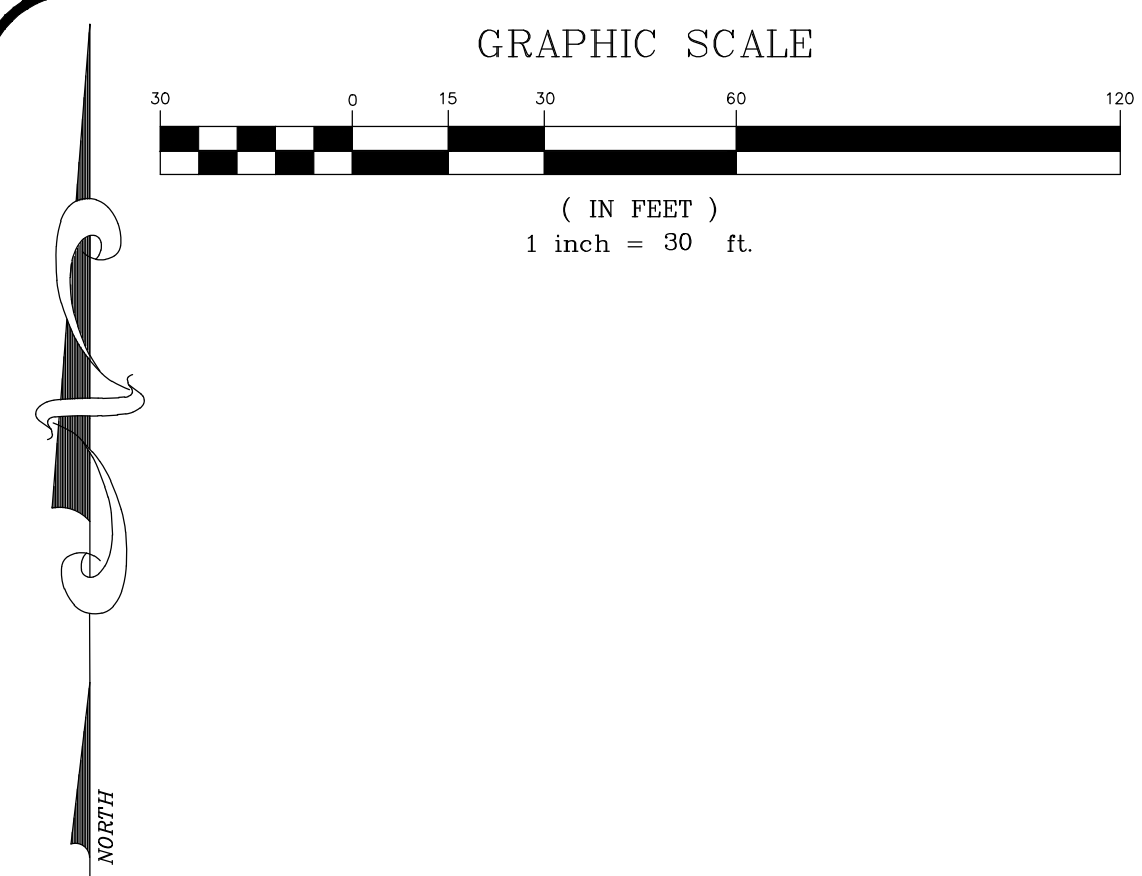




- LEGEND**
- AL - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
"STS" - STAMPED SOUTH TEXAS SURVEYING
FBCCF - FORT BEND COUNTY CLERKS FILE
FBCCR - FORT BEND COUNTY DEED RECORDS
FBOWR - FORT BEND COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
X - BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- BACK FLOW PREVENTER
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- AIR CONDITIONING UNIT
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE

NOTES

1. BEARING BASIS IS THE EAST R.O.W. OF MANOR DRIVE BEING N02°19'30"W.

2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY QF NO. FTH-21-FAH23013681SUE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.

