



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	⊟ TELEPHONE PEDESTAL
// WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊠ GAS METER
// WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊡ CABLE PEDESTAL
○ CHAIN LINK FENCE	(F.F.) FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	○ WATER VALVE	⊞ WATER METER
— OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	○ FIRE HYDRANT	⊞ WATER METER
	PROP. PROPOSED	P.V.T. PRIVATE	○ MONUMENT	⊞ CLEANOUT
	C.M. CONTROL MONUMENT	F.N.D. FOUND	○ I.R. IRON ROD	⊞ INLET
			○ I.P. IRON PIPE	⊞ VAULT
			○ POWER POLE	

LOT 20

LOT 19

LOT 18

S87°01'38"W 120.00'

LOT 3

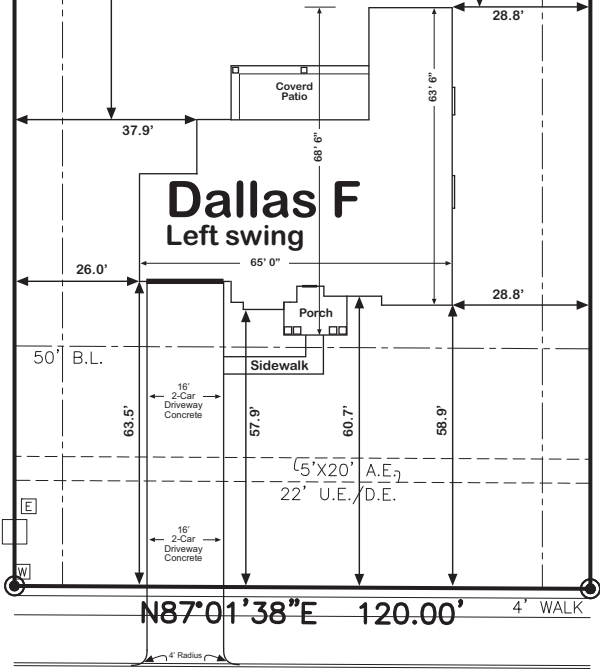
BLOCK 4
32699.6 SQ.FT.

LOT 4

LOT 2

S03°15'49"E 272.50'

N03°15'49"W 272.50'



13412
MAVERICK TRAIL ROAD
(60' R.O.W.)

LOT DRAWING

SCALE: 1" = 40'

- 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: KENDALL HOMES

ADDRESS: 13412 MAVERICK TRAIL ROAD
 ALLPOINTS JOB#: KD366316 BY: CN
 G.F.:
 JOB:

**LOT 3, BLOCK 4,
 DEER PINES, SECTION 4,
 CAB. AA, SHT. 0075, MAP RECORDS,
 MONTGOMERY COUNTY, TX**

FLOOD ZONE: X

COMMUNITY PANEL:
 48339C0275G

EFFECTIVE DATE: 08/18/2014

LOMR: DATE:

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

ISSUE DATE: 12/26/2023

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