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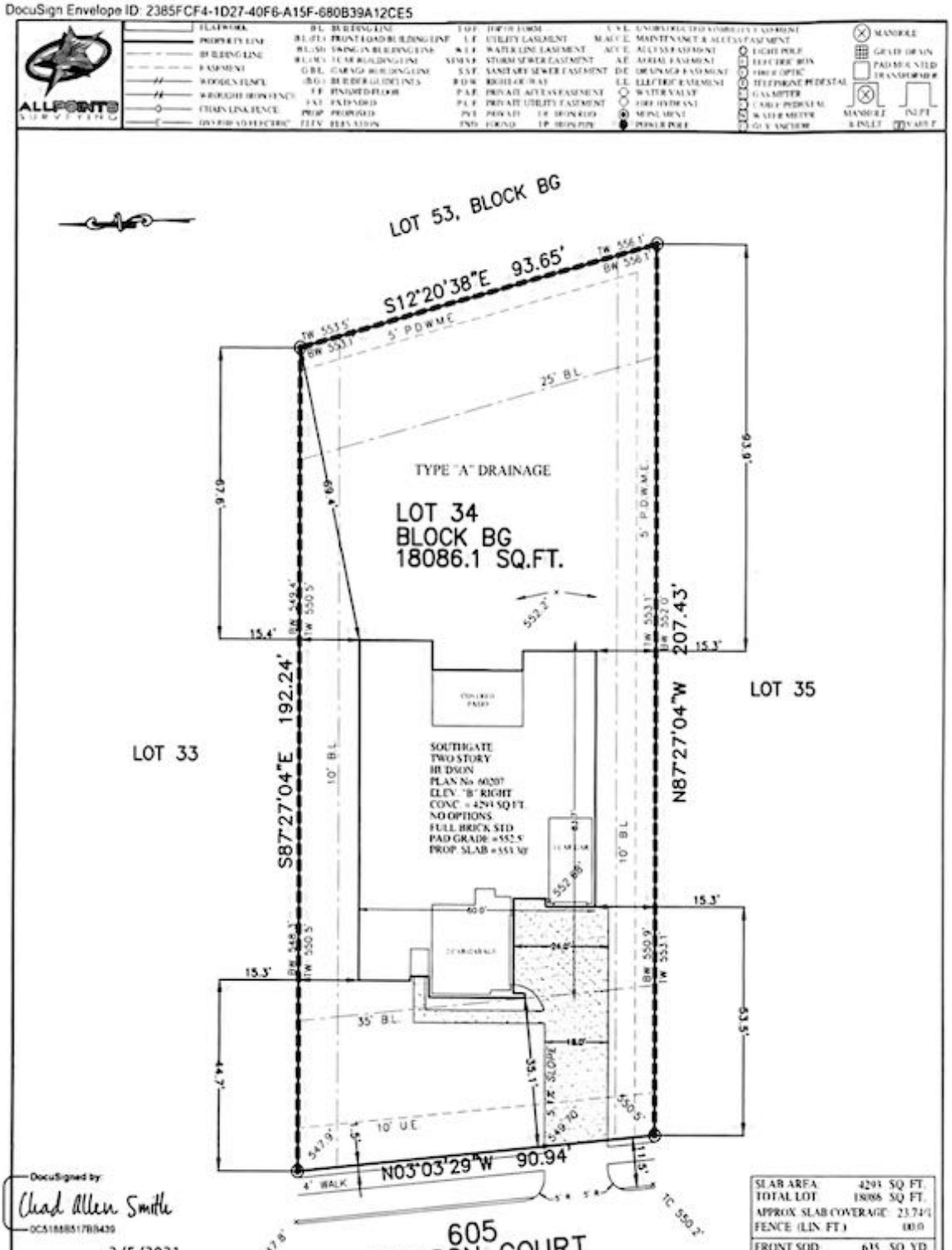
ALLPOINTS SURVEYING



DocuSigned by:
Chad Allen Smith
0C518BB517B8439
2/5/2021

DocuSigned by:
Mandy Sue Smith
8A26A5DDC88E40F...
2/5/2021

PLOT PLAN

SCALE: 1" = 30'

SLAB AREA:	4294	SQ. FT.
TOTAL LOT:	18086	SQ. FT.
APPROX. SLAB COVERAGE:	23.74%	
FENCE (LIN. FT.)	0.0	
FRONT SOD:	635	SQ. YD.
BACK SOD:	827	SQ. YD.
TOTAL SOD:	1462	SQ. YD.
CONC. PATIO	00	SQ. FT.
PRIVATE WALK	123	SQ. FT.
PUBLIC WALK	299	SQ. FT.
DRIVEWAY	1064	SQ. FT.
IN-TURN	206	SQ. FT.
TOTAL PAVING:	1692	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. 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: SOUTHGATE HOMES (DFW)
ADDRESS: 605 JACKSON COURT
ALLPOINTS JOB#: SG239546 BY: FM
G.F.:
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48085C0410J
EFFECTIVE DATE: 6/2/2009
LOMR: DATE:

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

LOT 34, BLOCK BG,
BROCKDALE ESTATES, PHASE 4,
CAB. 2019, PG. 71, PLAT RECORDS,
COLLIN COUNTY, TEXAS

ISSUE DATE: 1/29/2021

SOUTHGATE HOMES

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