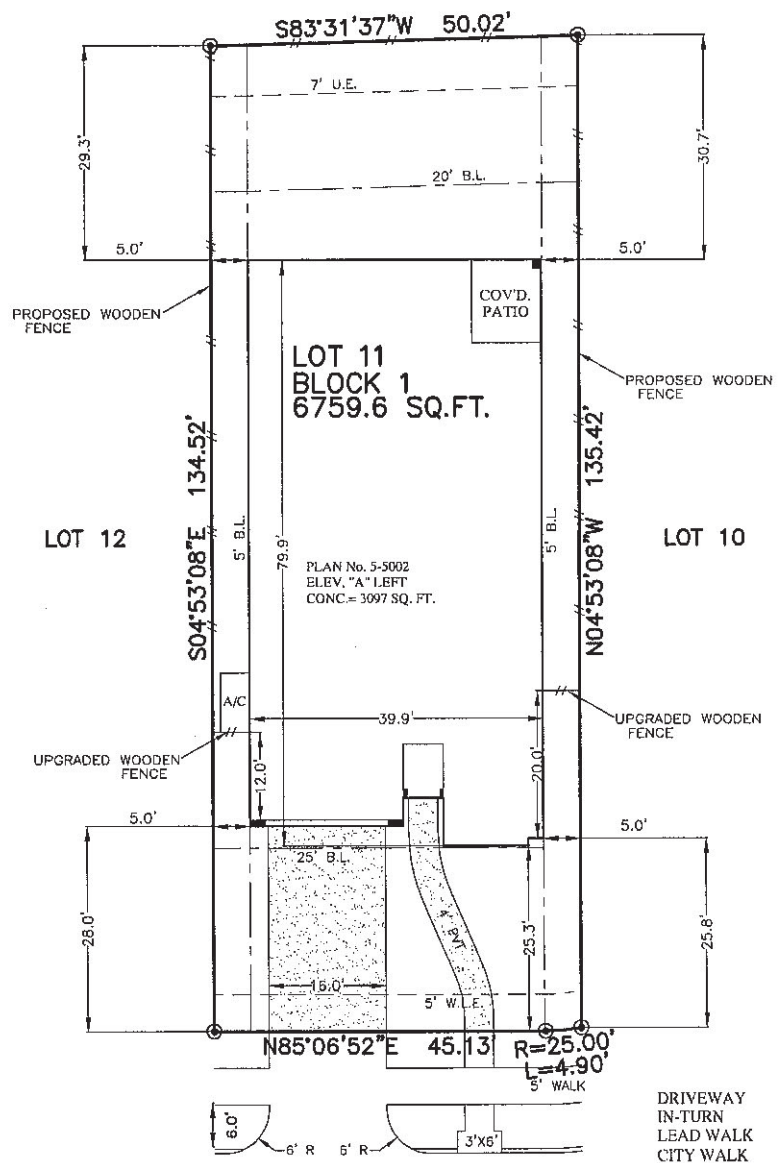




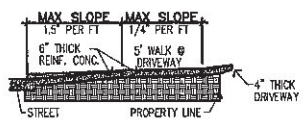
FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V.E. UNOBTAINED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(C) 3 CAR BUILDING LINE	ST.A.S.E. STORM SEWER EASEMENT	A.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	P.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	E.X.T. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.I. FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT
	E.L.V. ELEVATION	I.R. IRON ROD	POWER POLE
		F.M.D. FOUND	I.P. IRON PIPE

MANHOLE	GRATE DRAIN
PAD MOUNTED TRANSFORMER	INLET
VAULT	

**GROVES SEC. 23**  
F.C. No. 683552 H.C.M.R.



DRIVEWAY	447 SQ. FT.
IN-TURN	281 SQ. FT.
LEAD WALK	132 SQ. FT.
CITY WALK	222 SQ. FT.
PATIO	60 SQ. FT.
A/C PAD	32 SQ. FT.
FLATWORK	1114 SQ. FT.
FRONT SOD	142 SQ.YDS.
REAR SOD	203 SQ.YDS.
FENCE LINE	214 LIN.FT.
UPGRADED FENCE LINE	10 LIN.FT.
IMPERVIOUS LOT COVERAGE	57.05 %



**12710 FERNBANK FOREST DRIVE**  
(60' R.O.W.)

**PLOT PLAN**  
SCALE: 1" = 20'

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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: WESTIN HOMES  
ADDRESS: 12710 FERNBANK FOREST DRIVE BY: JN  
ALLPOINTS JOB#: WS160805  
G.F.:#  
JOB:  
FLOOD ZONE: X  
COMMUNITY PANEL: 48201C0505M  
EFFECTIVE DATE: 6/9/2014  
LOMR: DATE:

LOT 11, BLOCK 1,  
GROVES, SECTION 16,  
FILM CODE 683543, MAP RECORDS,  
HARRIS COUNTY, TEXAS

*[Handwritten signatures]*

ISSUE DATE: 4/20/2019



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