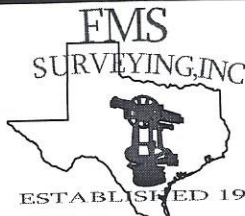


G.F. # : 871524
 DATE : DECEMBER 17, 2020

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	405.00'	42.88'	06°03'59"
C2	405.00'	148.46'	21°00'10"



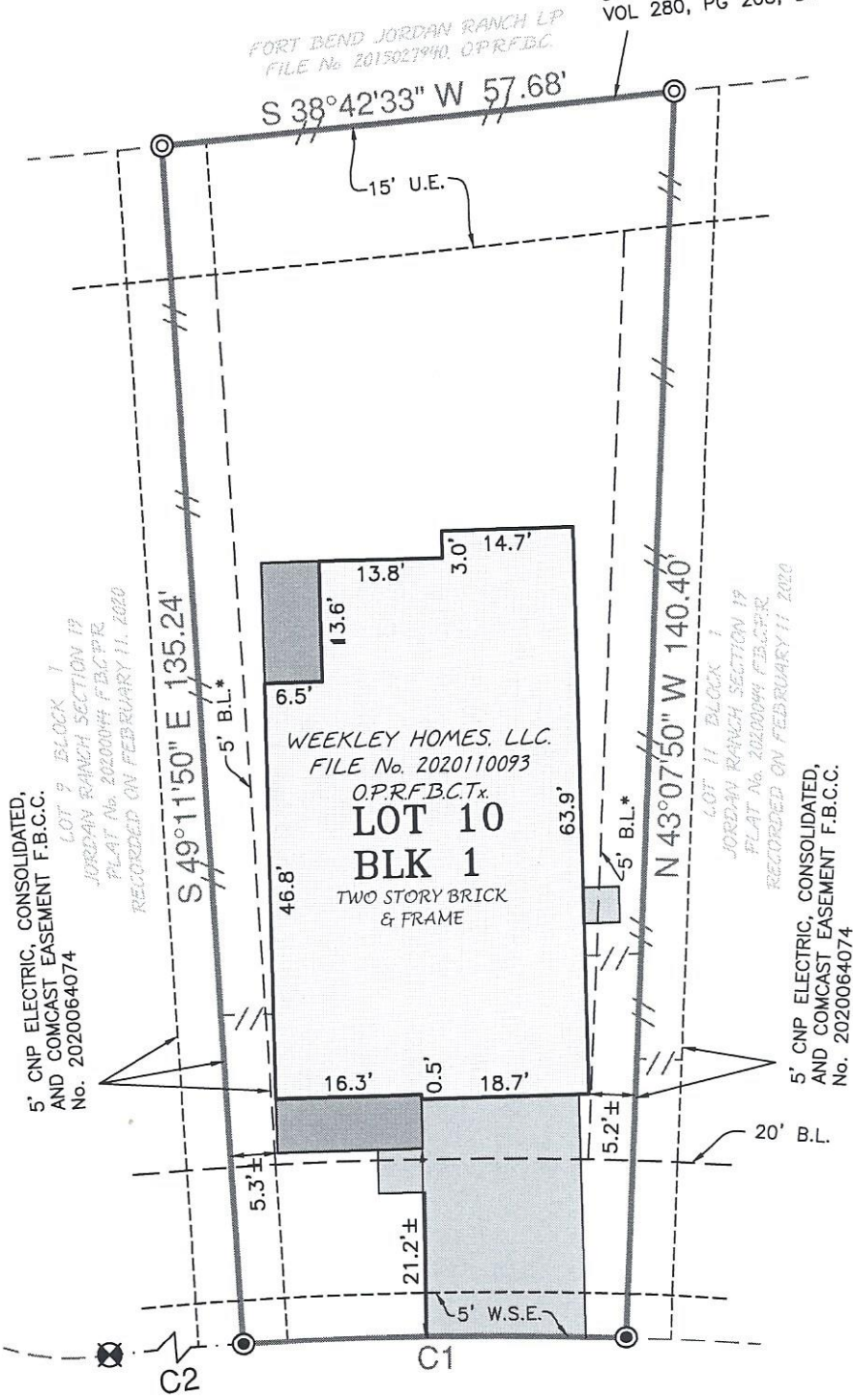
62923-F

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

NORTHWESTERLY LINE OF A
 30' TRUNKLINE GAS PIPELINE COMPANY EASEMENT
 VOL 280, PG 208, D.R.F.B.C.

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. *BUILDING LINES PER F.B.C.C. No. 2015039206.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 871500-2, PREPARED BY PRIORITY TITLE COMPANY EFFECTIVE JULY 30, 2020.
4. PER THE RECORDED PLAT: THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 153.5 FEET ABOVE MEAN SEA LEVEL AND NOT LESS THAN 18 INCHES ABOVE NATURAL GROUND.
5. THIS LOT IS SUBJECT TO A MINIMUM DISTANCE OF 10' BETWEEN ADJACENT STRUCTURES.
6. PER THE RECORDED PLAT, THERE IS A MINIMUM DISTANCE REQUIREMENT OF 22' FROM THE EDGE THE SIDEWALK TO THE FRONT FACING GARAGE.



- W.S.E. WASTE & SEWER EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- // — 6' BOARD FENCE.
- ◻ EXISTING SLAB.
- ◼ CONCRETE SLAB TO BE COVERED.
- ◻ CONCRETE UNCOVERED.
- ⊗ I.R. W/CAP STAMPED "IDS" FOUND (CONTROL MONUMENT).
- ⊙ I.R. FOUND "FLOODED"
- ⊙ I.R. W/CAP STAMPED "IDS" FOUND AT FENCE CORNER.

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.

AZALEA POINT
 (60' R.O.W.)

LOT 10, BLOCK 1, OF JORDAN RANCH, SECTION NINETEEN (19)
 MAP RECORDED IN PLAT No. 20200044 OF THE PLAT RECORDS,
 FORT BEND COUNTY, TEXAS.

PURCHASER : Jason Sawyer and Diana Betancourt

ADDRESS : 3023 AZALEA POINT

TO : PRIORITY 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 WITHIN NO SPECIAL FLOOD HAZARD AREA, AS SCALED ON FIRM No. 48157C0020L, EFFECTIVE APRIL 2, 2014, MAP IS UNPRINTED, PER FIRM INDEX No. 48157CIND0B, EFFECTIVE DECEMBER 21, 2017. THIS AREA HAS NO SPECIAL FLOOD HAZARDS. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MIGHT EXIST.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS