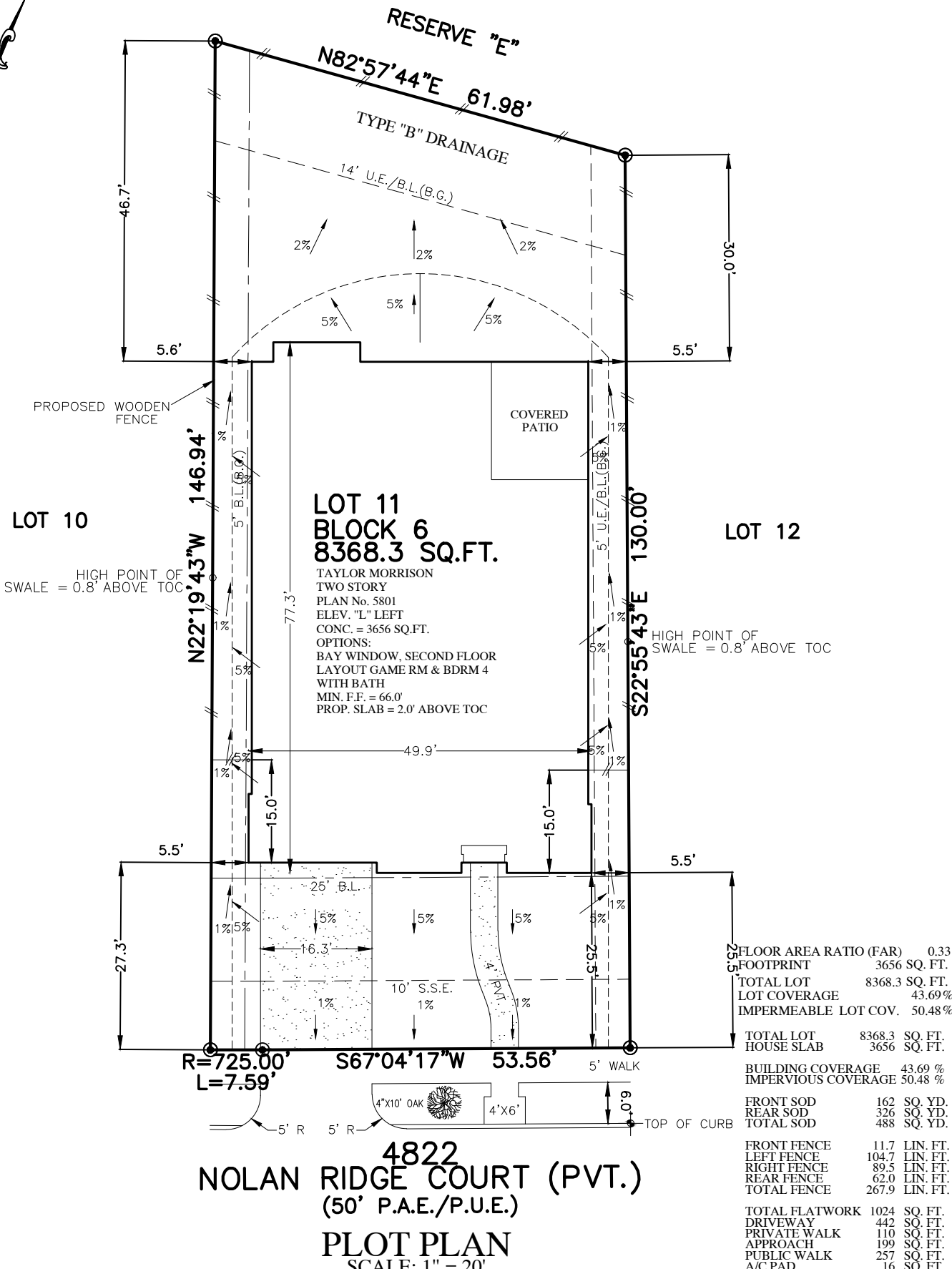




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS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



FLOOR AREA RATIO (FAR)	0.33
FOOTPRINT	3656 SQ. FT.
TOTAL LOT	8368.3 SQ. FT.
LOT COVERAGE	43.69%
IMPERMEABLE LOT COV.	50.48%
TOTAL LOT	8368.3 SQ. FT.
HOUSE SLAB	3656 SQ. FT.
BUILDING COVERAGE	43.69%
IMPERVIOUS COVERAGE	50.48%
FRONT SOD	162 SQ. YD.
REAR SOD	326 SQ. YD.
TOTAL SOD	488 SQ. YD.
FRONT FENCE	11.7 LIN. FT.
LEFT FENCE	104.7 LIN. FT.
RIGHT FENCE	89.5 LIN. FT.
REAR FENCE	62.0 LIN. FT.
TOTAL FENCE	267.9 LIN. FT.
TOTAL FLATWORK	1024 SQ. FT.
DRIVEWAY	442 SQ. FT.
PRIVATE WALK	110 SQ. FT.
APPROACH	199 SQ. FT.
PUBLIC WALK	257 SQ. FT.
A/C PAD	16 SQ. FT.

4822
NOLAN RIDGE COURT (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: 4822 NOLAN RIDGE COURT
 ALLPOINTS JOB#: TM194685 BY: ES
 G.F.: ARM
 JOB:
 FLOOD ZONE: AE
 COMMUNITY PANEL:
 48157C0290L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:
 "THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 11, BLOCK 6,
HAGERSON ROAD TRACT, SECTION 1,
PLAT NO. 20190180, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 3/3/2021
 ISSUE DATE: 12/9/2020

taylor morrison

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