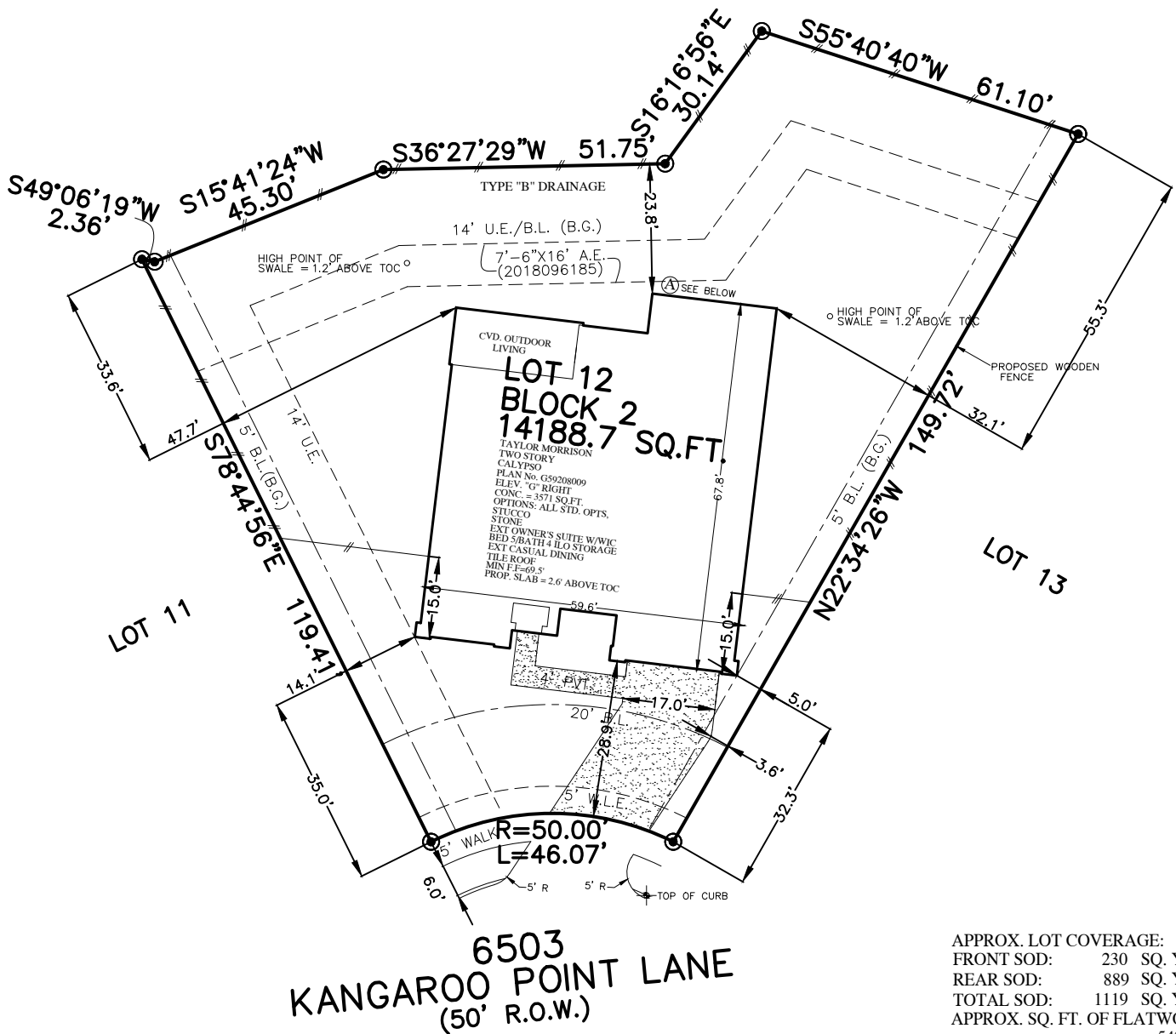




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACCE. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACCE. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.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	⊕ MONUMENT
	PROP. PROPOSED	PVT. PRIVATE	○ IRON ROD	○ MANHOLE & INLET
	ELEV. ELEVATION	FND. FOUND	○ LP. IRON PIPE	⊕ VAULT

CALLED 27.8432 ACRES

C.F. NO. 2008077583



6503 KANGAROO POINT LANE (50' R.O.W.)

APPROX. LOT COVERAGE: 29.73%

FRONT SOD:	230 SQ. YDS.
REAR SOD:	889 SQ. YDS.
TOTAL SOD:	1119 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	542 SQ. FT.
IN-TURN:	224 SQ. FT.
PRIVACY WALK	107 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	126 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	1031 SQ. FT.
FENCE:	
REAR:	191 LIN. FT.
LEFT:	57 LIN. FT.
RIGHT:	99 LIN. FT.
FRONT LEFT:	28 LIN. FT.
FRONT RIGHT:	13 LIN. FT.
TOTAL FENCE:	388 LIN. FT.

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

(A) PLAN # G59208009 WILL NOT ENCROACH INTO THE 7'-6" X 16' AERIAL ESMT.

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: 6503 KANGAROO POINT LANE  
ALLPOINTS JOB#: TM185456 BY: FM  
G.F.: FM  
JOB:

LOT 12, 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: 8/28/2019  
ISSUE DATE: 7/9/2019

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