G.F. # : 1849708
DATE : APRIL 11, 2024

FMS SURVEYING,INC
ESTABLISHED 1978

69405-F

0 20 40
SCALE: 1"=20'

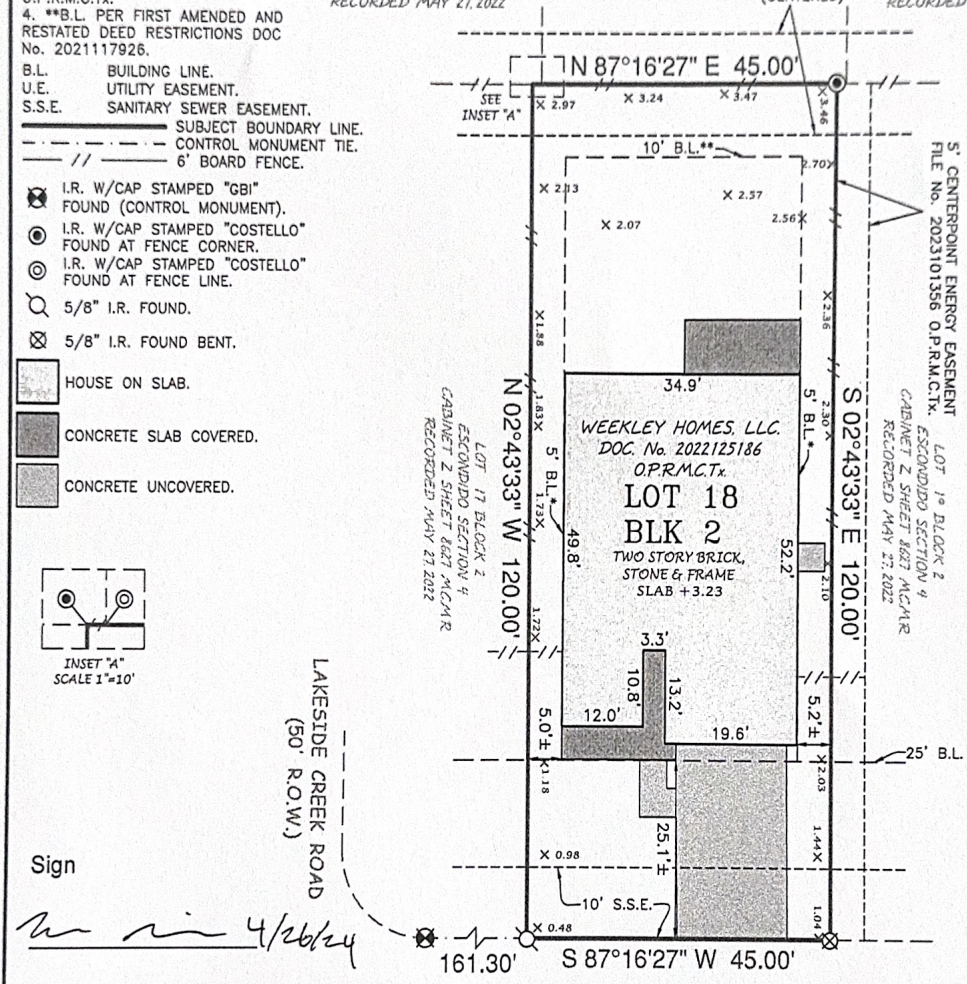
7523 RUSSELL STREET MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fmssurveying.com

NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 1849708, PREPARED BY PRIORITY TITLE COMPANY EFFECTIVE MARCH 27, 2024.
3. *B.L. PER ESCONDIDO SECTIONS 1-4 BUILDER GUIDELINES 8-12-21 & FILE No. 2021117926 O.P.R.M.C.Tx.
4. **B.L. PER FIRST AMENDED AND RESTATED DEED RESTRICTIONS DOC No. 2021117926.

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

I.R. W/CAP STAMPED "GBI" FOUND (CONTROL MONUMENT).
I.R. W/CAP STAMPED "COSTELLO" FOUND AT FENCE CORNER.
I.R. W/CAP STAMPED "COSTELLO" FOUND AT FENCE LINE.
5/8" I.R. FOUND.
5/8" I.R. FOUND BENT.
HOUSE ON SLAB.
CONCRETE SLAB COVERED.
CONCRETE UNCOVERED.




Sign

4/26/24

Lacy Mankin 4/26/24

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 ESCONDIDO SECTION FOUR (4)
MAP RECORDED IN CABINET Z, SHEET 8627 OF THE MAP RECORDS,
MONTGOMERY COUNTY, TEXAS.

PURCHASER : Kyle T Mankin and Lacy G Mankin

ADDRESS : 42462 QUAIL VALLEY LANE

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

STATE OF TEXAS
REGISTERED
SCOTT R. SHERIDAN
6171
PROFESSIONAL
LAND SURVEYOR

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48339C0475G, 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.

DM

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS