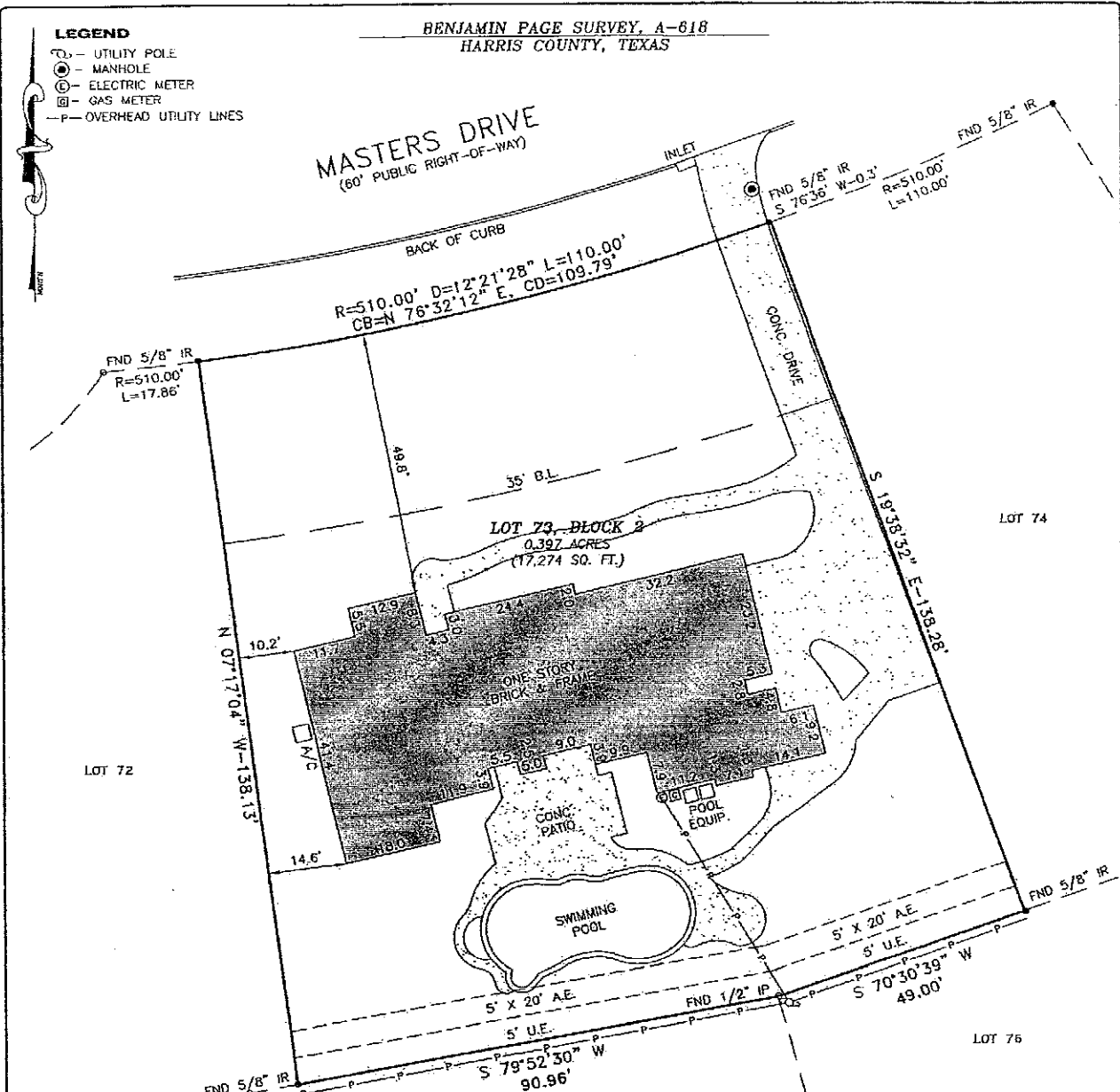


**LEGEND**

- - UTILITY POLE
- - MANHOLE
- ⊖ - ELECTRIC METER
- ⊖ - GAS METER
- P- OVERHEAD UTILITY LINES

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



*x Bunt Cole* 7/17/2018

**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 ALLIANT NATIONAL TITLE INSURANCE COMPANY OF NO. 1840652, EFFECTIVE DATE JUNE 18, 2018.
5. 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.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL SURVEY SEAL AND SIGNATURE WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

BLANKET EASEMENT FOR INGRESS AND EGRESS, INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF PUBLIC UTILITIES, AS SET OUT IN VOLUME 4379, PAGE 326 OF THE DEED RECORDS AND IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L323472 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6217, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**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 ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 7<sup>th</sup> DAY OF JULY 2018

*Roger D. Pickering*  
ROGER D. PICKERING, R.P.L.S.  
TEXAS REGISTRATION NO. 4679

SCALE: 1"=20'	DATE: 07-03-18
REVISION:	
BOOK: N/A	
DRAWN BY: R.O.P.	
APPROVED BY: R.O.P.	
PROJECT NO.: 70074-18	

<b>FRONTIER TITLE</b>
PURCHASER: BTC REALTY LP LENDER: TBD PROPERTY ADDRESS: 5907 MASTERS DRIVE HOUSTON, TEXAS 77069

<b>LAND-TITLE SURVEY</b>
LOT 73, BLOCK 2, OF CHAMPIONS NORTH, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>PICKERING &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS, L.L.C. T.B.P.L.S. Firm Registration No. 49165290 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 pickenag@bnetmail.com
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