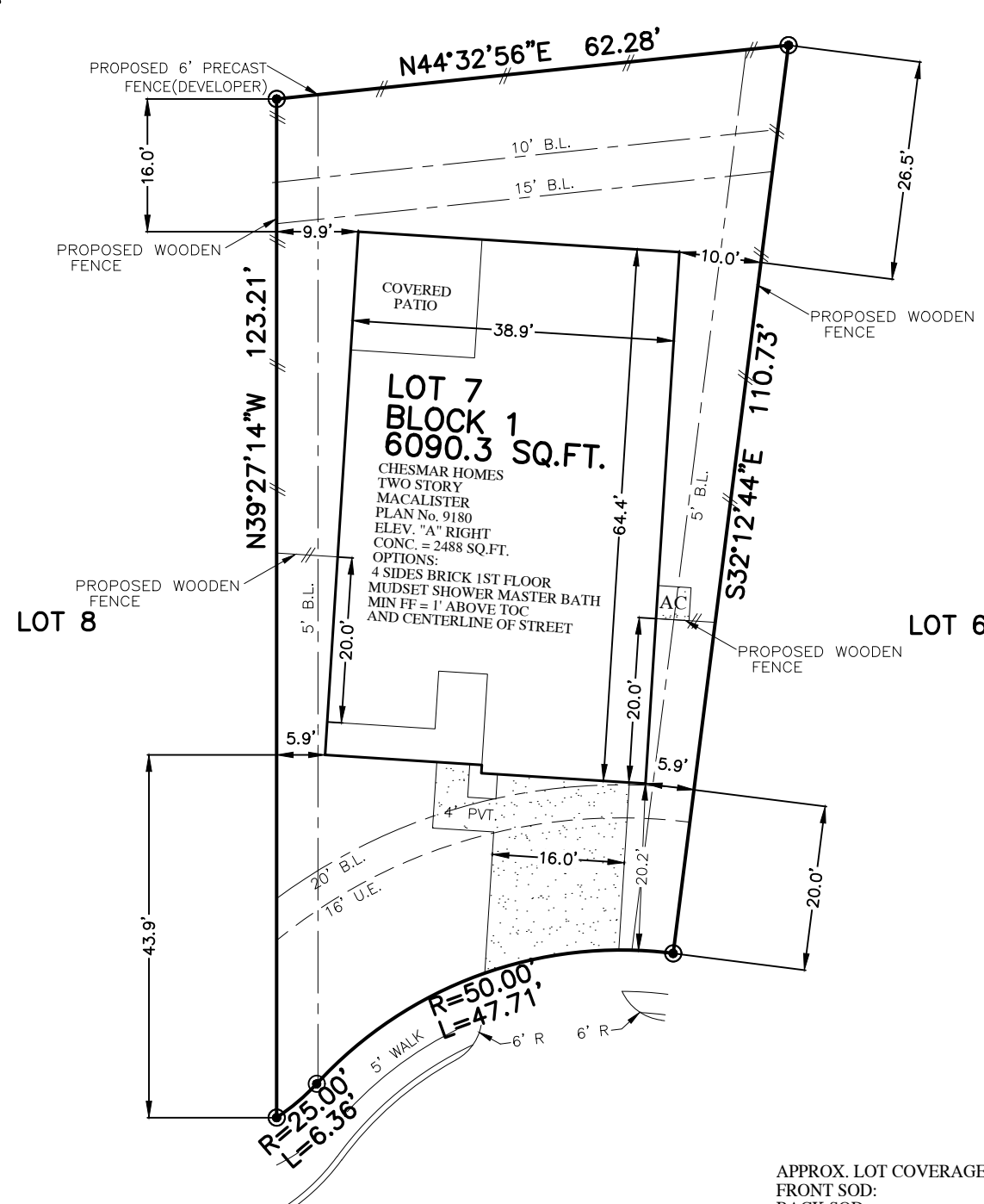




| | | | | |
|--------------------|-----------------------------------|----------------------------------|--|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PROPERTY LINE | B.L.(FL) FRONT LOAD BUILDING LINE | U.E. 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 | MANHOLE & INLET |
| | PROP. PROPOSED | PVT. PRIVATE | MONUMENT | INLET |
| | C.M. CONTROL MONUMENT | FND. FOUND | LP. IRON PIPE | VAULT |

RESTRICTED RESERVE "A"



APPROX. LOT COVERAGE: 47.59 %

| | |
|-----------------|----------------|
| FRONT SOD: | 150 SQ. YD. |
| BACK SOD: | 216 SQ. YD. |
| TOTAL SOD: | 366 SQ. YD. |
| FENCE: | |
| REAR: | 62.3 LIN. FT. |
| LEFT: | 54.9 LIN. FT. |
| RIGHT: | 70.4 LIN. FT. |
| FRONT LEFT: | 7.4 LIN. FT. |
| FRONT RIGHT: | 7.2 LIN. FT. |
| TOTAL FENCE: | 202.2 LIN. FT. |
| PRIVATE WALK: | 46 SQ. FT. |
| PUBLIC WALK: | 185 SQ. FT. |
| PATIO: | 0 SQ. FT. |
| A/C PAD: | 16 SQ. FT. |
| DRIVEWAY: | 348 SQ. FT. |
| TOTAL FLATWORK: | 595 SQ. FT. |
| INTURN: | 147 SQ. FT. |

**28827
BALANCED ROCK 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.

FOR: CHESMAR HOMES
 ADDRESS: 28827 BALANCED ROCK DRIVE BY: ELG
 ALLPOINTS JOB#: CS409283
 G.F.:
 JOB:

FLOOD ZONE: X
 COMMUNITY PANEL:
 48201C0140L
 EFFECTIVE DATE: 06/08/2007
 LOMR: DATE:

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

**LOT 7, BLOCK 1,
TRAILS, SECTION 2,
FILM CODE NO. 701953, MAP RECORDS,
HARRIS COUNTY, TEXAS**

ISSUE DATE 10/1/2024



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