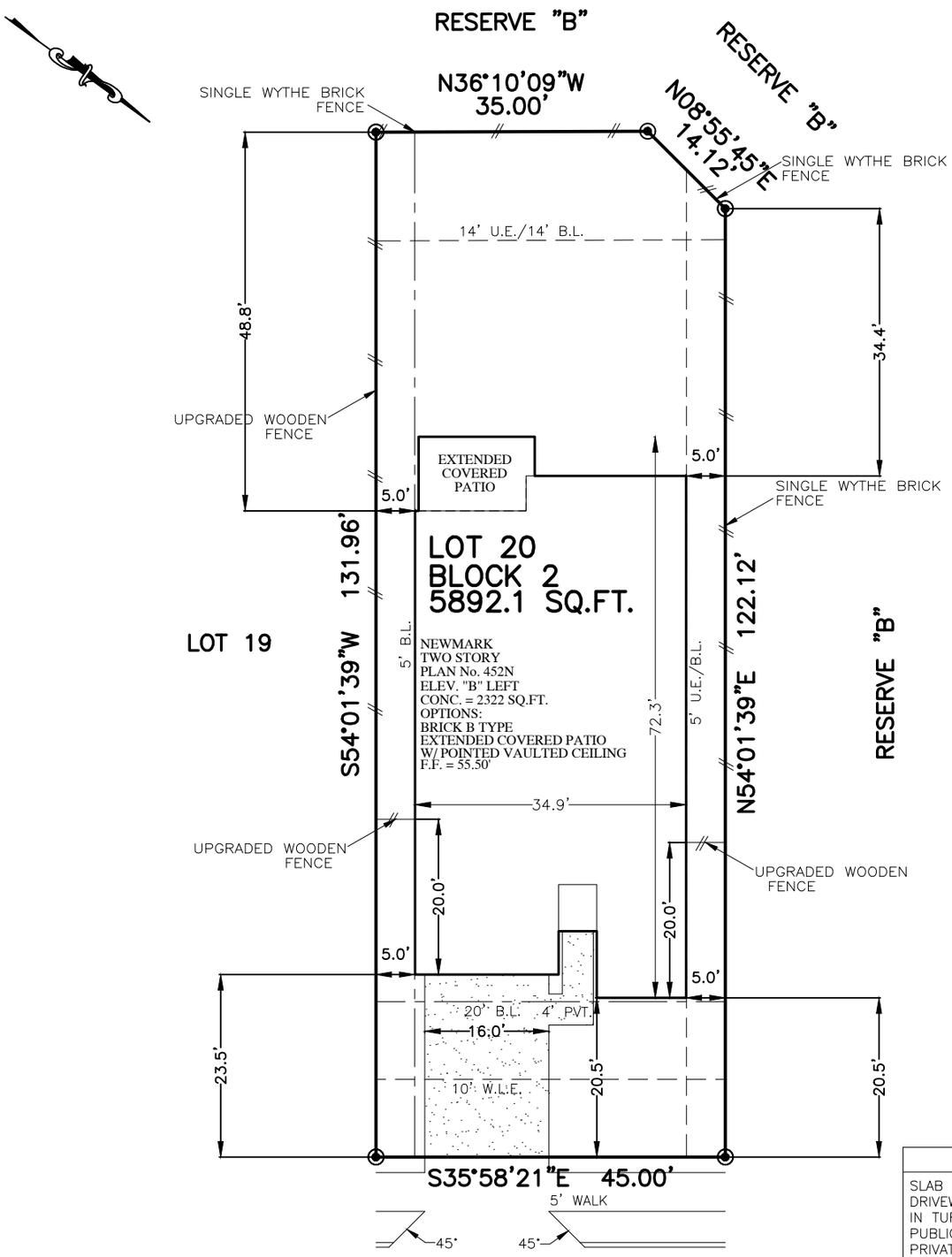
ALLPOINTS SURVEYING

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.ACC.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 / LIGHT POLE	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C)	3 CAR BUILDING LINE	STM.S.E.	STORM SEWER EASEMENT	A.E.	AERIAL EASEMENT / ELECTRIC BOX	MANHOLE & INLET
WOODEN FENCE	G.B.L.	GARAGE BUILDING LINE	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT / FIBER OPTIC	INLET
WROUGHT IRON FENCE	(B.G.)	BUILDER GUIDELINES	R.O.W.	RIGHT-OF-WAY	E.E.	ELECTRIC EASEMENT / TELEPHONE PEDESTAL	VAULT
CHAIN LINK FENCE	F.F.	FINISHED FLOOR	P.A.E.	PRIVATE ACCESS EASEMENT		WATER VALVE / GAS METER	
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PRIVATE UTILITY EASEMENT		FIRE HYDRANT / CABLE PEDESTAL	
	PROP.	PROPOSED	PVT.	PRIVATE / I.R. IRON ROD		MONUMENT / WATER METER	
	C.M.	CONTROL MONUMENT	FND.	FOUND / I.P. IRON PIPE		POWER POLE / GUY ANCHOR	



1835 WATERS BRANCH DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

LOT COVERAGE	
SLAB	2322 SQ. FT.
DRIVEWAY & IN TURN	583 SQ. FT.
PUBLIC WALK	145 SQ. FT.
PRIVATE WALK	55 SQ. FT.
MOTOR COURT	00 SQ. FT.
COURTYARD	00 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
TOTAL	3137 SQ. FT.
LOT AREA	5876 SQ. FT.
LOT COVERAGE	47.40 %
FENCE	229.2 LINEAR FT.
FRONT SOD	107 SQ. YD.
REAR SOD	259 SQ. YD.
TOTAL SOD AREA	366 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: 1835 WATERS BRANCH DRIVE
ALLPOINTS JOB#: NH256786 BY: BR
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 20, BLOCK 2,
SIENNA, SECTION 29A,
PLAT NO. 20210046, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 5/25/2021

NEWMARK HOMES

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