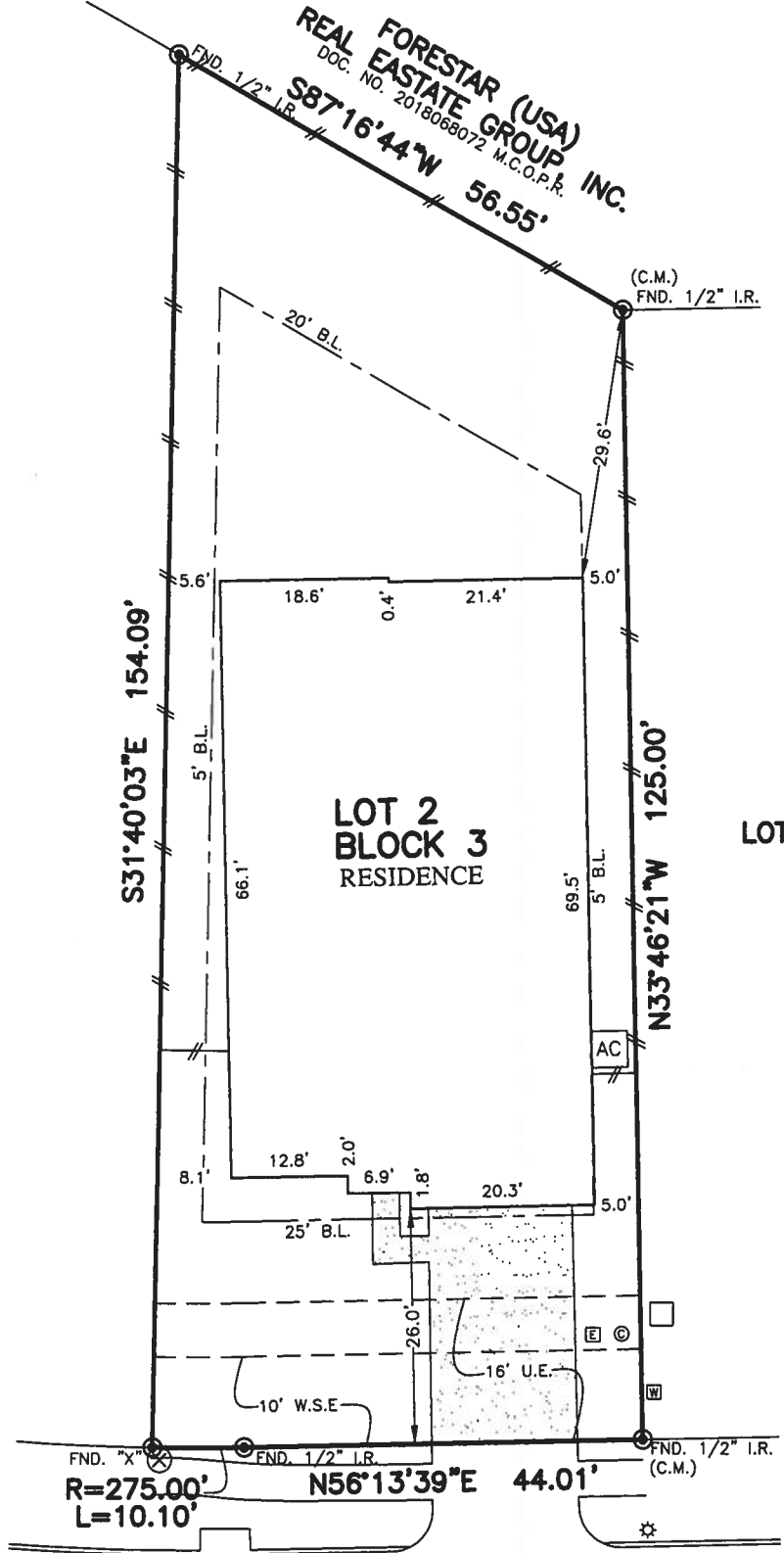




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY BASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.S.E. WATER & SEWER EASEMENT	ACC.E. 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 TELEPHONE PEDESTAL
CHAIN LINK 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	PVT. PRIVATE	⊞ MONUMENT	⊞ WATER METER
	C.M. CONTROL MONUMENT	FND. FOUND	⊞ I.P. IRON PIPE	⊞ GUY ANCHOR



PLAT OF SURVEY **1676 HAPPY VALLEY STREET**
 SCALE: 1" = 20' (50' R.O.W.)

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.
 4. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "LIA" UNLESS OTHERWISE NOTED.

FOR: DR HORTON
 ADDRESS: 1676 HAPPY VALLEY STREET
 ALLPOINTS JOB#: DR297132 BY: RR
 G.F.:
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48339C0350G
 EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**LOT 2, BLOCK 3,
 FAIRWATER, SECTION 8,
 CAB. Z, SHT. 7857, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 14TH DAY OF SEPTEMBER, 2022.

Jay Dean Canine



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