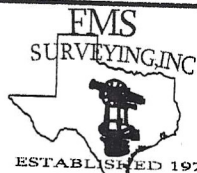


MHI # H2Q217
FINAL TC

G.F. # : 352927
DATE : OCTOBER 13, 2020

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 G.F. NUMBER 352927, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE SEPTEMBER 29, 2020.



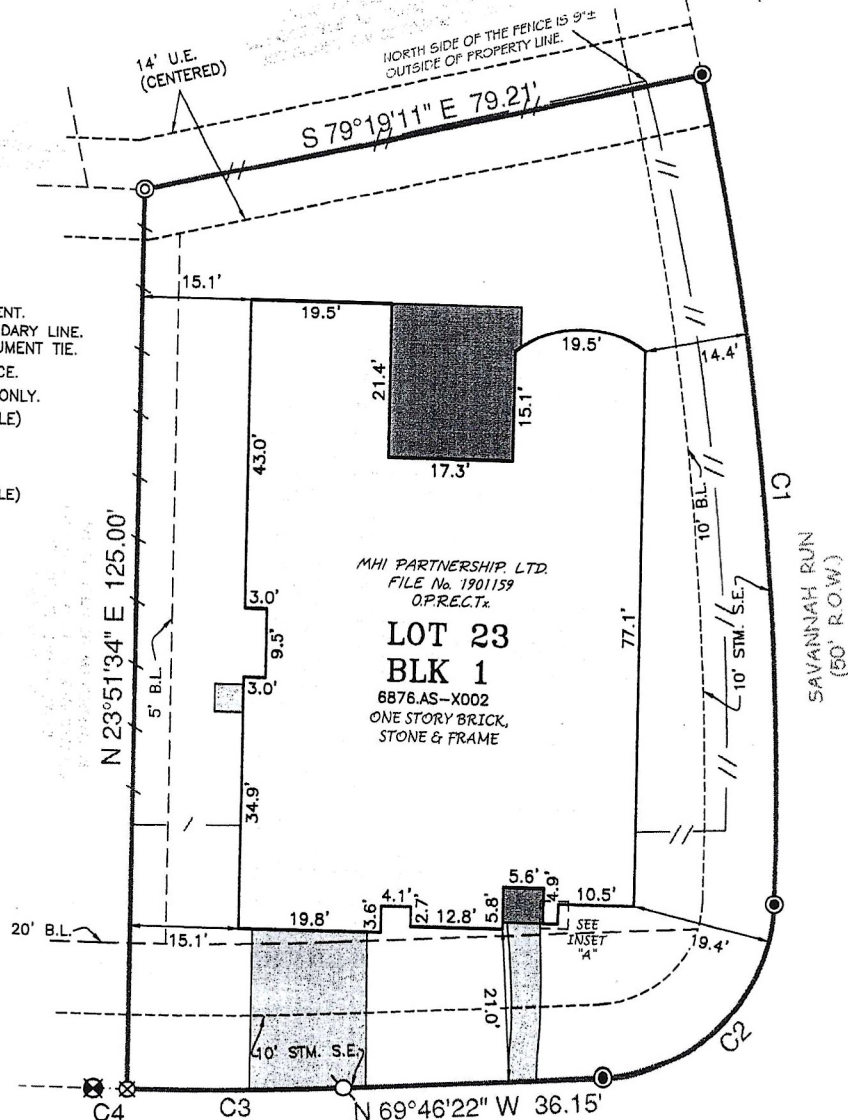
19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmsurveying.com

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	475.00'	116.19'	14°00'55"
C2	25.00'	37.32'	85°31'54"
C3	475.00'	30.11'	03°37'55"
C4	475.00'	4.71'	00°34'05"

0 20 40
SCALE: 1"=20'

57788-FTC

- B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
S.S.E. SANITARY SEWER EASEMENT.
--- SUBJECT BOUNDARY LINE.
--- CONTROL MONUMENT TIE.
// 6' BOARD FENCE.
- - - FENCE POSTS ONLY.
⊗ I.R. W/CAP FOUND (UNREADABLE) (CONTROL MONUMENT).
⊙ I.R. W/CAP STAMPED "EHRA" FOUND.
⊙ I.R. W/CAP FOUND (UNREADABLE) AT END OF FENCE.
Y" CUT IN CONCRETE SET.
⊗ 5/8" I.R. FOUND.
□ HOUSE ON SLAB.
■ CONCRETE SLAB COVERED.
▨ CONCRETE UNCOVERED.



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, EXPRESSED 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.

SOUTH SAVANNAH RUN
(50' R.O.W.)

LOT 23, BLOCK 1, OF CANE ISLAND SECTION TWENTY-ONE (21)
MAP RECORDED IN CLERK'S FILE No. 1707671 OF THE OFFICIAL PUBLIC RECORDS,
WALLER COUNTY, TEXAS.
ADDRESS : 7004 SOUTH SAVANNAH RUN

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
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN ZONE X AS SCALED ON FIRM NUMBER 48473C0375E, EFFECTIVE FEBRUARY 10, 2009. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS



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

CANE ISLAND SECTION TWENTY-ONE (21)

This exhibit is pursuant to and based upon that certain abstract of Title provided by Millennium Title Company, as referenced by their GF#352927, and in no way represents an abstract performed by FMS Surveying, Inc.

- A. Those recorded in/under Clerk's File No. 1707671 of the Map/Plat Records of Waller County, Texas; and in instruments recorded in/under Clerk's File No. 1500772, and under Clerk's File Nos. 1708390, 1800008, 1906020 and 1906021 of the Official Public Records of Waller County, Texas.A
- B. Right of way easement granted to Houston Lighting & Power Company, dated May 15, 1950, recorded in Volume 163, Page 660 of the Deed Records of Waller County, Texas.
- C. Easements granted to Exxon Mobil Corporation as set out and described in that certain Surface Use Agreement recorded in Volume 799, Page 1 of the Official Public Records of Waller County, Texas of Waller County, Texas. Amended under Clerk's File No. 1504911 of the Official Public Records of Waller County, Texas.
- D. Unlocated right of way easement granted to Tennessee Gas Transmission Company, dated July 8, 1948, recorded in Volume 110, Page 390 of the Deed Records of Waller County, Texas, together with the terms and provisions contained therein.
- E. Terms, conditions and provisions set out in that Agreement for Underground Electric Service recorded under Clerk's File No. 1706719 of the Official Public Records of Waller County, Texas, between CenterPoint Energy Houston Electric, LLC and Katy 850, LLC.
- F. Consent to Encroach between Harris-Waller Counties MUD No. 3 and CenterPoint Energy Houston electric LLC, recorded in Volume 1423, Page 806, Volume 1430, Page 375, Volume 1438, Page 414, and Volume 1438, Page 463 of the Official Public Records of Waller County, Texas.

- G. Terms, conditions and provisions set out in Ordinance No. 2600 for annexation of certain property as set out in Volume 1414, Page 424 of the Official Public Records of Waller County, Texas.
- H. Terms, conditions and provisions set out in Ordinance No. 2602 in regard to a petition seeking consent for the creation of Harris-Counties Municipal Utility District No. 3 within the city limits of the City as set out in Volume 1414, Page 472 of the Official Public Records of Waller County, Texas.
- I. An easement for drainage purposes extending a distance of Fifteen (15) feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded under Clerk's File No. 1707671 of the Official Public Records of Waller County, Texas.