



Survey Requirements/Waiver for Permit Applications

To ensure accurate information for determining floodplain/floodway requirements, if there is any FEMA designated 1% floodplain or floodway on the property associated with the permit application, a detailed property survey and surveyor's certification is required.

A detailed property survey must include the following:

- All proposed and existing structures
- Proposed and existing septic tanks
- The location of any floodplain and/or floodway on the property (drawn graphically – not an elevation survey).
- A distance marker showing at least one corner of the new structure tied to the closest point of floodplain or floodway.
- The Professional Surveyor Certification (attached).

Please note: the survey does not need to be created for the entire tract if a large tract. We will only need a survey of the immediate vicinity where the structures are/will be located.

Waiver -

You may request waiver of the survey requirement by selecting one or more of the following and submitting this document in lieu of the survey:

- The structure(s) to be placed or built will be located in the designated floodplain and I will be providing elevation certificates in accordance with the Floodplain Regulations.
- The structure(s) to be placed or built will be located in excess of 100 feet from any designated floodplain/floodway as shown on the attached map and I am providing an appraisal district or Montgomery County GIS map showing location of all existing and expected improvements in relation to the floodplain/floodway)

Owner's/Applicant's Printed name

Signature

Additional waiver requests may be considered on a case by case basis and may be submitted in writing to the Floodplain Administration for approval (see Floodplain Administration webpage). Waivers could include:

- Waiver of survey with submission of a detailed septic plan created by a sanitarian
- Waiver of survey based upon location of floodplain/floodway on property and within 100 feet.
- Waiver of survey based upon minimal floodplain/floodway located on property

The Floodplain Administration will provide you a written waiver approval form that must be submitted with your permit application in lieu of the survey.



John K. McKinney Jr., Esq.
Floodplain Administrator

PROFESSIONAL SURVEYOR CERTIFICATION

Montgomery County Floodplain Development Permit No. _____
(To be completed by County Official)

OWNER NAME: _____

PROJECT NAME: _____

Site Address: _____

Legal Description: _____

Type of Development (✓all that apply): New Home Construction: _____; Manufactured Home: _____; Storage or outbuilding: _____; Other: _____ (one or more collectively referred to as "Improvements").

Description of Proposed Development:

Initial: _____ 1. I am a registered professional surveyor licensed to practice in the state of Texas.

Initial: _____ 2. I certify that the proposed Improvements have been correctly shown on the survey associated with this permit application including the Improvement's proximity to the floodplain/floodway.

Initial: _____ 3. I certify the below listed GPS coordinates (minimum of 4 points/corners) of the Improvement and affirm the linear distance of _____ as displayed on the survey, which is the length from the closest of the listed GPS coordinates of the Improvement to the closet point of reference of the 100 year floodway or floodplain.

GPS Coordinates _____

NAME: _____

SIGNATURE: _____ DATE: _____

TITLE: _____ LICENSE No. _____ (seal)



John K. McKinney Jr., Esq.
Floodplain Administrator

PROFESSIONAL SURVEYOR'S CERTIFICATION

Montgomery County Floodplain Development Permit No

(To be completed by County Official)

OWNER NAME: [REDACTED]

PROJECT NAME: Grand Pines Section 1

Site Address: 24907 Evergreen Leaf Loop

Legal Description: Lot 34, Block 1, Grand Pines, Section 1

Type of Development (✓all that apply): New Home Construction: ; Manufactured Home: ; Storage or outbuilding: ; Other: (one or more collectively referred to as "Improvements").

Description of Proposed Development:
New Home Construction In Residential Development

Initial: 1. I am a registered professional surveyor licensed to practice in the state of Texas.

Initial: 2. I certify that the proposed Improvements have been correctly shown on the survey associated with this permit application including the Improvement's proximity to the floodplain/floodway.

Initial: 3. I certify the below listed GPS coordinates (minimum of 4 points/corners) of the Improvement and affirm the linear distance of 24.8' as displayed on the survey, which is the length from the closest of the listed GPS coordinates of the Improvement to the closest point of reference of the floodway/floodplain.

GPS Coordinates N:13981864.32 E:3001517.24 N:13981854.34 E:3001516.55 N:13961825.41 E:3001514.08
N:13961868.91 E:3001457.45

NAME: [REDACTED]

SIGNATURE: [REDACTED]

DATE: 3-1-2023

TITLE: RPLS

LICENSE No. [REDACTED]

