

LEGEND	
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	FEMA EFFECTIVE FLOODPLAIN LIMITS
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING DITCH CENTER LINE
	EXISTING TOE OF SLOPE
	EXISTING TOP OF BANK
	EXISTING EASEMENT LINE
	EXISTING AERIAL POWER LINE
	EXISTING UNDERGROUND POWER LINE
	PROPOSED DITCH CENTER
	PROPOSED TOE OF SLOPE
	PROPOSED TOP OF BANK
	PROPOSED OUTFIELD FENCE
	PROPOSED BACKSTOP FENCE
	PROPOSED CHAINLINK FENCE
	LIMITS OF CONSTRUCTION
	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EX TREE TO REMAIN

- NOTES:
- SEE SHEET G0.01-G0.03 FOR APPLICABLE NOTES.
  - SEE SHEET C9.00-C9.03 FOR ALL APPLICABLE STANDARD DETAILS.

FLOODPLAIN STATEMENT  
FLOOD PLAIN NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48167C0235C WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "X" UNSHADED AND PARTIALLY IN ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). BASE FLOOD ELEVATION (BFE) IS 14 FEET.

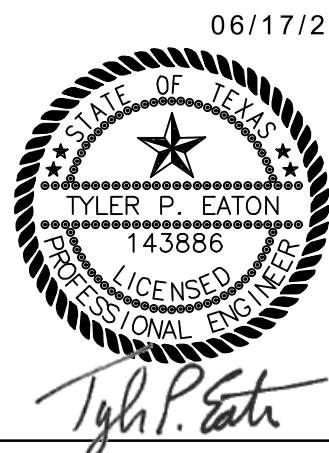
BENCHMARK  
ELEVATIONS REFERENCED HEREON WERE REFERENCED FROM CITY OF LEAGUE CITY CONTROL MONUMENTS LC-2021-111 (ELEV. 7.73) & LC-2021-116 (ELEV. 17.30) UTILIZING GEOID 18, NAVD88.

CONTROL POINT TABLE (GRID COORDINATES) (Horizontal: NAD83 based on GPS observations) (Vertical: NAVD88 based on GPS observations) Coordinates can be converted to surface by dividing by project scale factor: 0.99987				
POINT NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
101	13,747,317.67	3,223,263.17	18.59	5/8" SIR W/TP CAP
102	13,747,085.12	3,222,957.30	17.94	5/8" SIR W/TP CAP
103	13,746,391.36	3,223,797.31	18.09	5/8" SIR W/TP CAP
401	13,747,061.58	3,223,058.96	18.89	BENCHMARK
2021111	13,741,751.29	3,231,519.03	7.73	BENCHMARK
2021116	13,746,210.24	3,221,879.30	17.30	BENCHMARK

ELVA LOBIT PARK  
PHASE 1  
1901 E FM 646  
LEAGUE CITY, TX 77573



REVISION NO.	DATE	DESCRIPTION



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:	
TYLER EATON	143886
NAME	P.E. LICENSE NO.
6/17/2025	DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:	
HALFF ASSOCIATES, INC.	
TBPELS #F-312	TX
FIRM OR BUSINESS NO.	STATE

PROJECT NO.: 54892.001
ISSUED: 6/17/2025
DRAWN BY: SW/PPN
CHECKED BY: TE
SCALE: AS NOTED
SHEET TITLE: OVERALL SITE PLAN
C1.00