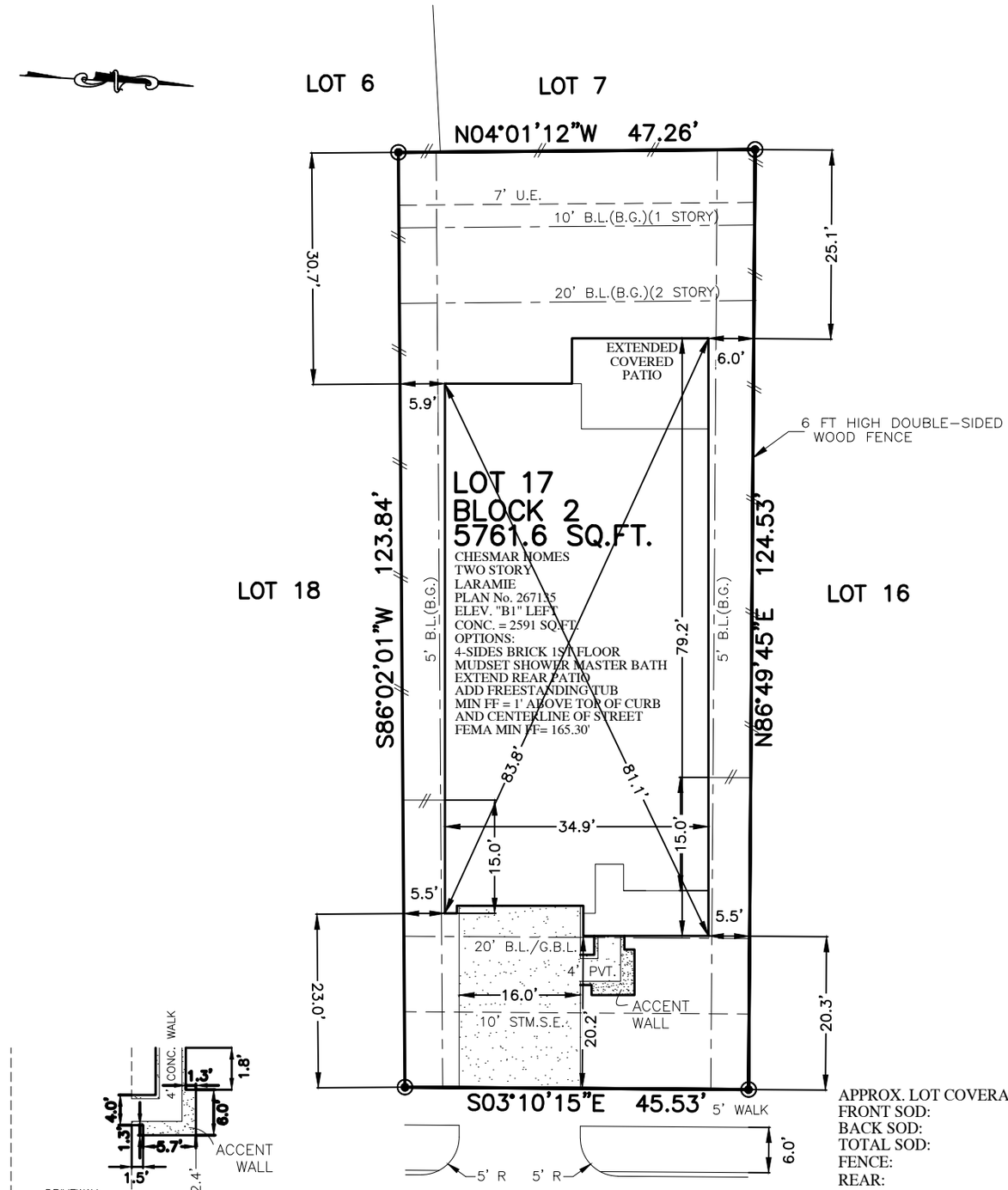
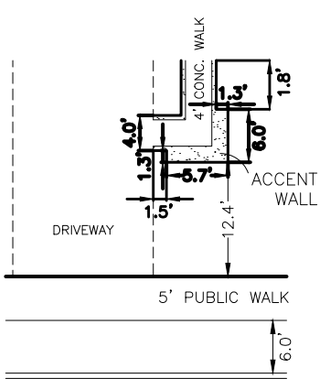
FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	LIGHT POLE
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	ELECTRIC BOX
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	GAS METER
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	CABLE PEDESTAL
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	WATER METER
				CLEANOUT

MANHOLE & INLET | INLET | VAULT





ACCENT WALL DETAIL

11235 WHITE CROWNBEARD DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	52.12	%
FRONT SOD:	105	SQ. YD.
BACK SOD:	218	SQ. YD.
TOTAL SOD:	323	SQ. YD.
FENCE:		
REAR:	47.3	LIN. FT.
LEFT:	85.8	LIN. FT.
RIGHT:	83.2	LIN. FT.
FRONT LEFT:	5.6	LIN. FT.
FRONT RIGHT:	5.6	LIN. FT.
TOTAL FENCE:	227.5	LIN. FT.
PRIVATE WALK:	25	SQ. FT.
PUBLIC WALK:	147	SQ. FT.
PATIO:	0	SQ. FT.
A/C PAD	0	SQ. FT.
DRIVEWAY:	387	SQ. FT.
TOTAL FLATWORK:	559	SQ. FT.
INTURN:	197	SQ. FT.

NOTES:
1. **NOT A CONSTRUCTION DRAWING.** FOR PERMITTING PURPOSES ONLY.
2. **ALLPOINTS LAND SURVEY, LLC** ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY FLATWORK OR FENCING, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, PATIOS, OR FENCES, WHETHER PUBLIC OR PRIVATE.
3. **FLATWORK, FENCING, AND RELATED IMPROVEMENTS ARE FOR ILLUSTRATION PURPOSES ONLY** AND SHALL BE VERIFIED BY BUILDER FOR COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, DEVELOPER, CONSTRUCTION, AND COMMUNITY REQUIREMENTS.
4. **THE BUILDER** BEARS FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION, AND COMPLIANCE OF ALL FLATWORK AND FENCING.
5. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
6. 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.
7. 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.
8. SUBJECT TO 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: 11235 WHITE CROWNBEARD DRIVE BY: EG
ALLPOINTS JOB#: CS471370 EM
G.F.:
JOB:

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 17, BLOCK 2,
BRIDGELAND PRAIRIELAND VILLAGE, SECTION 30,
FILM CODE NO. 710025, MAP RECORDS,
HARRIS COUNTY, TX

REVISION DATE: 2/4/2026
ISSUE DATE 1/23/2026

CHESMAR HOMES

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