

MHI # HBT619  
FINAL TC

G.F. # : 1703903405  
DATE : APRIL 9, 2018

FMS SURVEYING, INC. ESTABLISHED 1978  
SCALE: 1"=20'  
0 20 40  
54757-FTC



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. 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 OF PEARLAND CODE OF ORDINANCES NO. 27-4(D) 1:

SETBACKS 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. 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.

5. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.

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

- ⊗ I.R. W/CAP STAMPED "JONES & CARTER" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "JONES & CARTER" FOUND.
- ⊚ I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT FENCE LINE.
- ⊘ 5/8" I.R. FOUND.

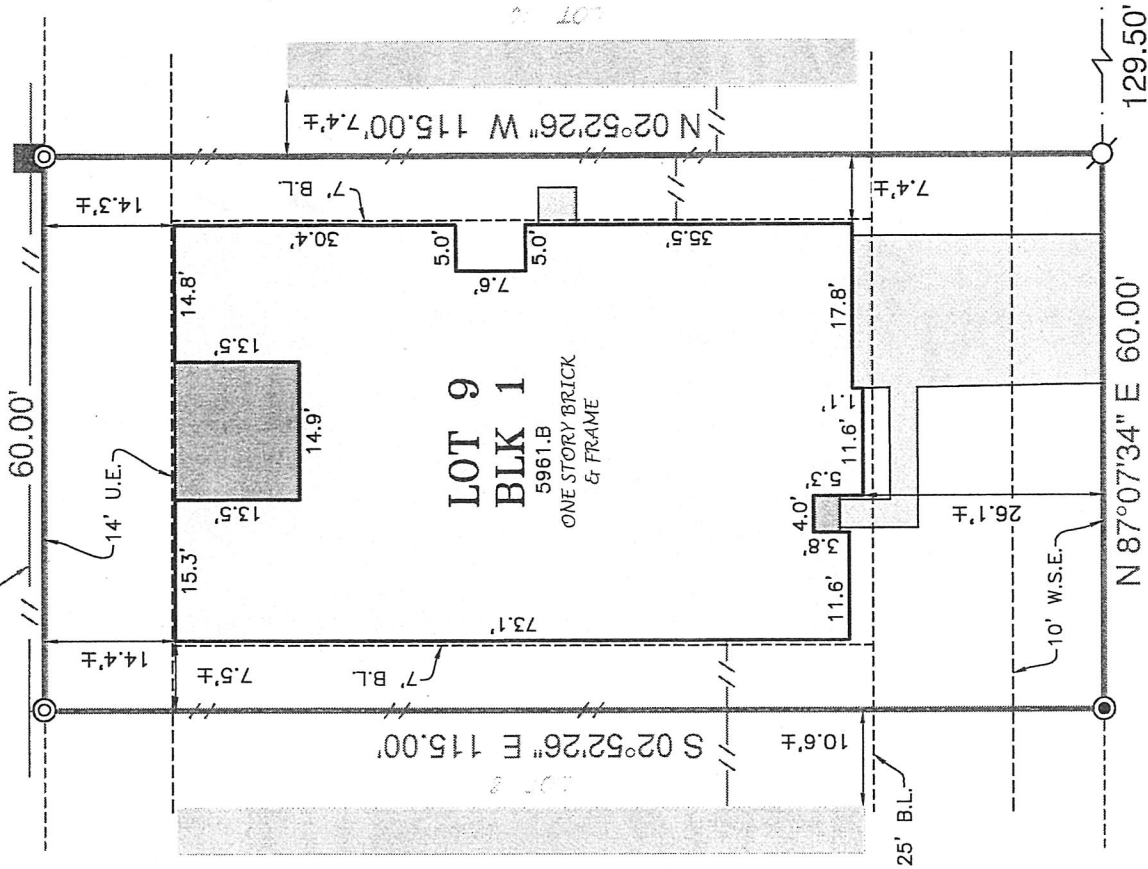
- HOUSE ON SLAB.
- ▒ CONCRETE SLAB COVERED.
- ░ CONCRETE UNCOVERED.
- ▓ ADJACENT STRUCTURE.
- 3' X 3' COLUMN.

*Marked for removal*

FENCE IS 1 FOOT 7 INCHES ± OUTSIDE OF PROPERTY LINE.

S 87°07'34" W

60.00'



RIVER PASS DRIVE  
(60' R.O.W.)

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 9, BLOCK 1, OF FINAL PLAT AVALON TERRACE, SECTION SIX (6) MAP RECORDED IN CLERK'S FILE No. 2016043896 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

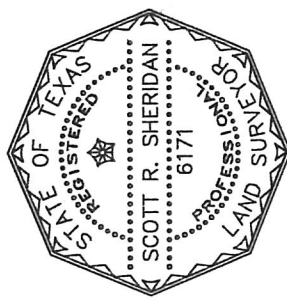
ADDRESS : 7708 RIVER PASS DRIVE

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



#54757



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**AVALON TERRACE SECTION SIX (6)**

This exhibit is pursuant to and based upon that certain abstract of Title provided by Millennium Title Company, as referenced by their GF#1703903405, and in no way represents an abstract performed by FMS Surveying, Inc.

- A. Those recorded in/under Clerk's File Nos. 2016043896, 2005021645, 2011035688 and 2016046492 of the Official Records of Brazoria County, Texas.
- B. Temporary storm sewer easement granted to Brazoria County Municipal Utility District No. 16 by instrument recorded in/under Clerk's File No. 2014037972 of the Official Records of Brazoria County, Texas.
- C. Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2016047996 of the Official Records of Brazoria County, Texas.
- D. All terms, conditions, and provisions of that certain Waiver of Special Appraisal dated September 26, 2001 and June 20, 2006, recorded under Clerk's File Nos. 2006037405 and 2006040921, in the Official Records of Brazoria County, Texas.
- E. All terms, conditions, and provisions of that certain Strategic Partnership Agreement between the City of Pearland, Texas and Brazoria County Municipal Utility District No. 16, recorded under Clerk's File No. 2004035932 of the Official Records of Brazoria County, Texas.