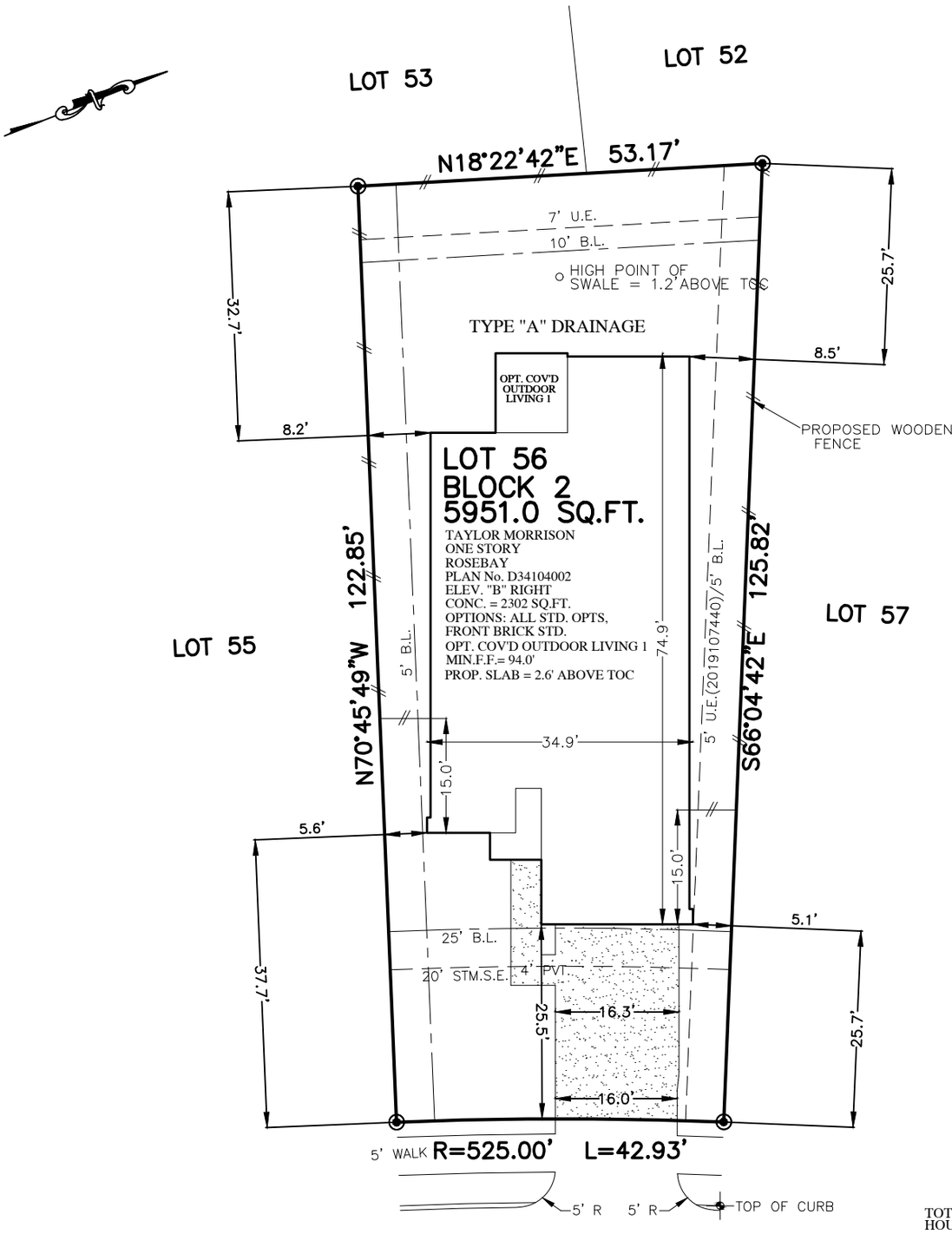
ALLPOINTS SURVEYING

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
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	MANHOLE & INLET / INLET
	ELEV. ELEVATION	FND. FOUND I.P. IRON PIPE	POWER POLE	GUY ANCHOR	VAULT



TOTAL LOT	5951	SQ. FT.
HOUSE SLAB	2302	SQ. FT.
BUILDING COVERAGE	38.68	%
IMPERVIOUS COVERAGE	47.40	%
FRONT SOD	133	SQ. YD.
REAR SOD	234	SQ. YD.
TOTAL SOD	367	SQ. YD.
FRONT FENCE	12.7	LIN. FT.
LEFT FENCE	69.8	LIN. FT.
RIGHT FENCE	84.8	LIN. FT.
REAR FENCE	53.1	LIN. FT.
TOTAL FENCE	220.4	LIN. FT.
TOTAL FLATWORK	848	SQ. FT.
DRIVEWAY	414	SQ. FT.
PRIVATE WALK	73	SQ. FT.
APPROACH	196	SQ. FT.
PUBLIC WALK	133	SQ. FT.
A/C PAD	32	SQ. FT.

8118 COLONY CHASE COURT
(50' 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.

FOR: TAYLOR MORRISON HOMES
ADDRESS: 8118 COLONY CHASE COURT
ALLPOINTS JOB#: TM212575 BY: NH
G.F.: ARM
JOB:

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"

LOT 56, BLOCK 2,
GRAND VISTA, SECTION 19,
PLAT No. 20190109, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 7/15/2020
ISSUE DATE: 6/24/2020

taylor morrison
Darling HOMES

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