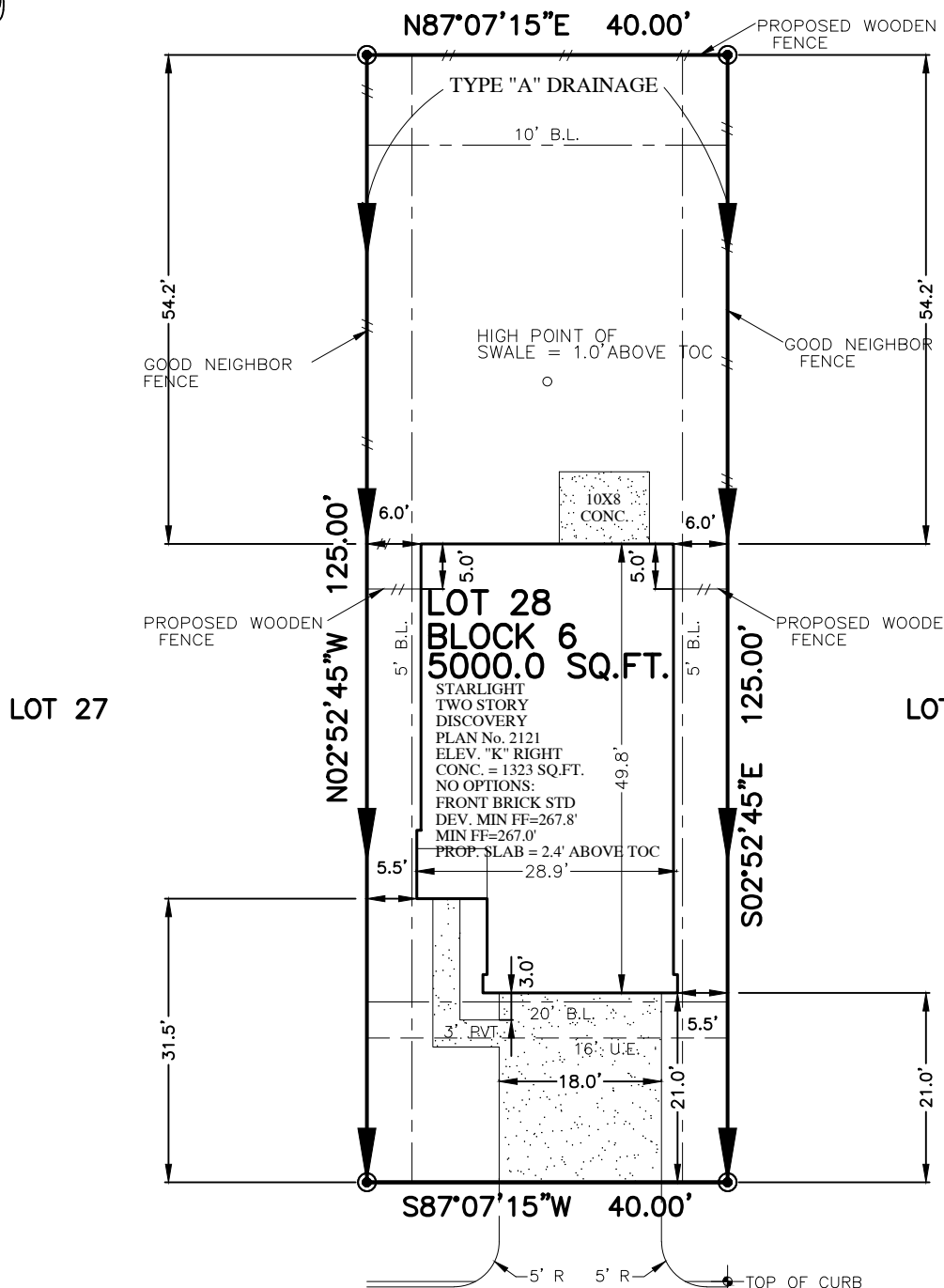




| | | | |
|--------------------|-----------------------------------|----------------------------------|--|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT |
| PROPERTY LINE | B.L.(FL) FRONT LOAD BUILDING LINE | U.E. UTILITY EASEMENT | M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT |
| BUILDING LINE | B.L.(SI) SWING IN BUILDING LINE | W.L.E. WATER LINE EASEMENT | ACC.E. ACCESS EASEMENT |
| EASEMENT | B.L.(GC) 3 CAR BUILDING LINE | ST.M.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 | P.V.T. PRIVATE | MONUMENT |
| | C.M. CONTROL MONUMENT | FND. FOUND | IRON PIPE |
| | | IP. IRON PIPE | POWER POLE |

CHAPEL RUN LAND INVESTMENT COMPANY LLC.

MMCF NO. 2021101977
MCOPRRP



| LOT COVERAGE | |
|-----------------------|-------------------------|
| SLAB | 1323 SQ. FT. |
| DRIVEWAY | 378 SQ. FT. |
| IN TURN DRIVE | 220 SQ. FT. |
| PUBLIC WALK | 00 SQ. FT. |
| PRIVATE WALK | 62 SQ. FT. |
| CONC. PATIO | 80 SQ. FT. |
| 3.5'X3.5' A/C PAD | 12 SQ. FT. |
| TOTAL | 2075 SQ. FT. |
| LOT AREA | 5000 SQ. FT. |
| LOT COVERAGE | 37.10 % |
| FENCE | |
| FRONT RETURN | 11.9 LINEAR FT. |
| LEFT | 59.2 LINEAR FT. |
| RIGHT | 59.2 LINEAR FT. |
| REAR | 39.9 LINEAR FT. |
| TOTAL | 170.2 LINEAR FT. |
| FRONT SOD | 138 SQ. YD. |
| REAR SOD | 246 SQ. YD. |
| TOTAL SOD AREA | 384 SQ. YD. |

14834 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.

FOR: STARLIGHT HOMES

ADDRESS: 14834 CALDERON DRIVE

ALLPOINTS JOB#: SL339287 BY: ELG

G.F.:

JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
48339C0375G

EFFECTIVE DATE: 08/18/2014

LOMR: _____ DATE: _____

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

LOT 28, BLOCK 6,
CHAPEL RUN, SECTION 3,
CAB. Z, SHT, 9583, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

ISSUE DATE: 6/21/2023

