

THE GRADES SHOWN ON THIS PLOT PLAN, ARE IN CONFORMITY WITH THOSE SHOWN ON THE MASTER GRADING & DRAINAGE PLAN FOR THIS SUBDIVISION. THE EXISTING GRADES AS SHOWN, REPRESENT ORIGINAL UNDISTURBED SOIL OR BENCHED PER THE MASTER GRADING PLAN.

EXACT FLATWORK LOCATION, NUMBER OF STEPS AND EXPOSURES INDICATED, ARE PROJECTED ESTIMATES AND MAY BE ALTERED WITHOUT NOTICE. THIS PLOT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT THE ACTUAL SURVEY OF THE HOUSE ON THE LOT AND WAS PREPARED FROM RECORDED DATA.

NOTE: THERE ARE NO PROPOSED MANHOLES, PULL BOXES OR  
TRANSFORMERS UNLESS OTHERWISE NOTED ON THIS PLAN.

### LEGEND

+/	WOOD FENCE
×	WIRE FENCE
◎	CHAIN LINK FENCE
P.U.E	PUBLIC UTILITY EASEMENTNT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
IRF	IRON ROD FOUND
CGS	COTTON GIN SPINDLE
NF	PROPERTY MARKER NOT FOUND
●	POWER POLE
—E—	OVERHEAD ELEC. LINE
—	DOWN GUY
FH	FIRE HYDRANT
W WW	WASTE/WASTEWATER
SL	STREET LIGHT
4883.35	AGP ELEVATION
→	DRAINAGE DIRECTION ARROW
E	ELECTRIC RISER
TRAN	TRANSFORMER
TV	TELEVISION RISER
PH	TELEPHONE RISER
GAS	GAS RISER

## HOUSE CORNER HEIGHTS

LEFT FRONT	—
RIGHT FRONT	—
RIGHT REAR	—
LEFT REAR	—
TOTAL INCHES	—
FOUNDATION AVG.	0.00
GARAGE DROP	0.00
PER CENT MASONRY	25 %
DRAINAGE TYPE	—

### LOT COVERAGE

LOT AREA	6745.56 SQFT
MAX COVERAGE	1837.00 SQFT
FOUNDATION	1753.30 SQFT
FOUNDATION FILL	0.00 CUYD
FOUNDATION CONC.	0.00 YRDS
LIVING-1ST FLR	1837.00 SQFT
GARAGE	3881.50 SQFT
PORCH	83.70 SQFT
COVERED PATIO	0.0 SQFT
SUNROOM	0.0 SQFT
INNERWALK	0.0 SQFT
DRIVEWALK	420.30 SQFT
A/C PAD	6.00 SQFT
TOTAL LOT COV.	2735.15 SQFT
% OF LOT	40.55 %
BALANCE-LOT COV.	4010.41 SQFT

## STANDARD FLATWORK

PATIO	0.0	SQFT
DRIVE	0.0	SQFT
FRONT WALK	29.89	SQFT
CITY WALK	98.20	SQFT
STD. FLATWORK TOT	98.20	SQFT

#### OPTIONAL FLATWORK

OPTIONAL FEATURES	
Patio	0.0 SQFT
Drive	0.0 SQFT
Front Walk	0.0 SQFT
O-Opt	0.0 SQFT
	0.0 SQFT

SOD

FRONT	<u>0.0</u> SQYDS
BACK	<u>0.0</u> SQYDS
LEFT	<u>0.0</u> SQYDS
RIGHT	<u>0.0</u> SQYDS
SOD TOTAL	<u>0.0</u> SQYDS

**CUSTOMER:**

CUSTOMER SIGN OFF \_\_\_\_\_  
FIELD MANAGER \_\_\_\_\_  
SALES COUNSELOR \_\_\_\_\_  
SDSD CHECKED BY \_\_\_\_\_  
DATE CHECKED \_\_\_\_\_

## INNERWALK CONSTRUCTION

LOCATE INNERWALKS 2' FROM THE FRONT-MOST PORTION OF THE ACTUAL FOUNDATION AND INTERSECT THE DRIVEWAY AT A 90 DEGREE ANGLE AT A LOCATION CENTERED WITH THE FRONT DOOR UNLESS OTHERWISE NOTED. PLANTING AREAS BETWEEN THE INNERWALK AND THE FOUNDATION THAT ARE LESS THAN 1 FOOT ARE TO BE FILLED WITH CONCRETE AS PART OF THE WALK.

### GRADING INFORMATION

ELEVATIONS AND DRAIN DIRECTION ARROWS SHOWN ON THIS PLOT PLAN REFLECT THE ENGINEERED AREA GRADING PLAN FOR THIS NEIGHBORHOOD DEVELOPMENT. PLEASE REFER TO THE COMPLETE AREA GRADING PLAN FOR DETAILED DRAINAGE INFORMATION ON ADJACENT LOTS.

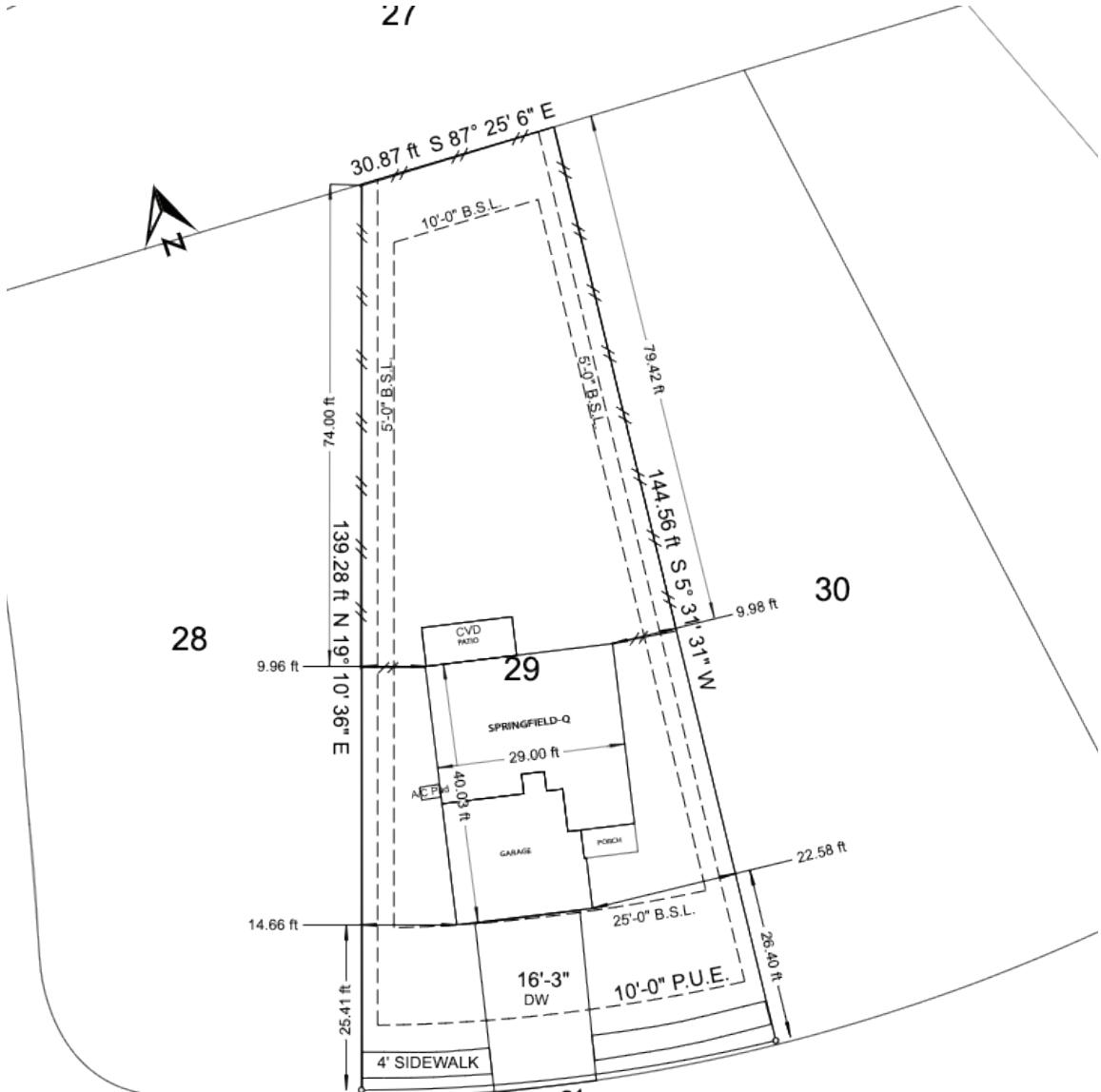
**Centex**®

## CURVE TABLE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	64.30'	271.65'	13.51°	N 77° 39' 6" W	64.15'

## LINE TABLE

LINE TABLE		
LINE	BEARING	LENGTH



600 Hummingbird Lane

ADDRESS 600 Hummingbird Lane Spring Branch Texas 77080	SUBDIVISION Summerlyn West	BLOCK L	LOT 1-L-29	DATE Aug 19 2020
--	-------------------------------	------------	---------------	---------------------