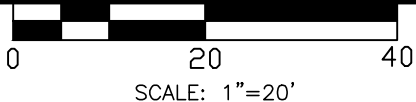


G.F. # : 1515704280
DATE : NOVEMBER 30, 2018



ESTABLISHED 1978

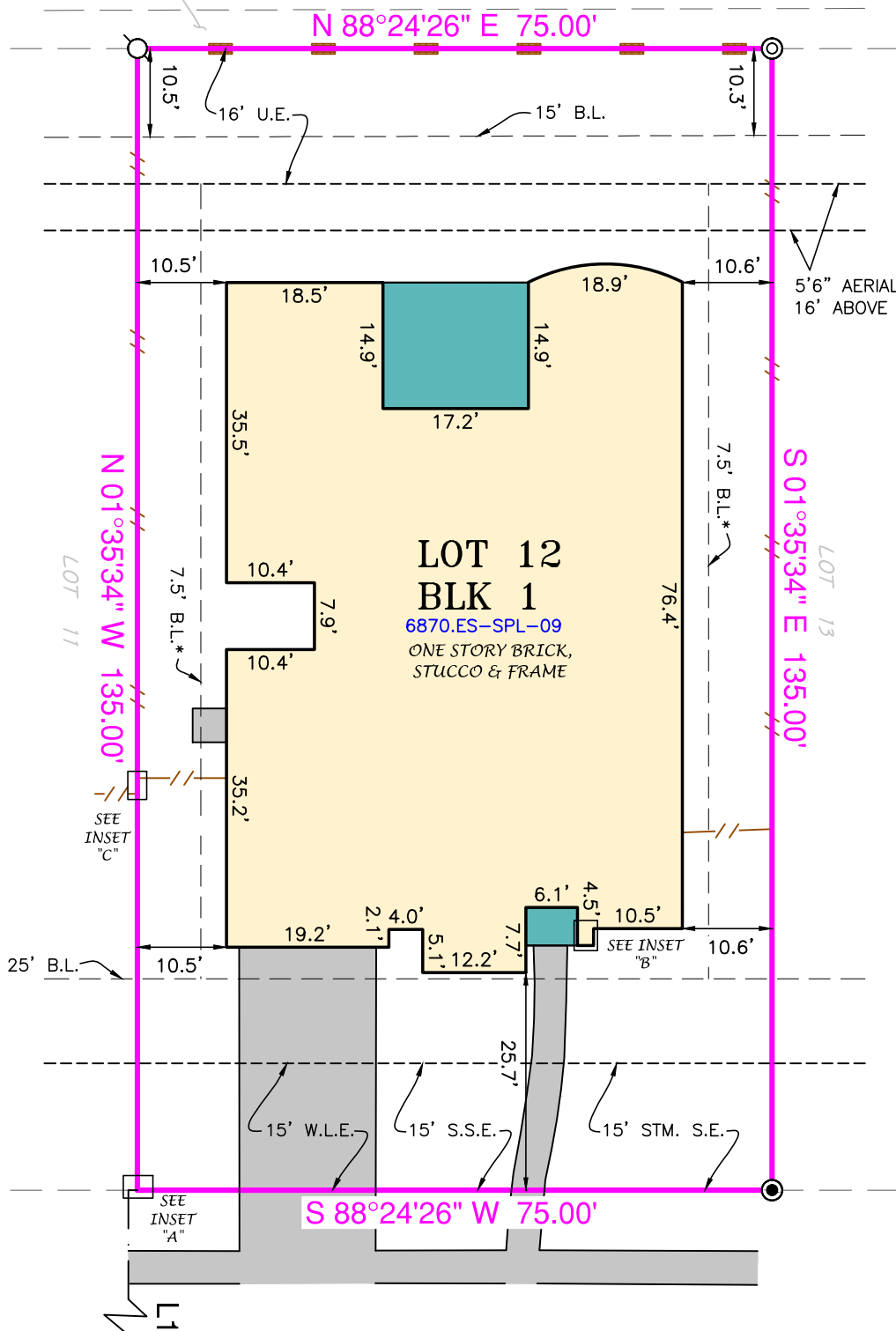
19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmssurveying.com

1.1339 ACRES / 49,392 Sq. Ft.
HEREBY DEDICATED FOR
RIGHT-OF-WAY PURPOSES

RESTRICTED RESERVE "B"
LANDSCAPE / OPEN SPACE



LINE	BEARING	DISTANCE
L1	N 01°35'34" W	60.00'
L2	N 88°24'26" E	1.06'



- NOTES:**
- BEARINGS ARE BASED ON THE RECORDED PLAT.
 - *B.L.'S PER BUILDER GUIDELINES DATED AUGUST 8, 2013
 - THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 1515704280, PREPARED BY THE TITLE COMPANY REFERENCED HEREON, DATED JULY 30, 2015.
 - ELEVATIONS SHOWN HEREON ARE BASED ON FORT BEND COUNTY MARKER NUMBER 182 WITH A PUBLISHED ELEVATION OF 93.11, NGVD 29, 87 ADJUSTMENT.

- W.L.E. WATERLINE EASEMENT.
S.T.M. S.E. STORM SEWER EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.

SUBJECT BOUNDARY LINE.
 CONTROL MONUMENT TIE.

6' BOARD FENCE.
 6' BRICK WALL.

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

I.R. W/CAP STAMPED "COSTELLO" FOUND.

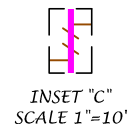
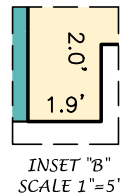
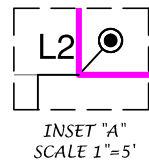
I.R. W/CAP STAMPED "COSTELLO" FOUND AT FENCE CORNER.

5/8" I.R. W/CAP STAMPED "FMS" FOUND AT FENCE LINE.

HOUSE ON SLAB.

CONCRETE SLAB COVERED.

CONCRETE UNCOVERED.



CHESHIRE EDGE LANE PVT.
(60' P.A.E. & P.U.E.)

AVON GATE
COURT PVT.
(VAR. P.A.E. & P.U.E.)

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 12, BLOCK 1, OF AVALON AT SPRING GREEN, SECTION TWO (2)
MAP RECORDED IN PLAT No. 20140239 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

ADDRESS : 27310 CHESHIRE EDGE 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

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48157C0040L 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.

