



**LEGEND:**

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- D.E. DRAINAGE EASEMENT
- H.C.F.C.D. HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.L.&P. HOUSTON LIGHTING & POWER CO.
- SF SQUARE FEET
- P.A.E. PRIVATE ACCESS EASEMENT
- "Pvt" PRIVATE
- DR. DRIVE
- CT. COURT
- O.P.R.O.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- D.R.H.C. DEED RECORDS HARRIS COUNTY
- C.C.F. COUNTY CLERK FILE NUMBER
- H.C.F.C. HARRIS COUNTY FILM CODE NUMBER

**PERMANENT ACCESS EASEMENT NOTE:**

THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENTS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

**MAINTENANCE NOTE:**

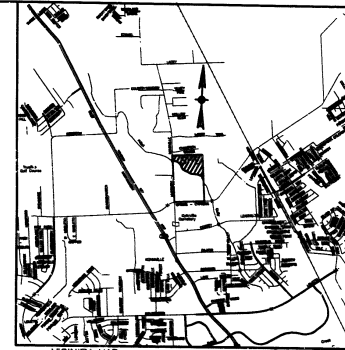
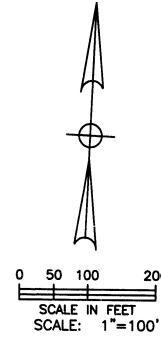
RECORDATION OF THE FOREGOING SUBDIVISION WITH PRIVATE ACCESS AND DRAINAGE EASEMENT DOES NOT OBLIGATE THE CITY OF HOUSTON OR ANY OTHER GOVERNMENTAL AGENCY TO ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OF DRAINAGE AND STORM DETENTION FACILITIES.

**SINGLE FAMILY RESIDENTIAL NOTES:**

- 1) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 2) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

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**CHAMPION WOODS (UNRECORDED)  
DAVID MIDDLETON SURVEY, ABSTRACT NO. 536**

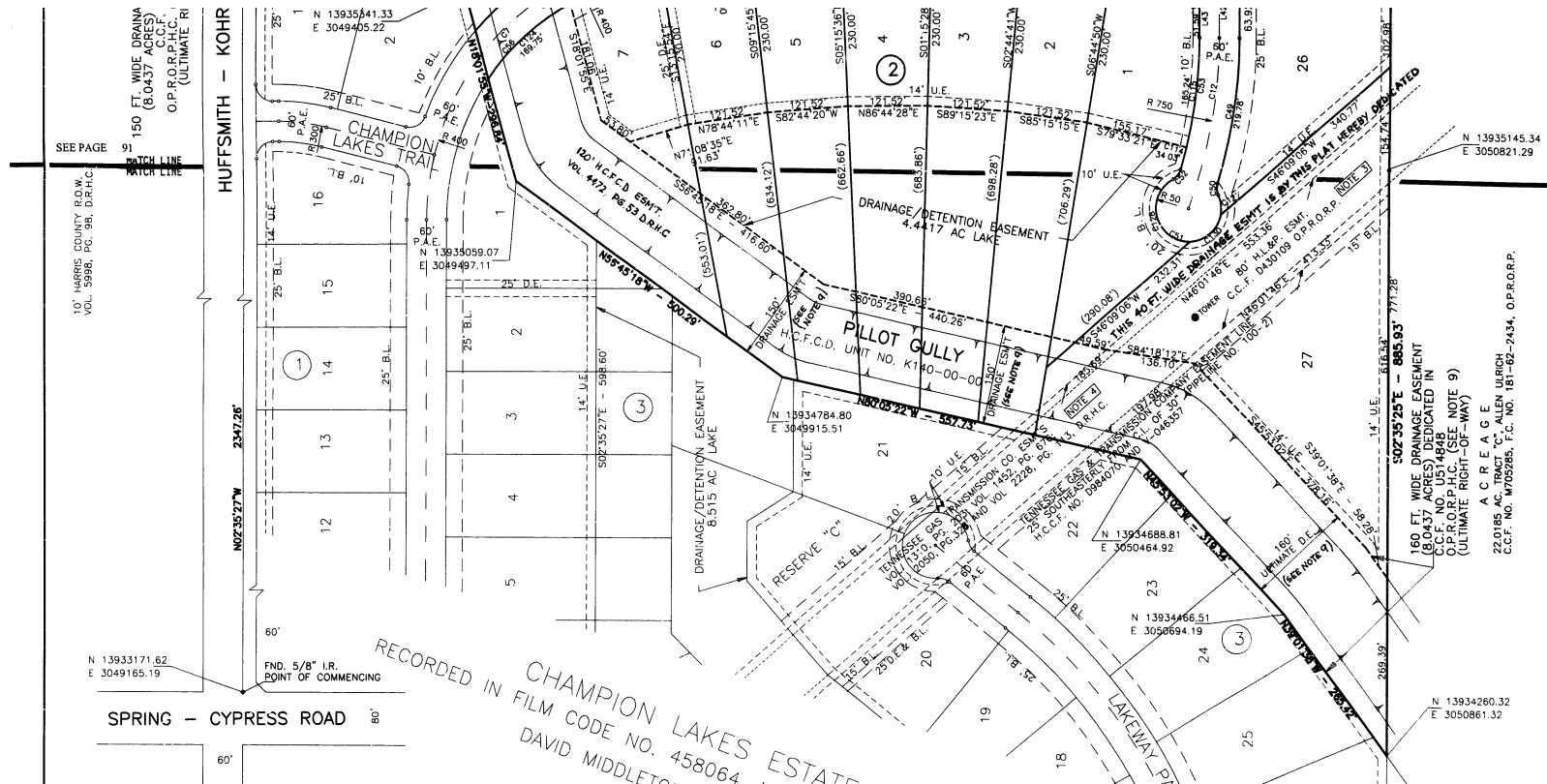


OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
  
FILM CODE  
**536091**  
  
CHAMPION LAKES ESTATES  
SECTION 2

THIS IS PAGE 2 OF 7 PAGES  
REDUCTION 20X CAMERA DESIGNATION MRGI

10' HARRIS COUNTY R.O.W.  
16L 598R; PG. 95, D.18.C  
SEE PAGE 92

243A, O.P.R.O.R.P.



SEE PAGE 91  
 150 FT. WIDE DRAINAGE EASEMENT (8.0437 ACRES) O.P.R.O.P.H.C. (ULTIMATE RIGHT-OF-WAY)

10' HARRIS COUNTY ROW, VOL. 5998, PG. 9B, D.R.H.C.

N 13933171.62  
 E 3049165.19

SPRING - CYPRESS ROAD

HUFFSMITH - KOHR

FND. 5/8" I.R. POINT OF COMMENCING

NOTES:

- REFER TO SHEET 2 OF 2 FOR SEGMENT AND CURVE DATA.
- REFER TO SHEET 2 OF 2 FOR DEDICATORY LANGUAGE.
- 80' HOUSTON LIGHTING & POWER COMPANY EASEMENT CAUSE NO. 191.143 C.C.F. NO. 0430109, O.P.R.O.P.
- TENNESSEE GAS TRANSMISSION CO. ESM'T'S, VOL. 1310, PG. 203; VOL. 1452, PG. 676; VOL. 2050, PG. 323 AND VOL. 2228, PG. 113, D.R.H.C. (ESM'T. LINE 25' NW OF CENTER LINE OF 36" PIPELINE NO. 100-3, H.C.C.F. NO. D984070 AND V-046357)
- THIS SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. IT SHALL NOT BE CONNECTED TO A PUBLIC WATER SYSTEM.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY MARKER SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.
- LOTS SIDING AND/OR BACKING HUFFSMITH-KOHRVILLE, ARE DENIED DIRECT DRIVEWAY ACCESS TO HUFFSMITH-KOHRVILLE ROAD.
- 150 FT. AND 160 FT. WIDE DRAINAGE EASEMENTS TOTALING 8.0437 ACRES PER C.C.F. NO. U514848, O.P.R.O.P.H.C.

RECORDED IN FILM CODE NO. 458064, MAP RECORDS OF HARRIS COUNTY, TEXAS  
 DAVID MIDDLETON SURVEY, ABSTRACT NO. 536

OFFICE OF BEVERLY R. KAUFMAN  
 COUNTY CLERK, HARRIS COUNTY, TEXAS  
 MAP RECORDS OF COUNTY CLERK

FILM CODE 536092  
 CHAMPION LAKES ESTATES SECTION 2

THIS IS PAGE 3 OF 7 PAGES  
 REDUCTION 20X CAMERA DESIGNATION MRGI

CHAMPION LAKES ESTATES SECTION 2

A SUBDIVISION OF 44.625 ACRES OUT OF THE DAVID MIDDLETON SURVEY, A-536 HARRIS COUNTY, TEXAS

34 LOTS 2 BLOCKS

SURVEYOR: RODS SURVEYING, INC.  
 6810 LEE ROAD  
 SPRING, TX 77379

ENGINEER: DE ANDA ENGINEERING, INC.  
 1710 TELEPHONE ROAD  
 HOUSTON, TX 77023-3715

OWNER: CHAMPION LAKES LIMITED  
 11703 BEXHILL  
 HOUSTON, TX 77065

SCALE: 1"=100'

MARCH 25, 2003

SHEET 1 OF 2



STATE OF TEXAS  
COUNTY OF HARRIS

WE, CHAMPION LAKES LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, WOODMARK/EIBSEN LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, WOODMARK REALTY ADVISORS, INC., MARK A. SCHIELACK, PRESIDENT AND EIBSEN AND ASSOCIATES, INC., DOUGLAS J. EIBSEN, PRESIDENT, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 44.625 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHAMPION LAKES ESTATES, SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR A TEN FEET (10'-0") PERIMETER GROUND EASEMENT OR SEVEN FEET, SIX INCHES (7'-6") FOR A FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENT OR FIVE FEET, SIX INCHES (5'-6") FOR A SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENT, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE STRUCTURE SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63rd LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONER'S COURT OF HARRIS COUNTY, TEXAS.

IN TESTIMONY WHEREOF, (\*)

BY: Mark A. Schielack  
MARK A. SCHIELACK, PRESIDENT  
WOODMARK REALTY ADVISORS, INC.  
A GENERAL PARTNER

BY: Douglas J. Eibsen  
DOUGLAS J. EIBSEN, PRESIDENT  
EIBSEN AND ASSOCIATES, INC.  
A GENERAL PARTNER

THE CHAMPION LAKES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS WOODMARK REALTY ADVISORS, INC., MARK A. SCHIELACK, PRESIDENT AND EIBSEN AND ASSOCIATES, INC., DOUGLAS J. EIBSEN, PRESIDENT, THEREUNTO AUTHORIZED, THIS 31st DAY OF MARCH, 2003.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED MARK A. SCHIELACK, PRESIDENT OF WOODMARK REALTY ADVISORS, INC AND DOUGLAS J. EIBSEN, PRESIDENT OF EIBSEN AND ASSOCIATES, INC. KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF March, 2003.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
NAME: Lynda J. Shroads

SEE PAGE 95 MY COMMISSION EXPIRES: 4.10.2005

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

536094

CHAMPION LAKES ESTATES  
SECTION 2



THIS IS PAGE 5 OF 7 PAGES  
REDUCTION 20% CAMERA DESIGNATION MRGB

MATCH LINE  
TOP LINE

WE, TEXAS STATE BANK, SUCCESSOR OF RIVERWAY BANK, OWNERS AND LIEN HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CHAMPION LAKES ESTATES, SECTION 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. T-391890 OF THE O.P.R.O.R.P. OF THE COUNTY OF HARRIS, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: James D. MacIntyre  
JAMES D. MACINTYRE, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. MACINTYRE, EXECUTIVE VICE PRESIDENT OF THE TEXAS STATE BANK, SUCCESSOR OF RIVERWAY BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF April, 2003.

