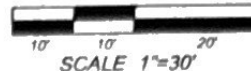


ESMNT = EASEMENT  
 B.L. = BUILDING LINE  
 U.E. = UTILITY ESMNT  
 A.E. = AERIAL ESMNT  
 W.L.E. = WATER LINE ESMNT

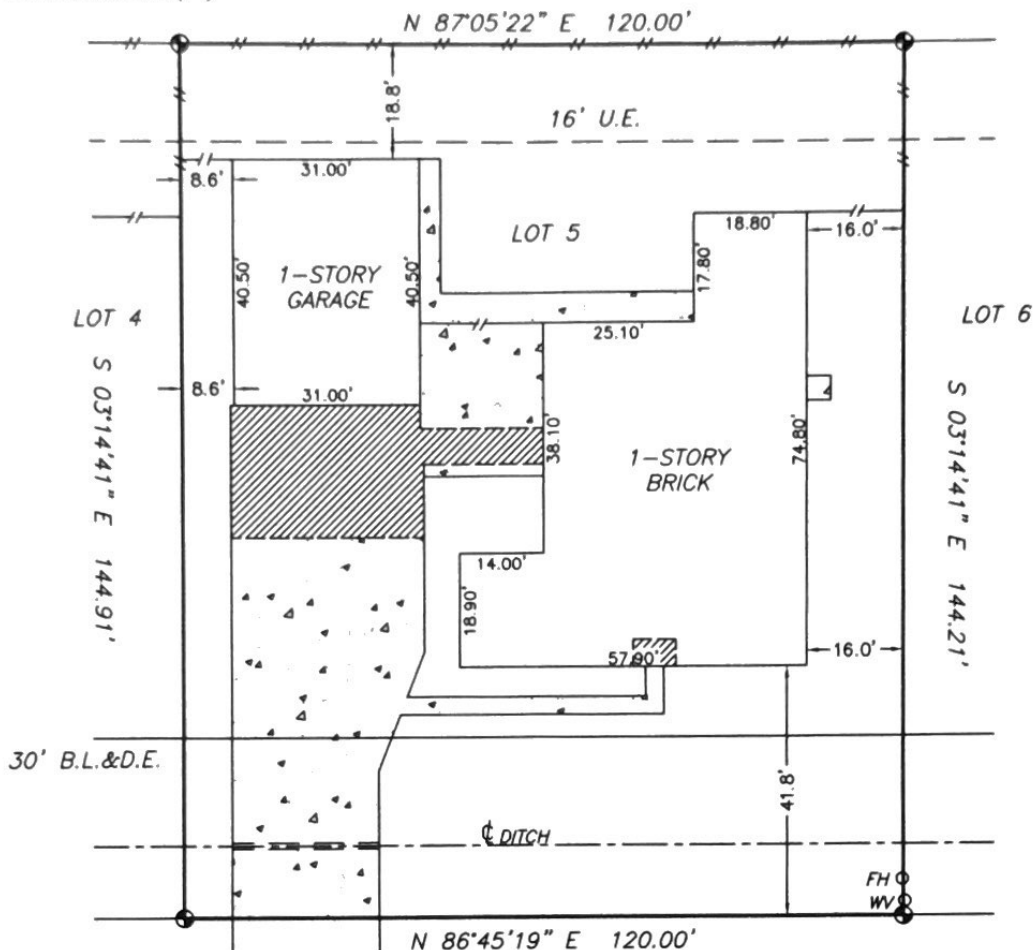
S.S.E. = SANITARY SEWER ESMNT  
 S.T.M.S.E. = STORM SEWER ESMNT  
 F.M.D. = FOUND  
 P.P. = POWER POLE  
 I.P. = IRON PIPE  
 I.R. = IRON ROD  
 R.O.W. = RIGHT OF WAY

