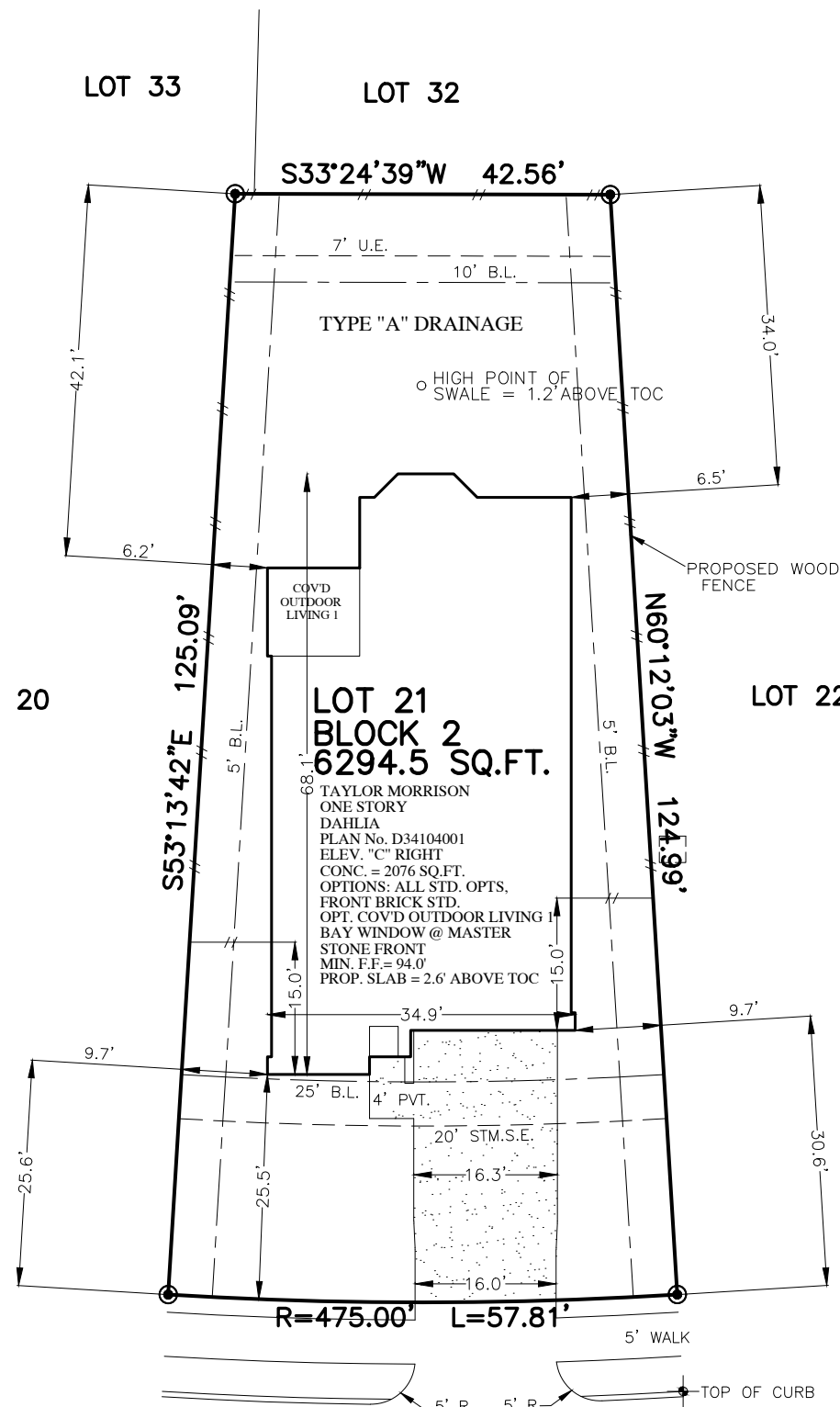




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS 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



**8039
CLIFFSIDE TERRACE COURT
(50' R.O.W.)**

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

TOTAL LOT	6294.5	SQ. FT.
HOUSE SLAB	2076	SQ. FT.
BUILDING COVERAGE	32.98	%
IMPERVIOUS COVERAGE	41.93	%
FRONT SOD	178	SQ. YD.
REAR SOD	259	SQ. YD.
TOTAL SOD	437	SQ. YD.
FRONT FENCE	18.5	LIN. FT.
LEFT FENCE	85.0	LIN. FT.
RIGHT FENCE	79.9	LIN. FT.
REAR FENCE	42.5	LIN. FT.
TOTAL FENCE	225.9	LIN. FT.
TOTAL FLATWORK	972	SQ. FT.
DRIVEWAY	499	SQ. FT.
PRIVATE WALK	32	SQ. FT.
APPROACH	197	SQ. FT.
PUBLIC WALK	212	SQ. FT.
A/C PAD	32	SQ. 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, 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: 8039 CLIFFSIDE TERRACE COURT BY: IAF
 ALLPOINTS JOB#: TM214150
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48157C0130L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:

**LOT 21, BLOCK 2,
GRAND VISTA, SECTION 19,
PLAT NO. 20190109, PLAT RECORDS,
FORT BEND COUNTY, TEXAS**

ISSUE DATE: 7/6/2020

taylor morrison

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