BY: Kay Kuhn  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NAME:  
MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CHAMPION LAKES ESTATES, SECTION 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 21st DAY OF April, 2003.

BY: Marvin Katz  
MR. MARVIN KATZ, CHAIRMAN

BY: Robert M. Litke  
ROBERT M. LITKE, SECRETARY



APPROVED BY THE COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS.  
THIS 17th DAY OF June, 2003.

BY: El Franco Lee  
EL FRANCO LEE  
COMMISSIONER, PRECINCT ONE

BY: Sylvia R. Garcia  
SYLVIA R. GARCIA  
COMMISSIONER, PRECINCT TWO

BY: Steve Radack  
STEVE RADACK  
COMMISSIONER, PRECINCT THREE

BY: Jerry Eversole  
JERRY EVERSOLE  
COMMISSIONER, PRECINCT FOUR

I, ARTHUR L. STOREY, JR., COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONER'S COURT; AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW, AS AMENDED AND ALL OTHER COMMISSIONER'S COURT ADOPTED DRAINAGE REQUIREMENTS.

BY: Arthur L. Storey, Jr.  
ARTHUR L. STOREY, JR., P.E.  
COUNTY ENGINEER

CURVE DATA

CURVE	DELTA	RADIUS FT	LENGTH FT	CHORD ANG.	CHORD FT
C7	28°11'02"	400.00	196.76	N 49°30'00"E	194.78

SEGMENT DATA

LINE	BEARING	DISTANCE FT
L10	N 18°01'55" W	88.98

FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31<sup>st</sup> DAY OF March, 2003.



SEE PAGE 94

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: Lydia J. Hernandez

MY COMMISSION EXPIRES: 4-10-2006

MATCH LINE  
MATCH LINE

MUSKIE ECKELS  
COUNTY JUDGE  
Steve Radack  
STEVE RADACK  
COMMISSIONER, PRECINCT THREE  
Jerry Eversole  
JERRY EVERSOLE  
COMMISSIONER, PRECINCT FOUR

I, ARTHUR L. STOREY, JR., COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONER'S COURT, AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW, AS AMENDED AND ALL OTHER COMMISSIONER'S COURT ADOPTED DRAINAGE REQUIREMENTS.

