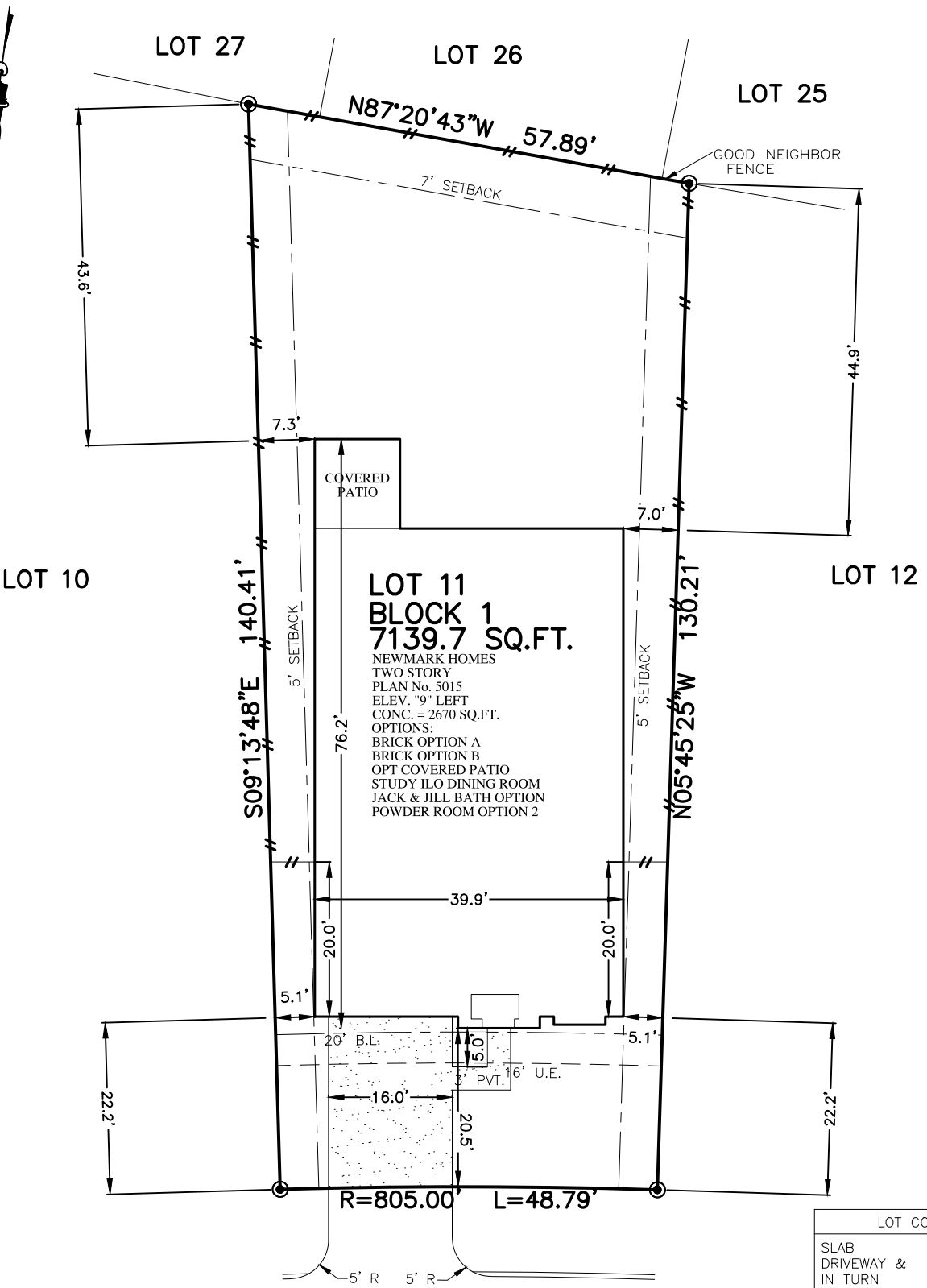




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING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



**9438  
PACIFIC CREST COURT  
(50' R.O.W.)**

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

LOT COVERAGE	
SLAB	2670 SQ. FT.
DRIVEWAY & IN TURN	549 SQ. FT.
PUBLIC WALK	00 SQ. FT.
PRIVATE WALK	38 SQ. FT.
MOTOR COURT	00 SQ. FT.
COURTYARD	00 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
<b>TOTAL</b>	<b>3289 SQ. FT.</b>
LOT AREA	7140 SQ. FT.
LOT COVERAGE	43.32 %
FENCE	254.9 LINEAR FT.
FRONT SOD	139 SQ. YD.
REAR SOD	352 SQ. YD.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION 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 SUBDIVISION PLAT. ALLPOINTS LAND SURVEY, LLC. 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.
  5. SUBJECT TO: SUBJECT TO A 5' FENCE AND MAINT. ESMT. ALONG THE ENTIRETY OF THE REAR OR SIDE PROPERTY LINE, OF EACH LOT WITH PUBLIC VIEW UPGRADED WOOD FENCING.
  6. SHORT BLANKET EASEMENT FOR GAS MAIN EXTENSION AS RECORDED UNDER C.F. NO. 2022073518 OF THE O.P.R.R.P.M.C.T.
  7. SCOTT/CABLE BLANKET EASEMENT BROADBAND OR BROADBAND COMMUNICATIONS AS RECORDED UNDER FILE NO. 8436020 OF THE M.C.D.R.

FOR: **NEWMARK HOMES**

ADDRESS: 9438 PACIFIC CREST COURT

ALLPOINTS JOB#: NM440239

G.F.:

JOB:

FLOOD ZONE: X

COMMUNITY PANEL: 48339C0575G

EFFECTIVE DATE: 08/18/2014

LOMR: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**LOT 11, BLOCK 1,  
THE HIGHLANDS, SECTION 17,  
CABINET AA, SHEET 1468, MAP RECORDS  
MONTGOMERY COUNTY, TX**

REVISIN DATE 6/20/2025  
ISSUE DATE 5/9/2025

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