

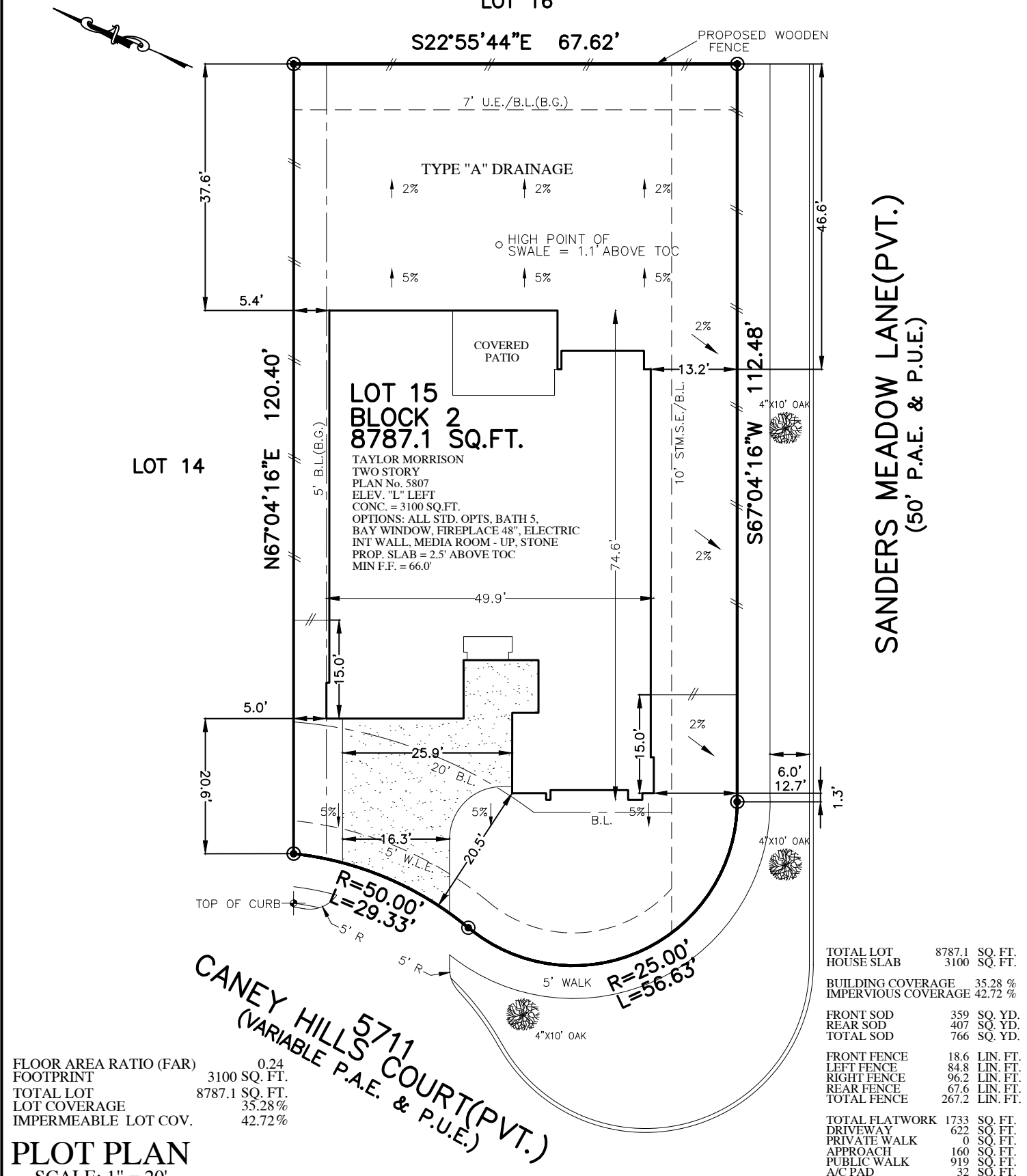


FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS 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	WATER METER & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	VAULT
	C.M. CONTROL MONUMENT	F.N.D. FOUND	I.P. IRON PIPE	

LOT 16

S22°55'44"E 67.62'

PROPOSED WOODEN FENCE



SANDERS MEADOW LANE (PVT.)
(50' P.A.E. & P.U.E.)

LOT 15
BLOCK 2
8787.1 SQ.FT.
TAYLOR MORRISON
TWO STORY
PLAN No. 5807
ELEV. "L" LEFT
CONC. = 3100 SQ.FT.
OPTIONS: ALL STD. OPTS. BATH 5,
BAY WINDOW, FIREPLACE 48", ELECTRIC
INT WALL, MEDIA ROOM - UP, STONE
PROP. SLAB = 2.5' ABOVE TOC
MIN F.F. = 66.0'

CANEY HILLS 5711
(VARIABLE P.A.E. & P.U.E.)
CANEY HILLS COURT (PVT.)

FLOOR AREA RATIO (FAR)	0.24
FOOTPRINT	3100 SQ. FT.
TOTAL LOT	8787.1 SQ. FT.
LOT COVERAGE	35.28%
IMPERMEABLE LOT COV.	42.72%

PLOT PLAN
SCALE: 1" = 20'

TOTAL LOT	8787.1 SQ. FT.
HOUSE SLAB	3100 SQ. FT.
BUILDING COVERAGE	35.28%
IMPERVIOUS COVERAGE	42.72%
FRONT SOD	359 SQ. YD.
REAR SOD	407 SQ. YD.
TOTAL SOD	766 SQ. YD.
FRONT FENCE	18.6 LIN. FT.
LEFT FENCE	84.8 LIN. FT.
RIGHT FENCE	96.2 LIN. FT.
REAR FENCE	67.6 LIN. FT.
TOTAL FENCE	267.2 LIN. FT.
TOTAL FLATWORK	1733 SQ. FT.
DRIVEWAY	622 SQ. FT.
PRIVATE WALK	0 SQ. FT.
APPROACH	160 SQ. FT.
PUBLIC WALK	919 SQ. FT.
A/C PAD	32 SQ. FT.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 - 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.
 - 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.
 - 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.
 - LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
 - POST IN HOLE FENCE INSTALLATION.
 - 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: 5711 CANEY HILLS COURT
ALLPOINTS JOB#: TM249790 BY: AHJ
G.F.:
JOB:

LOT 15, BLOCK 2,
HAGERSON ROAD TRACT, SECTION 1,
PLAT NO. 20190180, PLAT RECORDS,
FORT BEND COUNTY, TEXAS



FLOOD ZONE: 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

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