

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

FOR: FIRST AMERICA HOMES
 ADDRESS: 16306 ELLIS STREET
 ALLPOINTS JOB#: FA259723 BY: BR
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 4839C0275G & 4839C0225G
 EFFECTIVE DATE: 8/18/2014
 LOMR: DATE:

ISSUE DATE: 6/15/2021

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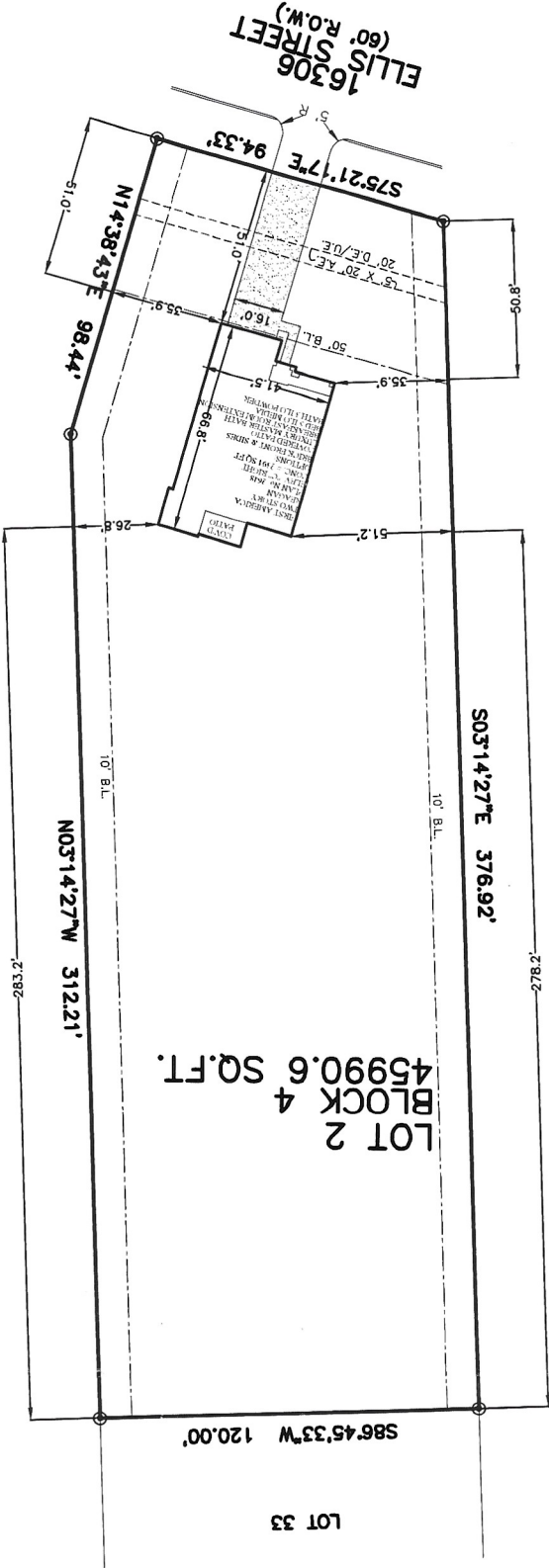
LOT 2, BLOCK 4,
 DEER PINES, SECTION 2,
 CAB. Z, SHEET 7084, MAP RECORDS
 MONTGOMERY COUNTY, TEXAS

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. PLANTING 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.

LOT COVERAGE: 7.09 %

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|--------------|------|----------|
| FRONT SOD | 1181 | SQ. YDS. |
| BACK SOD | 3698 | SQ. YDS. |
| DRIVEWAY | 816 | SQ. FT. |
| IN-TURN | 276 | SQ. FT. |
| PUBLIC WALK | 00 | SQ. FT. |
| PRIVATE WALK | 49 | SQ. FT. |
| TOTAL | 1141 | SQ. FT. |

PLOT PLAN
 SCALE: 1" = 60'



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|-----------------------|---------------------------------|---------------------------------|--|---------------------------------------|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.E. UTILITY EASEMENT | U.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PROPERTY LINE | B.L.(SI) SWING IN BUILDING LINE | U.E. WATER LINE EASEMENT | M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT | UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| EASEMENT | B.L.(G) CAR BUILDING LINE | W.L.E. WATER LINE EASEMENT | ACC.E. ACCESS EASEMENT | ACC.E. ACCESS EASEMENT | GRATE DRAIN |
| WOODEN FENCE | (B.G.) GARAGE BUILDING LINE | S.S.E. SANITARY SEWER EASEMENT | D.E. DRAINAGE EASEMENT | D.E. DRAINAGE EASEMENT | PAD MOUNTED TRANSFORMER |
| WROUGHT IRON FENCE | (B.G.) BUILDER GUIDELINES | R.O.W. RIGHT-OF-WAY | E.E. ELECTRIC EASEMENT | E.E. ELECTRIC EASEMENT | MANHOLE INLET |
| EXT. EXTENDED | F.F. FINISHED FLOOR | P.A.W. PRIVATE ACCESS EASEMENT | P.H.D. FIRE HYDRANT | P.H.D. FIRE HYDRANT | MANHOLE INLET |
| PROP. PROPOSED | P.U.E. PRIVATE UTILITY EASEMENT | P.U.E. PRIVATE UTILITY EASEMENT | M.O. MONUMENT | M.O. MONUMENT | MANHOLE INLET |
| C.M. CONTROL MONUMENT | FND. FOUND | FND. FOUND | P.I.R. IRON ROD | P.I.R. IRON ROD | MANHOLE INLET |
| OVERHEAD ELECTRIC | P.T. PRIVATE UTILITY EASEMENT | P.T. PRIVATE UTILITY EASEMENT | P.F. POWER POLE | P.F. POWER POLE | MANHOLE INLET |
| CHAIN LINK FENCE | P.A.E. PRIVATE ACCESS EASEMENT | P.A.E. PRIVATE ACCESS EASEMENT | W.M. WATER METER | W.M. WATER METER | MANHOLE INLET |