



	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		LIGHT POLE
	BUILDING LINE		B.L.(SI) SWING IN BUILDING LINE		W.L.E. WATER LINE EASEMENT		A.C.C.E. ACCESS EASEMENT		ELECTRIC BOX
	EASEMENT		B.L.(3C) 3 CAR BUILDING LINE		S.T.M.S.E. STORM SEWER EASEMENT		A.E. AERIAL EASEMENT		FIBER OPTIC
	WOODEN FENCE		G.B.L. GARAGE BUILDING LINE		S.S.E. SANITARY SEWER EASEMENT		D.E. DRAINAGE EASEMENT		TELEPHONE PEDESTAL
	WROUGHT IRON FENCE		(B.G.) BUILDER GUIDELINES		R.O.W. RIGHT-OF-WAY		E.E. ELECTRIC EASEMENT		GAS METER
	CHAIN LINK FENCE		F.F. FINISHED FLOOR		P.A.E. PERMANENT ACCESS EASEMENT		WATER VALVE		CABLE PEDESTAL
	OVERHEAD ELECTRIC		EXT. EXTENDED		P.U.E. PUBLIC UTILITY EASEMENT		FIRE HYDRANT		WATER METER
			PROP. PROPOSED		PVT. PRIVATE		I.R. IRON ROD		MONUMENT
			C.M. CONTROL MONUMENT		FND. FOUND		I.P. IRON PIPE		MANHOLE & INLET
							POWER POLE		INLET
									VAULT



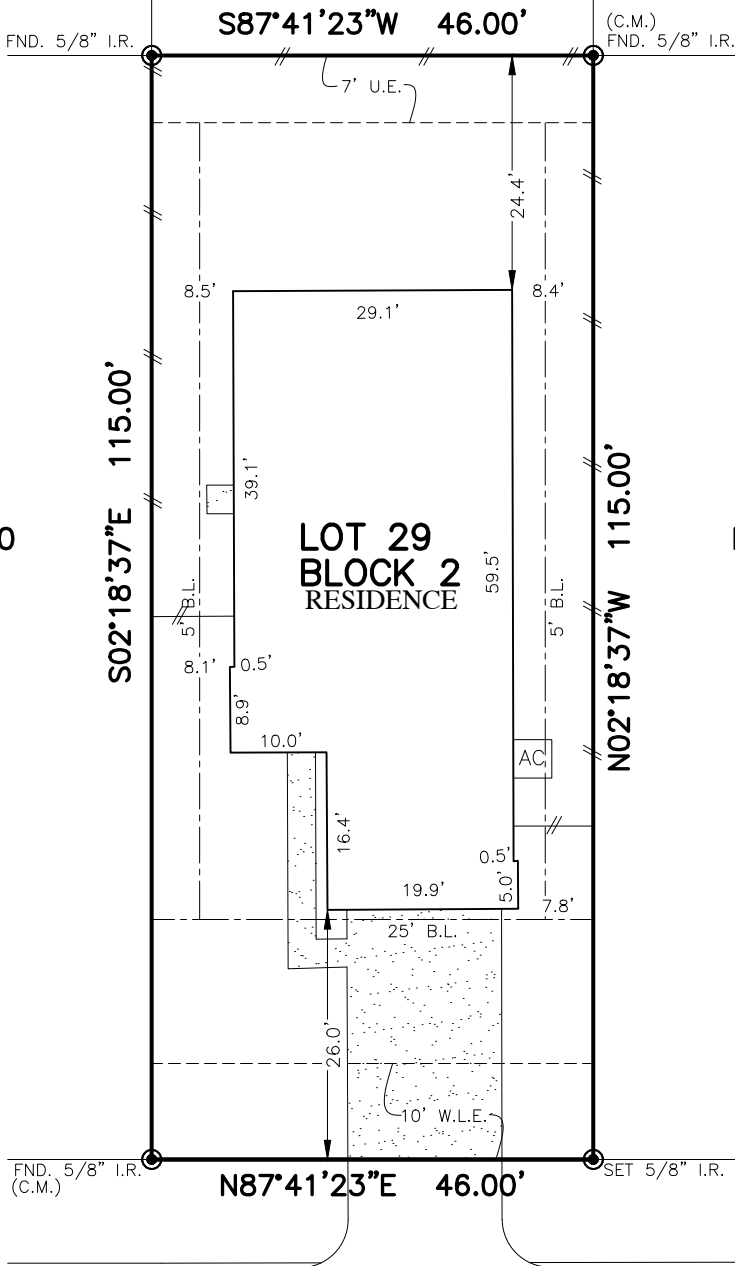
LOT 3

LOT 4

LOT 5

LOT 30

LOT 28



760
HACKBERRY BRANCH COURT
(50' R.O.W.)

PLAT OF SURVEY

SCALE: 1" = 20'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- 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.
- 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.
- ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
- ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "GBI" UNLESS OTHERWISE NOTED.

FOR:LENNAR HOMES

ADDRESS: 760 HACKBERRY BRANCH COURT

ALLPOINTS JOB#: LH314431

BY: FJ

G.F.:

JOB:

FLOOD ZONE:X

COMMUNITY PANEL:

48339C0480G

EFFECTIVE DATE: 08/18/2014

LOMR:

DATE:

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

LOT 29, BLOCK 2,
MAGNOLIA RIDGE FOREST, SECTION 14,
CAB. Z, SHEET 8113, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 15TH DAY OF SEPTEMBER, 2023.

Henry M. Santos



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