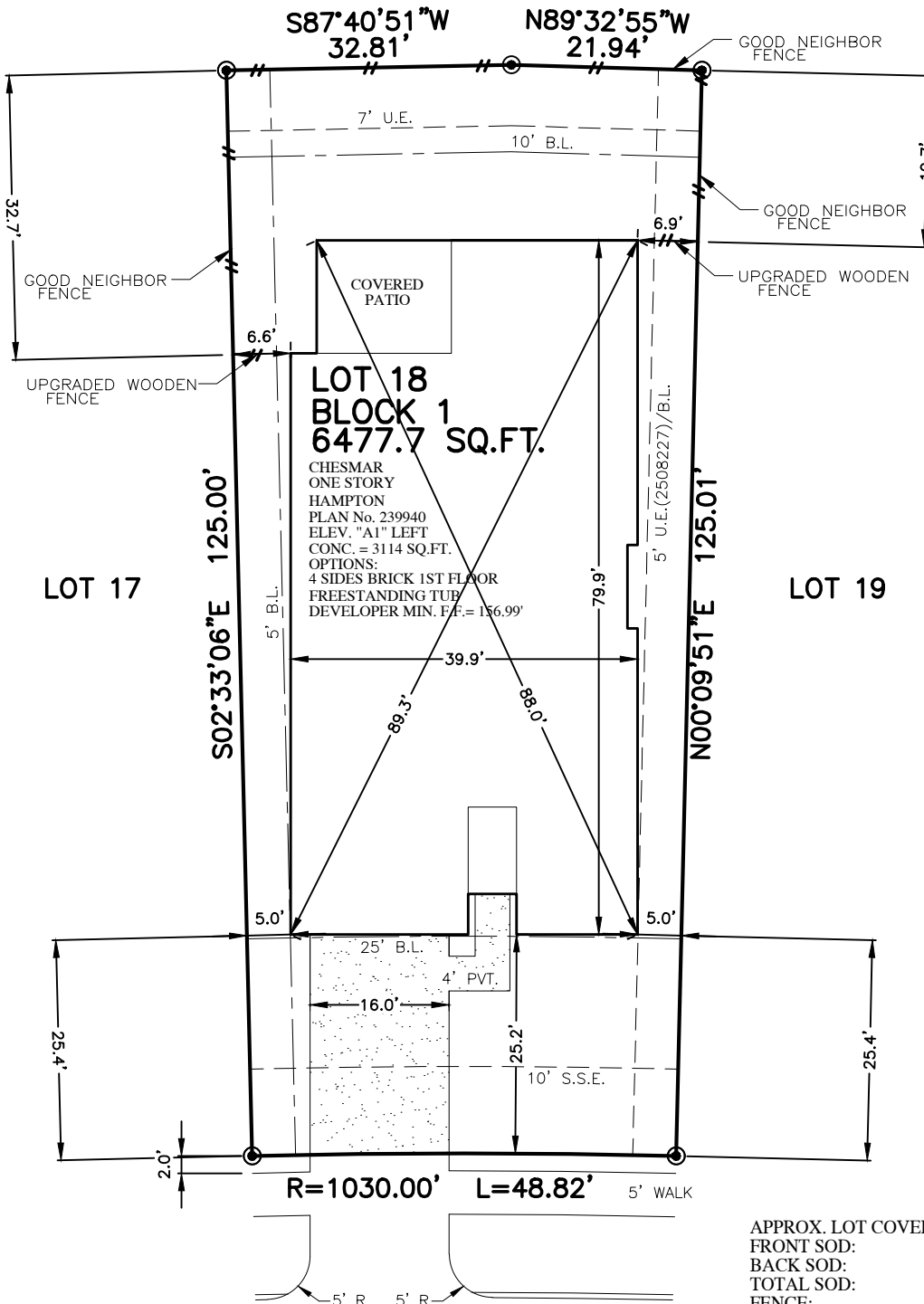




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING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

GRANGE SECTION 1

C.C.F. NO. 2411089 O.P.R.W.C.T.



440 DARLING CREEK LANE
(60' R.O.W.)
PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	55.19 %
FRONT SOD:	227 SQ. YD.
BACK SOD:	134 SQ. YD.
TOTAL SOD:	361 SQ. YD.
FENCE:	
REAR:	54.6 LIN. FT.
LEFT:	32.5 LIN. FT.
RIGHT:	19.5 LIN. FT.
FRONT LEFT:	6.6 LIN. FT.
FRONT RIGHT:	6.9 LIN. FT.
TOTAL FENCE:	120.1 LIN. FT.
PRIVATE WALK:	57 SQ. FT.
PUBLIC WALK:	163 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	0 SQ. FT.
DRIVEWAY:	404 SQ. FT.
TOTAL FLATWORK:	624 SQ. FT.
INTURN:	276 SQ. FT.

- NOTES:
- FOR PERMITTING AND PRE-CONSTRUCTION ILLUSTRATION PURPOSES ONLY.
 - 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.
 - FLATWORK, FENCING, AND RELATED IMPROVEMENTS ARE ILLUSTRATIVE AND SHALL BE VERIFIED BY BUILDER FOR COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, DEVELOPER, CONSTRUCTION, AND COMMUNITY REQUIREMENTS.
 - THE BUILDER BEARS FULL RESPONSIBILITY FOR THE DESIGN, INSTALLATION, AND COMPLIANCE OF ALL FLATWORK AND FENCING.
 - 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.
 - 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: 440 DARLING CREEK LANE BY: RMA
ALLPOINTS JOB#: CH478754
G.F.:
JOB:
FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48473C0375E
EFFECTIVE DATE: 02/18/2009
LOMR: 10-06-2439P DATE: 7/8/2011
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 18, BLOCK 1,
FINAL PLAT OF GRANGE, SECTION 2,
FILE NO. 2411091, PLAT RECORDS,
WALLER COUNTY, TX

ISSUE DATE 3/21/2026

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