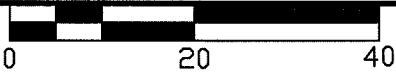


DFHC # HD6338  
FINAL TC



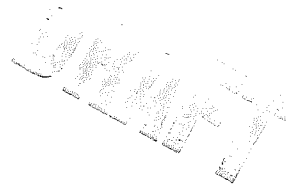
64955-FTC

G.F. # : 1720603  
DATE : DECEMBER 14, 2022

LINE	BEARING	DISTANCE
L1	S 86°52'34" W	41.15'

ESTABLISHED 1978

7523 RUSSELL STREET, MANVEL, TEXAS 77578  
PHONE: (281) 519-8530  
TBPELS FIRM # 10040400  
www.fmsurveying.com



NOTES:

- BEARINGS ARE BASED ON THE RECORDED PLAT.
- \*BUILDING LINES PER PLAT AND GRAND MISSION BUILDER GUIDELINES DATED FEBRUARY 28, 2019.
- 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 1720603 PREPARED BY MILLENNIUM TITLE COMPANY NOVEMBER 17, 2022.
- PER THE RECORDED PLAT: THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE SHOWN HEREON IS 96.53 (NAVD 88) 2001 ADJUSTMENT AND NOT LESS THAN 18 INCHES ABOVE NATURAL GROUND.

LOT 10 BLOCK 1  
FIELDSTONE SECTION 15  
PLAT No. 20180021 F.B.C.P.R.  
RECORDED FEBRUARY 6, 2018

LOT 10 BLOCK 1  
FIELDSTONE SECTION 15  
PLAT No. 20180021 F.B.C.P.R.  
RECORDED FEBRUARY 6, 2018

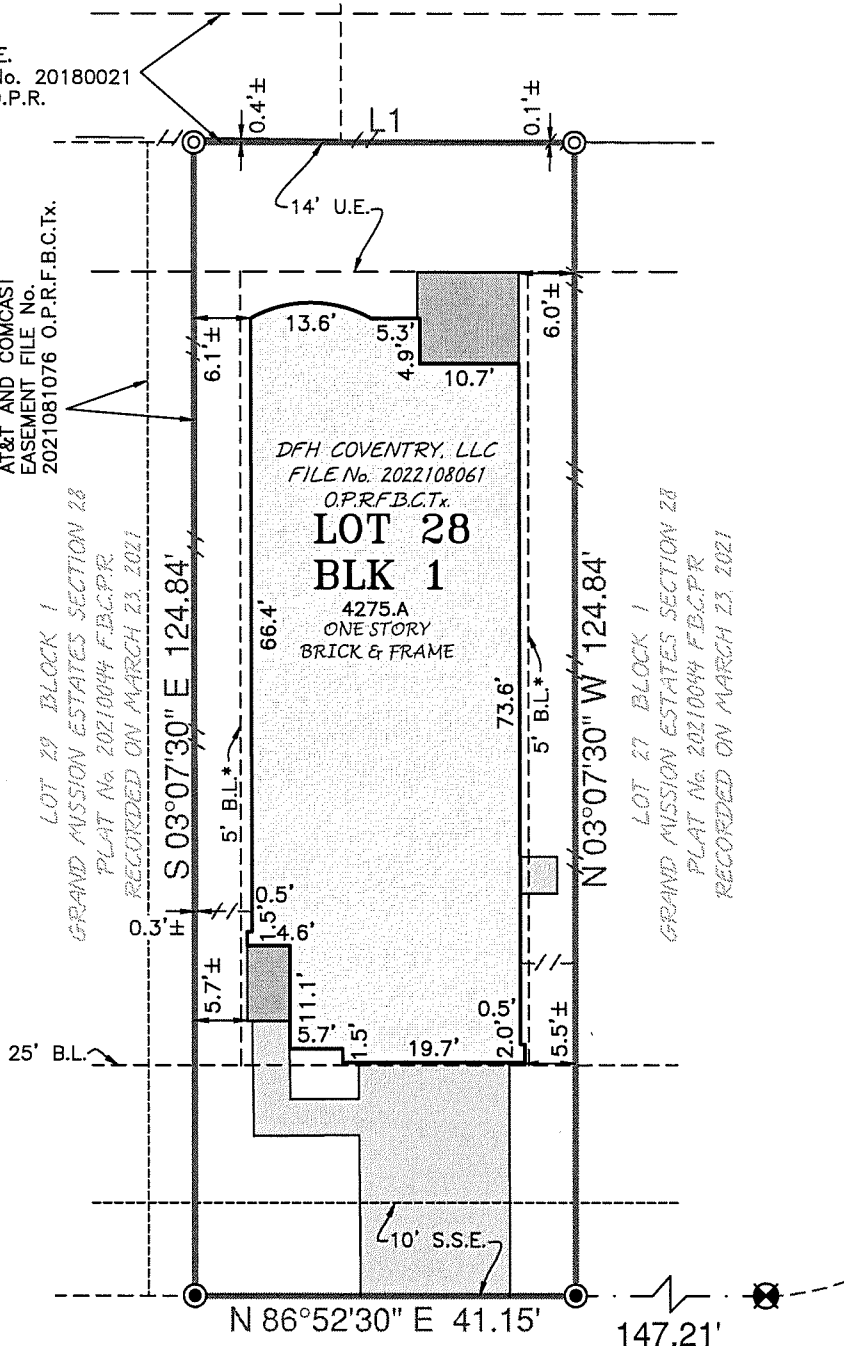
14' U.E.  
PLAT No. 20180021  
F.B.C.O.P.R.

