

SCALE: 1"=20'

G.F. # : 823433
DATE : JANUARY 12, 2021



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. *BUILDING LINES PER RESIDENTIAL DESIGN GUIDELINES REVISED OCTOBER 16, 2017.
3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 823433, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE DECEMBER 27, 2020.
5. PER THE RECORDED PLAT: THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.57 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

- S.S.E. SANITARY SEWER EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.
- 6' BRICK WALL.
- 6' BOARD FENCE.

- I.R. W/CAP STAMPED "COSTELLO" FOUND (CONTROL MONUMENT).
- I.R. W/CAP STAMPED "COSTELLO" FOUND.
- I.R. W/CAP STAMPED "COSTELLO" FOUND AT WALL CORNER.
- I.R. W/CAP STAMPED "COSTELLO" FOUND AT FENCE LINE.
- 5/8" I.R. W/CAP STAMPED "FMS" SET.
- "V" CUT IN CONCRETE SET.

RESERVE "D" RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES VERANDA SECTION 25
PLAT No. 20200134 F.B.C.P.R.
RECORDED JUNE 23, 2020



INSET "A"
SCALE 1"=10'

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- PORTION OF AC PAD INTO EASEMENT.

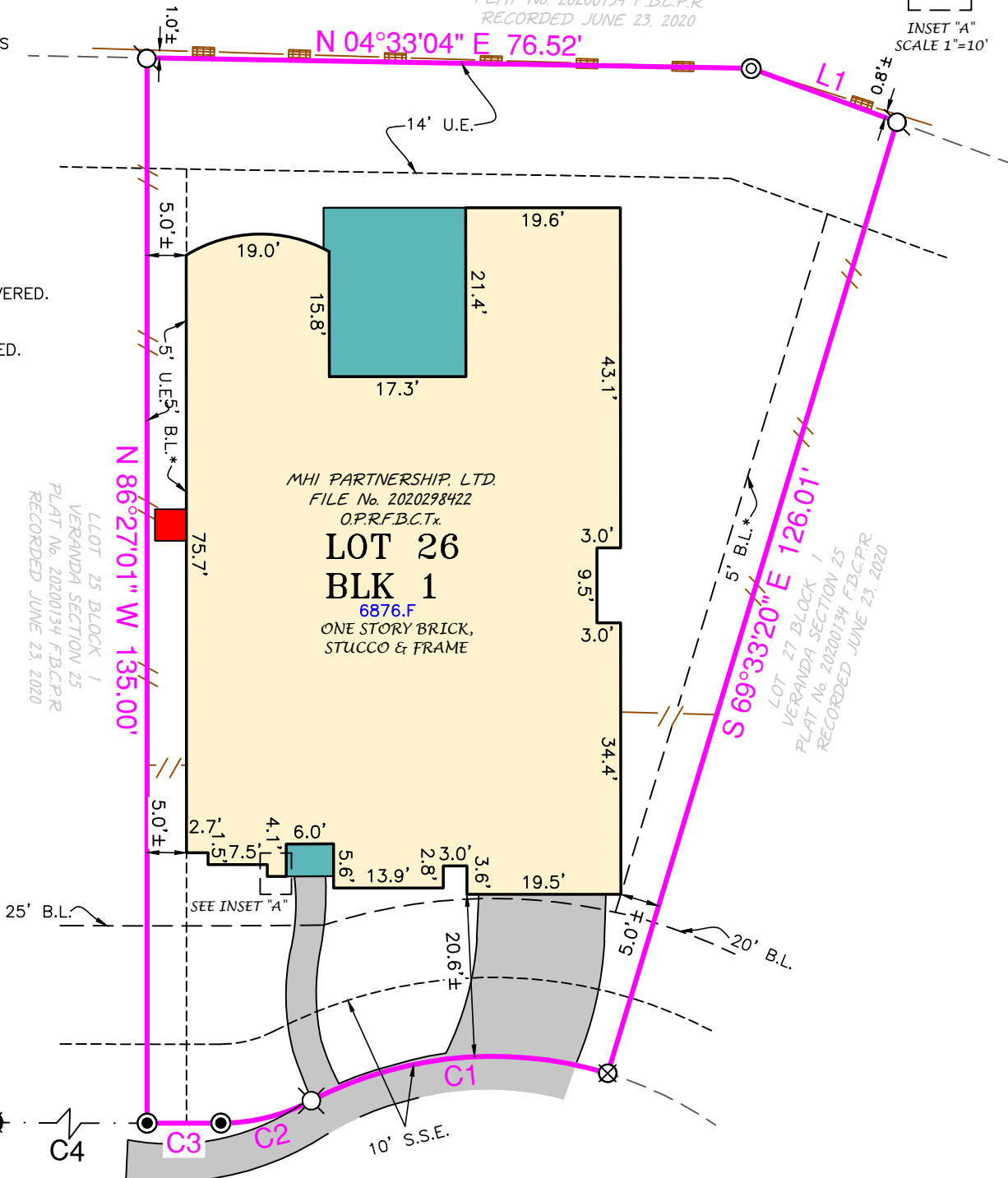
LOT 25 BLOCK 1
VERANDA SECTION 25
PLAT No. 20200134 F.B.C.P.R.
RECORDED JUNE 23, 2020

MHI PARTNERSHIP, LTD.
FILE No. 2020293422
O.P.R.F.B.C.T.x.
LOT 26
BLK 1
6876.F
ONE STORY BRICK,
STUCCO & FRAME

LOT 27 BLOCK 1
VERANDA SECTION 25
PLAT No. 20200134 F.B.C.P.R.
RECORDED JUNE 23, 2020

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	38.71'	44°21'30"
C2	25.00'	11.87'	27°11'50"
C3	1970.00'	9.34'	00°16'18"
C4	1970.00'	166.22'	04°50'04"

LINE	BEARING	DISTANCE
L1	N23°41'10" E	19.66'



VERGE SIMS DRIVE
(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 26, BLOCK 1, OF VERANDA SECTION TWENTY-FIVE (25)
MAP RECORDED IN PLAT No. 20200134 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

ADDRESS : 23606 VERGE SIMS 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

THIS LOT LIES WITHIN SHADED ZONE X AND HAS BEEN PROTECTED BY THE ONE-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE, PER FEMA, AS SCALED ON FIRM NUMBER 48157C0255L, 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.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS