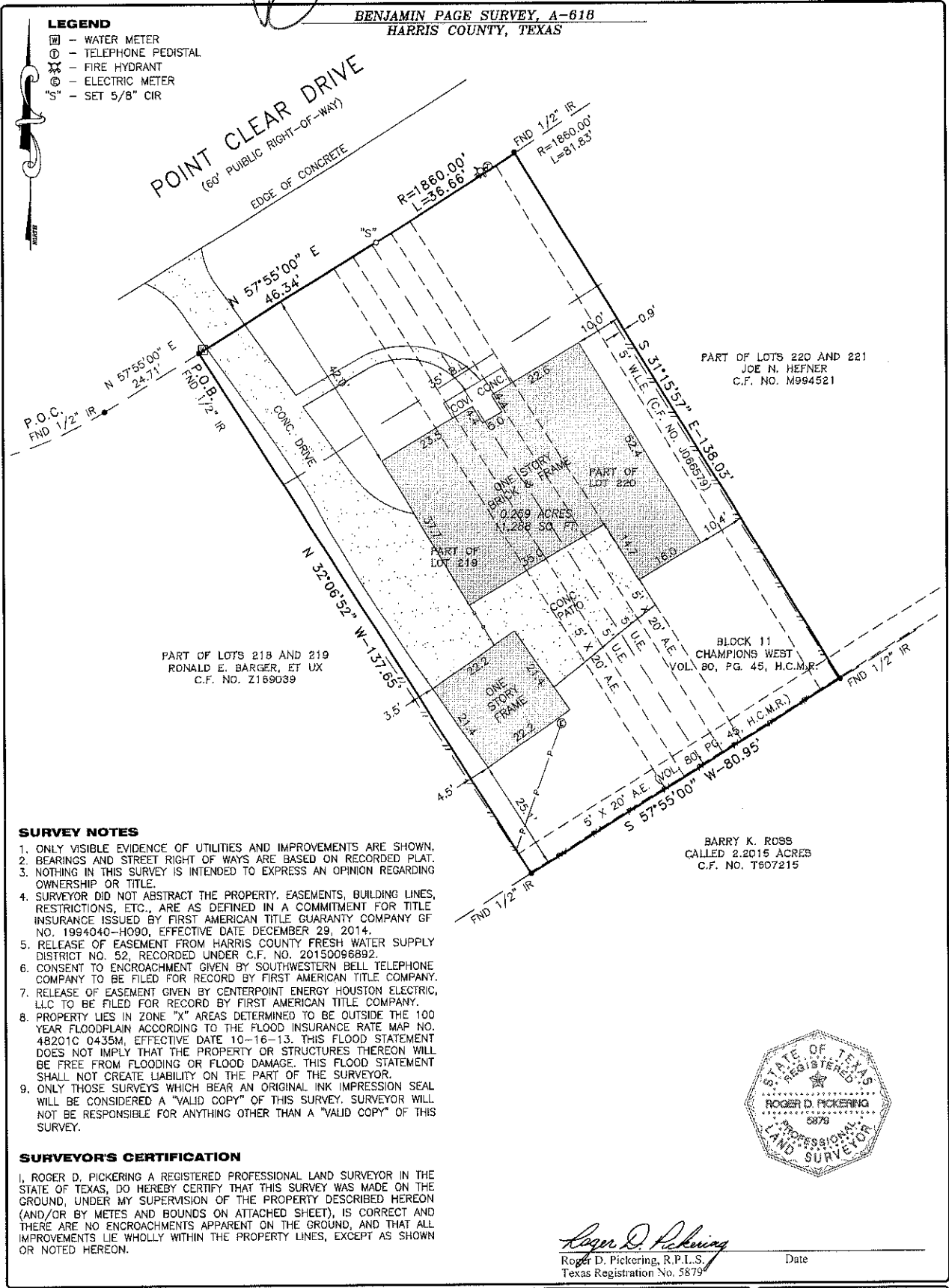


Butch

**BENJAMIN PAGE SURVEY, A-618
HARRIS COUNTY, TEXAS**

LEGEND

- ☐ - WATER METER
- ⊙ - TELEPHONE PEDISTAL
- ⊗ - FIRE HYDRANT
- ⊕ - ELECTRIC METER
- "S" - SET 5/8" CIR



SURVEY NOTES

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT THE PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY OF NO. 1994040-H090, EFFECTIVE DATE DECEMBER 29, 2014.
5. RELEASE OF EASEMENT FROM HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 52, RECORDED UNDER C.F. NO. 20150096892.
6. CONSENT TO ENROACHMENT GIVEN BY SOUTHWESTERN BELL TELEPHONE COMPANY TO BE FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY.
7. RELEASE OF EASEMENT GIVEN BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC TO BE FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY.
8. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C 0435M, EFFECTIVE DATE 10-16-13. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
9. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

PART OF LOTS 220 AND 221
JOE N. HEFNER
C.F. NO. M994521

PART OF LOTS 218 AND 219
RONALD E. BARGER, ET UX
C.F. NO. Z189039

BARRY K. ROSS
CALLED 2.2015 ACRES
C.F. NO. T607215



Roger D. Pickering
Roger D. Pickering, R.P.L.S.
Texas Registration No. 5879

Date

SCALE: 1"=20'	DATE: 01-12-15
REVISION: UPDATE 03-13-15	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70005-15	

BTC REALTY, LP
PURCHASER: BTC REALTY, LP LENDER: ICON BANK OF TEXAS N.A. PROPERTY ADDRESS: 6623 POINT CLEAR DRIVE HOUSTON, TEXAS 77069

LAND TITLE SURVEY
ALL THAT CERTAIN 0.259 ACRE (11,288 SQUARE FOOT) TRACT OR PARCEL OF LAND IN THE BENJAMIN PAGE SURVEY, A-618, HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, L.L.C.
Firm Registration No. 19165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 894-0765 tpickering@hotmail.com
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METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 0.259 ACRE (11,288 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE BENJAMIN PAGE SURVEY, A-618, HARRIS COUNTY, TEXAS, BEING A PART OF LOTS 219 AND 220, IN BLOCK 11, EXTENSION AND REPLAT OF LOT 215, IN BLOCK 10, BLOCKS 11 AND 12, OF CHAMPIONS WEST, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POINT CLEAR DRIVE (60 FEET WIDE), SAME BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SEA ISLAND DRIVE (60 FEET WIDE) AND MARKING THE POINT OF TANGENCY OF SAID LOT 219;

THENCE, N 57°55'00" E-24.71 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POINT CLEAR DRIVE TO A 1/2 INCH IRON ROD FOUND MARKING THE WESTERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHERLY CORNER OF THE RONALD E. BARGER, ET UX TRACT RECORDED UNDER CLERK'S FILE NO. Z169039 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, N 57°55'00" E-46.34 FEET CONTINUING ALONG SAID SOUTHEASTERLY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 1860.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1860.00 FEET, AND HAVING AN ARC LENGTH OF 36.66 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WESTERLY CORNER OF THE JOE N. HEFNER TRACT RECORDED UNDER CLERK'S FILE NO. M994521 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 31°15'57" E-138.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND LYING IN THE NORTHWESTERLY LINE OF THE BARRY K. ROSS TRACT RECORDED UNDER CLERK'S FILE NO. T607215 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 57°55'00" W-80.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE EASTERLY CORNER OF THE AFORESAID BARGER TRACT;

THENCE, N 32°06'52" W-137.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.259 ACRES (11,288 SQUARE FEET) OF LAND, MORE OR LESS.

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879

PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316

