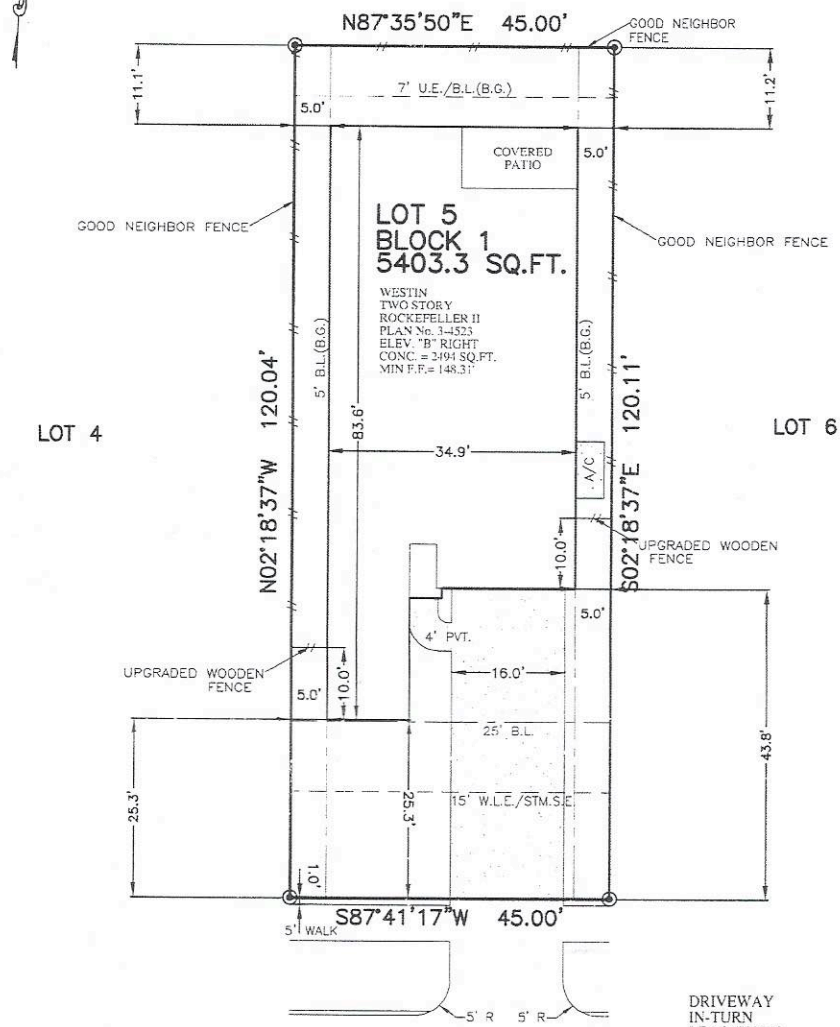
ALLPOINTS SURVEYING

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.ACC.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		LIGHT POLE	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	G.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.	PERMANENT ACCESS EASEMENT		WATER VALVE		GAS METER	MANHOLE & INLET / INLET
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PUBLIC UTILITY EASEMENT		FIRE HYDRANT		CABLE PEDESTAL	VAULT
	PROP.	PROPOSED	PVT.	PRIVATE	I.R.	IRON ROD		WATER METER	
	C.M.	CONTROL MONUMENT	FND.	FOUND	I.P.	IRON PIPE		GUY ANCHOR	

CROSS CREEK WEST
SECTION TWO

PLAT NO. 20210231 F.B.C.P.R.



31418
GOLDEN CLIFFS LANE
(60' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

DRIVEWAY	701 SQ. FT.
IN-TURN	276 SQ. FT.
LEAD WALK	35 SQ. FT.
CITY WALK	145 SQ. FT.
PATIO	00 SQ. FT.
A/C PAD	32 SQ. FT.
FLATWORK	1189 SQ. FT.
FRONT SOD	148 SQ. YDS.
REAR SOD	124 SQ. YDS.
LEFT SIDE DRAIN	125.0 LIN. FT.
RIGHT SIDE DRAIN	125.0 LIN. FT.
GOOD NEIGHBOR FENCE	196.1 LIN. FT.
UPGRADED FENCE LINE	10.1 LIN. FT.
IMPERVIOUS LOT COVERAGE	60.37 %

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: WESTIN HOMES
ADDRESS: 31418 GOLDEN CLIFFS LANE
ALLPOINTS JOB#: WS312440 BY: WH
G.F.:
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48157C0085M
EFFECTIVE DATE: 01/29/2021
LOMR: DATE:

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

LOT 5, BLOCK 1,
CROSS CREEK WEST, SECTION 3,
PLAT NO. 20210232, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 9/12/2022

WESTIN HOMES

©2022, ALLPOINTS LAND SURVEY, INC. All Rights Reserved.

ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600