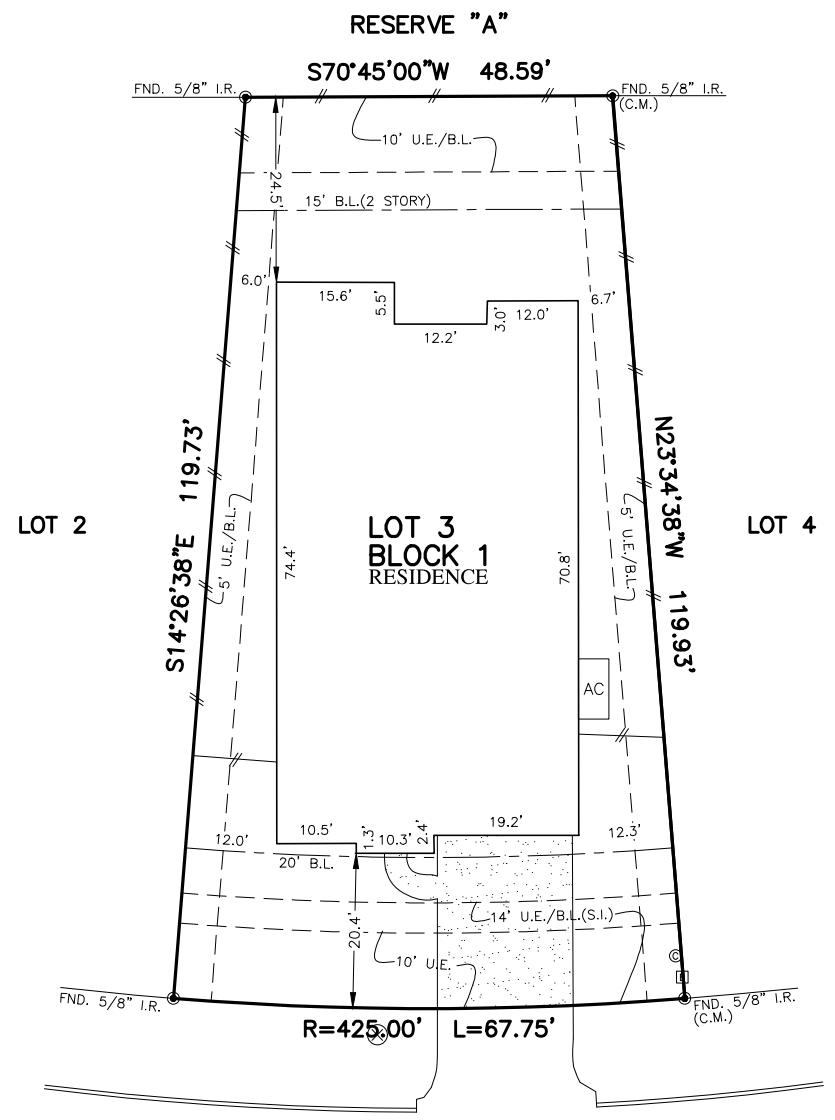




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	⊗ MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊞ GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E.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



973
CORTEZ CREEK DRIVE
(50' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

- NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. 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. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 16, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY PROVIDENCE TITLE COMPANY UNDER G.F. NO. 147003178.
 5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "CARLO MAGNO" UNLESS OTHERWISE NOTED.
 6. AN EASEMENT ON THE PORTION OF THE LOTS THAT ARE ADJACENT TO RESERVE "A," RESERVE "B" OR RESERVE "C" FOR THE CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND INSPECTION OF THE COMMUNITY FENCE.

FOR: NEIL BENNETTE
 ADDRESS: 973 CORTEZ CREEK DRIVE
 ALLPOINTS JOB#: WS333199 BY: LA
 G.F.:147003178
 JOB:
 FLOOD ZONE:X
 COMMUNITY PANEL:
 48339C0390G
 EFFECTIVE DATE:08/18/2014
 LOMR: DATE:

LOT 3, BLOCK 1,
 GRAND CENTRAL PARK, SECTION 23,
 CAB. Z, SHT. 7769, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH DAY OF DECEMBER, 2023.