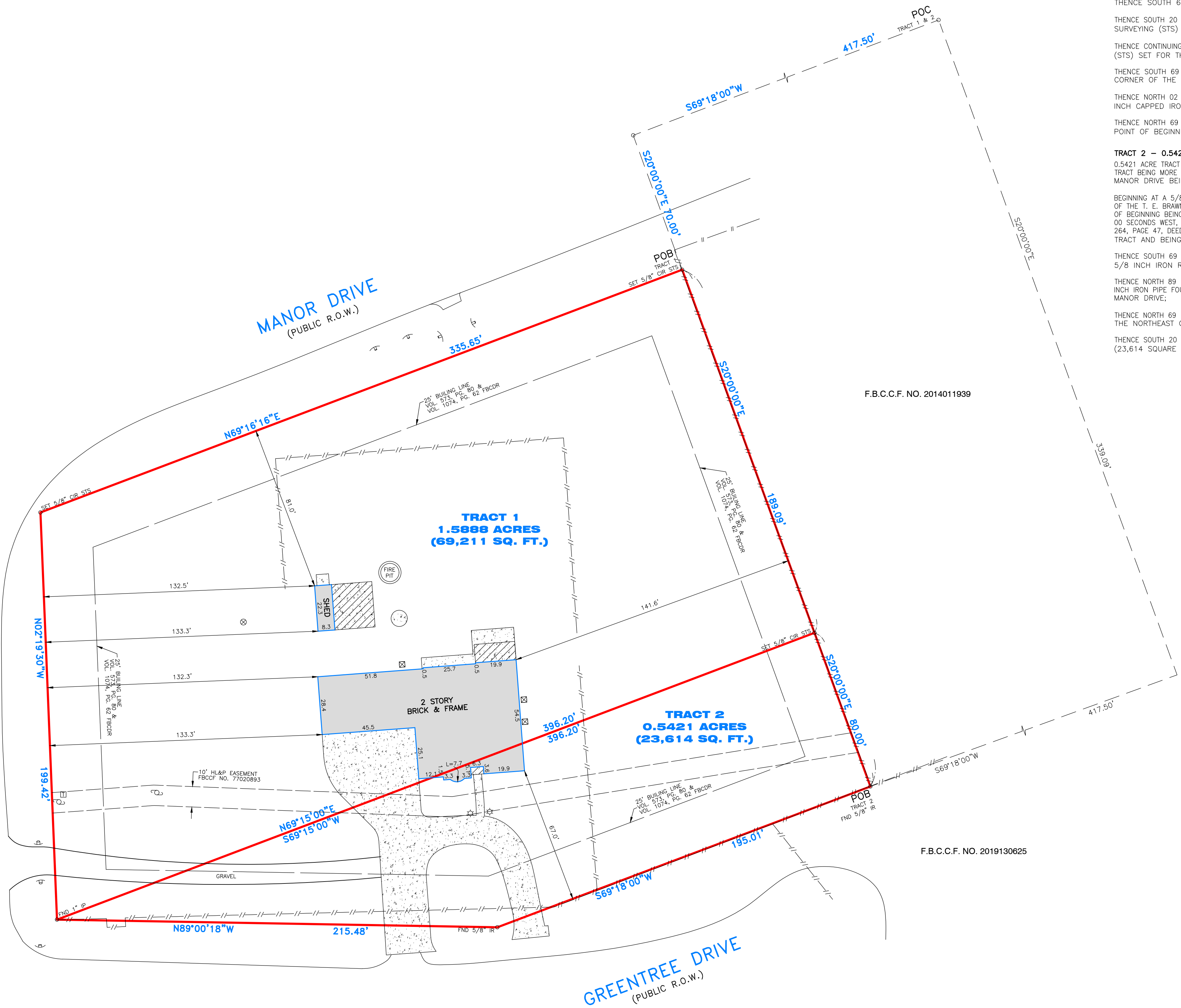
FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48157C 0290L, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



MANOR DRIVE
(PUBLIC R.O.W.)



