Jun 11,2021-12:29pm G:\2021\HIGH ROAD HOMES\HR101-21\DWG\BOUNDARY.dwg

GRATE INLET | LIGHT STANDARD | IRON FENCE | CONTROLLING MONUMENT (5-19-21)
SIGN | WATER VALVE | WOOD FENCE
MANHOLE | CLEAN OUT | POWER LINE | ELECTRIC BOX | CALL
BOLLARD | SANITARY MANHOLE | CHAIN LINK FENCE | FIRE HYDRANT | CONCRETE
POWER POLE | GUY ANCHOR | STORM MANHOLE | WATER METER | COVERED

LEGEND

OHU = OVERHEAD UTILITIES
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
WLE = WATERLINE EASEMENT
STM MH = STORM SEWER MANHOLE
SAN MH = SANITARY SEWER MANHOLE
FND = FOUND
I.R. = IRON ROD
BL = BUILDING LINE
PL = BOUNDARY LINE
PP = POWER POLE
MH = MANHOLE
I.P. = IRON PIPE
FNC = FENCE
R.C.P. = REINFORCED CONCRETE PIPE
P.V.C. = POLYVINYL CHLORIDE PIPE

COMMON ABBREVIATIONS

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	309.26	1030.00	N13°23'38"E	308.10
C2	122.45	90.00	N43°46'12"E	113.22
C3	704.08	850.00	N59°01'04"E	684.12

N

SCALE: 1"=40'

0' 20' 40' 80'

FND. 1/2" I.R.
BLOCK (5)
LOT 10
ELM COURT (60' R.O.W.)
C3
C2
C1
N21°59'43"E 428.73
LOT 9
LOT 8
S68°00'17"E 110.93
LAKESHORE DRIVE (60' R.O.W.)
N21°59'43"E 80.00
W. BAIRD SURVEY ABSTRACT NO. 10
5' B.L.
*3' B.L.
20' B.L.
LOT 7
*55' B.L.
0.198 ACRES
8637 SQ. FT.
15' B.L.
S26°13'54"W 80.22
PARK
SET 5/8" I.R. W/CAP "TRI-TECH" (TYP.)
5' B.L.
N68°00'17"W 105.00
**3' B.L.
No. 7 FAIRWAY
GRAVEL
LOT 8
S21°59'43"W 130.02
LOT 6
5' A.E.
20' U.E.
BLOCK (B)
DEERWOOD LAKES SECTION 5 VOLUME 235, PAGE 682 W.C.D.R.
FND. 5/8" I.R.
N68°00'17"W 60.00
LOT 7
S21°59'43"W 80.00
LOT 5
FND. 5/8" I.R.

* PER VOL. 236, PG. 49 W.C.D.R. & VOL. 992, PG. 724 OF W.C.O.P.R.: EACH DETACHED GARAGE WILL FACE AND BE LOCATED AT LEAST 55' FROM FRONT LOT LINE

** PER VOL. 236, PG. 49 W.C.D.R. & VOL. 992, PG. 724 OF W.C.O.P.R.: GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 65' OR MORE FROM FRONT LOT LINE MAY BE WITHIN 3' OF ANY INTERIOR LOT LINE

26733 LAKESHORE DRIVE

HEMPSTEAD, WALLER COUNTY, TEXAS 77445

NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOL. 235, PG. 682; VOL. 237, PG. 373 OF WALLER COUNTY DEED RECORDS, 72075284 (VOL. 236, PG. 49); 99003179 (VOL. 919, PG. 700) OF WALLER COUNTY OFFICIAL PUBLIC RECORDS, UNDER CLERK'S FILE Nos. 2006008334, 2014007548 AND 2020010335 THRU 2020010340.

4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.

5. 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.

6. 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.

7. 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 AND TITLE INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDINGS LINES, EASEMENTS, RESTRICTION, AND ORDINANCES, IF ANY, AS SHOWN HEREON.

8. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

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

BOUNDARY SURVEY

LOT 7 BLOCK 8
SUBDIVISION DEERWOOD LAKES, SECTION 5
RECORDING VOLUME 235, PAGE 682
WALLER COUNTY DEED RECORDS
BORROWER MKM SUPERIOR HOMES, LLC
TITLE CO: ALAMO TITLE INSURANCE
G.F. NO: ATCH21105163 G.F. EFFECTIVE DATE: 1-3-21
SURVEYED FOR: HIGH ROAD HOMES

FLOOD INFORMATION

F.I.R.M. NO. 48473C PANEL: 0050E
REVISED DATE 2-18-2009 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.

DRAWING INFORMATION

JOB NO.: HR101-21
ENCUMBRANCE STUDY: YES
CALCULATED BY: N.PARE
DRAWN BY: N.PARE
CHECKED BY N.PARE
BEARING BASE REFERRED TO PLAT NORTH
FIELD CREW (A) I.THURMOND
FIELD CREW (B) G.BARRERA
FIELD DATE 5-19-21
DRAWING TEMPLATE RLS.dwt
DRAWING PEN TABLE: TRI-TECH.CTB
COGO VER: ADESK C3D 2021

REVISIONS

NO.	DATE	REASON	BY

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.

6-11-21

STATE OF TEXAS REGISTERED
NATHAN ALAN PARE
6845
PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION