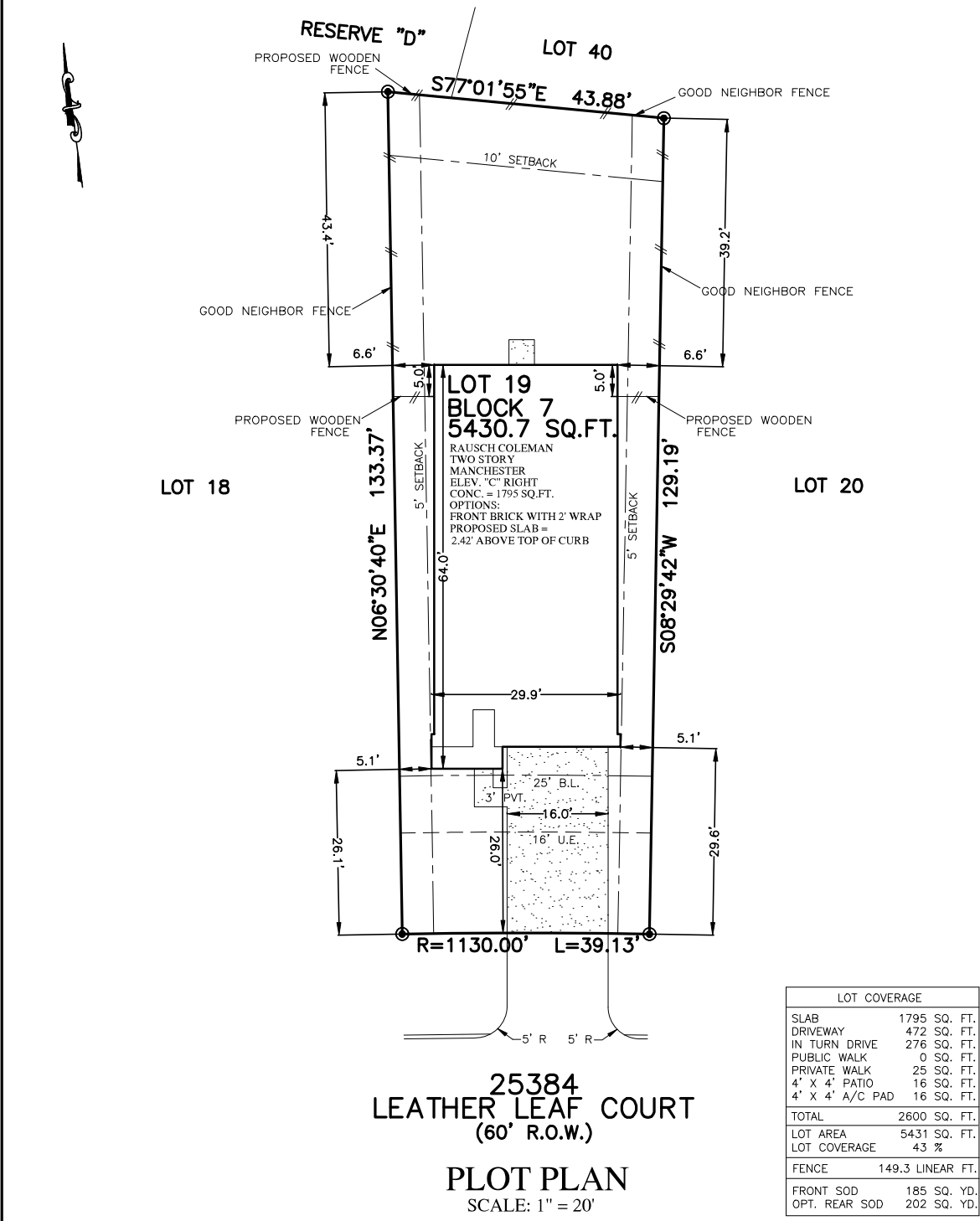




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	AC.C.E. ACCESS EASEMENT
EASEMENT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



LOT COVERAGE	
SLAB	1795 SQ. FT.
DRIVEWAY	472 SQ. FT.
IN TURN DRIVE	276 SQ. FT.
PUBLIC WALK	0 SQ. FT.
PRIVATE WALK	25 SQ. FT.
4' X 4' PATIO	16 SQ. FT.
4' X 4' A/C PAD	16 SQ. FT.
TOTAL	2600 SQ. FT.
LOT AREA	5431 SQ. FT.
LOT COVERAGE	43 %
FENCE	149.3 LINEAR FT.
FRONT SOD	185 SQ. YD.
OPT. REAR SOD	202 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: RAUSCH COLEMAN HOMES
 ADDRESS: 25384 LEATHER LEAF COURT
 ALLPOINTS JOB#: RC286954
 G.F.:
 JOB:

BY: CR
 ARM
 CN
 AHJ

FLOOD ZONE: X
 COMMUNITY PANEL:
 48339C0325G
 EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:

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

LOT 19, BLOCK 7,
 MAGNOLIA SPRINGS, SECTION 1,
 CAB. Z, SHEET 7930, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS

ISSUE DATE: 4/26/2022
 ISSUE DATE: 4/26/2022
 ISSUE DATE: 3/9/2022
 ISSUE DATE: 1/26/2022

**RAUSCH
 COLEMAN
 HOMES**

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