

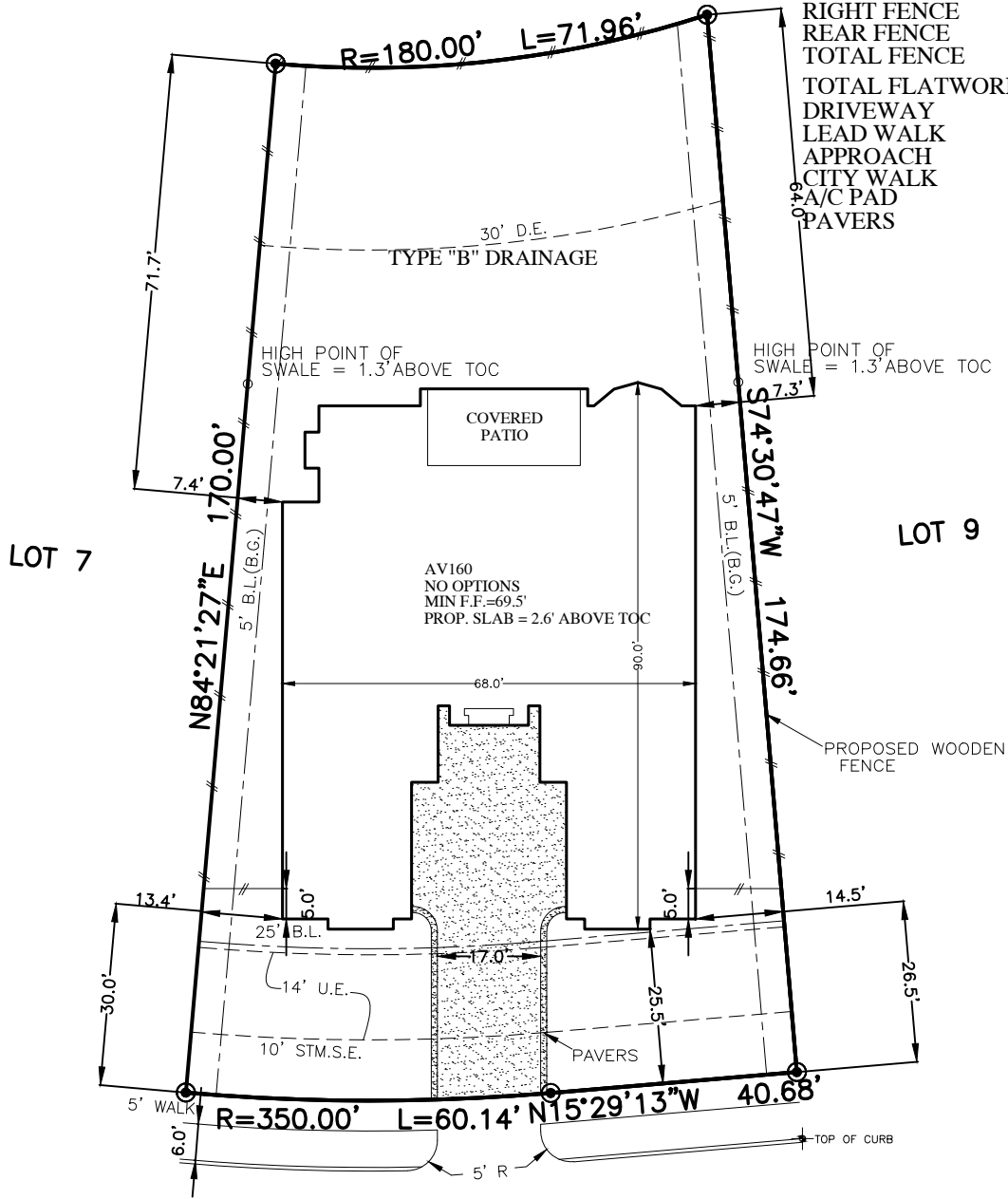


FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS 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
	ELEV. ELEVATION	FND. FOUND	LP. IRON PIPE	VAULT
			POWER POLE	



F.B.C.L.I.D. NO. 15
C.F. NO. 2018009002 O.R.F.B.C.

TOTAL LOT	14718.9 SQ. FT.
HOUSE SLAB	5066 SQ. FT.
BUILDING COVERAGE	34.42%
IMPERVIOUS COVERAGE	43.43%
FRONT SOD:	324 SQ. YD.
BACK SOD:	668 SQ. YD.
TOTAL SOD:	992 SQ. YD.
FRONT FENCE	27 LIN. FT.
LEFT FENCE	136 LIN. FT.
RIGHT FENCE	144 LIN. FT.
REAR FENCE	72 LIN. FT.
TOTAL FENCE	379 LIN. FT.
TOTAL FLATWORK	1957 SQ. FT.
DRIVEWAY	1231 SQ. FT.
LEAD WALK	00 SQ. FT.
APPROACH	209 SQ. FT.
CITY WALK	421 SQ. FT.
A/C PAD	32 SQ. FT.
PAVERS	64 SQ. FT.



6403
FELLED TIMBER SPRINGS LANE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 30'

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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
4. SCALE CHANGED TO FIT

FOR: DARLING HOMES	BY: FM
ADDRESS: 6403 FELLED TIMBER SPRINGS LANE	BM
ALLPOINTS JOB#: DG190394	
G.F.:	
JOB:	
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"	

LOT 8, BLOCK 2,
AVALON AT RIVERSTONE, SECTION 18B,
PLAT NO. 20170050, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 12/04/2019
ISSUE DATE: 9/17/2019

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