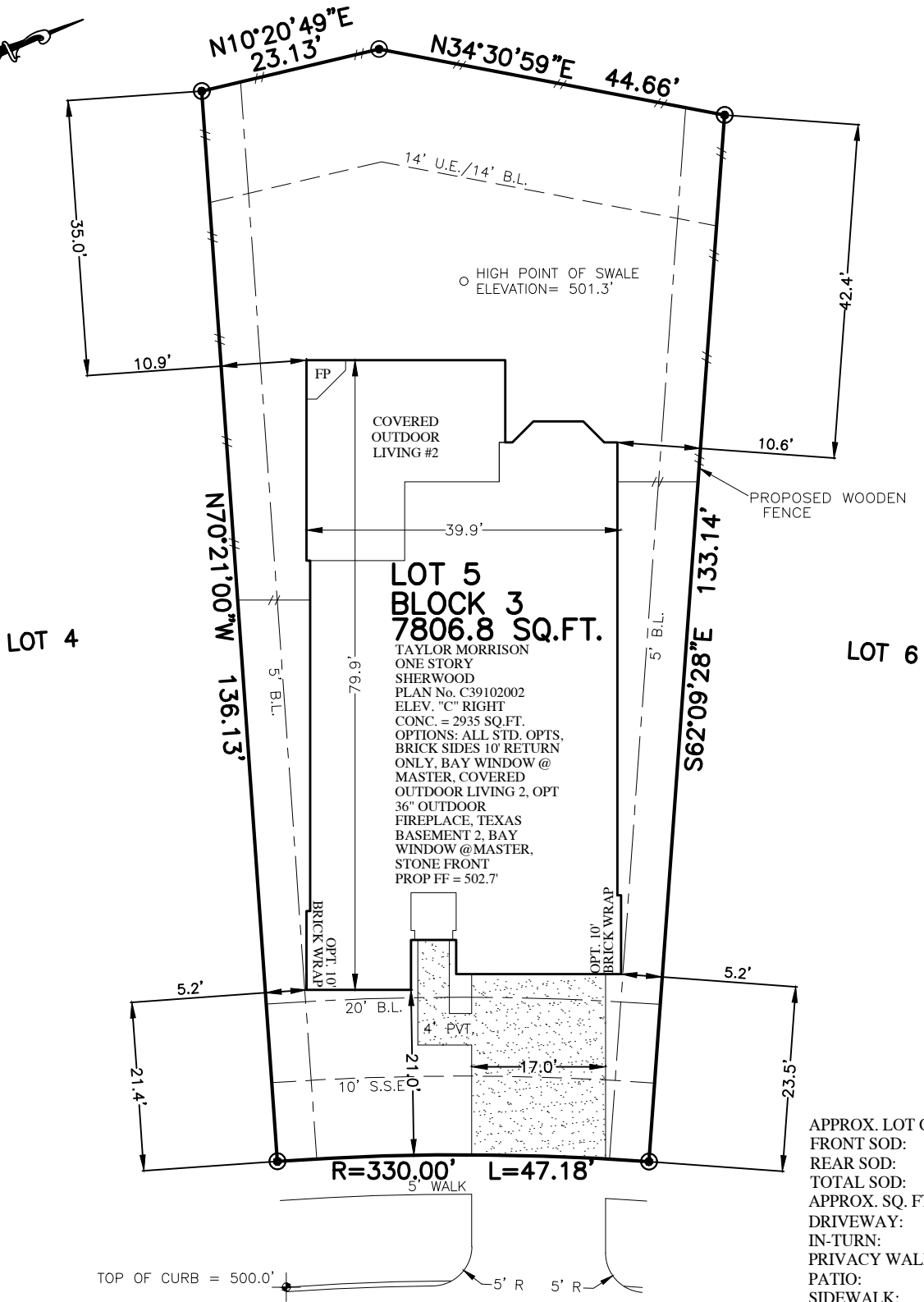




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX	⊞ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊞ 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	● PROPERTY CORNER	⊞ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE I.R. IRON ROD	● POWER POLE	⊞ WATER METER	⊞ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND I.P. IRON PIPE		⊞ GUY ANCHOR	⊞ INLET

CALLED 0.6608 ACRES

F.B.C.C.F. NO. 2016081170



**LOT 5
BLOCK 3
7806.8 SQ.FT.**

TAYLOR MORRISON
ONE STORY
SHERWOOD
PLAN No. C39102002
ELEV. "C" RIGHT
CONC. = 2935 SQ.FT.
OPTIONS: ALL STD. OPTS.
BRICK SIDES 10' RETURN
ONLY, BAY WINDOW @
MASTER, COVERED
OUTDOOR LIVING 2, OPT
36" OUTDOOR
FIREPLACE, TEXAS
BASEMENT 2, BAY
WINDOW @ MASTER,
STONE FRONT
PROP FF = 502.7'

APPROX. LOT COVERAGE:	43.46%
FRONT SOD:	203 SQ. YDS.
REAR SOD:	321 SQ. YDS.
TOTAL SOD:	524 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	393 SQ. FT.
IN-TURN:	292 SQ. FT.
PRIVACY WALK:	65 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	149 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	931 SQ. FT.
FENCE:	
REAR:	67.7 LIN. FT.
LEFT:	64.7 LIN. FT.
RIGHT:	46.6 LIN. FT.
FRONT LEFT:	9.2 LIN. FT.
FRONT RIGHT:	10.2 LIN. FT.
TOTAL FENCE:	198.4 LIN. FT.

**5730
PEDERNALES BEND LANE
(60' P.A.E./P.U.E.)
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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: TAYLOR MORRISON HOMES
ADDRESS: 5730 PEDERNALES BEND LANE
BY: EB
ALLPOINTS JOB#: TM155227 YF
G.F.:
JOB:
FLOOD ZONE: X
COMMUNITY PANEL:
48157C0085L
EFFECTIVE DATE: 4/2/2014
LOMR: DATE:
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

**LOT 5, BLOCK 3,
BONTERRA AT CROSS CREEK
RANCH, SECTION 2,
PLAT NO. 20170193, PLAT RECORDS
FORT BEND COUNTY, TEXAS**

ISSUE DATE: 5/8/2018
ISSUE DATE: 4/17/2018

taylor morrison

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