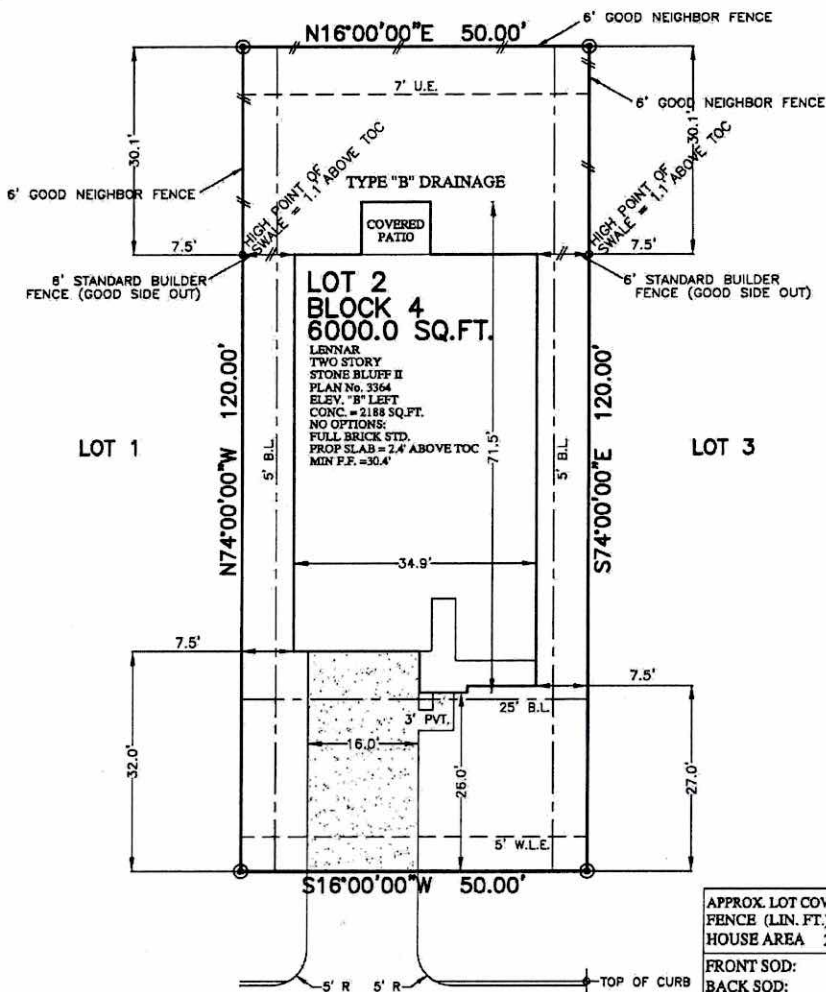




PLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.S. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.S. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(SC) 3 CAR BUILDING LINE	STM.S.S. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	O.B.L. GARAGE BUILDING LINE	S.S.S. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.O.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.P. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	P.V. PRIVATE	MONUMENT	WATER METER
	B.E.V. ELEVATION	I.R. IRON ROD	INLET	WATER VALVE
		P.N.D. POUND	IRON PIPE	OUTLET
				POWER POLE

NEWPORT SECTION 7 VOL. 206, PG. 134 H.C.M.R.



16105
DOCKSIDE STREET
(60' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	45.38 %
FENCE (LIN. FT.)	125 L.F.
HOUSE AREA	2188 SQ. FT.
FRONT SOD:	104 SQ. YD.
BACK SOD:	159 SQ. YD.
LEFT SOD:	49 SQ. YD.
RIGHT SOD:	53 SQ. YD.
R.O.W. SOD:	60 SQ. YD.
TOTAL SOD:	425 SQ. YD.
A/C PAD	16 SQ. FT.
PRIVATE WALK	23 SQ. FT.
PUBLIC WALK	0 SQ. FT.
DRIVEWAY	512 SQ. FT.
IN-TURN	276 SQ. FT.
CONC. PATIO	0 SQ. FT.
TOTAL PAVING:	827 SQ. FT.

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED 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 RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. 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. PLATWORK AND TENDERS ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, PCA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WDS) 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/DATINGS 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: LENNAR HOMES
ADDRESS: 16105 DOCKSIDE STREET
ALLPOINTS JOB#: LH197690 BY: AHJ
G.F.:
JOB:

LOT 2, BLOCK 4,
NEWPORT, SEC. 7, PARTIAL REPLAT NO. 3,
FILM CODE NO. 689090, MAP RECORDS,
HARRIS COUNTY, TEXAS



FLOOD ZONE: X
COMMUNITY PANEL:
48201 C0540L
EFFECTIVE DATE: 6/18/2007
LOMR: DATE:

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

ISSUE DATE: 12/23/2019

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