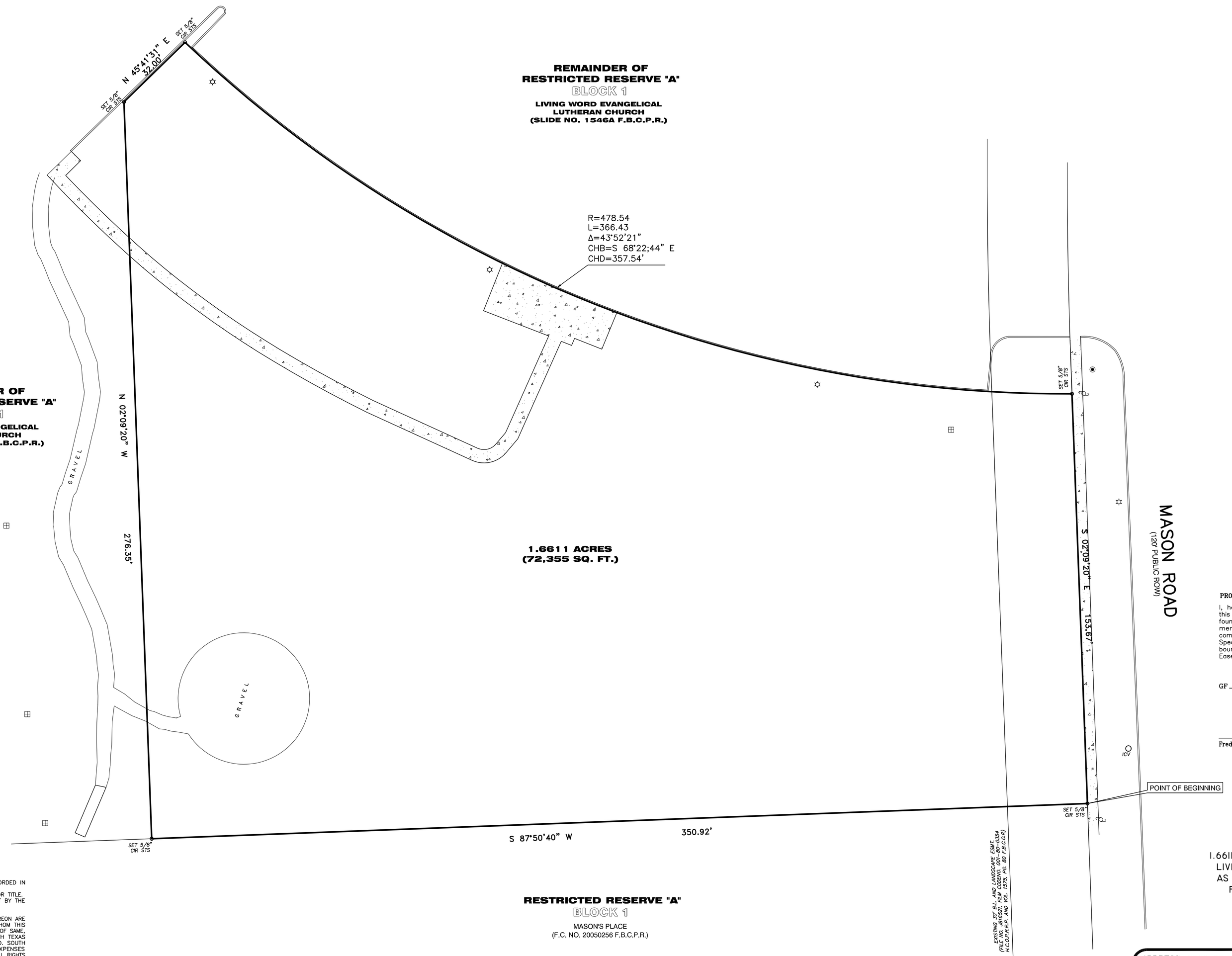
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
FBCCF – FORT BEND COUNTY CLERKS FILE
FBCDR – FORT BEND COUNTY DEED RECORDS
FBCMR – 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
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
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
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK



LEGAL DESCRIPTION

A 1.6611 ACRE TRACT OUT OF RESTRICTED RESERVE "A", BLOCK 1 OF LIVING WORD EVANGELICAL LUTHERAN CHURCH, A SUBDIVISION AS RECORDED IN SLIDE NO. 1546A OF THE FORT BEND COUNTY PLAT RECORDS, BEING SITUATED IN THE I&GNRR SURVEY, ABSTRACTS 270 & 359, FORT BEND COUNTY, TEXAS, SAID 1.6611 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST LINE OF MASON ROAD (120 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1 OF MASON'S PLACE, A SUBDIVISION AS RECORDED IN FILE NO. 20050256 OF FORT BEND COUNTY PLAT RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "A" OF MASON'S PLACE, A DISTANCE OF 350.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID RESTRICTED RESERVE "A" OF LIVING WORD EVANGELICAL LUTHERAN CHURCH, THE FOLLOWING 3 COURSES:

NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST, A DISTANCE OF 276.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 45 DEGREES 41 MINUTES 31 SECONDS EAST, A DISTANCE OF 32.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 478.54 FEET, A DELTA OF 43 DEGREES 52 MINUTES 21 SECONDS, AN ARC LENGTH OF 366.43 FEET, AND A CHORD BEARING SOUTH 68 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 357.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE WEST LINE OF SAID MASON ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 09 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID MASON ROAD, A DISTANCE OF 153.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6611 ACRES (72,355 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I, hereby certify that this survey was made on the ground and completed on this 9th day of September 2022 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF N/A of N/A

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

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

NOTES:
1. BEARING BASIS IS THE EAST R.O.W. LINE OF WESTHEIMER PARKWAY BEING S 02°09'20" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN SLIDE NO. 1546A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
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 2022. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48157C 0110L, 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.

SURVEY OF

1.6611 ACRE TRACT OUT OF RESTRICTED RESERVE "A", BLOCK 1 OF LIVING WORD EVANGELICAL LUTHERAN CHURCH, A SUBDIVISION AS RECORDED IN SLIDE NO. 1546A OF THE FORT BEND COUNTY PLAT RECORDS, BEING SITUATED IN THE I&GNRR SURVEY, ABSTRACTS 270 & 359, FORT BEND COUNTY, TEXAS

ADDRESS: 3700 SOUTH MASON ROAD
KATY, TEXAS 77450

JOB NO: 1797-22
DATE: 09-09-22
SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	3-06-25	LEGAL DESCRIPTION

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
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JOB NO: 1787-22