

MHI # H2L127  
FINAL TC

G.F. # : 1647303068  
DATE : JUNE 5, 2018



0 20 40  
SCALE: 1"=20'

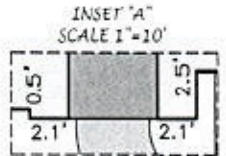
52573-FTC

ESTABLISHED 1978

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

- NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
  2. BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT OR ORDINANCE 2599, RELATING TO THE MASTER PLANNED DEVELOPMENT STANDARD.
  3. +10' GARAGE B.L. FOR SIDE LOAD GARAGES PER PLAT.
  4. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
  5. 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, DATED FEBRUARY 23, 2017
  6. STRUCTURE SHOWN HEREON IS SUBJECT TO 10' BETWEEN ADJACENT STRUCTURES.
  7. THE ELEVATIONS SHOWN HEREON ARE BASED UPON REFERENCE MARK NUMBER 190090 WHICH IS A TxDOT BRASS DISK ON A BRIDGE AT FRANZ ROAD AND UPPER BUFFALO BAYOU LOCATED ON UPSTREAM CONCRETE WALL, ON NORTHWEST CORNER OF BRIDGE IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 145.36 FEET NAVD 1988, 2001 ADJUSTED.

CURVE	RADIUS	ARC	DELTA
C1	475.00'	19.17'	02°18'44"
C2	475.00'	43.73'	05°16'29"



M.E. MAINTENANCE EASEMENT.  
B.L. BUILDING LINE.  
U.E. UTILITY EASEMENT.  
W.L.E. WATERLINE EASEMENT.

— SUBJECT BOUNDARY LINE.  
- - - CONTROL MONUMENT TIE.  
// 6' WOOD FENCE.

- ⊗ I.R. W/CAP STAMPED "EHRA" FOUND (CONTROL MONUMENT).
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" SET.
- ⊙ 5/8" I.R. FOUND BENT AT FENCE CORNER.
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" FOUND AT 1' OFFSET.
- ⊗ "X" CUT IN CONCRETE SET.

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

\*\*5' CNP ELECTRIC, CNP GAS, AT&T AND COMCAST EASEMENT RECORDED UNDER W.C.C. No. 1507456 HAS HEREBY BEEN RELEASED ON LOT 37 BLOCK 1 OF CANE ISLAND, SECTION 3.

\*\*PER W.C.C. No. 1702702 FOR CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES COPORATION.

\*\*PER W.C.C. No. 1707504 FOR COMCAST OF HOUSTON LLC.

\*\*PER W.C.C. No. 1707523 FOR SOUTHWESTERN BELL TELEPHONE COMPANY.

\*\*5' CNP ELECTRIC, CNP GAS, AT&T AND COMCAST EASEMENT RECORDED UNDER W.C.C. No. 1507456 HAS HEREBY BEEN RELEASED BY SOUTHWESTERN BELL TELEPHONE COMPANY ON LOT 36 BLOCK 1 OF CANE ISLAND SECTION 3 PER W.C.C. No. 1707522.

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.

PIONEER TRAIL (PVT)  
(50' R.O.W.)

LOT 33, BLOCK 1, OF CANE ISLAND, SECTION THREE (3)  
MAP RECORDED IN CLERK'S FILE No. 1505941 OF THE OFFICIAL PUBLIC RECORDS,  
WALLER COUNTY, TEXAS.

ADDRESS : 6835 PIONEER 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 484730375E DATED FEBRUARY 10, 2009. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.



RC

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS