

## GENERAL NOTES:

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILED UNDER OF NO. FTH-18-FAH24002259TP; EFFECTIVE: FEBRUARY 20, 2024; ISSUED: FEBRUARY 29, 2024. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (I.E. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF MASON MORTON RANCH, AS RECORDED IN FILM CODE NO. 677887 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED IN CLERK'S FILE NO. RP-2016-214405, H.C.O.P.R.R.P.
3. THE CITY OF HOUSTON AND HARRIS COUNTY DO NOT HAVE ZONING; HOWEVER, THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY; RECORDED UNDER CLERK'S FILE NO. N253886 OF THE H.C.O.P.R.R.P.
4. BEARINGS BASED ON SAID RECORDED PLAT OF MASON MORTON RANCH.
5. ELEVATIONS SHOWN HEREON BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 190205, BEING A BRASS DISC LOCATED ON SOUTH SIDE OF FRANZ ROAD BRIDGE OVER CREEK T101-08-00, ELEVATION 133.76 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.
6. DUE TO FLUCTUATING LEVELS OF EFFLUENT, SILT OR OTHER OBSTRUCTIONS COMMONLY FOUND IN MANY UNDERGROUND WET UTILITY STRUCTURES, THE INDICATED PIPE SIZES, MATERIALS AND FLOWLINE ELEVATIONS AS SHOWN HEREON ARE BASED ON VISIBLE OBSERVATIONS OF EXISTING CONDITIONS AT TIME OF SURVEY.
7. A TEXAS811 UTILITY LOCATE WAS NOT ORDERED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY, AND AS SUCH, MAY NOT REFLECT ALL SUBSURFACE UTILITIES.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON (I.E. SANITARY, STORM, WATER, ELECTRIC, GAS, CABLE, ETC.) ARE APPROXIMATE AND BASED ON VISIBLE EVIDENCE AND/OR DRAWINGS PROVIDED BY OTHERS. OTHER SUBSURFACE FEATURES AND UTILITIES ARE INTENTIONALLY OMITTED FROM SURVEY.
9. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0595 M; SAID MAP REVISED: NOVEMBER 15, 2019.
10. PROPERTY ADDRESS: 0 MASON ROAD, KATY, TEXAS 77449
11. A METES AND BOUNDS DESCRIPTION OF THIS PROPERTY HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.
12. THIS TRACT OF LAND HAS ACCESS TO MASON ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.

## SCHEDULE B EXCEPTION ITEMS:

1. RESTRICTIVE COVENANTS (F.C. NO. 677887, H.C.M.R. AND C.F. NO. RP-2016-214405, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY AS SHOWN.
2. THRU 10.d. - STANDARD EXCEPTIONS.
- 10.e. - 25' BUILDING LINE (F.C. NO. 677887, H.C.M.R.) - APPLIES TO PROPERTY AS SHOWN.
- 10.f. - 75' EASEMENT GRANTED TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION (VOL. 2077, PG. 398, H.C.D.R. AND C.F. NO. X045141, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY AS SHOWN.
- 10.g. - SANITARY SEWER EASEMENT GRANTED TO HARRIS COUNTY MUD NO. 71 (C.F. NO. Y220949, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY AS SHOWN.
- 10.h. - SANITARY SEWER EASEMENT GRANTED TO HARRIS COUNTY MUD NO. 71 (C.F. NO. RP-2016-96739, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY AS SHOWN.
- 10.i. - UNOBSTRUCTED VISIBILITY EASEMENT (F.C. NO. 677887, H.C.M.R.) - APPLIES TO PROPERTY AS SHOWN.
- 10.j. - 15' EASEMENT ON ON EITHER SIDE OF NATURAL DRAINAGE COURSES (F.C. NO. 677887, H.C.M.R.) - APPLIES TO PROPERTY - BLANKET IN NATURE/NOT PLOTTABLE.
- 10.k. - CONSENT TO ENCROACH (C.F. NO. RP-2021-479726, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.l. - STORM SEWER EASEMENT GRANTED TO HARRIS COUNTY MUD NO. 71 (C.F. NO. RP-2018-483086, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY AS SHOWN.
- 10.m. - EASEMENT GRANTED TO MORTON RANCH KATY, LLC (C.F. NO. RP-2021-345174, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.n. - EASEMENT GRANTED TO MORTON RANCH KATY, LLC (C.F. NO. RP-2022-79147, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.o. - EASEMENT GRANTED TO MORTON RANCH KATY, LLC (C.F. NO. RP-2023-430338, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.p. - EASEMENT GRANTED TO MORTON RANCH KATY, LLC (C.F. NO. RP-2024-15647, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.q. - OIL, GAS AND OTHER MINERAL RIGHTS (C.F. NO. 2010589413, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.r. - WAIVER OF SPECIAL APPRAISAL (C.F. NO. W938654, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.s. - CONSENT TO USE EASEMENT AREA (C.F. NO. Y052600, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.t. - ACCESS EASEMENT AGREEMENT (C.F. NO. RP-2016-222803, H.C.O.P.R.R.P.) - DOES NOT APPLY TO PROPERTY.
- 10.u. - CONSENT TO USE EASEMENT AREA (C.F. NO. RP-2016-279879, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.v. - NOTICE OF DETENTION REQUIREMENTS (C.F. NO. RP-2016-496448 & RP-2017-438274, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.w. - STORMWATER QUALITY MANAGEMENT PLAN (C.F. NO. RP-2017-438270, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.x. - CONSENT TO USE EASEMENT AREA (C.F. NO. RP-2018-557231, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.y. - STORMWATER QUALITY MANAGEMENT PLAN (C.F. NO. RP-2022-244764, H.C.O.P.R.R.P.) - APPLIES TO PROPERTY - NOT PLOTTABLE.
- 10.z. - SUBJECT LIES IN BOUNDARIES OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71.
- 10.aa. & 10.ab. - STANDARD EXCEPTIONS.

