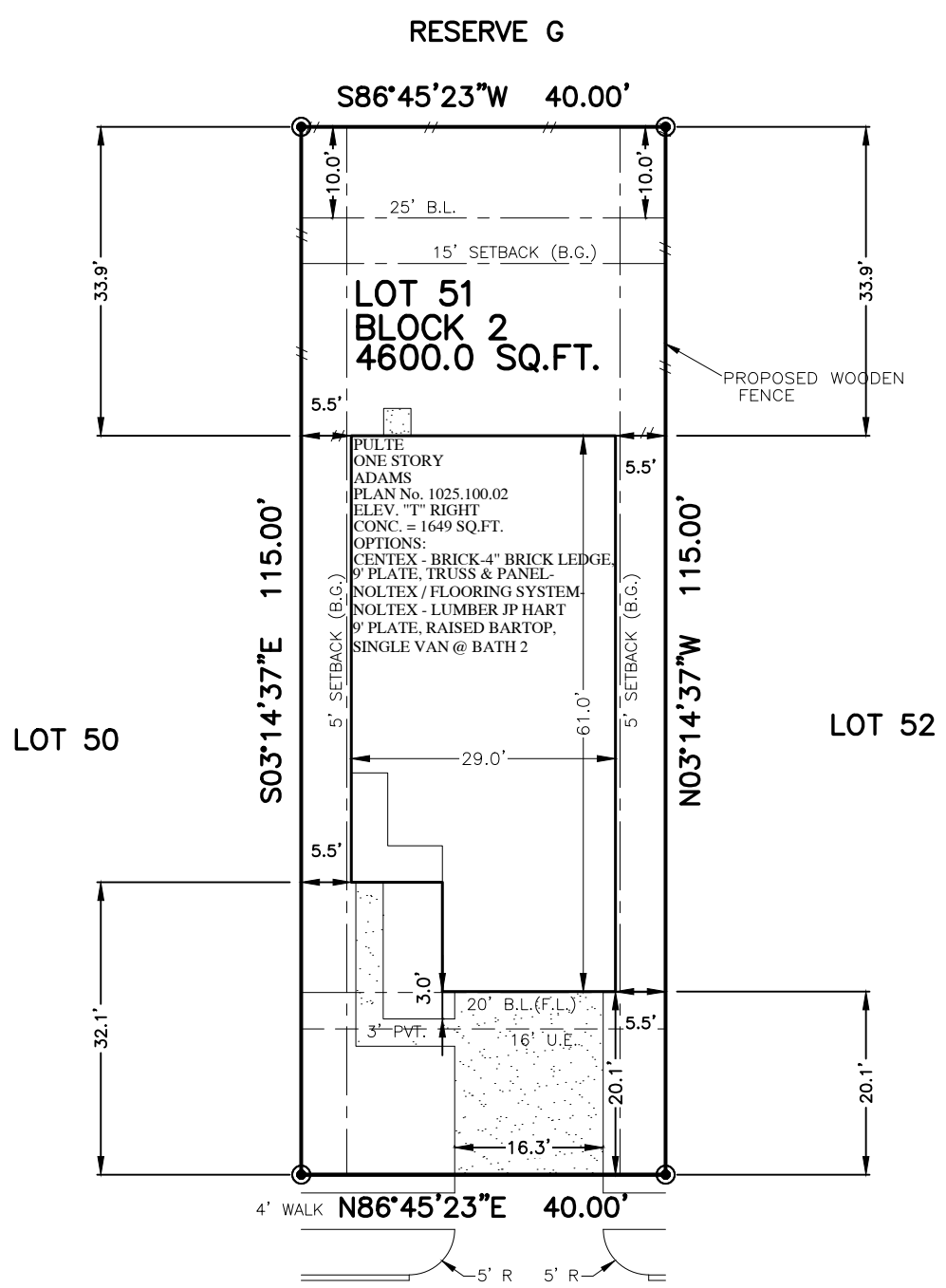




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	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	PVT. PRIVATE	MONUMENT
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE

⊗	MANHOLE
⊠	GRATE DRAIN
⊞	PAD MOUNTED TRANSFORMER
⊕	MANHOLE & INLET
⊖	INLET
⊗	VAULT



21506
AUSTELL POND DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	44.87%
FENCE (LIN. FT.)	118.5
FRONT SOD:	149 SQ. YD.
BACK SOD:	149 SQ. YD.
TOTAL SOD:	298 SQ. YD.
CONC. PATIO	9 SQ. FT.
PRIVATE WALK	78 SQ. FT.
PUBLIC WALK	95 SQ. FT.
DRIVEWAY	328 SQ. FT.
IN-TURN	190 SQ. FT.
TOTAL PAVING:	700 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: 21506 AUSTELL POND DRIVE
 ALLPOINTS JOB#: PH308843 BY: KM
 G.F.: IM
 JOB:

LOT 51, BLOCK 2,
PEPPERVINE, SECTION 1,
CAB. Z, SHEET 8760, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS



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

ISSUE DATE: 7/26/2022
 ISSUE DATE: 7/22/2022

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