

G.F. # : 1109880  
DATE : NOVEMBER 1, 2021

CURVE	RADIUS	ARC	DELTA
C1	325.00'	25.74'	04°32'16"
C2	325.00'	37.65'	06°38'15"

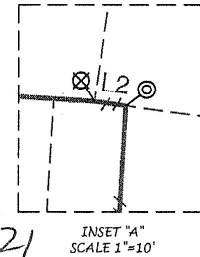
  

LINE	BEARING	DISTANCE
L1	N 19°17'07" E	9.67'
L2	N 30°54'10" E	2.17'

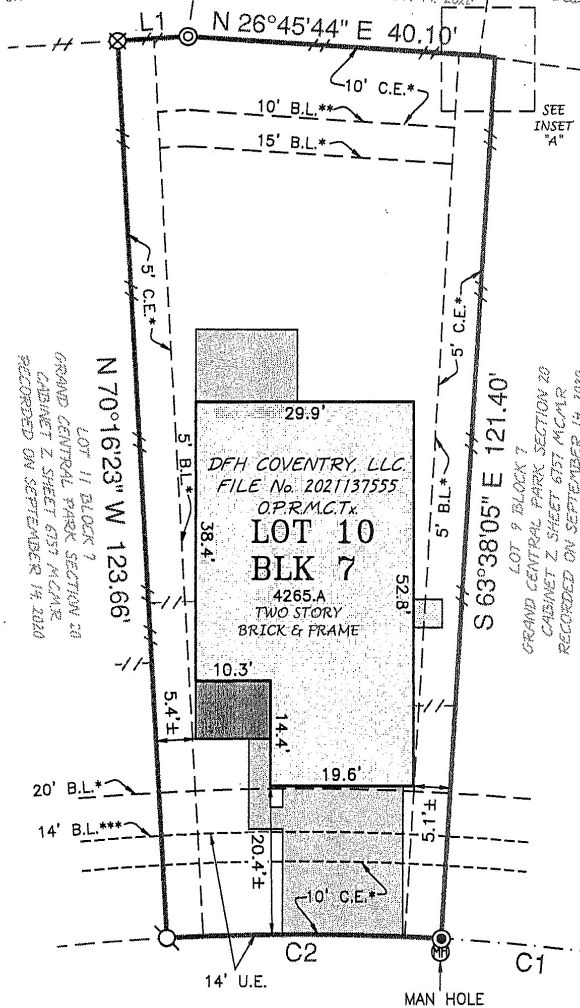
ESTABLISHED 1978  
19701 HIGHWAY 6, MANVEL, TEXAS 77578  
PHONE: (281) 519-8530  
TBPLS FIRM # 10040400  
www.fmsurveying.com

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.

*aj 7c*  
*11-5-2021*  
*J.P. Co. 11/5/21*



LOT 3 BLOCK 7 GRAND CENTRAL PARK SECTION 20 CABINET Z SHEET 6757 M.C.M.R. RECORDED ON SEPTEMBER 14, 2020  
LOT 4 BLOCK 7 GRAND CENTRAL PARK SECTION 20 CABINET Z SHEET 6757 M.C.M.R. RECORDED ON SEPTEMBER 14, 2020  
LOT 5 BLOCK 7 GRAND CENTRAL PARK SECTION 20 CABINET Z SHEET 6757 M.C.M.R. RECORDED ON SEPTEMBER 14, 2020



- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
  2. \*B.L.'S & COVENANT EASEMENTS SHOWN HEREON PER GRAND CENTRAL PARK, SECTION 20 ARCHITECTURAL GUIDELINES.
  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 1109880, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE OCTOBER 5, 2021.
  5. \*\*10 FOOT BUILDING LINE IN RARE CIRCUMSTANCES, FOR STRUCTURES NOT EXCEEDING ONE STORY PLATE HEIGHTS, TO INCLUDE DWELLING, SUMMER KITCHENS AND COVERED PATIOS WITH WRITTEN APPROVAL AND AT THE SOLE DISCRETION OF THE ARC.
  6. \*\*\*14' BUILDING LINE FOR SWING-IN GARAGES.
  7. 10' FRONT AND REAR AND 5' SIDE EASEMENTS ARE PER DOC. No. 2019117627.
- B.L. BUILDING LINE.  
U.E. UTILITY EASEMENT.  
C.E. COVENANT EASEMENT.

- SUBJECT BOUNDARY LINE.  
- - - CONTROL MONUMENT TIE.  
// 6' BOARD FENCE.
- HOUSE ON SLAB.
  - CONCRETE SLAB COVERED.
  - CONCRETE UNCOVERED.
  - PORTION OF AC PAD INTO EASEMENT.

- I.R. W/CAP STAMPED "RPLS 1562" FOUND (CONTROL MONUMENT).
- "X" CUT IN CONCRETE FOUND.
- I.R. W/CAP STAMPED "RPLS 1562" FOUND AT FENCE CORNER.
- 5/8" I.R. FOUND BENT.
- 5/8" I.R. FOUND AT FENCE CORNER.

SELADO CREEK DRIVE  
(50' R.O.W.)

LOT 10, BLOCK 7, OF GRAND CENTRAL PARK SECTION TWENTY (20)  
MAP RECORDED IN CABINET Z, SHEET 6757 OF THE MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS.

ADDRESS : 222 SELADO CREEK 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*  
SCOTT R. SHERIDAN

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 40339C03806, REVISED AUGUST 10, 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