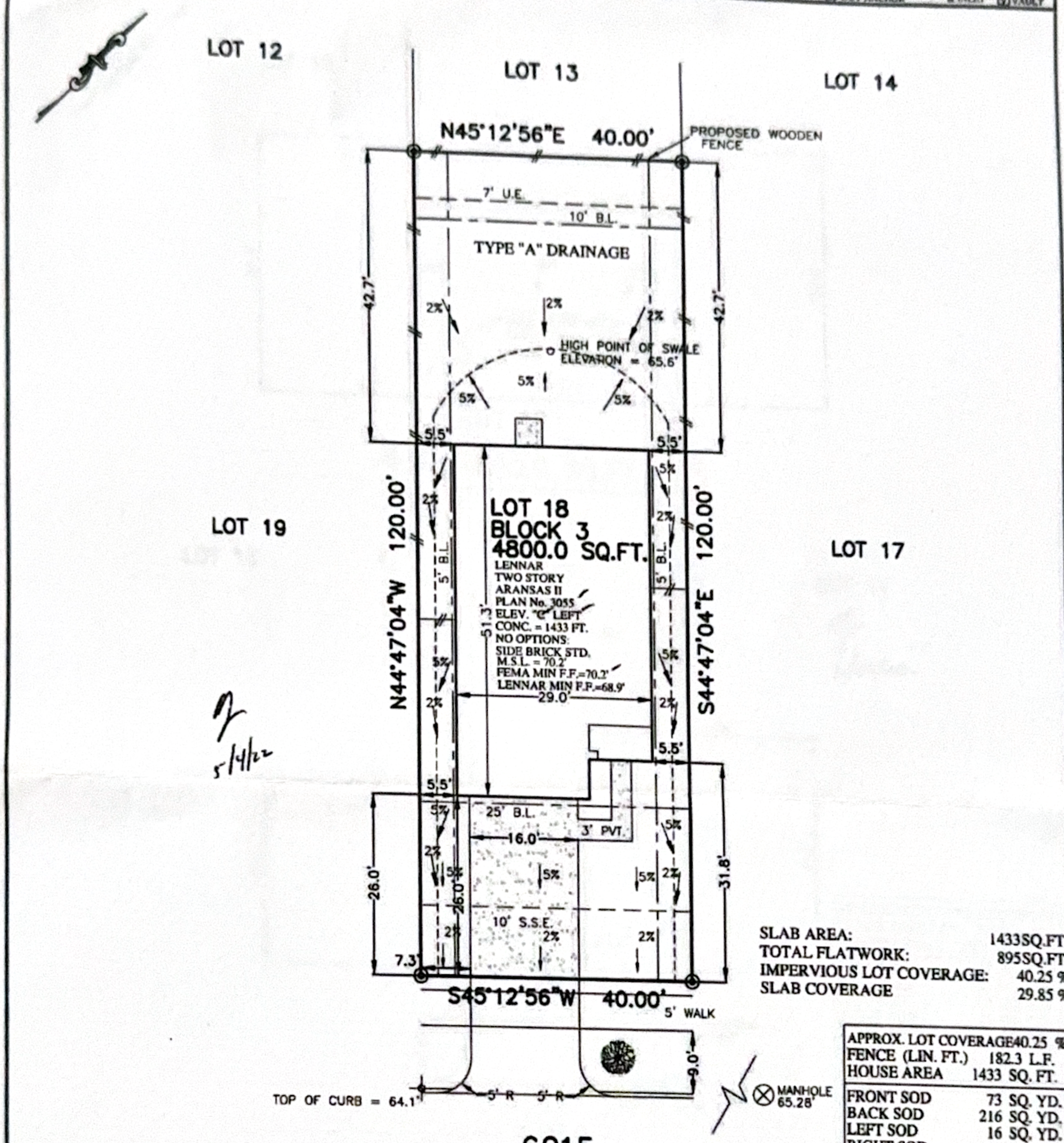
ALLPOINTS SURVEYING

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



5/4/22

6215 RUSSET ELM COURT
(60' R.O.W.)

SLAB AREA:	1433SQ.FT.
TOTAL FLATWORK:	895SQ.FT.
IMPERVIOUS LOT COVERAGE:	40.25 %
SLAB COVERAGE	29.85 %

APPROX. LOT COVERAGE	40.25 %
FENCE (LIN. FT.)	182.3 L.F.
HOUSE AREA	1433 SQ. FT.
FRONT SOD	73 SQ. YD.
BACK SOD	216 SQ. YD.
LEFT SOD	16 SQ. YD.
RIGHT SOD	15 SQ. YD.
R.O.W. SOD	29 SQ. YD.
TOTAL SOD	349 SQ. YD.
A/C PAD	16 SQ. FT.
PRIVATE WALK	51 SQ. FT.
PUBLIC WALK	120 SQ. FT.
DRIVEWAY	416 SQ. FT.
IN-TURN	276 SQ. FT.
CONC. PATIO	16 SQ. FT.
TOTAL PAVING	895 SQ. FT.

—COMMUNITY APPROVED TREE. TREES PLACED PER CITY OF HOUSTON REQUIREMENTS.

ALL FENCES 6' TALL. ALL FLATWORK IS CONCRETE. THIS PLOT PLAN ADHERES TO THE CITY OF HOUSTON GUIDELINES FOR RESIDENTIAL FOUNDATION ELEVATION FOR SANITARY AND STORM DRAINAGE(DWG. No. 12-01-R).

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: LENNAR HOMES
ADDRESS: 6215 RUSSET ELM COURT
ALLPOINTS JOB#: LH287515 BY: JC
G.F.:
JOB:

FLOOD ZONE: X SHADED
COMMUNITY PANEL: 48201C0310L
EFFECTIVE DATE: 06/18/2007
LOMR: 22-06-0541A DATE: 1/5/2022

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

LOT 18, BLOCK 3,
ROYAL BROOK AT KINGWOOD, SECTION 10, REPLAT NO. 1,
FILM CODE NO. 697482, MAP RECORDS,
HARRIS COUNTY, TEXAS

ISSUE DATE: 2/4/2022

LENNAR

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