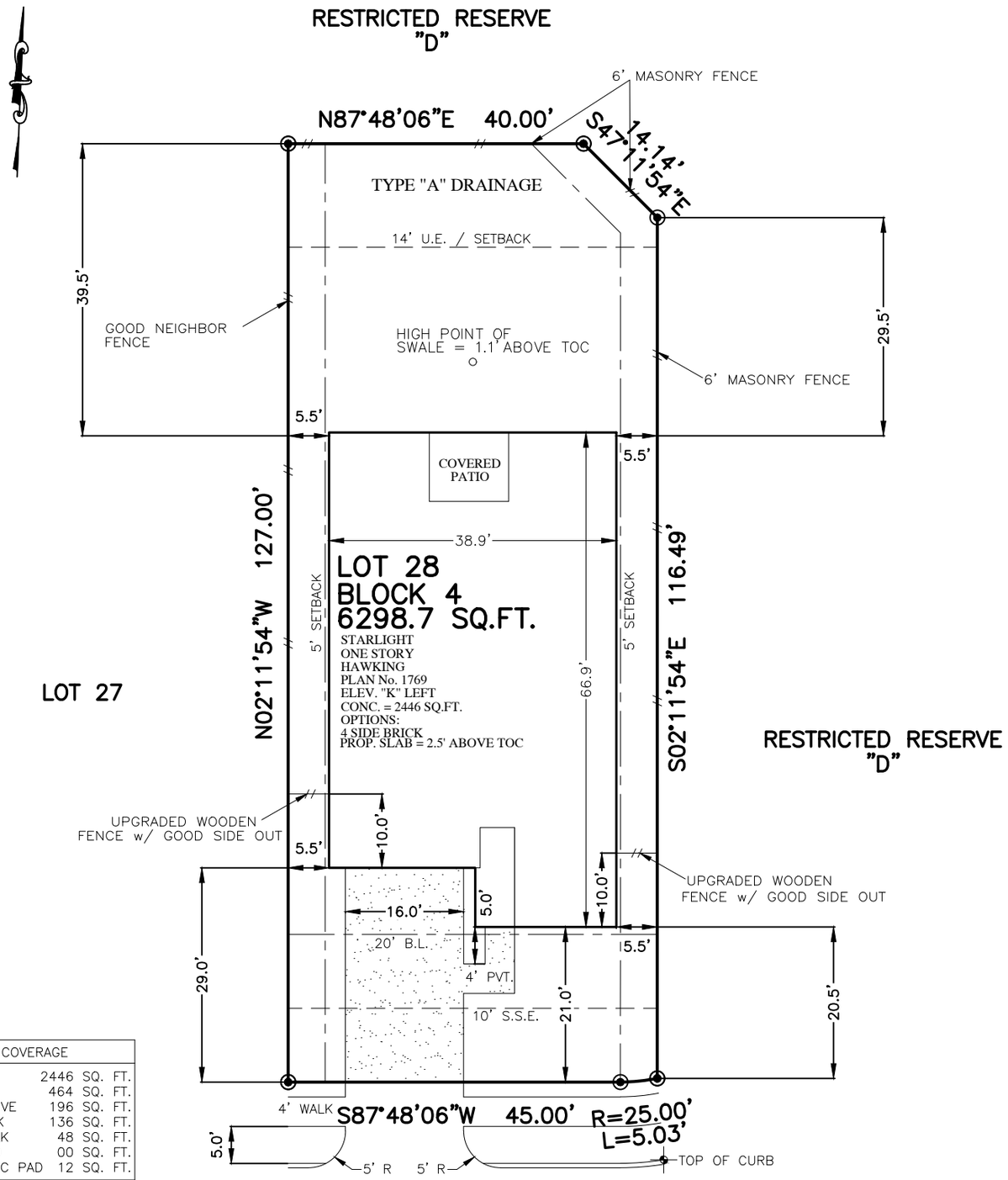
ALLPOINTS SURVEYING

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.ACC.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	LIGHT POLE	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	MANHOLE & INLET
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	CLEANOUT	VAULT



LOT COVERAGE	
SLAB	2446 SQ. FT.
DRIVEWAY	464 SQ. FT.
IN TURN DRIVE	196 SQ. FT.
PUBLIC WALK	136 SQ. FT.
PRIVATE WALK	48 SQ. FT.
CONC. PATIO	00 SQ. FT.
3.5'X3.5' A/C PAD	12 SQ. FT.
TOTAL	3302 SQ. FT.
LOT AREA	6299 SQ. FT.
LOT COVERAGE	47.15 %
FENCE	
FRONT RETURN	11.1 LINEAR FT.
LEFT	88.0 LINEAR FT.
RIGHT	86.0 LINEAR FT.
REAR	54.1 LINEAR FT.
TOTAL	239.2 LINEAR FT.
FRONT SOD	121 SQ. YD.
REAR SOD	277 SQ. YD.
TOTAL SOD AREA	398 SQ. YD.

27306 LEEWARD JETTY 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: 27306 LEEWARD JETTY DRIVE

ALLPOINTS JOB#: SL344913 BY: TT

G.F.: IM

JOB:

FLOOD ZONE:X

COMMUNITY PANEL: 48201C0580M

EFFECTIVE DATE:11/15/2019

LOMR: DATE:

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

LOT 28, BLOCK 4,
SUNTERRA, SECTION 35,
FILM CODE NO. 701636, OFFICIAL PUBLIC RECORDS,
HARRIS COUNTY, TEXAS

ISSUE DATE: 10/10/2023
ISSUE DATE: 7/10/2023

STARLIGHT HOMES

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