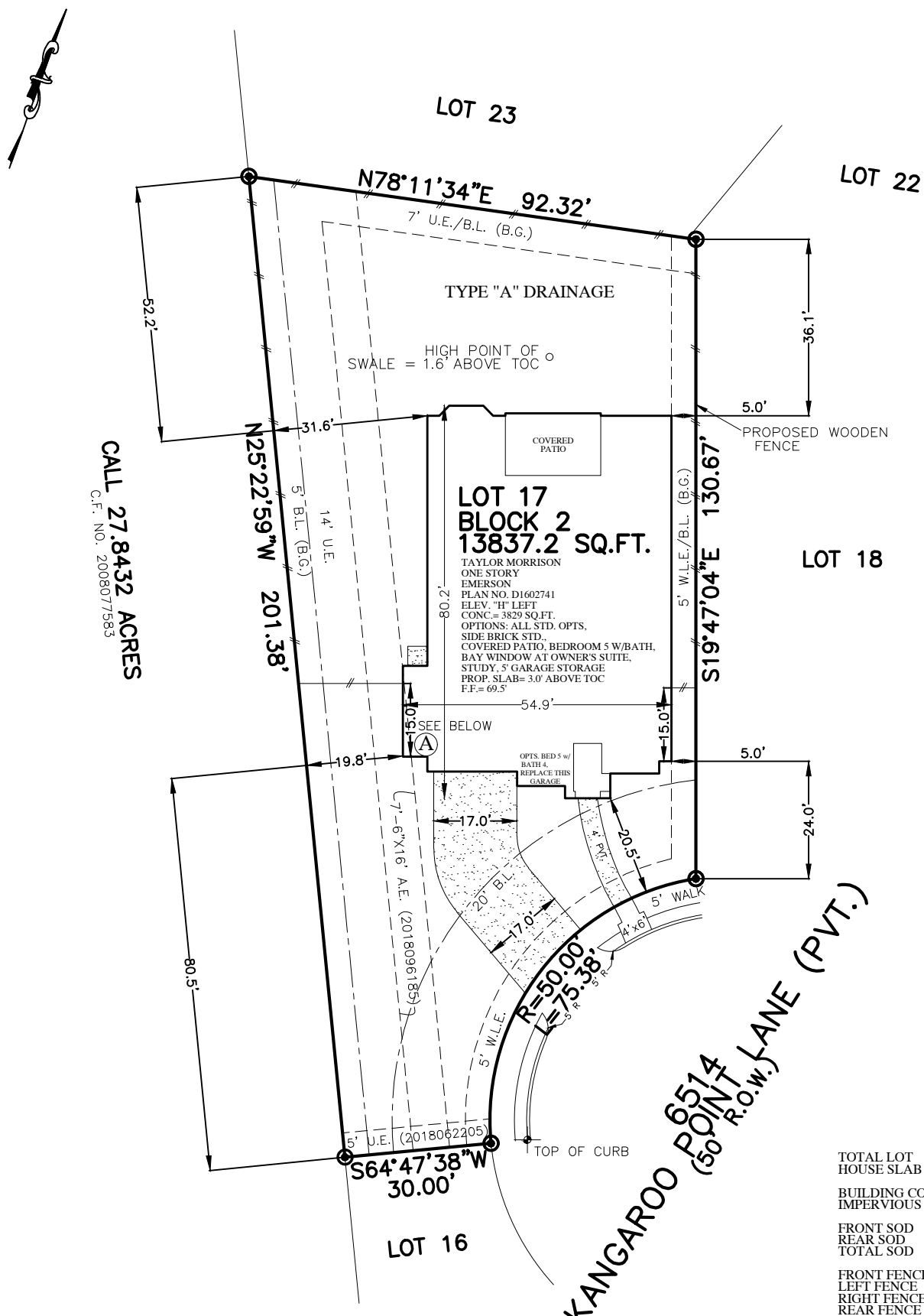




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊙ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊞ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊕ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	⊕ FIRE HYDRANT	⊕ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	⊕ MONUMENT	⊕ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	⊕ IRON ROD	⊕ WATER METER	⊕ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	⊕ IRON PIPE	⊕ GUY ANCHOR	



TOTAL LOT	13837	SQ. FT.
HOUSE SLAB	3829	SQ. FT.
BUILDING COVERAGE	27.67	%
IMPERVIOUS COVERAGE	33.95	%
FRONT SOD	410	SQ. YD.
REAR SOD	619	SQ. YD.
TOTAL SOD	1029	SQ. YD.
FRONT FENCE	26.4	LIN. FT.
LEFT FENCE	104.1	LIN. FT.
RIGHT FENCE	91.7	LIN. FT.
REAR FENCE	92.3	LIN. FT.
TOTAL FENCE	314.5	LIN. FT.
TOTAL FLATWORK	1293	SQ. FT.
DRIVEWAY	746	SQ. FT.
PRIVATE WALK	90	SQ. FT.
APPROACH	146	SQ. FT.
PUBLIC WALK	279	SQ. FT.
A/C PAD	32	SQ. FT.

**PLOT PLAN**  
 SCALE: 1 = 30'

(A) PLAN # EMERSON D1602741 WILL NOT ENCR OACH INTO THE 7'-6" X 16' AERIAL ESMT.

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.

FOR: TAYLOR MORRISON HOMES  
 ADDRESS: 6514 KANGAROO POINT LANE  
 BY: ARM  
 ALLPOINTS JOB#: TM161929 JN SR  
 G.F.: JDL KM  
 JOB: ARM KM FM

FLOOD ZONE: X SHADED  
 COMMUNITY PANEL: 48157C0290L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR: DATE:

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

**LOT 17, BLOCK 2, AVALON AT RIVERSTONE, SECTION 18B, PLAT. NO. 20170050, PLAT RECORDS, FORT BEND COUNTY, TEXAS**

ISSUE DATE: 11/4/2020  
 ISSUE DATE: 9/4/2020  
 ISSUE DATE: 8/12/2019  
 ISSUE DATE: 1/8/2019  
 ISSUE DATE: 9/13/2018  
 ISSUE DATE: 9/11/2018  
 ISSUE DATE: 8/9/2018  
 ISSUE DATE: 7/12/2018

**taylor morrison**

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