



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.(GC) 3 CAR GARAGE BUILDING LINE	ST.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND	LP. IRON PIPE	CLEANOUT

LOT 26

LOT 25

N13°12'47"W 51.69'

7' U.E./B.L.

56.2'

53.7'

S81°10'20"W 145.51'

COVERED PATIO

LOT 16
BLOCK 3
7479.6 SQ.FT.

NEWMARK
TWO STORY
HEIDELBERG
PLAN No. 5010
ELEV. "3" RIGHT
CONC. = 2436 SQ.FT.
OPTIONS:
BRICK OPTION A & B
COVERED PATIO
F.F. = 55.50'

UPGRADED WOOD
FENCE(FINISHED SIDE
OUT)

LOT 15

LOT 17

N81°52'24"E 150.08'

5' B.L.

70.2'

20.0'

39.9'

20.0'

5.1'

26.7'

5.1'

25' B.L.

25.5'

4' P.V.T.

16.0'

29.8'

S08°07'36"E 49.71'

5' WALK

45°

45°

LOT COVERAGE	
SLAB	2436 SQ. FT.
DRIVEWAY & IN TURN	685 SQ. FT.
PUBLIC WALK	193 SQ. FT.
PRIVATE WALK	102 SQ. FT.
MOTOR COURT	00 SQ. FT.
COURTYARD	00 SQ. FT.
4' X 8' A/C PAD	32 SQ. FT.
TOTAL	3448 SQ. FT.
LOT AREA	7480 SQ. FT.
LOT COVERAGE	40.72 %
FENCE	261.1 LINEAR FT.
FRONT SOD	132 SQ. YD.
REAR SOD	382 SQ. YD.
TOTAL SOD AREA	514 SQ. YD.

1311
WILLIARD RIDGE COURT
(50' R.O.W.)

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.

FOR: NEWMARK HOMES	
ADDRESS: 1311 WILLIARD RIDGE COURT	
ALLPOINTS JOB#: NM329878	BY: RM
G.F.:	
JOB:	
FLOOD ZONE: X SHADED	
COMMUNITY PANEL: 48157C0435L	
EFFECTIVE DATE: 04/02/2014	
LOMR:	DATE:

LOT 16, BLOCK 3,
SIENNA, SECTION 48,
PLAT No. 20220133, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

