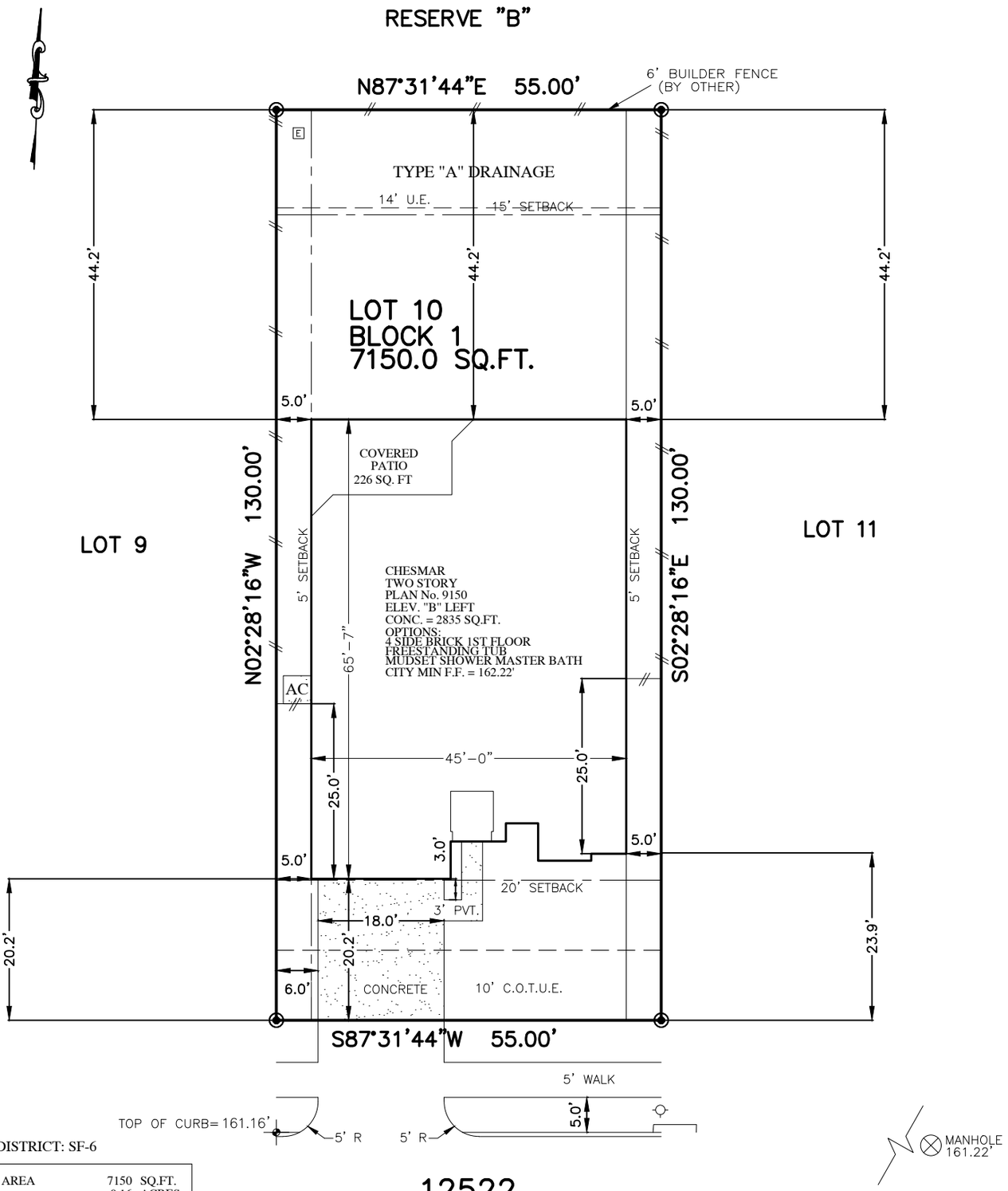
ALLPOINTS SURVEYING

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



ZONING DISTRICT: SF-6

TOTAL LOT AREA	7150	SQ.FT.
	0.16	ACRES
BUILDING AREA (1ST FLOOR NON GARAGE)	2408	SQ.FT.
GARAGE AREA	427	SQ.FT.
TOTAL FOOTPRINT AREA	2835	SQ.FT.
SLAB COVERAGE 2835/7150	39.65	%
1ST FLR. LIVING AREA	2109	SQ.FT.
LIVING AREA COVERAGE 2109/7150	29.50	%

12522
BLOSSOM DRIVE
(60' R.O.W.)
℄=161.20'

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE:	45.54	%
FRONT SOD:	166	SQ. YD.
BACK SOD:	312	SQ. YD.
TOTAL SOD:	478	SQ. YD.
FENCE:	231.0	LIN. FT.
STANDARD FLATWORK:	606	SQ. FT.
INTURN:	310	SQ. FT.

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. 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 RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. 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.
4. 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.
5. AS PER CITY OF TOMBALL SIDEWALK & DRIVEWAY CONSTRUCTION DETAILS FOR CURBED TYPE STREETS – DRAWING COT DW-01.

FOR: CHESMAR HOMES

ADDRESS: 12522 BLOSSOM DRIVE

ALLPOINTS JOB#: CH331047 BY: RM / TT
G.F.: ARM
JOB: ARM

FLOOD ZONE:X

COMMUNITY PANEL:
48201C0230L

EFFECTIVE DATE: 06/18/2007

LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 10, BLOCK 1,
CHERRYWOOD ESTATES,
FILM CODE NO. 697980, MAP RECORDS,
HARRIS COUNTY, TEXAS

ISSUE DATE: 8/30/2023
ISSUE DATE: 4/7/2023
ISSUE DATE: 4/5/2023
ISSUE DATE: 3/30/2023

CHESMAR HOMES

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