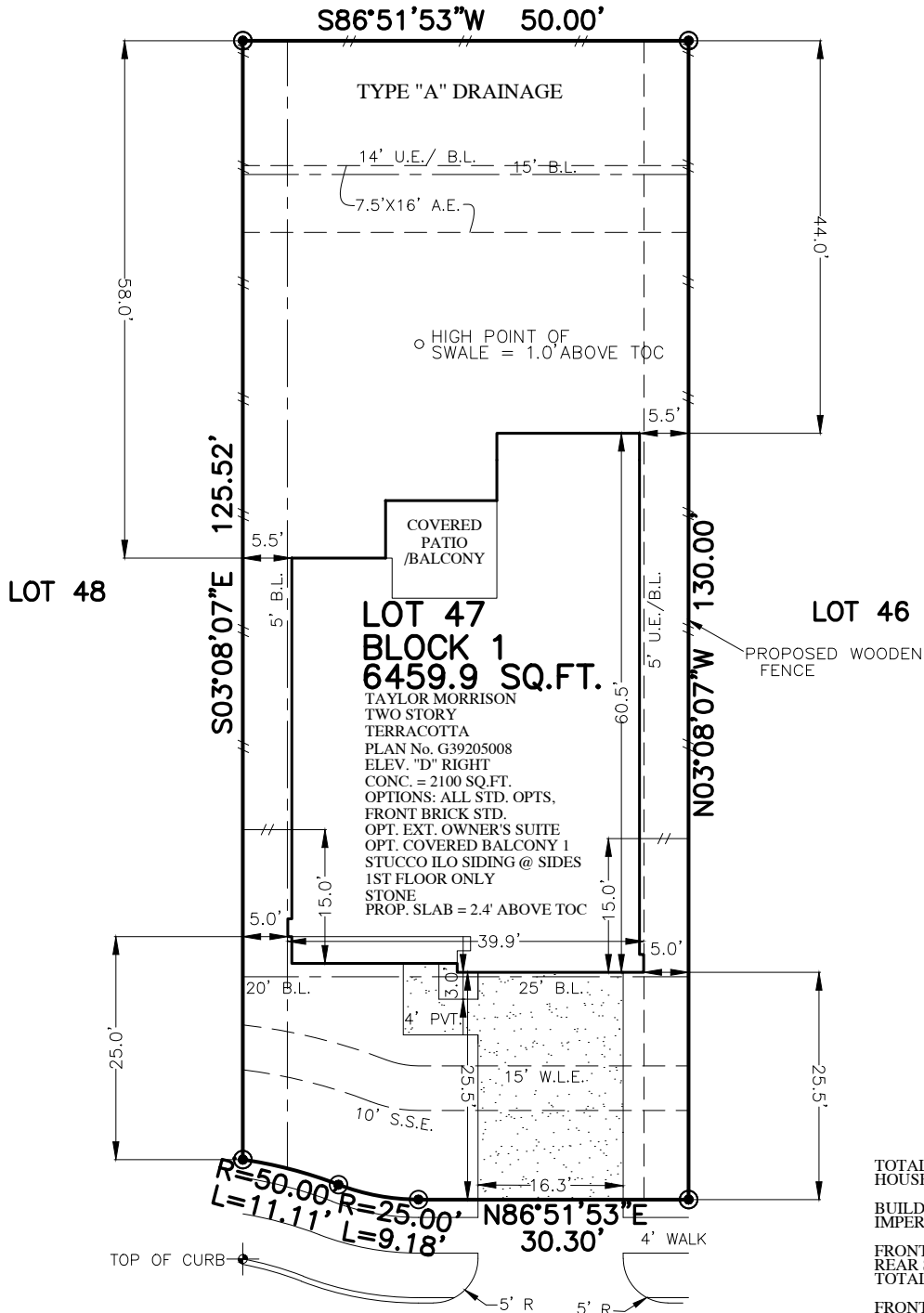




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E.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

EXISTING MORGAN'S LANDING DETENTION POND EASEMENT

H.C.C.F. NO. RP-2019-210543



TOTAL LOT	6459.9	SQ. FT.
HOUSE SLAB	2100	SQ. FT.
BUILDING COVERAGE	32.51	%
IMPERVIOUS COVERAGE	40.20	%
FRONT SOD	132	SQ. YD.
REAR SOD	326	SQ. YD.
TOTAL SOD	458	SQ. YD.
FRONT FENCE	11.0	LIN. FT.
LEFT FENCE	88.5	LIN. FT.
RIGHT FENCE	89.5	LIN. FT.
REAR FENCE	50.0	LIN. FT.
TOTAL FENCE	239.0	LIN. FT.
TOTAL FLATWORK	834	SQ. FT.
DRIVEWAY	415	SQ. FT.
PRIVATE WALK	50	SQ. FT.
APPROACH	200	SQ. FT.
PUBLIC WALK	137	SQ. FT.
A/C PAD	32	SQ. FT.

PLOT PLAN
SCALE: 1" = 20'

439
BARRIOS BAY LANE
(50' R.O.W.)

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: 439 BARRIOS BAY LANE
ALLPOINTS JOB#: TM207472 BY: ES
G.F.:
JOB:

LOT 47, BLOCK 1,
MORGAN'S LANDING, SECTION 7,
FILM CODE NO. 690442, MAP RECORDS,
HARRIS COUNTY, TEXAS



FLOOD ZONE: X SHADED

COMMUNITY PANEL:
48201C0945M

EFFECTIVE DATE: 1/6/2017

LOMR: DATE:

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

ISSUE DATE: 4/29/2020

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