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	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. PRIVATE ACCESS EASEMENT	WATER VALVE	
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT	
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	
	ELEV. ELEVATION	FND. FOUND I.P. IRON PIPE	POWER POLE	

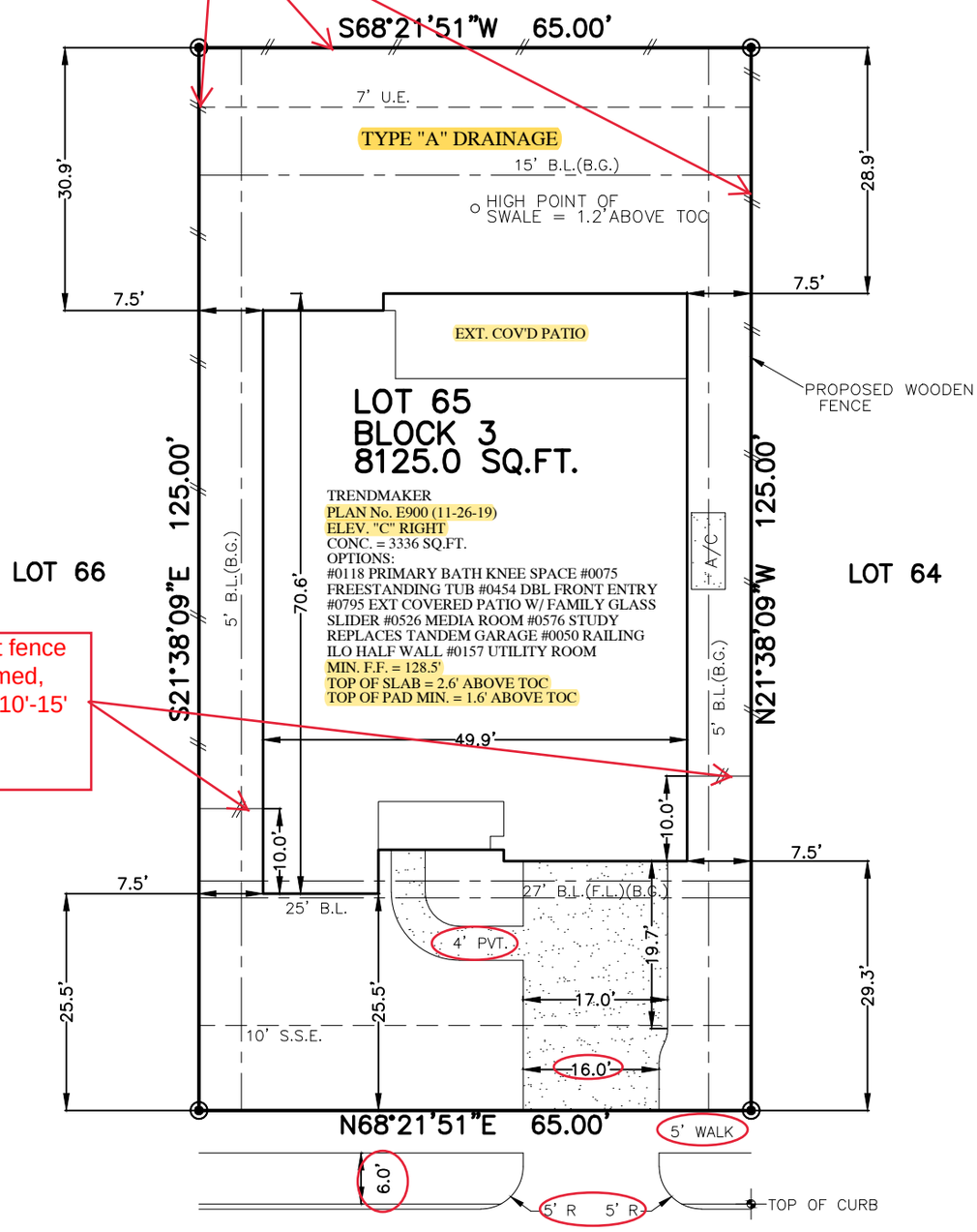
LIGHT POLE
ELECTRIC BOX
FIBER OPTIC
TELEPHONE PEDESTAL
GAS METER
CABLE PEDESTAL
WATER METER
GUY ANCHOR

MANHOLE & INLET
INLET
VAULT

Builder wood fence good side IN (3 rail OUT) on rear. Typical good neighbor on both sides. Specs per GL's.

Signed Final

CALLED 109.3774 ACRES
C.F. NO.'S 9513987, 9563461, 9539038, 2007152029 & 2016001505



Upgraded wood front fence returns capped, trimmed, stained and setback 10'-15' from front corner of elevation.

See GL's for landscaping and screening requirements including one 4" caliper live oak. Screen all utilities in public view.

1222 ZOYAS CREEK TRAIL
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

FRONT SOD:	1705 SQ. FT.
REAR SOD:	2757 SQ. FT.
TOTAL SOD:	4462 SQ. FT.
DRIVEWAY:	491 SQ. FT.
IN-TURN:	196 SQ. FT.
FRONT WALK:	88 SQ. FT.
PUBLIC WALK:	245 SQ. FT.
REAR PATIO:	346 SQ. FT.
A/C PAD:	36 SQ. FT.
TOTAL FLATWORK:	1402 SQ. FT.
FENCE:	255.3 LIN. FT.
LOT COVERAGE:	52.89 %

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: 1222 ZOYAS CREEK TRAIL
ALLPOINTS JOB#: TP239927 BY: MP
G.F.:
JOB: 3207-0057

FLOOD ZONE: X SHADED
COMMUNITY PANEL: 48157C0040L
EFFECTIVE DATE: 4/2/2004
LOMR: 18-06-2562A DATE: 6-22-2018

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

LOT 65, BLOCK 3,
WILLOW FORK GROVES, SECTION 1,
PLAT. NO. 20180219, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 2/1/2021

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