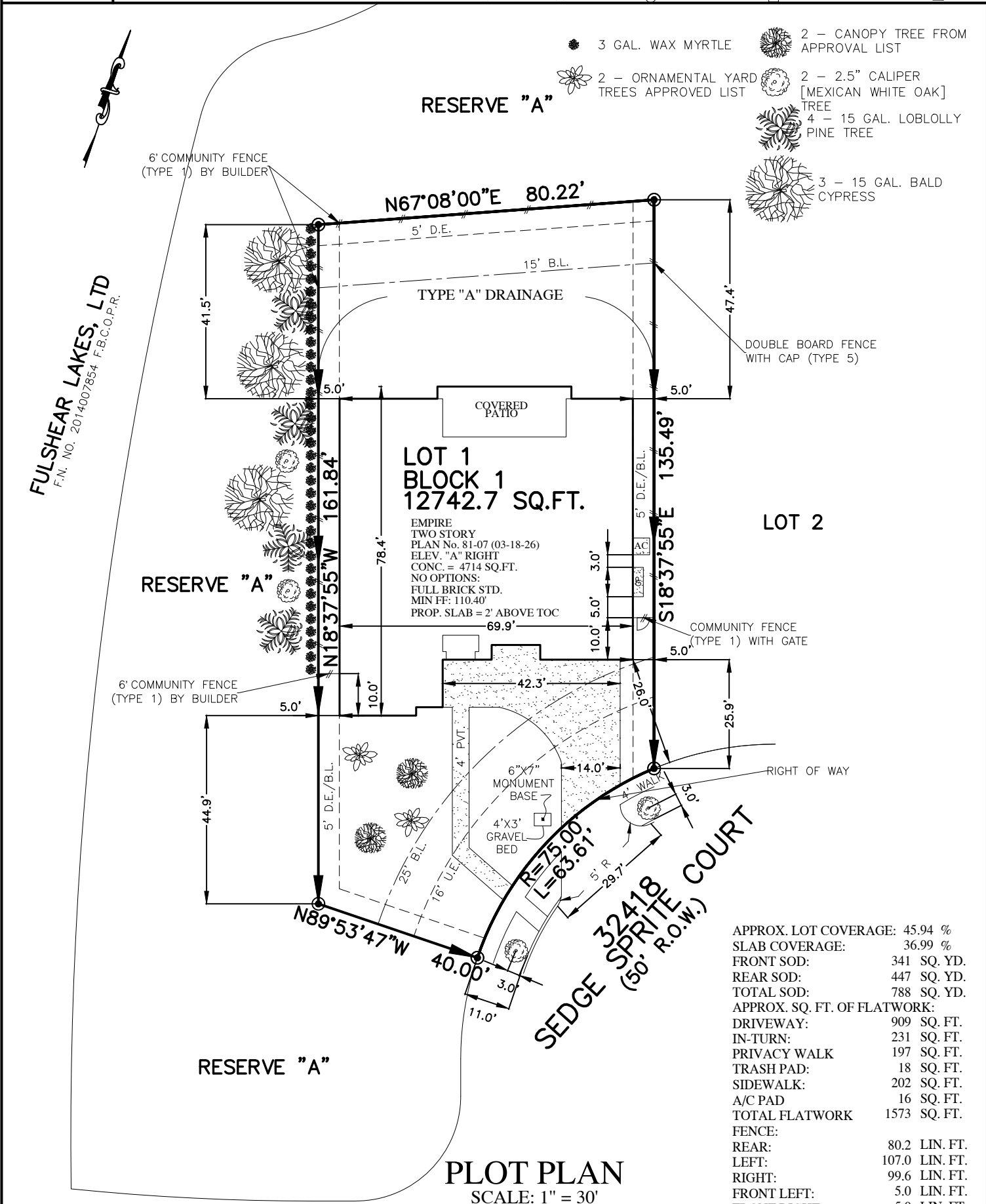




	FLATWORK		B.L. BUILDING LINE		T.O.F. TOP OF FORM		U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT		MANHOLE
	PAVER		F.L. FRONT LOAD		U.E. UTILITY EASEMENT		M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT		LIGHT POLE
	PROPERTY LINE		S.I. SWING IN		W.L.E. WATER LINE EASEMENT		A.C.C.E. ACCESS EASEMENT		ELECTRIC BOX
	BUILDING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



- NOTES:
- FOR PERMITTING AND PRE-CONSTRUCTION ILLUSTRATION PURPOSES ONLY.
 - ALLPOINTS LAND SURVEY, LLC ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY FLATWORK OR FENCING, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, PATIOS, OR FENCES, WHETHER PUBLIC OR PRIVATE.
 - FLATWORK, FENCING, AND RELATED IMPROVEMENTS ARE ILLUSTRATIVE AND SHALL BE VERIFIED BY BUILDER FOR COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, DEVELOPER, CONSTRUCTION, AND COMMUNITY REQUIREMENTS.
 - THE BUILDER BEARS FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION, AND COMPLIANCE OF ALL FLATWORK AND FENCING.
 - ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
 - 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 SUBDIVISION PLAT. ALLPOINTS LAND SURVEY, LLC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 - 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		LOT 1, BLOCK 1, FULSHEAR LAKES LAKESIDE PARK, SECTION 3, PLAT NO. 20230253, PLAT RECORDS, FORT BEND COUNTY, TX		
ADDRESS: 32418 SEDGE SPRITE COURT		BY: IA		
ALLPOINTS JOB#: EC460941		IA		
G.F.:		TT		
JOB: 0301001		IC		
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"		REVISION DATE 3/30/2026 REVISION DATE: 1/7/2026 REVISION DATE: 11/7/2025 ISSUE DATE 10/29/2025		
ALLPOINTS LAND SURVEY, LLC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600				© 2026, ALLPOINTS LAND SURVEY, LLC. All Rights Reserved.