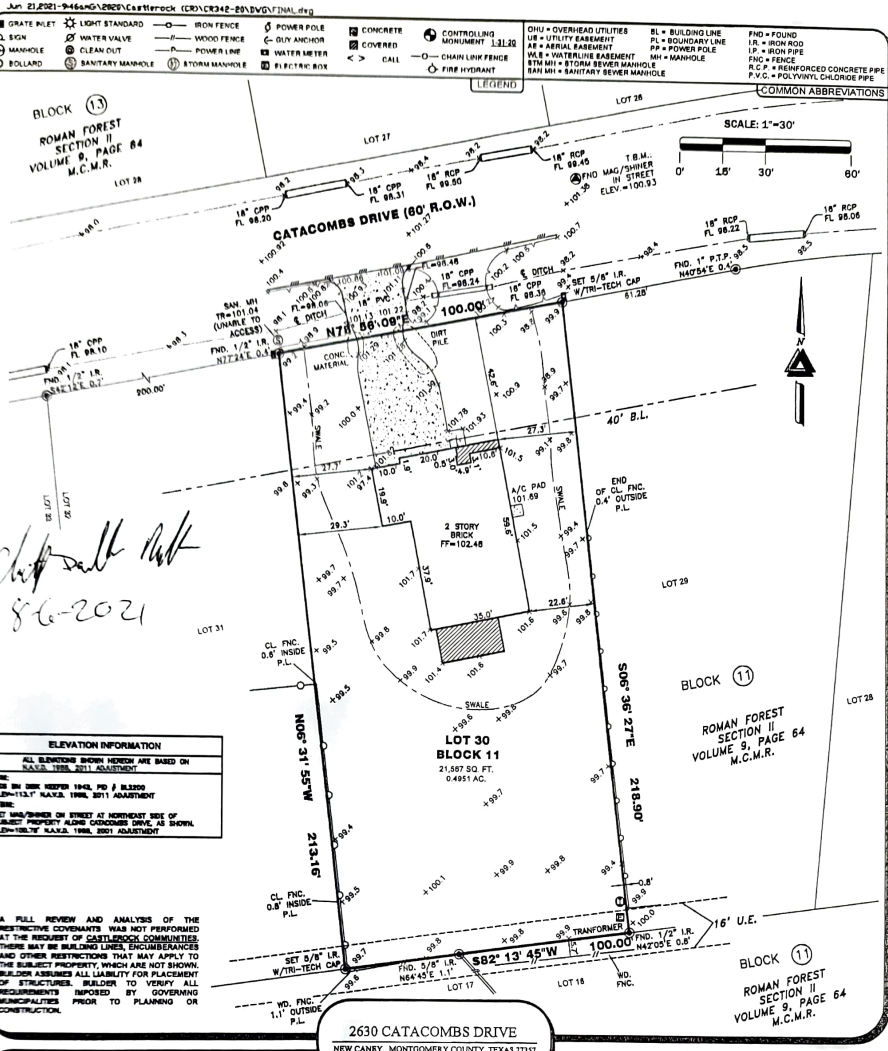
Jun 21,2021-9:46am G:\2020\Castlerock (CR)\CR342-20\DWG\FINAL.dwg



8-6-2021

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJUSTMENT

BM:
MCD BM 2006 KEEPER 1942, PID # BL8200
ELEV=113.1' N.A.V.D. 1988, 2011 ADJUSTMENT

TBM:
MAG/SHINER ON STREET AT NORTHEAST SIDE OF SUBJECT PROPERTY ALONG CATACOMBS DRIVE, AS SHOWN.
ELEV=100.93' N.A.V.D. 1988, 2001 ADJUSTMENT

A FULL REVIEW AND ANALYSIS OF THE RESTRICTIVE COVENANTS WAS NOT PERFORMED AT THE REQUEST OF CASTLEROCK COMMUNITIES. THERE MAY BE BUILDING LINES, ENCUMBERANCES AND OTHER RESTRICTIONS THAT MAY APPLY TO THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN. BUILDER ASSUMES ALL LIABILITY FOR PLACEMENT OF STRUCTURES. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

2630 CATACOMBS DRIVE

NEW CANEY, MONTGOMERY COUNTY, TEXAS 77357

NOTES

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT 10' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. SUBJECT TO ZONING ORDINANCES AND DEED RESTRICTIONS IF ANY.
4. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER THE MAP OR PLAT RECORDED IN CABINET "A", SHEET 32-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND RECORDED IN VOLUME 721, PAGE 76, VOLUME 746, PAGE 207 AND VOLUME 747, PAGE 691, ALL OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
5. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
6. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
7. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
8. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
9. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
10. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
11. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

FLOOD INFORMATION

F.I.R.M. NO. 48339C	PANEL: 0600G
REVISED DATE: 8-18-2014	ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NO.	DATE	REASON	BY
1	10-14-20	FORM	M. COX
2	04-22-21	ADDITIONAL TOPO	WW
3	05-24-21	FINAL W/TOPO	CLD
4	06-11-21	DRIVEWAY, TITLE & TOPO	CLD
5	06-21-21	SWALE, DEBRIS ON DRIVE	CLD

REVISIONS

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2021, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS REGISTERED DANIEL S. SULLIVAN 5828 PROFESSIONAL LAND SURVEYOR

6-21-21

SURVEYOR REGISTRATION

TRI-TECH SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com
TBPLS #10115900

FINAL W/TOPO SURVEY

LOT: 30
BLOCK: 11
SUBDIVISION: ROMAN FOREST SEC. 2
RECORDING: CABINET "A", SHEET 32-B
MAP RECORDS MONTGOMERY COUNTY, TEXAS
BORROWER: CHRISTOPHER D. AND ASHLEY N. MILLER
TITLE CO.: STEWART TITLE GUARANTY COMPANY
Q.F. NO.: 1272087 G.F. EFFECTIVE DATE: 06-13-21
SURVEYED FOR: CASTLEROCK COMMUNITIES

JOB NO.:	CR342-20
ENCUMB. STUDY:	N/A
CALC BY:	M.COX
DRAWN BY:	JVO
CHECKED BY:	M.G.
BEARING BASE:	REFERRED TO PLAT NORTH
FIELD CREW (A):	E.HERNANDON
FIELD CREW (B):	T.VERCOSTA
FIELD DATE:	1/51/20
COGO VER.:	ADESK C3D 2018