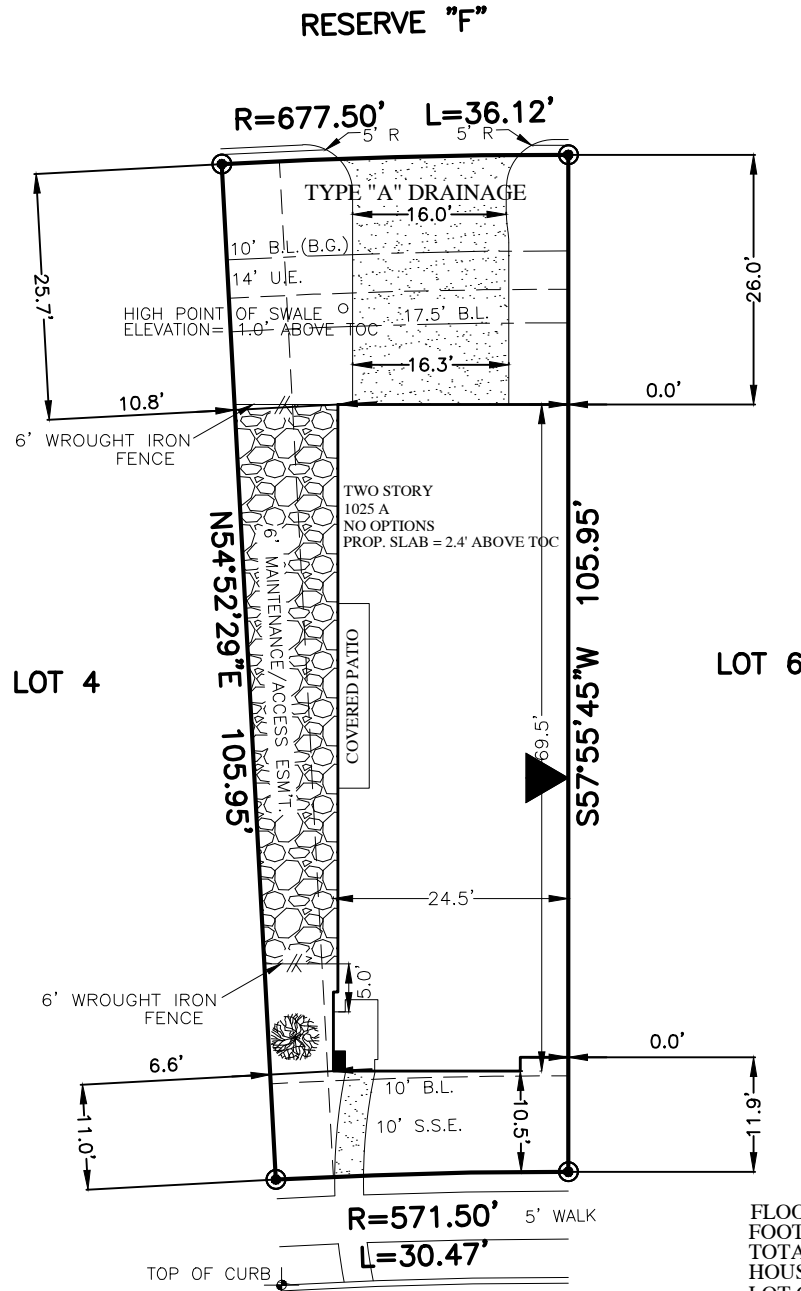




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	☆ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊙ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	○ WATER VALVE	⊙ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊙ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	● MONUMENT	⊙ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	● IRON ROD	⊙ WATER METER	⊗ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	● IRON PIPE	⊙ GUY ANCHOR	○ INLET



**606  
SWEET RETREAT LANE  
(50' R.O.W.)**

**PLOT PLAN**  
SCALE: 1 = 20'

FLOOR AREA RATIO (FAR)	.74
FOOTPRINT	1664 SQ. FT.
TOTAL LOT	3527.7 SQ. FT.
HOUSE SLAB	1664 SQ. FT.
LOT COVERAGE	49.24%
IMPERMEABLE LOT COVERAGE	60.69%
FRONT SOD	97 SQ. YD.
REAR SOD	43 SQ. YD.
TOTAL SOD	54 SQ. YD.
CRUSHED GRANITE	60 SQ. YD.
FRONT FENCE	8 LIN. FT.
LEFT FENCE	0 LIN. FT.
RIGHT FENCE	0 LIN. FT.
REAR FENCE	11 LIN. FT.
TOTAL FENCE	19 LIN. FT.
TOTAL FLATWORK	639 SQ. FT.
DRIVEWAY	421 SQ. FT.
LEAD WALK	33 SQ. FT.
APPROACH	0 SQ. FT.
CITY WALK	169 SQ. FT.
A/C PAD	16 SQ. FT.

4" X 10' OAK

▶ ZERO LOT LINE

**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.  
 8. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: DARLING HOMES  
 ADDRESS: 606 SWEET RETREAT LANE  
 ALLPOINTS JOB#: DG165357 BY: ARM  
 G.F.: NH  
 JOB:

**LOT 5, BLOCK 2,  
RETREAT AT IMPERIAL,  
PLAT NO. 20180098, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS**



FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48157C0260L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR: 15-06-1008P | DATE: 9/13/2016

ISSUE DATE: 12/16/2019 (CHANGE ELEVATION)  
 ISSUE DATE: 9/4/2018

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