Feb 07,2023-1:26pm G:\2022\MISC (M)\M3993-22\DWG\BOUNDARY.dwg

LEGEND

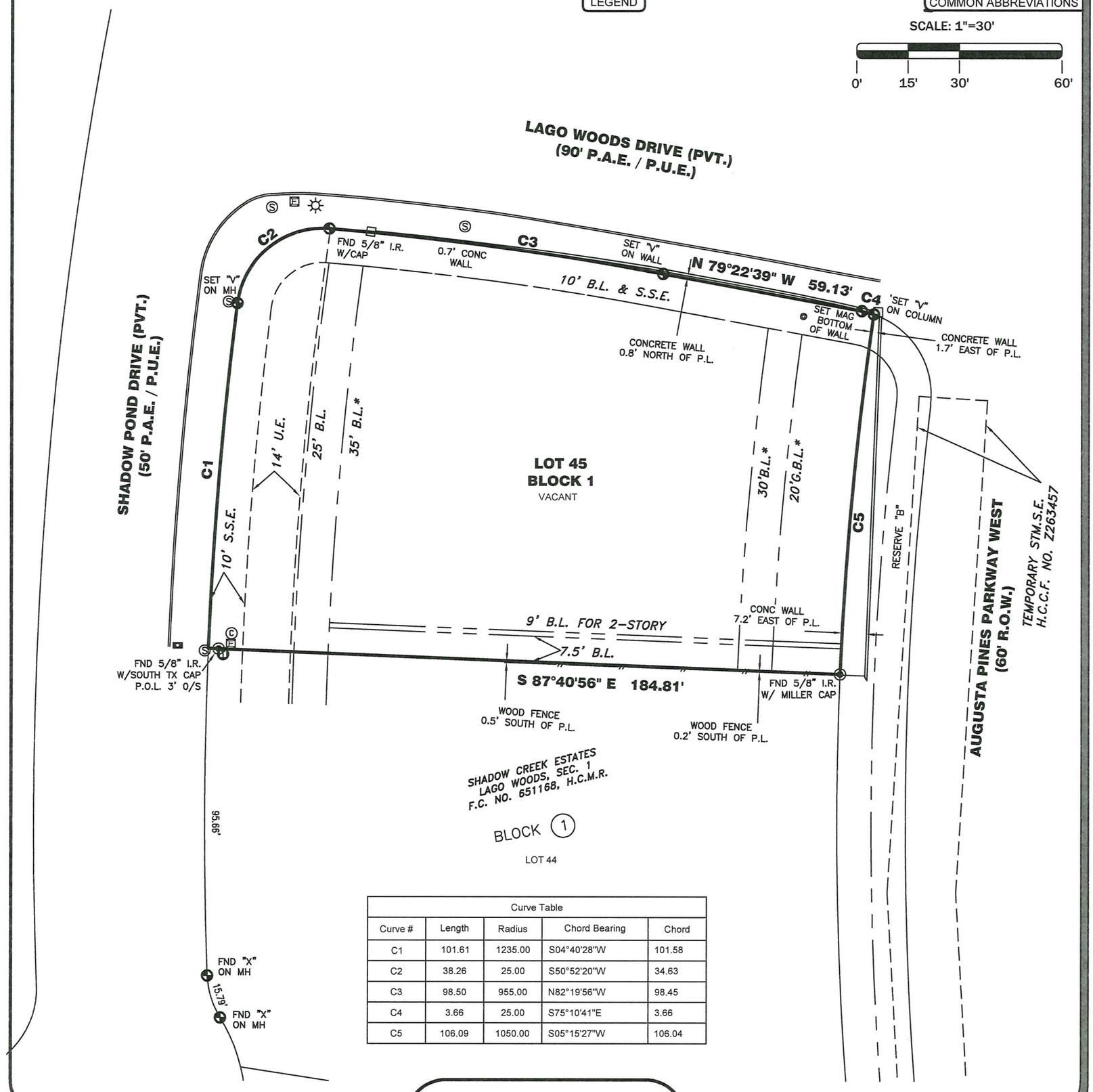
GRATE INLET | LIGHT STANDARD | IRON FENCE | POWER POLE | CONCRETE | CONTROLLING MONUMENT (01-03-23)
SIGN | WATER VALVE | WOOD FENCE | GUY ANCHOR | COVERED | CHAIN LINK FENCE
MANHOLE | CLEAN OUT | POWER LINE | WATER METER | CALL | FIRE HYDRANT
BOLLARD | SANITARY MANHOLE | STORM MANHOLE | ELECTRIC BOX

COMMON ABBREVIATIONS

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

SCALE: 1"=30'

0' 15' 30' 60'



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	101.61	1235.00	S04°40'28"W	101.58
C2	38.26	25.00	S50°52'20"W	34.63
C3	98.50	955.00	N82°19'56"W	98.45
C4	3.66	25.00	S75°10'41"E	3.66
C5	106.09	1050.00	S05°15'27"W	106.04

24710 SHADOW POND DRIVE

SPRING, HARRIS COUNTY, TEXAS 77389

* H.C.C.F. NO. 20130096223

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 FILM CODE NO. 651168, F720088, X867248, Z321740, 20060021221, 20110143460, 20120502338, 20130096223, 20130152334, RP-2017-74875
4. 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.
5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
6. 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.
7. 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.
8. 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.
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.

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0235M
REVISED DATE 10-16-2013 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			

REVISIONS

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a 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.
© 2023, TRI-TECH SURVEYING COMPANY, L.P.

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

2-7-23

SURVEYOR REGISTRATION

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

BOUNDARY SURVEY

LOT: 45
BLOCK: 1
SUBDIVISION: SHADOW CREEK ESTATES LAGO WOODS SEC. 1
RECORDING: FILM CODE NO. 651168 MAP RECORDS HARRIS COUNTY, TEXAS
BORROWER: DIANE MICHELLE MARTIN AND PATRICK MARTIN
TITLE CO: CHICAGO TITLE INSURANCE COMPANY
G.F. NO: CTT22765164 G.F. EFFECTIVE DATE: 11-22-22
SURVEYED FOR: MATT POWERS CUSTOM HOMES

JOB NO: M3993-22
ENCUMB. STUDY: N/A
CALC BY: S.MILLS
DRAWN BY: A. OSORIO
CHECKED BY: DAN SULLIVAN
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW (A): T. VERCOSA
FIELD CREW (B): B. HOFFMAN
FIELD DATE: 01-03-2022
COGO VER: ADESK C3D 2015