CONCRETE  
 ASPHALT  
 COVERED  
 FENCE  
 CONTROL MONUMENT  
 CALL



**COMMON ABBREVIATIONS**

O.C.C.G.C.T.X. = OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TX  
 S.W.E. = SIDE WALK ESMNT  
 S.L.E. = STREET LIGHT ESMNT  
 D.E. = DRAINAGE EASEMENT  
 E.E. = ELECTRICAL EASEMENT  
 F.H. = FIRE HYDRANT  
 W.V. = WATER VALVE  
 M.H. = MANHOLE  
 T.O.F. = TOP OF FORM ELEVATION (FT)



**NINOS DRIVE (50' R.O.W.)**

**NOTES (CONT.)**

- 7. Short Form Blanket Easement for certain utilities recorded in County Clerk's File No. 2020078816.
- 8. Agreement for underground electric service as recorded in County Clerk's File No. 2020084557.

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**BOUNDARY SURVEY OF 2210 NINOS DRIVE**  
 LEAGUE CITY, GALVESTON COUNTY, TEXAS 77539

**NOTES:**

- 1 Found or set iron rods at all corners, unless noted otherwise.
- 2 Lot subject to restrictions as recorded in Document No 2021041711 Galveston County Map Records and County Clerk's File No. 2021042409 and 2021042576 Official Public Records of Galveston County, Texas.
- 3 Right of Way Easement recorded in Volume 873, Page 278, and Volume 945, Page 542, and Volume 1955, Page 434 Deed Records, Galveston County, Texas.
- 4 Drainage Ditch Easement recorded in Volume 1295, Page 88, Deed Records, Galveston County, Texas.
- 5 Pipeline Right of Way Easement recorded in Volume 2071, Page 262, as reflected by release recorded in Volume 2211, Page 155, Deed Records, Galveston County, Texas.
- 6 Drainage and Storm Sewer Easement recorded in County Clerk's File No. 9449037, Official Public Records of Galveston County, Texas.

**CERTIFICATION**

**SHANKS ENGINEERING & SURVEYING, INC.**  
 FIRM 10193000  
 1446 PIRATES COVE 281-488-1486  
 HOUSTON, TX 77058 FAX 281-231-2500

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.



*Billy L. Shanks*

**PROPERTY INFORMATION**

Lot 5, Block 11, PEDREGAL SECTION 1, a subdivision in Galveston County, Texas according to the map or plat recorded in County Clerk's File No. 2021041711, together with affidavit to correct plat recorded in Clerk's File No. 2021086687, Official Public Records, Galveston County, Texas.

**FLOOD INFORMATION**

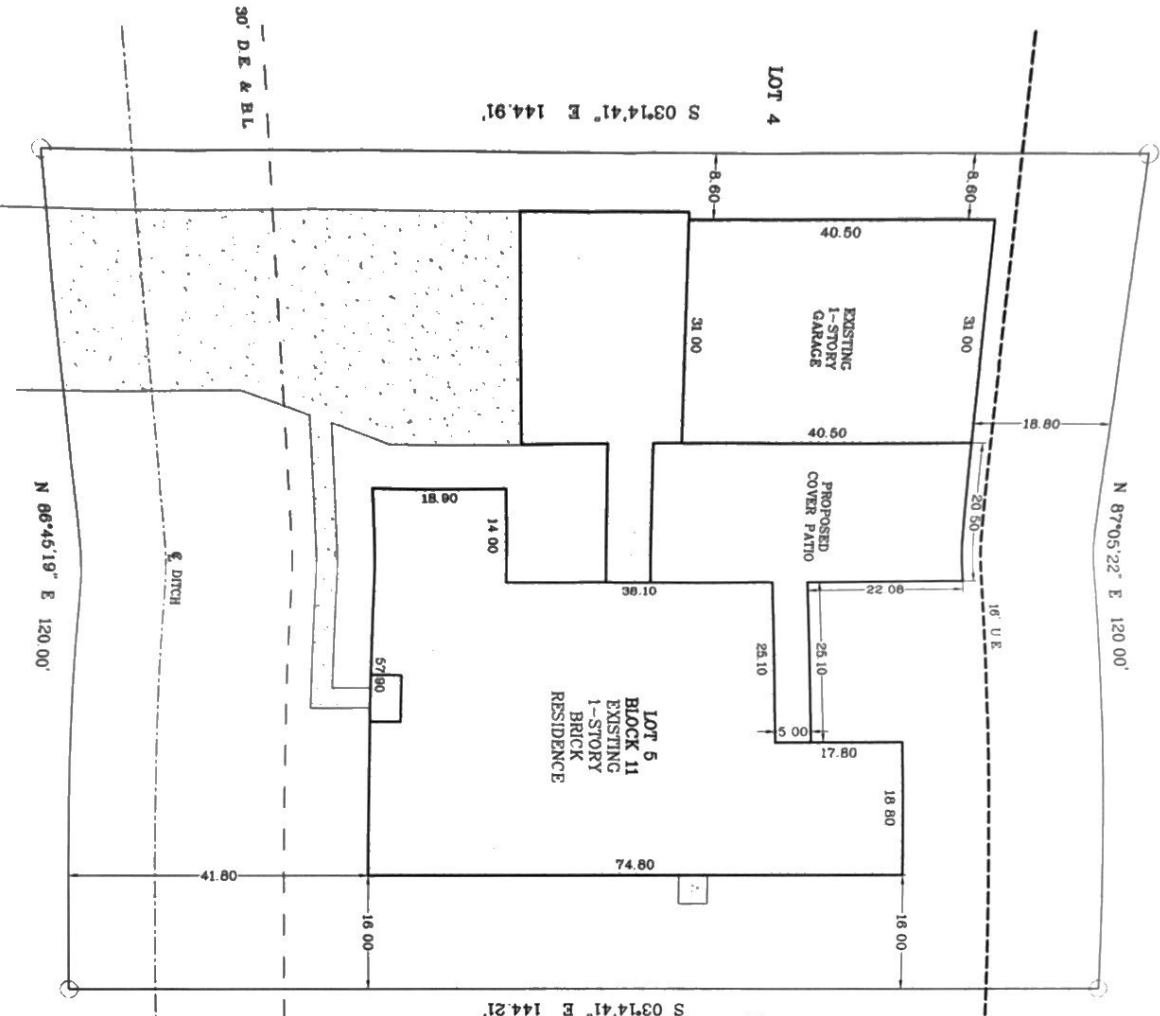
FIRM NO 48167C0228 G DATED 8/15/2019 ZONE X  
 Flood information provided hereon is based on scaling the location of the subject tract on the flood insurance rate maps. The information should be used to determine flood insurance rates only and is not intended to identify specific flooding conditions. We are not responsible for the FIRM's accuracy.

**DRAWING INFORMATION**  
 DATE 06/18/22  
 REVISED  
 SURVEY BY T.S.  
 DRAWN BY T.S.  
 FOR First American  
 GF#2732558-HO45  
 PURCHASER  
 Joseph Shapper-Novilla  
 Jerca Novilla

