MHI # H8T669
FINAL TC

G.F. # : 1703903448
DATE : OCTOBER 11, 2017

54708-FTC

FMS SURVEYING, INC
ESTABLISHED 1978

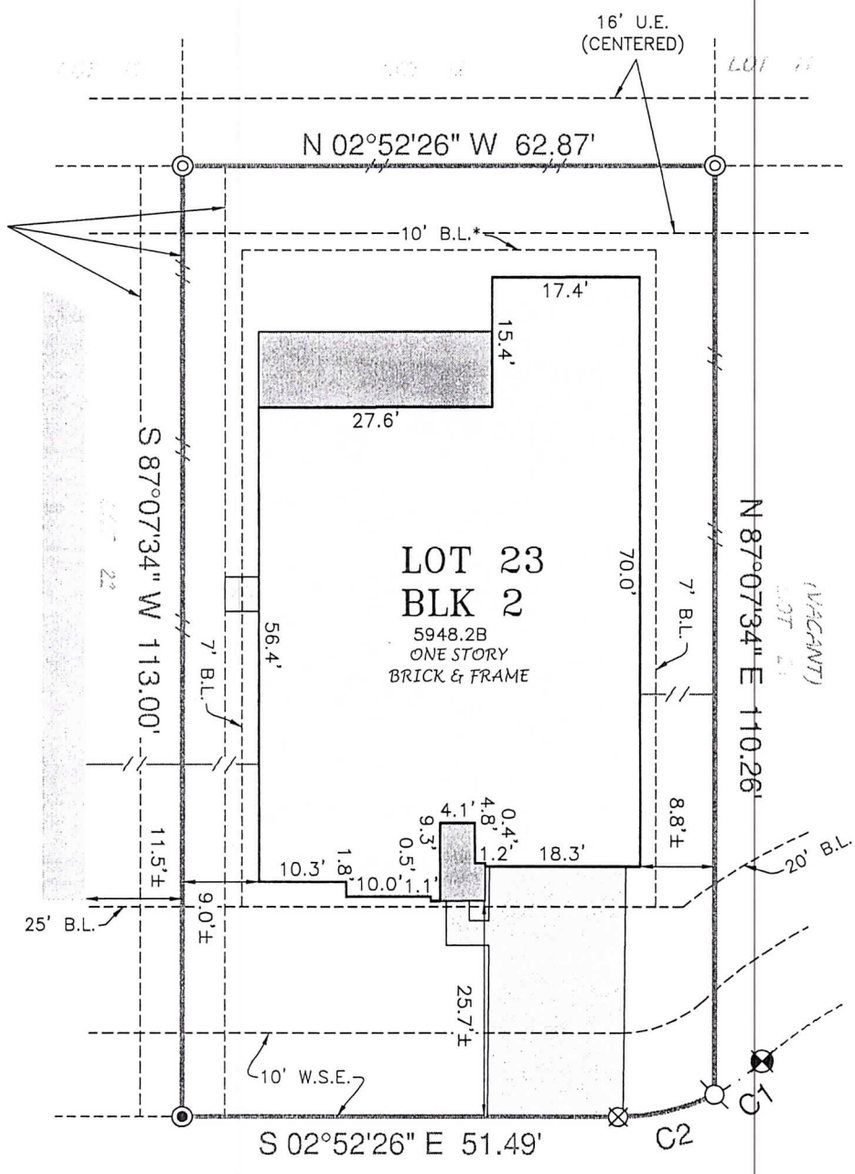
0 20 40
SCALE: 1"=20'

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

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. PER BUILDER GUIDELINES DATED MARCH 1, 2005, ALL BUILDING LINES WILL BE SHOWN ON THE RECORDED PLAT OF AVALON TERRACE SECTION ONE, AND/OR WILL BE AS CURRENT ORDINANCES OF THE CITY OF PEARLAND OR THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR AVALON TERRACE IS STIPULATED.
3. PER CITY PF PEARLAND CODE OF ORDINANCES NO. 27-4(D) 1:
   SETBACKS AR AS FOLLOWS: (A)A MINIMUM TWENTY-FIVE (25) FEET ON THE FRONT OF ALL LOTS AND TEN (10) FEET ON THE SIDE OF CORNER LOTS; FIFTEEN (15) FEET BETWEEN HOUSES AT SIDES, MINIMUM SEVEN (7) FEET OFF EACH LOT OF INTERIOR LOTS, WITH AGGREGATE OF FIFTEEN (15) FEET BETWEEN HOUSES.
4. *10' REAR B.L. PER A CITY ORDINANCE AS STIPULATED IN AN EMAIL FROM DANIEL WHITTON, DATED DECEMBER 14, 2006 (NOT REFLECTED UNDER TITLE COMMITMENT).
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.
6. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.

CURVE	RADIUS	ARC	DELTA
C1	25.00'	6.87'	15°44'42"
C2	25.00'	11.82'	27°05'22"



B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
W.S.E. WATER & SEWER EASEMENT.

SUBJECT BOUNDARY LINE.
CONTROL MONUMENT TIE.
6' BOARD FENCE.

I.R. W/CAP STAMPED "JONES & CARTER" FOUND (CONTROL MONUMENT).
I.R. W/CAP STAMPED "JONES & CARTER" FOUND.
I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT FENCE CORNER.
5/8" I.R. W/CAP STAMPED "FMS" FOUND.
"V" CUT IN CONCRETE SET.

HOUSE ON SLAB.
CONCRETE SLAB COVERED.
CONCRETE UNCOVERED.
ADJACENT STRUCTURE.

HICKORY VALLEY COURT
(VAR. R.O.W.)

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 23 , BLOCK 2 , OF AVALON TERRACE, SECTION SIX (6)
MAP RECORDED IN CLERK'S FILE No. 2016043896 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

ADDRESS : 2008 HICKORY VALLEY COURT

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
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

STATE OF TEXAS
REGISTERED
SCOTT R. SHERIDAN
6171
PROFESSIONAL
LAND SURVEYOR

THIS LOT LIES WITHIN SHADED ZONE X, PER LOMR CASE No. 17-06-0419A, DATED JANUARY 12, 2017. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS

RC