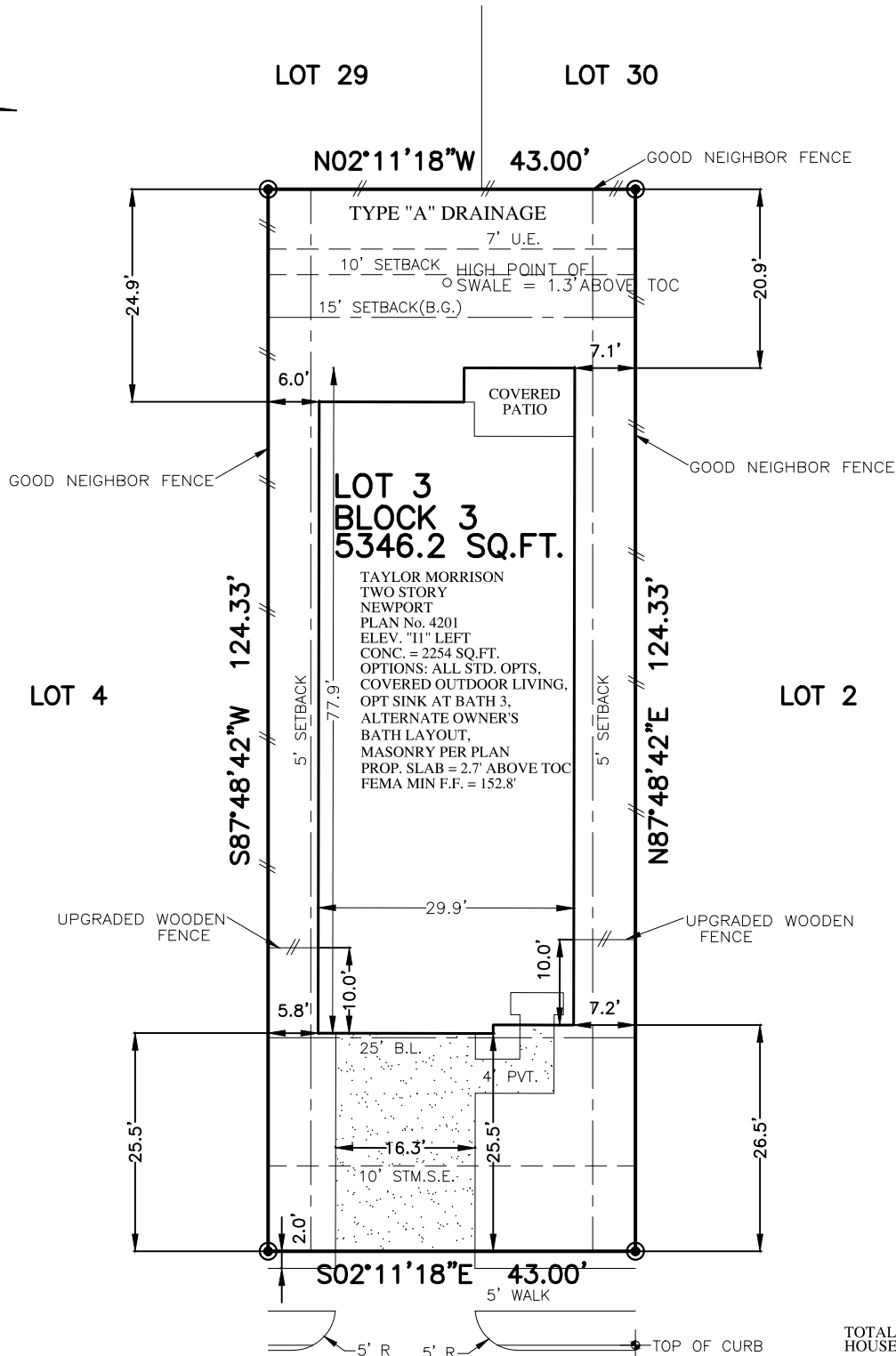




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(GC) 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 I.R. IRON ROD	MONUMENT	INLET
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	VAULT



8811 RIVERTON RIDGE ROAD
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	5346	SQ. FT.
HOUSE SLAB	2254	SQ. FT.
BUILDING COVERAGE	42.16 %	
IMPERVIOUS COVERAGE	51.55 %	
FRONT SOD	103	SQ. YD.
REAR SOD	205	SQ. YD.
TOTAL SOD	308	SQ. YD.
FRONT FENCE	13.1	LIN. FT.
LEFT FENCE	88.8	LIN. FT.
RIGHT FENCE	87.8	LIN. FT.
REAR FENCE	43.0	LIN. FT.
TOTAL FENCE	232.7	LIN. FT.
TOTAL FLATWORK	835	SQ. FT.
DRIVEWAY	417	SQ. FT.
PRIVATE WALK	53	SQ. FT.
APPROACH	200	SQ. FT.
PUBLIC WALK	133	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.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 8811 RIVERTON RIDGE ROAD
 ALLPOINTS JOB#: TM281470 BY: BG
 G.F.:
 JOB:

**LOT 3, BLOCK 3,
 AVALON AT CYPRESS, SECTION 1,
 FILM CODE NO. 696908, PLAT RECORDS,
 HARRIS COUNTY, TEXAS**



FLOOD ZONE: AE
 COMMUNITY PANEL:
 48201C0395N

EFFECTIVE DATE: 11/15/2019
 LOMR: DATE:

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

ISSUE DATE: 12/21/2021

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