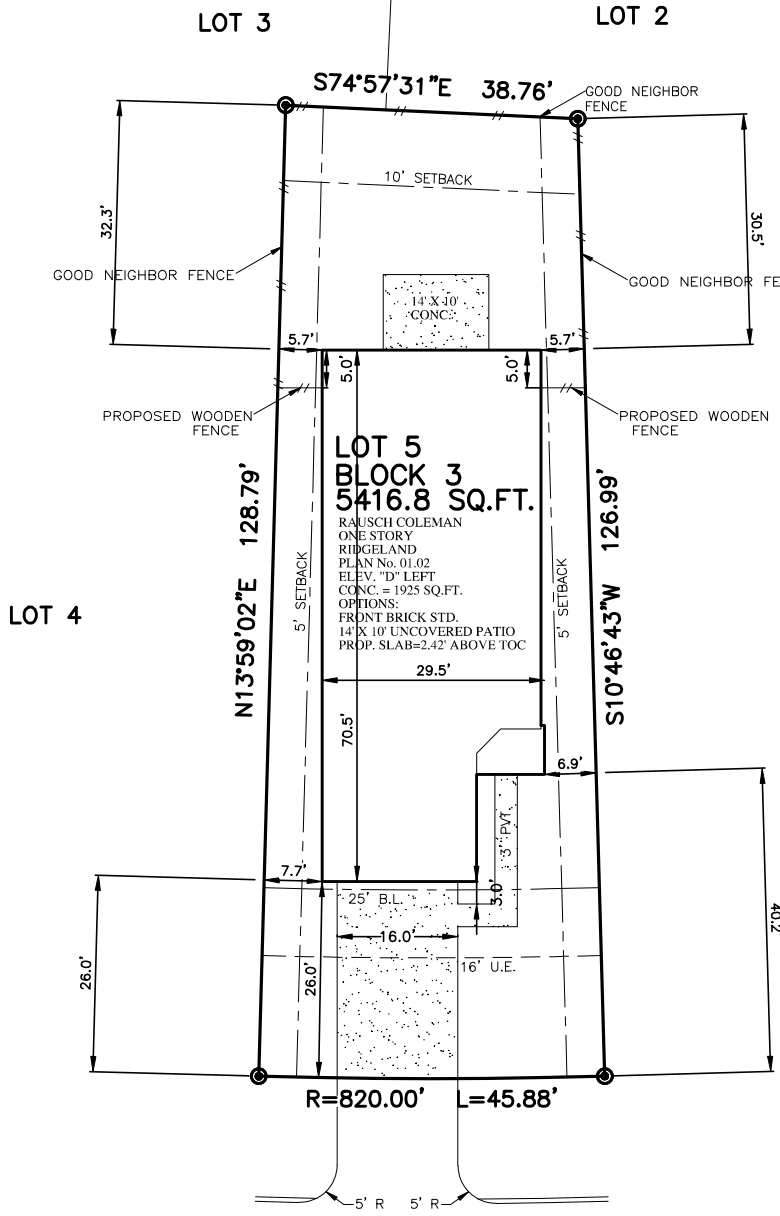




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E.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



25326
LEATHER LEAF COURT
 (60' R.O.W.)
PLOT PLAN
 SCALE: 1" = 20'

LOT COVERAGE	
SLAB	1925 SQ. FT.
DRIVEWAY	418 SQ. FT.
IN TURN DRIVE	277 SQ. FT.
PUBLIC WALK	00 SQ. FT.
PRIVATE WALK	75 SQ. FT.
14' X 10' PATIO	140 SQ. FT.
4' X 4' A/C PAD	16 SQ. FT.
TOTAL	2851 SQ. FT.
LOT AREA	5416.8 SQ. FT.
LOT COVERAGE	47.52 %
FENCE	123.4 LINEAR FT.
FRONT SOD	241 SQ. YD.
OPT. REAR SOD	129 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 AND THIS DOCUMENT DOES NOT GUARANTEE THAT THESE ITEMS WILL BE INSTALLED EXACTLY AS ILLUSTRATED. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WDS) 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: 25326 LEATHER LEAF COURT
 ALLPOINTS JOB#: RC297728 BY: KM AH
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48339C0325G
 EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:

LOT 5, BLOCK 3,
MAGNOLIA SPRINGS, SECTION 1,
CAB. Z, SHEET 7930, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS



ISSUE DATE: 4/13/2022
 ISSUE DATE: 4/11/2022

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