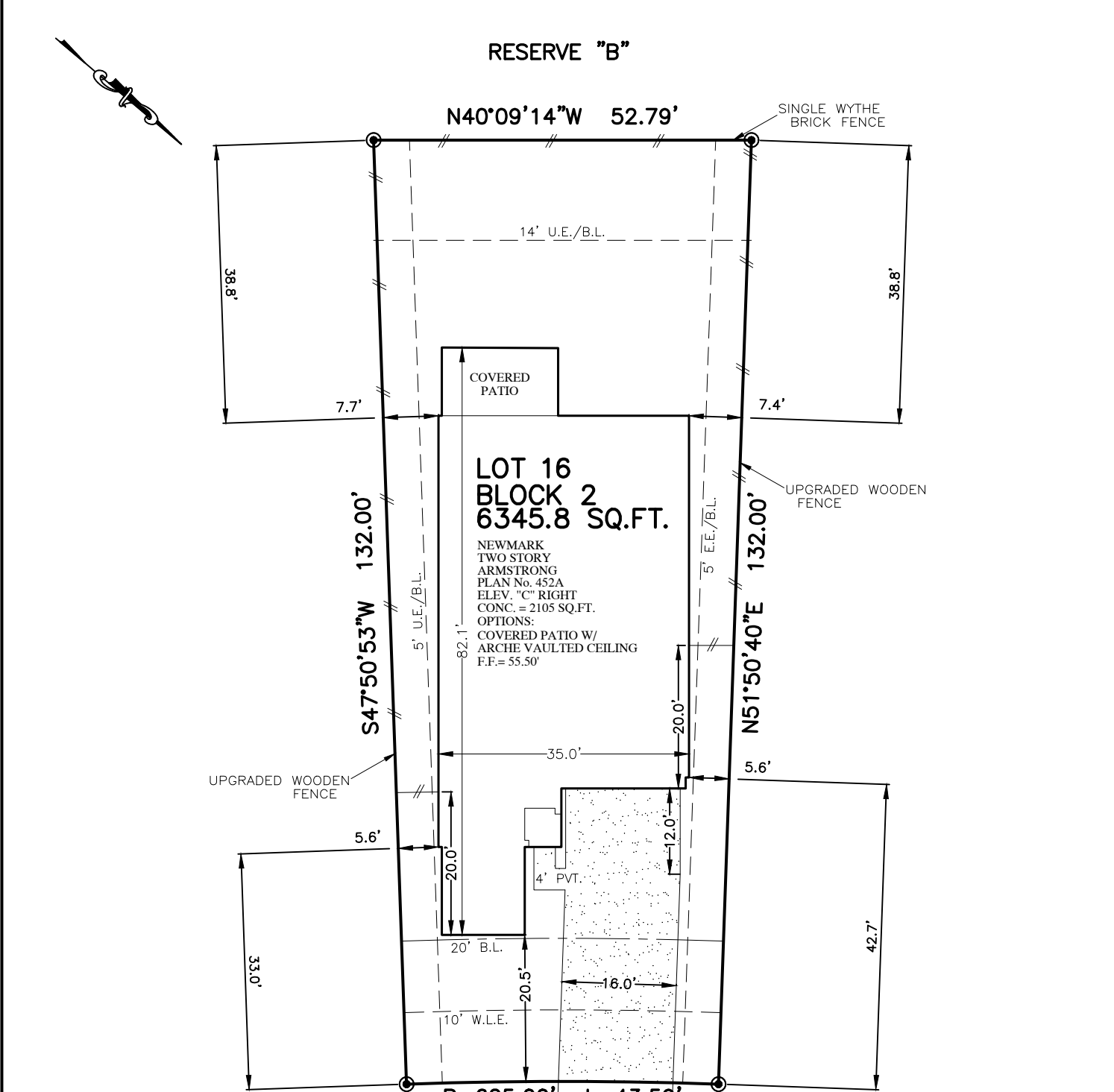




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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



1819 WATERS BRANCH DRIVE (50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

LOT COVERAGE	
SLAB	2259 SQ. FT.
DRIVEWAY & IN TURN	865 SQ. FT.
PUBLIC WALK	136 SQ. FT.
PRIVATE WALK	22 SQ. FT.
MOTOR COURT	00 SQ. FT.
COURTYARD	00 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
TOTAL	3314 SQ. FT.
LOT AREA	6346 SQ. FT.
LOT COVERAGE	46.79 %
FENCE	226.8 LINEAR FT.
FRONT SOD	128 SQ. YD.
REAR SOD	267 SQ. YD.
TOTAL SOD AREA	395 SQ. YD.

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. 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.
 4. 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: NEWMARK HOMES
 ADDRESS: 1819 WATERS BRANCH DRIVE
 ALLPOINTS JOB#: NH256782 BY: BG
 G.F.:
 JOB:
 FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48157C0435L
 EFFECTIVE DATE: 7/2/2014
 LOMR: DATE:
 "THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 16, BLOCK 2, SIENNA, SECTION 29A, PLAT NO. 20210046, PLAT RECORDS, FORT BEND COUNTY, TEXAS

ISSUE DATE: 5/20/2021

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