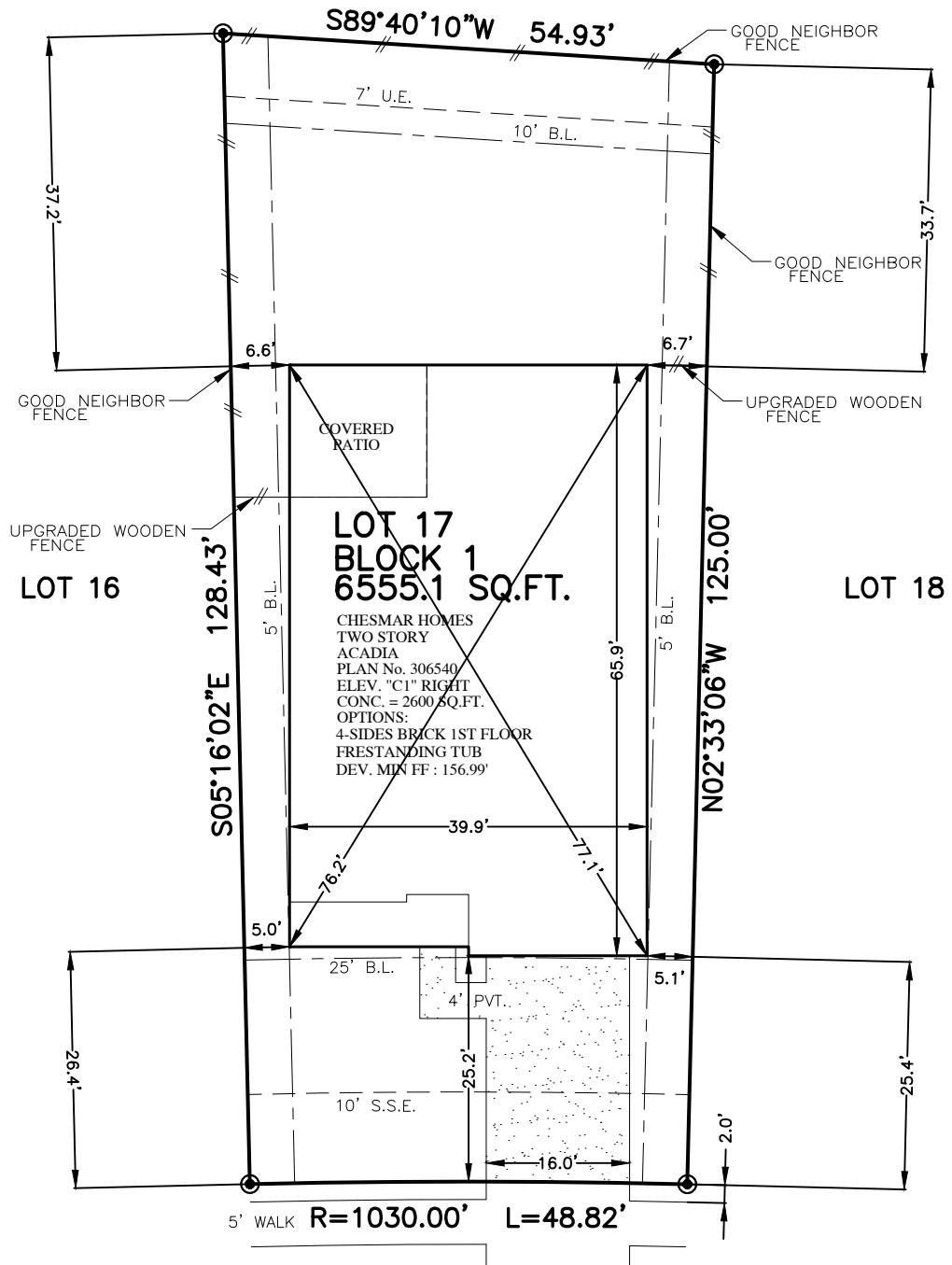




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.ACCE. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED
3C 3 CAR	G.B.L. GARAGE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

GRANGE SECTION 1
C.C.F. NO. 2411089
O.P.R.W.C.T.



APPROX. LOT COVERAGE: 46.70 %
FRONT SOD: 205 SQ. YD.
BACK SOD: 221 SQ. YD.
TOTAL SOD: 426 SQ. YD.
FENCE:
REAR: 54.9 LIN. FT.
LEFT: 51.8 LIN. FT.
RIGHT: 33.6 LIN. FT.
FRONT LEFT: 6.2 LIN. FT.
FRONT RIGHT: 6.7 LIN. FT.
TOTAL FENCE: 153.2 LIN. FT.
PRIVATE WALK: 46 SQ. FT.
PUBLIC WALK: 163 SQ. FT.
PATIO: 0 SQ. FT.
A/C PAD: 0 SQ. FT.
DRIVEWAY: 404 SQ. FT.
TOTAL FLATWORK: 613 SQ. FT.
INTURN: 276 SQ. FT.

444
DARLING CREEK LANE
(60' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

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: 444 DARLING CREEK LANE
BY: OZ

ALLPOINTS JOB#: CH458346

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 17, BLOCK 1,
FINAL PLAT OF GRANGE, SECTION 2,
FILE NO. 2411091, PLAT RECORDS,
WALLER COUNTY, TX

CHESMAR
HOMES

ISSUE DATE 10/5/2025

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