5' CNP ELECTRIC, CNP GAS,  
AT&T AND COMCAST  
EASEMENT FILE No.  
2021081076 O.P.R.F.B.C.T.X.

LOT 29 BLOCK 1  
GRAND MISSION ESTATES SECTION 28  
PLAT No. 20210044 F.B.C.P.R.  
RECORDED ON MARCH 23, 2021

LOT 27 BLOCK 1  
GRAND MISSION ESTATES SECTION 28  
PLAT No. 20210044 F.B.C.P.R.  
RECORDED ON MARCH 23, 2021

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- S.S.E. SANITARY SEWER EASEMENT.
- // — 6' BOARD FENCE.
- . — . — SUBJECT BOUNDARY LINE.
- — — CONTROL MONUMENT TIE.
- "V" CUT IN CONCRETE
- ⊗ FOUND (CONTROL MONUMENT).
- ⊙ 5/8" I.R. FOUND.
- ⊙ I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT FENCE LINE.
- HOUSE ON SLAB.
- ▒ CONCRETE SLAB COVERED.
- ░ CONCRETE UNCOVERED.



SCOUT LANDING TRAIL  
(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 28, BLOCK 1, OF GRAND MISSION ESTATES SECTION TWENTY-EIGHT (28)  
MAP RECORDED IN PLAT No. 20210044 OF THE PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.

ADDRESS : 20447 SCOUT LANDING TRAIL

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 X AS SCALED ON FIRM NUMBER 48157C0140L, 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

#64955

DRAFT



P O BOX 1549, ALVIN, TEXAS 77512

PHONE: 281-519-8530

TBPLS Firm # 10040400

[amy@fmssurveying.com](mailto:amy@fmssurveying.com)

DRAFT

**GRAND MISSION ESTATES SECTION TWENTY-EIGHT (28)**

This exhibit is pursuant to and based upon that certain abstract of Title provided by Millennium Title Company, as referenced by their GF#1720603, and in no way represents an abstract performed by FMS Surveying, Inc.

- A. Those recorded under Plat No. 20210044 of the Plat Records of Fort Bend County, Texas; recorded under File No. 8639649 in Volume 1872, Page 211 of the Official Records of Fort Bend County, Texas, and under County Clerk's File Nos. 2004015653, 2004031974, 2010052947, 2010076214, 2021091924, 2021128304 of the Official Public Records of Fort Bend County, Texas.
- B. Agreement for Underground Electric Service, as set forth in instrument recorded in/under Clerk's File Nos. 2021075678 and 2021075970 of the Official Public Records of Fort Bend County, Texas.
- C. Easement for Certain Utilities, as set forth by instrument recorded in/under Clerk's File No. 2021081076 of the Official Public Records of Fort Bend County, Texas.
- D. Public Utility Easement as set forth under Clerk's File No. 2019131108 of the Official Public Records of Fort Bend County, Texas.
- E. Waiver of Special Appraisal recorded under Clerk's File No. 2006097541 of the Official Public Records of Fort Bend County, Texas.
- F. An easement for drainage purposes extending a distance of twenty (20) feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded under Plat No. 20210044 of the Plat Records of Fort Bend County, Texas.