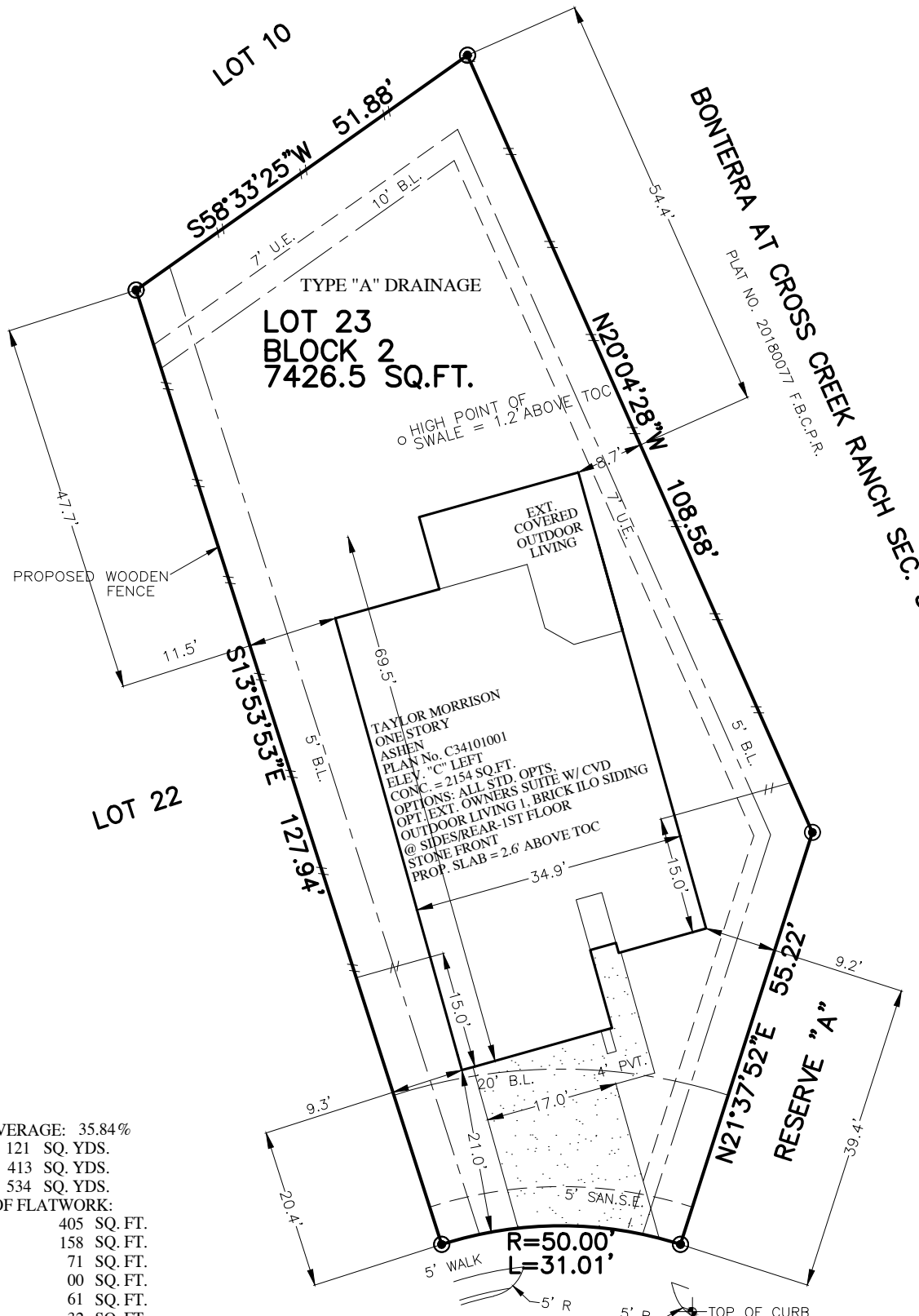




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E.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



APPROX. LOT COVERAGE: 35.84%

FRONT SOD: 121 SQ. YDS.

REAR SOD: 413 SQ. YDS.

TOTAL SOD: 534 SQ. YDS.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY: 405 SQ. FT.

IN-TURN: 158 SQ. FT.

PRIVACY WALK: 71 SQ. FT.

PATIO: 00 SQ. FT.

SIDEWALK: 61 SQ. FT.

A/C PAD: 32 SQ. FT.

TOTAL FLATWORK: 727 SQ. FT.

FENCE:

REAR: 52 LIN. FT.

LEFT: 92 LIN. FT.

RIGHT: 102 LIN. FT.

FRONT LEFT: 10 LIN. FT.

FRONT RIGHT: 15 LIN. FT.

TOTAL FENCE: 271 LIN. FT.

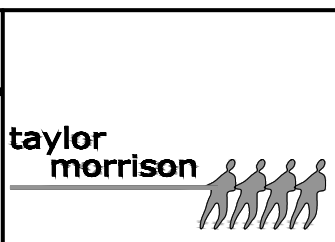
PLOT PLAN

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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 4. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 29027 COFFEE MILL LANE
 ALLPOINTS JOB#: TM194542 BY: TK
 G.F.:
 JOB:

**LOT 23, BLOCK 2,
 BONTERA AT CROSS CREEK RANCH, SECTION 2,
 PLAT NO. 20170193, PLAT RECORDS
 FORT BEND COUNTY, TEXAS**



FLOOD ZONE: X
 COMMUNITY PANEL:
 48157C0105L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 11/12/2019

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