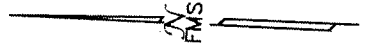


G.F. # : 1571947
DATE : DECEMBER 1, 2022



7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fmssurveying.com



NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 1571947, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE FEBRUARY 15, 2022.
4. *B.L. PER ARTAVIA RESIDENTIAL BUILDER GUIDELINES DATED FEBRUARY 2020 AND EMAIL FROM GREG CARR JUNE 21, 2019.
5. **5' DRAINAGE EASEMENT PER DOCUMENT No. 2019037360 O.P.R.M.C.Tx.

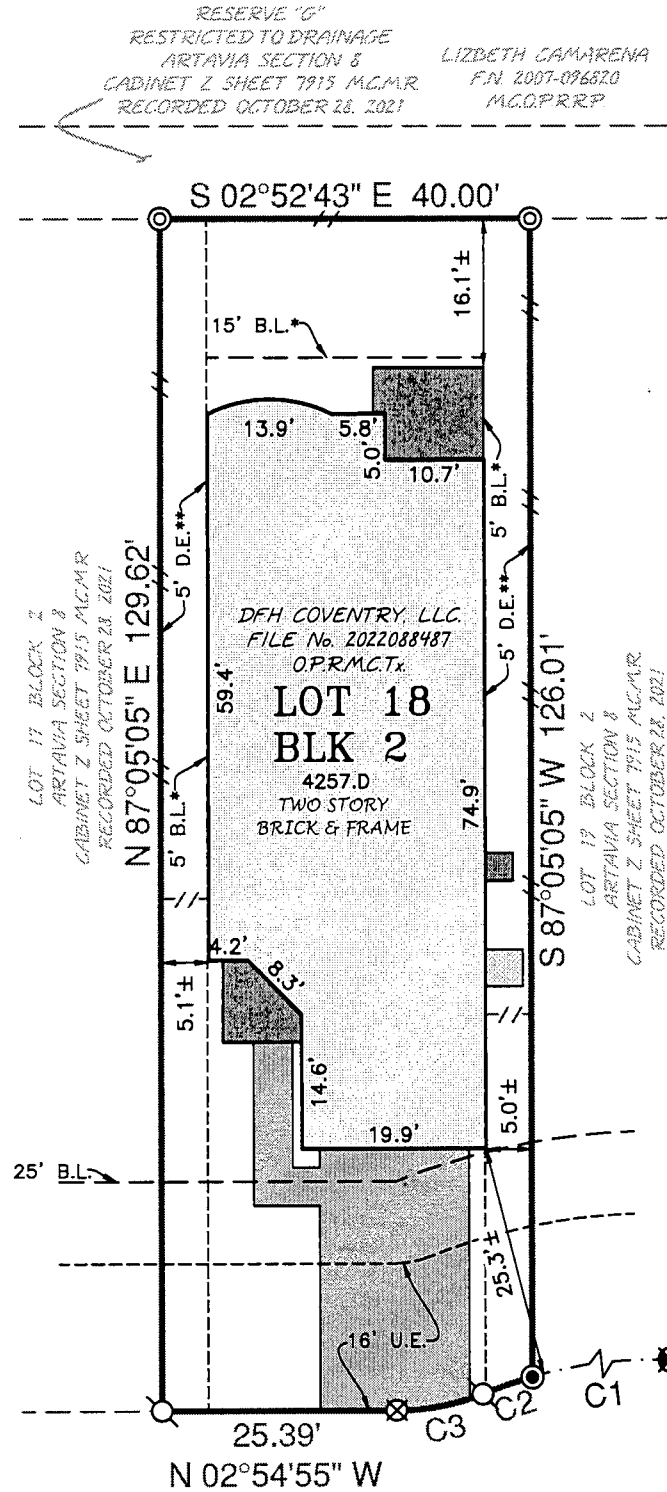
B.L. BUILDING LINE.
D.E. DRAINAGE EASEMENT.
U.E. UTILITY EASEMENT.

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

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- PORTION OF RAIN CATCHER PAD INTO EASEMENT (NOT A PERMANENT STRUCTURE).
- PORTION OF AC PAD INTO EASEMENT (NOT A PERMANENT STRUCTURE).

- I.R. W/CAP STAMPED "LJA" FOUND (CONTROL MONUMENT).
- 1/2" I.R. FOUND.
- I.R. W/CAP STAMPED "LJA" FOUND AT FENCE CORNER.
- I.R. W/CAP STAMPED "FMS" SET.
- SET PK NAIL.

CURVE	RADIUS	ARC	DELTA
C1	50.00'	109.17'	125°05'59"
C2	50.00'	5.59'	06°24'20"
C3	25.00'	9.54'	21°51'58"



VINO VINES LANE
(VAR. 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 18, BLOCK 2, OF ARTAVIA SECTION EIGHT (8)
MAP RECORDED IN CABINET Z, SHEET 7915 OF THE MAP RECORDS,
MONTGOMERY COUNTY, TEXAS.

ADDRESS : 17455 VINO VINES LANE

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
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 8171

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48339C0575G, EFFECTIVE AUGUST 18, 2014. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