## FIELD NOTES:

All that certain 2.9560 acres of land situated in the H. & T.C. Railroad Company Survey, Section 43, Block 2, Abstract No. 438, Harris County, Texas, being out of the residue of that certain called 4.229 acres of land conveyed to Mason - Morton Ranch, LLC, as described in the deed recorded under Clerk's File No. 20150333750 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being out of the residue of that certain called 12.483 acres of land conveyed to Mason - Morton Ranch, LLC, as described in the deed recorded under Clerk's File No. 20150588024 of the H.C.O.P.R.R.P., also being out of land recorded in Film Code No. 677887 of the Harris County Map Records (H.C.M.R.), said 2.9560 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the original southeast corner of said 4.229 acres, same being the southeast corner of a called 0.0046 acre of land dedicated to the public for right-of-way purposes as reflected on said plat of MASON MORTON RANCH, also being situated at the intersection of the north right-of-way line of Mason Manor Drive (30 feet wide according to the map or plat recorded in Film Code No. 616259 of the H.C.M.R.), with the west right-of-way line of Mason Road (100 feet wide as described in the deed recorded under Clerk's File No. G140052 of the H.C.O.P.R.R.P.);

THENCE North 02 deg. 25 min. 11 sec. West, along and with said west right-of-way line of Mason Road, over and across Unrestricted Reserve "A", along and with the north line of said 0.0046 acre of land, at a distance of 20.00 feet pass a 5/8 inch iron rod with cap found at the northeast corner of the 0.0046 acre of land, same being the common easternmost southeast corner of said Unrestricted Reserve "A" and a called 1.000 acre of land conveyed to Landmark Katy Real Estate LLC, as described in the deed recorded under Clerk's File No. RP-2021-139725 of the H.C.O.P.R.R.P., continuing along and with the west right-of-way line of Mason Road, same being the common east line of Unrestricted Reserve "A" and said 1.000 acre of land in all a total distance of 152.38 feet to a 5/8 inch iron rod with cap found at the southeast corner and POINT OF BEGINNING of the herein described tract of land, same being the northeast corner of the 1.000 acre of land;

THENCE South 88 deg. 02 min. 13 sec. West, departing the west right-of-way line of Mason Road, over and across Unrestricted Reserve "A", along and with the north line of the 1.000 acre of land, a distance of 286.56 feet to a 5/8 inch iron rod with cap found in the original west line of the 4.229 acres at the southwest corner of the herein described tract of land, same being the northwest corner of the 1.000 acre of land and being situated in the west line of Unrestricted Reserve "A" and the east line of Block 1, LAKES AT MASON PARK SEC 1 AMENDING PLAT NO 1, according to the map or plat thereof recorded in Film Code No. 616259 of the H.C.M.R.;

