



G.F. # : 790958
DATE : JANUARY 25, 2022

W.L.E. WATERLINE EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
SUBJECT BOUNDARY LINE.
CONTROL MONUMENT TIE.
6' BOARD FENCE.

19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmsurveying.com

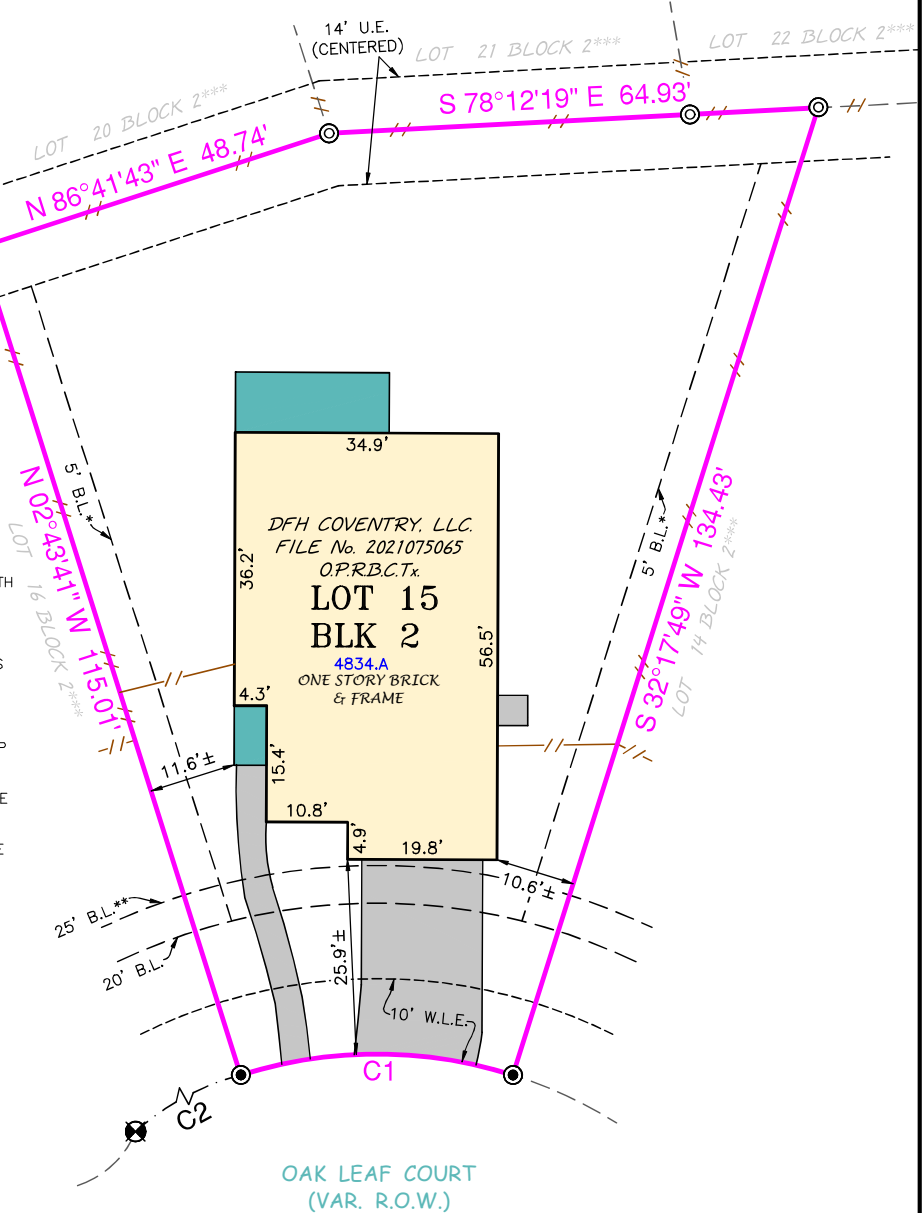
CURVE	RADIUS	ARC	DELTA
C1	60.00'	36.68'	35°01'37"
C2	60.00'	52.63'	50°15'29"

HOUSE ON SLAB.
CONCRETE SLAB COVERED.
CONCRETE UNCOVERED.

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. *B.L. PER RECORDED PLAT OR MASTER PLANNED COMMUNITY DESIGN GUIDELINES 7TH EDITION DATED OCTOBER 2019.
3. **GARAGE B.L. PER AMENDED DEV. AGREEMENT.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE OF NUMBER 790958, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE MAY 7, 2021.
5. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LATEST PLOT PLAN RELEASED BY F.M.S. SURVEYING CO.
6. THE MINIMUM ELEVATION FOR THIS PROPERTY SHALL BE (1) THE HIGHER OF EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN OR (3) 12 INCHES ABOVE FINISHED GRADE.
7. ***POMONA SECTION 16 FILE No. 2020008945 O.P.R.B.C.T.x. RECORDED FEBRUARY 19, 2020

- ⊗ I.R. W/CAP STAMPED "LJA" FOUND (CONTROL MONUMENT).
- ⊙ I.R. W/CAP STAMPED "FMS" FOUND.
- ⊙ I.R. W/CAP STAMPED "LJA" FOUND AT FENCE CORNER.



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 RECIPIENT'S 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 2, OF FINAL PLAT OF POMONA, SECTION SIXTEEN (16), MAP RECORDED IN CLERK'S FILE No. 2020008945 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

ADDRESS : 2011 OAK LEAF COURT

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 ZONE X AS SCALED ON FIRM No. 48039C0020K, EFFECTIVE DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

