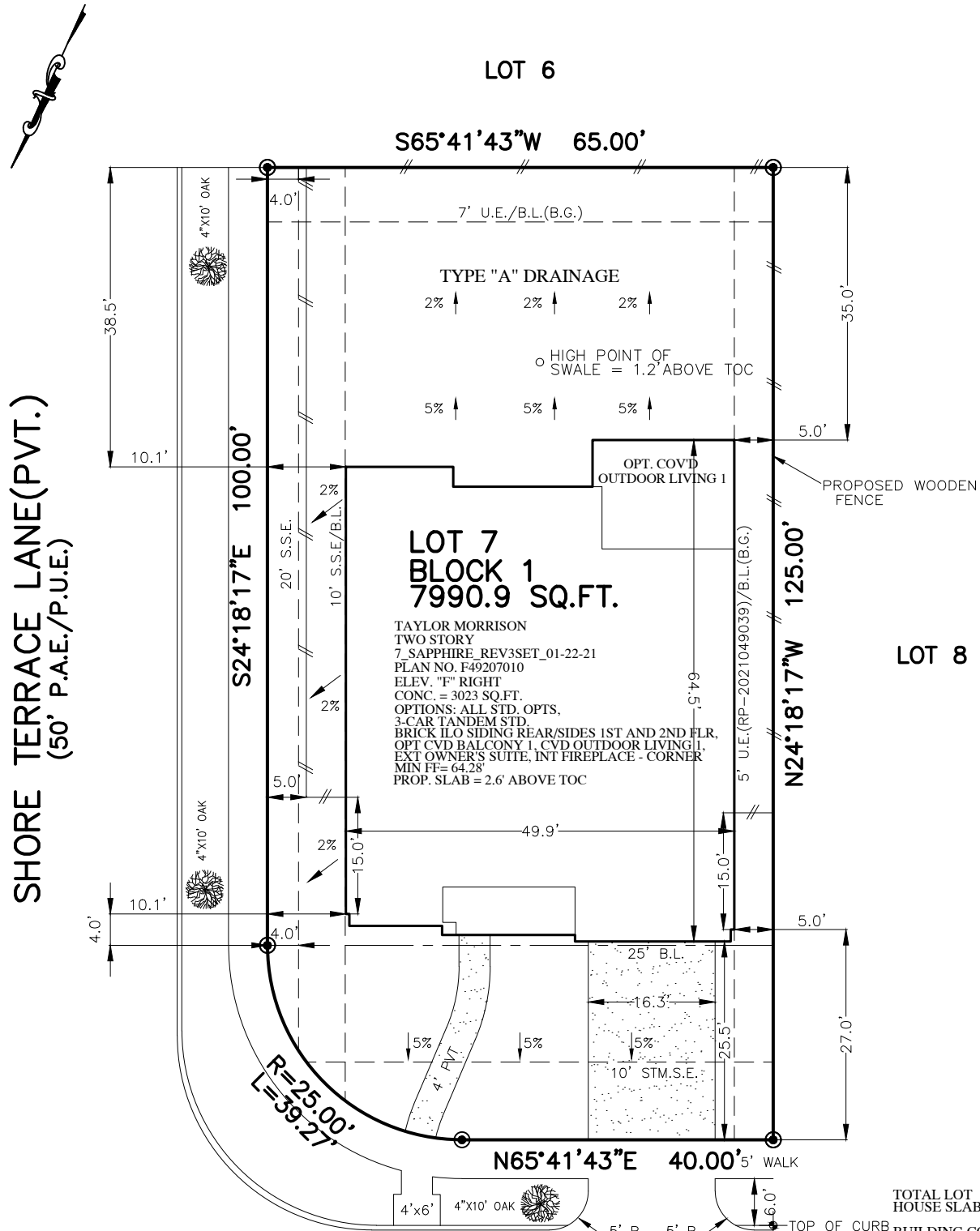




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.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	MANHOLE & INLET
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	INLET
	C.M. CONTROL MONUMENT	FND. FOUND	I.P. IRON PIPE	VAULT



TOTAL LOT	7990.9	SQ. FT.
HOUSE SLAB	3023	SQ. FT.
BUILDING COVERAGE	37.83	%
IMPERVIOUS COVERAGE	44.79	%
FRONT SOD	319	SQ. YD.
REAR SOD	303	SQ. YD.
TOTAL SOD	622	SQ. YD.
FRONT FENCE	10.1	LIN. FT.
LEFT FENCE	81.0	LIN. FT.
RIGHT FENCE	83.0	LIN. FT.
REAR FENCE	60.0	LIN. FT.
TOTAL FENCE	234.1	LIN. FT.
TOTAL FLATWORK	1625	SQ. FT.
DRIVEWAY	416	SQ. FT.
PRIVATE WALK	108	SQ. FT.
APPROACH	200	SQ. FT.
PUBLIC WALK	869	SQ. FT.
A/C PAD	32	SQ. FT.

FLOOR AREA RATIO (FAR)	0.25
FOOTPRINT	3023 SQ. FT.
TOTAL LOT	7990.9 SQ. FT.
LOT COVERAGE	37.83%
IMPERMEABLE LOT COV.	44.69%

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: 4627 CLEAR CREEK DRIVE
 ALLPOINTS JOB#: TM255200 BY: JDL
 G.F.:
 JOB:

LOT 7, BLOCK 1,
HAGERSON ROAD TRACT, SECTION 2,
PLAT. NO. 20200246, PLAT RECORDS.
FORD BEND COUNTY, TEXAS



FLOOD ZONE: X
 COMMUNITY PANEL:
 48157CO290L
 EFFECTIVE DATE: 4/2/2014
 LOMR: DATE:

ISSUE DATE: 5/11/2021

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