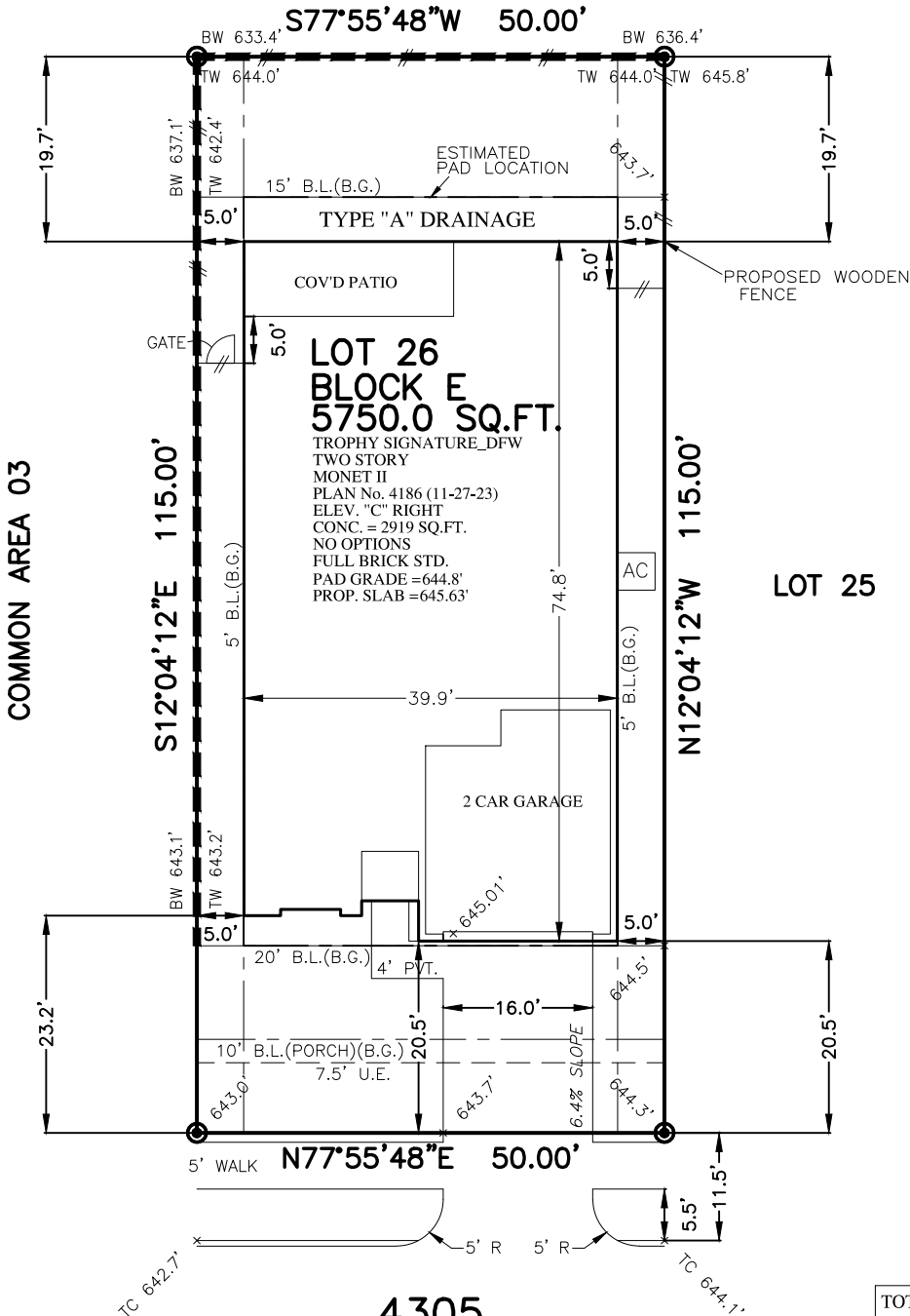




	FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
	PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT
	PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
	BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT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

COMMON AREA 03



COMMUNITY HIGHLIGHTS	
FENCE LOCATION	
AC PAD	
FLATWORK FINISH	
GATE SIDE	
HO LEAD WIDTH	

– Pad location for this lot has been estimated based on WSD drawings. Placement to be verified by builder.

4305  
BROOKRIDGE AVENUE  
(50' R.O.W.)

PLOT PLAN  
SCALE: 1" = 20'

TOTAL LOT	5750	SQ. FT.
SLAB AREA	2919	SQ. FT.
LOT COVERAGE	50.77	%
FENCE (LIN. FT.)	117.6	
FRONT SOD:	177	SQ. YD.
BACK SOD:	120	SQ. YD.
TOTAL SOD:	297	SQ. YD.
A/C PAD	16	SQ. FT.
PATIO	00	SQ. FT.
PRIVATE WALK	48	SQ. FT.
PUBLIC WALK	170	SQ. FT.
DRIVEWAY	328	SQ. FT.
APPROACH	204	SQ. FT.
TOTAL PAVING:	766	SQ. FT.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED 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 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.
  - 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.

FOR: TROPHY SIGNATURE (DFW)

ADDRESS: 4305 BROOKRIDGE AVENUE

ALLPOINTS JOB#: TS379156 BY: HA  
G.F.:  
JOB:

FLOOD ZONE:X

COMMUNITY PANEL:  
48085C0260K

EFFECTIVE DATE: 06/07/2017

LOMR: DATE:

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

LOT 26, BLOCK E,  
PAINTED TREE LAKESIDE WEST, PHASE 2,  
BOOK 2023, PG. 760, PLAT RECORDS,  
COLLIN COUNTY, TX

ISSUE DATE: 3/15/2024

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