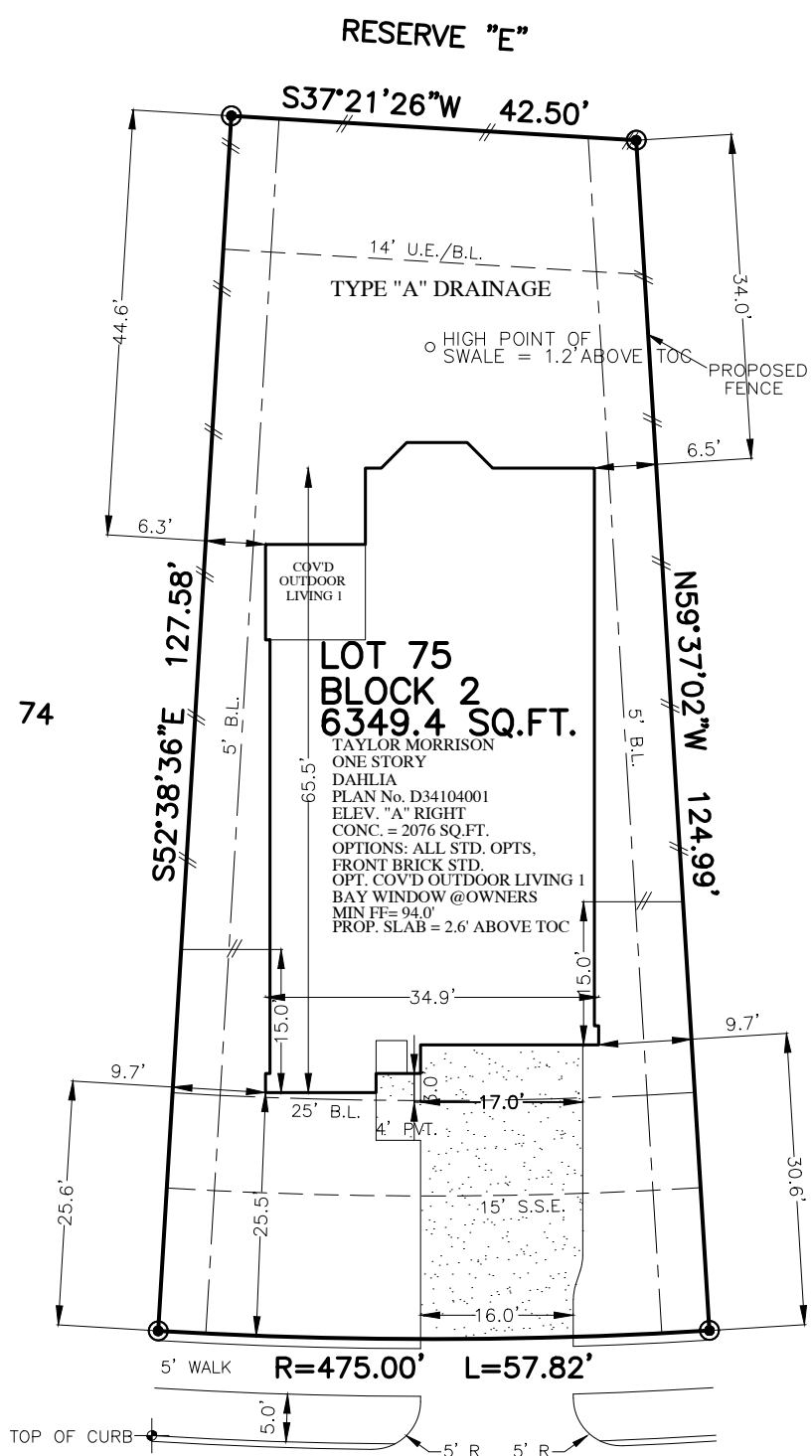




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 3 CAR BUILDING LINE	S.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
			⊕ POWER POLE	



8023 COLONY CHASE COURT
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	6349.4	SQ. FT.
HOUSE SLAB	2076	SQ. FT.
BUILDING COVERAGE	32.70	%
IMPERVIOUS COVERAGE	41.58	%
FRONT SOD	176	SQ. YD.
REAR SOD	266	SQ. YD.
TOTAL SOD	442	SQ. YD.
FRONT FENCE	18	LIN. FT.
LEFT FENCE	88	LIN. FT.
RIGHT FENCE	80	LIN. FT.
REAR FENCE	43	LIN. FT.
TOTAL FENCE	229.0	LIN. FT.
TOTAL FLATWORK	974	SQ. FT.
DRIVEWAY	517	SQ. FT.
PRIVATE WALK	31	SQ. FT.
APPROACH	200	SQ. FT.
PUBLIC WALK	210	SQ. FT.
A/C PAD	16	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: 8023 COLONY CHASE COURT
 ALLPOINTS JOB#: TM217148 BY: JDL
 G.F.:
 JOB:

LOT 75, 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:

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

ISSUE DATE: 7/27/2020

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