

G.F. # : 1608882  
 DATE : AUGUST 19, 2022

**FMS**  
**SURVEYING, INC**

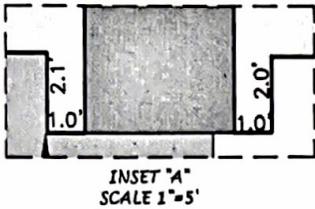


ESTABLISHED 1978

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

0 20 40  
 SCALE: 1"=20'

66571-F



**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 1608615-2, PREPARED BY PRIORITY TITLE COMPANY EFFECTIVE MARCH 1, 2022.
4. PER THE RECORDED PLAT: THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 148.35 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 2.0 FEET ABOVE THE ATLAS 14 100-YEAR WATER SURFACE ELEVATION OF THE RECEIVING DETENTION POND SERVING THE PROPOSED DEVELOPMENT, LESS THAN 2.0 FEET ABOVE THE PROPOSED LOWEST TOP OF CURB ELEVATION ADJACENT TO THE LOT IN WHICH IT LIES, LESS THAN 4.0 FEET ABOVE THE PRE-ATLAS 14 100-YEAR WATER SURFACE ELEVATION, OR LESS THAN 2.0 FEET ABOVE THE PRE-ATLAS 14 500-YEAR WATER SURFACE ELEVATION OF THE NEAREST IMPACTING STREAM.
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.

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- W.S.E. WATER AND SEWER EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.
- // --- 6' BOARD FENCE.

- ⊗ I.R. W/CAP STAMPED "IDS" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "IDS" FOUND.
- ⊙ I.R. W/CAP STAMPED "IDS" FOUND AT FENCE LINE.
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" FOUND.
- ⊗ "V" CUT IN CONCRETE FOUND.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- CONCRETE COLUMN.

LINE	BEARING	DISTANCE
L1	S 77°31'34" E	34.64'
L2	S 31°48'47" E	14.49'
L3	N 76°06'00" W	22.21'
L4	N 76°06'00" W	137.12'

CURVE	RADIUS	ARC	DELTA
C1	25.00'	10.92'	25°01'36"
C2	355.00'	12.14'	01°57'34"
C3	25.00'	13.25'	30°21'43"

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 1, BLOCK 2, OF JORDAN RANCH SECTION TWENTY-FIVE (25)  
 MAP RECORDED IN PLAT No. 20210079 OF THE PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.

PURCHASER : Milagros S Rivera Vargas

ADDRESS : 2523 CHESTNUT OAK CIRCLE

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  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

PER FIRM INDEX PANEL No. 48157CINDOC, REVISED JANUARY 29, 2021, THIS LOT LIES WITHIN FIRM No. 48157C0020L, MAP IS UNPRINTED AND THIS LOT DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOODING HAZARDS WHICH MAY EXIST.

