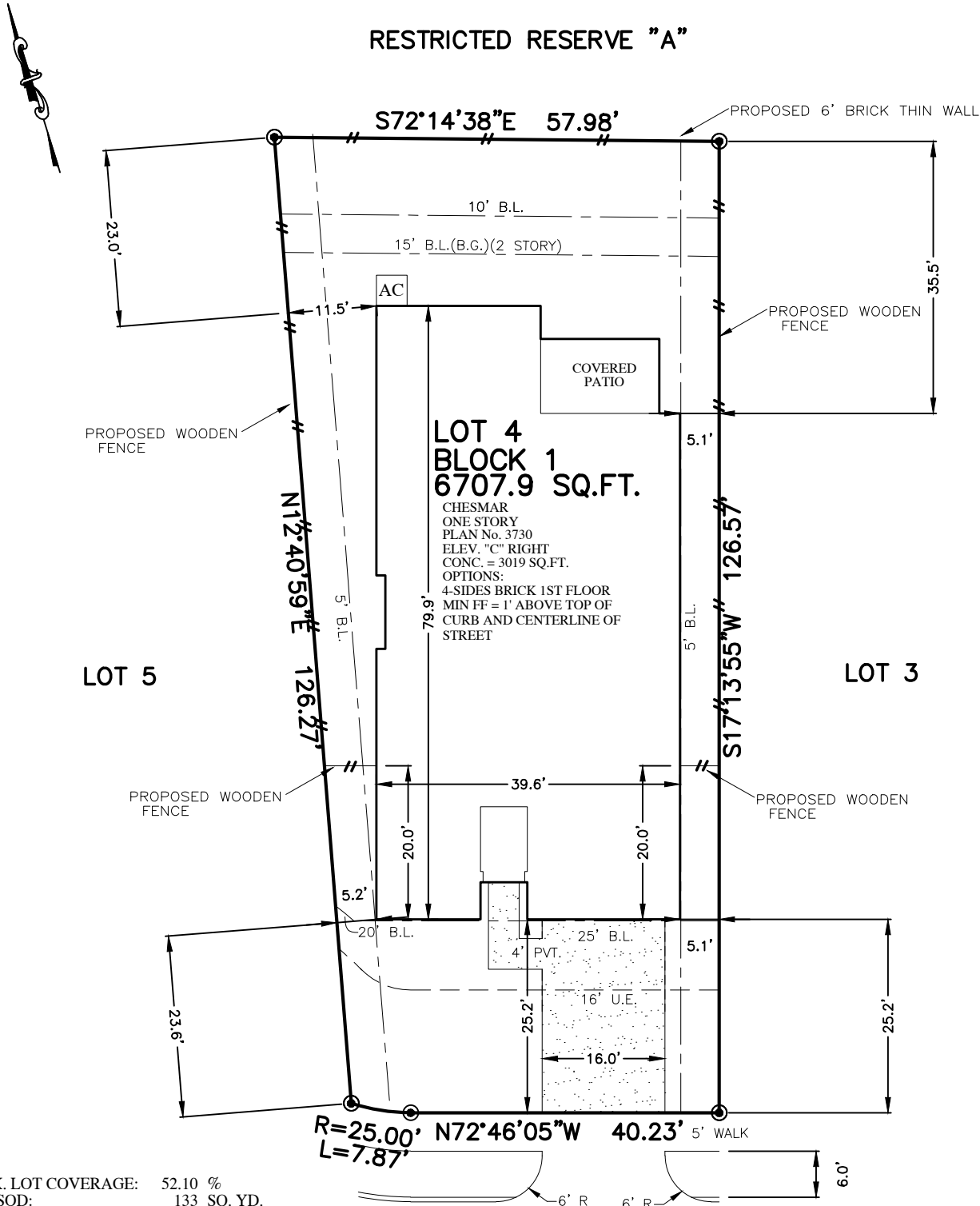




	FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
	PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
	PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
	BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT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



APPROX. LOT COVERAGE:	52.10 %
FRONT SOD:	133 SQ. YD.
BACK SOD:	244 SQ. YD.
TOTAL SOD:	377 SQ. YD.
FENCE:	
REAR:	57.9 LIN. FT.
LEFT:	82.1 LIN. FT.
RIGHT:	81.3 LIN. FT.
FRONT LEFT:	6.7 LIN. FT.
FRONT RIGHT:	5.1 LIN. FT.
TOTAL FENCE:	233.1 LIN. FT.
PRIVATE WALK:	57 SQ. FT.
PUBLIC WALK:	159 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD	16 SQ. FT.
DRIVEWAY:	403 SQ. FT.
TOTAL FLATWORK:	635 SQ. FT.
INTURN:	201 SQ. FT.

446  
HILLVIEW NATURE DRIVE  
(50' R.O.W.)

## PLOT PLAN

SCALE: 1" = 20'

- NOTES:
- 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.
  - 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.
  - 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: CHESMAR HOMES	
ADDRESS: 446 HILLVIEW NATURE DRIVE	BY: RMA
ALLPOINTS JOB#: CS441948	
G.F.:	
JOB:	
FLOOD ZONE:X	
COMMUNITY PANEL:	
48201C0140L	
EFFECTIVE DATE: 06/18/2007	
LOMR:	DATE:
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"	

LOT 4, BLOCK 1,  
TRAILS, SECTION 2,  
FILM CODE NO. 701953, MAP RECORDS,  
HARRIS COUNTY, TX



ISSUE DATE 5/19/2025

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