

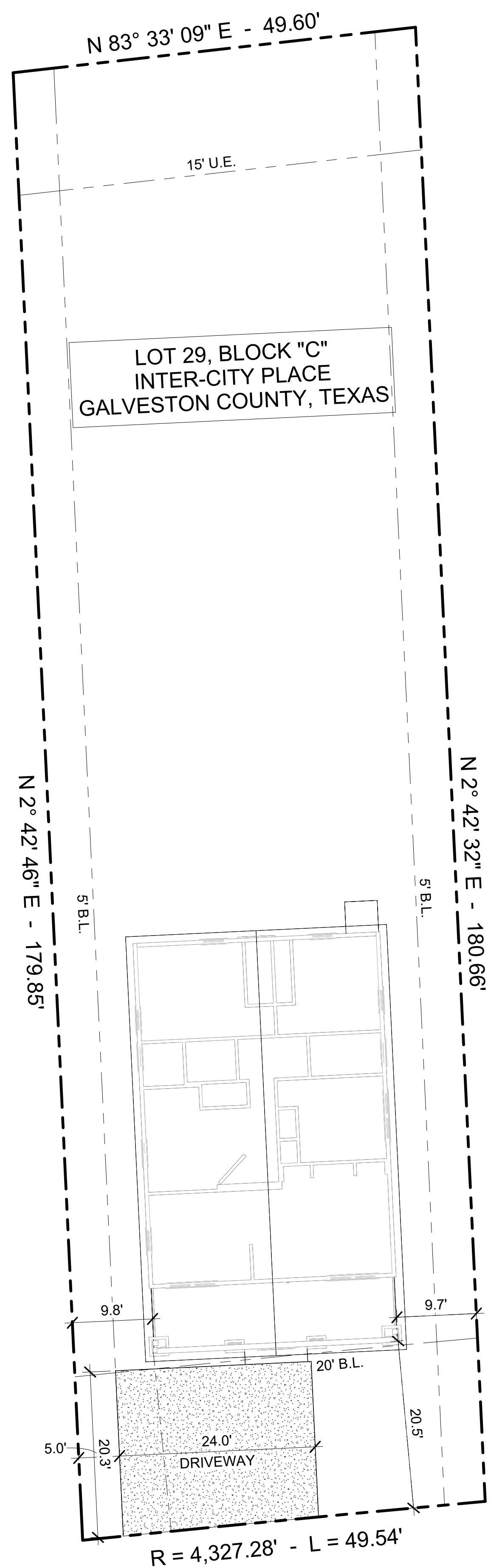
PO BOX 580561  
HOUSTON, TEXAS 77258  
281-989-6788