Arthur L. Storey, Jr. 6-6-03  
ARTHUR L. STOREY, JR., P.E.  
COUNTY ENGINEER

CURVE DATA

CURVE	DELTA	RADIUS FT	LENGTH FT	CHORD ANG.	CHORD FT
C7	28°11'02"	400.00	196.76	N 49°30'00"E	194.78
C8	15°32'51"	750.00	203.51	N 10°15'30"W	202.89
C9	12°13'56"	400.00	85.40	N 89°42'28"E	85.23
C10	10°49'00"	2000.00	377.57	N 81°13'56"E	377.01
C11	14°44'40"	2000.04	514.68	S 85°59'14"E	513.26
C12	19°54'17"	750.00	260.55	S 07°30'16"W	259.26
C26	75°35'03"	25.00	32.98	N 19°45'36"E	30.64
C27	15°32'50"	780.00	211.65	S 10°15'30"E	211.01
C28	89°59'59"	25.00	39.27	S 47°29'05"E	35.36
C29	42°50'01"	25.00	32.98	N 69°05'55"E	18.26
C30	265°40'01"	50.00	231.84	N 02°29'04"W	73.33
C31	42°50'01"	25.00	18.89	N 71°04'05"W	18.26
C32	42°49'59"	25.00	18.89	S 69°05'55"E	18.26
C33	175°40'01"	50.00	153.30	S 47°29'05"E	99.95
C34	42°50'01"	25.00	18.89	N 18°55'56"E	18.26
C35	15°32'51"	720.00	195.37	N 10°15'30"W	194.78
C36	80°24'45"	25.00	39.45	N 63°14'17"E	35.48
C37	04°16'04"	430.00	32.03	S 73°41'25"W	32.02
C38	09°18'25"	2030.00	329.74	N 80°28'39"E	329.38
C39	87°34'44"	25.00	38.21	N 41°23'04"E	14.60
C40	42°49'59"	25.00	18.89	S 23°51'53"E	18.26
C41	265°40'01"	50.00	231.84	N 8°33'07"E	73.33
C42	42°50'00"	25.00	18.89	N 18°58'08"E	18.26
C43	89°21'12"	25.00	38.99	N 47°49'19"E	35.18
C44	11°14'15"	2030.00	398.15	S 86°10'58"E	397.51
C45	101°53'02"	25.00	44.46	S 48°29'38"W	38.83
C46	42°50'00"	25.00	18.89	N 23°51'53"E	18.26
C47	265°40'01"	50.00	231.84	N 87°33'07"E	73.33
C48	42°50'01"	25.00	18.89	N 18°58'07"E	18.26
C49	18°08'39"	780.00	211.78	N 05°29'50"E	219.05
C50	40°59'11"	25.00	17.88	N 08°47'50"W	17.50
C51	265°35'43"	50.00	231.78	N 74°29'34"W	73.38
C52	44°53'45"	25.00	19.59	S 35°51'25"W	19.09
C53	15°51'27"	720.00	199.27	N 05°29'50"E	198.64
C54	77°26'00"	25.00	33.79	S 41°08'53"E	31.27
C55	24°17'41"	1970.00	835.33	S 87°58'18"W	829.08
C56	43°56'38"	370.00	283.78	S 53°51'07"W	278.87
C88	19°14'04"	430.00	144.35	N 47°56'11"E	143.68
C89	55°49'20"	50.00	48.71	S 72°35'35"W	46.81
C90	04°44'13"	50.00	82.67	N 32°07'58"W	73.57
C91	58°11'49"	50.00	50.79	N 44°20'33"E	48.83
C92	56°54'39"	50.00	49.66	S 78°06'23"E	47.65
C93	23°17'15"	25.00	10.16	N 75°52'18"E	10.09
C94	19°32'44"	25.00	8.53	S 54°22'18"W	8.49
C95	89°49'22"	50.00	78.39	N 89°35'35"E	70.60
C96	49°43'20"	50.00	43.39	S 20°38'04"E	42.04
C97	36°07'19"	50.00	31.52	S 22°17'16"W	31.00
C98	07°05'59"	720.00	89.22	S 06°02'04"E	89.16
C99	08°26'51"	720.00	106.16	S 13°48'30"E	106.06
C100	03°36'20"	2030.00	127.75	N 77°37'36"E	127.73
C101	05°42'04"	2030.00	201.99	N 82°16'49"E	201.91
C102	42°47'49"	50.00	37.35	N 23°52'59"W	36.49
C103	80°02'12"	50.00	78.57	N 42°32'01"E	70.73
C104	89°57'48"	50.00	78.51	S 47°27'59"E	70.69
C105	42°52'12"	50.00	37.41	S 18°57'01"W	36.54
C106	05°39'16"	2030.00	200.73	S 88°58'07"E	200.65
C107	05°34'19"	2030.00	197.41	S 83°21'09"E	197.33
C108	42°47'49"	50.00	37.35	N 23°52'59"W	36.49
C109	90°02'12"	50.00	78.57	N 42°32'01"E	70.73
C110	89°57'47"	50.00	78.51	S 47°27'59"E	70.69
C111	42°52'12"	50.00	37.41	S 18°57'01"W	36.54
C114	02°42'29"	720.00	34.03	N 12°03'19"E	34.03
C115	13°08'57"	720.00	165.24	N 04°07'36"E	164.88
C116	03°22'18"	1970.00	115.93	N 81°33'54"W	115.91
C117	04°00'09"	1970.00	137.61	N 85°15'15"W	137.59
C118	04°00'09"	1970.00	137.61	N 89°15'23"W	137.59
C119	04°00'09"	1970.00	137.61	S 86°44'28"W	137.59
C120	04°00'09"	1970.00	137.61	S 82°44'19"W	137.59
C121	04°00'09"	1970.00	137.61	S 78°44'11"W	137.59
C122	00°54'40"	1970.00	31.33	N 76°16'48"W	31.33
C123	17°39'27"	370.00	114.03	N 66°59'43"E	113.58
C124	26°17'12"	370.00	169.75	N 45°01'24"E	168.27
C127	35°07'56"	50.00	0.66	S 09°43'27"E	30.18
C128	15°35'50"37"	50.00	134.28	N 18°37'01"W	97.41
C130	76°37'09"	50.00	66.86	S 46°09'06"W	61.99

