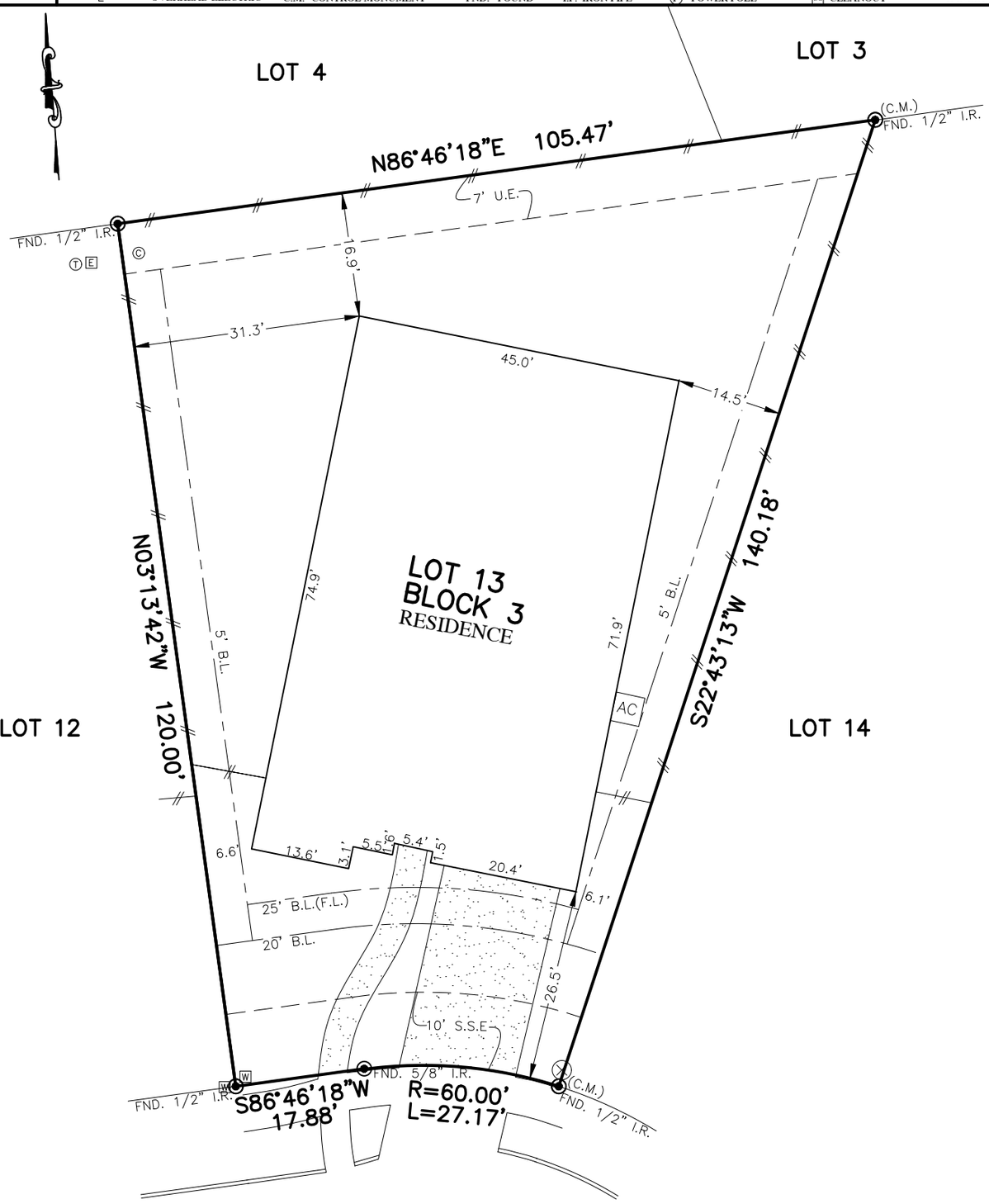
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ALLPOINTS SURVEYING

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



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

YS

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

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

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