



BEAR LAND SURVEYING LLC

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BAYTOWN, TEXAS 77520
3201 N. STATE HWY 146 UNIT A
PHONE: (281) 427-6442

FIRM NO. 10160300



CHAMPIONS GATE DRIVE
70' R.O.W.

R = 965.00'
L = 106.19'

LOT 24

S 14°46'41" E ~ 75.00'

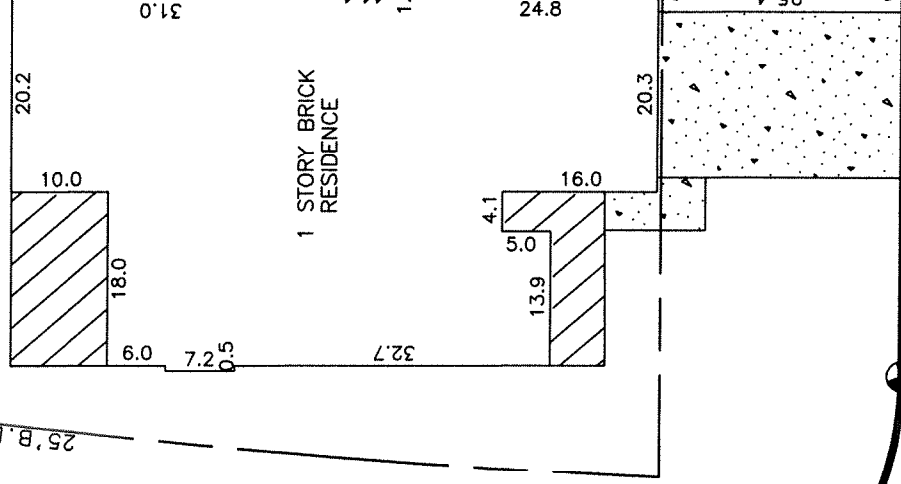
7' U.E.

LOT 23

S 65°39'05" W ~ 130.00'

LOT 22

25' B.L.



1 STORY BRICK RESIDENCE

R = 56.97'
L = 35.00'

N 24°20'55" W
50.87'

13210 TORINO DRIVE
60' R.O.W.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY. TBM RIGHT FRONT TOP OF CURB 100.00' (ASSUMED)

BEARINGS SHOWN REFERENCED TO:
N 24°20'55" W ALONG TORINO

- CONCRETE [Symbol]
- COVERED [Symbol]
- ASPHALT [Symbol]

LEGEND

- MONUMENT FOUND 5/8" IRON ROD [Symbol]
- CHAIN LINK FENCE [Symbol]
- IRON FENCE [Symbol]
- WOOD FENCE [Symbol]

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES OR RESTRICTIVE COVENANTS, AS DEFINED BY TITLE COMMITMENT REFERENCED HEREON. THIS SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

I, James R. McClellan, registered professional land surveyor, No. 4980, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

LAND BOUNDARY SURVEY OF

LOT 23 BLOCK 1 OF THE VILLAGES AT CHAMPIONS GATE SECTION 2
RECORDED IN FILE NO. (2016)113303 OF THE PLAT RECORDS OF CHAMBERS
COUNTY, TEXAS.

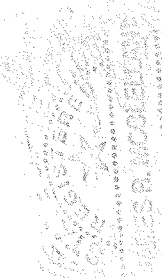
BORROWER: JAMIE WADE

TITLE COMPANY STEWART TITLE CO.

LENDER: UNITED WHOLESALERE MORTGAGE

G.F.# 1707118612

100 YEAR FLOOD INFORMATION F.I.R.M.# 480122 PANEL# 0020 E ZONE X REVISED 05-04-15
DATE: 17-14-2017 SCALE: 1"=20' JOB NO: 17-025



J. R. McClellan