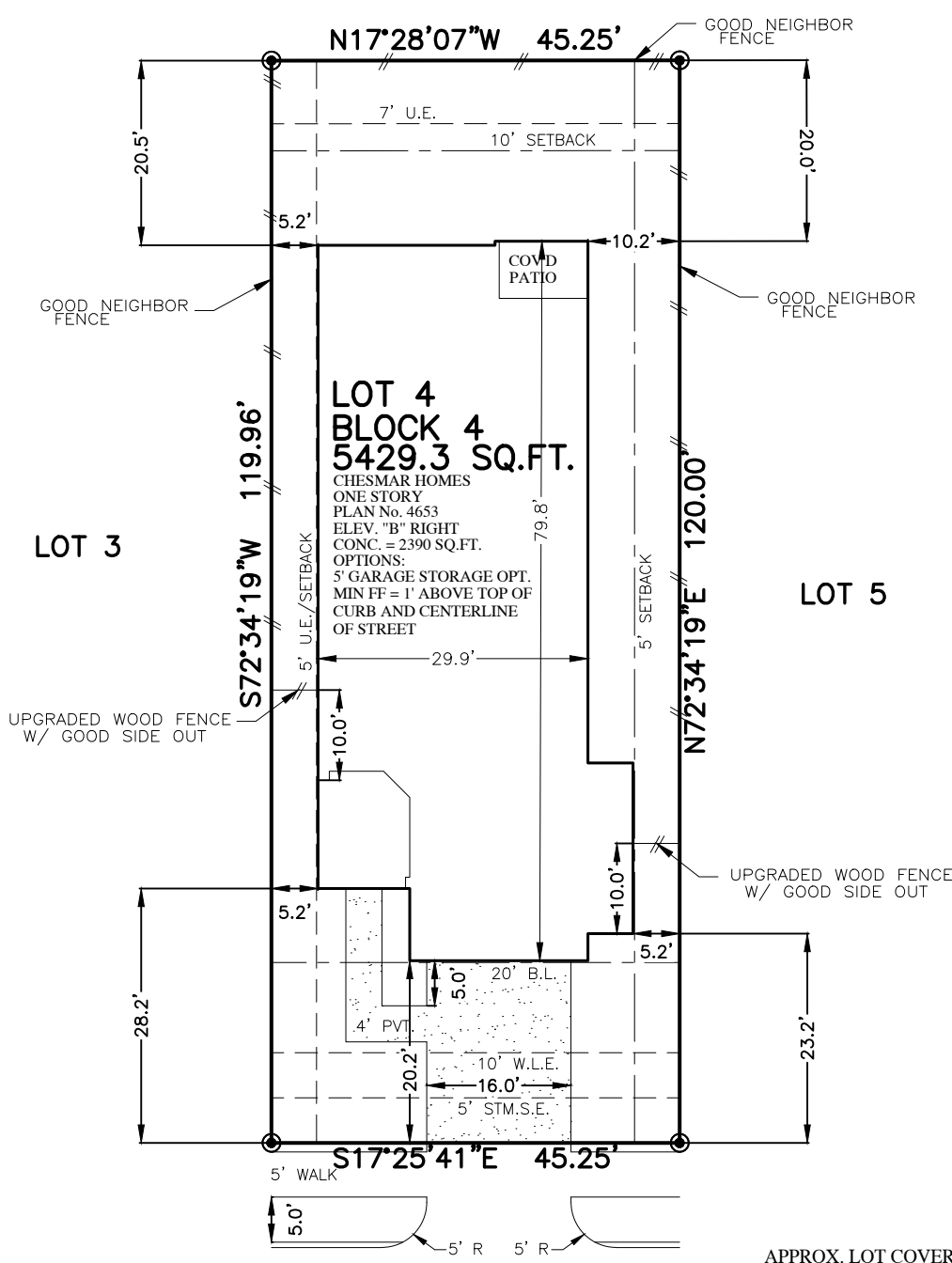




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING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

SUNTERRA SECTION 45
F.C. NO. 707295, M.R.H.C.T.



5615 PEARL VISTA DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	51.59 %
FRONT SOD:	110 SQ. YD.
BACK SOD:	201 SQ. YD.
TOTAL SOD:	311 SQ. YD.
FENCE:	
REAR:	45.2 LIN. FT.
LEFT:	69.8 LIN. FT.
RIGHT:	86.8 LIN. FT.
FRONT LEFT:	5.2 LIN. FT.
FRONT RIGHT:	5.2 LIN. FT.
TOTAL FENCE:	212.2 LIN. FT.
PRIVATE WALK:	88 SQ. FT.
PUBLIC WALK:	146 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	0 SQ. FT.
DRIVEWAY:	323 SQ. FT.
TOTAL FLATWORK:	557 SQ. FT.
INTURN:	196 SQ. FT.

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. ALLPOINTS LAND SURVEY, LLC. 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: CHESMAR HOMES

ADDRESS: 5615 PEARL VISTA DRIVE
BY: HA

ALLPOINTS JOB#: CH456299
G.F.:
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 4, BLOCK 4,
SUNTERRA, SECTION 44,
FILM CODE NO. 701642, PLAT RECORDS,
HARRIS COUNTY, TX**

ISSUE DATE 9/23/2025

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