

**PROPOSED PLAT (UN-RECORDED)
Lot 5, Block1, PARADISE POINT ESTATES**

PROPOSED 12.845 ACRE
PART OF 94.7 ACRES
(FBCCF NO. 2021031674)

**THIS IS UN-OFFICIAL SURVEY
For Architectual & Civil Design Purpose Only**

ADDRESS : 0 HAGERSON ROAD
SUGAR LAND, TX 77479
CLIENT : RIVERSTONE RESORT LLC
TITLE CO. : N/A
GF NO. : N/A
LENDER : N/A



31.12 AC
MANOR DRIVE PRESERVATION SOCIETY
FBCCF NO. 9881856

N 67°02'29"E 997.58'

N 66°31'46"E 95.14'

95.14'

FND. 5/8" I.R.

N 79°38'57"E 205.98'

205.98'

FND. 5/8" I.R.

N 45°08'06"E 341.39'

341.39'

FND. 5/8" I.R.

N 64°27'02"W 341.39'

341.39'

FND. 5/8" I.R.

N 33°00'02"W 271.31'

271.31'

FND. 5/8" I.R.

N 48°59'58"W 170.93'

170.93'

FND. 5/8" I.R.

N 23°30'47"W 265.07'

265.07'

FND. 5/8" I.R.

S 66°56'11"W 211.36'

211.36'

FND. 5/8" I.R.

S 22°55'44"E 1291.64'

1291.64'

FND. 5/8" I.R.

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LOT 1
10.00 ACRE
435600.00 Sq.Fts.

LOT 2
4.79 ACRE
208652.40 Sq.Fts.

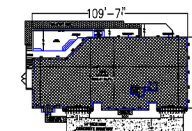
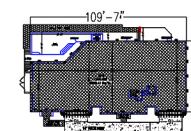
BRAZOS RIVER

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525' H.L.&P. EASEMENT
VOL. 370, PG.231, F.B.C.D.R.
CURRENT TOP OF THE BANK
OF BRAZOS RIVER

DRAINAGE EASEMENT
(FBCCF NO. 2022068492)



LOT 1 AREA	435,600.00 SQ.FTS.
CON. DRIVE WAY	13,506.00 SQ.FTS.
ALLOWABLE 5%	21,780.00 SQ.FTS.
AREA SUMMARY	
LOWER LEVEL LIVING	296
FIRST FLOOR LIVING	3939
SECOND FLOOR LIVING	2445
TOTAL LIVING	6680
COVERED LANAIS	1679
COVERED ENTRY	250
COVERED BALCONIES	222
GARAGES	3265
VERANDAH	350
POOL STORAGE	124
TOTAL	12570
SUN DECKS	837
MECH. DECKS	155
DIMENSIONS 109'8" X 51'8"	

LOT 2 AREA	208,652.40 SQ.FTS.
CON. DRIVE WAY	1764.00 SQ.FTS.
ALLOWABLE 5%	10432.62 SQ.FTS.
AREA SUMMARY	
LOWER LEVEL LIVING	296
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SECOND FLOOR LIVING	2445
TOTAL LIVING	6680
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COVERED ENTRY	250
COVERED BALCONIES	222
GARAGES	3265
VERANDAH	350
POOL STORAGE	124
TOTAL	12570
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FLOOD INFORMATION
* PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "AE", " AND "AREA PROTECTED BY LEVEE", AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48157C0290L, DATED APRIL 02 2014

NOTES
1) ALL BEARINGS SHOWN ARE AS PER GPS OBSERVATIONS
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE EASEMENTS, RESTRICTION LINES, NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

