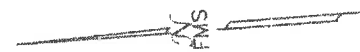




ESTABLISHED 1978

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



G.F. # : 288551
DATE : DECEMBER 5, 2019

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT OR ORDINANCE 2599, RELATING TO THE MASTER PLANNED DEVELOPMENT STANDARD.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 288551, DATED SEPTEMBER 21, 2018 PREPARED BY THE TITLE COMPANY REFERENCED HEREON.
4. ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS DISK STAMPED A-1212, NGS PID NUMBER AW4725, WITH A PUBLISHED ELEVATION OF 78.18, NAVD 88.

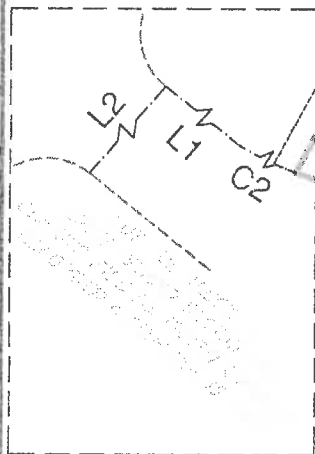
CURVE	RADIUS	ARC	DELTA
C1	75.00'	26.91'	20°33'28"
C2	75.00'	26.91'	20°33'28"

LINE	BEARING	DISTANCE
L1	S 45°50'34" W	51.16'
L2	S 44°09'26" E	50.00'

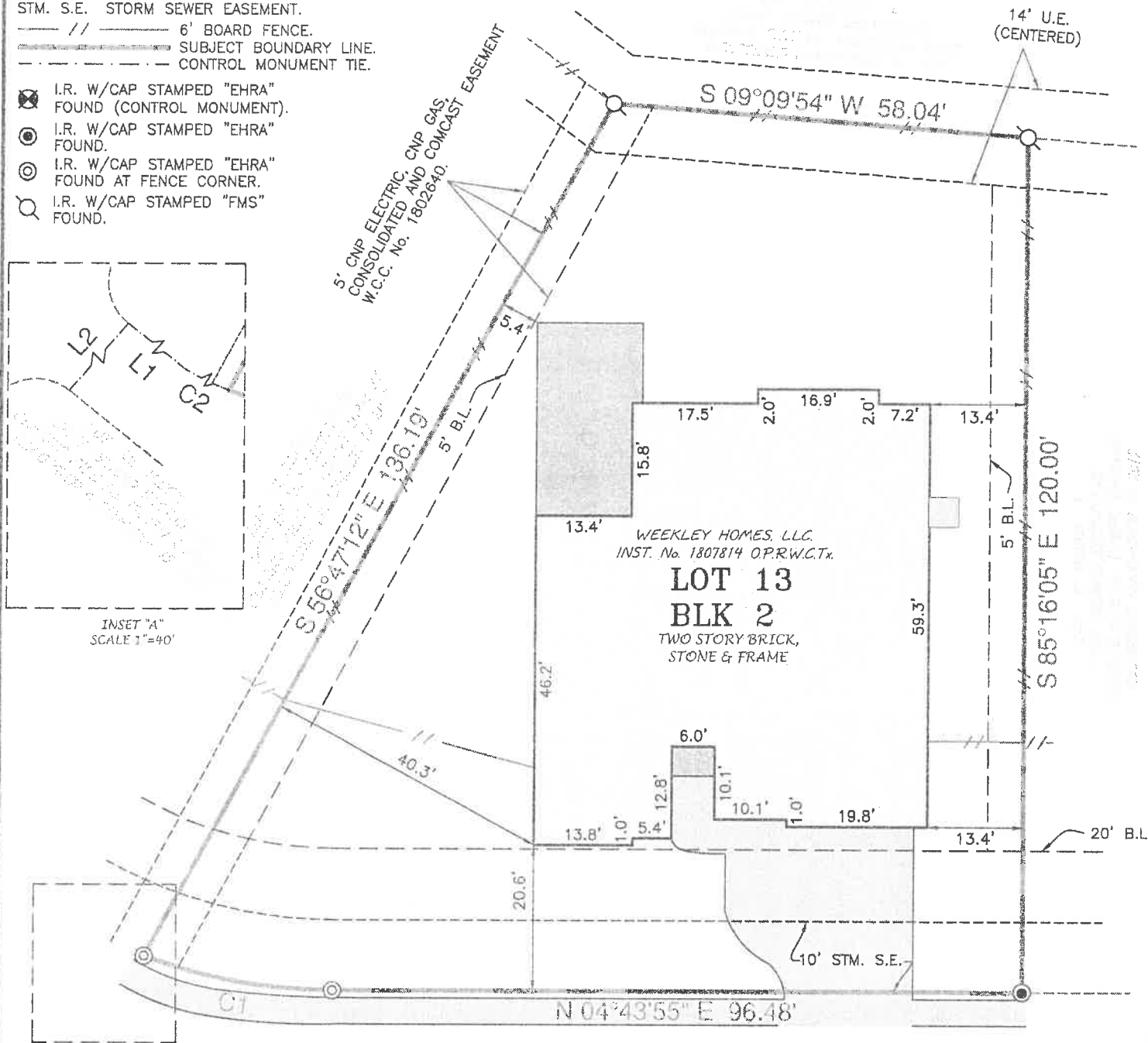
- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- STM. S.E. STORM SEWER EASEMENT.
- //--- 6' BOARD FENCE.
- S--- SUBJECT BOUNDARY LINE.
- T--- CONTROL MONUMENT TIE.

