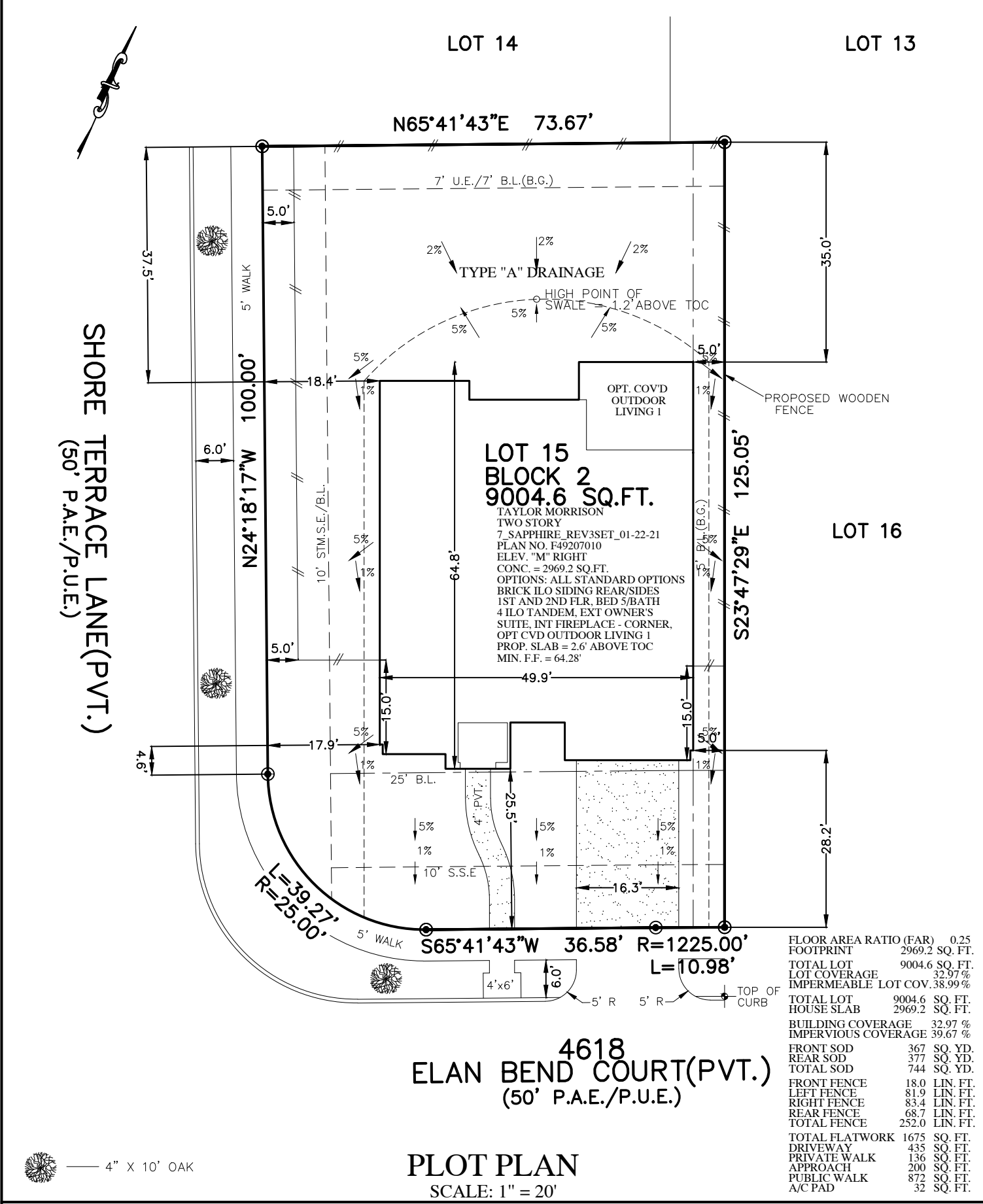




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. 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	⊕ TELEPHONE PEDESTAL
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊕ GAS METER
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊕ CABLE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	⊕ WATER VALVE	⊕ WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	⊕ FIRE HYDRANT	⊕ MONUMENT
	PROP. PROPOSED	P.V.T. PRIVATE	⊕ MONUMENT	⊕ POWER POLE
	C.M. CONTROL MONUMENT	FND. FOUND	⊕ IRON ROD	⊕ IRON PIPE



FLOOR AREA RATIO (FAR)	0.25
FOOTPRINT	2969.2 SQ. FT.
TOTAL LOT	9004.6 SQ. FT.
LOT COVERAGE	32.97%
IMPERMEABLE LOT COV.	38.99%
TOTAL LOT	9004.6 SQ. FT.
HOUSE SLAB	2969.2 SQ. FT.
BUILDING COVERAGE	32.97%
IMPERVIOUS COVERAGE	39.67%
FRONT SOD	367 SQ. YD.
REAR SOD	377 SQ. YD.
TOTAL SOD	744 SQ. YD.
FRONT FENCE	18.0 LIN. FT.
LEFT FENCE	81.9 LIN. FT.
RIGHT FENCE	83.4 LIN. FT.
REAR FENCE	68.7 LIN. FT.
TOTAL FENCE	252.0 LIN. FT.
TOTAL FLATWORK	1675 SQ. FT.
DRIVEWAY	435 SQ. FT.
PRIVATE WALK	136 SQ. FT.
APPROACH	200 SQ. FT.
PUBLIC WALK	872 SQ. FT.
A/C PAD	32 SQ. 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, 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. POST IN HOLE FENCE INSTALLATION
 6. 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.
 7. LANDSCAPING COMPLIES WITH CITY OF SUGAR LAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.

FOR: TAYLOR MORRISON HOMES
 ADDRESS: 4618 ELAN BEND COURT
 ALLPOINTS JOB#: TM263720 BY: JRK
 G.F.:
 JOB:

FLOOD ZONE: X SHADED

COMMUNITY PANEL:
 48157CO290L

EFFECTIVE DATE: 4/2/2014

LOMR: 20-06-1722P | DATE: 6/23/2021

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

LOT 15, BLOCK 2,
HAGERSON ROAD TRACT, SECTION 2,
PLAT. NO. 20200246, PLAT RECORDS.
FORD BEND COUNTY, TEXAS

ISSUE DATE: 7/19/2021

taylor morrison

Darling HOMES

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