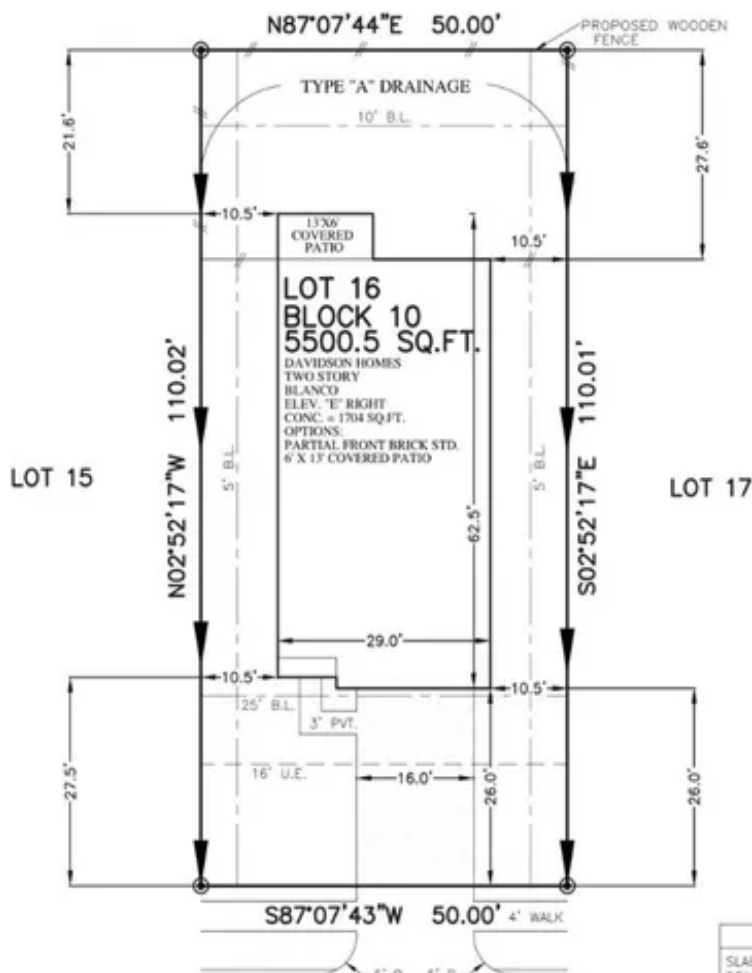




PLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	MACCE. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.L. SWING IN	W.L.E. WATER LINE EASEMENT	ACCE. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	K.C. Y/CUR	STW.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	
EXT. EXTENDED	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE	
WROUGHT IRON FENCE	PROP. PROPOSED	P.U.E. PUBLIC UTILITY EASEMENT	F.I. FIRE HYDRANT	
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	P.V.T. PRIVATE 1/8" IRON ROD	M. MONUMENT	
		RND. ROUND 1" IRON PIPE	P.P. POWER POLE	



WESTPOINTE VILLAGES FUND, LLC
C.C.F.N. 2022013953, O.P.R.L.C.T.



1272
CYPRESS LANE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

LOT COVERAGE	
SLAB	1704 SQ. FT.
DRIVEWAY	416 SQ. FT.
IN TURN DRIVE	196 SQ. FT.
PUBLIC WALK	136 SQ. FT.
PRIVATE WALK	37 SQ. FT.
CONC. PATIO	00 SQ. FT.
4' X 4' A/C PAD	16 SQ. FT.
TOTAL	2505 SQ. FT.
LOT AREA	5501 SQ. FT.
LOT COVERAGE	39.50 %
FENCE	
FRONT RETURN	21.0 LINEAR FT.
LEFT	27.6 LINEAR FT.
RIGHT	27.6 LINEAR FT.
REAR	50.0 LINEAR FT.
TOTAL	126.2 LINEAR FT.
FRONT SOD	2276 SQ. FT.
REAR SOD	1300 SQ. FT.
TOTAL SOD AREA	3576 SQ. FT.

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, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (MDD'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/DATINGS 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: DAVIDSON HOMES
ADDRESS: 1272 CYPRESS LANE
ALLPOINTS JOB#: DH377842 BY: AHS
G.F.:
J.G.:
FLOOD ZONE: X
COMMUNITY PANEL:
48291C0420D
EFFECTIVE DATE: 01/19/2018
LOMR: DATE:

LOT 16, BLOCK 10,
THE VILLAGES AT WESTPOINTE, SECTION 3,
BOOK 2024, PG. 001825, PLAT RECORDS,
LIBERTY COUNTY, TEXAS



ISSUE DATE: 4/19/2024

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