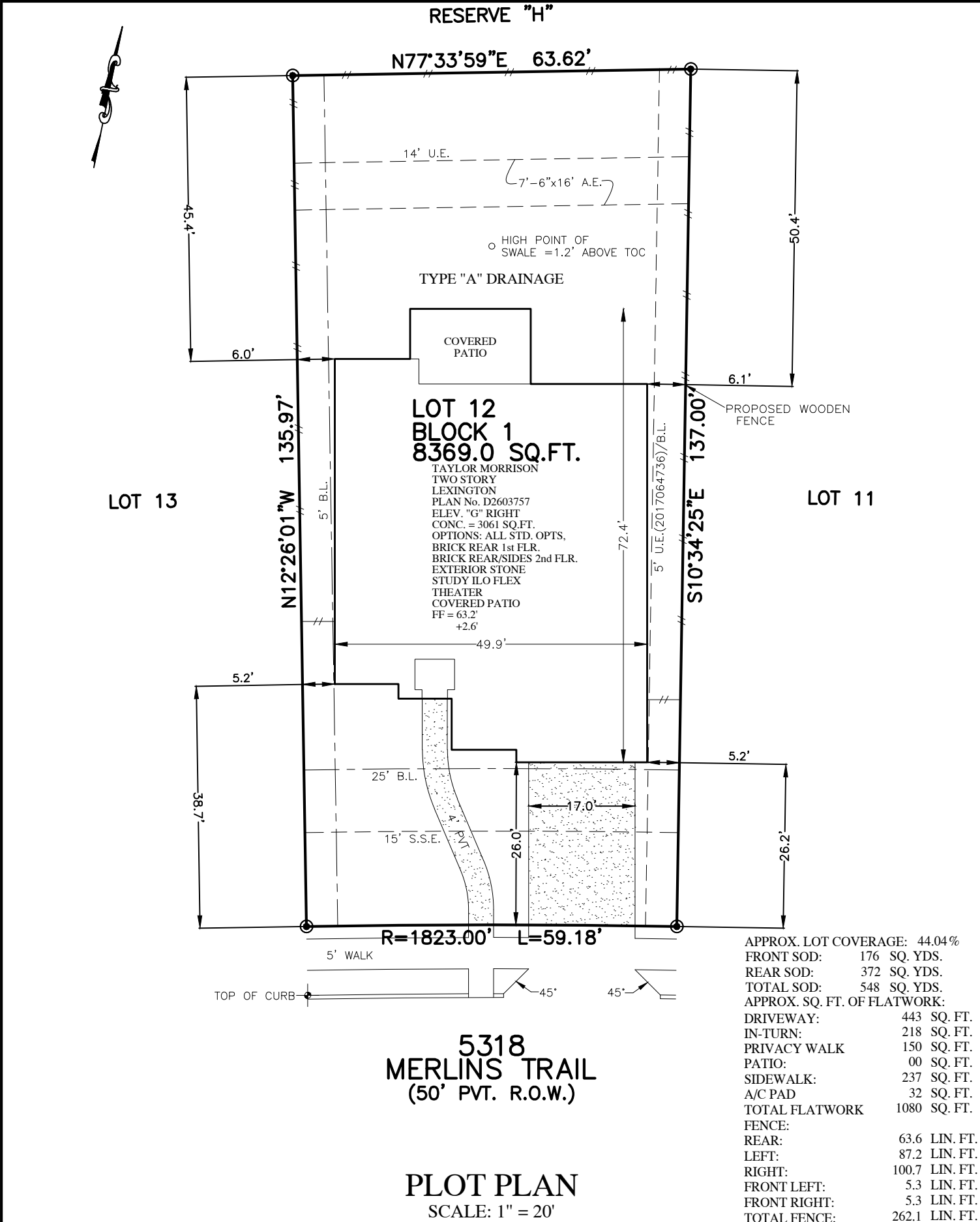




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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



APPROX. LOT COVERAGE: 44.04%

FRONT SOD: 176 SQ. YDS.
 REAR SOD: 372 SQ. YDS.
 TOTAL SOD: 548 SQ. YDS.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY: 443 SQ. FT.
 IN-TURN: 218 SQ. FT.
 PRIVACY WALK: 150 SQ. FT.
 PATIO: 00 SQ. FT.
 SIDEWALK: 237 SQ. FT.
 A/C PAD: 32 SQ. FT.
 TOTAL FLATWORK: 1080 SQ. FT.

FENCE:

REAR: 63.6 LIN. FT.
 LEFT: 87.2 LIN. FT.
 RIGHT: 100.7 LIN. FT.
 FRONT LEFT: 5.3 LIN. FT.
 FRONT RIGHT: 5.3 LIN. FT.
 TOTAL FENCE: 262.1 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.
 4. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 5318 MERLINS TRAIL
 ALLPOINTS JOB#: TM178960 BY: EB
 G.F.:
 JOB:

FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48157C0295L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:

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

LOT 12, BLOCK 1,
 AVALON AT SIENNA PLANTATION, SECTION 2,
 PLAT NO. 20170023, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

ISSUE DATE: 4/11/2019

taylor morrison

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