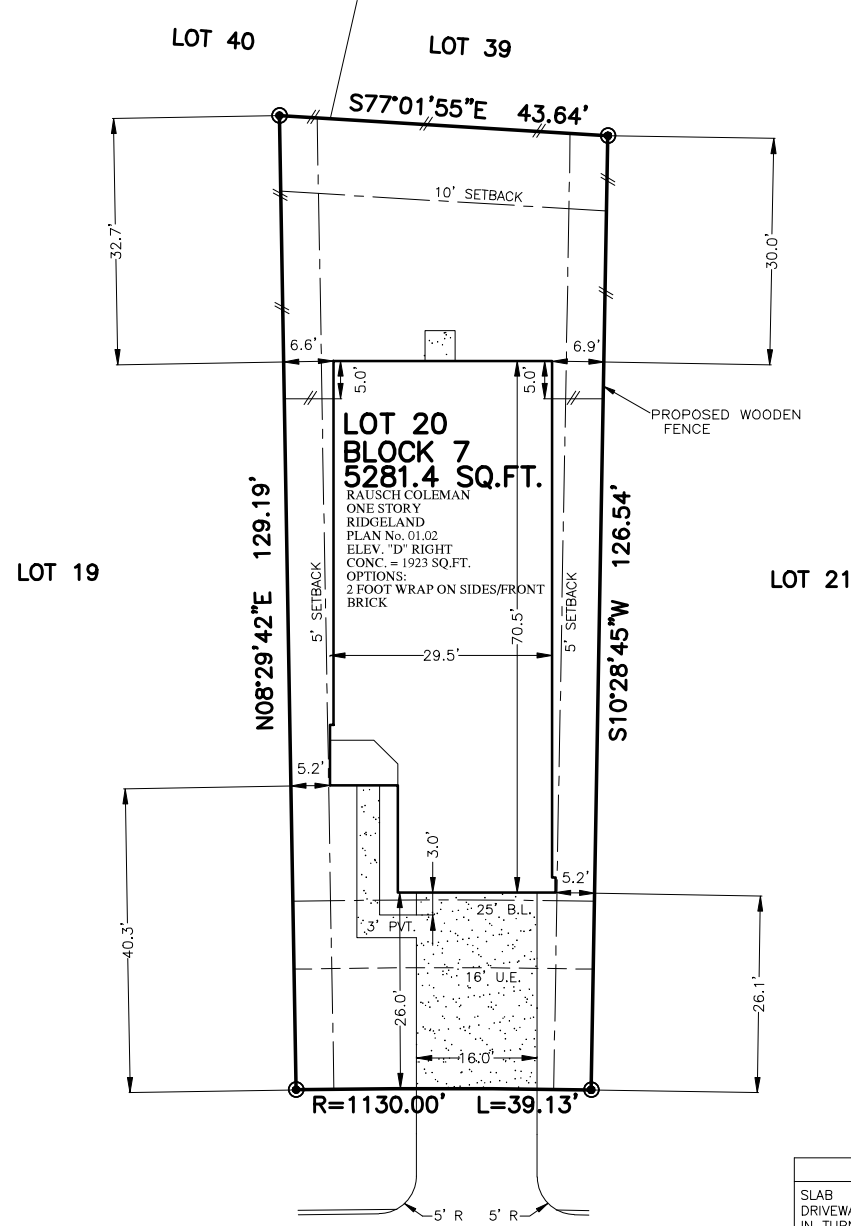




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.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	WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT
	PROP. PROPOSED	PNT. PRIVATE	MONUMENT
	C.M. CONTROL MONUMENT	IR. IRON ROD	WATER METER
		LP. IRON PIPE	GUY ANCHOR

⊗ MANHOLE
⊠ GRATE DRAIN
⊞ PAD MOUNTED TRANSFORMER
⊙ LIGHT POLE
⊙ ELECTRIC BOX
⊙ FIBER OPTIC
⊙ TELEPHONE PEDESTAL
⊙ GAS METER
⊙ CABLE PEDESTAL
⊙ WATER METER
⊙ MANHOLE & INLET
⊙ VAULT



LOT COVERAGE	
SLAB	1927 SQ. FT.
DRIVEWAY	416 SQ. FT.
IN TURN DRIVE	274 SQ. FT.
PUBLIC WALK	0 SQ. FT.
PRIVATE WALK	75 SQ. FT.
4' X 4' PATIO	16 SQ. FT.
4' X 4' A/C PAD	16 SQ. FT.
TOTAL	2724 SQ. FT.
LOT AREA	5281 SQ. FT.
LOT COVERAGE	46 %
FENCE	129.4 LINEAR FT.
FRONT SOD	201 SQ. YD.
OPT. REAR SOD	155 SQ. YD.

25380
LEATHER LEAF COURT
 (60' R.O.W.)
PLOT PLAN
 SCALE: 1" = 20'

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: 25380 LEATHER LEAF COURT
 ALLPOINTS JOB#: RC286955 BY: CR ARM
 G.F.:
 JOB:

LOT 20, BLOCK 7,
MAGNOLIA SPRINGS, SECTION 1,
CAB. Z, SHEET 7930, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS



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

ISSUE DATE: 2/1/2022
 ISSUE DATE: 1/26/2022

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