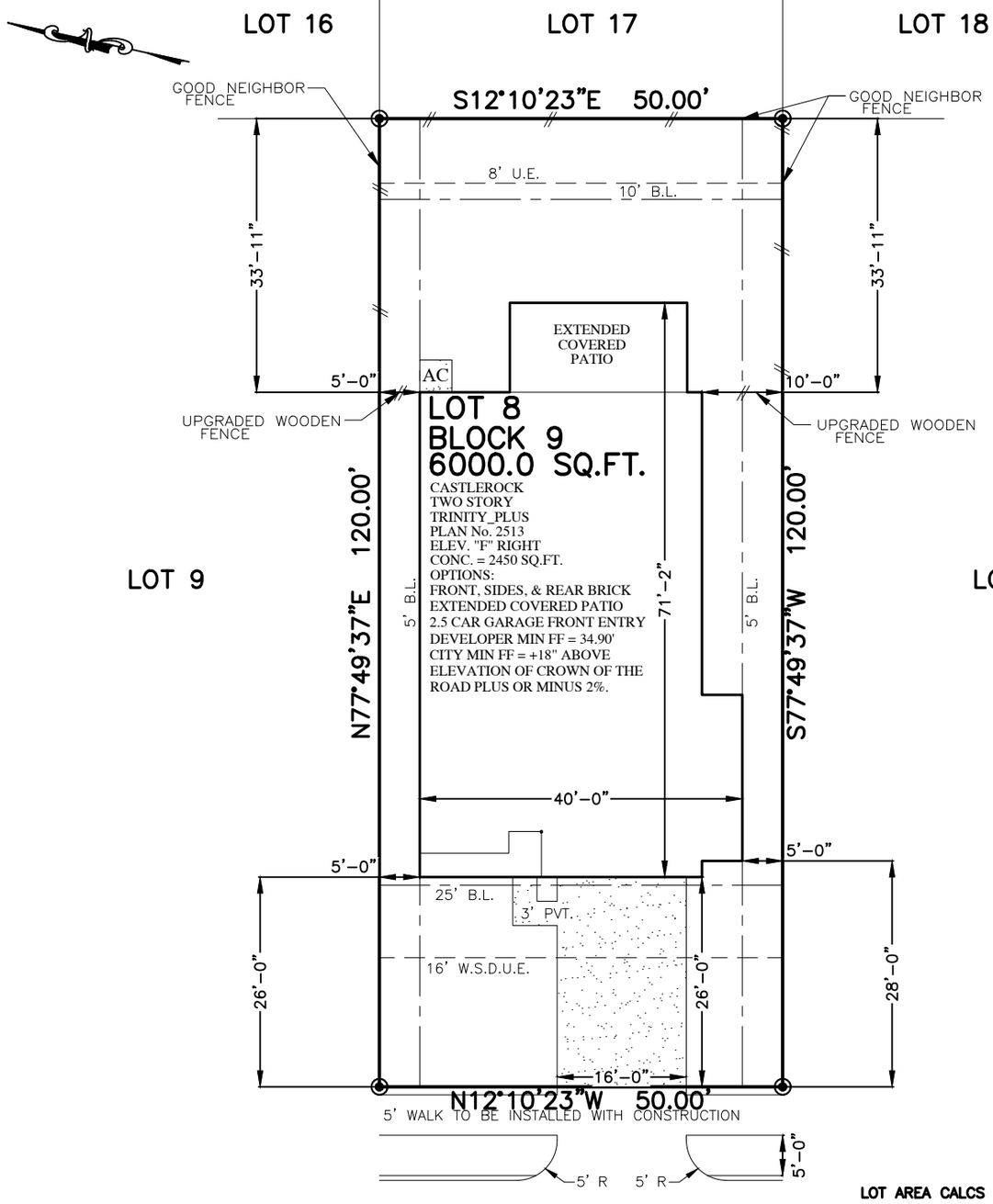
ALLPOINTS SURVEYING

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	LIGHT POLE	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
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	CLEANOUT	MANHOLE & INLET	INLET VAULT

W.S.D.U.E. WATER, SANITARY & DRAINAGE UTILITY EASEMENT



9018 OLEANDER BLOSSOM DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

BAYTOWN CALCS

LOT AREA:	6000 SQ.FT.
SLAB AREA:	2450 SQ.FT.
LOT FLATWORK:	458 SQ.FT.
R.O.W. FLATWORK:	366 SQ.FT.
TOTAL FLATWORK:	824 SQ.FT.
LOT SOD	344 SQ.YD.
R.O.W. SOD	22 SQ.YD.
IMPERVIOUS LOT COVERAGE:	48.47 %
SLAB COVERAGE	40.83 %

LOT AREA CALCS

LOT	6000 SQ.FT.
SLAB	2450 SQ.FT.
DRIVEWAY	416 SQ.FT.
INTURN	196 SQ.FT.
PRIVATE WALK	26 SQ.FT.
PUBLIC WALK	170 SQ.FT.
PATIO	00 SQ.FT.
A/C PAD	16 SQ.FT.
TOTAL FLATWORK	824 SQ.FT.
FRONT SOD	1854 SQ.FT.
REAR SOD	1436 SQ.FT.
TOTAL SOD	3290 SQ.FT.
FENCE	132.8 LIN.FT.
LOT COVERAGE:	48.47 %

NOTES:
1. **FOR PERMITTING AND PRE-CONSTRUCTION ILLUSTRATION 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 ILLUSTRATIVE** 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.

FOR: CASTLEROCK COMMUNITIES
ADDRESS: 9018 OLEANDER BLOSSOM DRIVE BY: IG
ALLPOINTS JOB#: CR493396
G.F.:
JOB:

FLOOD ZONE:X

COMMUNITY PANEL: 48201C0755M

EFFECTIVE DATE: 01/06/2017

LOMR: DATE:

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

LOT 8, BLOCK 9,
BAY CREEK, SECTION 1,
FILM CODE NO. 707753, MAP RECORDS,
HARRIS COUNTY, TX

ISSUE DATE 7/8/2026

CASTLEROCK COMMUNITIES

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