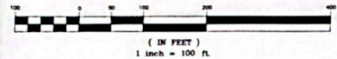


GRAPHIC SCALE



FLORENCE ROAD (50' R.O.W.)

(CALLED) 587°34'00"E 1920.30'
N87°34'45"E 1915.40'

MASON STREET (A.K.A. NORTH-SOUTH ROAD)

- LEGEND: A/C - AIR CONDITION, A/L - AERIAL LAYOUT, B.L. - BUILDING LINE, B.O. - BOLLARD, C.B. - CATCH BASIN, C.C. - CONCRETE, C.D.V. - COVERED DRAIN, D.A. - DUMPSTER AREA, E.L. - EASEMENT, F.C. - FIRM CODE, F.H. - FIRE HYDRANT, F.N.D. - FOUND, F.R.C.F. - FORT BEND COUNTY RECORDS FILE, F.R.C.R. - FORT BEND COUNTY CLERK RECORDS, F.R.C.S. - FORT BEND COUNTY PLAT RECORDS, G.M. - GAS METER, H.A.P. - HANDICAP PARKING SPACE, H.L.P. - HOUSTON LIGHTING & POWER, I.P. - IRON PIPE, I.R. - IRON ROD, L.P. - LIGHT POLE, M.H. - MANHOLE, M.S. - MECHANICAL SIGN, P.C. - POINT OF COMMENCING, P.F. - POWER POLE, P.S. - PARKING SPACE, R.O.W. - RIGHT OF WAY, R.R. - RAILROAD, S.P. - SERVICE POLE, S.F. - SQUARE FOOT, S.S.E. - SANITARY SEWER EASEMENT, S.T. - STORM, S.T.M.S.E. - STORM SEWER EASEMENT, S.T.W. - SOUTHWESTERN BELL TELEPHONE, T.E. - TELEPHONE, T.L.P. - TRAFFIC LIGHT POLE, T.R. - TRAFFIC LIGHT ROD, U.L. - UTILITY EASEMENT, W.V. - WATER VALVE, W.V.F. - WATER MAIN FENCE, W.L.F. - WATER LINE FENCE, W.C. - WOOD FENCE, W.C.C. - COVERED CONCRETE, W.P.L. - COVERED POWER LINES, W.F. - WOOD FENCE, W.O. - WOOD FENCE, W.O.F. - WOOD FENCE

45.4584 ACRES (1,980,167 SQ. FT.) (CALLED) 45.4991 ACRES 87,519 SQ. FT./2.0092 ACRES (IN THE R.O.W.) NET AREA = 43.4492 ACRES (1,892,648 SQ. FT.)

TRACT 1 0.967 ACRES DAVID CHERNOBYL, JR. VOL. 2223, P.C. 157 F.B.C.D.R.

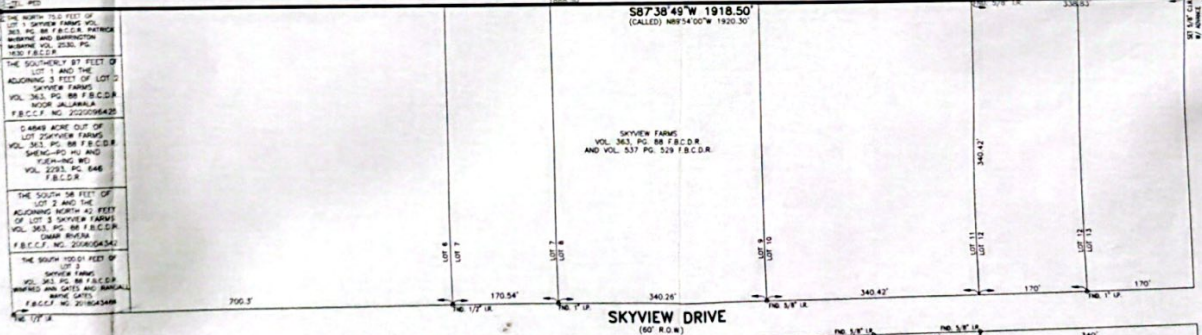
RESTRICTED RESERVE "A" LEFT W&E GARRETS PLAT NO. 201500663 F.B.C.P.R.

HENRYWAY ESTATES SECTION 1 PARTIAL REPLAT NO. 2 P.R. PLAT NO. 201501444 F.B.C.D.R.

PADGETT DRIVE (60' R.O.W.)

42.00 ACRES CITY OF SUGARLAND VOL. 2737 P.C. 47 F.B.C.D.R.

LEGAL DESCRIPTION: BEING 45.4584 ACRES (1,980,167 SQUARE FEET) OF LAND, A CALLED 39.137 ACRE TRACT OUT OF AND A PART OF A 45.4991 ACRE TRACT BEING TRACT "T" OUT OF THE LEOPOLD MEYERS' 702-44 ACRE TRACT IN WM. HODGE LABOR, ABSTRACT NUMBER 196, AND THE JOHN HODGE LABOR, ABSTRACT NUMBER 192, FORT BEND COUNTY, TEXAS...



NOTES: 1. SUBJECT TO APPLICABLE INSTRUMENTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER C.F. NO. 1792105...

FLOOD NOTE: SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION (FEMA) FLOOD ZONE...

TO ACC CONTRACTING INC., A TEXAS CORPORATION, STEWART TITLE GUARANTY COMPANY

I, Henry M. Santos, certify that this survey was made on the ground and completed on this 30th day of August, 2022 and that this plat accurately represents the facts...

HENRY M. SANTOS Registered Professional Land Surveyor No. 5450



SURVEY OF A 45.4584 ACRES (1,980,167 SQUARE FEET) OF LAND, A CALLED 39.137 ACRE TRACT AND A CALLED 4.371 ACRE TRACT, OUT OF AND A PART OF A 45.4991 ACRE TRACT BEING TRACT "T" OUT OF THE LEOPOLD MEYERS' 702-44 ACRE TRACT IN WM. HODGE LABOR, ABSTRACT NUMBER 196, AND THE JOHN HODGE LABOR, ABSTRACT NUMBER 192, FORT BEND COUNTY, TEXAS

ASI logo and contact information for Advance Surveying, Inc., including address, phone, and website details.