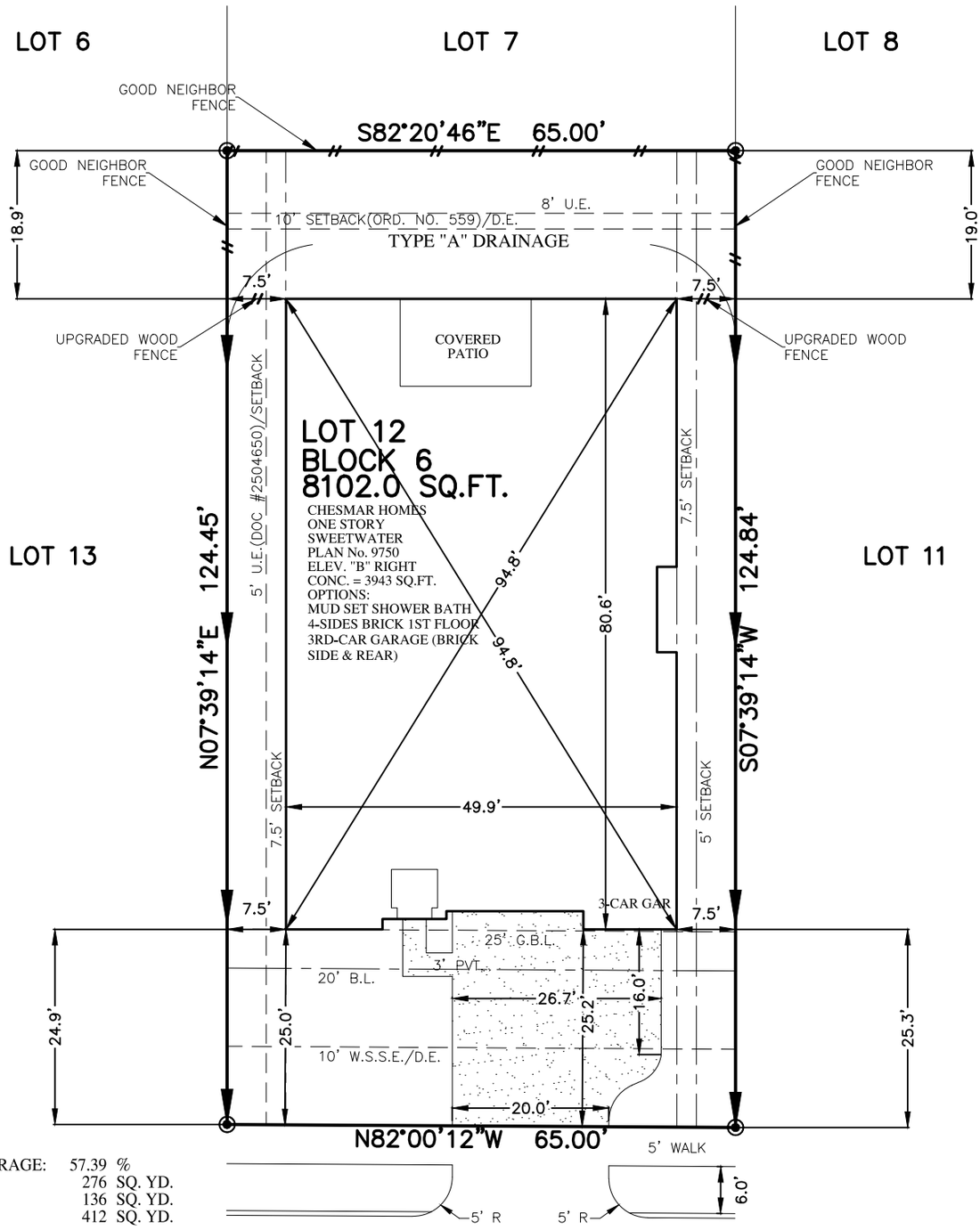
FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	LIGHT POLE	PAD MOUNTED TRANSFORMER
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	WATER VALVE	GAS METER	MANHOLE & INLET / INLET
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	CLEANOUT	VAULT
		W.S.S.E. WATER SANITARY STORM EASEMENT		



APPROX. LOT COVERAGE:	57.39	%
FRONT SOD:	276	SQ. YD.
BACK SOD:	136	SQ. YD.
TOTAL SOD:	412	SQ. YD.
FENCE:		
REAR:	64.9	LIN. FT.
LEFT:	18.9	LIN. FT.
RIGHT:	18.9	LIN. FT.
FRONT LEFT:	7.5	LIN. FT.
FRONT RIGHT:	7.5	LIN. FT.
TOTAL FENCE:	117.7	LIN. FT.
PRIVATE WALK:	32	SQ. FT.
PUBLIC WALK:	225	SQ. FT.
PATIO:	0	SQ. FT.
A/C PAD	0	SQ. FT.
DRIVEWAY:	675	SQ. FT.
TOTAL FLATWORK:	932	SQ. FT.
INTURN:	243	SQ. FT.

641
CROSS TIMBERS TRACE
(50' 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.
5. 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: 641 CROSS TIMBERS TRACE
BY: IC

ALLPOINTS JOB#: CS460977
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 12, BLOCK 6,
ATTWATER, SECTION 1,
FILE NO. 2411847, OFFICIAL PUBLIC RECORDS,
WALLER COUNTY, TX

ISSUE DATE 10/22/2025

CHESMAR HOMES

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