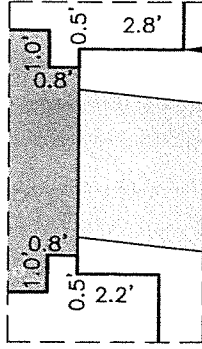


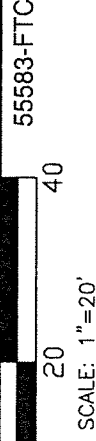
MHI # H7M231
FINAL TC

G.F. # : 1703903478
DATE : SEPTEMBER 12, 2018



FMS SURVEYING, INC.
ESTABLISHED 1978

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



| CURVE | RADIUS | ARC | DELTA |
|-------|--------|--------|-----------|
| C1 | 60.00' | 83.96' | 79°36'11" |
| C2 | 60.00' | 40.12' | 38°18'42" |

INSET "C"

SCALE 1"=5'

CONCRETE UNCOVERED
CONCRETE SLAB COVERED

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

EASTERLY LINE OF A
BRAZOS VALLEY IRRIGATION COMPANY
100' EASEMENT AND R.O.W.
VOL. 1368 PG. 136, B.C.D.R.
TRANSFERRED TO AMERICAN CANAL COMPANY
VOL. 638, PG. 127, B.C.D.R.

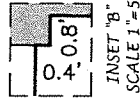
N 03°12'16" W 128.95'

14' U.E.

7.5' AERIAL EASEMENT
16' ABOVE GROUND

SEE
INSET
"B"

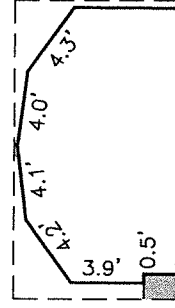
SEE
INSET
"A"



INSET "B"
SCALE 1"=5'

INSET "A"

SCALE 1"=10'



S 61°28'58" W 142.65'

- W.L.E. WATERLINE EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- // — 6' BOARD FENCE.

- ⊗ 5/8" I.R. FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP FOUND (FLOODED).
- ⊙ I.R. W/CAP STAMPED "LJA" FOUND AT FENCE CORNER.
- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. *B.L. PER RECORDED PLAT OR AMENDMENT TO DEVELOPMENT AGREEMENT DATED MARCH 1, 2016 2016024619, B.C.O.P.R.
 3. **GARAGE B.L. PER AMENDED DEVELOPMENT AGREEMENT.
 4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE CF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.
 5. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LATEST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
 6. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.

LOT 30
BLK 2
5393.B
TWO STORY BRICK,
STONE & FRAME

69.8'

62.2'

12.5'

13.0'

9.0'

11.7'

12.9'

4.4'

7.1'

4.4'

20.9'

26.1'

10' W.L.E.

25' B.L.**

20' B.L.

9.7'

2' C1

2' C2

128.01'

S 80°12'05" E

5' B.L.*

YAUPON PARK LANE
(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 CONNECTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

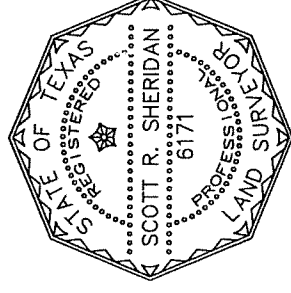
LOT 30, BLOCK 2, OF FINAL PLAT OF POMONA, SECTION FIVE (5)
MAP RECORDED IN CLERK'S FILE No. 2017026268 OF THE OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS.

ADDRESS : 2300 YAUPON PARK LANE

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



THIS LOT LIES WITHIN ZONE "X". AS SCALED ON FIRM NUMBER 48039C0020H, EFFECTIVE JUNE 5, 1989, THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

RC

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS