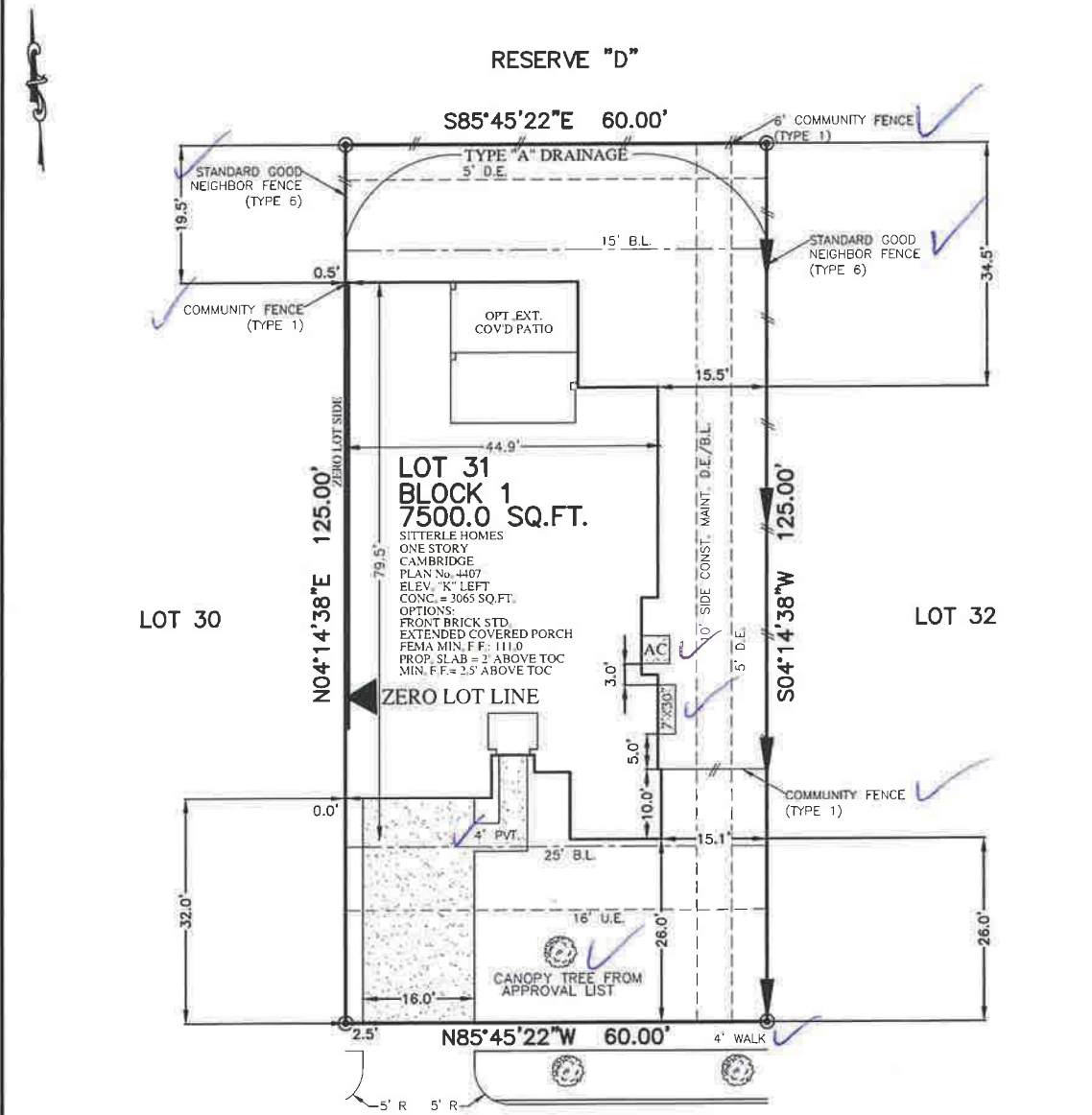




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3.C. 3 CAR	S.T.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WOODEN FENCE	(H.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	F.H. FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	END. FOUND.	I.P. IRON PIPE	CLEANOUT



2.5" CALIPER SHUMARD OAK TREE ✓

**32514 EBONY JEWELWING COURT (50' R.O.W.)**

**LOT 31, BLOCK 1, SITTERLE HOMES**  
 ONE STORY CAMBRIDGE  
 PLAN No. 4407  
 ELEV. "K" LEFT CONC. = 3065 SQ.FT.  
 OPTIONS:  
 FRONT BRICK STD. EXTENDED COVERED PORCH  
 FEMA MIN. F.F. = 111.0  
 PROP. SLAB = 3' ABOVE TOC  
 MIN. F.F. = 2.5' ABOVE TOC

**PLOT PLAN**  
 SCALE: 1" = 20'

APPROX. LOT COVERAGE: 49.07 %  
 FRONT SOD: 187 SQ. YD.  
 BACK SOD: 268 SQ. YD.  
 TOTAL SOD: 455 SQ. YD.  
 FENCE: 184.5 LIN. FT.  
 A/C PAD: 16 SQ. FT.  
 TOTAL FLATWORK: 987 SQ. 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: SITTERLE HOMES	<b>LOT 31, BLOCK 1,          FULSHEAR LAKES LAKESIDE PARK, SECTION 4,          PLAT NO. 20240009,          OFFICIAL PUBLIC RECORDS,          FORT BEND COUNTY, TX</b>	
ADDRESS: 32514 EBONY JEWELWING COURT ALLPOINTS JOB#: SH380098 BY: TS G.F.: LS JOB: CV		
FLOOD ZONE: AE		
COMMUNITY PANEL: 48157C0085M		
EFFECTIVE DATE: 01/29/2021		
LOMR: DATE:		
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.		©2024, ALLPOINTS LAND SURVEY, INC. All Rights Reserved.
ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600		