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



INSET "A"
SCALE 1"=40'



SEE INSET "A"

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.

OPEN PRAIRIE LANE
(50' R.O.W.)

LOT 13, BLOCK 2, OF CANE ISLAND SECTION TWENTY (20)
MAP RECORDED IN CLERK'S FILE No. 1708597 OF THE OFFICIAL PUBLIC RECORDS,
WALLER COUNTY, TEXAS.

PURCHASER : Jonathan D Pratt and Amanda R Pratt

ADDRESS : 2630 OPEN PRAIRIE LANE

TO : PRIORITY TITLE COMPANY (EXCLUSIVELY)

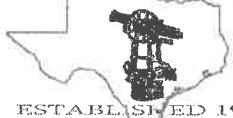
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



Scott R. Sheridan
SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SCALED ON FIRM No. 48473C0375E, DATED FEBRUARY 16, 2009. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS WHICH MAY EXIST.

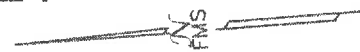
G.F. # : 288551
DATE : DECEMBER 5, 2019



ESTABLISHED 1978

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

DRAINAGE SURVEY



NOTES:

- BEARINGS ARE BASED ON THE RECORDED PLAT.
- BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT OR ORDINANCE 2599, RELATING TO THE MASTER PLANNED DEVELOPMENT STANDARD.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 288551, DATED SEPTEMBER 21, 2018 PREPARED BY THE TITLE COMPANY REFERENCED HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS DISK STAMPED A-1212, NGS PID NUMBER AW4725, WITH A PUBLISHED ELEVATION OF 78.18, NAVD 88.

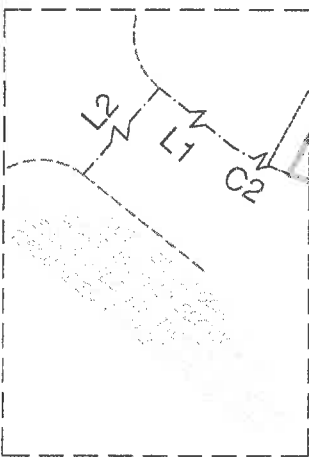
CURVE	RADIUS	ARC	DELTA
C1	75.00'	26.91'	20°33'28"
C2	75.00'	26.91'	20°33'28"

LINE	BEARING	DISTANCE
L1	S 45°50'34" W	51.16'
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- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

