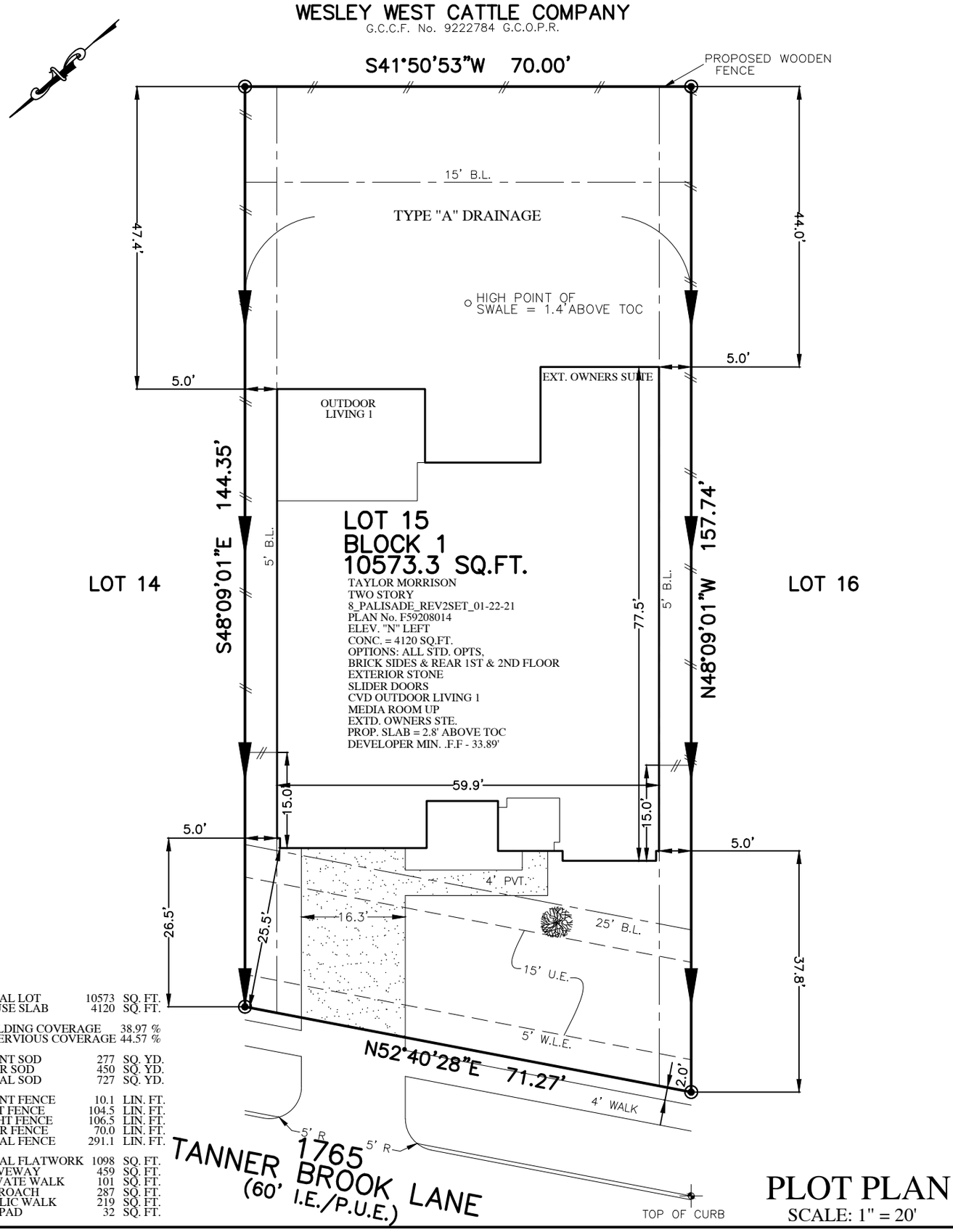
ALLPOINTS SURVEYING

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.	PERMANENT ACCESS EASEMENT		WATER VALVE		GAS METER	MANHOLE & INLET / INLET
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PUBLIC UTILITY EASEMENT		FIRE HYDRANT		CABLE PEDESTAL	VAULT
	PROP.	PROPOSED	PVT.	PRIVATE I.R. IRON ROD		MONUMENT		WATER METER	
	C.M.	CONTROL MONUMENT	FND.	FOUND I.P. IRON PIPE		POWER POLE		GUY ANCHOR	

WESLEY WEST CATTLE COMPANY

G.C.C.F. No. 9222784 G.C.O.P.R.



PLOT PLAN

SCALE: 1" = 20'

TOTAL LOT	10573	SQ. FT.
HOUSE SLAB	4120	SQ. FT.
BUILDING COVERAGE	38.97	%
IMPERVIOUS COVERAGE	44.57	%
FRONT SOD	277	SQ. YD.
REAR SOD	450	SQ. YD.
TOTAL SOD	727	SQ. YD.
FRONT FENCE	10.1	LIN. FT.
LEFT FENCE	104.5	LIN. FT.
RIGHT FENCE	106.5	LIN. FT.
REAR FENCE	70.0	LIN. FT.
TOTAL FENCE	291.1	LIN. FT.
TOTAL FLATWORK	1098	SQ. FT.
DRIVEWAY	459	SQ. FT.
PRIVATE WALK	101	SQ. FT.
APPROACH	287	SQ. FT.
PUBLIC WALK	219	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: 1765 TANNER BROOK LANE
ALLPOINTS JOB#: TM284036 BY: BL
G.F.:
JOB:

FLOOD ZONE: X
COMMUNITY PANEL: 48167C0202G
EFFECTIVE DATE: 08/15/2019
LOMR: DATE:

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

LOT 15, BLOCK 1,
AVALON AT FRIENDSWOOD, SECTION 1,
DOC. No. 2021090827, OFFICIAL PUBLIC RECORDS,
GALVESTON COUNTY, TEXAS

ISSUE DATE: 1/11/2022

taylor morrison
Darling HOMES

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