LEGAL DESCRIPTION

TRACT 1 - 1.5889 ACRES

1.5889 ACRE TRACT OF LAND (CALLED 1.75 ACRES) OUT OF THE WILLIAM S. LITTLE LEAGUE, ABSTRACT NO. 54, FORT BEND COUNTY, TEXAS, SAID 1.5889 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF MANOR DRIVE (PUBLIC RIGHT-OF-WAY) BEING NORTH 02 DEGREES 19 MINUTES 30 SECONDS WEST; COMMENCING AT A POINT FOR THE NORTH CORNER OF THE T. E. BRAUNER 152.44 ACRE TRACT, AS DESCRIBED IN VOLUME 264, PAGE 47 DEED RECORDS, FORT BEND COUNTY, TEXAS;

THENCE SOUTH 69 DEGREES 18 MINUTES 00 SECONDS WEST, 417.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 70.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING (STS) SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 189.09 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED (STS) SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 69 DEGREES 15 MINUTES 00 SECONDS WEST, 396.00 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON PIPE BEING IN THE EAST LINE OF SAID MANOR DRIVE;

THENCE NORTH 02 DEGREES 19 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID MANOR DRIVE, 199.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED (STS) SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69 DEGREES 16 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID MANOR DRIVE, 335.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5889 ACRES (69,211 SQUARE FEET) OF LAND MORE OR LESS.

TRACT 2 - 0.5421 ACRE

0.5421 ACRE TRACT OF LAND OUT OF THE WILLIAM S. LITTLE LEAGUE, ABSTRACT NO.54, FORT BEND COUNTY, TEXAS, SAID 0.5421 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF MANOR DRIVE BEING NORTH 02 DEGREES 19 MINUTES 30 SECONDS WEST;

BEGINNING AT A 5/8 INCH IRON ROD FOUND LOCATED AT THE SOUTH EAST CORNER OF TRACT 3 (ORIGINALLY A 3.25 ACRE TRACT) OUT OF THE T. E. BRAUNER 152.44 ACRE TRACT LOCATED IN THE SAID WILLIAM S. LITTLE LEAGUE, FORT BEND COUNTY, TEXAS, SAME POINT OF BEGINNING BEING LOCATED SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 339.09 FEET AND SOUTH 69 DEGREES 18 MINUTES 00 SECONDS WEST, 417.50 FEET FROM THE NORTHEAST CORNER OF SAID T. E. BRAUNER 152.44 ACRE TRACT AS DESCRIBED IN VOLUME 264, PAGE 47, DEED RECORDS, FORT BEND COUNTY, TEXAS, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF GREENTREE DRIVE (PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 69 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID GREENTREE DRIVE, 195.01 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF SAID GREENTREE DRIVE, 215.48 FEET TO A 1 INCH IRON PIPE FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON PIPE BEING IN THE EAST LINE OF SAID MANOR DRIVE;

THENCE NORTH 69 DEGREES 15 MINUTES 00 SECONDS EAST, 396.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED (STS) SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5421 ACRES (23,614 SQUARE FEET) OF LAND MORE OR LESS.

SURVEY OF

TRACT 1
1.5889 ACRE TRACT OF LAND (CALLED 1.75 ACRES) OUT OF THE WILLIAM S. LITTLE LEAGUE, ABSTRACT NO. 54, FORT BEND COUNTY, TEXAS

TRACT 2
0.5421 ACRE TRACT OF LAND OUT OF THE WILLIAM S. LITTLE LEAGUE, ABSTRACT NO.54, FORT BEND COUNTY, TEXAS

ADDRESS: 5511 GREENTREE DRIVE SUGAR LAND, TEXAS 77479		REVISIONS:	
NO.	DATE	DESCRIPTION	

JOB NO: 1197-20
DATE: 07-29-20

SCALE: 1" = 30'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GP FTH-21-FAH23013681SUE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

