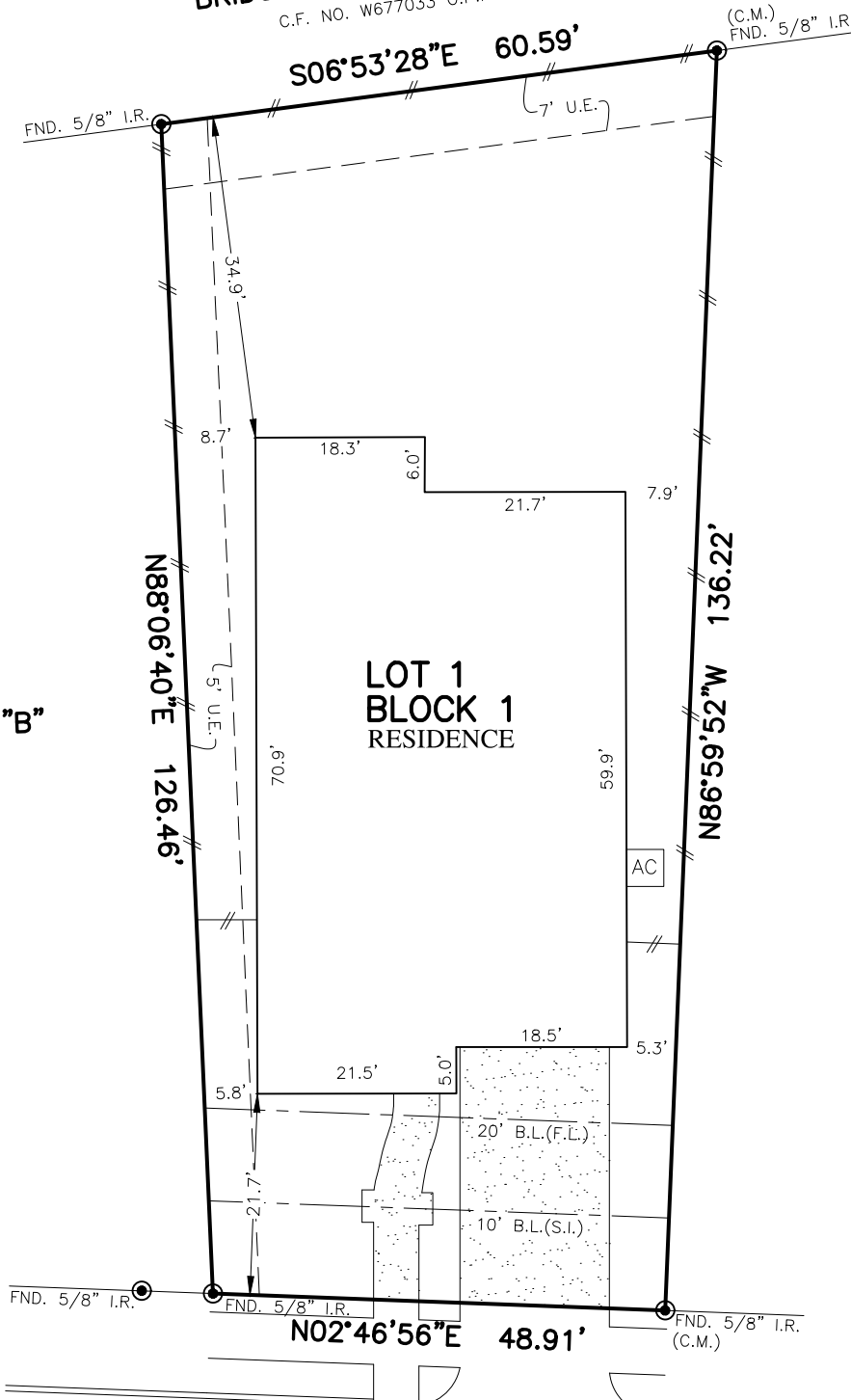




| | | | | |
|--------------------|-----------------------------------|----------------------------------|--|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PROPERTY LINE | B.L.(FL) FRONT LOAD BUILDING LINE | U.E. 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 | GUY ANCHOR |
| | PROP. PROPOSED | P.V.T. PRIVATE | MONUMENT | |
| | C.M. CONTROL MONUMENT | F.N.D. FOUND | I.P. IRON PIPE | |

BRIDGELAND DEVELOPMENT, L.P.
C.F. NO. W677033 O.P.R.R.P.H.C.



TOPU
KHW

RESERVE "B"

**LOT 1
BLOCK 1
RESIDENCE**

LOT 2

**14926
BIG BEND RANCH DRIVE
(VARIABLE WIDTH R.O.W.)**

PLAT OF SURVEY
SCALE: 1" = 20'

*** = LOMR: 21-06-0685P / 22-06-1327A
DATE: 12/13/2021 / 4/11/2022

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 - 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.
 - 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.
 - ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 - ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "COSTELLO" UNLESS OTHERWISE NOTED.
 - SUBJECT TO FLOODPLAIN EASEMENT (PER PLAT), FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0415N DATED NOVEMBER 15, 2019, WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

FOR: LENNAR HOMES
ADDRESS: 14926 BIG BEND RANCH DRIVE BY: AL
ALLPOINTS JOB#: LH296054
G.F.:
JOB:

**LOT 1, BLOCK 1,
BRIDGELAND PARKLAND VILLAGE, SECTION 51,
FILM CODE NO. 696890, MAP RECORDS,
HARRIS COUNTY, TEXAS**



FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48201C0415N
EFFECTIVE DATE: 11/15/2019
LOMR: *** DATE: ***

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH DAY OF OCTOBER, 2022.

Jay Dean Canine

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