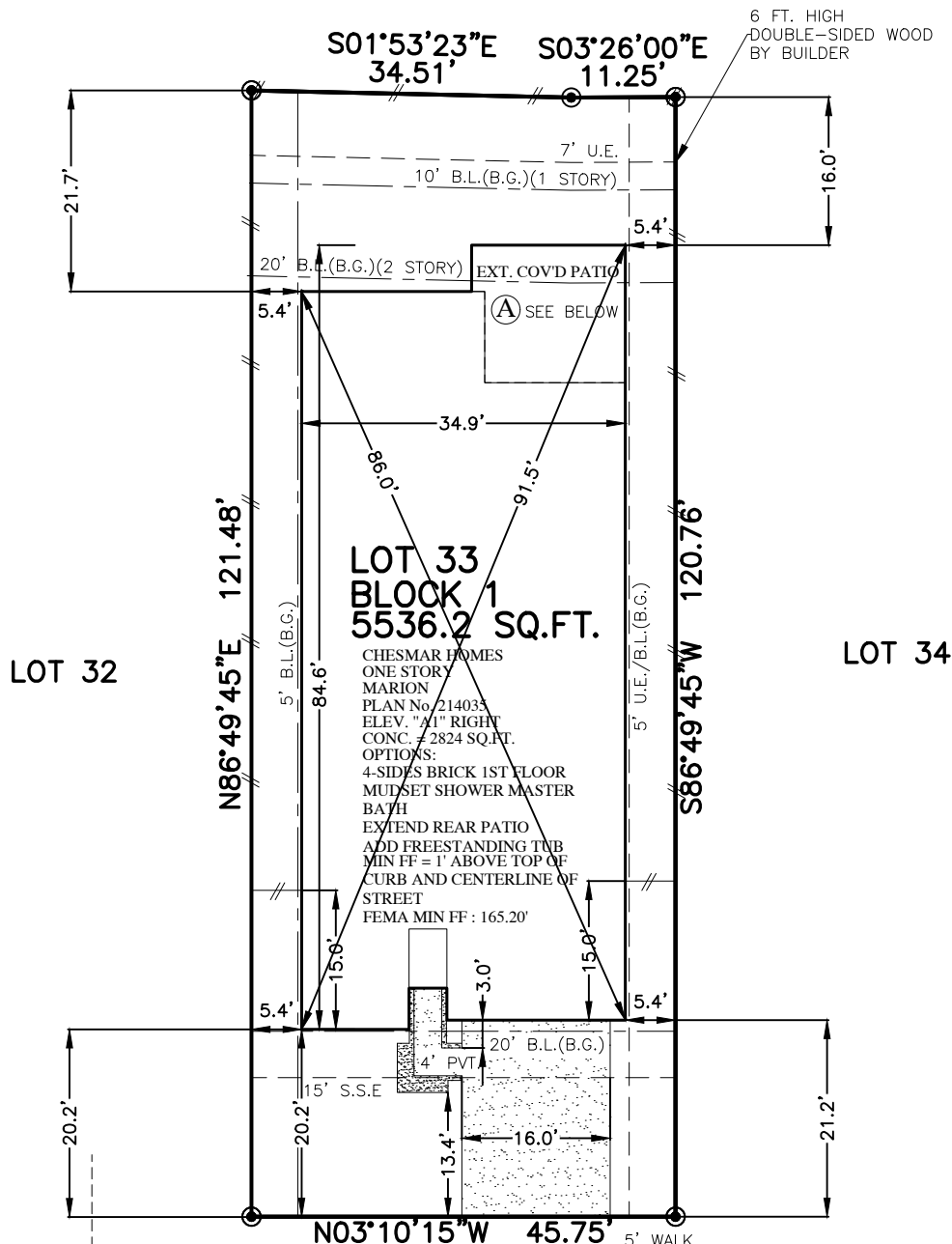




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3 C 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	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	INLET
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE	VAULT

BRIDGELAND PRAIRIELAND VILLAGE SEC. 26

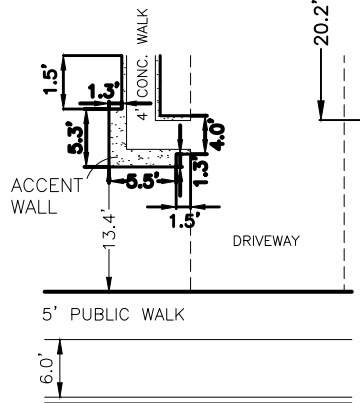
F.C. NO. 706153, H.C.M.R.



**LOT 33
BLOCK 1
5536.2 SQ.FT.**

CHESMAR HOMES
ONE STORY
MARION
PLAN No. 214033
ELEV. "A1" RIGHT
CONC. = 2824 SQ.FT.
OPTIONS:
4-SIDES BRICK 1ST FLOOR
MUDSET SHOWER MASTER
BATH
EXTEND REAR PATIO
ADD FREESTANDING TUB
MIN FF = 1' ABOVE TOP OF
CURB AND CENTERLINE OF
STREET
FEMA MIN FF : 165.20'

APPROX. LOT COVERAGE:	57.77 %
FRONT SOD:	100 SQ. YD.
BACK SOD:	176 SQ. YD.
TOTAL SOD:	276 SQ. YD.
FENCE:	
REAR:	45.8 LIN. FT.
LEFT:	86.3 LIN. FT.
RIGHT:	84.6 LIN. FT.
FRONT LEFT:	5.4 LIN. FT.
FRONT RIGHT:	5.4 LIN. FT.
TOTAL FENCE:	227.5 LIN. FT.
PRIVATE WALK:	35 SQ. FT.
PUBLIC WALK:	149 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	0 SQ. FT.
DRIVEWAY:	339 SQ. FT.
TOTAL FLATWORK:	523 SQ. FT.
INTURN:	196 SQ. FT.



ACCENT WALL DETAIL

(A) ALLOWED ENCROACHMENT:
THE FIRST STORY PORTION OF A 2-STORY HOME MAY ENCROACH INTO THIS REAR BL

**PLOT PLAN
SCALE: 1" = 20'**

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION 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 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.
 - 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.
 - 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.
 - A FLOODPLAIN EASEMENT IS ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0385N 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 OF 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: CHESMAR HOMES	
ADDRESS: 11242 WHITE CROWNBEARD DRIVE	BY: IA
ALLPOINTS JOB#: CS461970	
G.F.:	
JOB: 00125-30133	
FLOOD ZONE: AE	
COMMUNITY PANEL:	
48201C0385N	
EFFECTIVE DATE: 11/15/2019	
LOMR:	DATE:
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"	

**LOT 33, BLOCK 1,
BRIDGELAND PRAIRIELAND VILLAGE, SECTION 30,
FILM CODE NO. 710025, MAP RECORDS,
HARRIS COUNTY, TX**

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