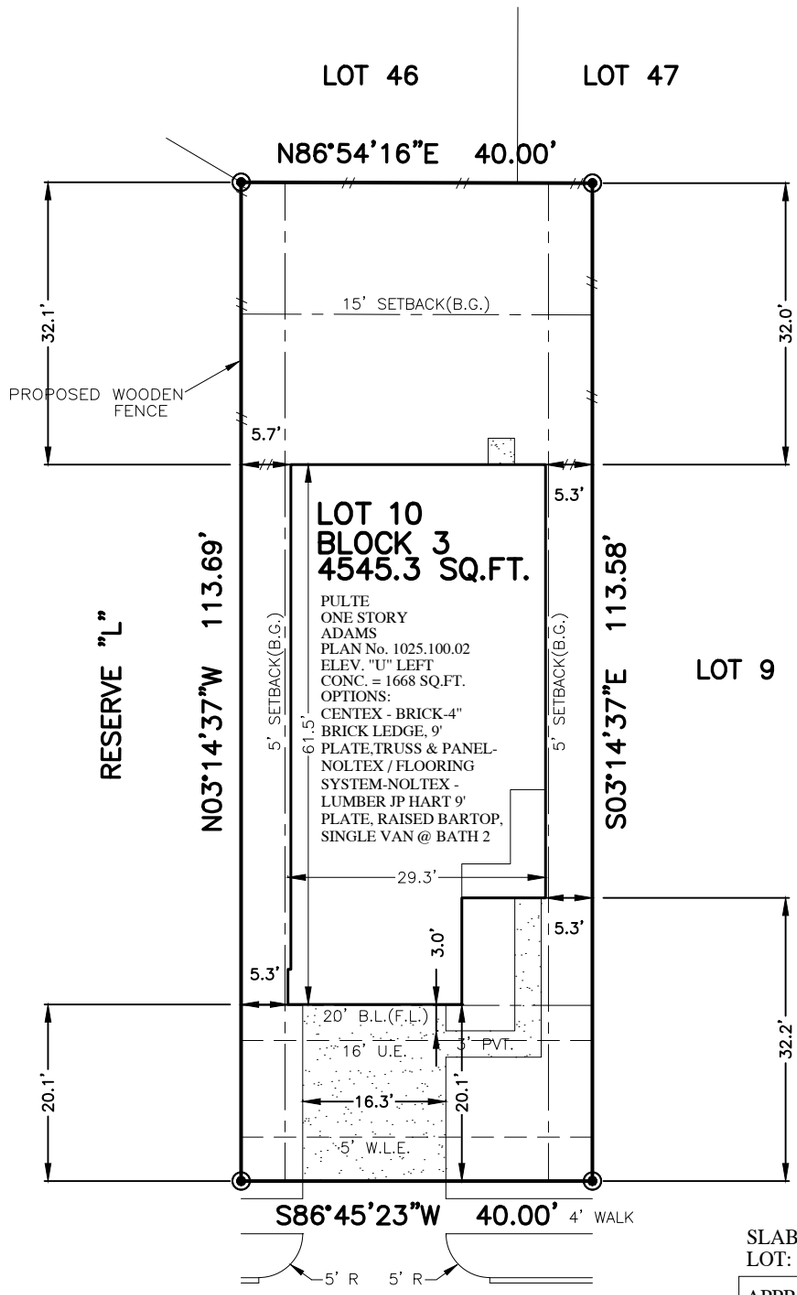
FLATWORK	B.L.	BUILDING LINE	T.O.F.	TOP OF FORM	U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT		MANHOLE	
PROPERTY LINE	B.L.(FL)	FRONT LOAD BUILDING LINE	U.E.	UTILITY EASEMENT	M.ACC.E.	MAINTENANCE & ACCESS EASEMENT		GRATE DRAIN	
BUILDING LINE	B.L.(SI)	SWING IN BUILDING LINE	W.L.E.	WATER LINE EASEMENT	ACC.E.	ACCESS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



21495
AUSTELL POND DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

SLAB:	1668
LOT:	4545

APPROX. LOT COVERAGE:	45.83%	
FENCE (LIN. FT.)	115.2	
FRONT SOD:	149	SQ. YD.
BACK SOD:	142	SQ. YD.
TOTAL SOD:	291	SQ. YD.
CONC. PATIO	9	SQ. FT.
PRIVATE WALK	78	SQ. FT.
PUBLIC WALK	95	SQ. FT.
DRIVEWAY	328	SQ. FT.
IN-TURN	206	SQ. FT.
TOTAL PAVING:	716	SQ. FT.

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:PULTE HOMES
ADDRESS: 21495 AUSTELL POND DRIVE
ALLPOINTS JOB#: PH307935 BY: RV
G.F.: JR
JOB: IM

FLOOD ZONE:X
COMMUNITY PANEL:
48339C0750H
EFFECTIVE DATE: 08/18/2014
LOMR: DATE:

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

LOT 10, BLOCK 3,
PEPPERVINE, SECTION 1,
CAB. Z, SHEET 8760, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

ISSUE DATE: 7/29/2022
ISSUE DATE: 7/28/2022
ISSUE DATE: 7/11/2022

©2022, ALLPOINTS LAND SURVEY, INC.
All Rights Reserved.