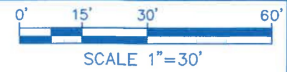


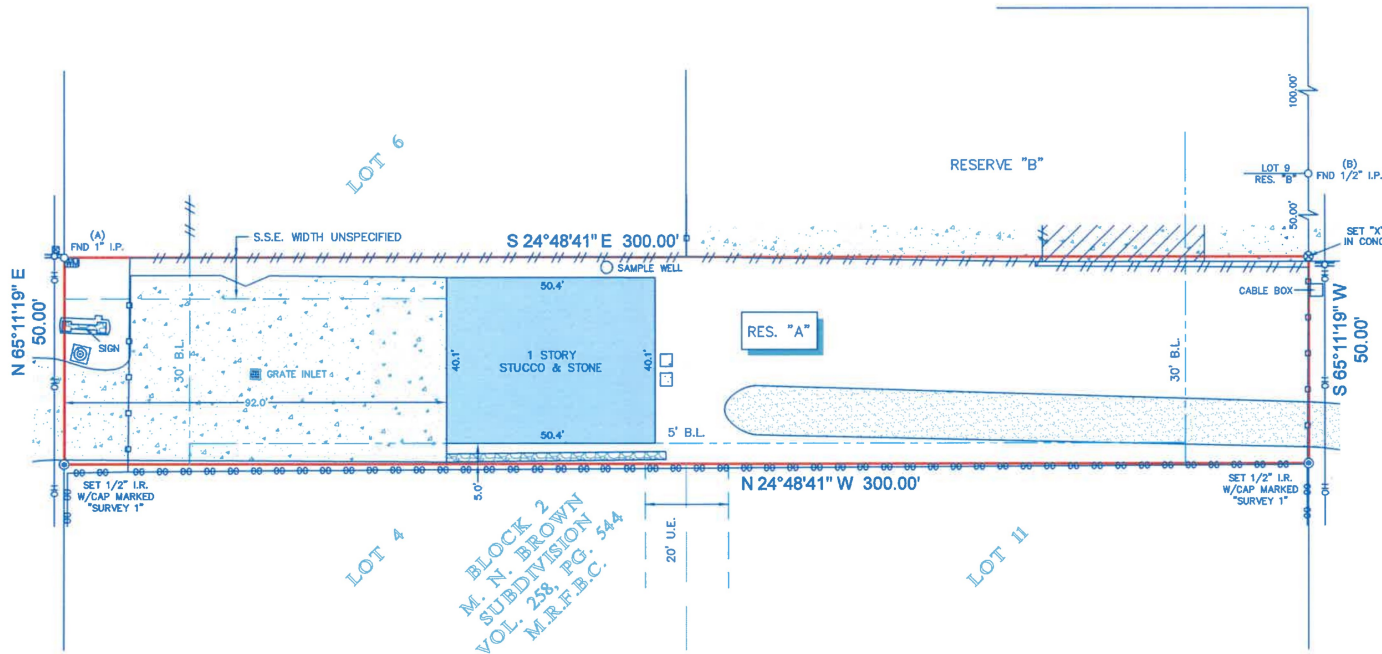
LAND TITLE SURVEY



GREEN STREET
(50' R.O.W.)

SOUTH HIGHWAY 90A
(R.O.W. VARIES)
(VOL. 258, PG. 544, M.R.F.B.C.)

BROWN STREET
(50' R.O.W.)
(VOL. 258, PG. 544, M.R.F.B.C.)



LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	STONE		METAL
	GRAVEL		CHAIN LINK
	WATER METER		OVERHEAD UTILITY LINES
	PEDESTAL		POWER POLE
	STORM MANHOLE		B.L. = BUILDING LINE
			U.E. = UTILITY EASEMENT
			S.S.E. = SANITARY SEWER EASEMENT

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 6, 2024, UNDER G.F. NO. 9996-24-50208CM.

LEGAL DESCRIPTION: RESTRICTED RESERVE "A", IN BLOCK 1, OF SUTTON PLAZA SUBDIVISION PARTIAL REPLAT OF MN BROWN SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090134 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



TITLE COMPANY:

PATTEN
TITLE COMPANY
Real Title Solutions

G.F. #: 9996-24-50208CM ISSUE DATE: SEPTEMBER 6, 2024



STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 17, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I(A) CONDITION II SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
9924-4148

CLIENT: SUTTON WORLD ESTATE ENTERPRISES LLC

ADDRESS: 2111 SOUTH HIGHWAY 90A

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)383-1382

FIELD CREW: MW	TECH: SF
DRAFTER: LG3	FINAL CHECK: EF
DATE: SEPTEMBER 20, 2024	
JOB#: 9-141502-24	