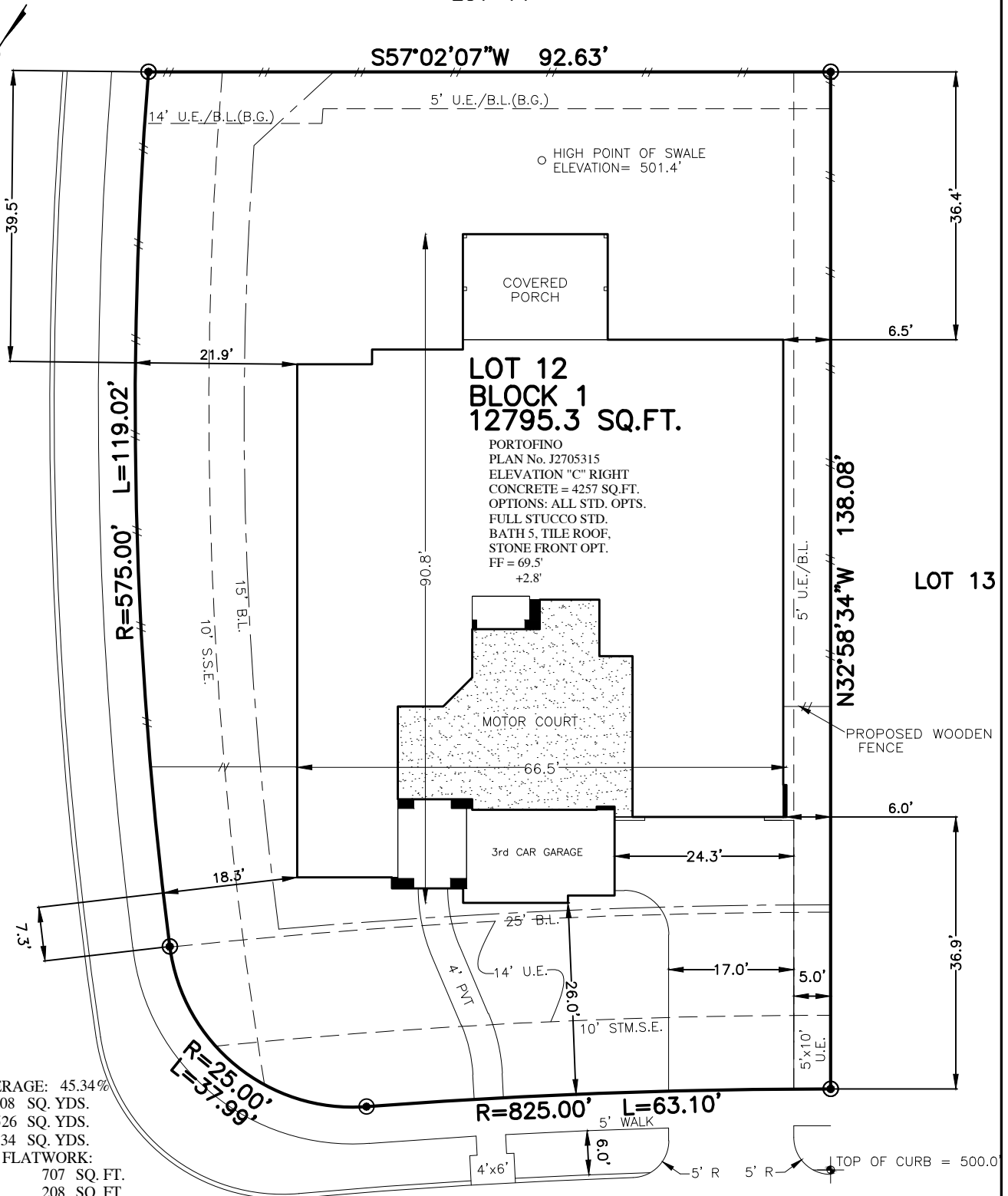




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	○ WATER VALVE	⊙ TELEPHONE PEDESTAL
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊞ GAS METER
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	● PROPERTY CORNER	⊙ CABLE PEDESTAL
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	● IRON ROD	⊞ WATER METER
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	● IRON PIPE	⊞ MANHOLE & INLET
				⊞ MANHOLE
				⊞ GRATE DRAIN
				⊞ PAD MOUNTED TRANSFORMER
				⊞ INLET

LOT 11

WOLLEMI FALLS LANE (PVT)
(50' R.O.W.)



APPROX. LOT COVERAGE: 45.34%

FRONT SOD: 408 SQ. YDS.
 REAR SOD: 526 SQ. YDS.
 TOTAL SOD: 934 SQ. YDS.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	707 SQ. FT.
IN-TURN:	208 SQ. FT.
PRIVACY WALK	119 SQ. FT.
MOTOR COURT:	686 SQ. FT.
SIDEWALK:	1069 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	2821 SQ. FT.

FENCE:

REAR:	92.5 LIN. FT.
LEFT:	94.5 LIN. FT.
RIGHT:	86.1 LIN. FT.
FRONT LEFT:	19.9 LIN. FT.
FRONT RIGHT:	6.4 LIN. FT.
TOTAL FENCE:	299.4 LIN. FT.

5439
PUDMAN RIVER LANE (PVT)
(50' R.O.W.)

PLOT PLAN
SCALE: 1 = 20'

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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 5439 PUDMAN RIVER LANE
 ALLPOINTS JOB#: TM157032 BY: EB
 G.F.:
 JOB:

LOT 12, BLOCK 1,
 AVALON AT RIVERSTONE, SECTION 22,
 PLAT NO. 20150192, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS



FLOOD ZONE: X SHADED

COMMUNITY PANEL:
 48157C0290L

EFFECTIVE DATE: 4/2/2014

LOMR: DATE:

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

ISSUE DATE: 5/3/2018

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