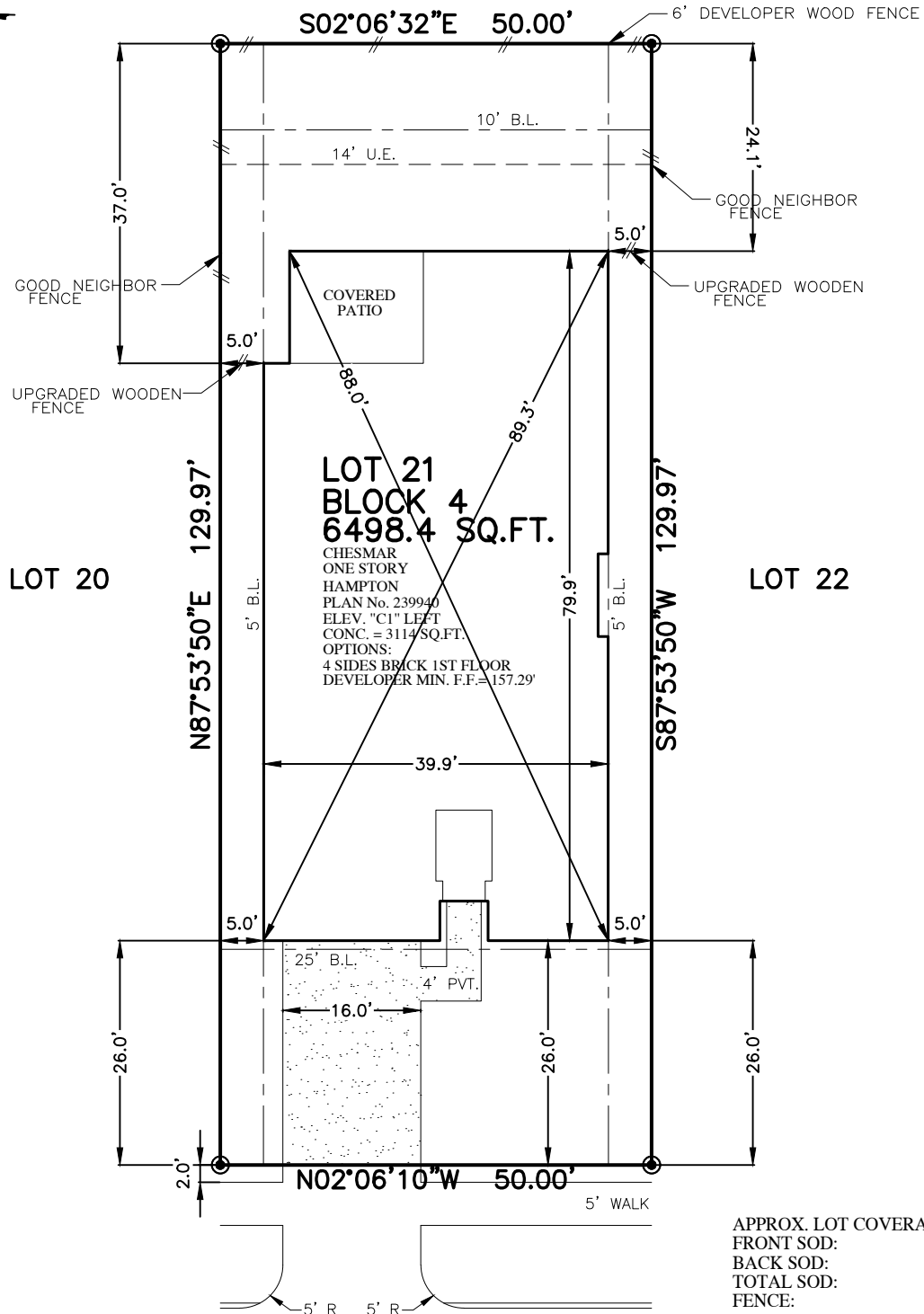




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING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

HWCMUD NO. 3

C.C.F. NO. 2301264, O.P.R.W.C.T.



452 DOVE MEADOW LANE
(60' R.O.W.)
PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	55.46 %
FRONT SOD:	219 SQ. YD.
BACK SOD:	145 SQ. YD.
TOTAL SOD:	364 SQ. YD.
FENCE:	
REAR:	50.0 LIN. FT.
LEFT:	37.0 LIN. FT.
RIGHT:	24.0 LIN. FT.
FRONT LEFT:	5.0 LIN. FT.
FRONT RIGHT:	5.0 LIN. FT.
TOTAL FENCE:	121.0 LIN. FT.
PRIVATE WALK:	58 SQ. FT.
PUBLIC WALK:	170 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	16 SQ. FT.
DRIVEWAY:	416 SQ. FT.
TOTAL FLATWORK:	660 SQ. FT.
INTURN:	276 SQ. FT.

- NOTES:
1. **NOT A CONSTRUCTION DRAWING.** FOR PERMITTING PURPOSES ONLY.
 2. **ALLPOINTS LAND SURVEY, LLC** ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY FLATWORK OR FENCING, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, PATIOS, OR FENCES, WHETHER PUBLIC OR PRIVATE.
 3. **FLATWORK, FENCING, AND RELATED IMPROVEMENTS ARE FOR ILLUSTRATION PURPOSES ONLY** AND SHALL BE VERIFIED BY BUILDER FOR COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, DEVELOPER, CONSTRUCTION, AND COMMUNITY REQUIREMENTS.
 4. **THE BUILDER** BEARS FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION, AND COMPLIANCE OF ALL FLATWORK AND FENCING.
 5. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
 6. 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.
 7. 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.

FOR: CHESMAR HOMES	
ADDRESS: 452 DOVE MEADOW LANE	BY: HA
ALLPOINTS JOB#: CH471378	
G.F.:	
JOB:	
FLOOD ZONE: X SHADED	
COMMUNITY PANEL:	
48473C0375E	
EFFECTIVE DATE: 02/18/2009	
LOMR: 10-06-2439P	DATE: 07/08/2011
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION	

LOT 21, BLOCK 4,
FINAL PLAT GRANGE, SECTION 2,
FILE NO. 2411091, PLAT RECORDS,
WALLER COUNTY, TX

ISSUE DATE 1/23/2026

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