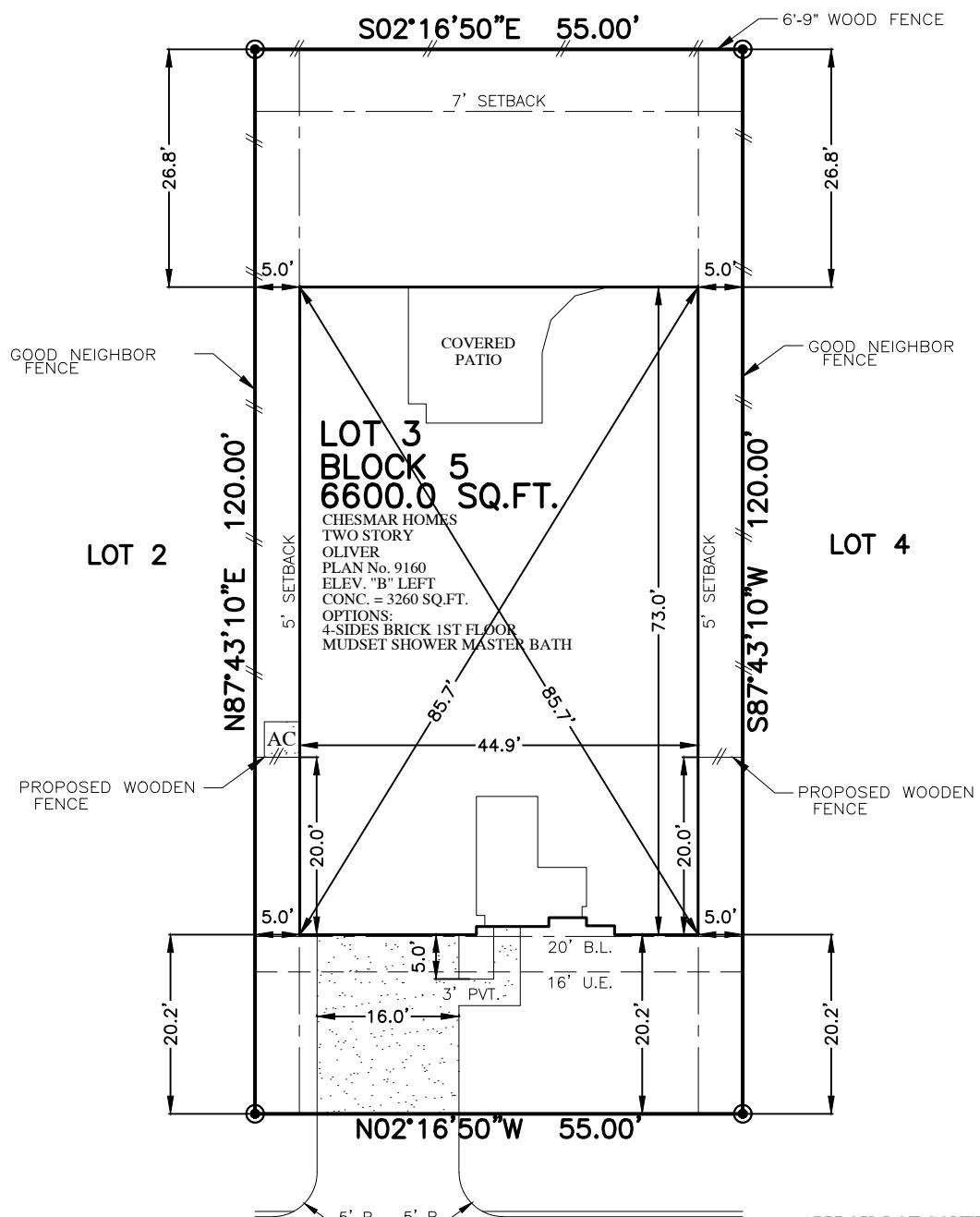




FLATWORK	B.L. BUILDING LINE	T.O.F.	TOP OF FORM	U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E.	UTILITY EASEMENT	M.ACCE.	MAINTENANCE & ACCESS EASEMENT	
PROPERTY LINE	S.I. SWING IN	W.L.E.	WATER LINE EASEMENT	ACC.E.	ACCESS EASEMENT	LIGHT POLE
BUILDING LINE	3C 3 CAR	STMS.E.	STORM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

CC SCOA III, L.P.
(SOUTH TRACT)



22611
BIG STUMP DRIVE
(R.O.W. VARIES)

PLOT PLAN

SCALE: 1" = 20'

APPROX. LOT COVERAGE:	55.11	%
FRONT SOD:	155	SQ. YD.
BACK SOD:	221	SQ. YD.
TOTAL SOD:	376	SQ. YD.
FENCE:		
REAR:	55.0	LIN. FT.
LEFT:	79.8	LIN. FT.
RIGHT:	79.8	LIN. FT.
FRONT LEFT:	5.0	LIN. FT.
FRONT RIGHT:	5.0	LIN. FT.
TOTAL FENCE:	224.6	LIN. FT.
PRIVATE WALK:	38	SQ. FT.
PUBLIC WALK:	0	SQ. FT.
PATIO:	0	SQ. FT.
A/C PAD	16	SQ. FT.
DRIVEWAY:	323	SQ. FT.
TOTAL FLATWORK:	377	SQ. FT.
INTURN:	196	SQ. FT.

SCALE: 1" = 20' TOTAL PLATWORK: 577 SQ. FT.
INTURN: 196 SQ. FT.
NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION 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 SUBDIVISION PLAT. ALLPOINTS LAND SURVEY, LLC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS IN THE 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.
5. SUBJECT TO SHORT BLANKET EASEMENT FOR GAS MAIN EXTENSION AS RECORDED UNDER C.F. NO. 2022073518 OF THE O.P.R.R.P.M.C.T.
6. SUBJECT TO SCOTTCABLE BLANKET EASEMENT BROADBAND OR BROADBAND COMMUNICATIONS AS RECORDED UNDER FILE NO. 8436020 OF THE M.C.D.R.

FOR: CHESMAR HOMES

ADDRESS: 22611 BIG STUMP DRIVE

BY: EG

ALLPOINTS JOB#: CS460947

G.F.

JOB:

FLOOD ZONE:X

COMMUNITY PANEL: 48330C0725C

48559C0725G

LOMR: DATE:

LOT 3, BLOCK 5,
THE HIGHLANDS, SECTION 17,
CAB. AA, SHT. 1468, MAP RECORDS,
MONTGOMERY COUNTY, TX



ISSUE DATE 10/21/2025

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