THENCE North 01 deg. 56 min. 56 sec. West, along and with said original west line of the 4.229 acres, same being the west line of Unrestricted Reserve "A" and said east line of Block 1, LAKES AT MASON PARK SEC 1 AMENDING PLAT NO 1, at a distance of 360.14 feet pass the original northwest corner of the 4.229 acres and the original southwest corner of said 12.483 acres, same being the northeast corner of Block 1, LAKES AT MASON PARK SEC 1 AMENDING PLAT NO 1 and the southeast corner of Block 2, LAKES AT MASON PARK SEC 1 AMENDING PLAT NO 1, from which a found 1/2 inch iron rod bears witness South 59 deg. West, a distance of 0.18 feet, continuing along and with the original west line of the 12.483 acres, same being the west line of Unrestricted Reserve "A" and the east line of said Block 2, LAKES AT MASON PARK SEC 1 AMENDING PLAT NO 1 in all a total distance of 450.02 feet to a 5/8 inch iron rod with cap found at the northwest corner of the herein described tract of land;

THENCE North 87 deg. 07 min. 25 sec. East, over and across the 12.483 acres and Unrestricted Reserve "A", at a distance of 96.59 feet pass the original southeast line of the 12.483 acres and the original northwest line of the 4.229 acres, continuing over and across the 4.229 acres and Unrestricted Reserve "A" in all a total distance of 282.86 feet to a 5/8 inch iron rod with cap found in the original east line of the 4.229 acres at the northeast corner of the herein described tract of land, same being situated in the east line of Unrestricted Reserve "A" and the west right-of-way line of Mason Road;

THENCE South 02 deg. 25 min. 11 sec. East, along and with the original east line of the 4.229 acres, same being the east line of Unrestricted Reserve "A" and the west right-of-way line of Mason Road, a distance of 454.54 feet to the POINT OF BEGINNING and containing within these metes and bounds 2.9560 acres (128,764 square feet) of land.

## LEGEND:

G.	-	GUTTER
TC.	-	TOP OF CURB
MH.	-	MANHOLE
FL.	-	FLOWLINE
P.P.	-	POWER POLE
E.B.	-	ELECTRIC BOX
T.G.	-	TOP OF GRATE
G.A.	-	GUY ANCHOR
G.I.	-	GRATE INLET
T.S.	-	TRAFFIC SIGN
I.R.	-	IRON ROD
C.F.	-	CLERK'S FILE
F.C.	-	FILM CODE
P.M.	-	PIPELINE MARKER
OHE	-	OVERHEAD ELECTRIC
RCP	-	REINFORCED CONCRETE PIPE
PVC	-	POLYVINYL CHLORIDE
FND.	-	FOUND
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCING
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	-	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

## SYMBOL LEGEND

- - MANHOLE
- - POWER POLE
- - PIPELINE MARKER
- - TRAFFIC SIGN
- - GRATE INLET

## SURVEYOR'S CERTIFICATE:

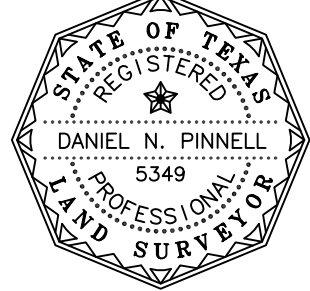
To: Servelite Solutions LLC, Mason-Morton Ranch, LLC and Fidelity National Title Insurance Company

Title Commitment No.: FTH-18-FAH24002259TP Effective Date: February 20, 2024

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a) (See Note 3) and 6(b) (See Note 3) of Table A thereof. The field work was completed on April 1, 2024.

Dated: 04-15-2024

Daniel N. Pinnell  
Registered Professional Land Surveyor  
Texas Registration No. 5349



## THE PINNELL GROUP PROFESSIONAL LAND SURVEYORS

25207 DAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
WWW.THEPINNELLGROUP.COM  
FIRM REGISTRATION NO. 10039600

ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY OF 2.9560 ACRES OF LAND OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, MASON MORTON RANCH, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 677887 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 30'

DATE: 03-28-2024

F.B. NO.: LEICA

DRAWN BY: KRS

CHECKED BY: DNP

JOB NO.: 24-125