SEGMENT DATA

LINE	BEARING	DISTANCE FT
L10	N 18°01'55" W	88.98
L11	N 02°29'05" W	85.63
L12	S 87°30'55" W	177.68
L13	S 02°26'53" E	410.63
L14	S 02°26'53" E	468.71
L23	N 18°01'55" W	44.03
L24	N 02°29'05" W	30.63
L25	S 87°30'55" W	71.69
L26	N 87°30'55" E	75.70
L27	S 02°29'04" E	34.64
L28	S 18°01'55" E	29.72
L29	N 02°26'53" W	306.23
L30	S 02°26'53" E	304.52
L31	N 02°26'53" W	348.76
L32	S 02°26'53" E	512.91
L42	S 02°26'53" E	95.18
L43	S 02°26'53" E	51.59

I RUBEN A. CALDERON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH STEEL RODS WHICH HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (1991 ADJ.).

Ruben A. Calderon  
RUBEN A. CALDERON  
TEXAS REGISTRATION NO. 5109



I, BEVERLY KAUFMAN, CLERK OF THE COUNTY OF HARRIS, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON JUNE

18, 2003, AT 12:41 O'CLOCK PM, AND DULY RECORDED ON JUNE 19, 2003, AT 9:00 O'CLOCK AM, AND IN FILE CODE NO. 536090 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

Beverly B. Kaufman  
BEVERLY B. KAUFMAN  
CLERK OF THE COUNTY COURT  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Edward J. Mack  
BY: EDWARD J. MACK  
DEPUTY

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS UNALTERED OR CHANGED AFTER RECORDING.

NOTE: RECORDED OF THE FOREGOING SUBDIVISION WITH INDIVIDUAL PRIVATELY OWNED ON-SITE SEWAGE FACILITIES DOES NOT OBLIGATE THE CITY OF HOUSTON OR ANY OTHER GOVERNMENTAL AGENCY TO ALLOCATE WASTEWATER CAPACITY NOR ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH PRIVATE FACILITIES.

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILE CODE  
536095

CHAMPION LAKES ESTATES  
SECTION 2

THIS IS PAGE 6 OF 7 PAGES  
REDUCTION 20X CAMERA DESIGNATION MRGI

CHAMPION LAKES ESTATES  
SECTION 2

A SUBDIVISION OF  
44.625 ACRES OUT OF THE  
DAVID MIDDLETON SURVEY, A-536  
HARRIS COUNTY, TEXAS

34 LOTS 2 BLOCKS

RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All corrections, additions and changes were present at the time the instrument was filed and recorded.

SURVEYOR: RODS SURVEYING, INC.  
6810 LEE ROAD  
SPRING, TX 77379

ENGINEER: DE ANDA ENGINEERING, INC.  
1710 TELEPHONE ROAD  
HOUSTON, TX 77023-3715

OWNER: CHAMPION LAKES LIMITED  
1710 BEXHILL  
HOUSTON, TX 77065

SCALE: N.T.S. MARCH 25, 2003  
SHEET 2 OF 2

