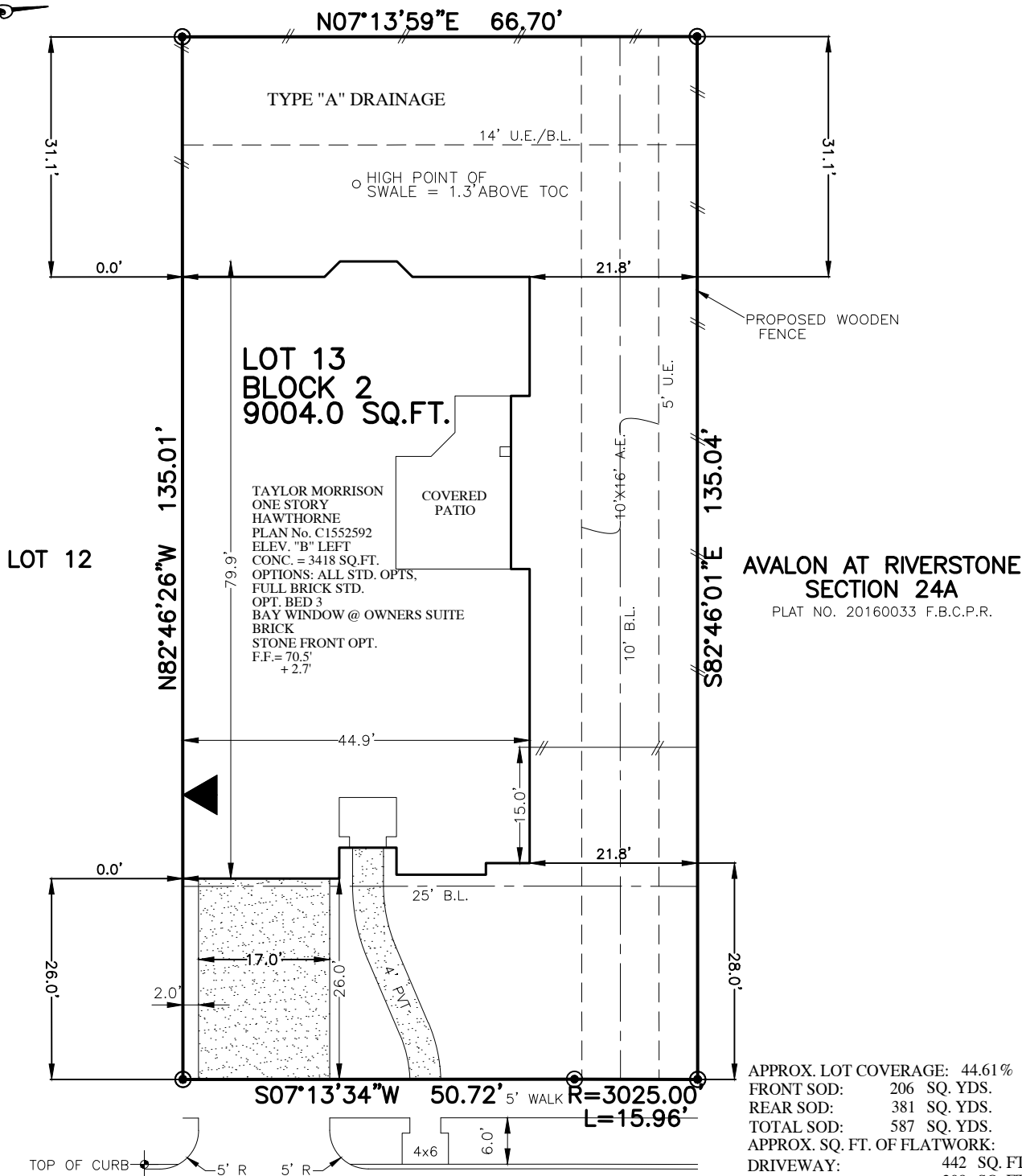




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 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	IRON PIPE	POWER POLE

RESERVE "B"



**AVALON AT RIVERSTONE SECTION 24A**  
 PLAT NO. 20160033 F.B.C.P.R.

APPROX. LOT COVERAGE:	44.61%
FRONT SOD:	206 SQ. YDS.
REAR SOD:	381 SQ. YDS.
TOTAL SOD:	587 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	442 SQ. FT.
IN-TURN:	208 SQ. FT.
PRIVACY WALK	125 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	272 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	1079 SQ. FT.
FENCE:	
REAR:	67 LIN. FT.
LEFT:	31 LIN. FT.
RIGHT:	92 LIN. FT.
FRONT LEFT:	00 LIN. FT.
FRONT RIGHT:	22 LIN. FT.
TOTAL FENCE:	212 LIN. FT.

**5702 CAPER SHORES LANE (PVT.)**  
 (50' R.O.W.)

**PLOT PLAN**  
 SCALE: 1" = 20'

← ZERO LOT LINE

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: 5702 CAPER SHORES LANE  
 ALLPOINTS JOB#: TM192921 BY: BM  
 G.F.: BM  
 JOB:

**LOT 13, BLOCK 2,**  
**AVALON AT RIVERSTONE, SECTION 20,**  
**PLAT NO. 20160224, PLAT RECORDS,**  
**FORT BEND COUNTY, TEXAS**



FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48157C0290L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR: DATE:

ISSUE DATE: 10/30/2019  
 ISSUE DATE: 10/18/2019

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