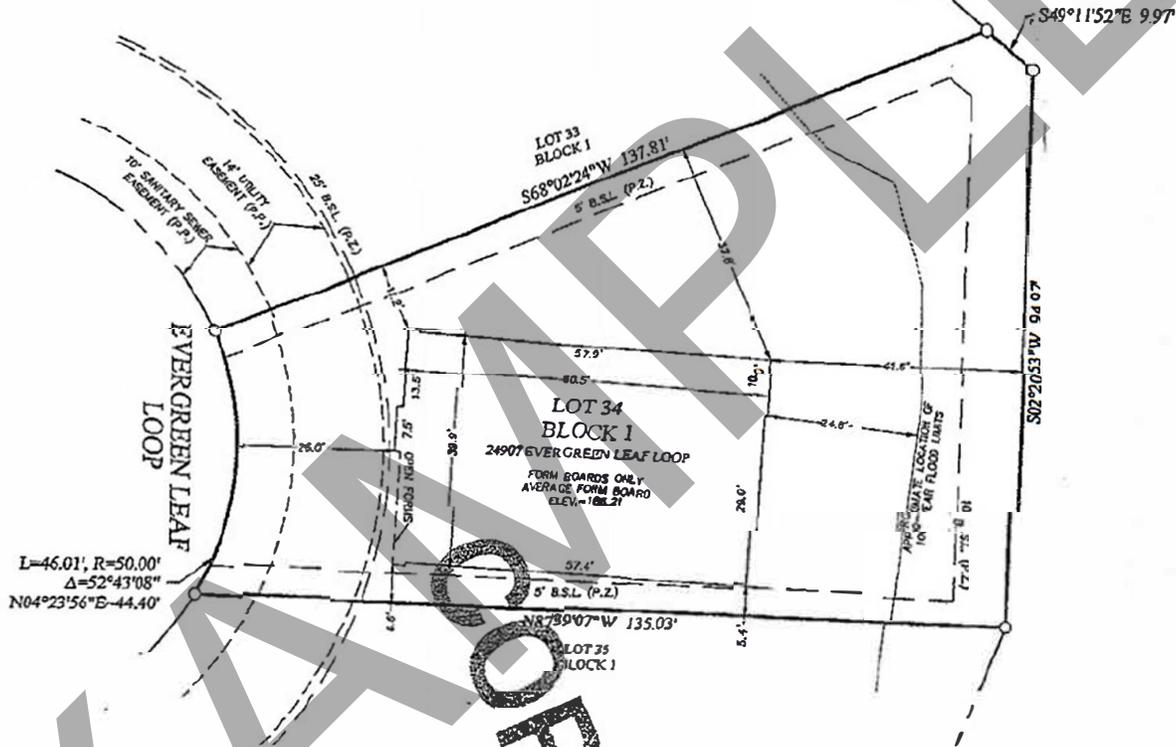
(seal)



FORM BOARD SURVEY

LEGEND

- a/c unit
- cable tv
- ⊗ electric meter
- electric meter
- fire dept. connection
- fire hydrant
- gas valve
- hand
- gas slot
- gas meter
- light pole
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank to be
- telephone pedestal
- traffic signal pole
- transformer
- utility clean out
- utility cabinet
- utility vault
- utility manhole
- utility pole
- utility sign
- water shutoff
- water meter
- water manhole
- water meter
- iron rod found
- 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) controlling monument
- (B.S.L.) building setback line
- (P.Z.) per zoning requirements
- (C.E.T.V.E.) & applicable to government
- boundary line
- adjacent line
- easement line
- fence
- concrete
- drainage arrow

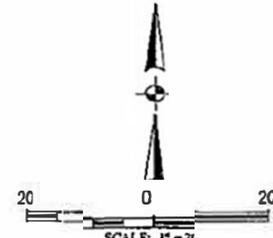


SURVEYOR'S NOTES:

- 1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM TEXAS CENTRAL ZONE (4203) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH NO CORRECTION SCALE FACTOR.
- 2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88) (US FOOT). ±
3. (P.Z.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.
- 4.) FORM BOARD DIMENSIONS SHOWN HEREIN REFLECT AS-BUILT FORM BOARD LOCATIONS AT THE TIME OF SURVEY. DIMENSIONS MAY VARY FROM FOUNDATION FOOTPRINT. THIS SURVEY DOES NOT PURPORT TO VERIFY THE ACCURACY OF CONSTRUCTION DOCUMENTS OUTSIDE OF OVERALL DIMENSIONS.
- 5.) THIS IS NOT A BOUNDARY SURVEY AND MUST NOT BE USED TO ESTABLISH, TRANSFER, OR DISPUTE BOUNDARIES.
- 6.) THIS DRAWING IS BASED ON A PRELIMINARY PLAT WHICH HAS NOT BEEN FILED OF RECORD. ALL EASEMENTS, BUILDING LINES, AND LOT DIMENSIONS ARE SUBJECT TO CHANGE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID CHANGES.

RECORDATIONS:

I, WESLEY K. BETTERTON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SURVEY PROPERTY AS DETERMINED BY AN ADJUTANT SURVEY UNDER MY DIRECT SUPERVISION.



STRAND	
3003 Technology Blvd, West Dallas, TX, 75220 972-426-8264 TPLS Form No. 10194076	
LEGAL DESCRIPTION: BEING ALL OF LOT 34, BLOCK 1, PROPOSED GRAND PRANS SUBDIVISION, SECTION 1, AND BEING 0.2349 ACRES OF LAND, COUNTY OF MONTAGUE COUNTY, TEXAS.	
BUILDER: Express Homes Houston (North) SUBD.: Grand Prans Section 1 LOT: 34 ADDRESS: 24907 Evergreen Leaf Loop CITY: Splendore, Texas	VERSION PLAN
DATE: 2/28/23 SCALE: 1"=20' DRN: O.J.	
<h1 style="font-size: 2em;">FV1</h1>	
STRAND 2305401	