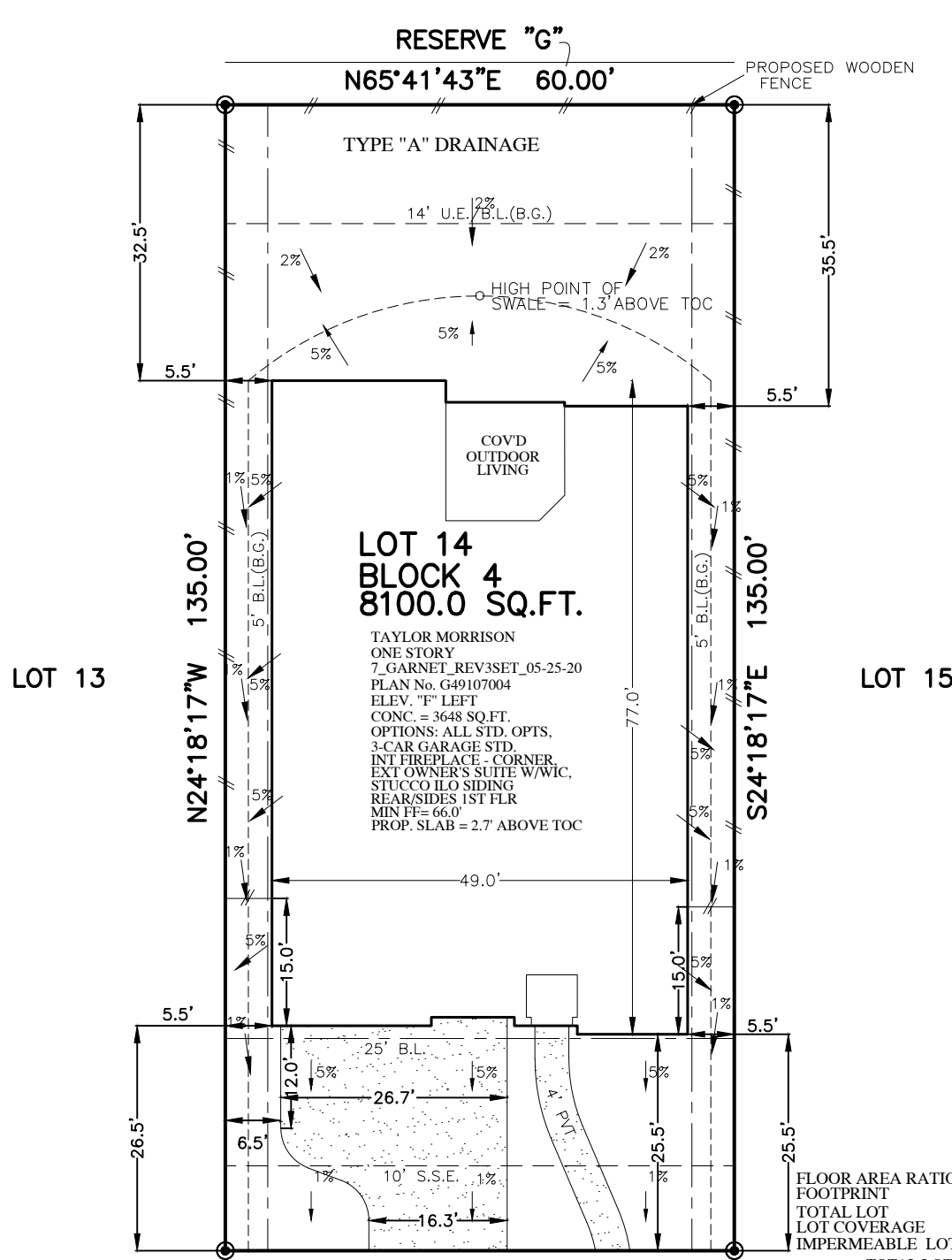




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E.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



FLOOR AREA RATIO (FAR)	0.33
FOOTPRINT	3648 SQ. FT.
TOTAL LOT	8100 SQ. FT.
LOT COVERAGE	46.09%
IMPERMEABLE LOT COV.	55.77%
TOTAL LOT	7914.2 SQ. FT.
HOUSE SLAB	3648 SQ. FT.
BUILDING COVERAGE	46.09%
IMPERVIOUS COVERAGE	55.77%
FRONT SOD	137 SQ. YD.
REAR SOD	301 SQ. YD.
TOTAL SOD	438 SQ. YD.
FRONT FENCE	11.0 LIN. FT.
LEFT FENCE	93.5 LIN. FT.
RIGHT FENCE	94.5 LIN. FT.
REAR FENCE	60.0 LIN. FT.
TOTAL FENCE	259.0 LIN. FT.
TOTAL FLATWORK	1216 SQ. FT.
DRIVEWAY	623 SQ. FT.
PRIVATE WALK	111 SQ. FT.
APPROACH	200 SQ. FT.
PUBLIC WALK	250 SQ. FT.
A/C PAD	32 SQ. FT.

**4722  
CLEAR CREEK 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: 4722 CLEAR CREEK DRIVE  
 ALLPOINTS JOB#: TM194870 BY: JDL  
 G.F.:  
 JOB:

**LOT 14, BLOCK 4,  
HAGERSON ROAD TRACT, SECTION 1,  
PLAT NO. 20190180, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS**



FLOOD ZONE: AE/X SHADED  
 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"

ISSUE DATE: 4/7/2021

©2021, ALLPOINTS LAND SURVEY, INC.  
All Rights Reserved.