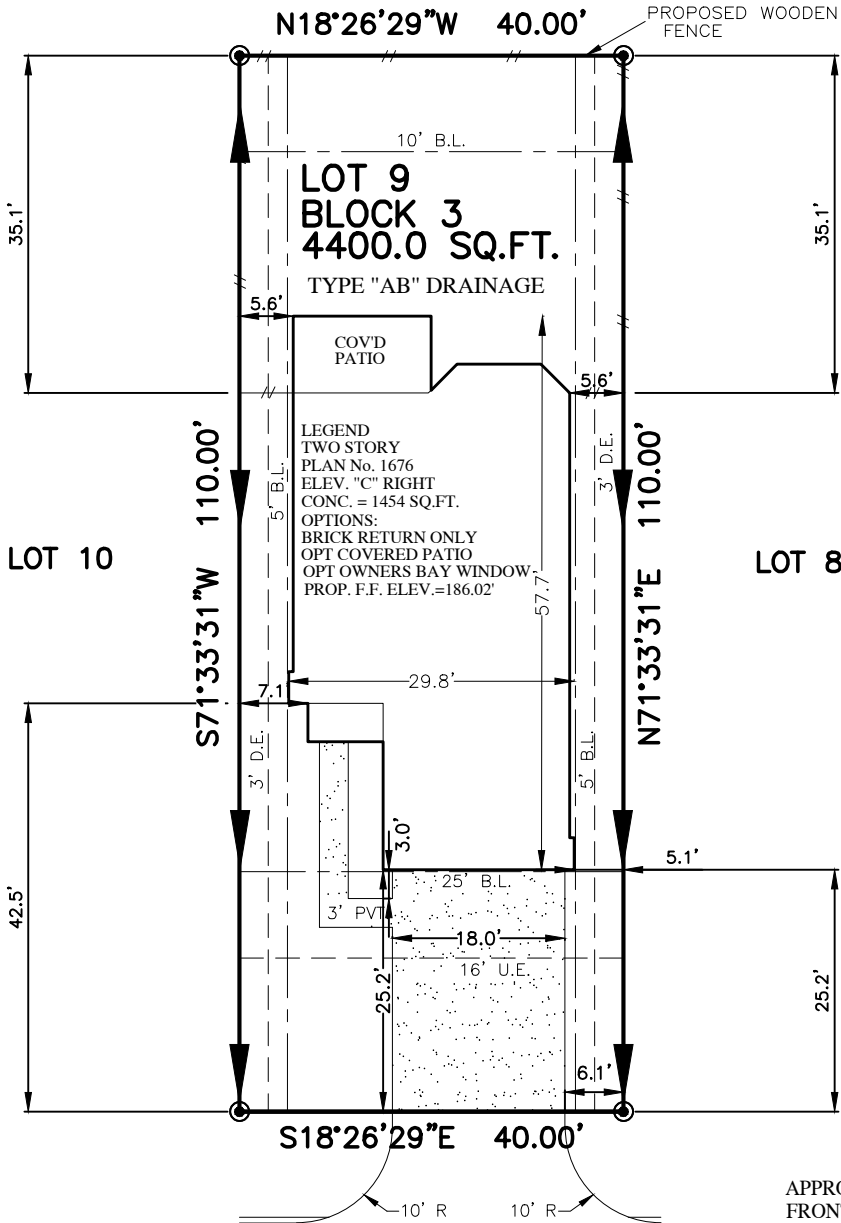




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	ST.M.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	GUY ANCHOR
	PROP. PROPOSED	PVT. PRIVATE	MONUMENT	MANHOLE & INLET
	C.M. CONTROL MONUMENT	FND. FOUND	LP. IRON PIPE	INLET
				VAULT



RESTRICTED RESERVE "D"



2276
RAIDER DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

APPROX. LOT COVERAGE: 45.48 %	
FRONT SOD:	154 SQ. YD.
REAR SOD:	139 SQ. YD.
TOTAL SOD:	293 SQ. YD.
APPROX. SQ. FT. OF FLATWORK:	
DRIVEWAY:	443 SQ. FT.
IN-TURN:	252 SQ. FT.
PRIVACY WALK	72 SQ. FT.
PATIO:	00 SQ. FT.
SIDEWALK:	00 SQ. FT.
A/C PAD	32 SQ. FT.
TOTAL FLATWORK	799 SQ. FT.
FENCE:	
REAR:	39.9 LIN. FT.
LEFT:	35.1 LIN. FT.
RIGHT:	35.1 LIN. FT.
FRONT LEFT:	5.5 LIN. FT.
FRONT RIGHT:	5.5 LIN. FT.
TOTAL FENCE:	121.1 LIN. FT.

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:LEGEND HOMES	
ADDRESS: 2276 RAIDER DRIVE	
ALLPOINTS JOB#: LD291807	BY: GF
G.F.:	ARM
JOB: 192-240	
FLOOD ZONE:X	
COMMUNITY PANEL:	
48339C0395G	
EFFECTIVE DATE: 08/18/2014	
LOMR:	DATE:
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"	

LOT 9, BLOCK 3, MACKENZIE CREEK, SECTION 2, CAB. Z, SHT. 6923, MAP RECORDS, MONTGOMERY COUNTY, TEXAS	
ISSUE DATE: 3/15/2022 ISSUE DATE: 3/3/2022	

LEGEND HOMES	
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