**THE OCEANSIDE MODEL
PLAN #G3-6680**

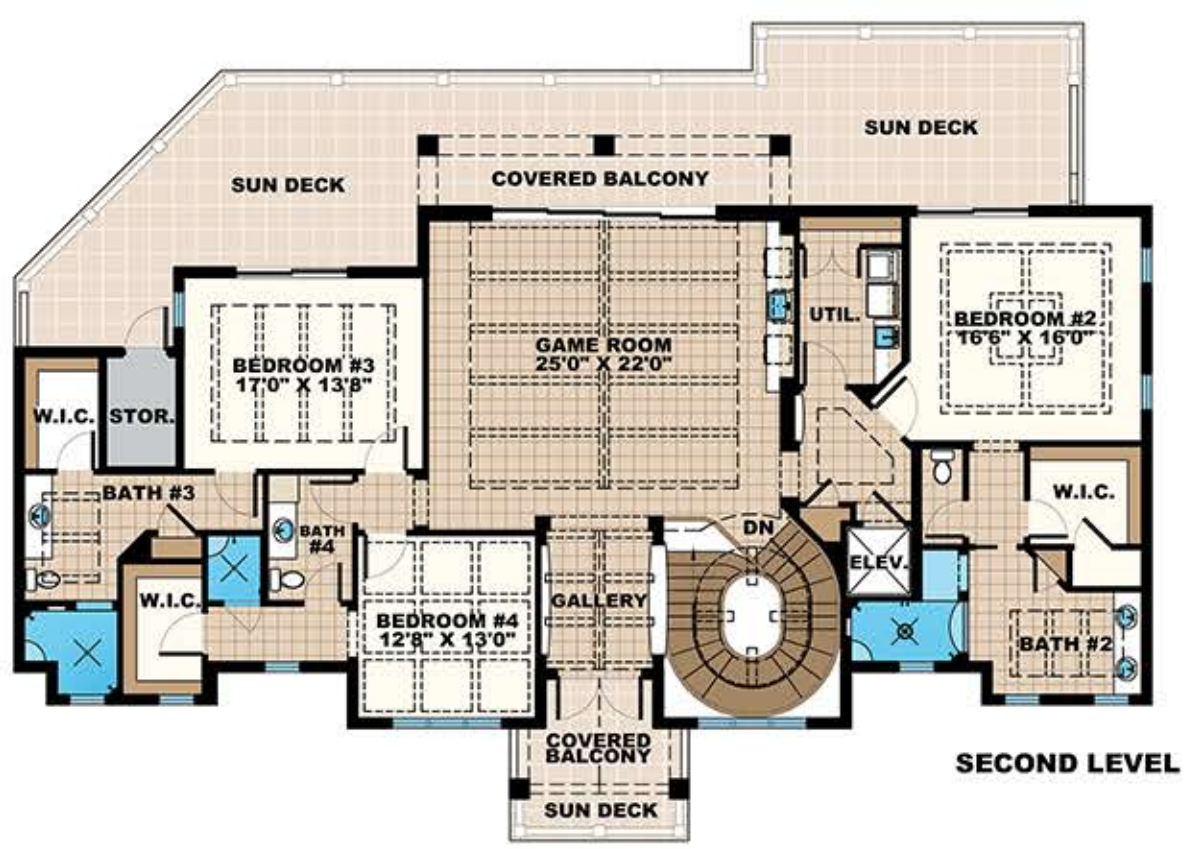
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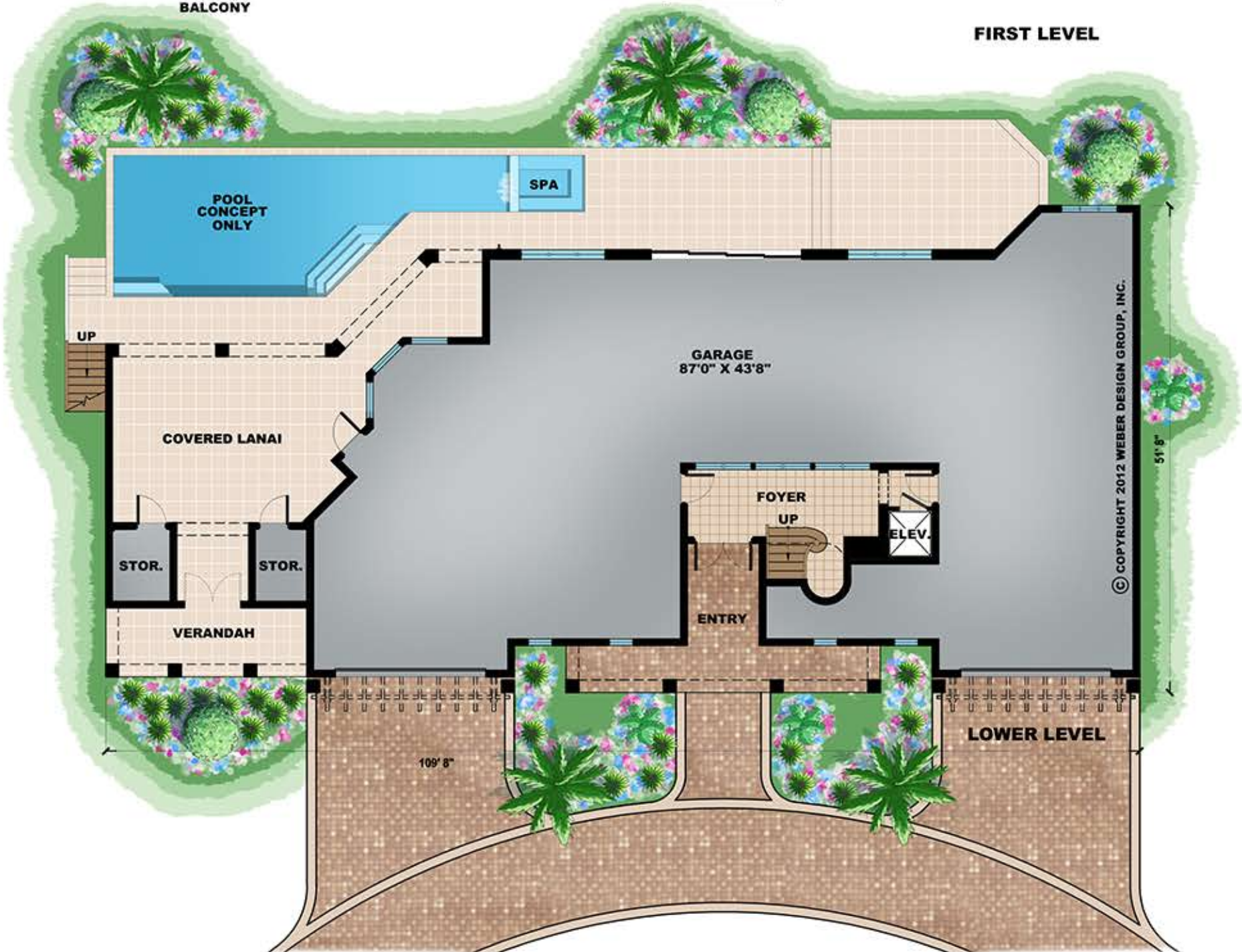
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