Richard D. Tomlinson

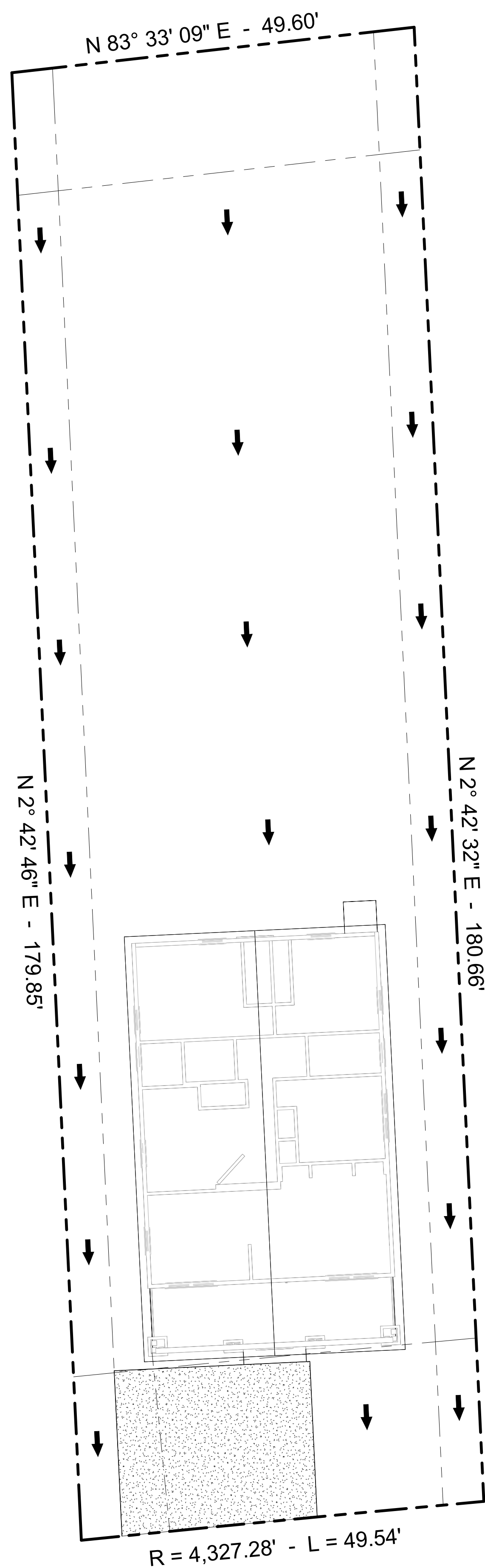
11/25/23

PROJECT FOR: SINGLE STORY RESIDENCE  
**510 BLUEBONNET DR**  
**LA MARQUE, TX 77568**



**SITE PLAN**

Scale: 1" = 10'-0"



**DRAINAGE PLAN**

Scale: 1" = 10'-0"

ENGINEER'S NOTE:  
NO FILL SHALL BE BROUGHT TO SITE. NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLANS (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION.

USE PLOT PLAN FOR DRAINAGE SWALES DETAILS

Revisions	By
8/12/2023	EV
8/30/2023	EV
11/02/2023	EV
11/10/2023	EV
11/22/2023	EV

Drawn by: Author

Date: 7/27/2023

Job No.: ###

Sheet: **01**

LEGEND

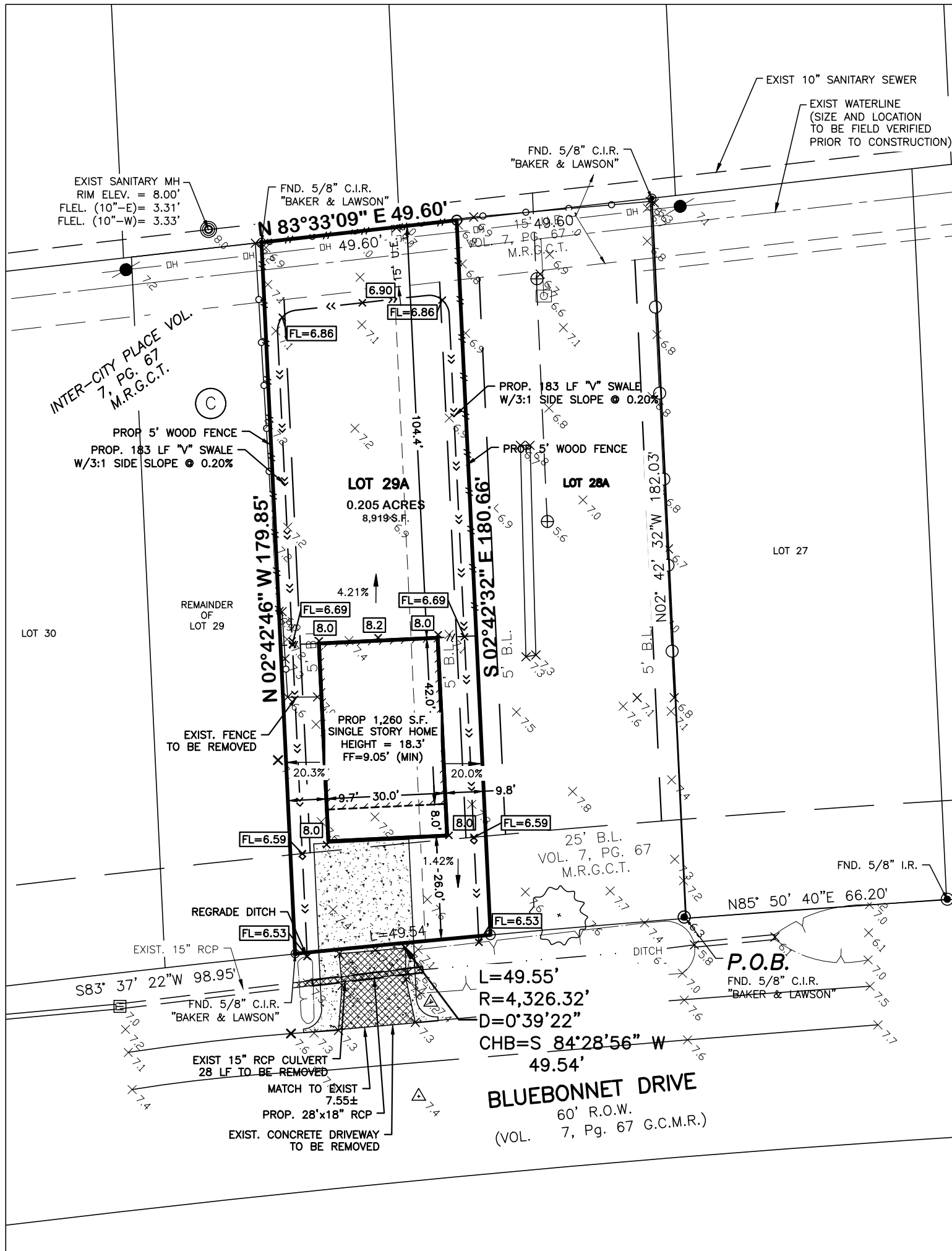
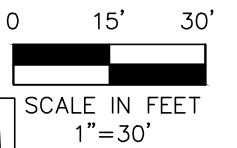
G.C.C.F. = GALVESTON COUNTY CLERK'S FILE  
 G.C.D.R. = GALVESTON COUNTY DEED RECORDS  
 G.C.M.R. = GALVESTON COUNTY MAP RECORDS  
 VOL., Pg. = VOLUME, PAGE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 C.I.R. = CAPPED IRON ROD  
 I.R. = IRON ROD  
 I.P. = IRON PIPE

U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 B.L. = BUILDING LINE  
 S.F. = SQUARE FEET  
 NO. = NUMBER  
 FND. = FOUND  
 R.O.W. = RIGHT-OF-WAY  
 R.C.P. = REINFORCED CONC. PIPE

⊙ = MANHOLE  
 ⊕ = CLEAN OUT  
 ⊗ = WATER METER  
 ⊠ = POWER POLE  
 ⊞ = TELEPHONE PEDESTAL  
 ⊚ = GAS METER  
 ⊛ = WATER VALVE  
 ⊞ = INLET

⌋ = GUY ANCHOR  
 ⊞ = SIGN  
 ⊞ = MAIL BOX  
 ⊞ = UTILITY BOX  
 ⊞ = LIGHT POLE  
 ⊞ = FIRE HYDRANT  
 ⊞ = BENCHMARK

⊙ = FOUND MONUMENT AS NOTED  
 ○ = SET 5/8" CIR "BAKER&LAWSON"  
 —OH— = OVERHEAD ELECTRIC  
 —x— = BARBED WIRE FENCE  
 // = WOOD FENCE  
 —○— = CHAIN LINK FENCE  
 x44.16 = EXIST GRADE  
 x46.50 = PROPOSED GRADE  
 xFL=44.3 = PROPOSED DITCH FLOWLINE



USE PLOT PLAN FOR DRAINAGE SWALE DETAILS

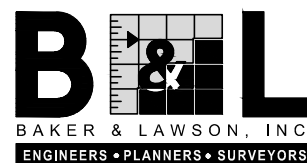
NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. PROPERTY RESTRICTIONS: VOL. 798, PG. 314, OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
4. ELEVATIONS SHOWN HEREON ARE GPS DERIVED AND NOT TIED TO A PUBLISHED BENCHMARK.
5. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ALL OVERHEAD UTILITIES.

FEMA MAP NO.: 48167C0265G  
 REVISED DATE: 08/15/2019  
 FLOOD ZONE: "X" (SHADED)

FOR: MISTRY BROS. INVESTMENTS & HOLDINGS, LLC  
 ADDRESS: 510 BLUE BONNET DRIVE, LA MARQUE, TX  
 CITY PLANNING LETTER: GF# ATHCS23002561, EFFECTIVE: JANUARY 19, 2023  
 TITLE COMPANY: ALAMO TITLE COMPANY

**PLOT PLAN**  
 BEING A 0.205 ACRE TRACT  
 LOT 29A, BLOCK 1  
 THE REPLAT OF INTERCITY PLACE SUBDIVISION  
 LOTS 28 & EAST 1/2 OF LOT 29  
 VOLUME 7, PAGE 67 M.R.G.C.T.



Baker & Lawson Inc.  
 4005 Technology Drive, Suite 1530,  
 Angleton, TX 77515  
 Phone # 979-849-6681  
 www.bakerlawson.com  
 Licensed Surveying Firm No. 10052500

JOB NO.: 15566

SCALE: 1" = 30'

DATE: 09/28/2023

DWG. NO.: 15566 PP-LOT 29A.dwg

DRAWN BY: RJL

CHK. BY: RJL