

ESTABLISHED 1978

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

NOTES:

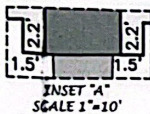
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. *B.L. PER NEW HOME CONSTRUCTION DESIGN GUIDELINES DATED OCTOBER 10, 2019.
3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON PLOT PLAN RELEASED BY F.M.S. SURVEYING CO. ON NOVEMBER 20, 2019.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 569071, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE NOVEMBER 11, 2019.
5. **PER THE RECORDED PLAT: 50' BUILDING LINE FORM PHYSICAL PIPELINE, PER ORDINANCE No. 2011-4. THIS BUILDING LINE WAS SCALED FROM THE RECORDED PLAT.

P.U.E. PUBLIC UTILITY EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.

- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- BRICK WALL.
- 6' BOARD FENCE.
- / - / - FENCE POSTS ONLY.

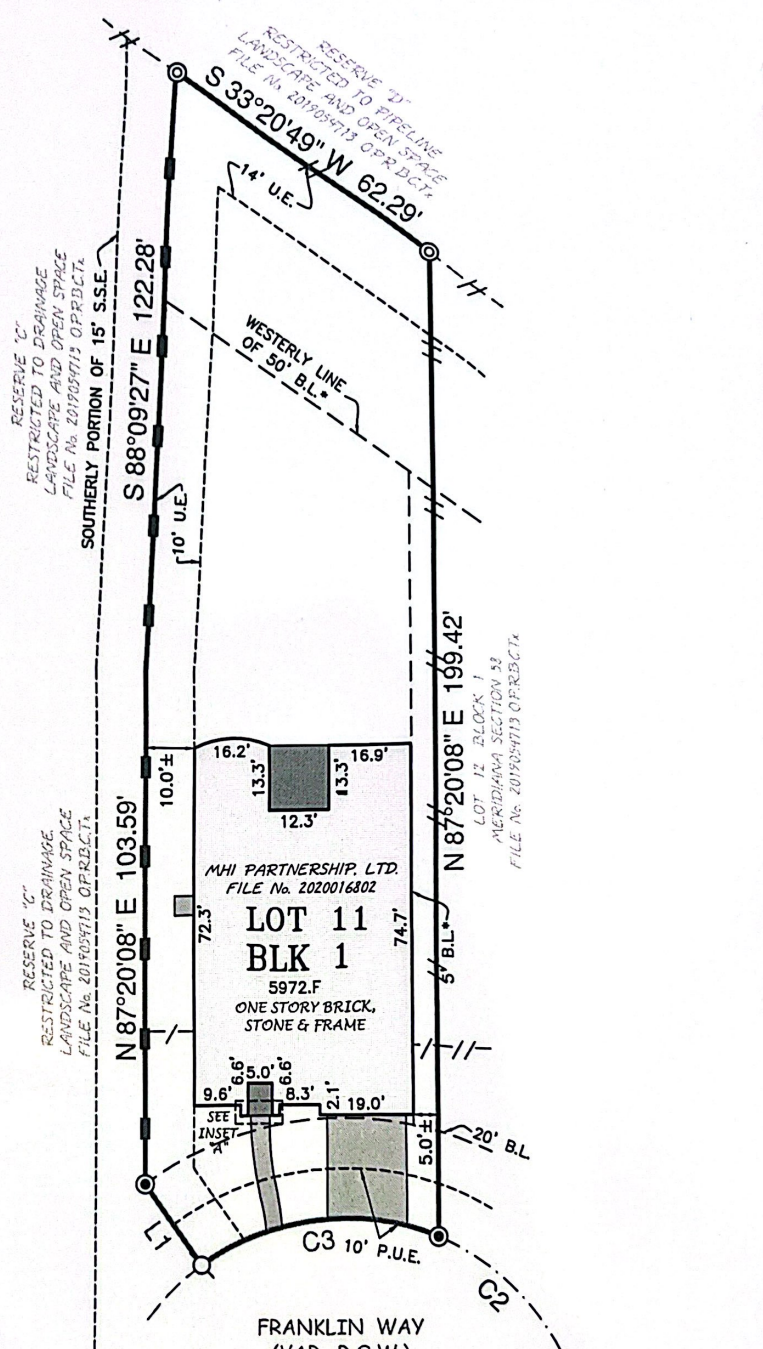
- ∇ CUT IN CONCRETE FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "EHRA" FOUND.
- ⊙ I.R. W/CAP STAMPED "EHRA" FOUND AT FENCE CORNER.
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" FOUND.

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



CURVE	RADIUS	ARC	DELTA
C1	25.00'	27.51'	63°02'32"
C2	50.00'	35.47'	40°38'44"
C3	50.00'	50.78'	58°11'23"

LINE	BEARING	DISTANCE
L1	N 51°32'32" E	20.00'



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 11, BLOCK 1, OF FINAL PLAT OF MERIDIANA SECTION THIRTY-EIGHT (38) MAP RECORDED IN CLERK'S FILE No. 2019054713 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

ADDRESS : 4703 FRANKLIN WAY

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

RC SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN SHADED ZONE "X", AS SCALED FROM FIRM No. 40039C0110H, EFFECTIVE JUNE 5, 1989. 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

