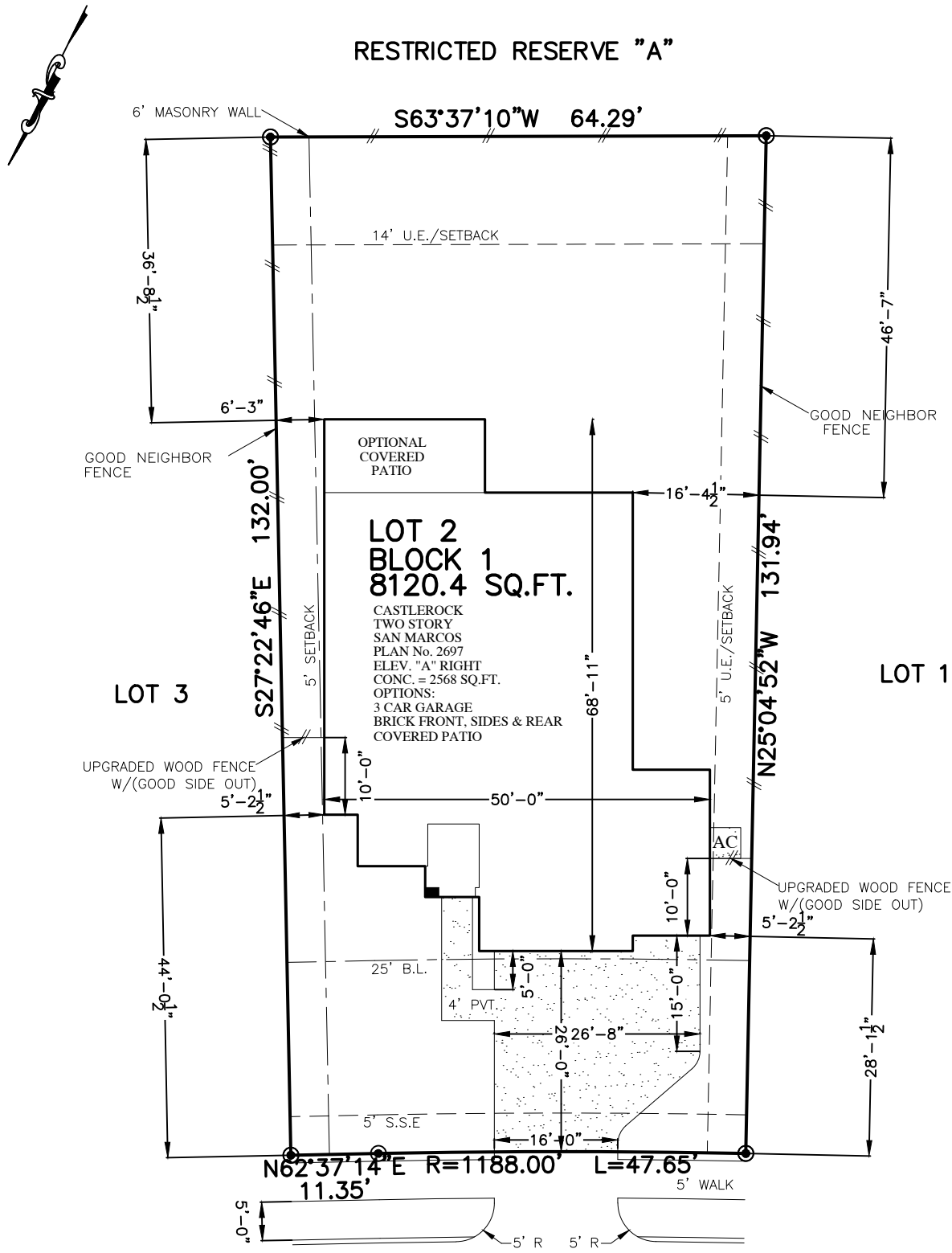




| | | | | |
|---------------|-----------------------------|----------------------------------|--|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PAVER | F.L. FRONT LOAD | U.E. UTILITY EASEMENT | M.A.C.C.E. MAINTENANCE & 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 | ELECTRIC BOX |
| EASEMENT | G.B.L. GARAGE BUILDING LINE | S.S.E. SANITARY SEWER EASEMENT | D.E. DRAINAGE EASEMENT | FIBER OPTIC |
| WOODEN FENCE | (B.G.) BUILDER GUIDELINES | R.O.W. RIGHT-OF-WAY | E.E. ELECTRIC EASEMENT | TELEPHONE PEDESTAL |
| // | F.F. FINISHED FLOOR | P.A.E. PERMANENT ACCESS EASEMENT | ○ WATER VALVE | GAS METER |
| // | EXT. EXTENDED | P.U.E. PUBLIC UTILITY EASEMENT | ○ FIRE HYDRANT | CABLE PEDESTAL |
| — | PROP. PROPOSED | P.V.T. PRIVATE | ○ MONUMENT | WATER METER |
| — | O.E. OVERHEAD ELECTRIC | C.M. CONTROL MONUMENT | ○ END | INLET & INLET |
| | | | ○ IP. IRON PIPE | VAULT |

RESTRICTED RESERVE "A"



2453
SEAGLASS TERRACE DRIVE PVT.
(50' R.O.W.)(P.A.E./P.U.E.)

PLOT PLAN
SCALE: 1" = 20'

| | |
|---------------|-------------|
| LOT | 8120 SQ.FT. |
| SLAB | 2568 SQ.FT. |
| FLATWORK | 1138 SQ.FT. |
| SOD | 4947 SQ.FT. |
| LOT COVERAGE: | 40.58 % |

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: 2453 SEAGLASS TERRACE DRIVE | BY: ELG |
| ALLPOINTS JOB#: CR422880 | G.F.: |
| JOB: | |
| FLOOD ZONE: X | |
| COMMUNITY PANEL: 48473C0375E | |
| EFFECTIVE DATE: 02/18/2009 | |
| LOMR: 22-06-2777P | DATE: 11/20/23 |
| LOMR: 19-06-1115P | DATE: 4/27/2020 |
| THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION | |

LOT 2, BLOCK 1,
SUNTERRA, SECTION 23,
FILE NO. 2207646, PLAT RECORDS,
WALLER COUNTY, TX

ISSUE DATE 1/16/2025

