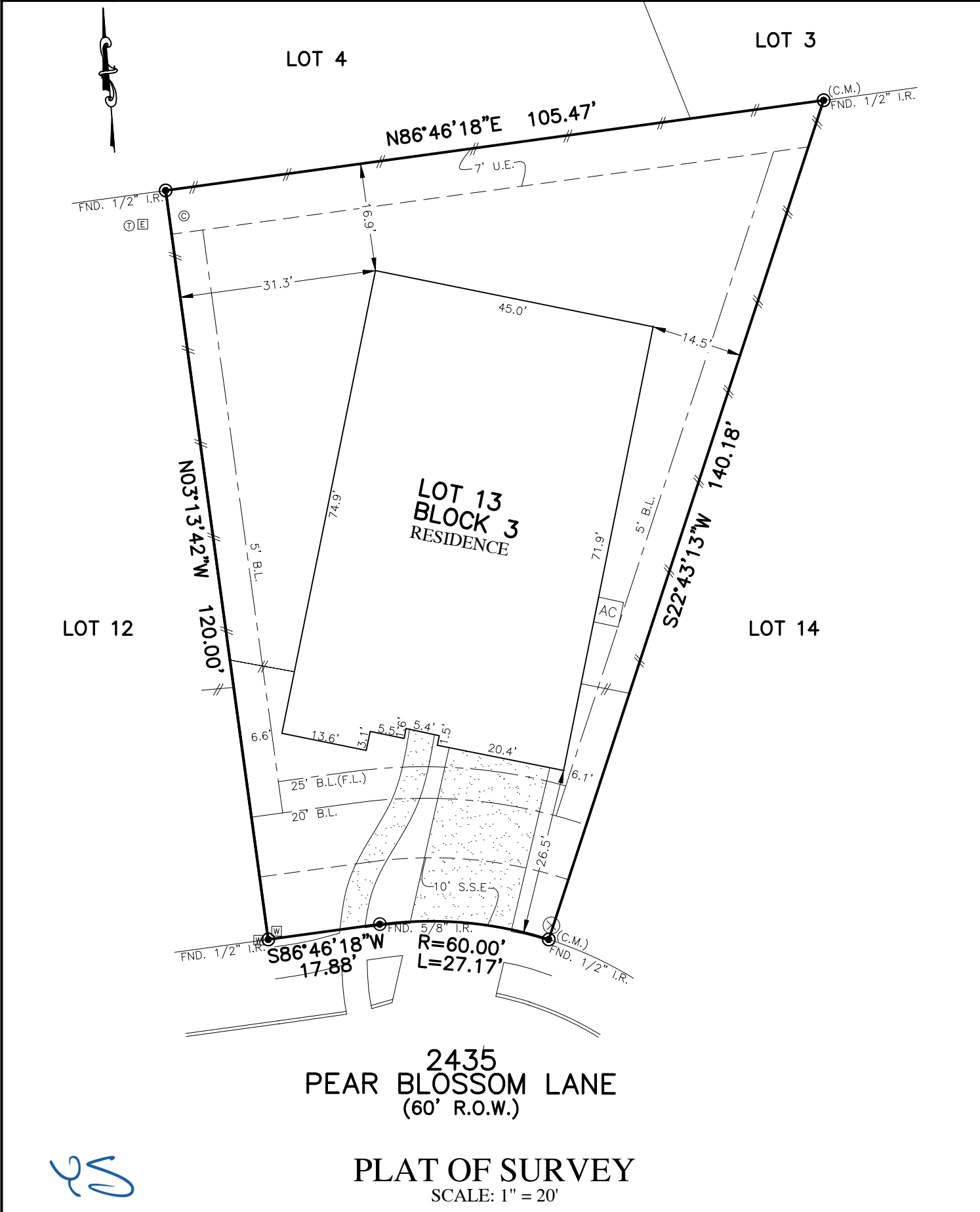




| | | | | |
|--------------------|-----------------------------|----------------------------------|--|--------------------------------|
| FLATWORK | B.L. BUILDING LINE | T.O.F. TOP OF FORM | U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT | MANHOLE |
| PAVER | F.L. FRONT LOAD | U.E. UTILITY EASEMENT | M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT | GRATE DRAIN |
| PROPERTY LINE | S.I. SWING IN | W.L.E. WATER LINE EASEMENT | AC.C.E. ACCESS EASEMENT | PAD MOUNTED TRANSFORMER |
| BUILDING LINE | 3C 3 CAR | STM.S.E. STORM SEWER EASEMENT | A.E. AERIAL EASEMENT | FIBER OPTIC TELEPHONE PEDESTAL |
| EASEMENT | G.B.L. GARAGE BUILDING LINE | S.S.E. SANITARY SEWER EASEMENT | D.E. DRAINAGE EASEMENT | GAS METER |
| WOODEN FENCE | (B.G.) BUILDER GUIDELINES | R.O.W. RIGHT-OF-WAY | E.E. ELECTRIC EASEMENT | CABLE PEDESTAL |
| WROUGHT IRON FENCE | F.F. FINISHED FLOOR | P.A.E. PERMANENT ACCESS EASEMENT | WATER VALVE | WATER METER |
| OVERHEAD ELECTRIC | EXT. EXTENDED | P.U.E. PUBLIC UTILITY EASEMENT | FIRE HYDRANT | WATER METER |
| | PROP. PROPOSED | PVT. PRIVATE | MONUMENT | CLEANOUT |
| | C.M. CONTROL MONUMENT | FND. FOUND | IP. IRON PIPE | |
| | | | | MANHOLE & INLET |
| | | | | INLET |
| | | | | VAULT |



2435
PEAR BLOSSOM LANE
(60' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "LJA" UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY LENNAR TITLE, INC. UNDER G.F. NO. 114628-029717.
 6. SHORT FORM BLANKET EASEMENT PER INST NO(S). 2015011406, AND 2023043555, PARTIAL RELEASE PER INST NO(S). 2019019394, 2019022839, AND 2019022840.

FOR: YS REAL ESTATE, LLC
 ADDRESS: 2435 PEAR BLOSSOM LANE
 ALLPOINTS JOB#: LH381323 BY: RH
 G.F.: 114628-029717
 JOB:
 FLOOD ZONE: X
 COMMUNITY PANEL:
 48039C0020K
 EFFECTIVE DATE: 12/30/2020
 LOMR: DATE:
 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

LOT 13, BLOCK 3,
POMONA, SECTION 24,
DOC. NO. 2023017857, OFFICIAL PUBLIC RECORDS,
BRAZORIA COUNTY, TX

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 14TH DAY OF NOVEMBER, 2024.

Henry M. Santos



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