

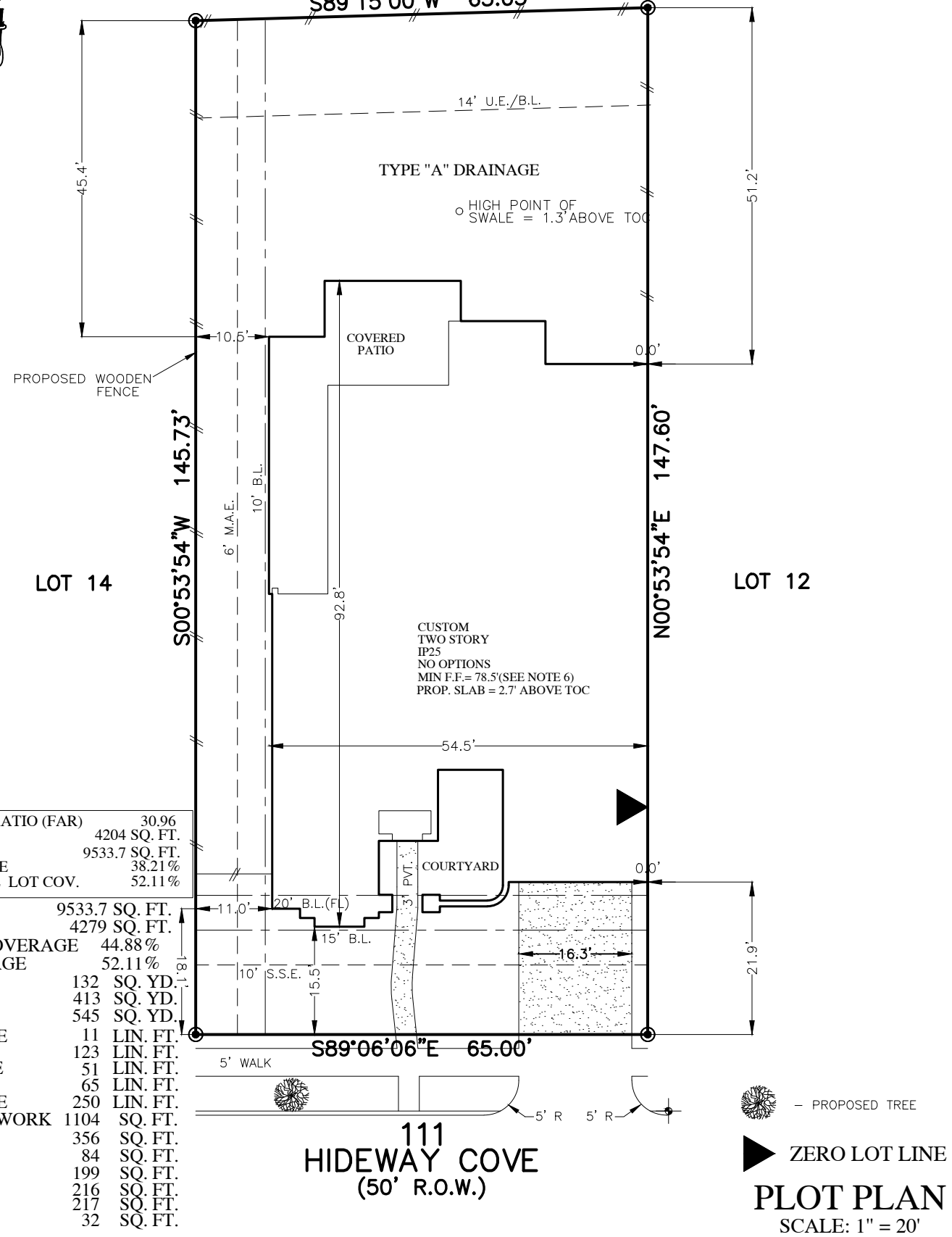


FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SD) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. 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	⊕ WATER METER
	PROP. PROPOSED	PVT. PRIVATE	⊕ MONUMENT	⊕ MANHOLE & INLET
	ELEV. ELEVATION	FND. FOUND	⊕ IRON PIPE	⊕ VAULT

**IMPERIAL OYSTER CREEK RESERVES  
SECTION 1**

PLAT NO. 20140214 F.B.C.P.R.

**S89°15'00"W 65.03'**



FLOOR AREA RATIO (FAR)	30.96
FOOTPRINT	4204 SQ. FT.
TOTAL LOT	9533.7 SQ. FT.
LOT COVERAGE	38.21%
IMPERMEABLE LOT COV.	52.11%

TOTAL LOT	9533.7 SQ. FT.
HOUSE SLAB	4279 SQ. FT.
BUILDING COVERAGE	44.88%
IMP. COVERAGE	52.11%
FRONT SOD:	132 SQ. YD.
BACK SOD:	413 SQ. YD.
TOTAL SOD:	545 SQ. YD.
FRONT FENCE	11 LIN. FT.
LEFT FENCE	123 LIN. FT.
RIGHT FENCE	51 LIN. FT.
REAR FENCE	65 LIN. FT.
TOTAL FENCE	250 LIN. FT.
TOTAL FLATWORK	1104 SQ. FT.
DRIVEWAY	356 SQ. FT.
LEAD WALK	84 SQ. FT.
APPROACH	199 SQ. FT.
CITY WALK	216 SQ. FT.
COURTYARD	217 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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
  - 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 78.5', 1.5' ABOVE NATURAL GROUND OR, 1' ABOVE TOP OF CURB, WHICHEVER ELEVATION IS THE HIGHEST.
  - DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: DARLING HOMES  
 ADDRESS: 111 HIDEWAY COVE  
 ALLPOINTS JOB#: DG194055 BY: BM  
 G.F.: FM  
 JOB:

FLOOD ZONE: X SHADED

COMMUNITY PANEL:  
 48157C0260L

EFFECTIVE DATE: 4/2/2014

LOMR: 15-06-1008P | DATE: 9/13/2016

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

**LOT 13, BLOCK 4,  
 RETREAT AT IMPERIAL, SECTION 0,  
 PLAT NO. 20180098, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS**

ISSUE DATE: 12/9/2019 (MIN F.F. NOTE)  
 ISSUE DATE: 11/4/2019

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