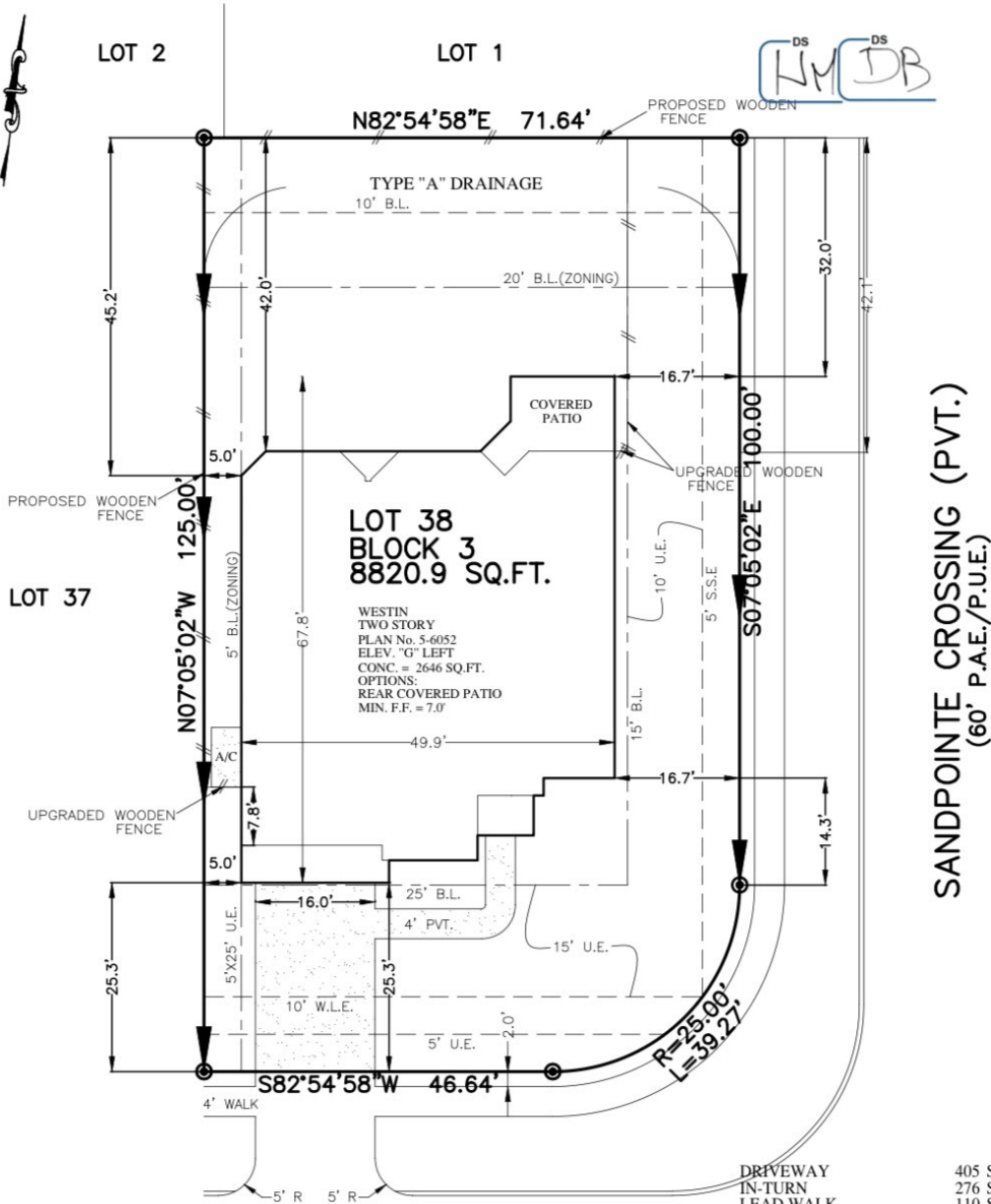




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	AC.C.E. ACCESS EASEMENT	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	C.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. PRIVATE ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT MONUMENT	CABLE PEDESTAL
	PROP. PROPOSED	P.V.T. PRIVATE UTILITY EASEMENT	WATER METER	WATER METER
	ELEV. ELEVATION	FND. FOUND	LP. IRON PIPE	POWER POLE
				MANHOLE & INLET
				INLET
				VAULT



12702  
PLAYA COVE LANE (PVT.)  
(60' P.A.E./P.U.E.)

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, HGA, 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: WESTIN HOMES  
ADDRESS: 12702 PLAYA COVE LANE  
ALLPOINTS JOB#: WS219409 BY: ES  
G.F.: ARM  
JOB: MP

LOT 38, BLOCK 3,  
LAGO MAR POD 6, SECTION 1,  
INST. No. 2019001412, OFFICIAL RECORDS,  
GALVESTON COUNTY, TEXAS



FLOOD ZONE: X  
COMMUNITY PANEL:  
48167C0245G  
EFFECTIVE DATE: 8/15/2019  
LOMR: DATE:  
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 3/25/2021  
ISSUE DATE: 8/18/2020  
ISSUE DATE: 8/13/2020

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