

MHI # H7M181  
FINAL TC

G.F. # : 1603903353

DATE : AUGUST 2, 2018

S.S.E. SANITARY SEWER EASEMENT.

B.L. BUILDING LINE.

U.E. UTILITY EASEMENT.

--- SUBJECT BOUNDARY LINE.

--- CONTROL MONUMENT TIE.

--- 6' BOARD FENCE.

⊗ I.R. W/CAP STAMPED "LJA"  
FOUND (CONTROL MONUMENT).

⊙ I.R. W/CAP STAMPED "LJA"  
FOUND.

⊙ 5/8" I.R. FOUND BENT.

⊙ I.R. W/CAP STAMPED "FMS"  
SET.

⊗ I.R. W/CAP STAMPED "UNREADABLE"  
FOUND AT FENCE CORNER.

□ HOUSE ON SLAB.

▒ CONCRETE SLAB COVERED.

▒ CONCRETE UNCOVERED.

▒ ADJACENT STRUCTURE.

CURVE	RADIUS	ARC	DELTA
C1	1230.00'	52.74'	02°27'24"
LINE	BEARING	DISTANCE	
L1	N 82°08'49" W	1.42'	
L2	S 82°08'49" E	95.00'	

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. \*B.L. PER RECORDED PLAT OR PER BUILDER GUIDELINES AMENDMENT No. 1.
3. \*\*GARAGE B.L. PER AMENDED DEV. AGREEMENT.
4. 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.
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. ELEVATIONS SHOWN HEREON ARE BASED ON A DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET ON THE TOP OF A CONCRETE HEADWALL, OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD WITH A PUBLISHED ELEVATION OF 71.52, NGVD 29, 1978 ADJUSTED PER THE RECORDED PLAT.

FMS SURVEYING, INC.



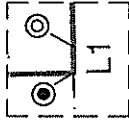
ESTABLISHED 1978

19701 HIGHWAY 6, MANVEL, TEXAS 77578

PHONE: (281) 519-8530

TBPLS FIRM # 10040400

www.fmsurveying.com



INSET "A"  
SCALE 1"=10'



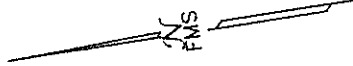
INSET "B"  
SCALE 1"=10'

56599-FTC

40

20

SCALE: 1"=20'



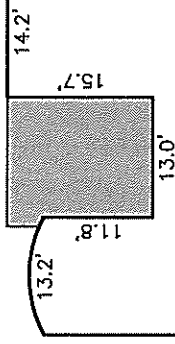
14' U.E.  
(CENTERED)

S 82°08'49" E 59.34'

N 07°51'11" E 120.00'

S 10°18'34" W 121.24'

LOT 16  
BLK 4  
5400.B  
ONE STORY BRICK &  
FRAME



HICKORY RIDGE LANE  
(60' R.O.W.)

PECAN CREEK LANE  
(60' 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 16, BLOCK 4, OF FINAL PLAT OF POMONA, SECTION FOUR (4)  
MAP RECORDED IN CLERK'S FILE No. 2015040831 OF THE OFFICIAL RECORDS,  
BRAZORIA COUNTY, TEXAS.

ADDRESS : 2511 PECAN CREEK 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*

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

THIS LOT LIES WITHIN ZONE ??, AS SCALED ON  
FIRM NUMBER 46039C0020H, 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.

