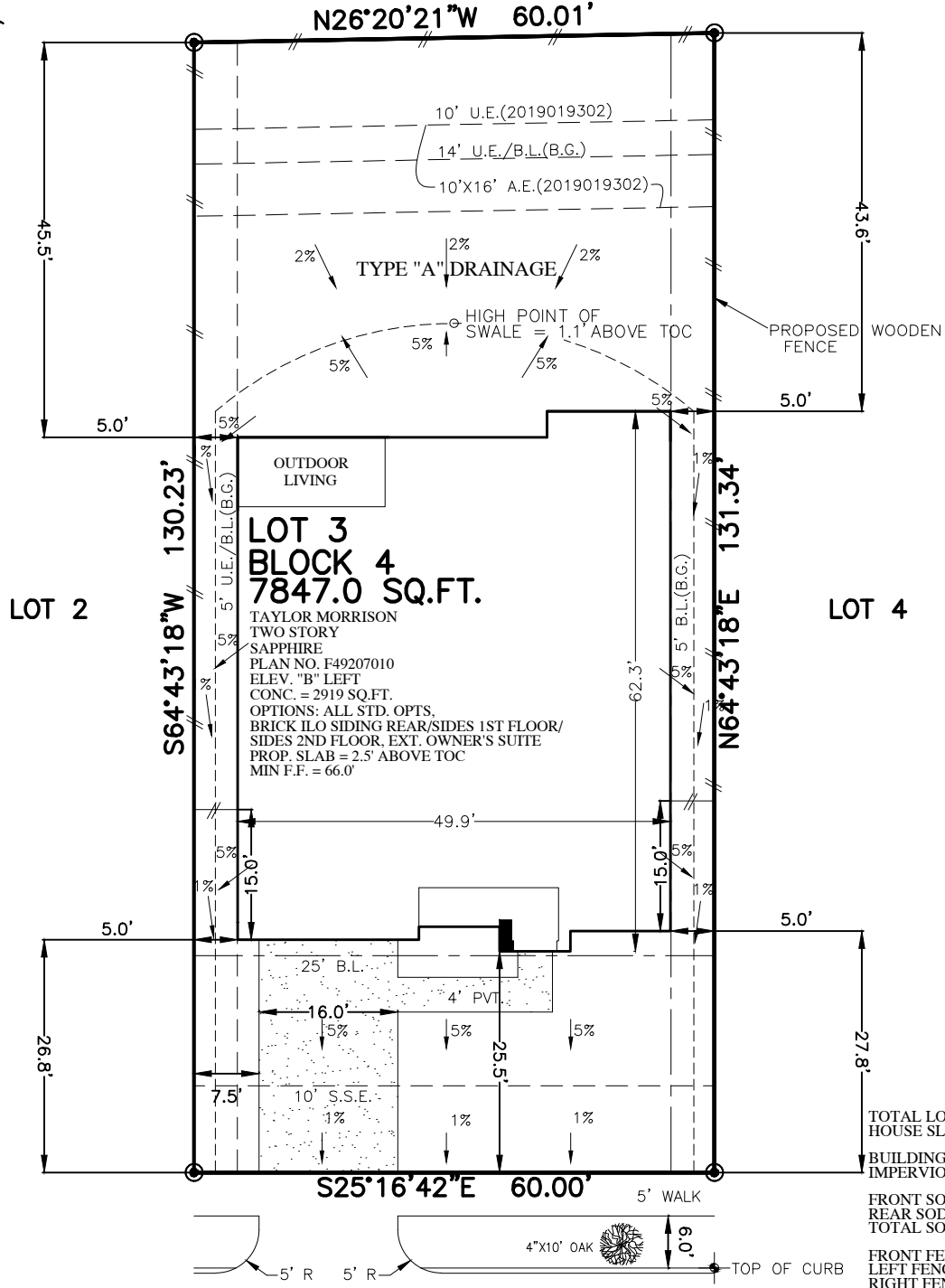




| | | | | |
|--------------------|-----------------------------------|---------------------------------|--|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PROPERTY LINE | B.L.(FL) FRONT LOAD BUILDING LINE | U.E. UTILITY 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.(3C) 3 CAR BUILDING LINE | S.M.S.E. STORM SEWER EASEMENT | A.E. AERIAL EASEMENT | FIBER OPTIC |
| WOODEN FENCE | G.B.L. GARAGE BUILDING LINE | S.S.E. SANITARY SEWER EASEMENT | D.E. DRAINAGE EASEMENT | TELEPHONE PEDESTAL |
| WROUGHT IRON FENCE | (B.G.) BUILDER GUIDELINES | R.O.W. RIGHT-OF-WAY | E.E. ELECTRIC EASEMENT | WATER VALVE |
| CHAIN LINK FENCE | F.F. FINISHED FLOOR | P.A.E. PRIVATE ACCESS EASEMENT | WATER VALVE | FIRE HYDRANT |
| OVERHEAD ELECTRIC | EXT. EXTENDED | P.U.E. PRIVATE UTILITY EASEMENT | MONUMENT | MONUMENT |
| | PROP. PROPOSED | PVT. PRIVATE | IP. IRON PIPE | POWER POLE |
| | ELEV. ELEVATION | FND. FOUND | | |

CALLLED 97.84 ACRES
C.F. NO. 2018023813



| | | |
|------------------------|-------|----------|
| TOTAL LOT | 7847 | SQ. FT. |
| HOUSE SLAB | 2919 | SQ. FT. |
| BUILDING COVERAGE | 37.20 | % |
| IMPERVIOUS COVERAGE | 44.13 | % |
| FRONT SOD | 169 | SQ. YD. |
| REAR SOD | 350 | SQ. YD. |
| TOTAL SOD | 519 | SQ. YD. |
| FRONT FENCE | 10.1 | LIN. FT. |
| LEFT FENCE | 88.4 | LIN. FT. |
| RIGHT FENCE | 88.5 | LIN. FT. |
| REAR FENCE | 60 | LIN. FT. |
| TOTAL FENCE | 247.0 | LIN. FT. |
| TOTAL FLATWORK | 960 | SQ. FT. |
| DRIVEWAY | 429 | SQ. FT. |
| PRIVATE WALK | 83 | SQ. FT. |
| APPROACH | 196 | SQ. FT. |
| PUBLIC WALK | 220 | SQ. FT. |
| A/C PAD | 32 | SQ. FT. |
| FLOOR AREA RATIO (FAR) | 0.25 | |
| FOOTPRINT | 2919 | SQ. FT. |
| TOTAL LOT | 7847 | SQ. FT. |
| LOT COVERAGE | 35.47 | % |
| IMPERMEABLE LOT COV. | 43.74 | % |

5626
JAMES LANDING DRIVE (PVT.)
(50' P.A.E./P.U.E.)

PLOT PLAN
SCALE: 1" = 20'

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. LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
6. POST IN HOLE FENCE INSTALLATION.
7. FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 1.5' ABOVE BFE, 1' ABOVE TOP OF CURB AND 1.5' ABOVE NATURAL GROUND OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER PER RECORDED PLAT.

FOR:TAYLOR MORRISON HOMES
ADDRESS: 5626 JAMES LANDING DRIVE
ALLPOINTS JOB#: TM194859 BY: AHJ
G.F.: ARM
JOB:

LOT 3, BLOCK 4,
HAGERSON ROAD TRACT, SECTION 1,
PLAT NO. 20190180, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



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

ISSUE DATE: 10/19/2020
ISSUE DATE: 7/2/2020

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