

[illegible]

CALLER 1.513 ACRES

S35°49'03"E 120.66'

10' BL

20' BL

LOT 6
BLOCK 2
43559.8 SQ.FT.

LOT 5

LOT 7



= SOD

PLOT PLAN

SCALE: 1" = 40'

9813
COLD CREEK DRIVE
(60' R.O.W.)

LOT COVERAGE		
SLAB	2526	SQ. FT.
DRIVEWAY	578	SQ. FT.
IN TURN DRIVE	324	SQ. FT.
PUBLIC WALK	00	SQ. FT.
PRIVATE WALK	108	SQ. FT.
10' X 10' PATIO	0	SQ. FT.
4' X 8' A/C PAD	32	SQ. FT.
TOTAL	3566	SQ. FT.
LOT AREA	43560	SQ. FT.
LOT COVERAGE	7.44	%
FENCE	00	LINEAR FT.
SOD	359	SQ. YD.

- NOTES:
1. ALL MEASUREMENTS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY ABSTRACTING BY TITLE COMPANY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND FOR TITLE REPORT. ALTHOUGH 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, PGA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WDS) 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 RAUSCH COLEMAN HOMES
ADDRESS 9813 COLD CREEK DRIVE
ALLPOINTS JOB#: RC232057 BY: CR
G.F.: DL
JOB:

LOT 6, BLOCK 2,
LAKEWOOD TRAILS,
CAB. Z, SHT. 6454, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

RAUSCH
COLEMAN
HOMES

FLOOD ZONE X

COMMUNITY PANEL:
48399C0425G

EFFECTIVE DATE: 8/18/2014

LOMR:	DATE:
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ISSUE DATE 12/4/2020
ISSUE DATE 11/24/2020

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