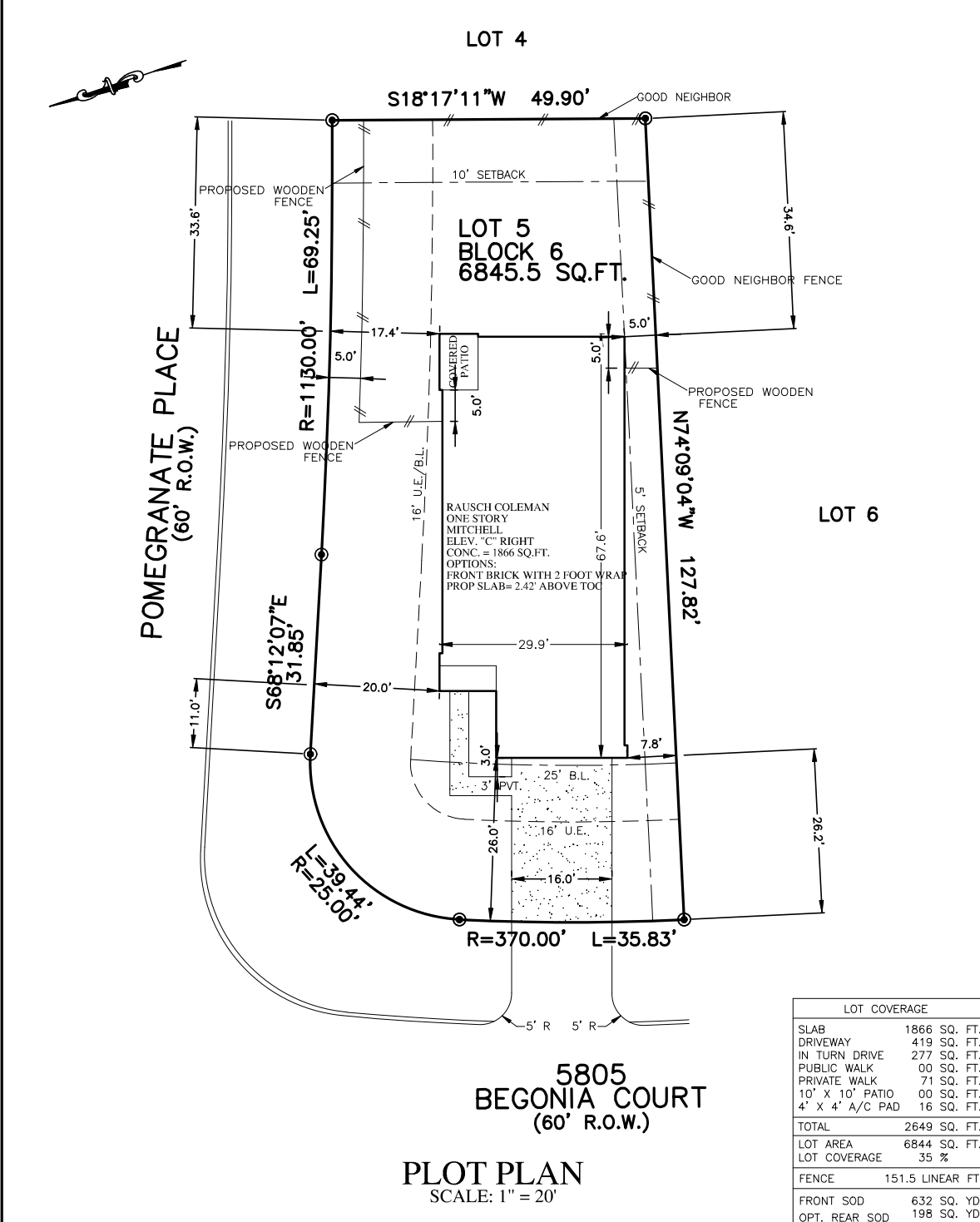




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
BUILDING LINE	B.L.(SD) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊞ LIGHT POLE
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX
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 MONUMENT	⊞ CABLE PEDESTAL
	PROP. PROPOSED	P.V.T. PRIVATE	⊞ WATER METER	⊞ MANHOLE & INLET
	C.M. CONTROL MONUMENT	END. FOUND	⊞ GUY ANCHOR	⊞ INLET
		I.P. IRON PIPE	⊞ POWER POLE	⊞ VAULT



LOT COVERAGE	
SLAB	1866 SQ. FT.
DRIVEWAY	419 SQ. FT.
IN TURN DRIVE	277 SQ. FT.
PUBLIC WALK	00 SQ. FT.
PRIVATE WALK	71 SQ. FT.
10' X 10' PATIO	00 SQ. FT.
4' X 4' A/C PAD	16 SQ. FT.
TOTAL	2649 SQ. FT.
LOT AREA	6844 SQ. FT.
LOT COVERAGE	35 %
FENCE	151.5 LINEAR FT.
FRONT SOD	632 SQ. YD.
OPT. REAR SOD	198 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 REGARDING 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 (MDS) 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: 5805 BEGONIA COURT
 ALLPOINTS JOB#: RC301620 BY: KM
 G.F.:
 JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
 48339C0325G

EFFECTIVE DATE: 08/18/2014

LOMR: _____ DATE: _____

**LOT 5, BLOCK 6,
MAGNOLIA SPRINGS, SECTION 1,
CAB. Z, SHEET 7930, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**

**RAUSCH
COLEMAN
HOMES**

ISSUE DATE: 5/11/2022

**RAUSCH
COLEMAN
HOMES**

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