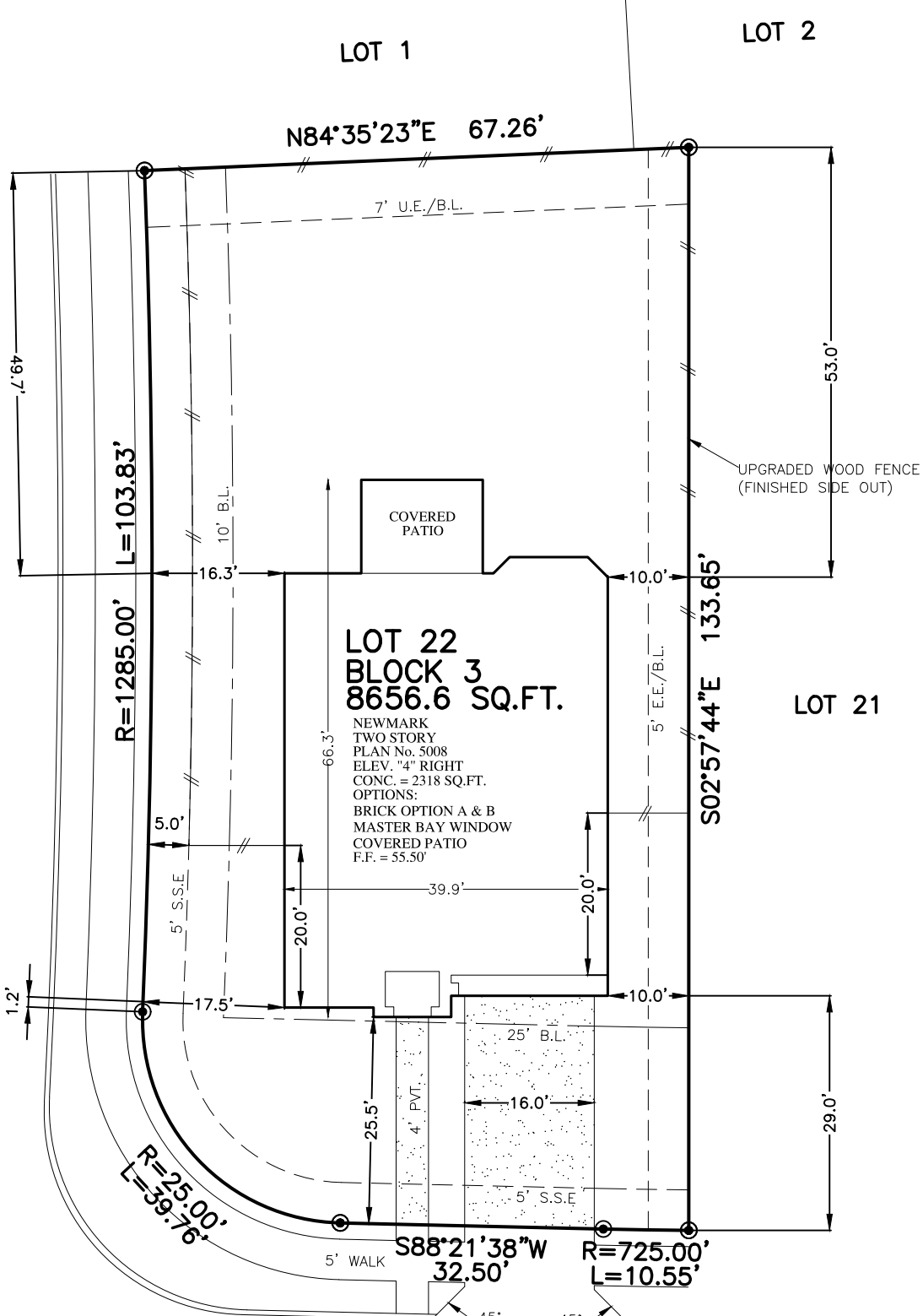




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CLEANOUT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	MANHOLE & INLET
	C.M. CONTROL MONUMENT	FND. FOUND	I.P. IRON PIPE	INLET
				VAULT



**TIMBER BROOK DRIVE**  
(50' R.O.W.)



LOT COVERAGE	
SLAB	2318 SQ. FT.
DRIVEWAY & IN TURN	659 SQ. FT.
PUBLIC WALK	911 SQ. FT.
PRIVATE WALK	102 SQ. FT.
MOTOR COURT	00 SQ. FT.
COURTYARD	00 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
<b>TOTAL</b>	<b>4022 SQ. FT.</b>
LOT AREA	8657 SQ. FT.
LOT COVERAGE	33.60 %
FENCE 249.7 LINEAR FT.	
FRONT SOD	370 SQ. YD.
REAR SOD	405 SQ. YD.
<b>TOTAL SOD AREA</b>	<b>775 SQ. YD.</b>

10703  
**NOVY GROVE DRIVE**  
(50' 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, 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: **NEWMARK HOMES**

ADDRESS: 10703 NOVY GROVE DRIVE

ALLPOINTS JOB#: NM364176 BY: CN  
G.F.: CN  
JOB:

FLOOD ZONE: X SHADED

COMMUNITY PANEL:  
48157C0435L

EFFECTIVE DATE: 04/02/2014

LOMR: DATE:

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

**LOT 22, BLOCK 3,  
SIENNA, SECTION 52,  
PLAT NO. 20220174, PLAT RECORDS,  
FORT BEND COUNTY, TX**

ISSUE DATE: 12/7/2023  
ISSUE DATE: 12/2/2023

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