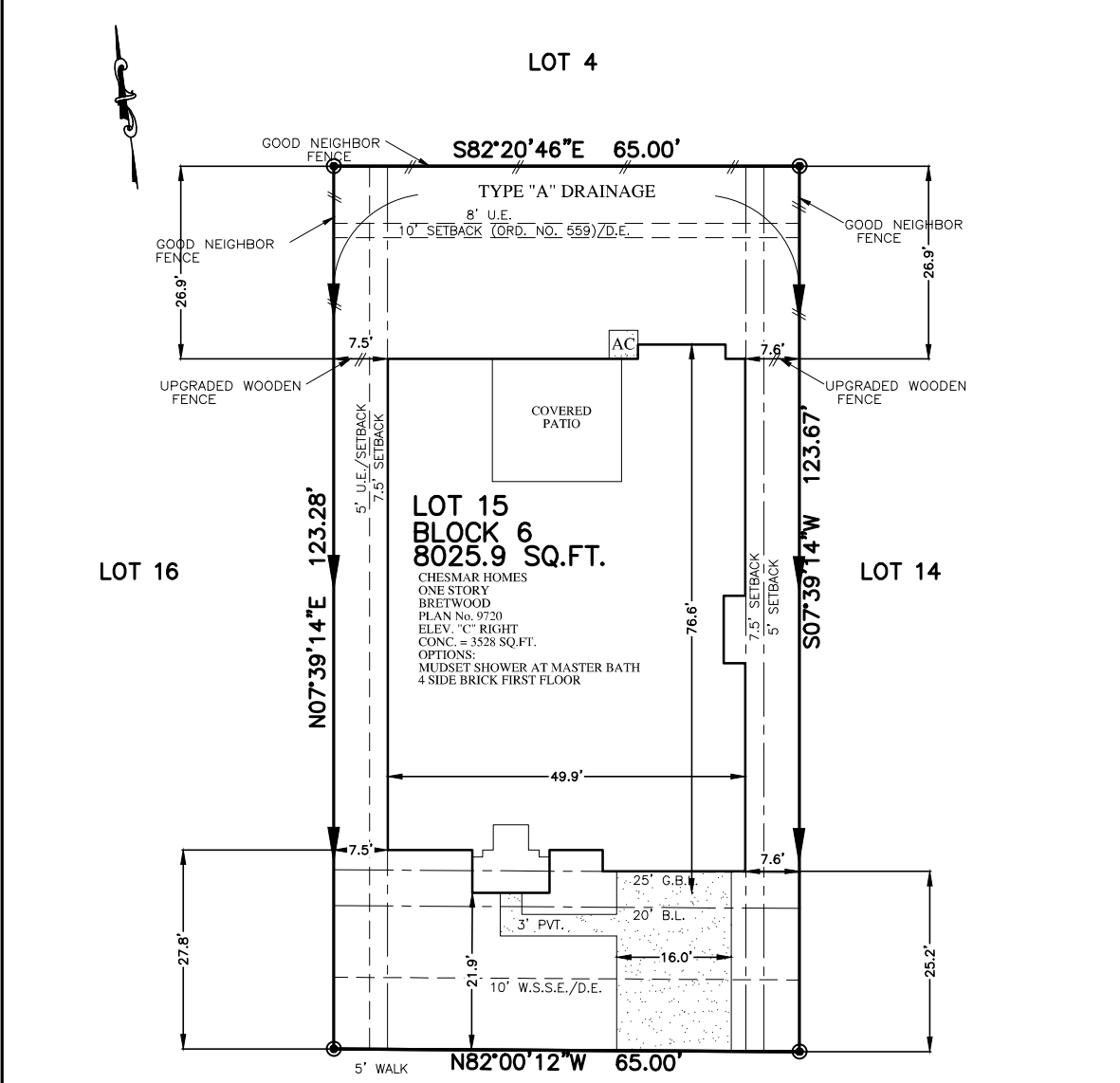




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	F.H. FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE	MON. MONUMENT
	C.M. CONTROL MONUMENT	FND. FOUND	I.P. IRON PIPE
			(P) POWER POLE

⊗ MANHOLE
⊠ GRATE DRAIN
⊞ PAD MOUNTED TRANSFORMER
⊙ ELECTRIC BOX
⊕ FIBER OPTIC
⊖ TELEPHONE PEDESTAL
⊗ GAS METER
⊙ CABLE PEDESTAL
⊕ WATER METER
⊖ CLEANOUT
⊗ MANHOLE & INLET
⊞ INLET & INLET
⊞ VAULT



APPROX. LOT COVERAGE: 50.07 %

FRONT SOD: 255 SQ. YD.  
 BACK SOD: 190 SQ. YD.  
 TOTAL SOD: 445 SQ. YD.

FENCE:

REAR: 65.0 LIN. FT.  
 LEFT: 26.9 LIN. FT.  
 RIGHT: 26.9 LIN. FT.  
 FRONT LEFT: 7.5 LIN. FT.  
 FRONT RIGHT: 7.6 LIN. FT.  
 TOTAL FENCE: 133.9 LIN. FT.

PRIVATE WALK: 58 SQ. FT.  
 PUBLIC WALK: 245 SQ. FT.  
 PATIO: 0 SQ. FT.  
 A/C PAD: 16 SQ. FT.  
 DRIVEWAY: 401 SQ. FT.  
 TOTAL FLATWORK: 720 SQ. FT.  
 INTURN: 196 SQ. FT.

629  
 CROSS TIMBERS TRACE  
 (50' R.O.W.)

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

- 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 A 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: 629 CROSS TIMBERS TRACE  
 BY: JM3  
 ALLPOINTS JOB#: CS424862 BY: YV  
 G.F.: DB  
 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 15, BLOCK 6,  
 ATTWATER, SECTION 1,  
 FILE NO. 2411847, OFFICIAL PUBLIC RECORDS,  
 WALLER COUNTY, TX

REVISION DATE: 2/6/2025  
 ISSUE DATE 2/3/2025  
 ISSUE DATE 2/3/2025

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