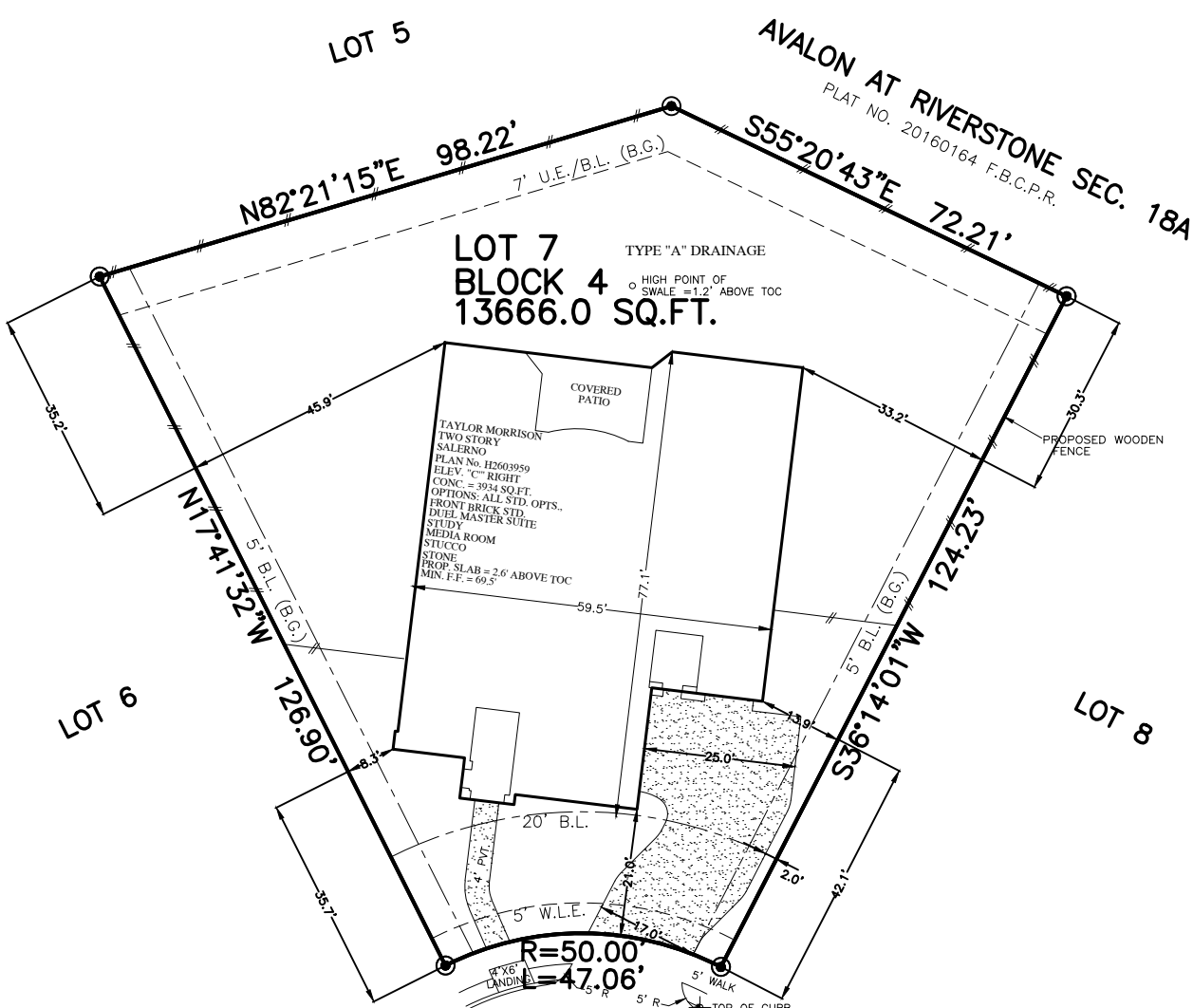




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.T.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊕ TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊗ GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊕ CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	○ WATER VALVE	⊕ WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	○ FIRE HYDRANT	⊕ MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	○ MONUMENT	⊕ INLET
	ELEV. ELEVATION	F.N.D. FOUND	○ L.P. IRON PIPE	⊕ VAULT



6406  
**ISBELLA BAY COURT (PVT.)**  
 (100' R.O.W.)

**PLOT PLAN**  
 SCALE: 1" = 30'

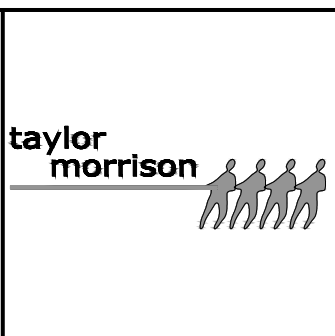
APPROX. LOT COVERAGE: 35.96%

FRONT SOD:	185 SQ. YDS.
REAR SOD:	792 SQ. YDS.
TOTAL SOD:	977 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	883 SQ. FT.
IN-TURN:	153 SQ. FT.
PRIVACY WALK:	98 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	148 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1314 SQ. FT.
FENCE:	
REAR:	170 LIN. FT.
LEFT:	68 LIN. FT.
RIGHT:	61 LIN. FT.
FRONT LEFT:	20 LIN. FT.
FRONT RIGHT:	20 LIN. FT.
TOTAL FENCE:	369 LIN. 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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: TAYLOR MORRISON HOMES  
 ADDRESS: 6406 ISBELLA BAY COURT  
 ALLPOINTS JOB#: TM176820 BY: AA  
 G.F.:  
 JOB:

LOT 7, BLOCK 4,  
 AVALON AT RIVERSTONE, SECTION 18B,  
 PLAT. NO. 20170050, 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: 3/12/2019

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