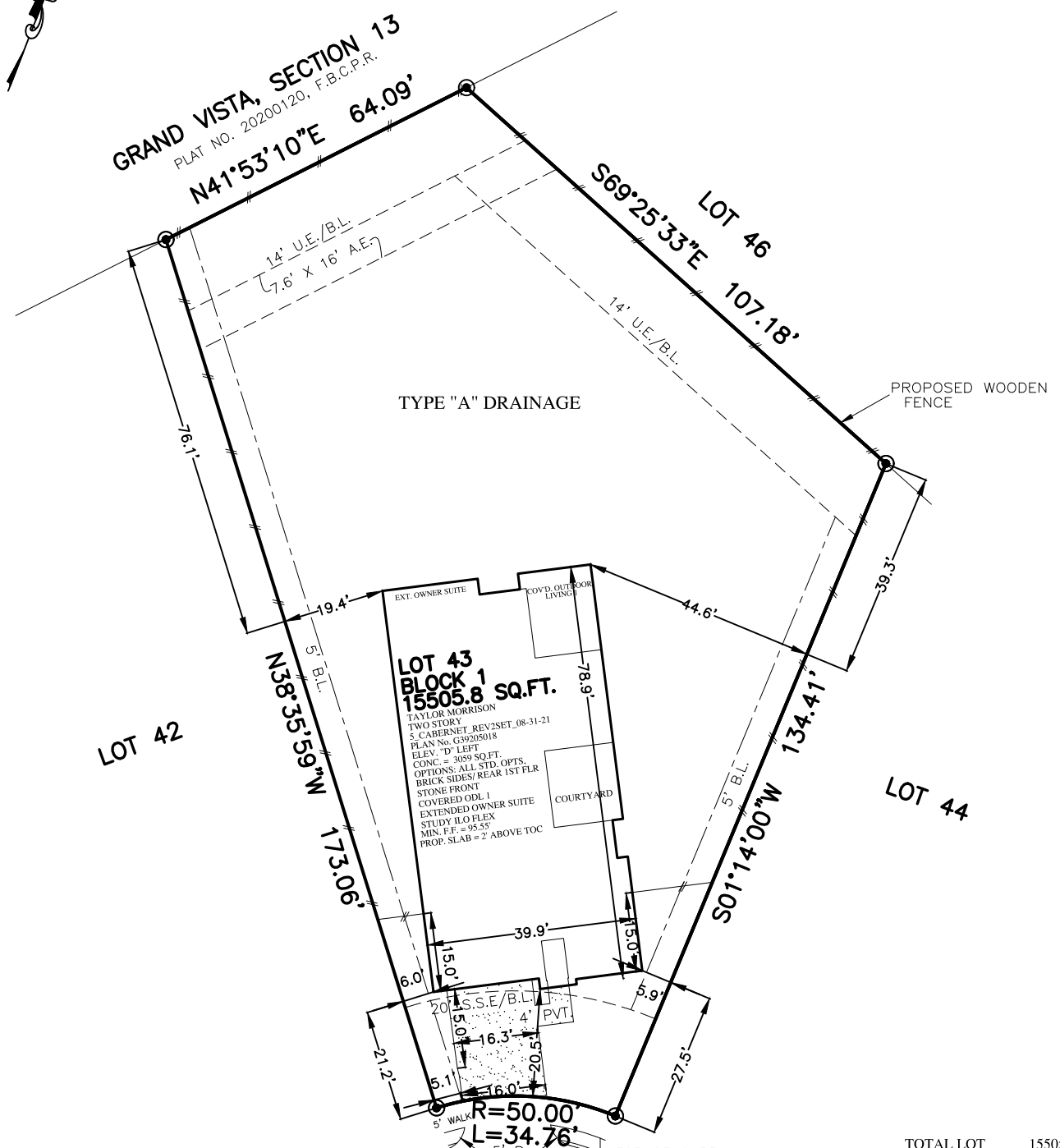




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.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. PERMANENT ACCESS EASEMENT	WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	INLET
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE	VAULT



GRAND VISTA, SECTION 13
 PLAT No. 20200120, F.B.C.P.R.
 N41°53'10"E 64.09'



18110 GRASSHOMLE COURT
 (43' R.O.W.)

PLOT PLAN
 SCALE: 1" = 30'

TOTAL LOT	15505.8	SQ. FT.
HOUSE SLAB	3059	SQ. FT.
BUILDING COVERAGE	19.73	%
IMPERVIOUS COVERAGE	22.45	%
FRONT SOD	102	SQ. YD.
REAR SOD	1241	SQ. YD.
TOTAL SOD	1343	SQ. YD.
FRONT FENCE	24.1	LIN. FT.
LEFT FENCE	135.5	LIN. FT.
RIGHT FENCE	86.3	LIN. FT.
REAR FENCE	171.3	LIN. FT.
TOTAL FENCE	417.2	LIN. FT.
TOTAL FLATWORK	645	SQ. FT.
DRIVEWAY	351	SQ. FT.
PRIVATE WALK	39	SQ. FT.
APPROACH	138	SQ. FT.
PUBLIC WALK	85	SQ. FT.
A/C PAD	32	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: 18110 GRASSHOMLE COURT
 ALLPOINTS JOB#: TM289160 BY: JC
 G.F.:
 JOB:

LOT 43, BLOCK 1,
GRAND VISTA, SECTION 18,
 PLAT No. 20200276, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS



FLOOD ZONE: X
 COMMUNITY PANEL:
 48157C0130L
 EFFECTIVE DATE: 04/02/2014
 LOMR: DATE:

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

ISSUE DATE: 2/14/2022

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