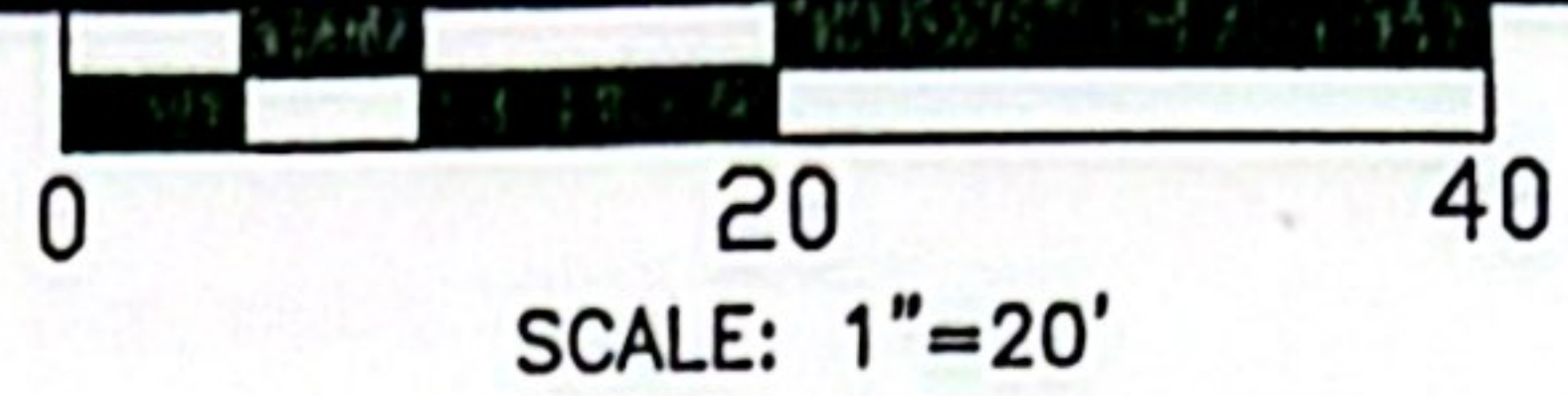


DFHC #91LMNDFR-3-15 / (HEF125)
FINAL TC

G.F. # : 2103134
DATE : DECEMBER 12, 2023



63751-FTC

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

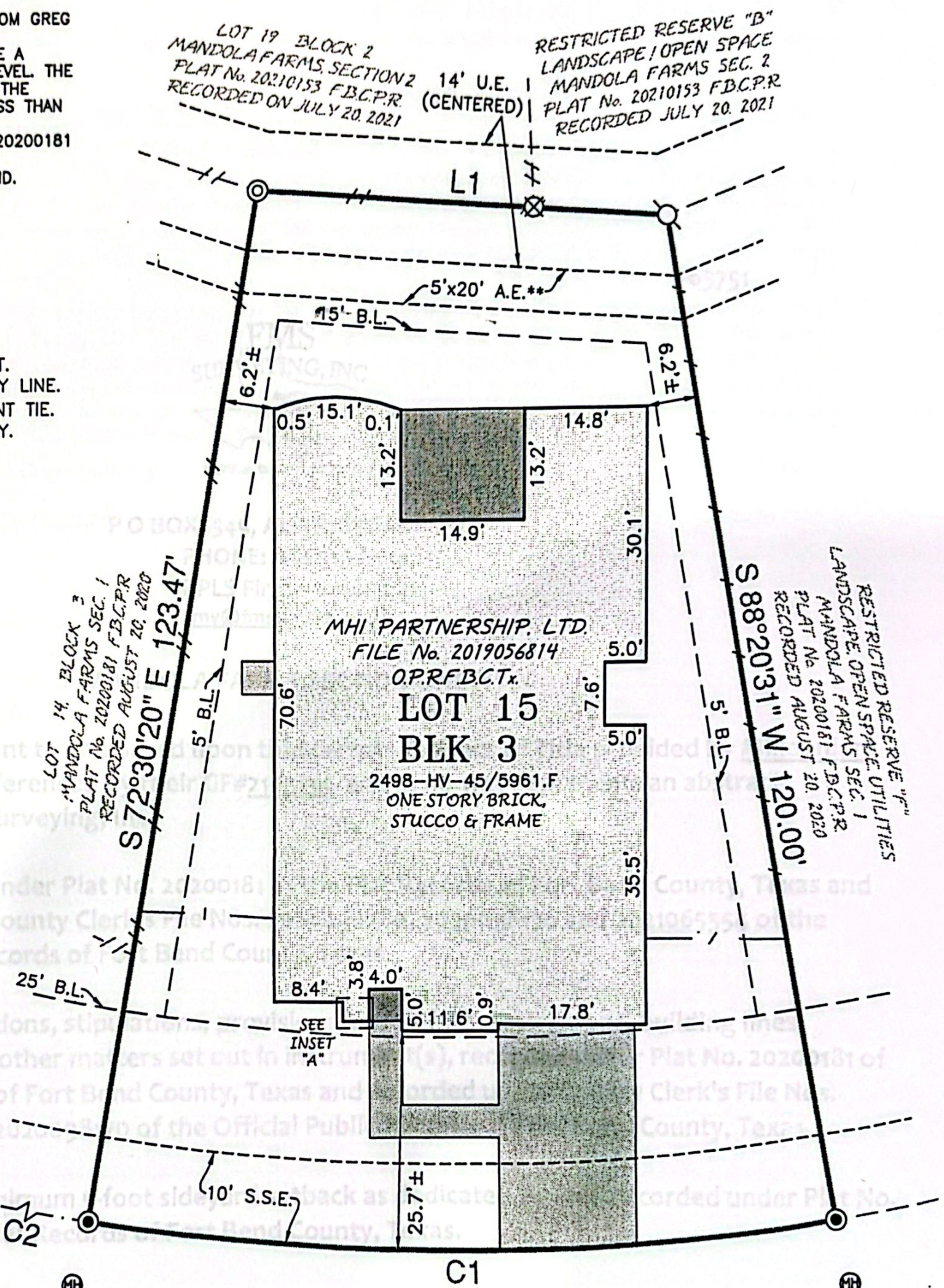
LINE	BEARING	DISTANCE	
L1	S 11°52'52" W	49.45'	
CURVE	RADIUS	ARC	DELTA
C1	270.00'	90.25'	19°09'08"
C2	270.00'	127.23'	26°59'57"

- 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 2103134, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE AUGUST 1, 2023.
 3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.
 4. BUILDING LINES PER PLAT AND EMAIL FROM GREG CARR DATED FEBRUARY 10, 2021.
 5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
 6. *MANDOLA FARMS SECTION 1, PLAT No. 20200181 F.B.C.P.R. RECORDED AUGUST 20, 2020.
 7. **5' AERIAL EASEMENT 20' ABOVE GROUND.

- A.E. AERIAL EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
S.S.E. SANITARY SEWER EASEMENT.
— SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- / - / - FENCE POSTS ONLY.
// 6' BOARD FENCE.

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

- "V" CUT FOUND (CONTROL MONUMENT).
 I.R. W/CAP STAMPED "FMS" FOUND.
 I.R. W/CAP STAMPED "MILLER" FOUND AT FENCE CORNER.
 I.R. W/CAP STAMPED "MILLER" FOUND AT FENCE LINE.
 5/8" I.R. FOUND AT FENCE CORNER.
 MAN HOLE.



Sign
La Bell 3-28-24

Tracy Rodriguez

MUNSON VALLEY ROAD
(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 15, BLOCK 3, OF MANDOLA FARMS SECTION ONE (1)
MAP RECORDED IN PLAT No. 20200181 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.

ADDRESS : 1502 MUNSON VALLEY ROAD

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

THIS LOT LIES WITHIN SHADED ZONE X, PER LOMR-F CASE NO. 21-06-1850, EFFECTIVE MAY 20, 2021, FOR FIRM NO. 48157C0235L, WHICH WAS EFFECTIVE APRIL 2, 2014 AND FOR COMMUNITY NO. 480231. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOODING HAZARDS WHICH MAY POSSIBLY EXIST. FEMA MAPS ARE SUBJECT TO UPDATES AT ANY TIME.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS