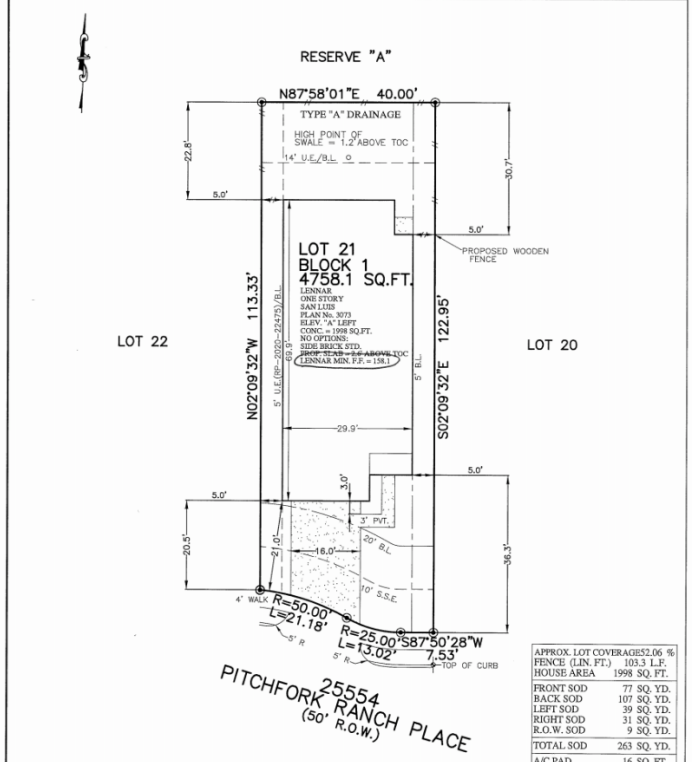
Authentisign ID: D5314E22-4C44-EF11-86D4-6045BDEF834A

ALLPOINTS SURVEYING

PLATWORK	B.L.	BUILDING LINE	T.O.F.	TOP OF FORM	U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT			MANHOLE
PROPERTY LINE	B.L.(R)	FRONT LOAD BUILDING LINE	U.E.	UTILITY EASEMENT	M.A.C.E.	MAINTENANCE & ACCESS EASEMENT			GRATE DRAIN
BUILDING LINE	B.L.(S)	SWING IN BUILDING LINE	W.L.E.	WATER LINE EASEMENT	ACC.E.	ACCESS EASEMENT	LIGHT POLE		PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(C)	CAR BUILDING LINE	STM.S.E.	STORM SEWER EASEMENT	A.E.	AERIAL EASEMENT	ELECTRIC BOX		
WOODEN FENCE	G.B.L.	GARAGE BUILDING LINE	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT	FIBER OPTIC		
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.	PRIVATE ACCESS EASEMENT		WATER VALVE	GAS METER		
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PRIVATE UTILITY EASEMENT		FIRE HYDRANT	CABLE PEDESTAL		
	PROP.	PROPOSED	PVT.	PRIVATE	I.R.	IRON ROD	WATER METER	MANHOLE & INLET	INLET
	ELEV.	ELEVATION	FND.	FOUND	I.P.	IRON PIPE	MONUMENT		VAULT
							POWER POLE		
							GUY ANCHOR		



APPROX. LOT COVERAGE	52.06 %
FENCE (LIN. FT.)	103.3 L.F.
HOUSE AREA	1998 SQ. FT.
FRONT SOD	77 SQ. YD.
BACK SOD	107 SQ. YD.
LEFT SOD	39 SQ. YD.
RIGHT SOD	31 SQ. YD.
R.O.W. SOD	9 SQ. YD.
TOTAL SOD	263 SQ. YD.
A/C PAD	16 SQ. FT.
PRIVATE WALK	51 SQ. FT.
PUBLIC WALK	97 SQ. FT.
DRIVEWAY	395 SQ. FT.
IN-TURN	153 SQ. FT.
CONC. PATIO	17 SQ. FT.
TOTAL PAVING	729 SQ. FT.

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. PLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, PUA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSC'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: LENNAR HOMES
ADDRESS: 25554 PITCHFORK RANCH PLACE
ALLPOINTS JOB#: LH214674 BY: BL
G.F.:
JOB:

FLOOD ZONE: X SHADED
COMMUNITY PANEL: 48201C0580M
EFFECTIVE DATE: 11/15/2019
LOMR: 20-06-1247A DATE: 3/10/2020

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

LOT 21, BLOCK 1,
KATY CROSSING, SECTION 4,
FILM CODE NO. 689993, MAP RECORDS,
HARRIS COUNTY, TEXAS

ISSUE DATE: 7/9/2020

RK 7/20/20

LENNAR
Living Life Uncorked

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AuthentiSIGN
Michele Oliver 07/17/24