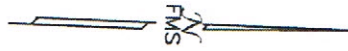


SCALE: 1"=20'

ESTABLISHED 1978
7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM #10040400
www.fmsurveying.com



NOTES:

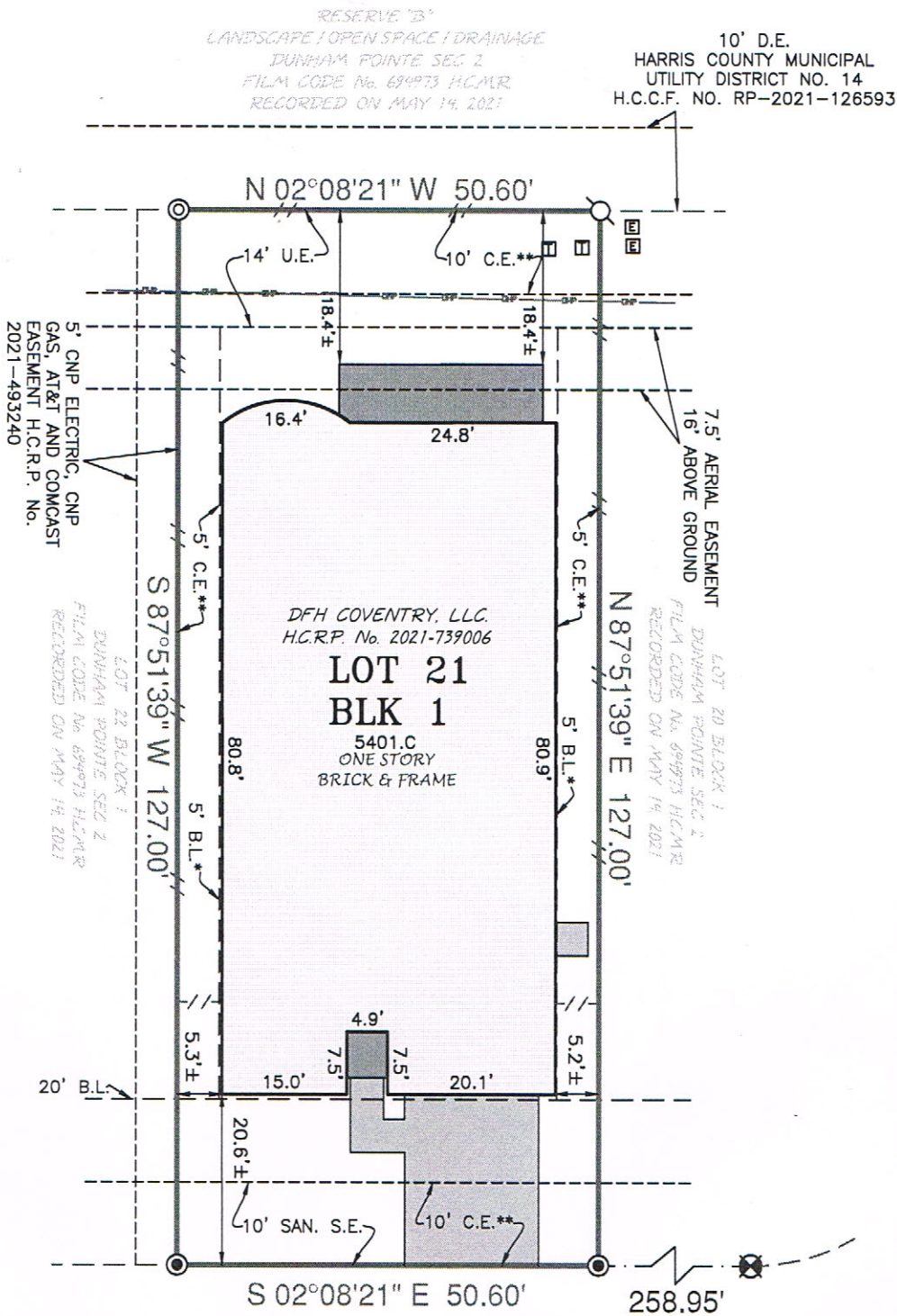
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 1608836, PREPARED BY MILLENNIUM TITLE COMPANY, EFFECTIVE APRIL 3, 2022.
4. *BUILDING LINES PER DUNHAM POINTE, MASTER PLANNED COMMUNITY RESIDENTIAL GUIDELINES.
5. **COVENANT EASEMENTS PER H.C.R.P. No. 2021-730123.

- A.E. AERIAL EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SAN. S.E. SANITARY SEWER EASEMENT.
- D.E. DRAINAGE EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- - - OVERHEAD POWER LINE.
- /// 6' BOARD FENCE.

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

- I.R. W/CAP (UNREADABLE) (CONTROL MONUMENT).
- 1/2" I.R. FOUND.
- I.R. W/CAP STAMPED "FMS" FOUND BENT AT FENCE CORNER.
- I.R. W/CAP STAMPED "BGE" FOUND AT FENCE CORNER.
- ELECTRIC BOX.
- TELEPHONE PEDESTAL.

AT THE TIME OF THIS SURVEY STRUCTURE WAS NOT ENCROACHING UPWARDS INTO AERIAL EASEMENT.



VIA TOLUCA TRAIL (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 21, BLOCK 1, OF DUNHAM POINTE SECTION TWO (2)
MAP RECORDED IN FILM CODE No. 694973 OF THE MAP RECORDS,
HARRIS COUNTY, TEXAS.

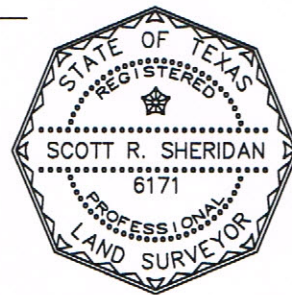
ADDRESS : 13831 VIA TOLUCA TRAIL

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. 6171

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48201C0405M, EFFECTIVE OCTOBER 16, 2013. 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