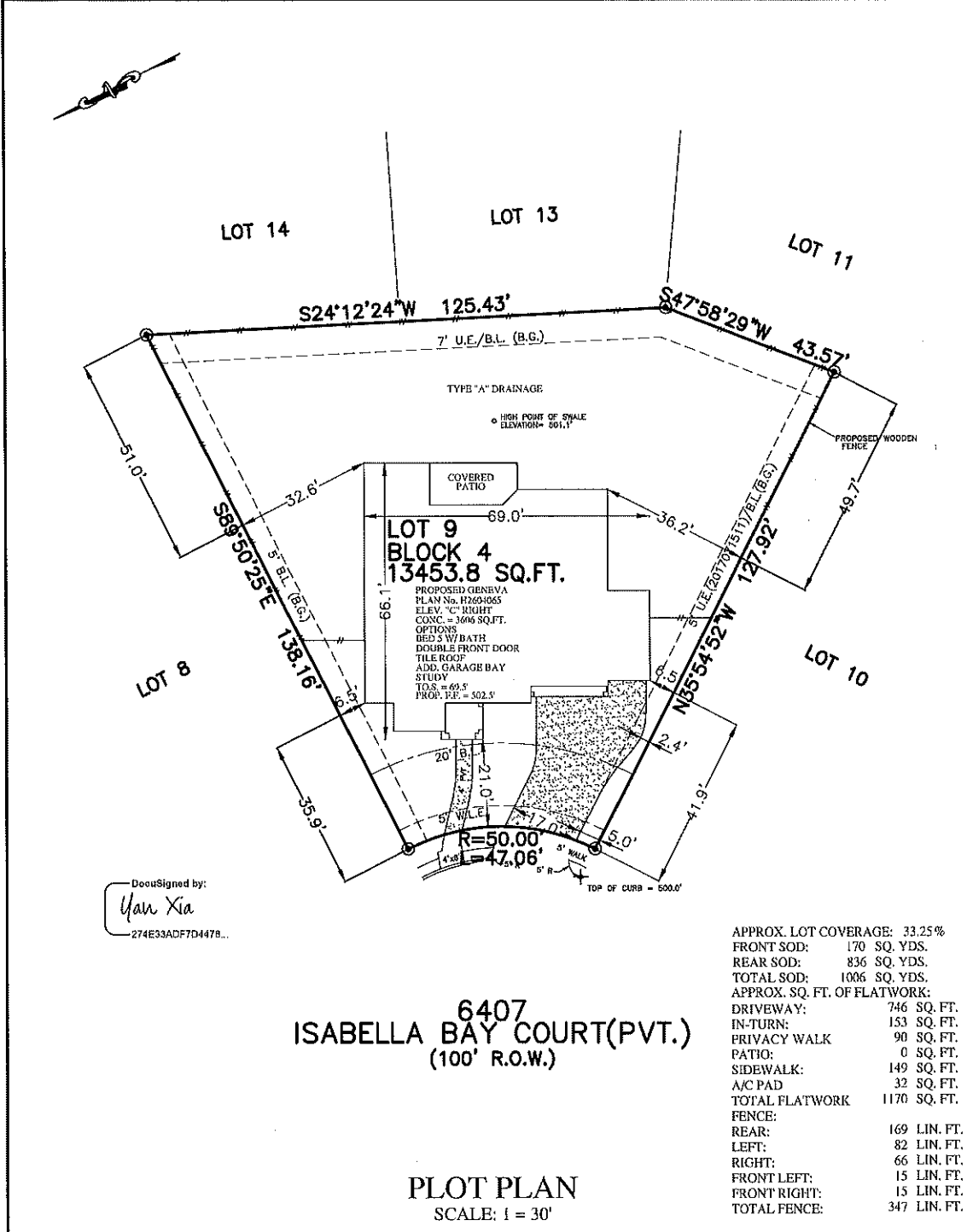




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.U.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE (H.O.)	B.U.L. BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊠ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	S.T.M.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊠ TELEPHONE PEDESTAL	⊠ GAS METER
WOODEN FENCE	E.V.T. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	⊕ FIRE HYDRANT	⊠ CABLE PEDESTAL	⊠ WATER METER
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	⊕ MONUMENT	⊠ WATER METER	⊠ MANHOLE & INLET
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE	⊕ IRON ROD	⊠ GUY ANCHOR	⊠ INLET
OVERHEAD ELECTRIC	B.E.V. ELEVATION	F.N.D. FOUND	⊕ IRON PIPE		



DocuSigned by:
Yan Xia
274E33ADF7D4478...

6407
ISABELLA BAY COURT(PVT.)
(100' R.O.W.)

PLOT PLAN
SCALE: 1 = 30'

APPROX. LOT COVERAGE: 33.25%

FRONT SOD: 170 SQ. YDS.
REAR SOD: 836 SQ. YDS.
TOTAL SOD: 1006 SQ. YDS.
APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	746 SQ. FT.
IN-TURN:	153 SQ. FT.
PRIVACY WALK:	90 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	149 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1170 SQ. FT.

FENCE:

REAR:	169 LIN. FT.
LEFT:	82 LIN. FT.
RIGHT:	66 LIN. FT.
FRONT LEFT:	15 LIN. FT.
FRONT RIGHT:	15 LIN. FT.
TOTAL FENCE:	347 LIN. 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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.

FOR: TAYLOR MORRISON HOMES
ADDRESS: 6407 ISABELLA BAY COURT
ALLPOINTS JOB#: TM161725 BY: AW
G.F.:
JOB:

LOT 9, BLOCK 4,
AVALON AT RIVERSTONE, SECTION 18B,
PLAT. NO. 20170050, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48157C0290L
EFFECTIVE DATE: 4/2/2014
LOMR: DATE:

ISSUE DATE: 7/11/2018

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