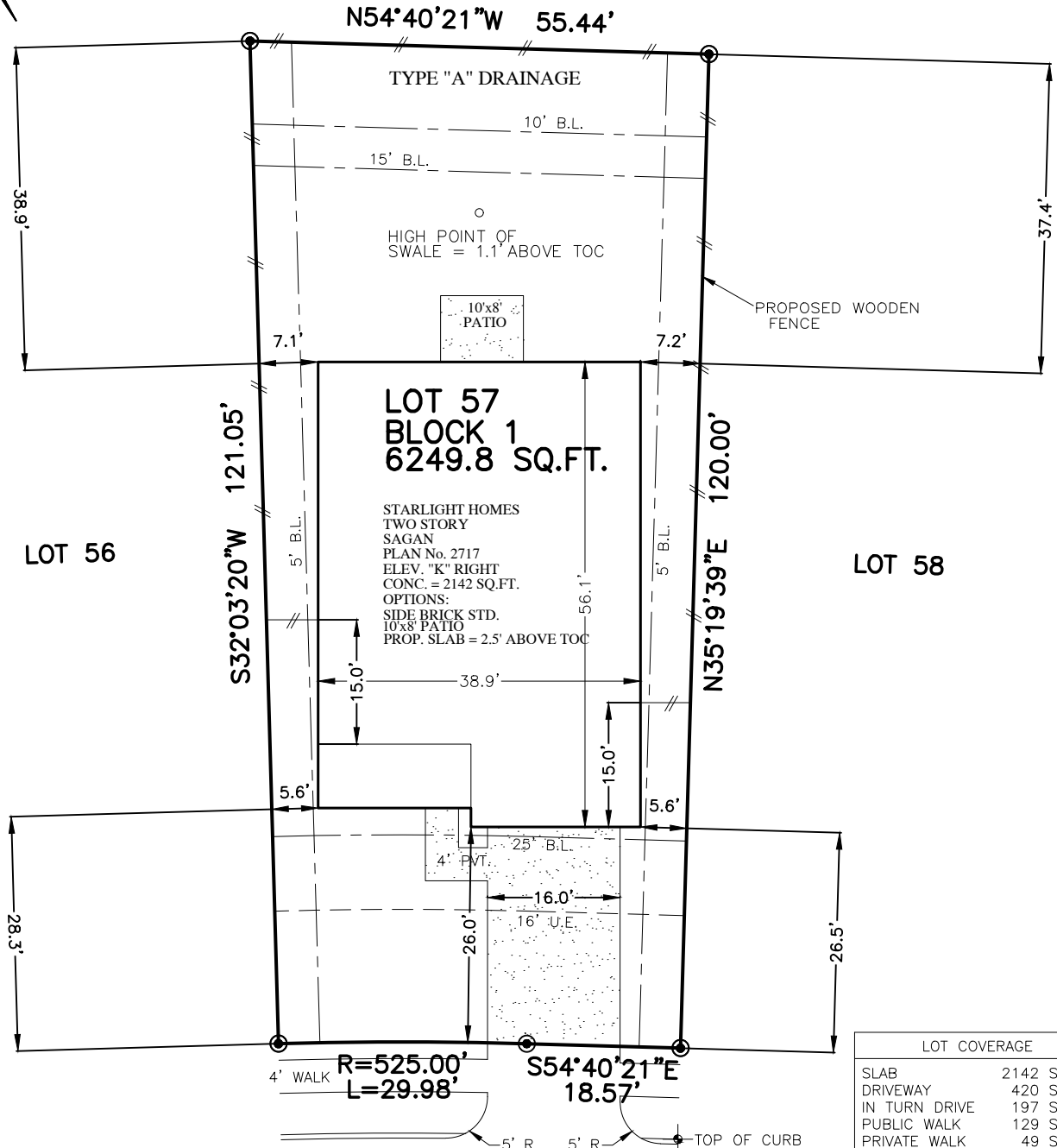




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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

HARRINGTON TRAILS SEC. 6B

MCCF NO. 2022005114 MCOPR



LOT COVERAGE	
SLAB	2142 SQ. FT.
DRIVEWAY	420 SQ. FT.
IN TURN DRIVE	197 SQ. FT.
PUBLIC WALK	129 SQ. FT.
PRIVATE WALK	49 SQ. FT.
CONC. PATIO	80 SQ. FT.
3.5'x3.5' A/C PAD	12 SQ. FT.
TOTAL	3029 SQ. FT.
LOT AREA	6250 SQ. FT.
LOT COVERAGE	43.25 %
FENCE	
FRONT RETURN	12.3 LINEAR FT.
LEFT	69.9 LINEAR FT.
RIGHT	78.3 LINEAR FT.
REAR	55.4 LINEAR FT.
TOTAL	215.9 LINEAR FT.
FRONT SOD	146 SQ. YD.
REAR SOD	273 SQ. YD.
TOTAL SOD AREA	419 SQ. YD.

21584
ROLLING STREAMS 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: 21584 ROLLING STREAMS DRIVE

ALLPOINTS JOB#: SL328331 BY: CN TT

G.F.: TT

JOB:

FLOOD ZONE: X

COMMUNITY PANEL: 48339C0600G

EFFECTIVE DATE: 08/18/2014

LOMR: DATE:

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

LOT 57, BLOCK 1,
HARRINGTON TRAILS, SECTION 7,
CABINET Z, SHEET 8402, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

ISSUE DATE: 7/27/2023
ISSUE DATE: 3/9/2023

