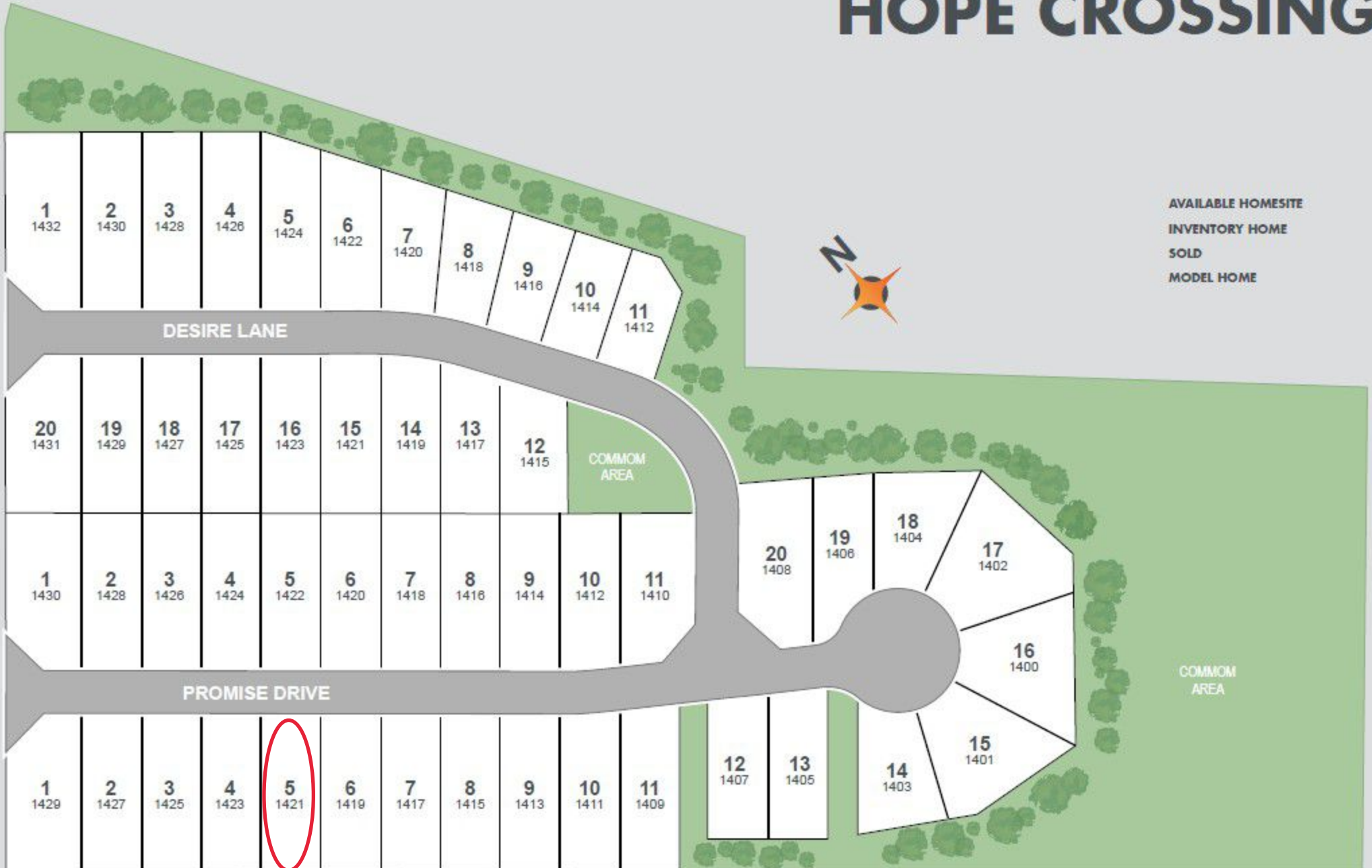


JGO CO

HOPE CROSSING

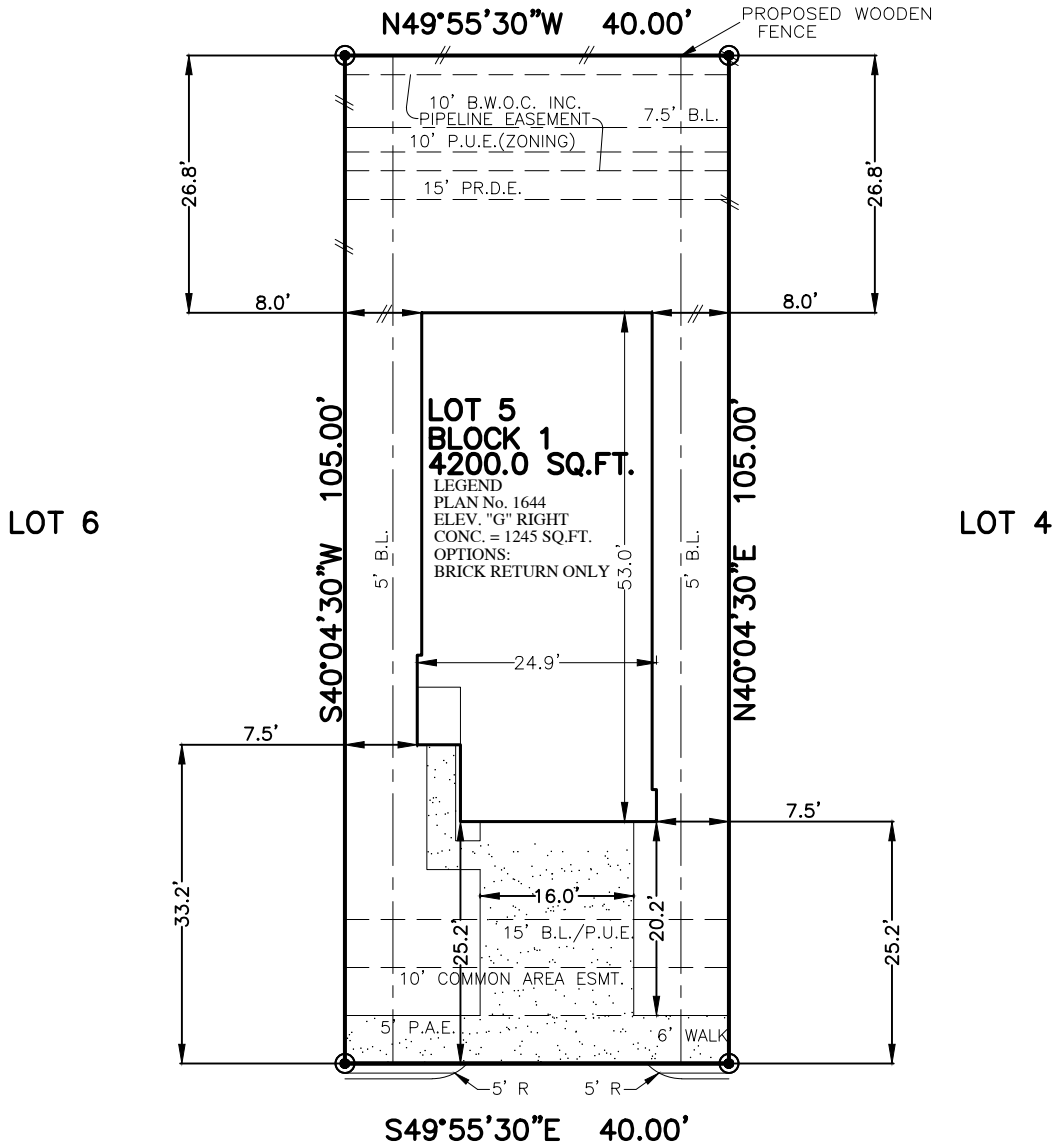
AVAILABLE HOMESITE
 INVENTORY HOME
 SOLD
 MODEL HOME





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	S.T.M.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	MONUMENT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	POWER POLE
	C.M. CONTROL MONUMENT	F.N.D. FOUND	I.P. IRON PIPE	

VICTOR I. ROLDAN & LAURA CABERA
14940/225



1421
PROMISE COURT
(30' R.O.W. - 27' PAVEMENT)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE: 41.19 %

FRONT SOD:	146 SQ. YD.
REAR SOD:	119 SQ. YD.
TOTAL SOD:	265 SQ. YD.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	406 SQ. FT.
IN-TURN:	33 SQ. FT.
PRIVACY WALK	47 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	137 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	655 SQ. FT.
FENCE:	
REAR:	39.9 LIN. FT.
LEFT:	26.8 LIN. FT.
RIGHT:	26.8 LIN. FT.
FRONT LEFT:	8.0 LIN. FT.
FRONT RIGHT:	8.0 LIN. FT.
TOTAL FENCE:	109.5 LIN. FT.

DS JGO DS CA

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: LEGEND HOMES
ADDRESS: 1421 PROMISE COURT
ALLPOINTS JOB#: LG258215 BY: AL
G.F.: JDL/AE
JOB: 562-005 JDL/JDL
BL/BR

LOT 5, BLOCK 1,
HOPE CROSSING SUBDIVISION,
VOL. 16894, PG. 170, PLAT RECORDS,
BRAZOS COUNTY, TEXAS

LEGEND
HOMES

FLOOD ZONE: X

COMMUNITY PANEL: 48041C0195E

EFFECTIVE DATE: 5/16/2012

LOMR: 12-06-1920P DATE: 5-9-2014

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

ISSUE DATE: 12/21/2021
ISSUE DATE: 10/12/2021
ISSUE DATE: 7/21/2021
ISSUE DATE: 7/21/2021
ISSUE DATE: 6/22/2021
ISSUE DATE: 6/8/2021
ISSUE DATE: 6/3/2021

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