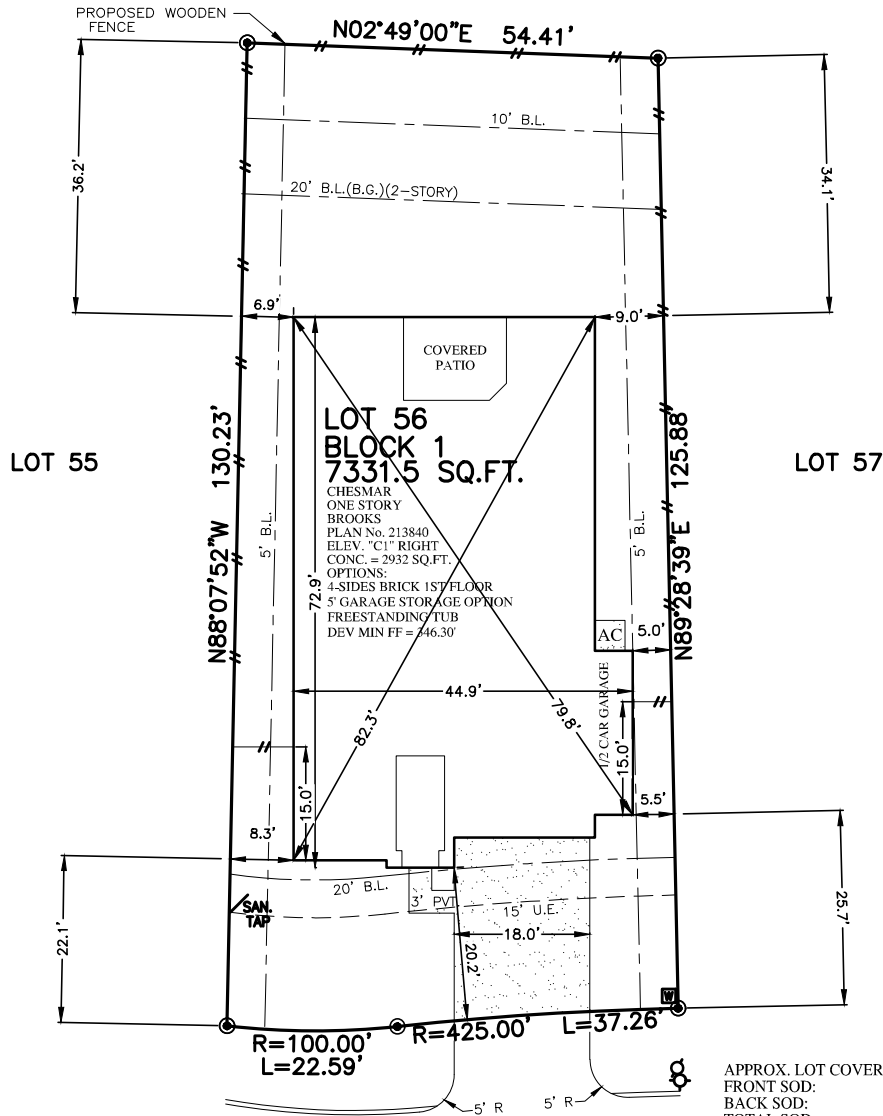




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER
BUILDING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

RESERVE "B"



115
SPOTTED WOOD COURT
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	46.38 %
FRONT SOD:	174 SQ. YD.
BACK SOD:	311 SQ. YD.
TOTAL SOD:	485 SQ. YD.
FENCE:	
REAR:	54.3 LIN. FT.
LEFT:	93.2 LIN. FT.
RIGHT:	85.2 LIN. FT.
FRONT LEFT:	8.0 LIN. FT.
FRONT RIGHT:	5.1 LIN. FT.
TOTAL FENCE:	245.8 LIN. FT.
PRIVATE WALK:	27 SQ. FT.
PUBLIC WALK:	0 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	16 SQ. FT.
DRIVEWAY:	425 SQ. FT.
TOTAL FLATWORK:	468 SQ. FT.
INTURN:	220 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 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: 115 SPOTTED WOOD COURT	BY: IC
ALLPOINTS JOB#: CH461662	
G.F.:	
JOB:	
FLOOD ZONE: X	
COMMUNITY PANEL:	
48339C0240G	
EFFECTIVE DATE: 08/18/2014	
LOMR:	DATE:
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.	

LOT 56, BLOCK 1,
THE WOODLANDS HILLS, SECTION 31,
CAB. AA, SHT. 0009, MAP RECORDS,
MONTGOMERY COUNTY, TX



ISSUE DATE 11/18/2025

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