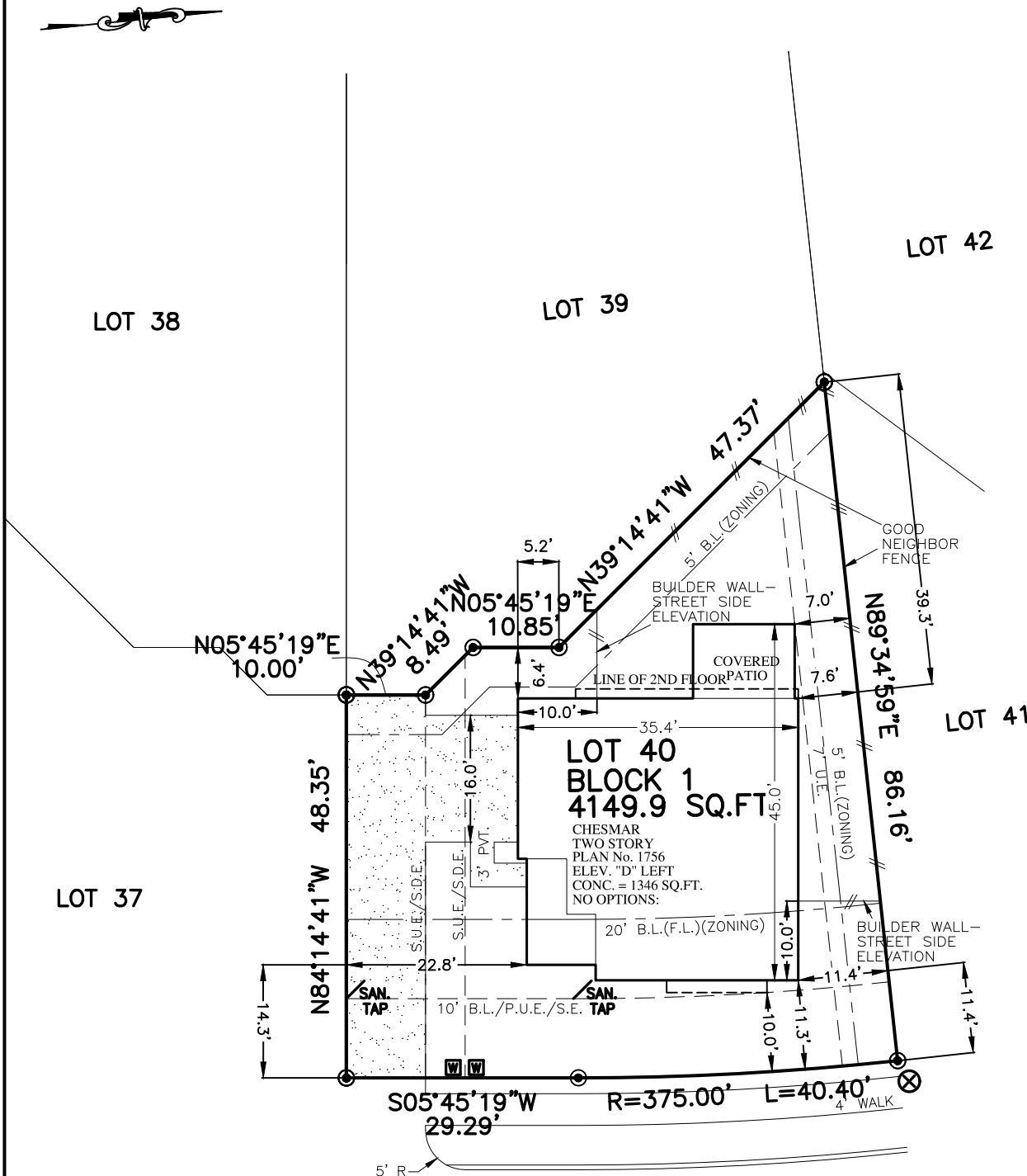




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊗ MANHOLE
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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

ESTIMATED PLAN - APPROVED AFTER FINAL INSPECTION



ESTIMATED PLAN - APPROVED AFTER FINAL INSPECTION

10034
ROSETTE DRIVE
 (50' R.O.W.)
PLOT PLAN
 SCALE: 1" = 20'

APPROX. LOT COVERAGE:	49.29 %
FRONT SOD:	177 SQ. YD.
BACK SOD:	103 SQ. YD.
TOTAL SOD:	280 SQ. YD.
FENCE:	128.0 LIN. FT.
STANDARD FLATWORK:	940 SQ. FT.
INTURN:	121 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. SUBJECT TO A SHARED UTILITY EASEMENT/SHARED DRIVEWAY EASEMENT RECORDED UNDER B.C.C.F. NO. 2023003466. MAINTENANCE OF THE SHARED DRIVEWAYS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

FOR: CHESMAR HOMES
 ADDRESS: 10034 ROSETTE DRIVE
 ALLPOINTS JOB#: CS332334 BY: CN
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48039C0110K
 EFFECTIVE DATE: 12/30/2020
 LOMR: DATE:

LOT 40, BLOCK 1,
MERIDIANA, SECTION 37A,
DOC. NO. 2023003635, OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS

