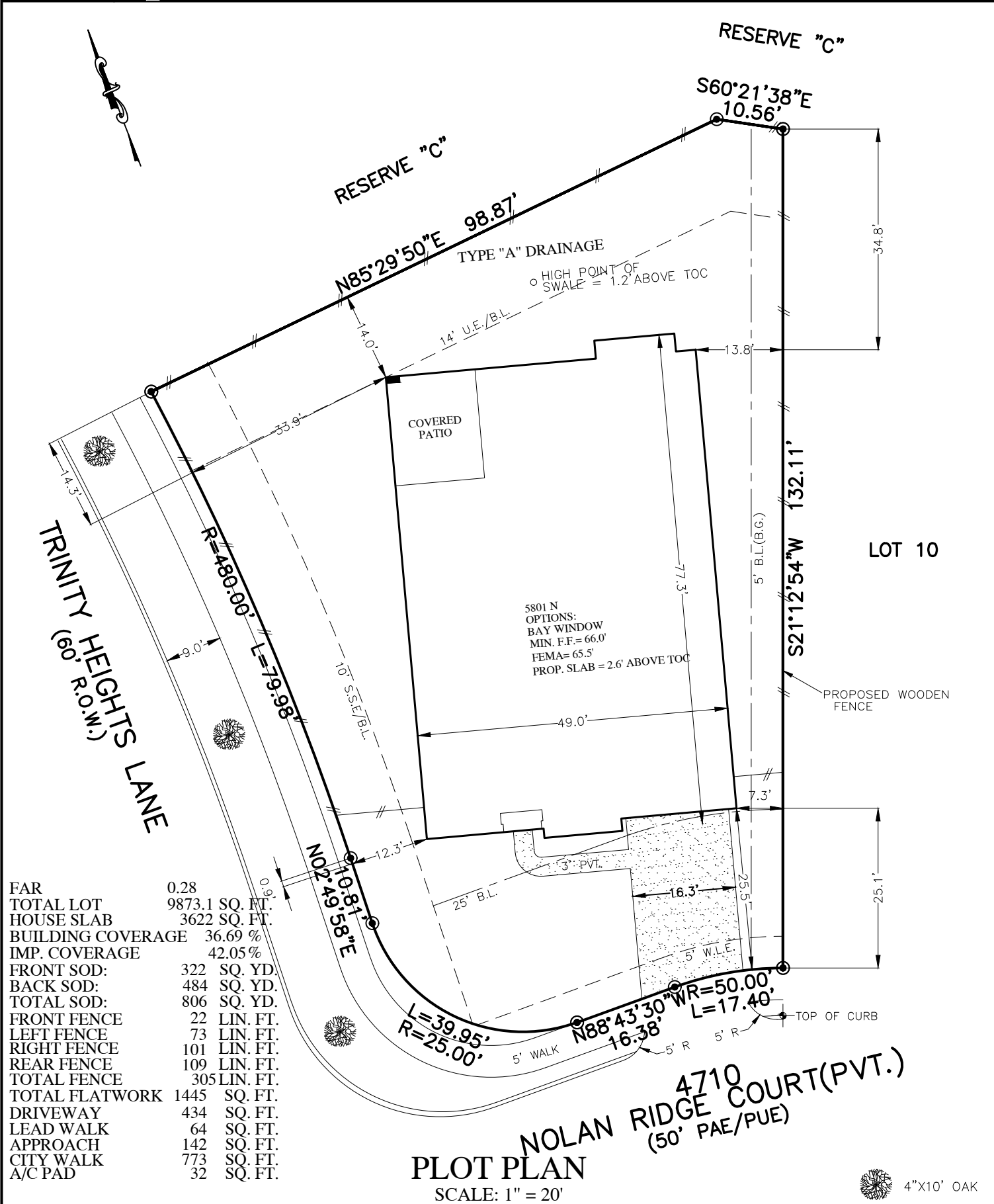




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	S.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	PVT. PRIVATE	○ MONUMENT	⊠ INLET
	ELEV. ELEVATION	FND. FOUND	○ IRON ROD	⊠ VAULT
			○ I.P. IRON PIPE	
			● POWER POLE	



FAR	0.28
TOTAL LOT	9873.1 SQ. FT.
HOUSE SLAB	3622 SQ. FT.
BUILDING COVERAGE	36.69 %
IMP. COVERAGE	42.05 %
FRONT SOD:	322 SQ. YD.
BACK SOD:	484 SQ. YD.
TOTAL SOD:	806 SQ. YD.
FRONT FENCE	22 LIN. FT.
LEFT FENCE	73 LIN. FT.
RIGHT FENCE	101 LIN. FT.
REAR FENCE	109 LIN. FT.
TOTAL FENCE	305 LIN. FT.
TOTAL FLATWORK	1445 SQ. FT.
DRIVEWAY	434 SQ. FT.
LEAD WALK	64 SQ. FT.
APPROACH	142 SQ. FT.
CITY WALK	773 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 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: DARLING HOMES  
 ADDRESS: 4710 NOLAN RIDGE COURT  
 ALLPOINTS JOB#: DG192949 BY: BM  
 G.F.:  
 JOB:

LOT 9, BLOCK 5,  
 HAGERSON ROAD TRACT, SECTION 1,  
 PLAT NO. 20190180, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS



FLOOD ZONE: AE  
 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: 10/17/2019

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