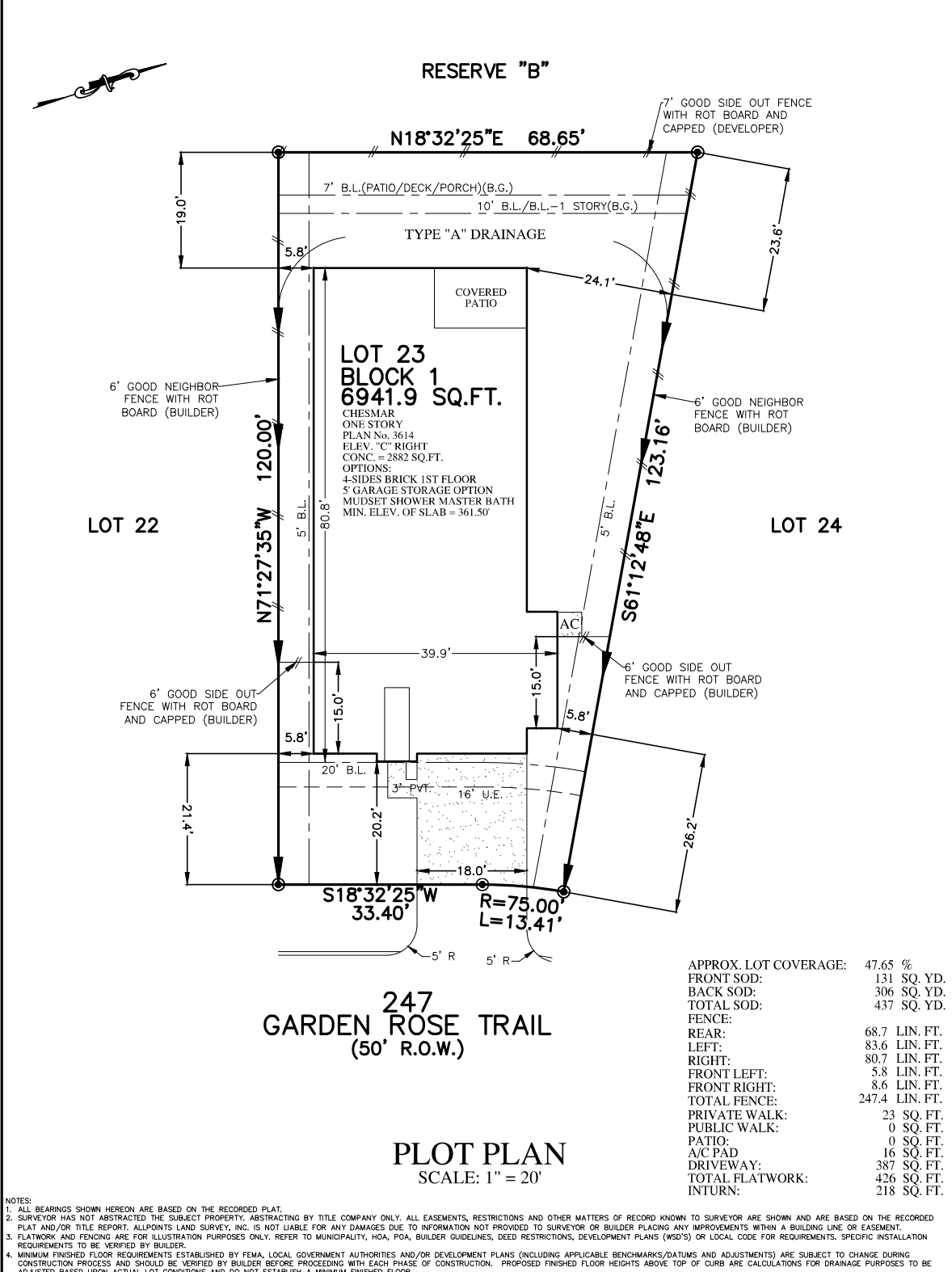




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E.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



APPROX. LOT COVERAGE:	47.65 %
FRONT SOD:	131 SQ. YD.
BACK SOD:	306 SQ. YD.
TOTAL SOD:	437 SQ. YD.
FENCE:	
REAR:	68.7 LIN. FT.
LEFT:	83.6 LIN. FT.
RIGHT:	80.7 LIN. FT.
FRONT LEFT:	5.8 LIN. FT.
FRONT RIGHT:	8.6 LIN. FT.
TOTAL FENCE:	247.4 LIN. FT.
PRIVATE WALK:	23 SQ. FT.
PUBLIC WALK:	0 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	16 SQ. FT.
DRIVEWAY:	387 SQ. FT.
TOTAL FLATWORK:	426 SQ. FT.
INTURN:	218 SQ. FT.

**247
GARDEN ROSE TRAIL
(50' R.O.W.)**

**PLOT PLAN
SCALE: 1" = 20'**

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED 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 RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING 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.

FOR: CHESMAR HOMES	
ADDRESS: 247 GARDEN ROSE TRAIL	BY: LR
ALLPOINTS JOB#: CS407587	
G.F.:	
JOB:	
FLOOD ZONE: X	
COMMUNITY PANEL:	
48339C0225G	
EFFECTIVE DATE: 08/18/2014	
LOMR:	DATE:

**LOT 23, BLOCK 1,
THE WOODLANDS HILLS, SECTION 16,
CABINET Z, SHEET 8729, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**

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