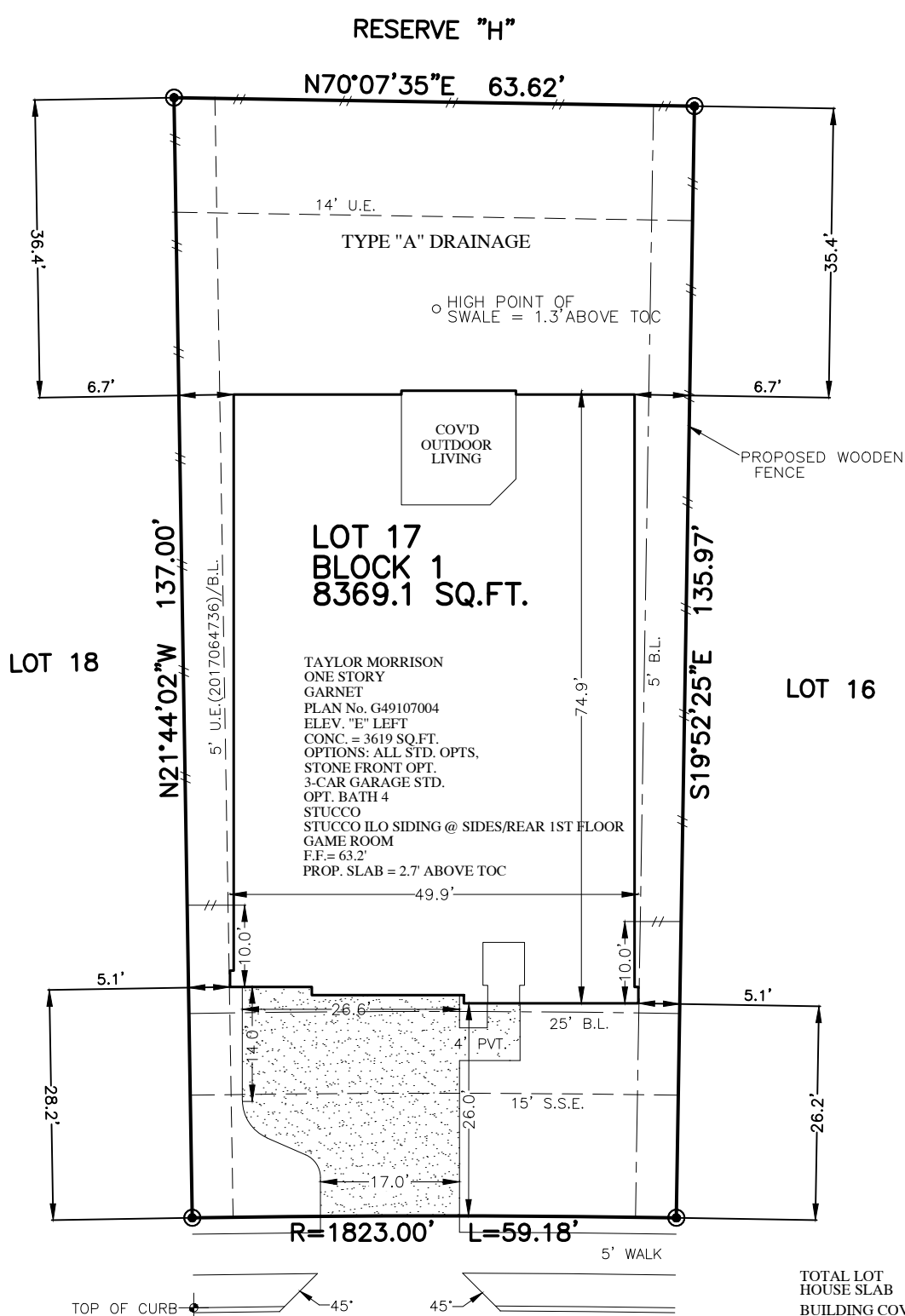




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E.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



TOTAL LOT	8369.1 SQ. FT.
HOUSE SLAB	3619 SQ. FT.
BUILDING COVERAGE	43.24 %
IMPERVIOUS COVERAGES	51.77 %
FRONT SOD:	140 SQ. YD.
REAR SOD:	337 SQ. YD.
TOTAL SOD:	477 SQ. YD.
FRONT FENCE	12 LIN. FT.
LEFT FENCE	99 LIN. FT.
RIGHT FENCE	100 LIN. FT.
REAR FENCE	64 LIN. FT.
TOTAL FENCE	275 LIN. FT.
TOTAL FLATWORK	1146 SQ. FT.
DRIVEWAY	640 SQ. FT.
PRIVATE WALK	42 SQ. FT.
APPROACH	222 SQ. FT.
PUBLIC WALK	210 SQ. FT.
A/C PAD	32 SQ. FT.

**5338**  
**MERLINS TRAIL**  
 (50' PVT. R.O.W.)  
**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, 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: 5338 MERLINS TRAIL  
 ALLPOINTS JOB#: TM195869 BY: BM  
 G.F.:  
 JOB:

LOT 17, BLOCK 1,  
 AVALON AT SIENNA PLANTATION, SECTION 2,  
 PLAT NO. 20170023, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS



FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48157C0295L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR:                      DATE:

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

ISSUE DATE: 11/27/2019

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