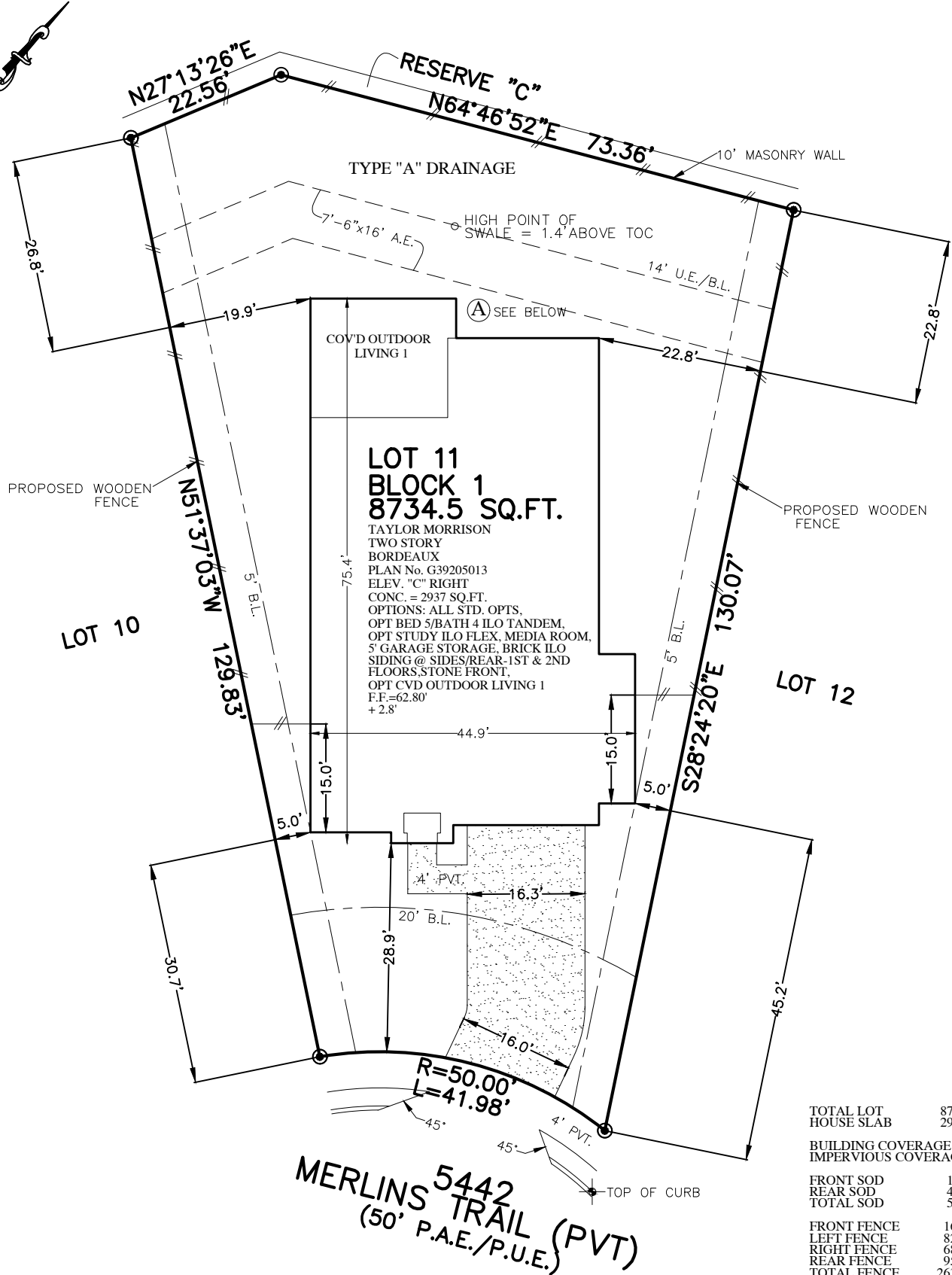




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.M.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	⊟ MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	○ MONUMENT	⊟ INLET
	ELEV. ELEVATION	F.N.D. FOUND	○ I.P. IRON PIPE	⊟ VAULT



TOTAL LOT	8734	SQ. FT.
HOUSE SLAB	2937	SQ. FT.
BUILDING COVERAGE	33.63	%
IMPERVIOUS COVERAGE	41.06	%
FRONT SOD	140	SQ. YD.
REAR SOD	441	SQ. YD.
TOTAL SOD	581	SQ. YD.
FRONT FENCE	16.4	LIN. FT.
LEFT FENCE	82.8	LIN. FT.
RIGHT FENCE	68.5	LIN. FT.
REAR FENCE	95.9	LIN. FT.
TOTAL FENCE	263.6	LIN. FT.
TOTAL FLATWORK	919	SQ. FT.
DRIVEWAY	572	SQ. FT.
PRIVATE WALK	45	SQ. FT.
APPROACH	145	SQ. FT.
PUBLIC WALK	125	SQ. FT.
A/C PAD	32	SQ. FT.

PLOT PLAN
 SCALE: 1 = 20'

(A) PLAN # G39205013 WILL NOT ENCROACH INTO THE 7'-6"x16' 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, 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.
 5. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 5442 MERLINS TRAIL
 ALLPOINTS JOB#: TM199047 BY: NG ARM
 G.F.:
 JOB:

LOT 11, BLOCK 1,
AVALON AT SIENNA PLANTATION, SECTION 3,
PLAT NO. 20180255, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48157C0295L
 EFFECTIVE DATE: 4/2/2014
 LOMR: 19-06-2758A | DATE: 7/18/2019

ISSUE DATE: 4/8/2020
 ISSUE DATE: 1/17/2020

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