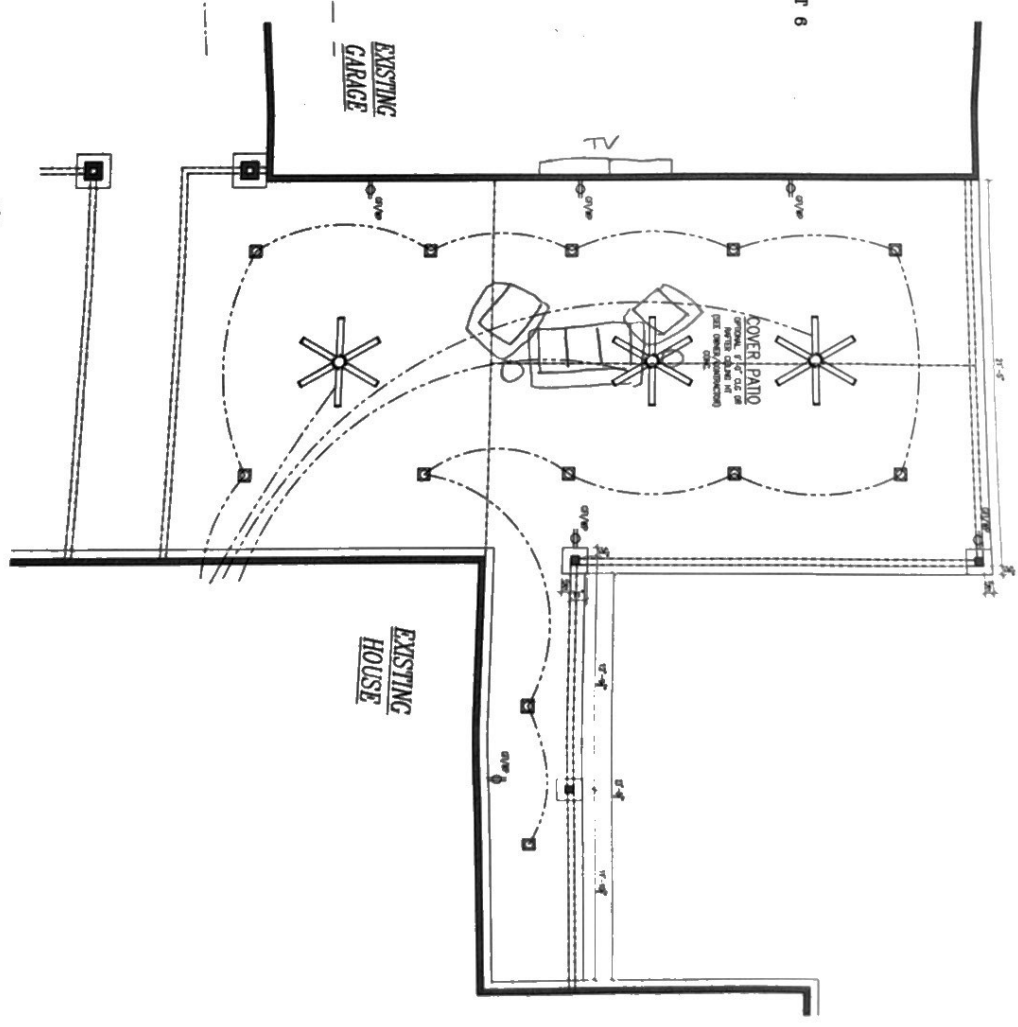
JOB NO 57116



IMPERVIOUS COVER			
	EXISTING (SQ)	PROPOSED (SQ)	TOTAL (SQ)
STRUCTURE(S) (SQ) - *Include patios, porches, and decks	5,208	0	5,208
Paved (SQ) - *Include patios, porches, and decks	1,823	1,828	3,651
OTHER(S) (SQ) - *Include patios, porches, and decks	N/A	N/A	N/A
TOTAL (SQ) -	7,031	1,828	8,859
LOT SIZE (SQ) -	N/A	N/A	11,347
% OF LOT AREA -	N/A	N/A	77%
75% (SQ) -	N/A	N/A	8,500
OVER 75% (SQ) -	N/A	N/A	8,500
TOTAL OVER 75% (SQ) -	N/A	N/A	8,500



1 SITE PLAN  
1" = 30'-0"



2 FIRST FLOOR PLAN  
1/8" = 1'-0"

**Zq Designs**  
RESIDENTIAL CONSTRUCTION  
DESIGN • BUILD • REMODEL

Ezequiel Sosa  
Owner Designer  
Direct (832) 282-1038  
Email: zqdesigns@gmail.com  
1306 Winding Way Drive  
Bldg 104 Suite 303  
Friendswood Texas 77546  
www.zqdesigns.net

ISSUE LOG	
NO	DESCRIPTION

PROJECT NAME & ADDRESS  
**PATIO**  
3910 WINNOR DRIVE  
LEACH E. CTR. TX 77558

DESIGNED BY  
ZOSOKA  
DATE  
5/21/2023  
SCALE  
1/8" = 1'-0"

SHEET  
**A-1**