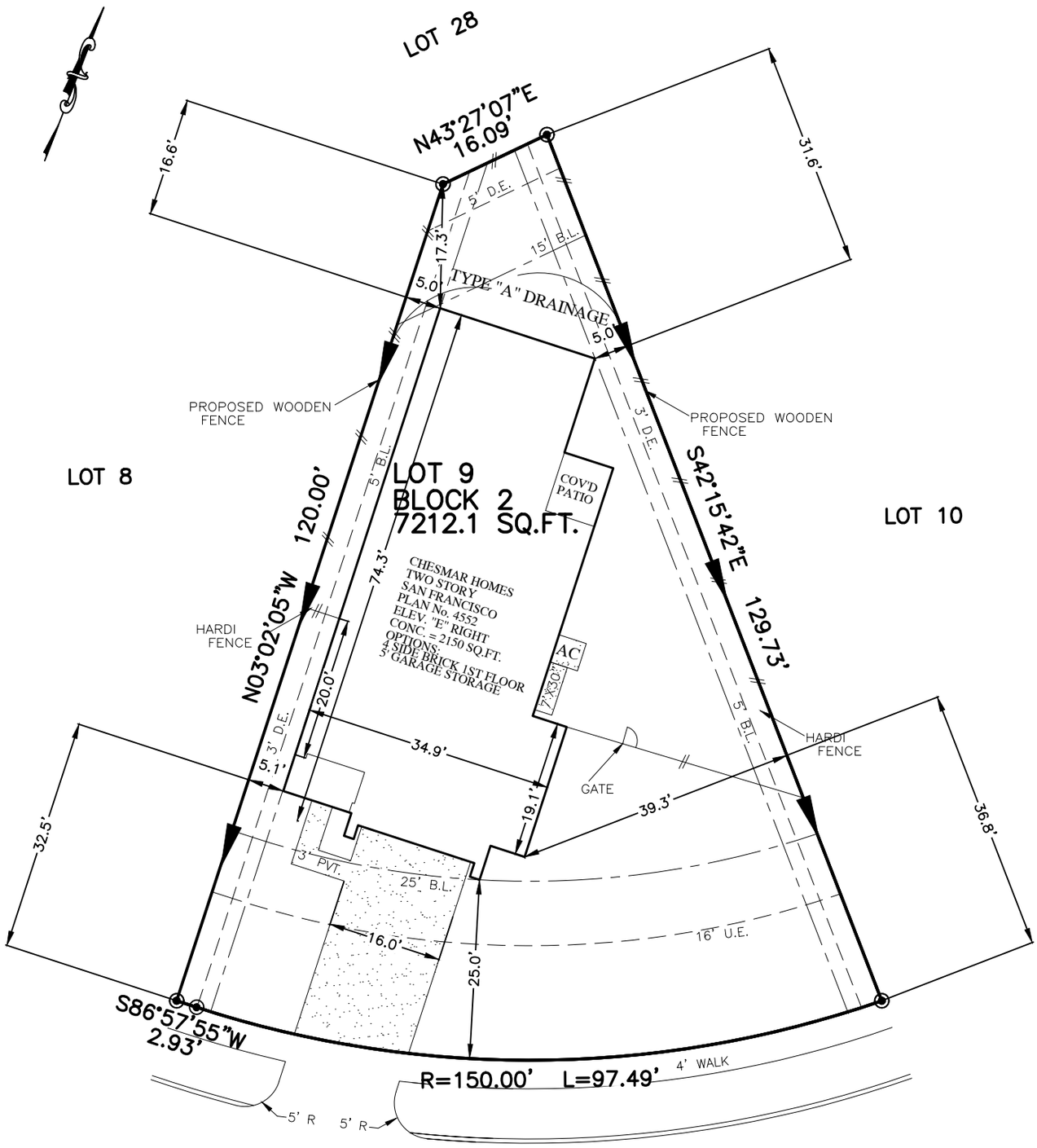
ALLPOINTS SURVEYING

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



APPROX. LOT COVERAGE:	37.16	%
FRONT SOD:	366	SQ. YD.
BACK SOD:	205	SQ. YD.
TOTAL SOD:	571	SQ. YD.
FENCE:	217.2	LIN. FT.
PRIVATE WALK:	42	SQ. FT.
PUBLIC WALK:	342	SQ. FT.
PATIO:	17	SQ. FT.
DRIVEWAY:	471	SQ. FT.
INTURN:	201	SQ. FT.
TOTAL FLATWORK:	1073	SQ. FT.
TRASH PAD	17	SQ. FT.
AC PAD	16	SQ. FT.

10607 WILD CHIVES
(50' PVT ST. & PUE)
PLOT PLAN
SCALE: 1" = 20'

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.

FOR: CHESMAR HOMES

ADDRESS: 10607 WILD CHIVES

ALLPOINTS JOB#: CH361456 BY: TT
G.F.: HS
JOB:

FLOOD ZONE:X

COMMUNITY PANEL:
48339C0535G

EFFECTIVE DATE: 08/18/2014

LOMR: 17-06-0425P DATE:12/16/2016

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

LOT 9, BLOCK 2,
HARPERS PRESERVE, SECTION 30,
CAB. Z, SHEET 7150, MAP RECORDS,
MONTGOMERY COUNTY, TX

ISSUE DATE: 11/8/2023
ISSUE DATE: 11/7/2023

CHESMAR HOMES

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