

G.F. # : 1219753
 DATE : NOVEMBER 17, 2021

FMS SURVEYING, INC

0 30 60
 SCALE: 1"=30'

64479-F

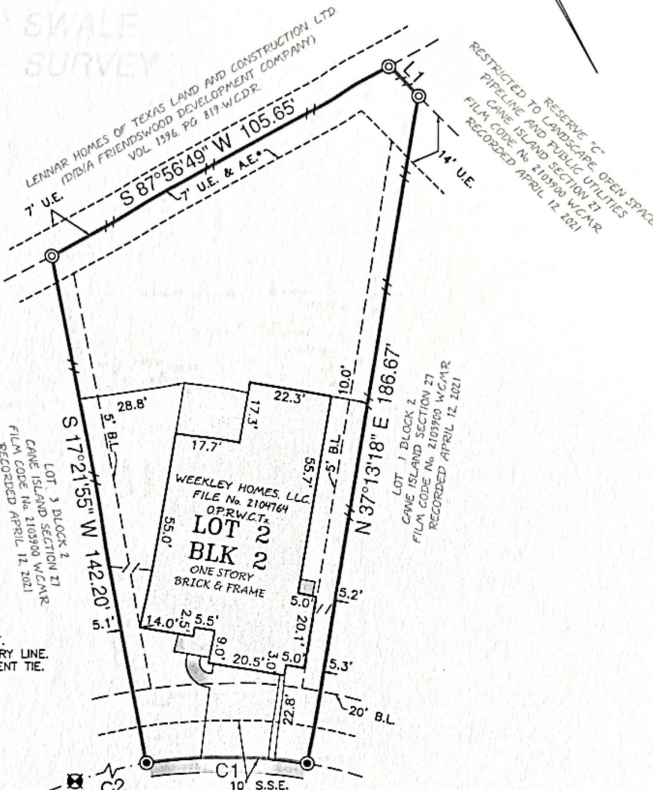


ESTABLISHED 1978

19701 STATE 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. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 1219753, PREPARED BY PRIORITY TITLE COMPANY EFFECTIVE OCTOBER 21, 2021.
4. *SIZE AND HEIGHT OF AERIAL EASEMENT IS UNDEFINED ON THE RECORDED PLAT.
5. ELEVATIONS SHOWN HEREON ARE BASED ON FBM, BM No. 102, WITH A PUBLISHED ELEVATION OF 141.53 FEET, NAVD 88.



- A.E. AERIAL EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- S.S.E. SANITARY SEWER EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT THE 6" BOARD FENCE.

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

- I.R. W/CAP STAMPED "EHRA" FOUND (CONTROL MONUMENT).
- I.R. W/CAP STAMPED "FMS" FOUND.
- I.R. W/CAP STAMPED "EHRA" FOUND AT FENCE CORNER.

TANGER TRACE
 (50' R.O.W.)

CURVE	RADIUS	ARC	DELTA
C1	125.00'	43.32'	19°51'23"
C2	125.00'	43.38'	19°54'59"
LINE	BEARINGS	DISTANCE	
L1	N 16°44'13" W	11.09'	

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 GRANTED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 2, BLOCK 2, OF CANE ISLAND SECTION TWENTY-SEVEN (27)
 MAP RECORDED IN FILM CODE No. 2103900 OF THE _____ MAP RECORDS,
 WALLER COUNTY, TEXAS.

PURCHASER : Nancy Albea and Mark Albea

ADDRESS : 2847 TANGER TRACE

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

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

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE X, PER LOMAF CASE No. 21-06-0785A, EFFECTIVE DECEMBER 29, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS WHICH MAY EXIST.

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS

