

19701 STATE HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmsurveying.com

- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. *B.L. PER BUILDER GUIDELINES DATED MAY 6, 2008.
 2. **WESTERLY EXTENT OF VARIABLE NO FILL EASEMENT LOCATION PER RECORDED PLAT.
 3. ***6' CNP ELECTRIC, CNP GAS, CHARTER AND COMCAST EASEMENT F.B.C.C. No. 200849500.
 4. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
 5. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.

ESTATES OF SILVER RIDGE
SLIDE No. 2200 A&B & 2201 A
F.B.C.P.R.
BLOCK 2
LOT 8

LOT 7

LOT 9

S 05°33'15" W
15.70'

S 01°41'45" E 174.33'

- R.C.P. REINFORCED CONCRETE PIPE.
- P.O.T. POINT OF TANGENCY.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- ESMT. EASEMENT.

- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.

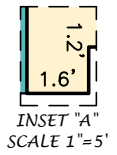
- ⊗ I.R. W/CAP STAMPED "COTTON" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "COTTON" FOUND.
- ⊘ I.R. W/CAP STAMPED "COTTON" FOUND OFFSET 189'± FROM FRONT PROPERTY CORNER.
- ⊗ I.R. W/CAP STAMPED "COTTON" FOUND OFFSET 175'± FROM FRONT PROPERTY CORNER.
- ⊘ 5/8" I.R. W/CAP STAMPED "FMS" FOUND.

○ SEPTIC.

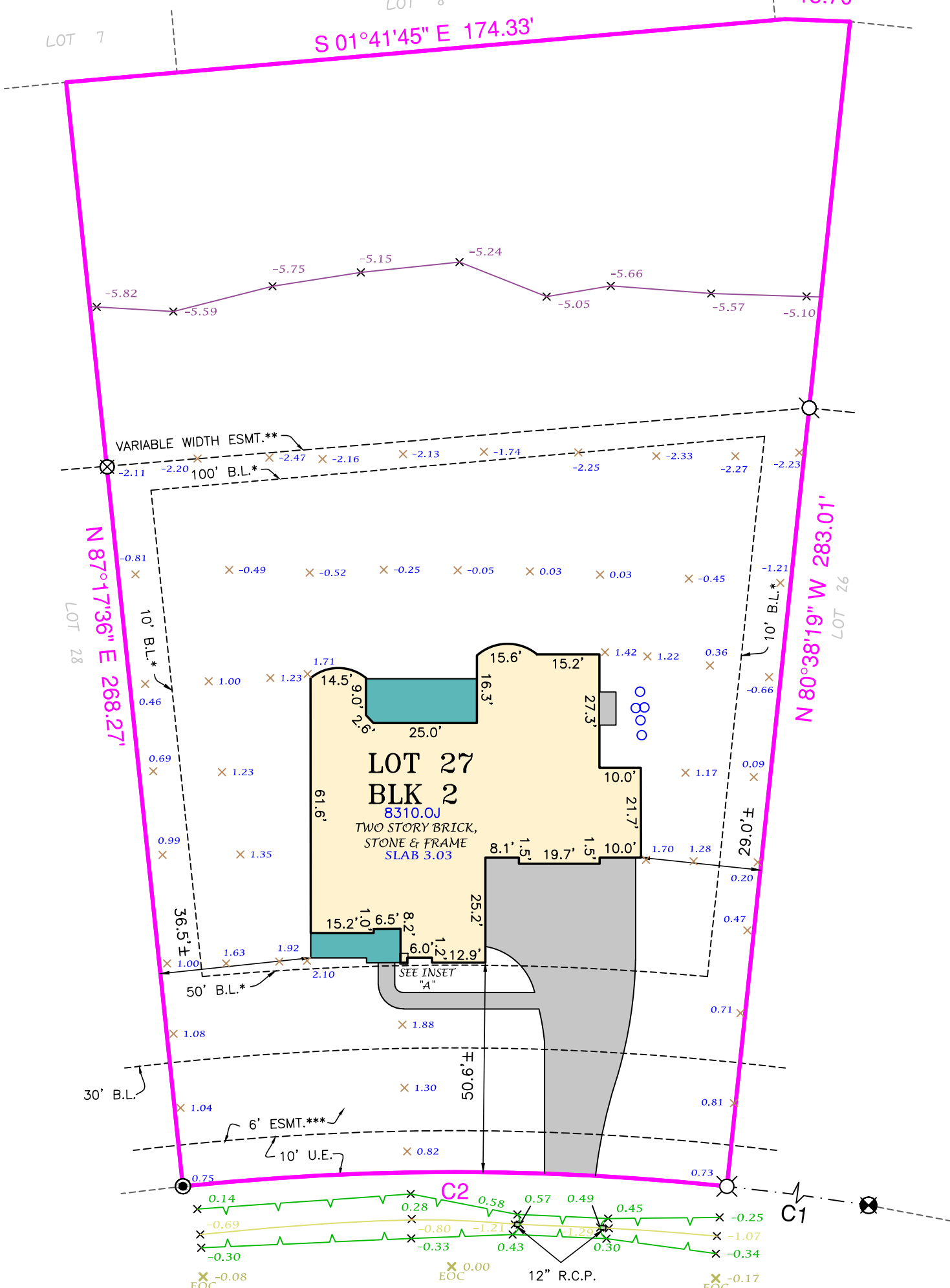
- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

- TEXT-EDGE OF WATER.
- TEXT-TOP OF BANK.
- TEXT-FLOWLINE OF DITCH.

CURVE	RADIUS	ARC	DELTA
C1	625.00'	354.26'	32°28'34"
C2	625.00'	131.64'	12°04'04"



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BEEKMAN DRIVE
(70' R.O.W.)

LOT 27, BLOCK 2, OF MANORS AT SILVER RIDGE
MAP RECORDED IN PLAT No. 20080019 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

ADDRESS : 4902 BEEKMAN DRIVE

TO : MILLENNIUM TITLE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Scott R. Sheridan

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES PARTIALLY WITHIN ZONE "AE" AND "X" AS SCALED ON FIRM NO 48157C0295L, EFFECTIVE APRIL 2, 2014. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

