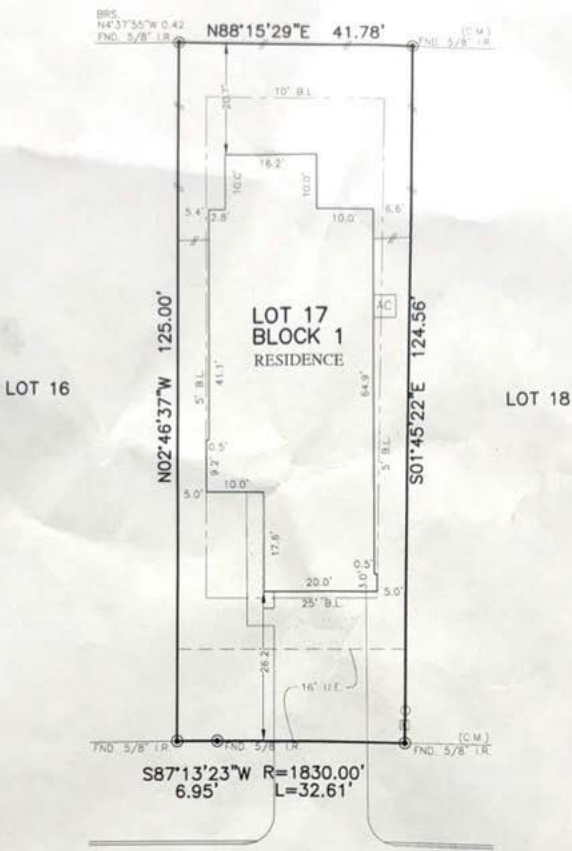




FLATWORK	B.L. BUILDING LINE	T.O.P. TOP OF FORM	U.V. UNSTRUCTURED VENEER EASEMENT	M.A.C.E. MAINTENANCE & ACCESS EASEMENT	M.A.P.E. MANTLE EASEMENT
PROPERTY LINE	B.L.F. FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.E. MAINTENANCE & ACCESS EASEMENT	L.P.P. LIGHT POLE	G.R. GRATE FOR LIN
BUILDING LINE	B.L.D. DRYING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.E. AIR EASEMENT	E.B. ELECTRIC BOY	P.A.M. PAVEMENT
EASEMENT	B.L.C. 1 CAR BUILDING LINE	S.T.M.E. STORM SEWER EASEMENT	D.E. DRAINAGE EASEMENT	J.P.E. JETTER EASEMENT	T.P. TRANSFORMER
WOODEN FENCE	B.L.D. DRAB AND BUILDING LINE	S.S.W. SANITARY SEWER EASEMENT	E.E. ERECTOR EASEMENT	T.P.E. TELEPHONE PEDESTAL	J.M. JAMMER
WINDUPT IRON FENCE	B.L.D. BLDG. DRAB GUTTER AREA	R.O.W. RIGHT-OF-WAY	P.A.E. PERMANENT ACCESS EASEMENT	W.N.C. WATER N.C.V.	C.A.M. CABLE PEDESTAL
CRANE LINK FENCE	T.F. TYPED FLOOR	P.L.E. PILING UTILITY EASEMENT	P.P.E. PRIVATE 18" IRON ROD	W.N.C. WATER N.C.V.	W.N.C. WATER N.C.V.
OVERHEAD ELECTRIC	EXT. EXTENDED	P.F. PRIVATE 18" IRON ROD	P.F. PRIVATE 18" IRON ROD	C.A.M. CABLE PEDESTAL	C.A.M. CABLE PEDESTAL
	PROF. PROPOSED	FND. FOUND	FND. FOUND	C.A.M. CABLE PEDESTAL	C.A.M. CABLE PEDESTAL
	C.M. CURB/RET. MONUMENT			C.A.M. CABLE PEDESTAL	C.A.M. CABLE PEDESTAL

RESERVE "A"



25486
 BLOSSOM COURT
 (60' R.O.W.)
 PLAT OF SURVEY
 SCALE: 1" = 20'

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT AND CONTROLLING MONUMENTS SHOWN HEREON.
 2. SURVEYOR HAS NOT ADMITTED 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 SUBDIVISION PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, LLC IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BEING PLACED ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET BACKS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS". ALL SET BACKS HAVE SIGN ("SHIRT") MARKED "ALLPOINTS".
 4. ALL FOUND HIGH WOODS HAVE "TSL" CAPS UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE TENSE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY CO. UNDER G.F. NO. 24-74257-44, ISSUED ON 3/24/2023.
 6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.

FOR: VINCENT AUGUST WALTERS AND SAMANTHA ASHLEY WALTERS
 ADDRESS: 25486 BLOSSOM COURT
 ALLPOINTS JOB#: FA414351 BY: TD
 O.F.: 24-74257-44
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL: 48339C0325G
 EFFECTIVE DATE: 08/18/2014
 LOMR: DATE:

LOT 17, BLOCK 1,
 MAGNOLIA SPRINGS, SECTION 3,
 CAB. 2, SHEET 9334, MAP RECORDS,
 MONTGOMERY COUNTY, TX

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 27TH DAY OF FEBRUARY, 2025.

Michael S. Partridge

