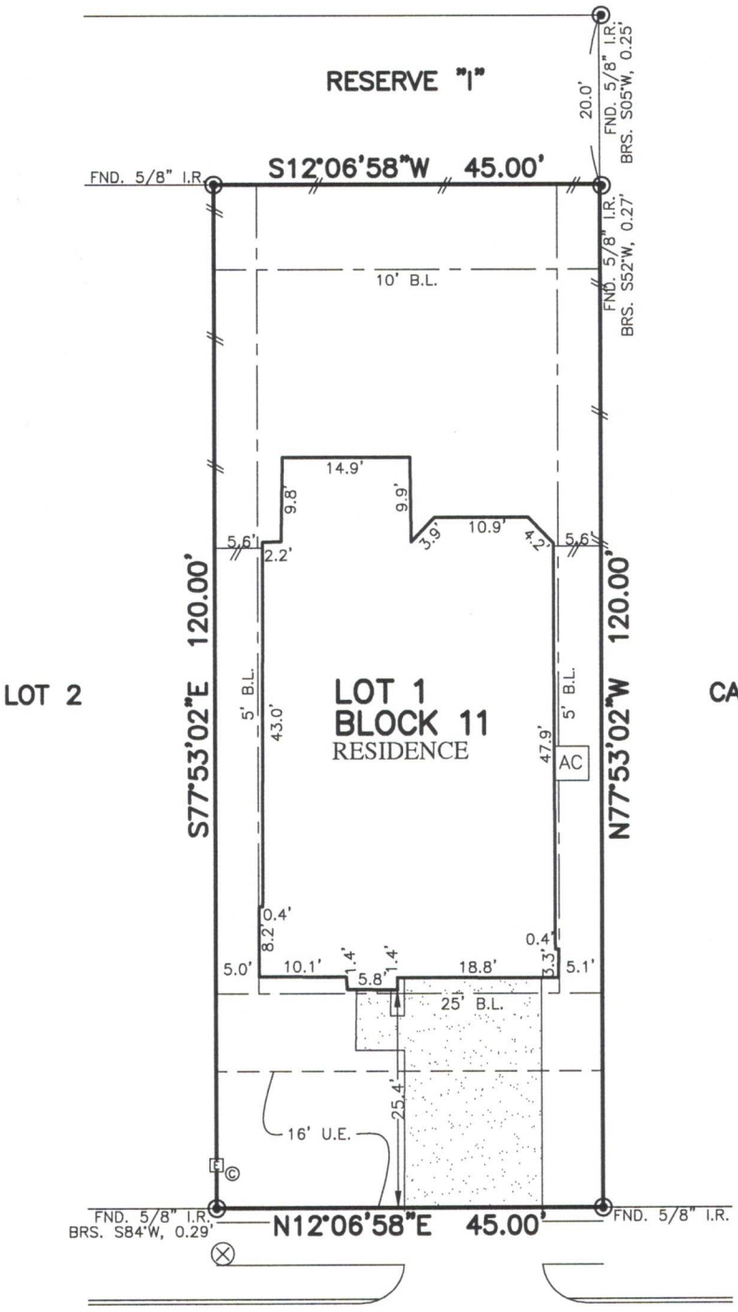
ALLPOINTS SURVEYING

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	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C)	3 CAR BUILDING LINE	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.	PRIVATE ACCESS EASEMENT		WATER VALVE	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC	EXT.	EXTENDED	P.U.E.	PRIVATE UTILITY EASEMENT		FIRE HYDRANT	GAS METER
	PROP.	PROPOSED	PVT.	PRIVATE I.R. IRON ROD		MONUMENT	CABLE PEDESTAL
	ELEV.	ELEVATION	FND.	FOUND I.P. IRON PIPE		POWER POLE	WATER METER
							GUY ANCHOR

MANHOLE & INLET — INLET — VAULT



4258
McGREGOR BLUFF LANE
(50' R.O.W.)

PLAT OF SURVEY

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. 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: LEGEND HOMES
ADDRESS: 4258 McGREGOR BLUFF LANE BY: AS
ALLPOINTS JOB#: LD205072
G.F.:
JOB: 191-167

FLOOD ZONE: X
COMMUNITY PANEL: 48339C0360G
EFFECTIVE DATE: 8/18/2014
LOMR: DATE:

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

LOT 1, BLOCK 11,
MADISON BEND, SECTION 1,
CAB. Z, SHTS. 5725–5734, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 16TH DAY OF JULY, 2020.

STATE OF TEXAS REGISTERED STEVEN P. BRISTER 4448 PROFESSIONAL LAND SURVEYOR

©2020, ALLPOINTS LAND SURVEY, INC. All Rights Reserved.