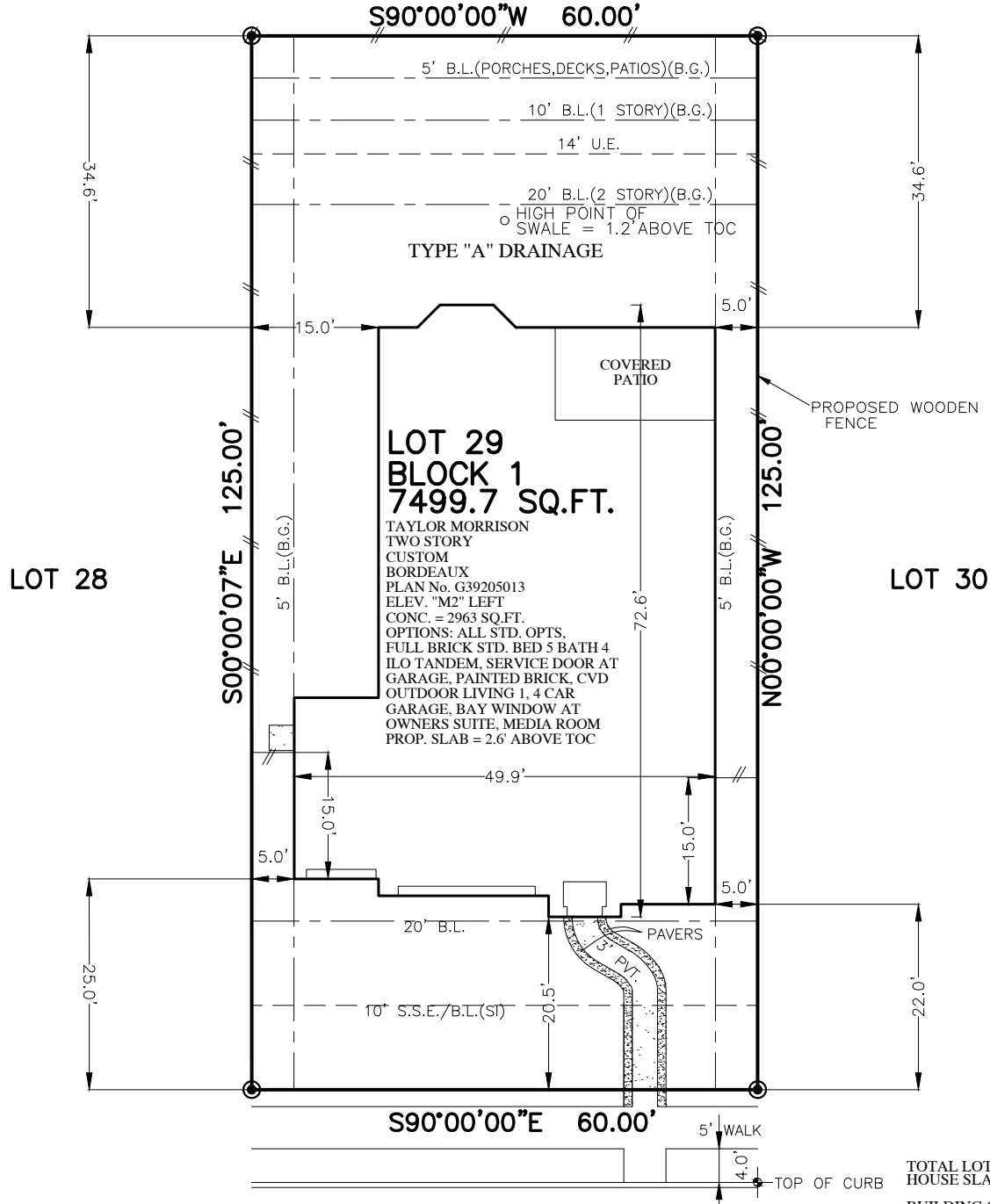




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS 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	POWER POLE	VAULT

CALLED 2065.8 ACRES
C.F. NO. W677033 O.P.R.R.P.H.C.



18815
COPPER BREAKS PARK DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	7499.7	SQ. FT.
HOUSE SLAB	2963	SQ. FT.
BUILDING COVERAGE	39.51 %	
IMPERVIOUS COVERAGE	40.88 %	
FRONT SOD	193	SQ. YD.
REAR SOD	334	SQ. YD.
TOTAL SOD	527	SQ. YD.
FRONT FENCE	10.1	LIN. FT.
LEFT FENCE	88	LIN. FT.
RIGHT FENCE	85	LIN. FT.
REAR FENCE	60	LIN. FT.
TOTAL FENCE	243.1	LIN. FT.
TOTAL FLATWORK	429	SQ. FT.
DRIVEWAY	00	SQ. FT.
PRIVATE WALK	71	SQ. FT.
APPROACH	00	SQ. FT.
PUBLIC WALK	326	SQ. FT.
A/C PAD	32	SQ. FT.
PAVERS	51	SQ. FT.

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: 18815 COPPER BREAKS PARK DRIVE
BY: AHJ IAF CG
ALLPOINTS JOB#: TM207708
G.F.:
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48201C0415N
EFFECTIVE DATE: 11/15/2019
LOMR: DATE:

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

LOT 29, BLOCK 1,
BRIDGELAND PARKLAND VILLAGE, SECTION 37,
FILM CODE NO. _____, MAP RECORDS,
HARRIS COUNTY, TEXAS



ISSUE DATE: 5/26/2020
ISSUE DATE: 5/19/2020
ISSUE DATE: 5/1/2020

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