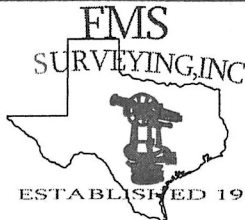
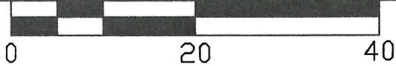


MHI # H8T529
FINAL TC

G.F. # : 1503903146
DATE : DECEMBER 10, 2015

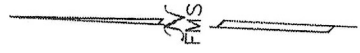


19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmssurveying.com



SCALE: 1"=20'

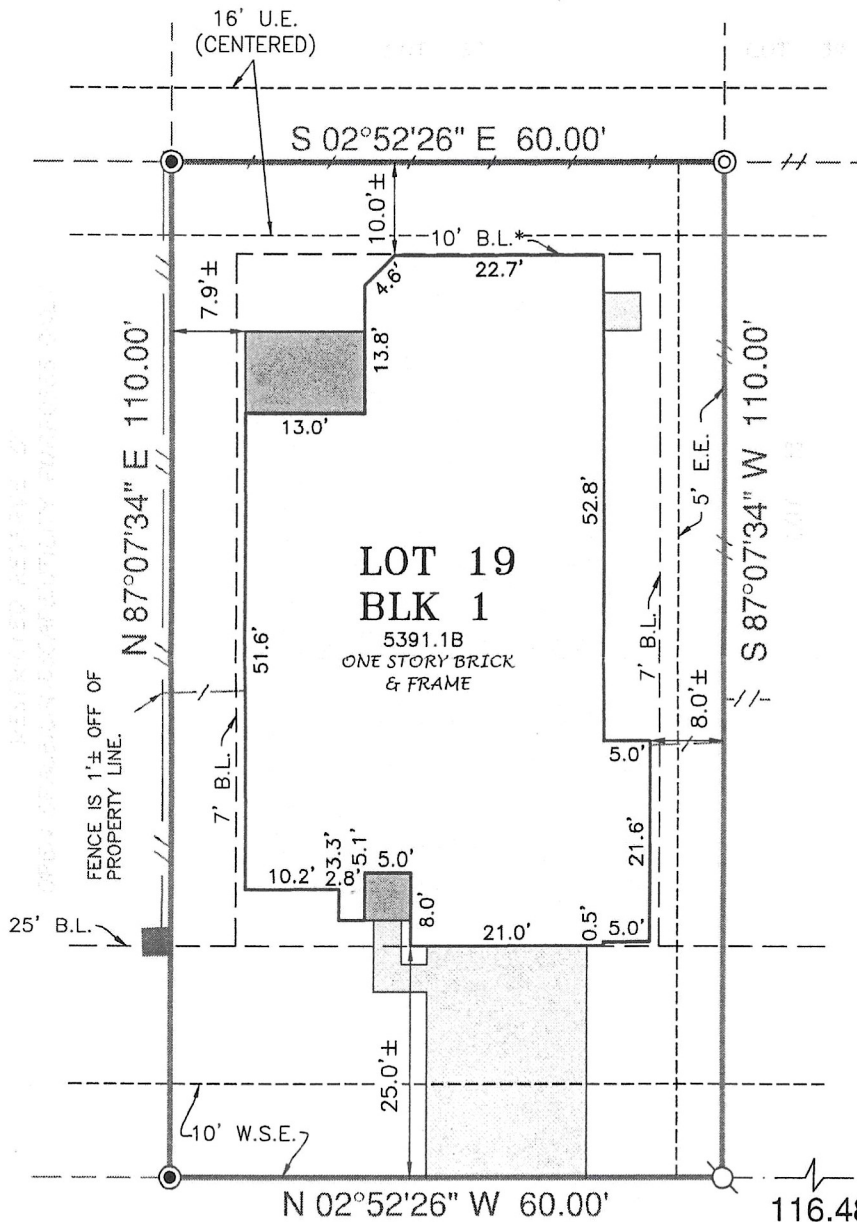
51216-FTC



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NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. PER BUILDER GUIDELINES DATED MARCH 1, 2005, ALL BUILDING LINES WILL BE SHOWN ON THE RECORDED PLAT OF AVALON TERRACE SECTION ONE, AND/OR WILL BE AS CURRENT ORDINANCES OF THE CITY OF PEARLAND OR THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR AVALON TERRACE IS STIPULATED.
3. PER CITY PF PEARLAND CODE OF ORDINANCES NO. 27-4(D) 1:
SETBACKS ARE AS FOLLOWS: (A) A MINIMUM TWENTY-FIVE (25) FEET ON THE FRONT OF ALL LOTS AND TEN (10) FEET ON THE SIDE OF CORNER LOTS; FIFTEEN (15) FEET BETWEEN HOUSES AT SIDES, MINIMUM SEVEN (7) FEET OFF EACH LOT OF INTERIOR LOTS, WITH AGGREGATE OF FIFTEEN (15) FEET BETWEEN HOUSES.
4. *10' REAR B.L. PER A CITY ORDINANCE AS STIPULATED IN AN EMAIL FROM DANIEL WHITTON, DATED DECEMBER 14, 2006 (NOT REFLECTED UNDER TITLE COMMITMENT).
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.
6. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.



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

- ⊗ I.R. W/CAP STAMPED "COTTON" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "COTTON" FOUND.
- ⊙ I.R. W/CAP STAMPED "COTTON" FOUND AT FENCE CORNER.
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" FOUND.

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

■ 3' X 3' BRICK COLUMN.

CURVE	RADIUS	ARC	DELTA
C1	25.00'	18.69'	42°50'00"

