

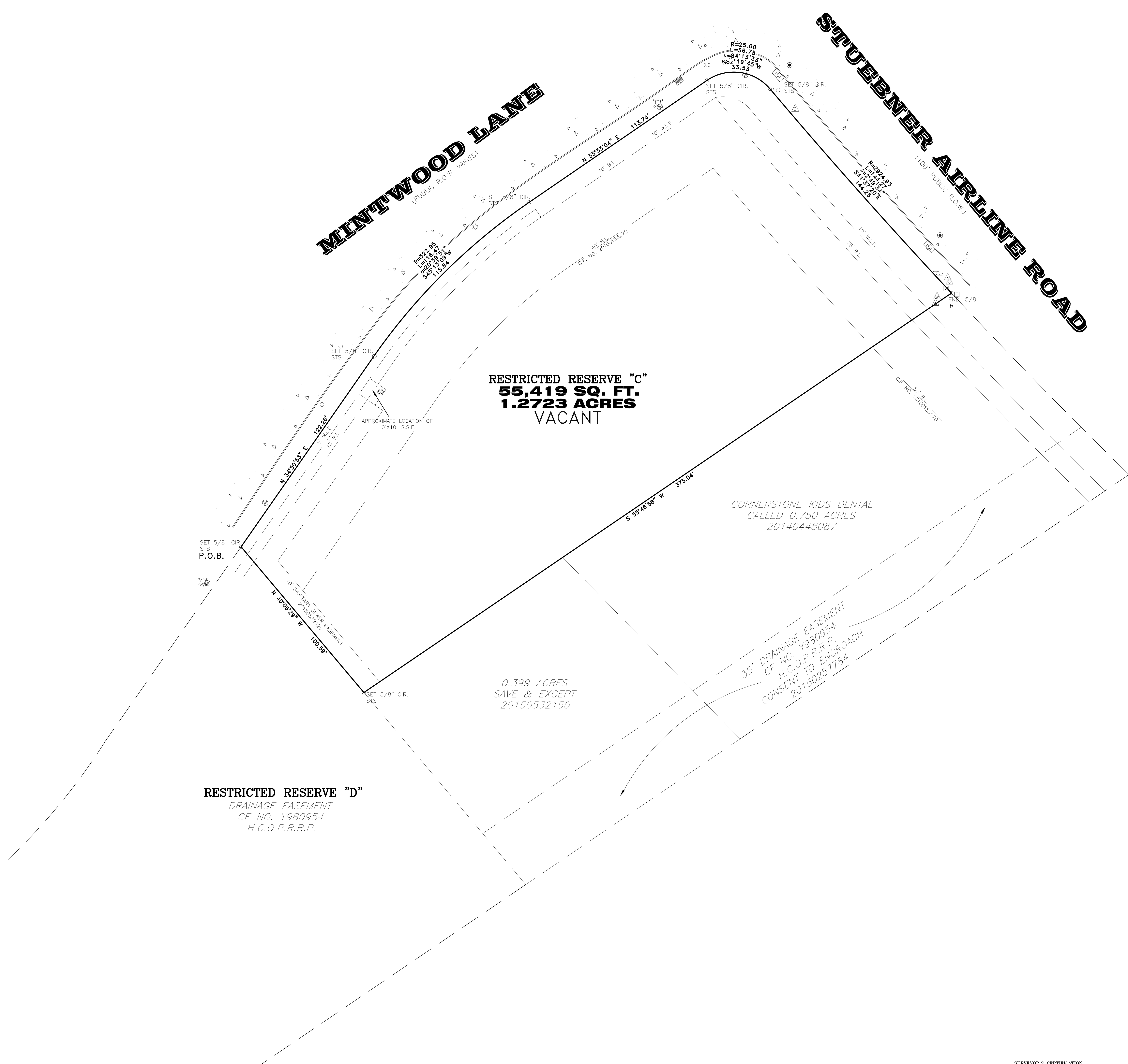
- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLOC - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - HCCF - HARRIS COUNTY CLERK'S FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SO. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - CONCRETE
 - OVERHEAD ELECTRIC LINES
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UNDERGROUND CABLE MARKER
 - WATER METER
 - WATER RISER
 - WATER VALVE

NOTES:

- BOUNDARY IS BASED ON RECORDED DEEDS AND GPS OBSERVATION TEXAS SOUTH CENTRAL, GEOD 18, NAD 88. BASIS OF BEARING IS THE SOUTHWEST PROPERTY LINE OF THE SUBJECT LINE BEING N 40°06'15" W.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY CF NO. FTH-30-FAH22011424NC OF FIDELITY NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE AUGUST 22, 2022.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. MAP NO. 180451001. DATE: 08-14-22 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMPANIES CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID DISTRICTS MAY ADOPT VARIOUS FLOOD PLANS AND FLOODWAY AREAS THAT SHOWN BY FLOOD MAPS THAT WILL AFFECT DEVELOPMENT.



LEGAL DESCRIPTION

BEING 1.2723 ACRE TRACT OF LAND OUT OF A 1.6702 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JOHN HOUSE SURVEY, ABSTRACT NO. 314, HARRIS COUNTY, TEXAS AND BEING A PORTION OF RESERVE "C" OF CHAMPION WOODS ESTATES, SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20060152329 AND FILM CODE 605233 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO J.M. LIGHTFOOT INTERESTS, INC. AND RECORDED IN HARRIS COUNTY CLERK'S FILE NO. Y501723, SAID 1.2712 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BOUNDARY IS BASED ON RECORDED DEEDS AND GPS OBSERVATION, TEXAS STATE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOD 18, NAD 83):

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MINTWOOD LANE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID RESERVE "C", SAID POINT ALSO BEING THE NORTHEAST CORNER OF RESERVE "D", OF SAID CHAMPION WOODS ESTATES, SECTION 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COMMUNITY ASSOCIATION OF CHAMPION WOODS ESTATES AND RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20080583241;

THENCE NORTH 34 DEGREES 50 MINUTES 53 SECONDS EAST, AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MINTWOOD LANE AND THE NORTHWEST LINE OF SAID RESERVE "C", FOR A DISTANCE OF 122.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 322.95 FEET WITH A CENTRAL ANGLE OF 20 DEGREES 39 MINUTES 51 SECONDS AND A CHORD BEARING NORTH 45 DEGREES 13 MINUTES 09 SECONDS EAST AT A DISTANCE OF 115.84 FEET;

THENCE NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF MINTWOOD LANE FOR AN ARC DISTANCE OF 116.47 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER;

THENCE NORTH 55 DEGREES 33 MINUTES 04 SECONDS EAST, AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MINTWOOD LANE FOR A DISTANCE OF 113.74 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 84 DEGREES 13 MINUTES 33 SECONDS AND A CHORD BEARING SOUTH 82 DEGREES 19 MINUTES 45 SECONDS EAST AT A DISTANCE OF 33.53 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MINTWOOD LANE FOR AN ARC DISTANCE OF 36.75 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER, SAID POINT BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STUEBNER-AIRLINE ROAD (100 FOOT RIGHT-OF-WAY), SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2924.93 FEET WITH A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 34 SECONDS AND A CHORD BEARING SOUTH 41 DEGREES 37 MINUTES 20 SECONDS EAST AT A DISTANCE OF 144.26 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STUEBNER-AIRLINE ROAD FOR AN ARC DISTANCE OF 144.27 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF AFORESAID 1.6702 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF 0.750 ACRE TRACT OF LAND DESCRIBED IN DEED TO PALM ESTATES LLC AND RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20140448087;

THENCE SOUTH 55 DEGREES 46 MINUTES 58 SECONDS WEST, AND DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STUEBNER-AIRLINE ROAD AND FOLLOWING THE COMMON LINE OF SAID 1.6702 ACRE TRACT AND 0.750 ACRE TRACT, FOR A DISTANCE OF 375.04 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE NORTHEAST LINE OF RESERVE "D" FOR CORNER;

THENCE NORTH 40 DEGREES 06 MINUTES 29 SECONDS WEST, AND FOLLOWING ALONG THE COMMON LINE OF SAID RESERVES "C" AND "D", FOR A DISTANCE OF 100.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2712 ACRES (55,364 SQUARE FEET) OF LAND, MORE OR LESS.

"CATEGORY 1A CONDITION II SURVEY OF"

1.2712 ACRES OUT OF RESERVE C, BLOCK 1 CHAMPION WOODS ESTATES SEC 1, PAGE 605233 HCMR OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 14th day of September and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

CF FTH-30-FAH22011424NC OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: STUEBNER AIRLINE ROAD SPRING, TX 77379	REVISIONS:
CHAMPION WOODS ESTATES SEC 1	NO. DATE DESCRIPTION
JOB NO: 1839-22	SCALE: 1" = 20'
DATE: 08-14-22	SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400