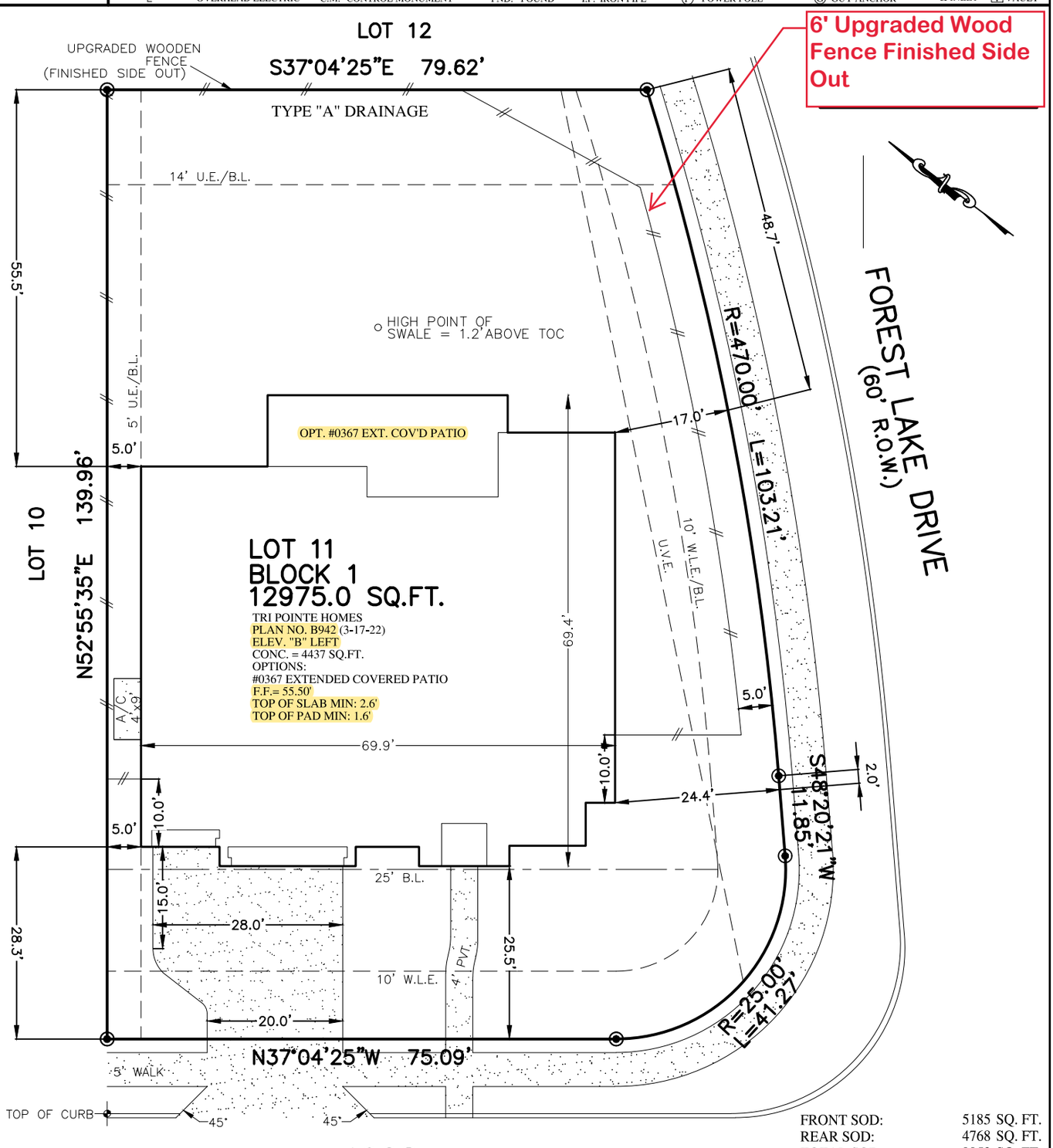
FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT				MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT				GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT				PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT				
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT				
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT				
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE				
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT				
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT				
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	LIGHT POLE	ELECTRIC BOX		
				FIBER OPTIC	TELEPHONE PEDESTAL		
				GAS METER	CABLE PEDESTAL		
				WATER METER	GUY ANCHOR		
						MANHOLE & INLET	INLET VAULT



1902
CARRIAGE LIGHT COURT
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

FRONT SOD:	5185 SQ. FT.
REAR SOD:	4768 SQ. FT.
TOTAL SOD:	9953 SQ. FT.
DRIVEWAY:	679 SQ. FT.
IN-TURN:	253 SQ. FT.
FRONT WALK:	102 SQ. FT.
PUBLIC WALK:	1114 SQ. FT.
REAR PATIO:	00 SQ. FT.
A/C PAD:	36 SQ. FT.
TOTAL FLATWORK:	2184 SQ. FT.
FENCE:	289.7 LIN. FT.
LOT COVERAGE:	40.49 %

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: TRI POINTE HOMES
ADDRESS: 1902 CARRIAGE LIGHT COURT
BY: WH
ALLPOINTS JOB#: TP310827
ARM
G.F.:
JOB: 3167-0059

FLOOD ZONE: X SHADED
COMMUNITY PANEL: 48157C0435L
EFFECTIVE DATE: 04/02/2014
LOMR: DATE:

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

LOT 11, BLOCK 1,
SIENNA, SECTION 36,
PLAT NO. 20220008, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

Signed Final

ISSUE DATE: 3/8/2023
ISSUE DATE: 8/18/2022

©2023, ALLPOINTS LAND SURVEY, INC.
All Rights Reserved.