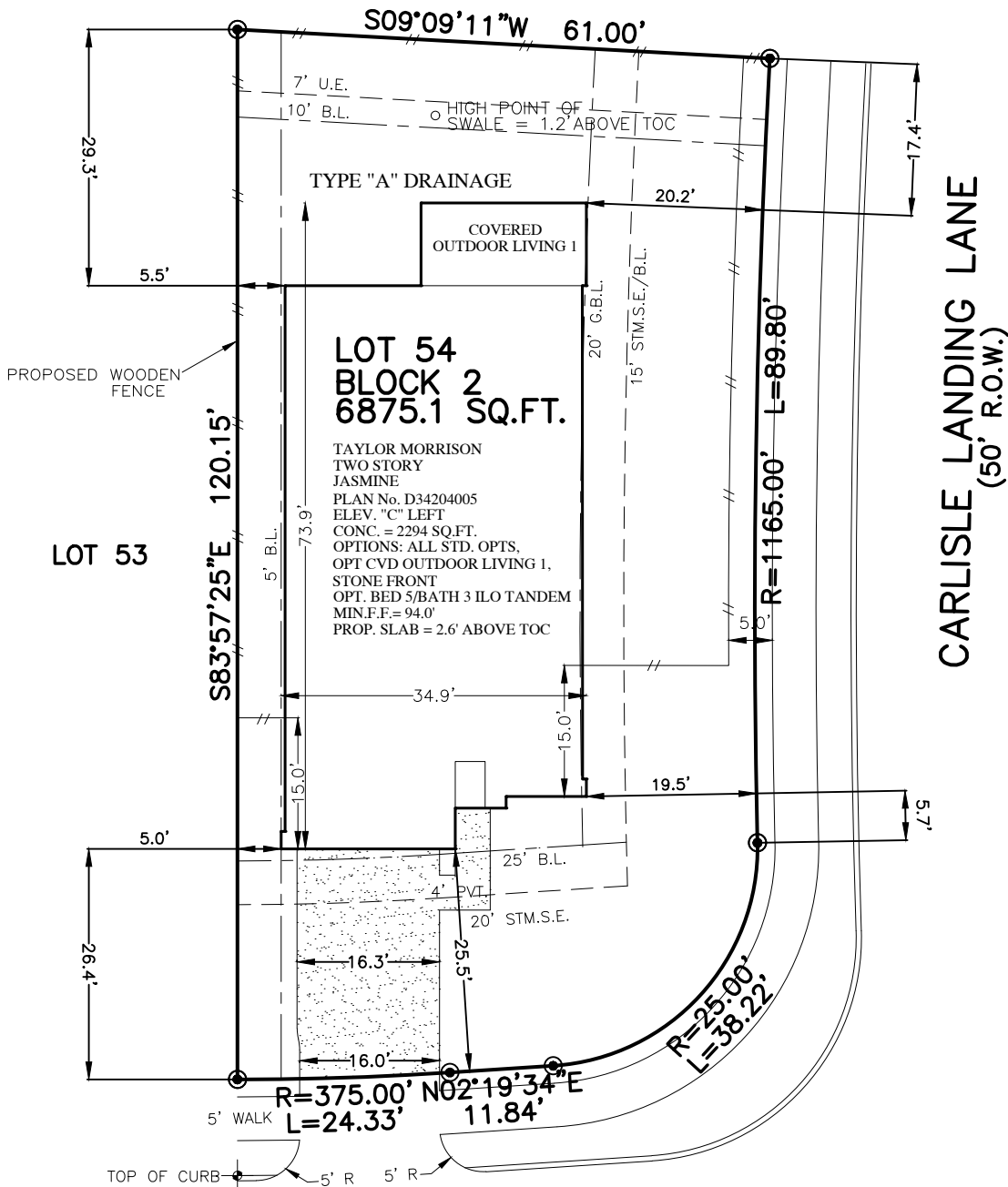




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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

LOT 55



8119 PINEBROOK ARBOR COURT (50' R.O.W.)

TOTAL LOT	6875.1 SQ. FT.
HOUSE SLAB	2294 SQ. FT.
BUILDING COVERAGE	33.37%
IMPERVIOUS COVERAGE	40.30%
FRONT SOD:	307 SQ. YD.
BACK SOD:	268 SQ. YD.
TOTAL SOD:	575 SQ. YD.
FRONT FENCE	22 LIN. FT.
LEFT FENCE	79 LIN. FT.
RIGHT FENCE	70 LIN. FT.
REAR FENCE	53 LIN. FT.
TOTAL FENCE	224 LIN. FT.
TOTAL FLATWORK	1481 SQ. FT.
DRIVEWAY	423 SQ. FT.
LEAD WALK	54 SQ. FT.
APPROACH	197 SQ. FT.
CITY WALK	775 SQ. FT.
A/C PAD	32 SQ. FT.

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, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.  
4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: TAYLOR MORRISON HOMES  
ADDRESS: 8119 PINEBROOK ARBOR COURT  
ALLPOINTS JOB#: TM198331 BY: NH CG  
G.F.:  
JOB:

LOT 54, BLOCK 2,  
GRAND VISTA, SECTION 19,  
PLAT No. 20190109, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS



FLOOD ZONE: X  
COMMUNITY PANEL:  
48157C0130L  
EFFECTIVE DATE: 4/2/2014  
LOMR: DATE:

ISSUE DATE: 2/7/2020  
ISSUE DATE: 1/7/2020

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