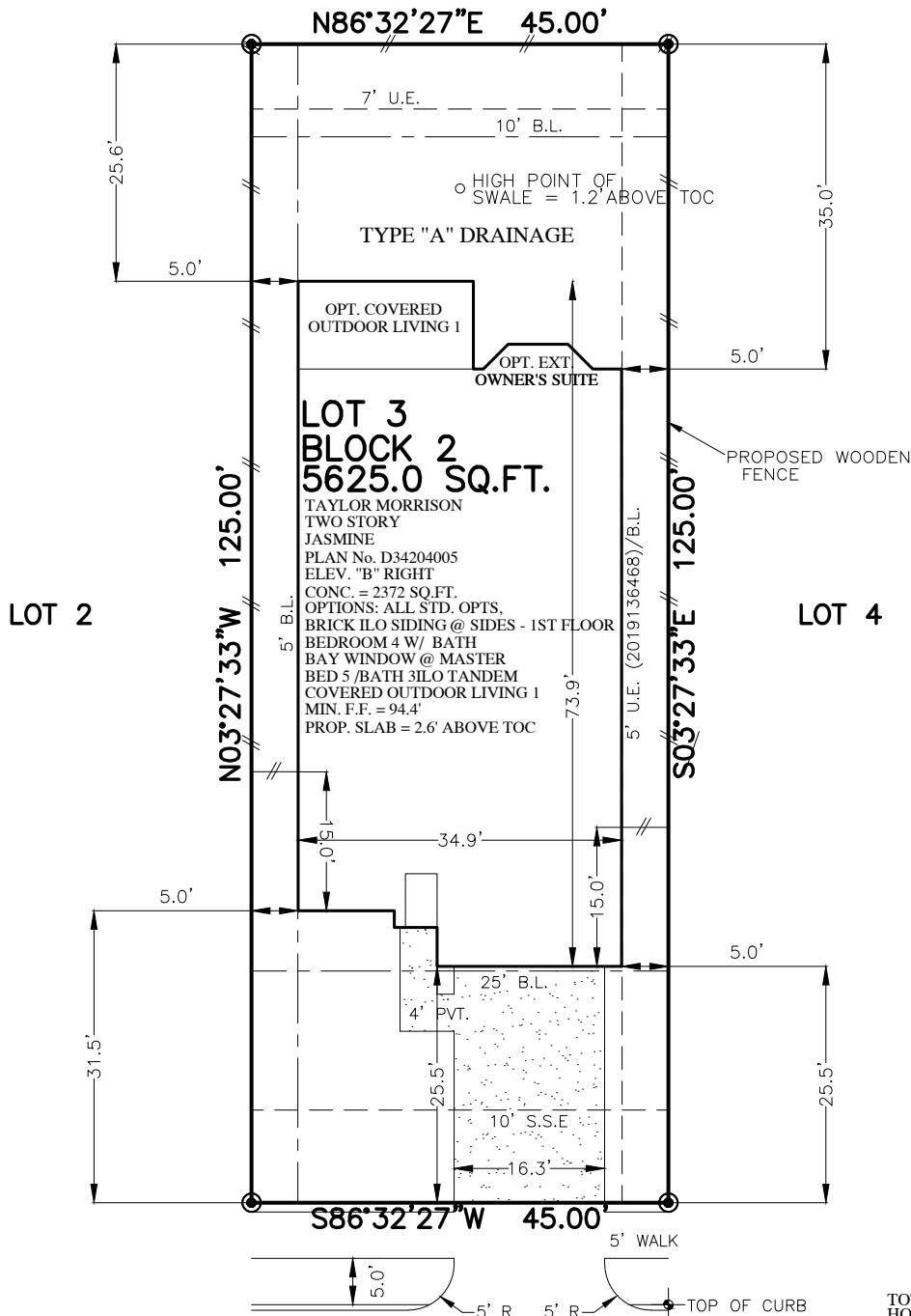




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS 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	I.R. IRON ROD	POWER POLE	VAULT
		FND. FOUND		
		I.P. IRON PIPE		

CALL 378.029 ACRES

C.F. NO. 2016135862 O.R.F.B.C.



18826
ALBANY BAY LANE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	5625	SQ. FT.
HOUSE SLAB	2372	SQ. FT.
BUILDING COVERAGE	42.17	%
IMPERVIOUS COVERAGE	51.02	%
FRONT SOD	123	SQ. YD.
REAR SOD	204	SQ. YD.
TOTAL SOD	327	SQ. YD.
FRONT FENCE	10.0	LIN. FT.
LEFT FENCE	78.5	LIN. FT.
RIGHT FENCE	84.5	LIN. FT.
REAR FENCE	44.9	LIN. FT.
TOTAL FENCE	217.9	LIN. FT.
TOTAL FLATWORK	841	SQ. FT.
DRIVEWAY	414	SQ. FT.
PRIVATE WALK	52	SQ. FT.
APPROACH	199	SQ. FT.
PUBLIC WALK	144	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.
 5. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 18826 ALBANY BAY LANE
 ALLPOINTS JOB#: TM223619 BY: ES
 G.F.:
 JOB:

LOT 3, BLOCK 2,
 GRAND VISTA, SECTION 22,
 PLAT NO. 20190219, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS



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

ISSUE DATE: 9/15/2020

©2020, ALLPOINTS LAND SURVEY, INC.
 All Rights Reserved.