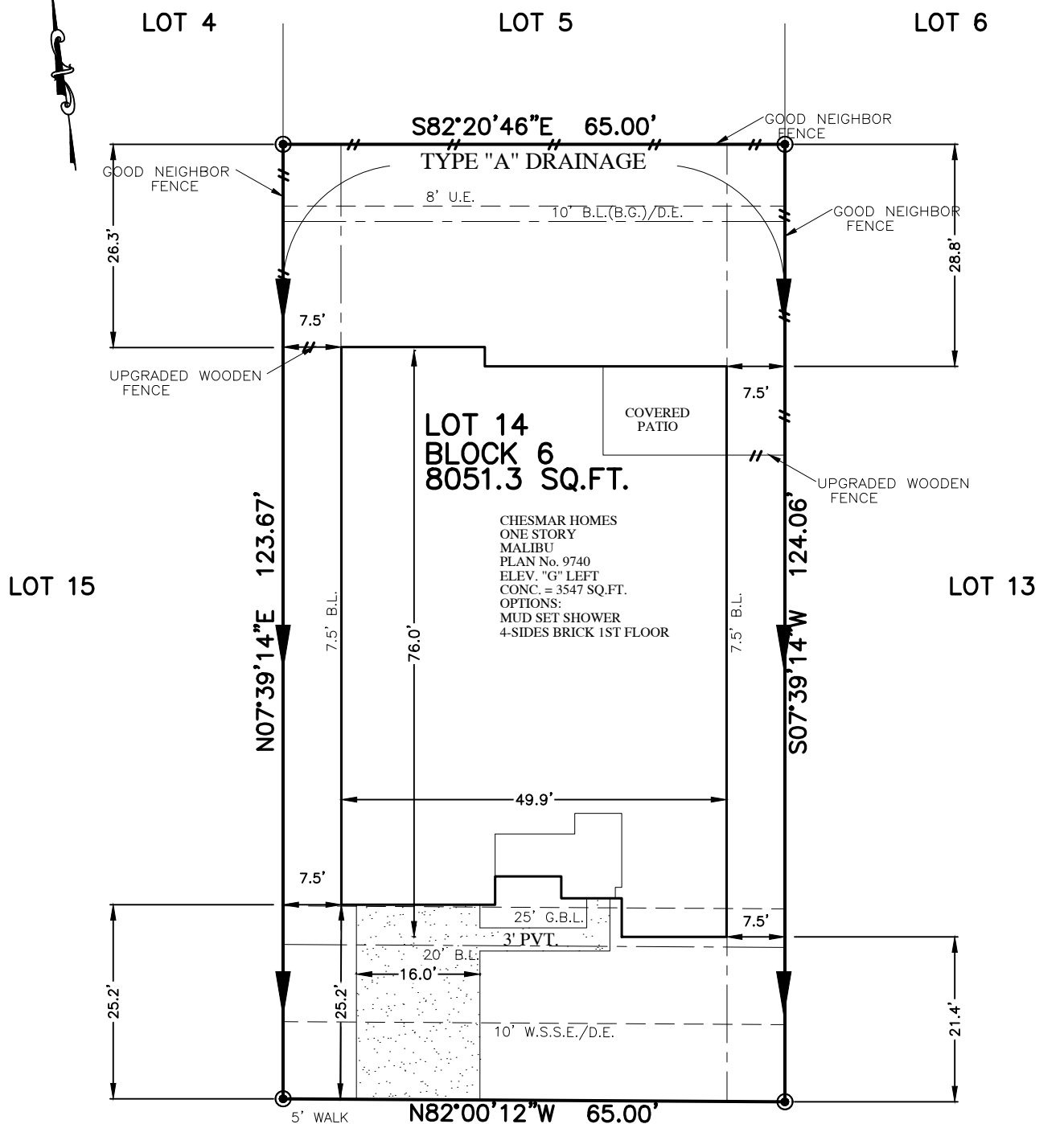




| | | | | |
|-----------------------|-----------------------------|----------------------------------|--|-------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PAVER | F.L. FRONT LOAD | U.E. UTILITY EASEMENT | M.A.C.C.E. 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 | 3C 3 CAR | ST.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 |
| E OVERHEAD ELECTRIC | EXT. EXTENDED | P.U.E. PUBLIC UTILITY EASEMENT | FIRE HYDRANT | CLEANOUT |
| | PROP. PROPOSED | P.V.T. PRIVATE | MONUMENT | |
| | C.M. CONTROL MONUMENT | FND. FOUND | IP. IRON PIPE | |



633
CROSS TIMBERS TRACE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

| | |
|-----------------------|----------------|
| APPROX. LOT COVERAGE: | 50.04 % |
| FRONT SOD: | 270 SQ. YD. |
| BACK SOD: | 208 SQ. YD. |
| TOTAL SOD: | 478 SQ. YD. |
| FENCE: | |
| REAR: | 64.9 LIN. FT. |
| LEFT: | 26.2 LIN. FT. |
| RIGHT: | 40.2 LIN. FT. |
| FRONT LEFT: | 7.5 LIN. FT. |
| FRONT RIGHT: | 7.5 LIN. FT. |
| TOTAL FENCE: | 146.3 LIN. FT. |
| PRIVATE WALK: | 62 SQ. FT. |
| PUBLIC WALK: | 245 SQ. FT. |
| PATIO: | 0 SQ. FT. |
| A/C PAD: | 16 SQ. FT. |
| DRIVEWAY: | 404 SQ. FT. |
| TOTAL FLATWORK: | 727 SQ. FT. |
| INTURN: | 196 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.
 - DRAINAGE AND RETAINING WALL ESMT (REC BG): ON PROPERTY LINES THAT ABOUT 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: 633 CROSS TIMBERS TRACE
BY: JM3

ALLPOINTS JOB#: CS449799
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 14, BLOCK 6,
ATTWATER, SECTION 1,
FILE NO. 2411847, OFFICIAL PUBLIC RECORDS,
WALLER COUNTY, TX

ISSUE DATE: 7/24/2025

© 2025, ALLPOINTS LAND SURVEY, LLC.
All Rights Reserved.