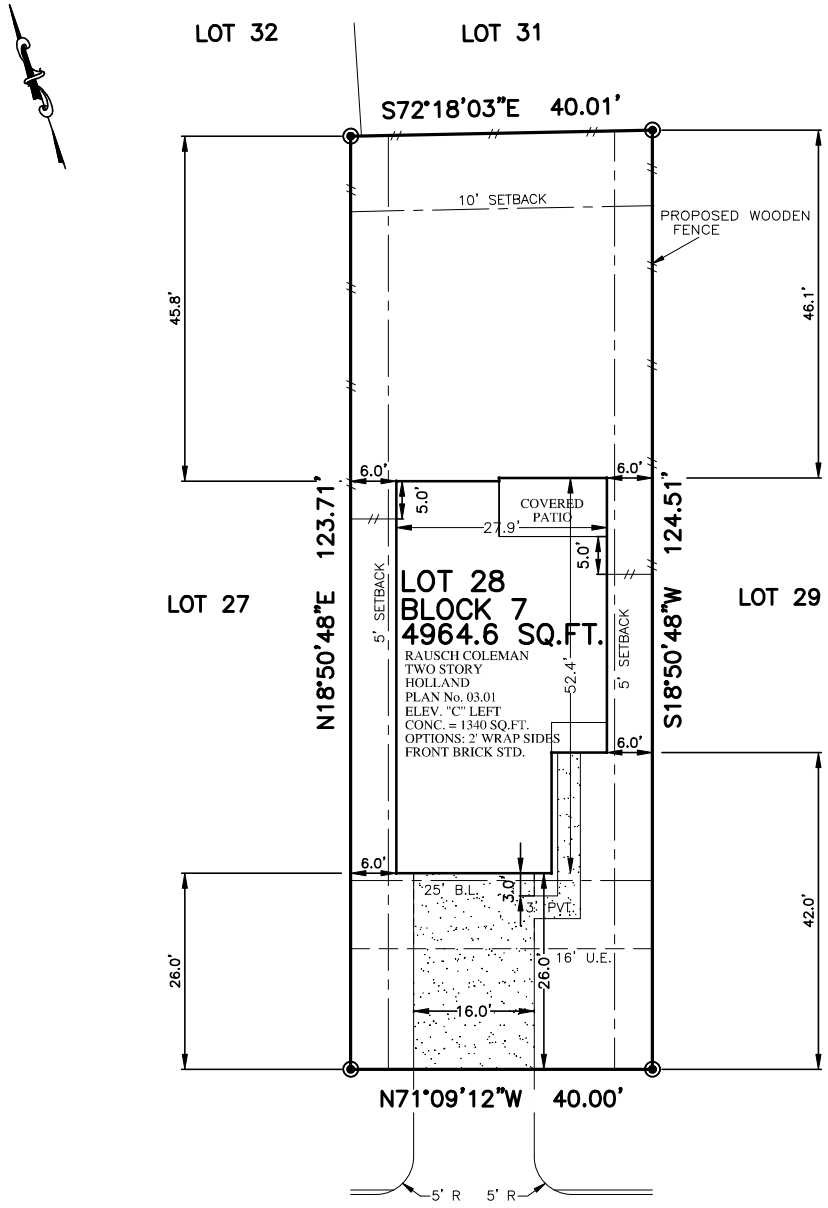
ALLPOINTS SURVEYING

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



25348
LEATHER LEAF COURT
(60' R.O.W.)

PLOT PLAN

SCALE: 1" = 20'

LOT COVERAGE		
SLAB	1340	SQ. FT.
DRIVEWAY	416	SQ. FT.
IN TURN DRIVE	276	SQ. FT.
PUBLIC WALK	00	SQ. FT.
PRIVATE WALK	75	SQ. FT.
10' X 10' PATIO	0	SQ. FT.
4' X 4' A/C PAD	16	SQ. FT.
TOTAL	2123	SQ. FT.
LOT AREA	4964.6	SQ. FT.
LOT COVERAGE	37.20	%
FENCE	162	LINEAR FT.
FRONT SOD	179	SQ. YD.
OPT. REAR SOD	210	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: 25348 LEATHER LEAF COURT
ALLPOINTS JOB#: RC287590 BY: HA
G.F.:
JOB:

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

ISSUE DATE: 2/2/2022

RAUSCH COLEMAN HOMES

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