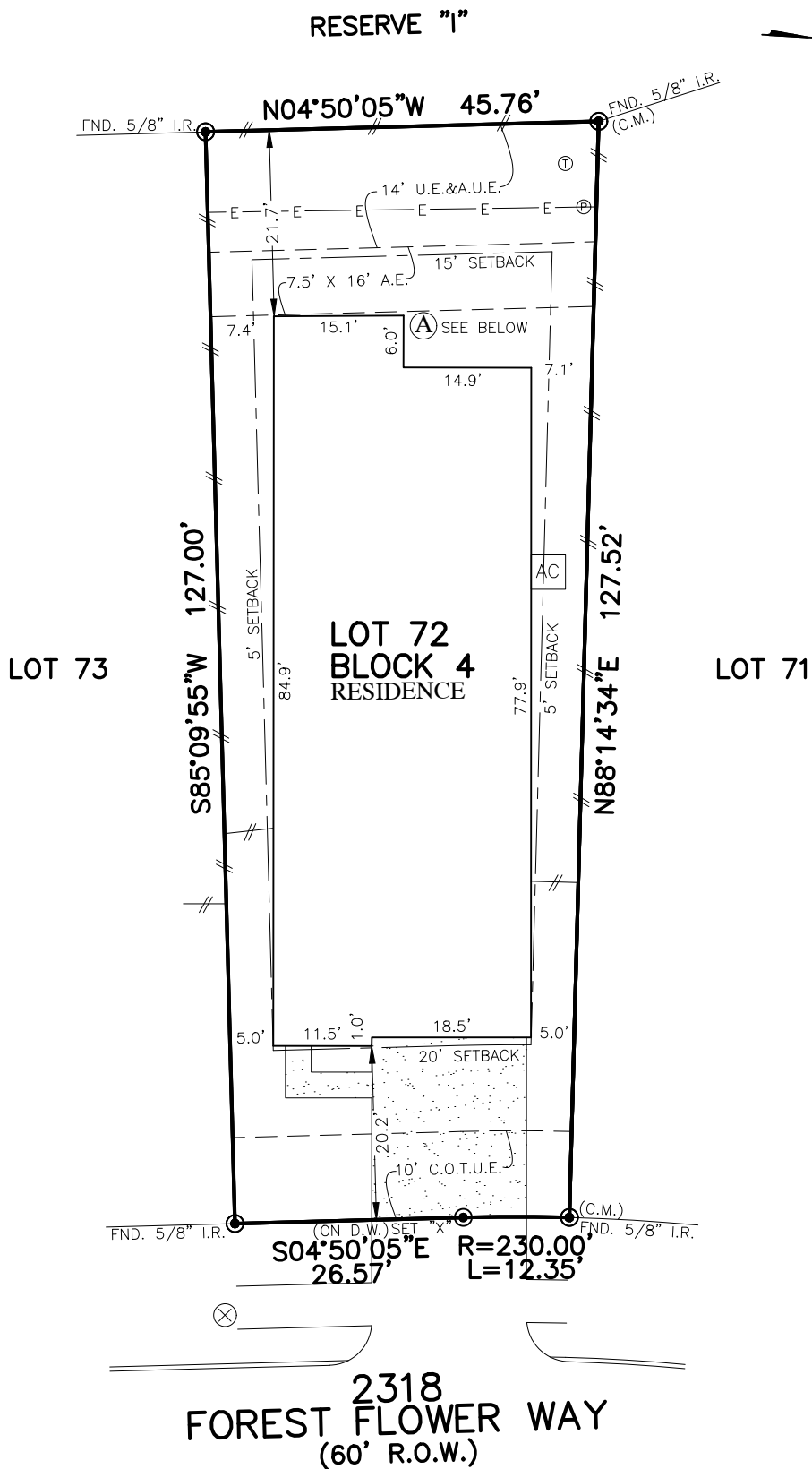




FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	C.O.T.U.E. CITY OF TOMBALL UTILITY EASEMENT	⊗ MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊠ GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊞ PAD MOUNTED TRANSFORMER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

C.O.T.U.E.= CITY OF TOMBALL UTILITY EASEMENT
A.U.E.= ACCESS EASEMENT



2318
FOREST FLOWER WAY
(60' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

(A) RESIDENCE DOES NOT EXTEND INTO THE 7.5' X 16' AERIAL ESMT.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT AND CONTROLLING MONUMENTS SHOWN HEREON.
 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 AND/OR TITLE REPORT. 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. 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.
 4. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS". ALL SET NAILS HAVE DISK ("SHINER") MARKED "ALLPOINTS".
 5. ALL FOUND IRON RODS HAVE "EIS" CAPS UNLESS OTHERWISE NOTED.
 6. SUBJECT TO: A TEN-FOOT-WIDE CITY OF TOMBALL UTILITY EASEMENT ESTABLISHED BY THE PLAT IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
 7. SUBJECT TO: THE DEED RECORDED IN CLERK'S FILE NO. RP-2023-393745 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY REFERS TO A CERTAIN 0.0143 ACRE (625 SQUARE FEET) EASEMENT SITUATED IN THE CLAUDE N. PILLOT SURVEY SURVEY, ABSTRACT NO. 632, IN HARRIS COUNTY, TEXAS BEING A PORTION OF A CALLED 18.334 ACRE TRACT (TRACT IV) CONVEYED TO CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED RECORDED IN CLERKS FILE NO. RP-2020-405995, HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY. SAID EASEMENTS AFFECTS THE SUBJECT TRACT, BUT CANNOT BE LOCATED ON THE GROUND.

FOR: CHESMAR HOMES
ADDRESS: 2318 FOREST FLOWER WAY
ALLPOINTS JOB#: CS438343 BY: BRH
G.F.:
JOB: 00121-3472
FLOOD ZONE: X
COMMUNITY PANEL:
48201C0230L
EFFECTIVE DATE: 06/18/2007
LOMR: 16-06-4206P DATE: 09/18/2017
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 72, BLOCK 4,
WOOD LEAF RESERVE, SECTION 3,
FILM CODE NO. 710353, MAP RECORDS,
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF SEPTEMBER, 2025.

Tracy Thane Bishop



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