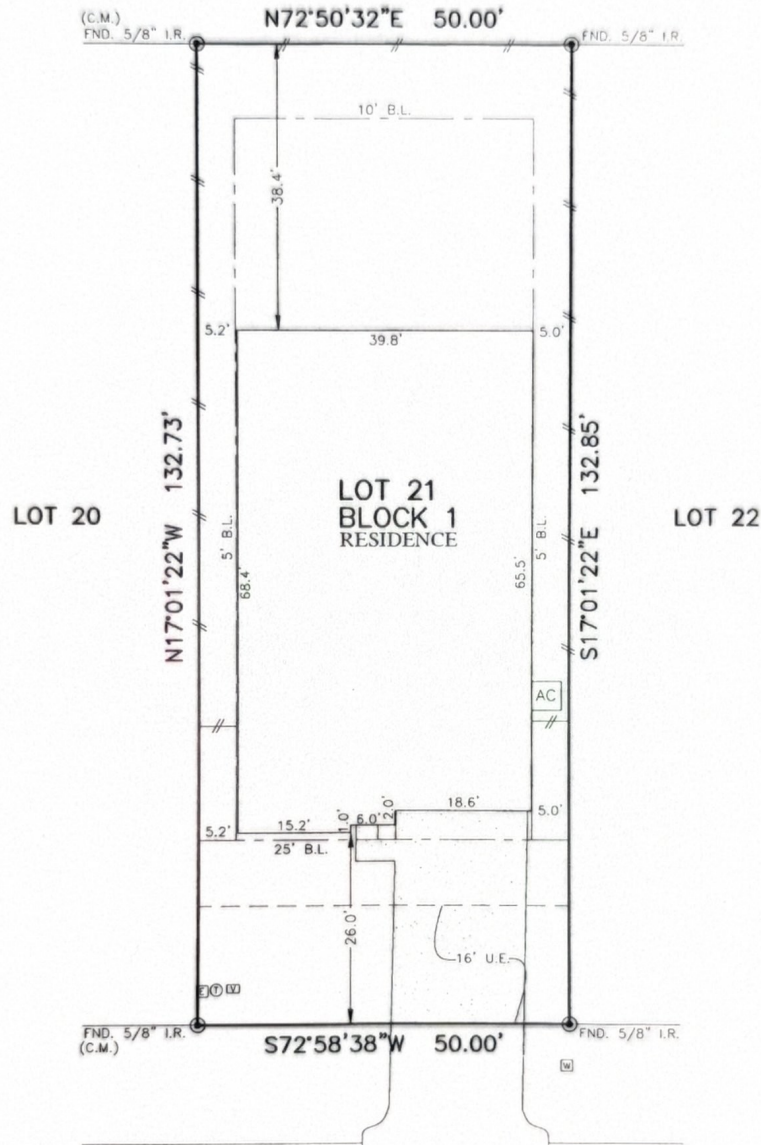


CAB. Z. SHT 7104
MCMR



3125
CATALONION COURT
(60' R.O.W.)
PLAT OF SURVEY
SCALE: 1" = 20'

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. ALPINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDING PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR BUILDING PLANS (INCLUDING ELEVATIONS, GRAVITY AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHALL BE DETERMINED BY BUILDING DEPARTMENT. 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.
4. ALL SET BACKS ARE 5/8" LB. WITH CAP MARKED "ALPINTS SURVEY".
5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "QUADDDY" UNLESS OTHERWISE NOTED.

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

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE 2ND
DAY OF OCTOBER, 2023.



©2023, ALL RIGHTS LAND SURVEY, INC.
All Rights Reserved

ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600