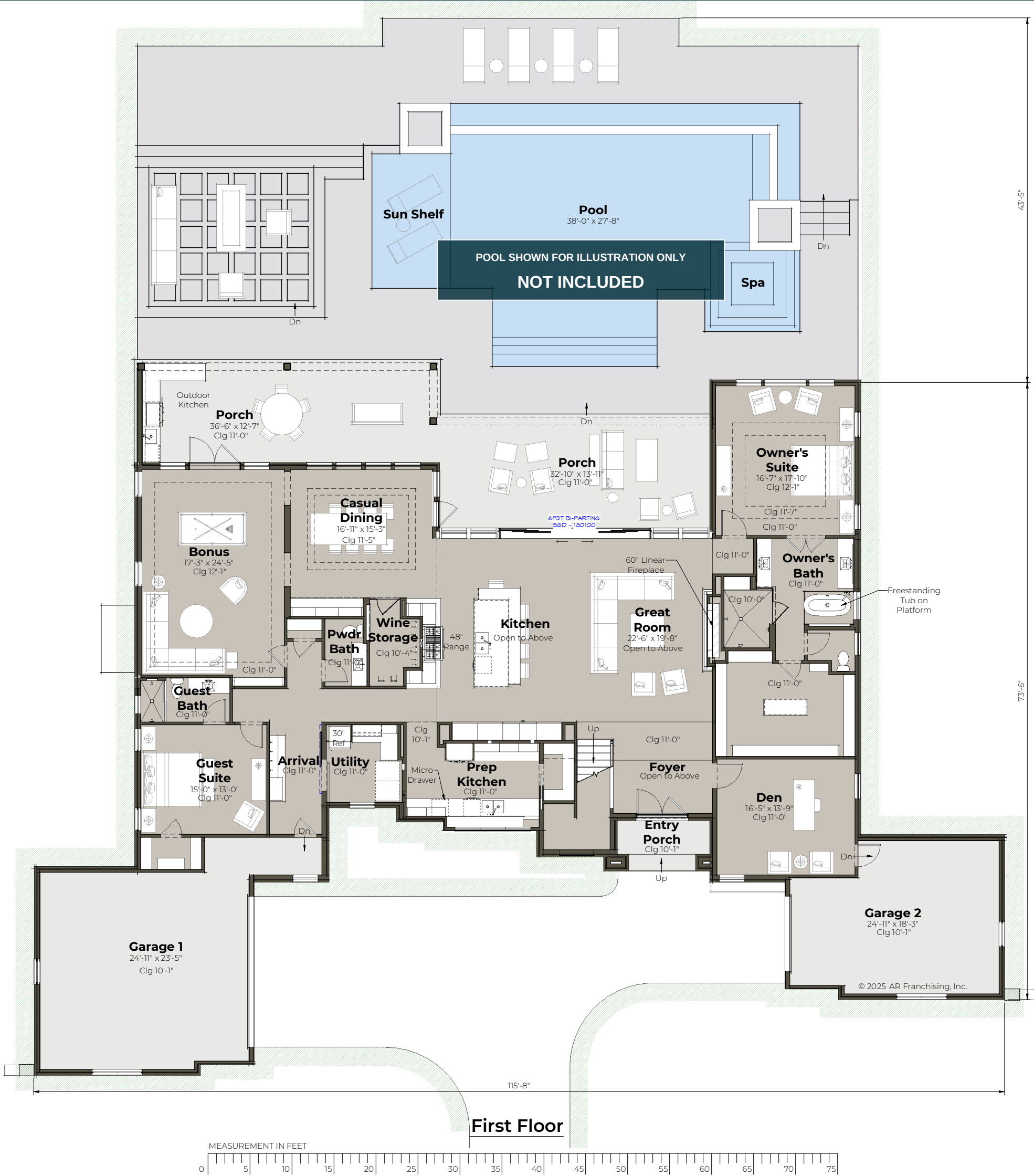


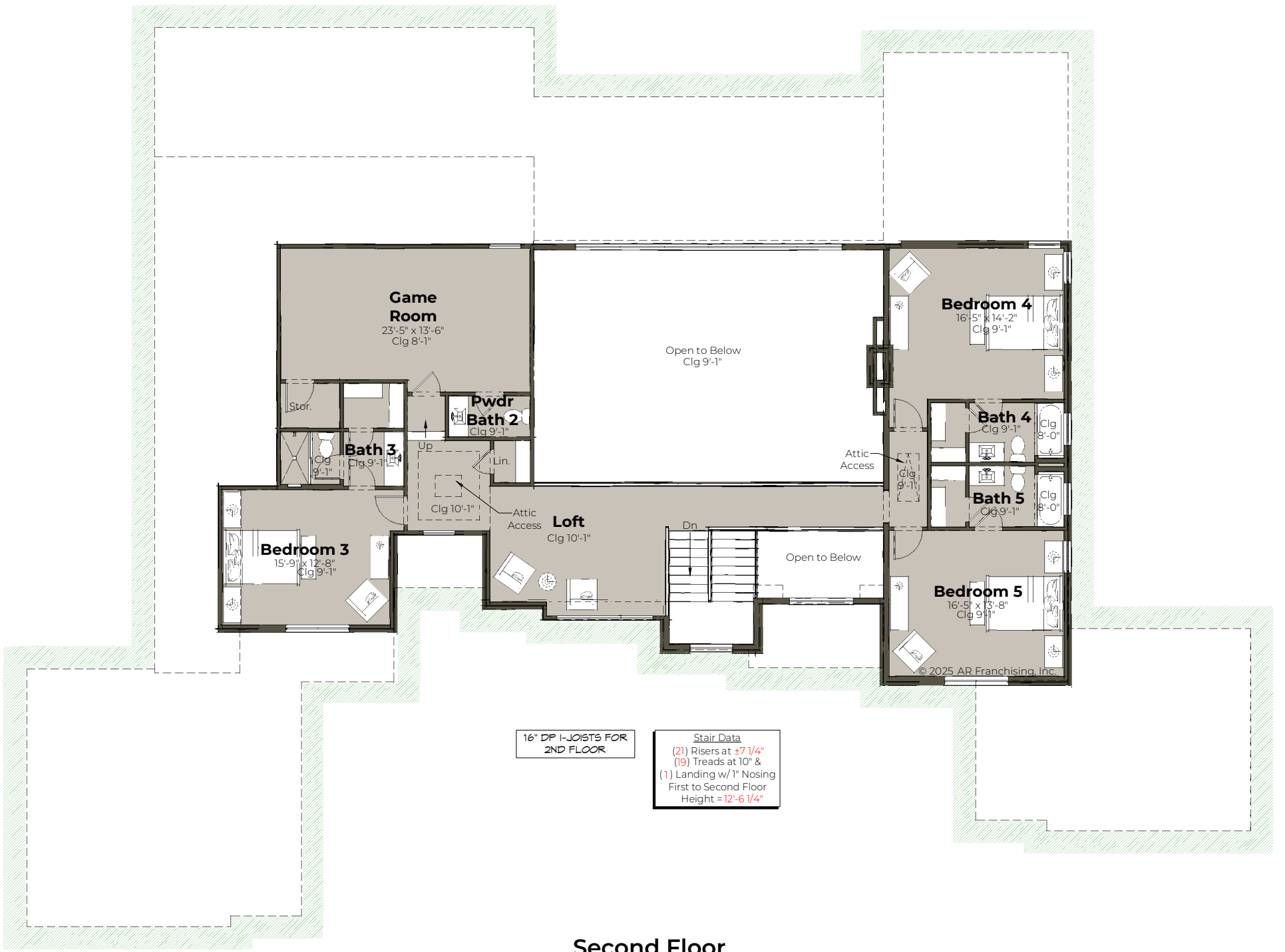


SQUARE FOOTAGES:

First Floor Living	3866
Second Floor Living	1970
TOTAL	5836
First Floor Living	3866
Second Floor Living	1970
Porch	877
Entry Porch	69
Garage 1	705
Garage 2	461
TOTAL	7948

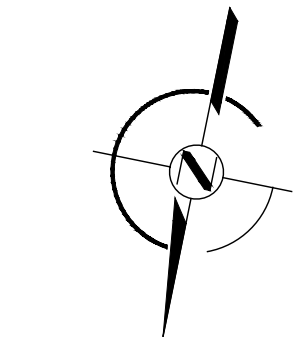
NOT ACTUAL SELECTIONS





Second Floor





Lot Coverage Calculations:	
Lot Area:	51523 Sq.Ft.
Slab Area:	5993 Sq.Ft.
Coverage Ratio:	12 %

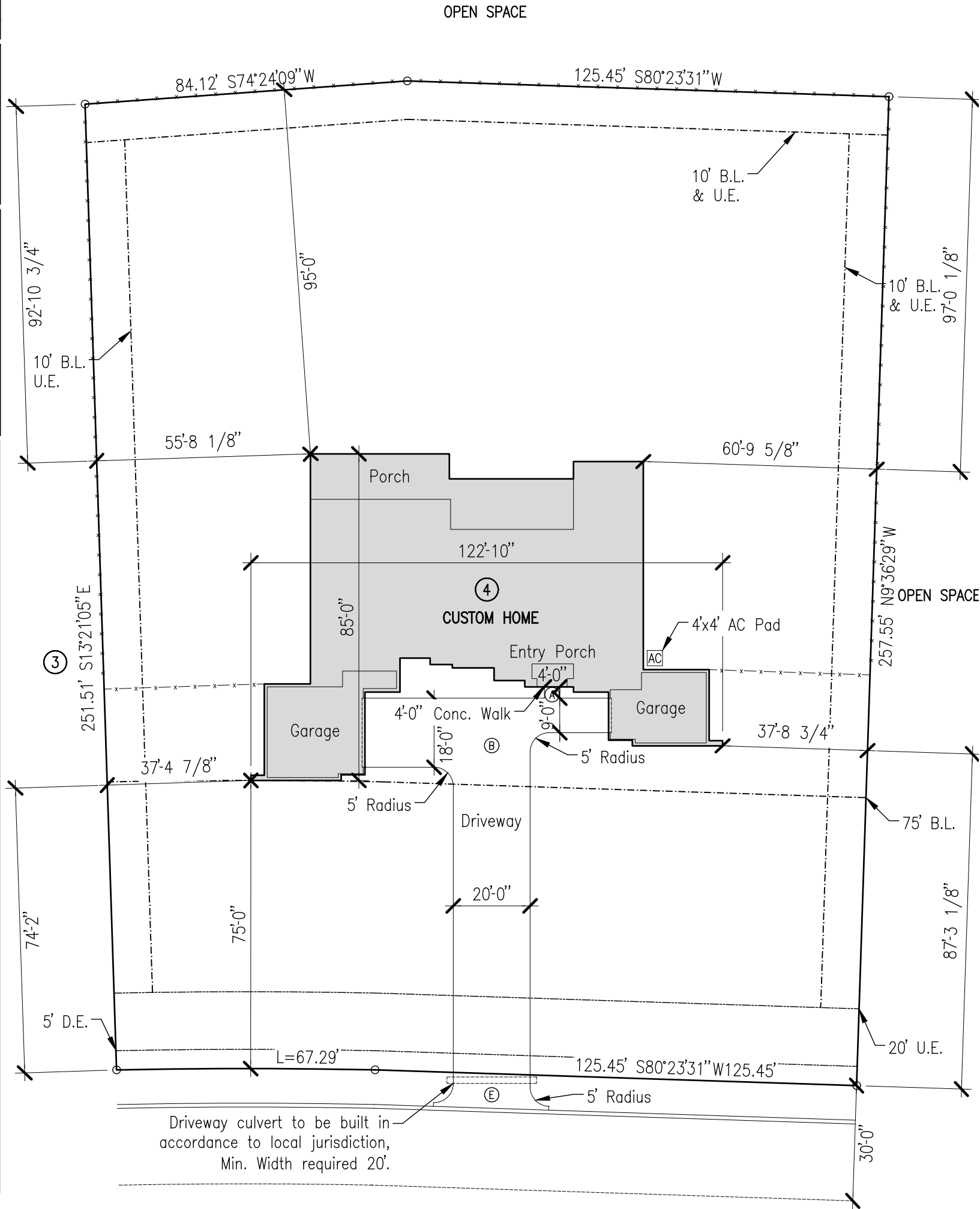
SOD Calculation:	
Front:	1801 Sq.Yd.
Side:	856 Sq.Yd.
Rear:	2284 Sq.Yd.
Total:	4941 Sq.Yd.

Fence Calculation:	
Front	84 Ln.Ft.
Left	153 Ln.Ft.
Right	151 Ln.Ft.
Back	210 Ln.Ft.
Total	598 Ln.Ft.

Flatwork Areas:	
Private Walk (A):	12 Sq.Ft.
Driveway on Lot (B):	2614 Sq.Ft.
Driveway in ROW (C):	0 Sq.Ft.
Public Walk (D):	0 Sq.Ft.
In-Turn (E):	151 Sq.Ft.
Conc. Patio (G):	0 Sq.Ft.
AC Pad:	16 Sq.Ft.

Legend:	
	Fence
	Lot
	Building Line
	Easement
	Drive/Walk/Patio
	Grade Beam
	Retaining Wall
	Pad Area
	Slab/Porch
	Drainage Direction

General Notes:	
1.	The purpose of this plan is to show the proposed building footprint on the lot as shown by the plat recorded in Cabinet Z, Sheets 9957-9965.
2.	Plot Plan information is based on information provided by the builder and assumes all responsibility to verify compliance, authenticity, completeness or accuracy.
3.	Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
4.	Builder to verify all pertinent utility locations.
5.	Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
6.	Builder to regrade topography and/or finished Grade as required to provide positive drainage of surface water away from building and to prevent negative impact on adjacent properties.
7.	All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.
8.	Per builder the flatwork and walkway will be brought to pad height and contoured to street level.



STRAND 2540676R1	PL1	DATE 10/24/25 SCALE 1"=30' DRN D.H.	BUILDER Pointe Royale Homes, LLC SUBD. High Meadow West Section 1 LOT 4 BLOCK 7 IRC 2018 ADDRESS 25077 Seguin Trail CITY Montgomery, Texas PLAN Custom VER.	PLOT PLAN	10/27/25	10003 Technology Blvd, West Dallas, TX 75220 972-620-8204 Registration No. F-1629	STRAND
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Front Elevation

