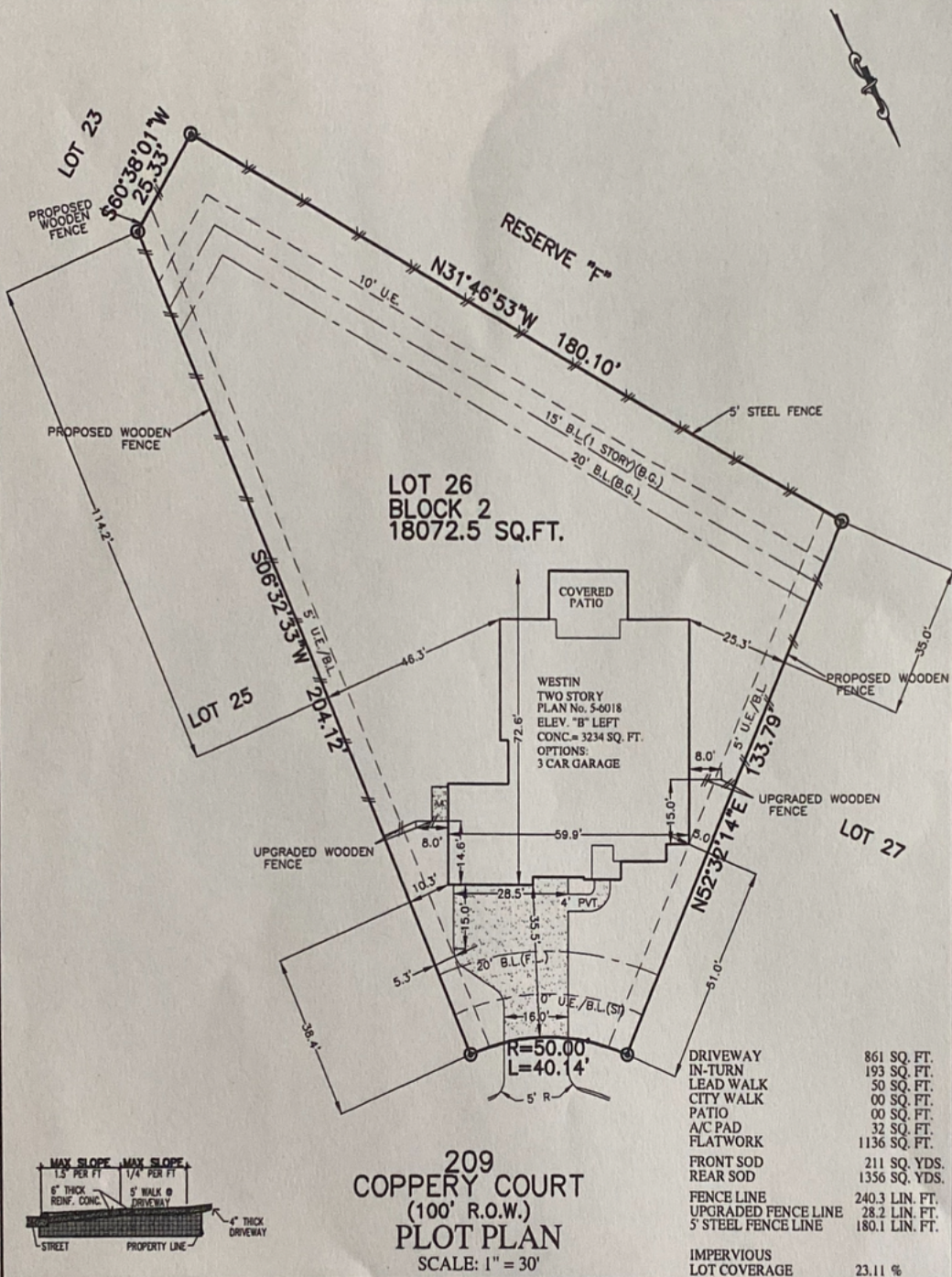




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(F.L.) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(C) 3 CAR BUILDING LINE	ST.M.S.J. 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.L.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	P.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.U.H. FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE I.R. IRON ROD	M. MONUMENT
	ELEV. ELEVATION	F.N.D. FOUND	I.P. IRON PIPE
			U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
			LI.P. LIGHT POLE
			E.B. ELECTRIC BOX
			F.C. FIBER OPTIC
			T.P. TELEPHONE PEDISTAL
			G.M. GAS METER
			C.P. CABLE PEDISTAL
			W.M. WATER METER
			C.U.A. CUY ANCHOR
			M. MANHOLE
			G.D. GRATE DRAIN
			P.M. PAD MOUNTED TRANSFORMER
			I. INLET
			V. VAULT



209  
COPPERY COURT  
(100' R.O.W.)  
PLOT PLAN  
SCALE: 1" = 30'

DRIVEWAY	861 SQ. FT.
IN-TURN	193 SQ. FT.
LEAD WALK	50 SQ. FT.
CITY WALK	00 SQ. FT.
PATIO	00 SQ. FT.
A/C PAD	32 SQ. FT.
FLATWORK	1136 SQ. FT.
FRONT SOD	211 SQ. YDS.
REAR SOD	1356 SQ. YDS.
FENCE LINE	240.3 LIN. FT.
UPGRADED FENCE LINE	28.2 LIN. FT.
5' STEEL FENCE LINE	180.1 LIN. FT.
IMPERVIOUS LOT COVERAGE	23.11 %

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: WESTIN HOMES  
ADDRESS: 209 COPPERY COURT  
ALLPOINTS JOB#: WS214646 BY: IAF  
G.F.:  
JOB:  
  
FLOOD ZONE: X  
COMMUNITY PANEL:  
48339C0370G  
EFFECTIVE DATE: 8/18/2014  
LOMR: | DATE:  
  
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DIMENSIONATION"

LOT 26, BLOCK 2,  
WOODFOREST, SECTION 61,  
CAB. Z, SHT. 5647, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS

WESTIN  
HOMES  
  
©2020, ALLPOINTS LAND SURVEY, INC.  
All Rights Reserved.

ISSUE DATE: 7/9/2020