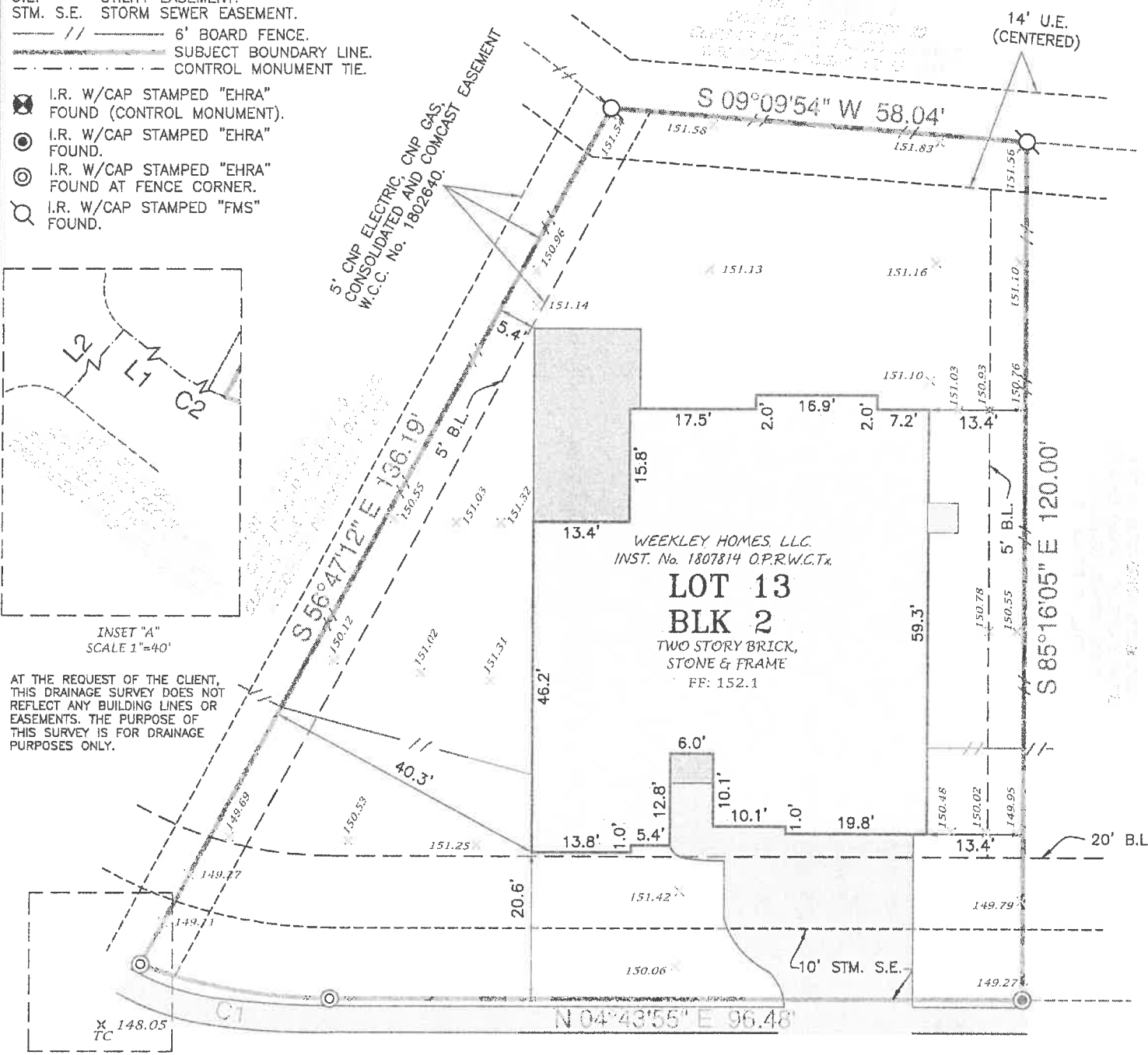
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- STM. S.E. STORM SEWER EASEMENT.
- //--- 6' BOARD FENCE.
- S--- SUBJECT BOUNDARY LINE.
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- I.R. W/CAP STAMPED "EHRA" FOUND AT FENCE CORNER.
- I.R. W/CAP STAMPED "FMS" FOUND.



INSET "A"
SCALE 1"=40'

AT THE REQUEST OF THE CLIENT, THIS DRAINAGE SURVEY DOES NOT REFLECT ANY BUILDING LINES OR EASEMENTS. THE PURPOSE OF THIS SURVEY IS FOR DRAINAGE PURPOSES ONLY.



SEE INSET "A" X 148.30 TC BUYER SIGNATURE X 148.60 TC
 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.
 OPEN PRAIRIE LANE (50' R.O.W.) X 148.57 CLRD

LOT 13, BLOCK 2, OF CANE ISLAND SECTION TWENTY (20)
 MAP RECORDED IN CLERK'S FILE No. 1708597 OF THE OFFICIAL PUBLIC RECORDS,
 WALLER COUNTY, TEXAS.

PURCHASER : Jonathan D Pratt and Amanda R Pratt
 ADDRESS : 2630 OPEN PRAIRIE 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

THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SCALED ON FIRM No. 4847300375E, DATED FEBRUARY 10, 2009. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS WHICH MAY EXIST.





P O BOX 1549, ALVIN, TEXAS 77512
PHONE: 281-519-8530
TBPLS Firm # 10040400
cbyrd@fmssurveying.com

CANE ISLAND SECTION TWENTY (20)

This exhibit is pursuant to and based upon that certain abstract of Title provided by Priority Title Company, as referenced by their GF#288551, and in no way represents an abstract performed by FMS Surveying, Inc.

- A. Those recorded under Clerk's File No. 1708597 of the Map/Plat Records of Waller County, Texas and in instruments recorded under Clerk's File Nos. 1500772, 1709111 and 1800008 of the Official Public Records of Waller County, Texas.
 - B. Agreement for Underground Electric Service recorded under County Clerk's File No. 1709102, Official Public Records, Waller County, Texas.
 - C. Waiver of Special Appraisal for the Benefit of Harris-Waller Counties Municipal Utility District No. 3, recorded under Clerk's File No. 1701356, Official Public Records, Waller County, Texas.
 - D. Surface Use Agreement by and between Exxon Mobil Corporation and West Cane Island, L.P. et al, dated September 3, 2003, recorded in Volume 799, Page 1 of the Official Public Records of Waller County, Texas, including but not limited to those certain drill sites as set out therein, together with the terms and provisions contained therein.
 - E. Subject property lies within the boundaries of the Katy Gas Field and is subject to all producing, unitization and recycling agreements, and is subject to the Ordinances of the City of Katy incident thereto of record in the Office of the County Clerk of Waller County, Texas, including but not limited to that certain instrument recorded in Volume 501, Page 732 of the Official Public Records of Waller County, Texas.
 - F. An easement for drainage purposes extending a distance of 15 feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded under Clerk's File No. 1708597 of the Map/Plat Records of Waller County, Texas.
-