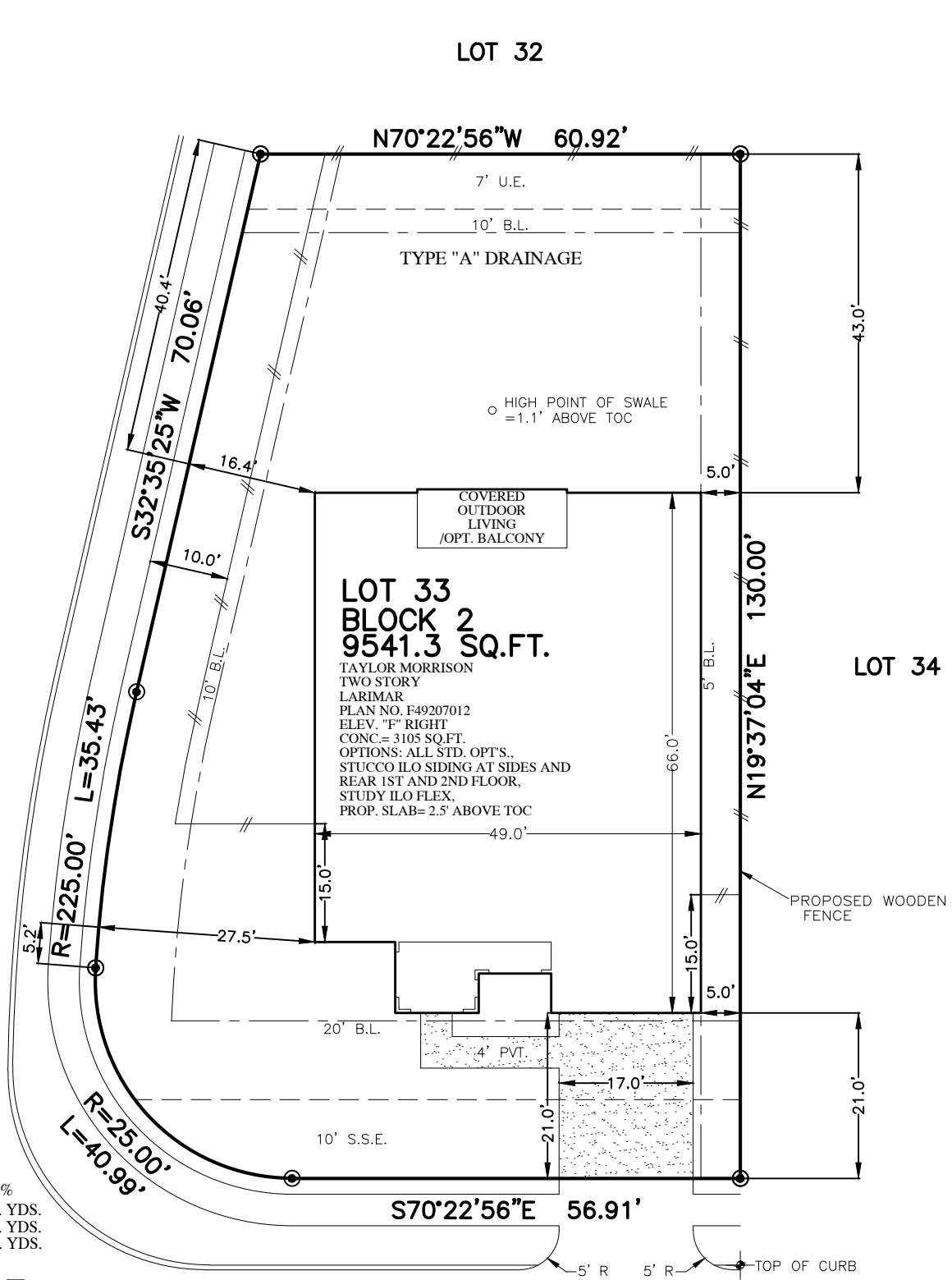




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	A.E. AERIAL EASEMENT	⊙ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	U.E. UTILITY EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	W.L.E. WATER LINE EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	R.O.W. RIGHT-OF-WAY	P.A.E. PRIVATE ACCESS EASEMENT	○ WATER VALVE	⊕ TELEPHONE PEDESTAL	
WOODEN FENCE	F.F. FINISHED FLOOR	S.S.E. SANITARY SEWER EASEMENT	⊕ FIRE HYDRANT	⊠ GAS METER	
WROUGHT IRON FENCE	EXT. EXTENDED	STM.S.E. STORM SEWER EASEMENT	⊕ PROPERTY CORNER	⊕ CABLE PEDESTAL	
CHAIN LINK FENCE	CONC. CONCRETE	I.R. IRON ROD	P.V.T. PRIVATE	⊕ WATER METER	⊕ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	I.P. IRON PIPE	F.N.D. FOUND	⊕ GUY ANCHOR	

SEGER BEND TRAIL  
(50' R.O.W.)



APPROX. LOT COVERAGE: 37.48%

FRONT YARD AREA	456 SQ. YDS.
BACK YARD AREA	365 SQ. YDS.
TOTAL SOD:	821 SQ. YDS.

APPROX. SQ. FT. OF FLATWORK:

DRIVEWAY:	357 SQ. FT.
INTURN:	194 SQ. FT.
PRIVACY WALK:	82 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	763 SQ. FT.
A/C PAD:	32 SQ. FT.
TOTAL FLATWORK:	1428 SQ. FT.

FENCE:

REAR:	53 LIN. FT.
LEFT:	87 LIN. FT.
RIGHT:	94 LIN. FT.
FRONT LEFT:	18 LIN. FT.
FRONT RIGHT:	5 LIN. FT.
TOTAL FENCE:	257 LIN. FT.

3842  
EVERLY BEND DRIVE  
(50' R.O.W.)

**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 OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.  
4. DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: TAYLOR MORRISON HOMES  
ADDRESS: 3842 EVERLY BEND DRIVE  
ALLPOINTS JOB#: TM154430 BY: ARM  
G.F.:  
JOB:

LOT 33, BLOCK 2,  
ALLEGRO AT HARMONY, SECTION 2,  
AMENDING PLAT NO. 1,  
CAB. "Z" SHTS. 4065-4067, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS



FLOOD ZONE: X SHADED  
COMMUNITY PANEL:  
48339C0725G  
EFFECTIVE DATE: 8/18/2014  
LOMR:15-06-0015P | DATE:11/25/2014

ISSUE DATE: 4/26/2019  
ISSUE DATE: 3/30/2018  
ISSUE DATE: 3/28/2018

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