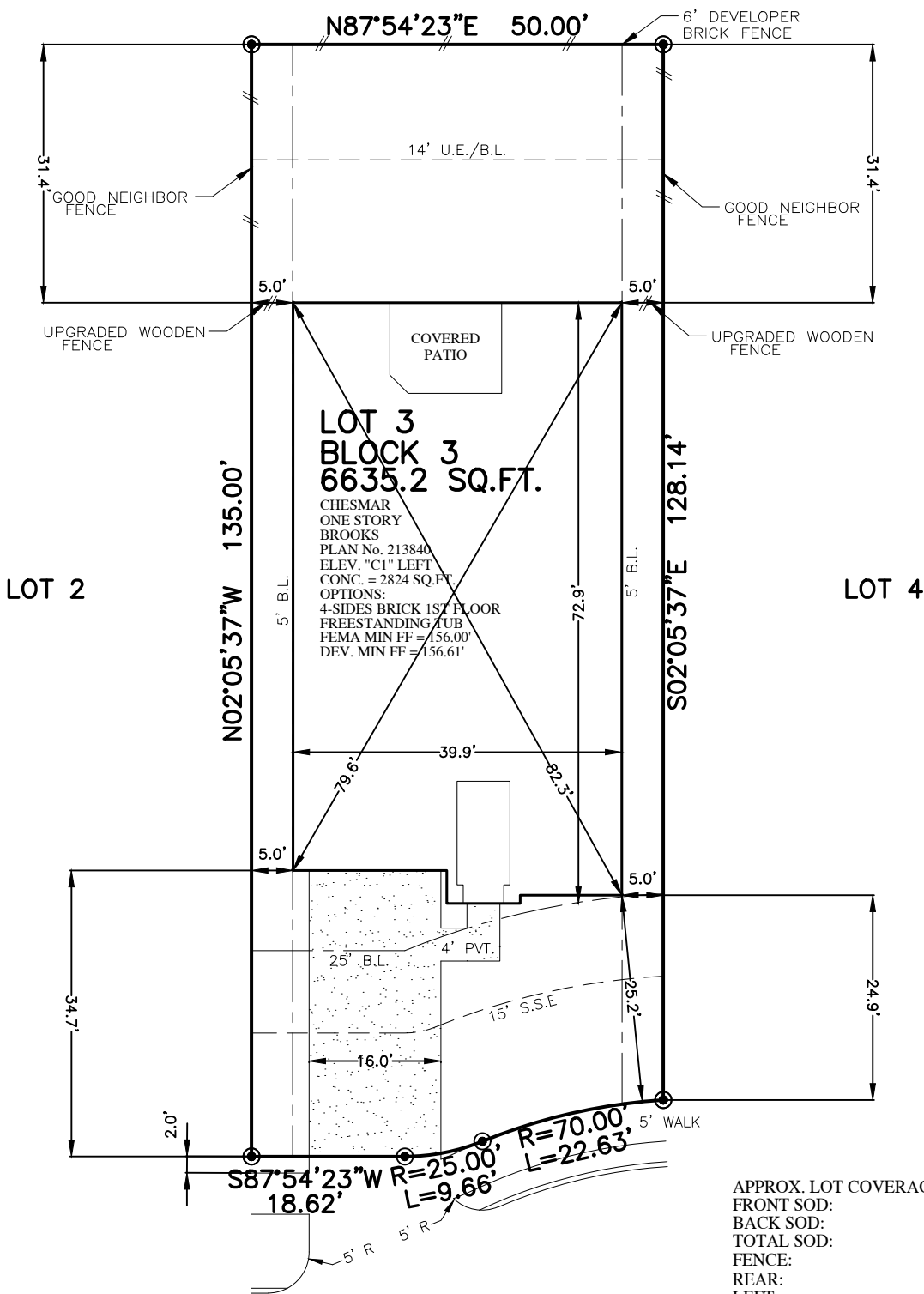




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3C 3 CAR	STM.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	CLEANOUT
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE	

WALLER COUNTY MUD NO. 55 WASTEWATER TREATMENT PLANT

C.C.F. NO. 2411782
O.P.R.W.C.T.



APPROX. LOT COVERAGE:	51.54 %
FRONT SOD:	198 SQ. YD.
BACK SOD:	174 SQ. YD.
TOTAL SOD:	372 SQ. YD.
FENCE:	
REAR:	50.0 LIN. FT.
LEFT:	31.4 LIN. FT.
RIGHT:	31.4 LIN. FT.
FRONT LEFT:	5.0 LIN. FT.
FRONT RIGHT:	5.0 LIN. FT.
TOTAL FENCE:	122.8 LIN. FT.
PRIVATE WALK:	41 SQ. FT.
PUBLIC WALK:	174 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	0 SQ. FT.
DRIVEWAY:	555 SQ. FT.
TOTAL FLATWORK:	770 SQ. FT.
INTURN:	243 SQ. FT.

**448
SPRIGTAIL DRIVE
(60' 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: 448 SPRIGTAIL DRIVE

BY: OZ

ALLPOINTS JOB#: CH459510

G.F.:

JOB:

FLOOD ZONE: X SHADED

COMMUNITY PANEL:
48473C0375E

EFFECTIVE DATE: 02/18/2009

LOMR: 10-06-2439P | DATE: 7/8/2011

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

**LOT 3, BLOCK 3,
FINAL PLAT OF GRANGE, SECTION 2,
FILE NO. 2411091, PLAT RECORDS,
WALLER COUNTY, TX**

ISSUE DATE 10/14/2025

