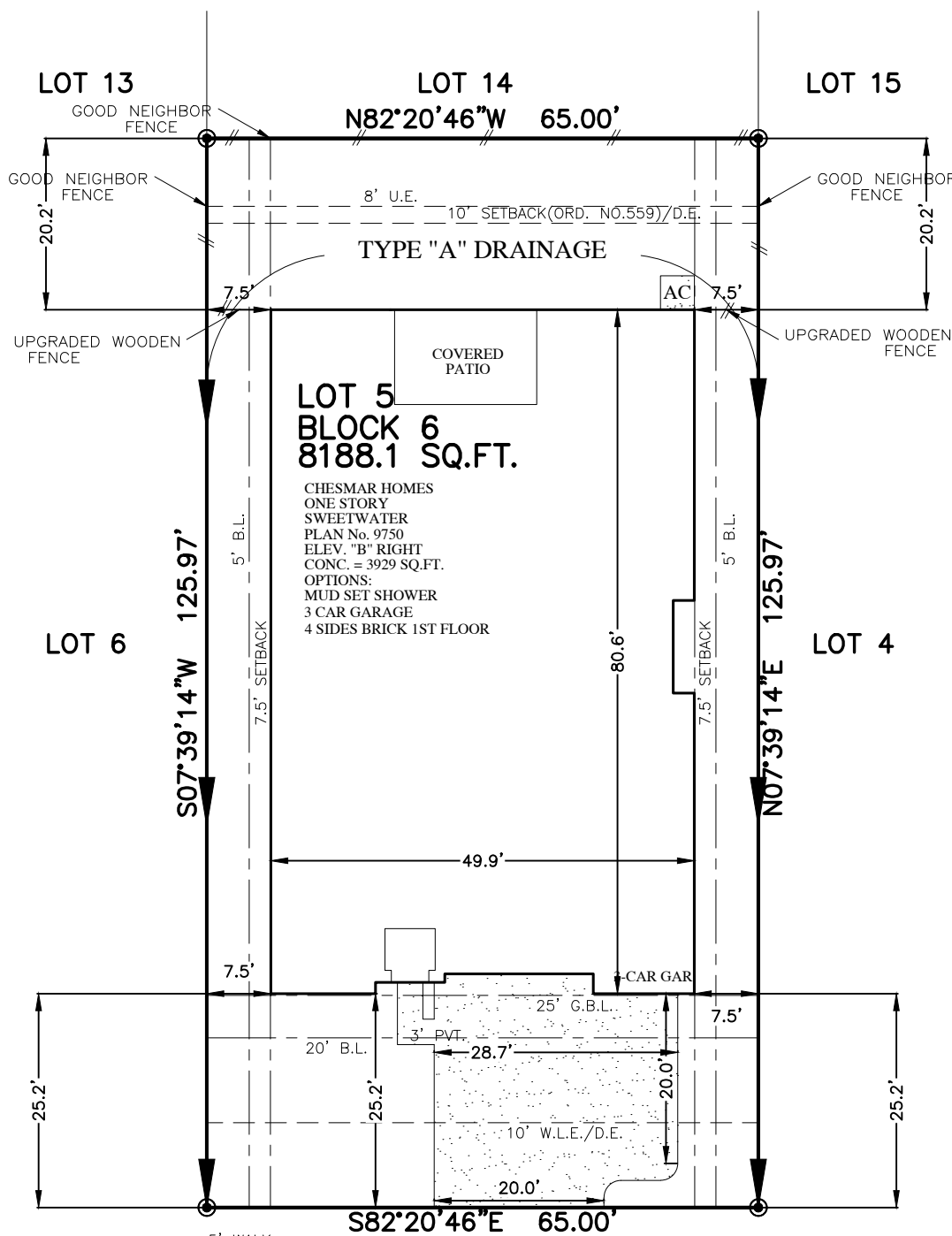




FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3C 3 CAR	ST.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
//	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	CABLE PEDESTAL
WROUGHT IRON FENCE	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	WATER METER
E	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	CLEANOUT
	O.V.E. OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	FND. FOUND	MANHOLE & INLET
			I.P. IRON PIPE	INLET
				VAULT



**616  
GOLDEN ASTER BOULEVARD  
(50' R.O.W.)**

**PLOT PLAN  
SCALE: 1" = 20'**

APPROX. LOT COVERAGE:	57.68 %
FRONT SOD:	270 SQ. YD.
BACK SOD:	144 SQ. YD.
TOTAL SOD:	414 SQ. YD.
FENCE:	
REAR:	65.0 LIN. FT.
LEFT:	20.2 LIN. FT.
RIGHT:	20.2 LIN. FT.
FRONT LEFT:	7.5 LIN. FT.
FRONT RIGHT:	7.5 LIN. FT.
TOTAL FENCE:	120.4 LIN. FT.
PRIVATE WALK:	26 SQ. FT.
PUBLIC WALK:	225 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	16 SQ. FT.
DRIVEWAY:	738 SQ. FT.
TOTAL FLATWORK:	1005 SQ. FT.
INTURN:	243 SQ. FT.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
  - 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.
  - 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.
  - 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.
  - 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: 616 GOLDEN ASTER BOULEVARD  
ALLPOINTS JOB#: CS450704  
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 5, BLOCK 6,  
ATTWATER, SECTION 1,  
FILE NO. 2411847, OFFICIAL PUBLIC RECORDS,  
WALLER COUNTY, TX

ISSUE DATE: 7/31/2025

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