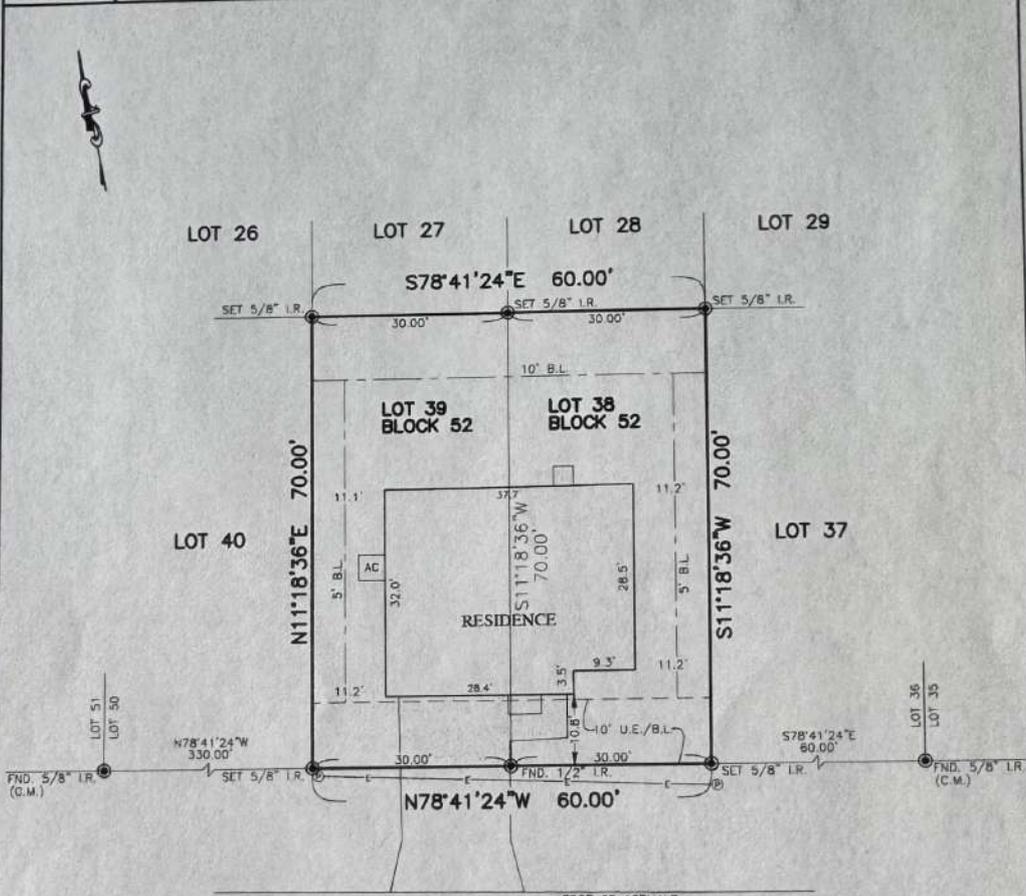




FLATWARE	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.B. AERIAL EASEMENT	○ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	□ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	B.G.L. BUILDER GUIDELINES	S.L.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	○ FIBER OPTIC	□ PAD MOUNTED TRANSFORMER
BASEMENT	F.F. FINISHED FLOOR	S.S.E. STORM SEWER EASEMENT	○ WATER VALVE	○ TELEPHONE PULLBOX	○ GAS METER
WALKWAY FENCE	D.C.T. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FURNITURE	○ CABLE PEGMOUNT	○ WATER METER
WALKWAY SIGN FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	○ MONUMENT	○ WATER METER	○ GUY ANCHOR
CHAIN LINK FENCE	T.O.F. TOP OF FURROW	P.V.T. PRIVATE	○ IRON ROD	○ MANDREL & INLET	○ INLET
OVERHEAD ELECTRIC	C.C.L. CONTROL SIGN/EASEMENT	F.N.D. FOUND	○ IRON PIPE	○ POWER POLE	



940 CEDAR POINT DRIVE (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 BEH-ORDINANCES) 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 PROGRAM FINISHED FLOOR.
  4. ALL SET RIDES ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY".
  5. ALL FOUND HIGH RIDES HAVE NO CAP.
  6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
  7. 5' BUILDING LINES ALONG INTERNAL LOT LINES ARE TO BE REMOVED BY APPROVAL FROM ARCHITECTURAL CONTROL COMMITTEE.

FOR: CENTURY COMPLETE (WJH)  
ADDRESS: 940 CEDAR POINT DRIVE  
ALLPOINTS JOB#: WJ241767      BY: JG  
G.F.:  
JOB:

LOTS 38-39, BLOCK 52,  
CEDAR POINT, SECTION 3,  
VOL. 8, PG. 35, MAP RECORDS  
POLK COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 7TH DAY OF SEPTEMBER, 2021.

FLOOD ZONE: X  
COMMUNITY PANEL: 48373C0300C  
EFFECTIVE DATE: 9/3/2010  
LOMR:      DATE:  
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

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