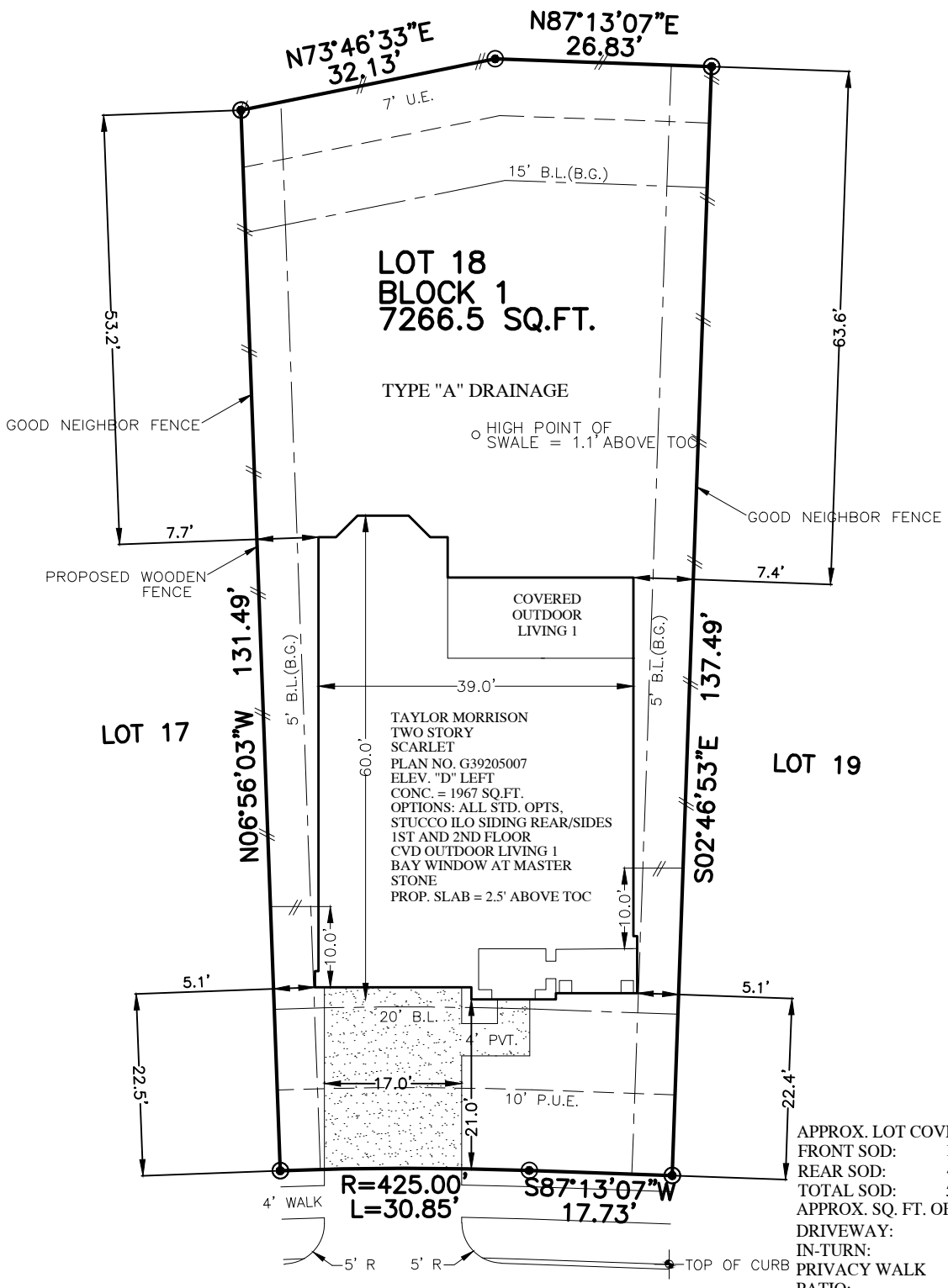




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊗ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. 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	⊗ WATER METER & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	○ MONUMENT	⊗ INLET
	ELEV. ELEVATION	F.N.D. FOUND	○ I.P. IRON PIPE	⊗ VAULT

CALLED 29.778 ACRES

B.C.C.F. NO. 2006049416



APPROX. LOT COVERAGE: 35.38%

FRONT SOD: 114 SQ. YDS.
 REAR SOD: 434 SQ. YDS.
 TOTAL SOD: 548 SQ. YDS.
 APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	382 SQ. FT.
IN-TURN:	207 SQ. FT.
PRIVACY WALK	46 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	124 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	791 SQ. FT.

FENCE:

REAR:	59 LIN. FT.
LEFT:	99 LIN. FT.
RIGHT:	99 LIN. FT.
FRONT LEFT:	6 LIN. FT.
FRONT RIGHT:	6 LIN. FT.
TOTAL FENCE:	00 LIN. FT.

REAR YARD LANDSCAPE REQ'S. (INTERIOR)				
TREES	SHRUBS			
SHADE	ORNAMENTAL	15 GAL.	5 GAL.	1 GAL.
1	N/A	N/A	N/A	N/A

FRONT YARD LANDSCAPE REQ'S. (50'S & 55'S)				
TREES	SHRUBS			
SHADE	ORNAMENTAL	15 GAL.	5 GAL.	1 GAL.
1	1	2	10	20

3923 BALLARD STREET
(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.
 4. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR:TAYLOR MORRISON HOMES
 ADDRESS: 3923 BALLARD STREET
 ALLPOINTS JOB#: TM190320 BY: BM
 G.F.:
 JOB:

LOT 18, BLOCK 1,
 MERIDIANA, SECTION 69,
 DOC. No. 2017059292, OFFICIAL RECORDS,
 BRAZORIA COUNTY, TEXAS



FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48039C0120H
 EFFECTIVE DATE: 6/5/1989
 LOMR: 18-06-0251A | DATE: 12-5-2017

ISSUE DATE: 9/16/2019

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