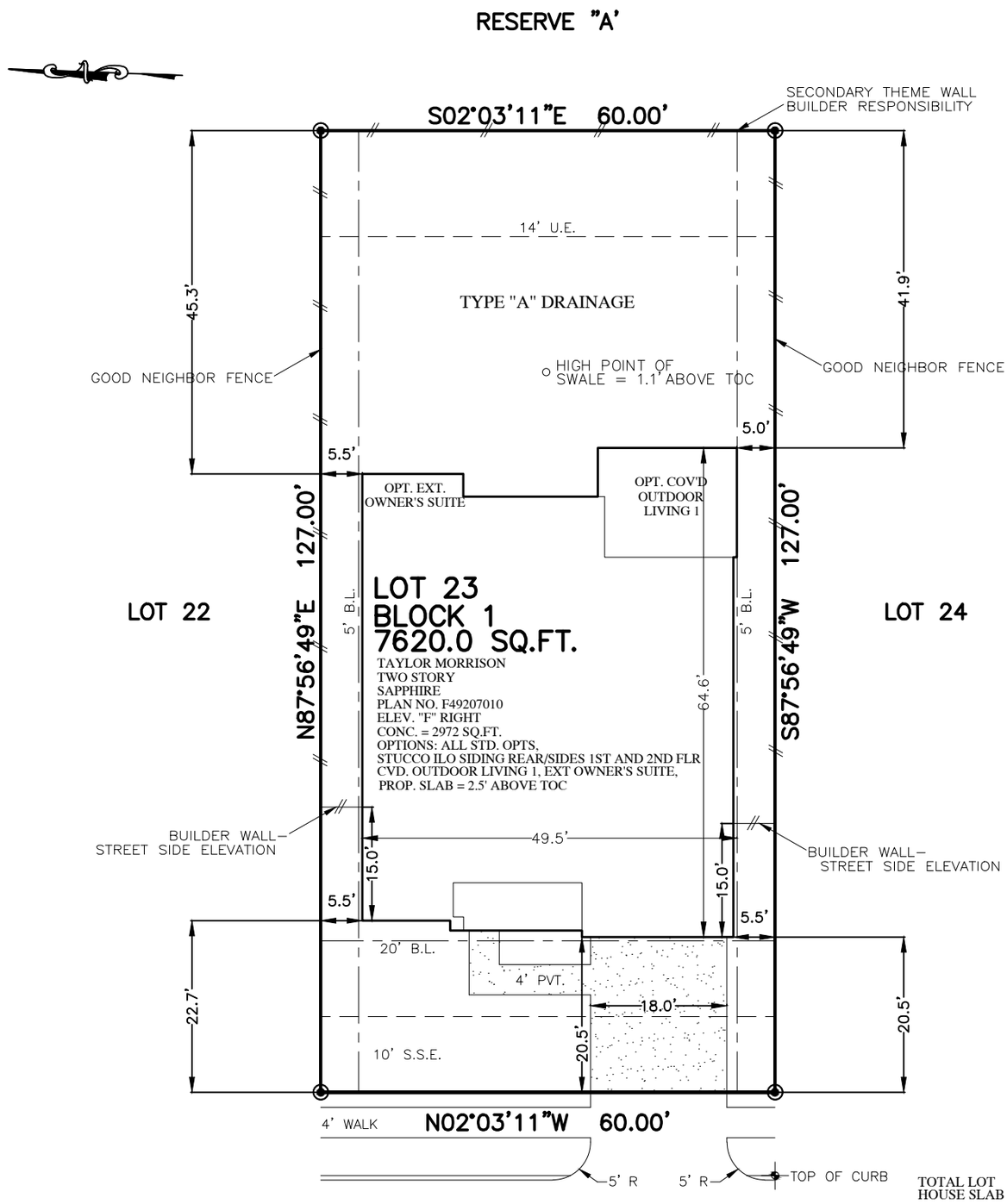
FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT				MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT				GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT		LIGHT POLE		PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT		ELECTRIC BOX		
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT		FIBER OPTIC		
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT		TELEPHONE PEDESTAL		
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	WATER VALVE		GAS METER	MANHOLE & INLET	INLET
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT		CABLE PEDESTAL		VAULT
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT		WATER METER		
	ELEV. ELEVATION	FND. FOUND I.P. IRON PIPE	POWER POLE		GUY ANCHOR		



TOTAL LOT	7620	SQ. FT.
HOUSE SLAB	2972	SQ. FT.
BUILDING COVERAGE	39.00 %	
IMPERVIOUS COVERAGE	45.34 %	
FRONT SOD	143	SQ. YD
REAR SOD	356	SQ. YD
TOTAL SOD	499	SQ. YD
FRONT FENCE	11.0	LIN. FT
LEFT FENCE	89.3	LIN. FT
RIGHT FENCE	91.5	LIN. FT
REAR FENCE	60.0	LIN. FT
TOTAL FENCE	251.8	LIN. FT
TOTAL FLATWORK	871	SQ. FT.
DRIVEWAY	369	SQ. FT.
PRIVATE WALK	82	SQ. FT.
APPROACH	220	SQ. FT.
PUBLIC WALK	168	SQ. FT.
A/C PAD	32	SQ. FT.

2722 ACORN WAY
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

FRONT YARD LANDSCAPE REQ'S. (60'S & 65'S)				
TREES		SHRUBS		
SHADE	ORNAMENTAL	15 GAL.	5 GAL.	1 GAL.
2	1	3	15	30

REAR YARD LANDSCAPE REQ'S. (INTERIOR)				
TREES		SHRUBS		
SHADE	ORNAMENTAL	15 GAL.	5 GAL.	1 GAL.
1	N/A	N/A	N/A	N/A

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: 2722 ACORN WAY
ALLPOINTS JOB#: TM204024 BY: ES
G.F.: ARM
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48473C0375E
EFFECTIVE DATE: 2/18/2009
LOMR: 15-06-1824P DATE: 4/22/2016

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

LOT 23, BLOCK 1,
CANE ISLAND, SECTION 22,
INSTRUMENT No. 1709231, OFFICIAL RECORDS
WALLER COUNTY, TEXAS

ISSUE DATE: 7/30/2020
ISSUE DATE: 3/10/2020

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