

MHI # HXT728
FINAL TC

G.F. # : 1703903533
DATE : OCTOBER 4, 2018

EMS
SURVEYING, INC



ESTABLISHED 1978

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

56614-FTC

0 20 40
SCALE: 1"=20'

STM. S.E. STORM SEWER EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.

— — — — — SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.
— // — 6' BOARD FENCE.
— / — / — IRON POSTS ONLY.

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

□ HOUSE ON SLAB.
■ CONCRETE SLAB COVERED.
▨ CONCRETE UNCOVERED.
■ UNCOVERED COURTYARD.

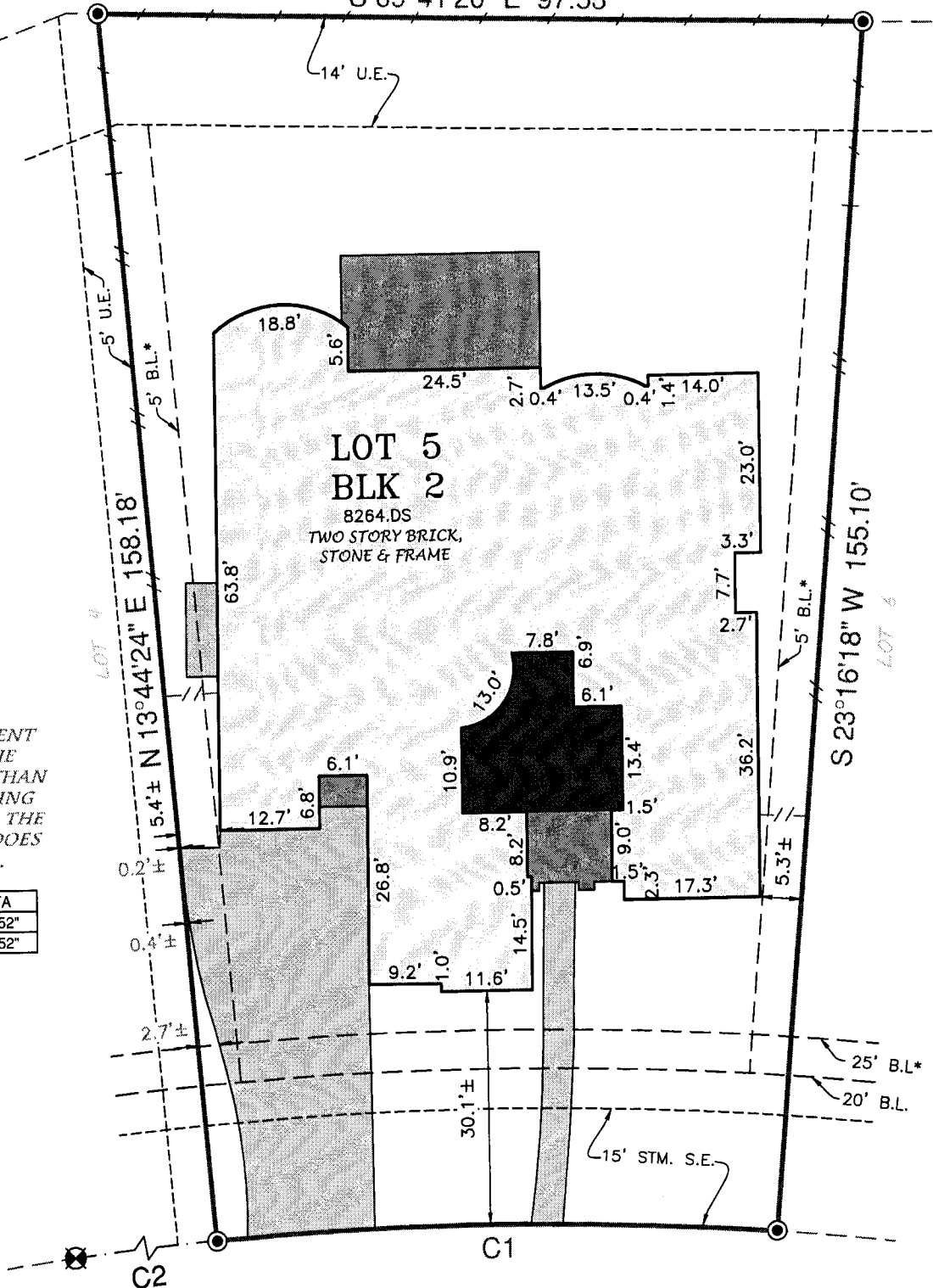
RESERVE 10'
RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY

S 69°41'20" E 97.53'

- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. *B.L. PER RECORDED PLAT OR PER BUILDER GUIDELINES AMENDMENT No. 1.
 3. 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.
 4. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LATEST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.

PER AN EMAIL FROM THE CLIENT DATED MARCH 22, 2017, THE DRIVEWAY CAN BE NO MORE THAN 2 FEET OVER THE SIDE BUILDING LINE FOR A.R.C. COMPLIANCE. THE DRIVEWAY SHOWN HEREON DOES NOT MEET SAID CRITERIA.

CURVE	RADIUS	ARC	DELTA
C1	430.00'	71.53'	09°31'52"
C2	430.00'	101.05'	13°27'52"



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.

MESQUITE TERRACE DRIVE
(60' R.O.W.)

LOT 5, BLOCK 2, OF FINAL PLAT OF POMONA, SECTION SEVEN (7)
MAP RECORDED IN CLERK'S FILE No. 2017057842 OF THE OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS.

ADDRESS : 4739 MESQUITE TERRACE 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
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN ZONE "X" AS SCALED ON LOMR CASE No. 16-06-405450, EFFECTIVE NOVEMBER 25, 2016. 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