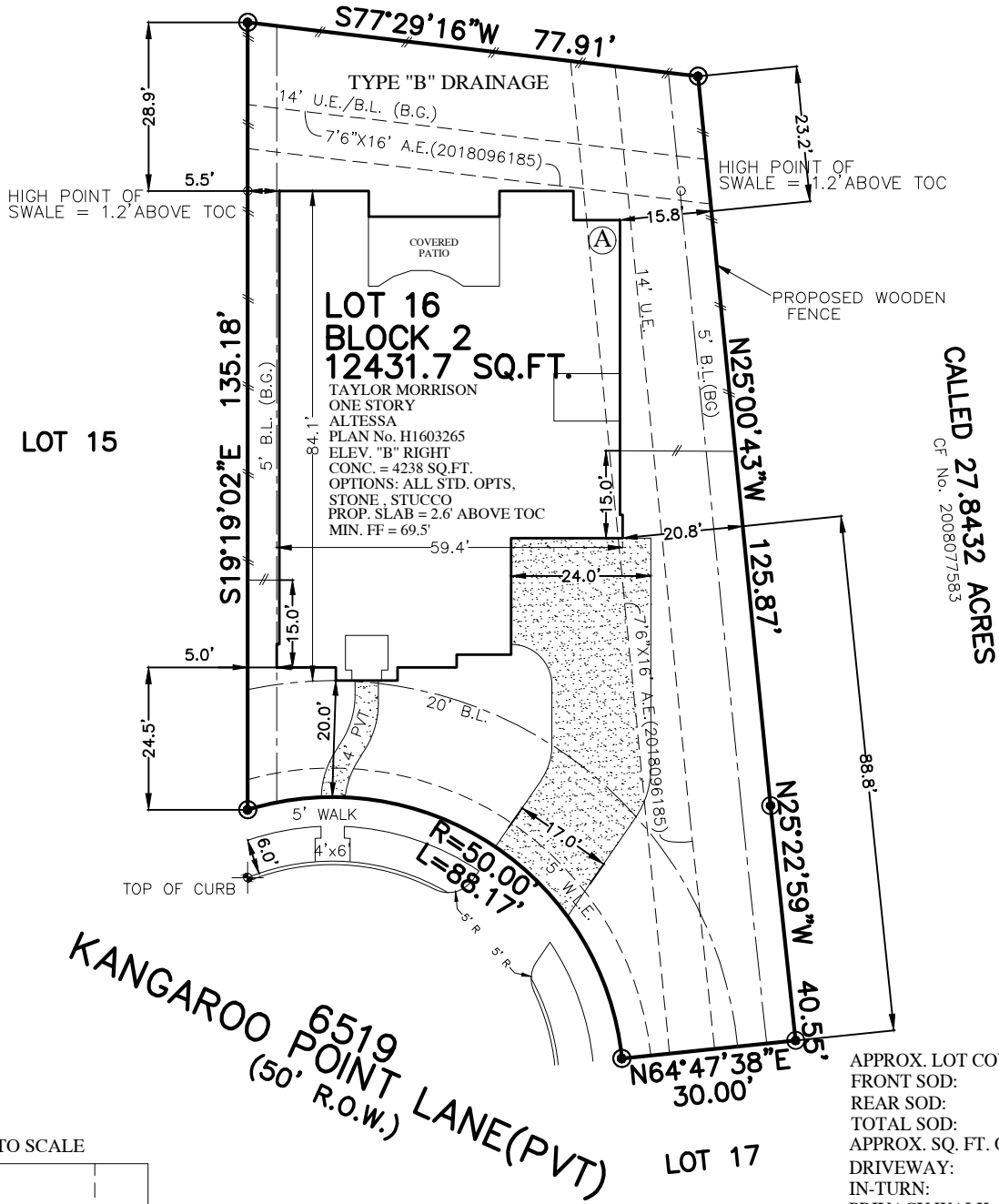




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊙ FIBER OPTIC
EASEMENT	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	⊙ MONUMENT	⊙ 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
				⊞ INLET



CALLED 27.8432 ACRES
CF No. 2008077583



CALLED 27.8432 ACRES
CF No. 2008077583

APPROX. LOT COVERAGE: 44.42%

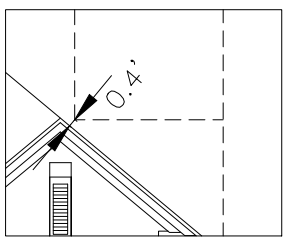
FRONT SOD:	449 SQ. YDS.
REAR SOD:	354 SQ. YDS.
TOTAL SOD:	803 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	1196 SQ. FT.
IN-TURN:	208 SQ. FT.
PRIVACY WALK	88 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	368 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	1812 SQ. FT.
FENCE:	
REAR:	78 LIN. FT.
LEFT:	96 LIN. FT.
RIGHT:	65 LIN. FT.
FRONT LEFT:	6 LIN. FT.
FRONT RIGHT:	20 LIN. FT.
TOTAL FENCE:	265 LIN. FT.

KANGAROO POINT LANE (PVT)
6519
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 30'

(A) PLAN #ALTESSA H1603265 WILL NOT ENCROACH INTO THE 7'6"X16' AERIAL ESMT.

NOT TO SCALE



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: 6519 KANGAROO POINT LANE
ALLPOINTS JOB#: TM172422 BY: JN
G.F.: AW
JOB: SS
CH

LOT 16, BLOCK 2,
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:

ISSUE DATE: 6/15/2019
ISSUE DATE: 5/30/2019
ISSUE DATE: 5/22/2019
ISSUE DATE: 1/8/2019

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