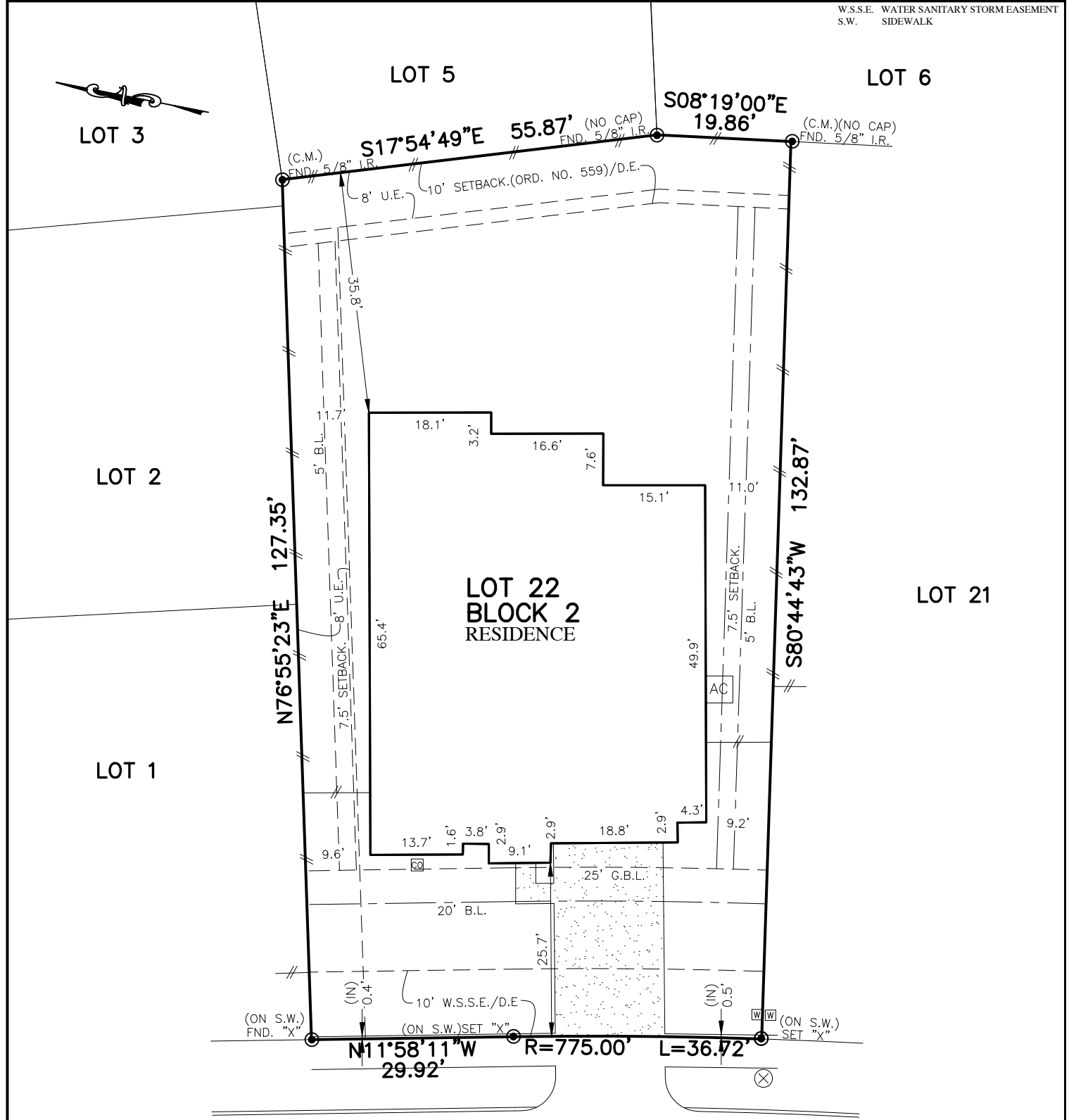




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING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

W.S.S.E. WATER SANITARY STORM EASEMENT  
S.W. SIDEWALK



228  
SANDHILL GROVE TRAIL  
(50' R.O.W.)

PLAT OF SURVEY  
SCALE: 1" = 20'

- 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 "EHRA" CAPS UNLESS OTHERWISE NOTED.
  6. SUBJECT TO DRAINAGE AND RETAINING WALL ESMT (REC BG): ON PROPERTY LINES THAT ABUT A RETAINING WALL, NO STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN A DISTANCE THAT IS TWICE THE HEIGHT OF THE RETAINING WALL, E.G., A 5' WALL EQUALS A 10' OFFSET.

FOR: CHESMAR HOMES

ADDRESS: 228 SANDHILL GROVE TRAIL  
ALLPOINTS JOB#: CS443006 BY: BA  
G.F.:  
JOB:

FLOOD ZONE: X

COMMUNITY PANEL:  
48473C0155F

EFFECTIVE DATE: 05/16/2019

LOMR: DATE:

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

LOT 22, BLOCK 2,  
ATTWATER, SECTION 1,  
FILE NO. 2411847, OFFICIAL PUBLIC RECORDS,  
WALLER COUNTY, TX

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 23RD DAY OF MARCH, 2026.

