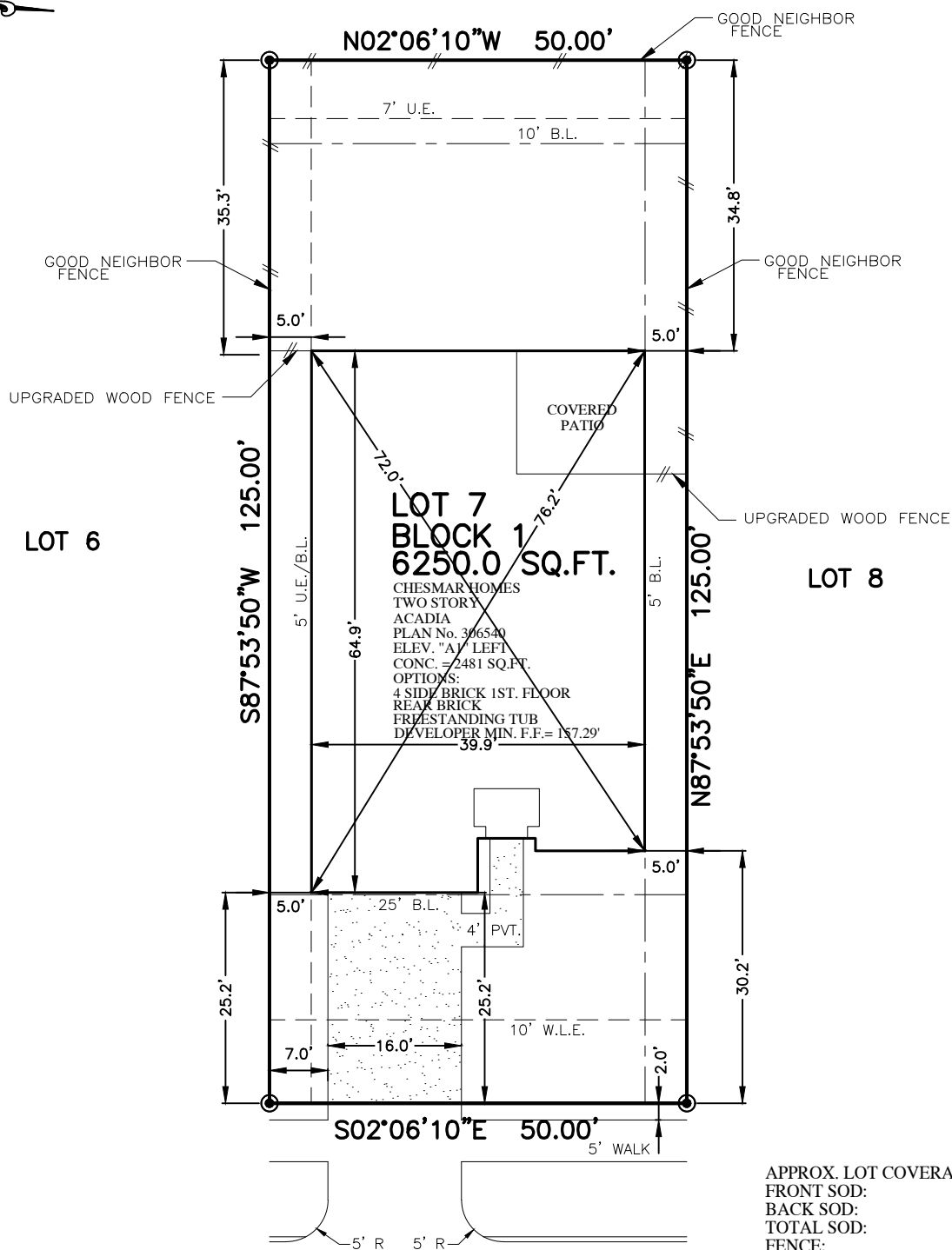




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
BUILDING LINE	3C 3 CAR	ST.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND	IP. IRON PIPE	CLEANOUT
				MANHOLE & INLET
				VAULT

GRANGE SECTION 1

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



461 DOVE MEADOW LANE
(60' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	47.22 %
FRONT SOD:	206 SQ. YD.
BACK SOD:	202 SQ. YD.
TOTAL SOD:	408 SQ. YD.
FENCE:	
REAR:	50.0 LIN. FT.
LEFT:	34.8 LIN. FT.
RIGHT:	49.6 LIN. FT.
FRONT LEFT:	5.0 LIN. FT.
FRONT RIGHT:	5.0 LIN. FT.
TOTAL FENCE:	144.4 LIN. FT.
PRIVATE WALK:	66 SQ. FT.
PUBLIC WALK:	170 SQ. FT.
PATIO:	0 SQ. FT.
A/C PAD:	0 SQ. FT.
DRIVEWAY:	404 SQ. FT.
TOTAL FLATWORK:	640 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: 461 DOVE MEADOW LANE

ALLPOINTS JOB#: CS480851 BY: RF

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 7, BLOCK 1,
FINAL PLAT OF GRANGE, SECTION 2,
FILE NO. 2411091, PLAT RECORDS,
WALLER COUNTY, TEXAS

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