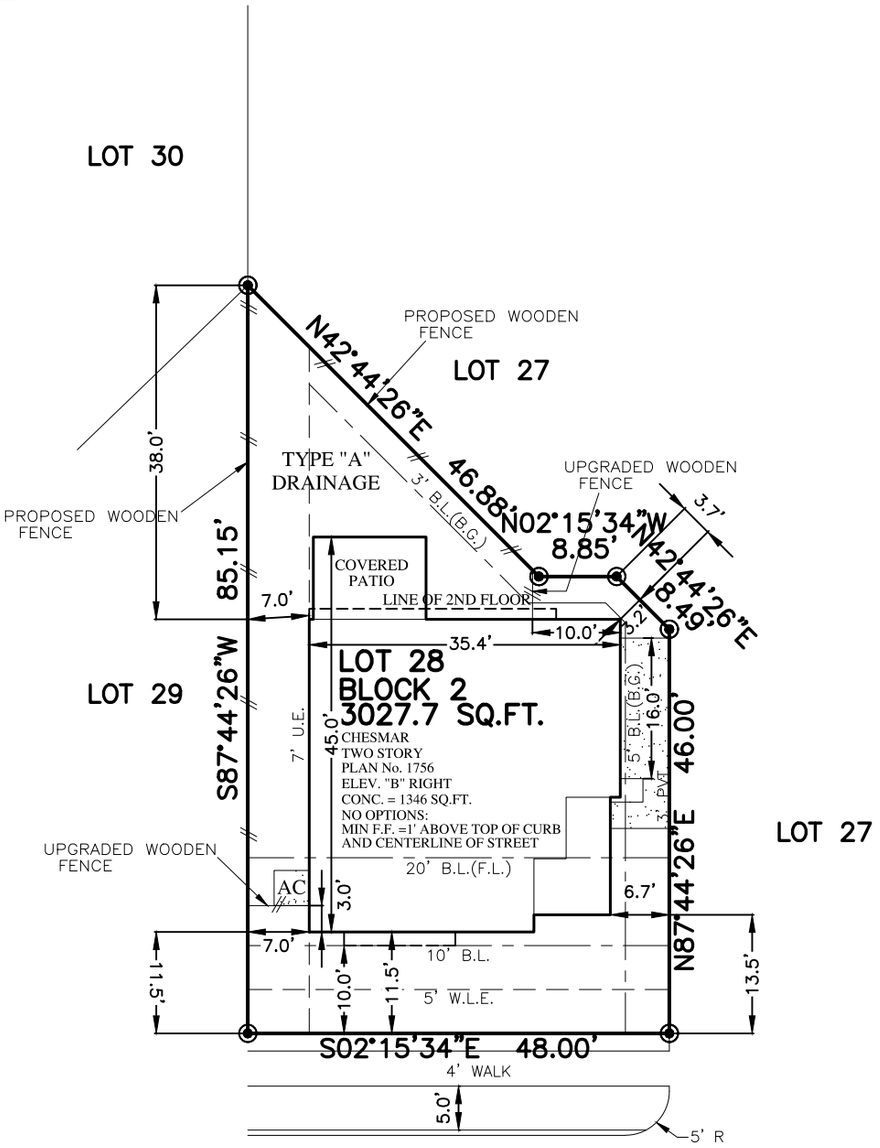
ALLPOINTS SURVEYING

FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	LIGHT POLE	PAD MOUNTED TRANSFORMER
BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER	MANHOLE & INLET / INLET
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	VAULT
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	CLEANOUT



15823 INVERGELDER DRIVE
(50' R.O.W.)

APPROX. LOT COVERAGE:	48.84	%
FRONT SOD:	120	SQ. YD.
BACK SOD:	89	SQ. YD.
TOTAL SOD:	209	SQ. YD.
FENCE:		
REAR:	70.6	LIN. FT.
LEFT:	0.0	LIN. FT.
RIGHT:	45.9	LIN. FT.
FRONT LEFT:	7.0	LIN. FT.
FRONT RIGHT:	5.6	LIN. FT.
TOTAL FENCE:	129.1	LIN. FT.
PRIVATE WALK:	28	SQ. FT.
PUBLIC WALK:	192	SQ. FT.
PATIO:	0	SQ. FT.
A/C PAD	16	SQ. FT.
DRIVEWAY:	89	SQ. FT.
TOTAL FLATWORK:	325	SQ. FT.
INTURN:	0	SQ. FT.

PLOT PLAN
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION 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 SUBDIVISION 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 AN ACCESS EASEMENT FOR THE LIMITED PURPOSES OF INGRESS & EGRESS, INCLUDING VEHICULAR ACCESS, OVER AND ACROSS THE STAFF OF EACH FLAG LOT FOR THE BENEFIT OF EACH OWNER/OCCUPANT OF THE ADJACENT LOTS, AS SPECIFIED ON THE PLAT. EACH ACCESS EASEMENT IS APPURTENANT TO & WILL PASS WITH THE TITLE TO EVERY SHARED DRIVEWAY LOT (RP-2021-550612).

FOR: CHESMAR HOMES

ADDRESS: 15823 INVERGELDER DRIVE
BY: CN

ALLPOINTS JOB#: CH422369
G.F.:
JOB:

FLOOD ZONE:X

COMMUNITY PANEL:
48201C0505M

EFFECTIVE DATE: 06/09/2014

LOMR: DATE:

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

LOT 28, BLOCK 2,
BALMORAL, SECTION 26,
FILM CODE NO. 695291, MAP RECORDS,
HARRIS COUNTY, TX

ISSUE DATE: 1/14/2025

CHESMAR HOMES

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