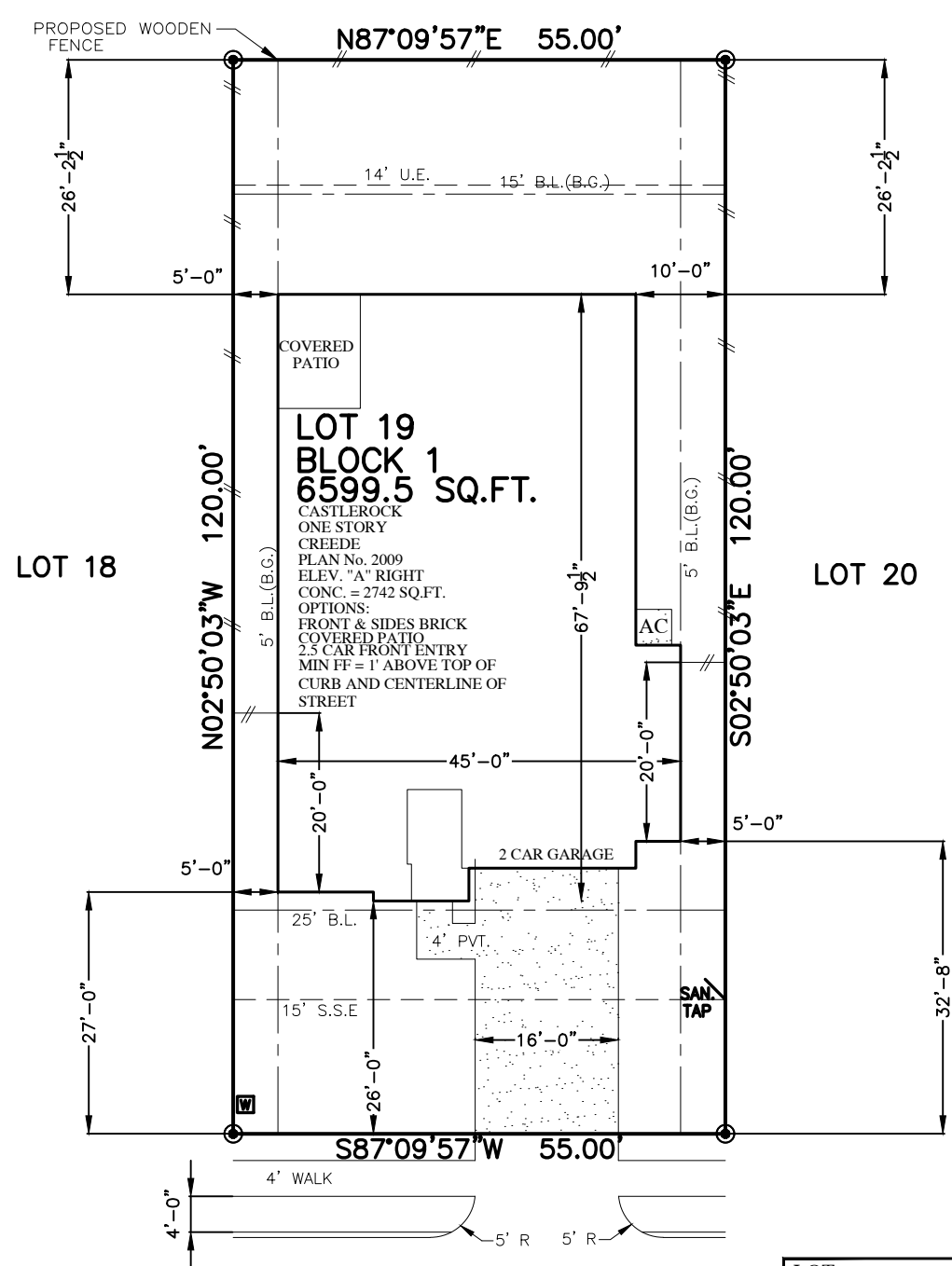




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
BUILDING 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	

RESERVE "A"



2814 RIVER JUNIPER LANE (50' R.O.W.)

PLOT PLAN SCALE: 1" = 20'

LOT	6600 SQ.FT.
SLAB	2742 SQ.FT.
DRIVEWAY	475 SQ.FT.
INTURN	196 SQ.FT.
PRIVATE WALK	36 SQ.FT.
PUBLIC WALK	156 SQ.FT.
PATIO	00 SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL FLATWORK	879SQ.FT.
FRONT SOD	1536 SQ.FT.
REAR SOD	2076 SQ.FT.
TOTAL SOD	3612 SQ.FT.
FENCE	205.3 LIN.FT.
LOT COVERAGE:	49.53 %

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: CASTLEROCK COMMUNITIES
 ADDRESS: 2814 RIVER JUNIPER LANE
 ALLPOINTS JOB#: CR457683
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL: 48201C0510L
 EFFECTIVE DATE: 06/18/2007
 LOMR: DATE:
 "THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 19, BLOCK 1, SUNDANCE COVE, SECTION 10, FILM CODE NO. 712780, MAP RECORDS, HARRIS COUNTY, TX
 REVISION DATE: 12/29/2025
 ISSUE DATE 9/30/2025

