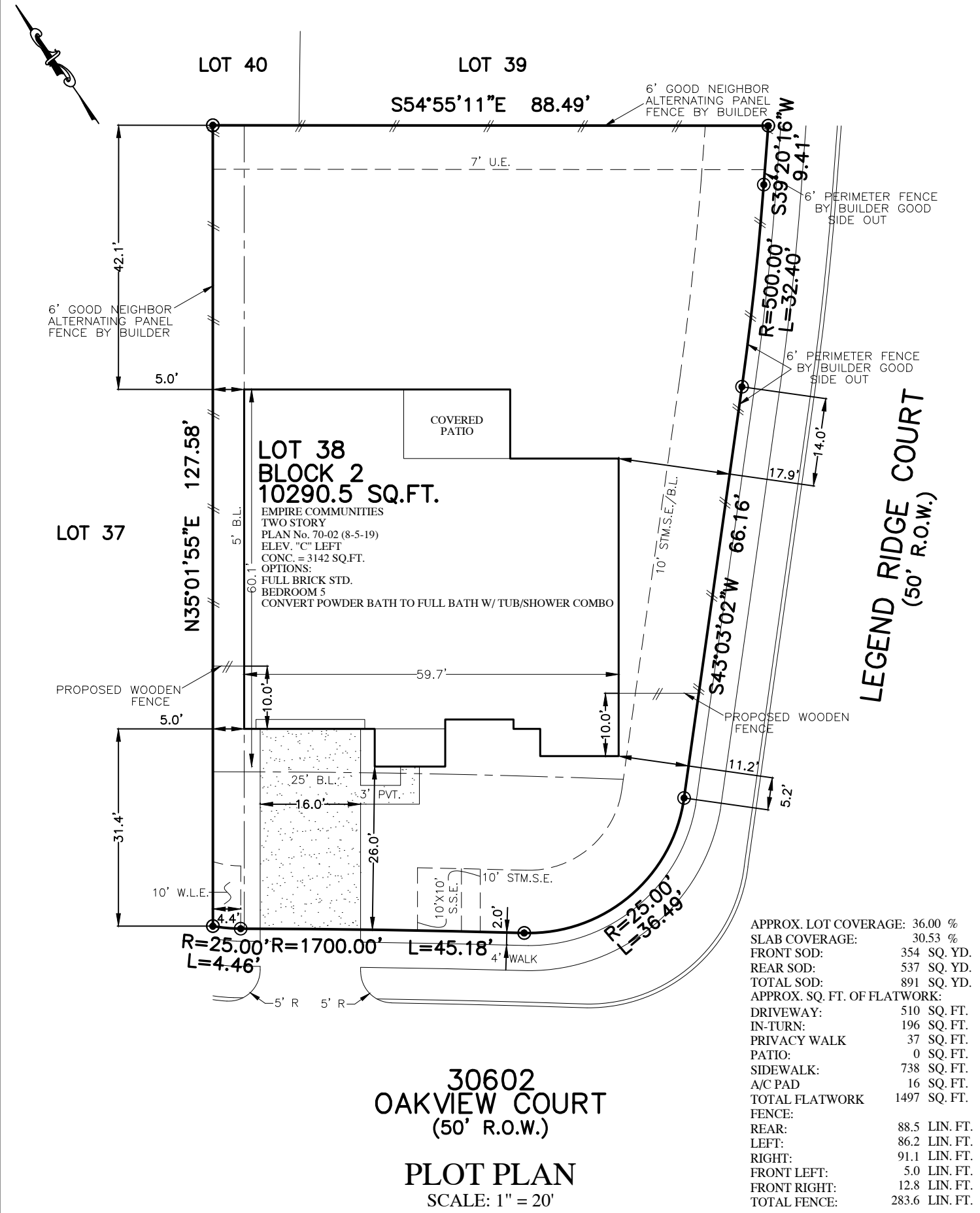




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS 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. PERMANENT ACCESS EASEMENT	WATER VALVE	WATER METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	MANHOLE & INLET
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	INLET
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE	VAULT



APPROX. LOT COVERAGE:	36.00 %
SLAB COVERAGE:	30.53 %
FRONT SOD:	354 SQ. YD.
REAR SOD:	537 SQ. YD.
TOTAL SOD:	891 SQ. YD.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	510 SQ. FT.
IN-TURN:	196 SQ. FT.
PRIVACY WALK:	37 SQ. FT.
PATIO:	0 SQ. FT.
SIDEWALK:	738 SQ. FT.
A/C PAD:	16 SQ. FT.
TOTAL FLATWORK:	1497 SQ. FT.
FENCE:	
REAR:	88.5 LIN. FT.
LEFT:	86.2 LIN. FT.
RIGHT:	91.1 LIN. FT.
FRONT LEFT:	5.0 LIN. FT.
FRONT RIGHT:	12.8 LIN. FT.
TOTAL FENCE:	283.6 LIN. FT.

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:EMPIRE COMMUNITIES
 ADDRESS: 30602 OAKVIEW COURT
 ALLPOINTS JOB#: EC268296 BY: AHJ
 G.F.:
 JOB:

FLOOD ZONE: X
 COMMUNITY PANEL:
 48157C0095M
 EFFECTIVE DATE: 1/29/2021
 LOMR: DATE:

LOT 38, BLOCK 2,
FULBROOK ON FULSHEAR CREEK, SECTION 15,
AMENDING PLAT,
PLAT NO. 20210095, MAP RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 8/27/2021

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