

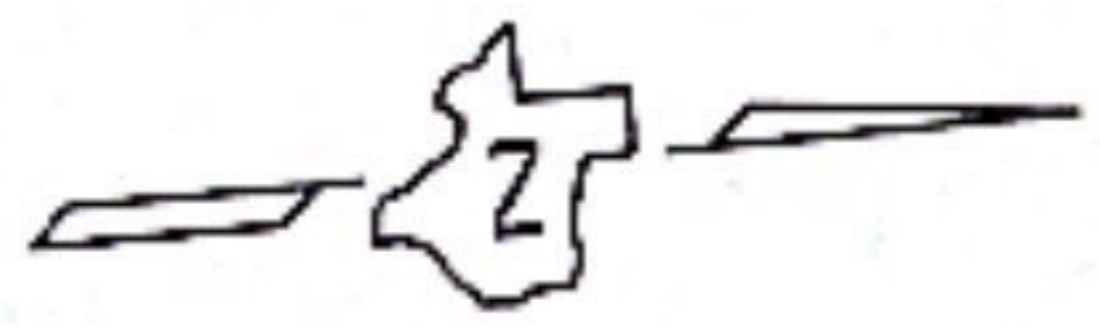
**9703 COLONIAL DOWNS DRIVE**

**Elevation Information**  
Elevations shown hereon are based on the following information:

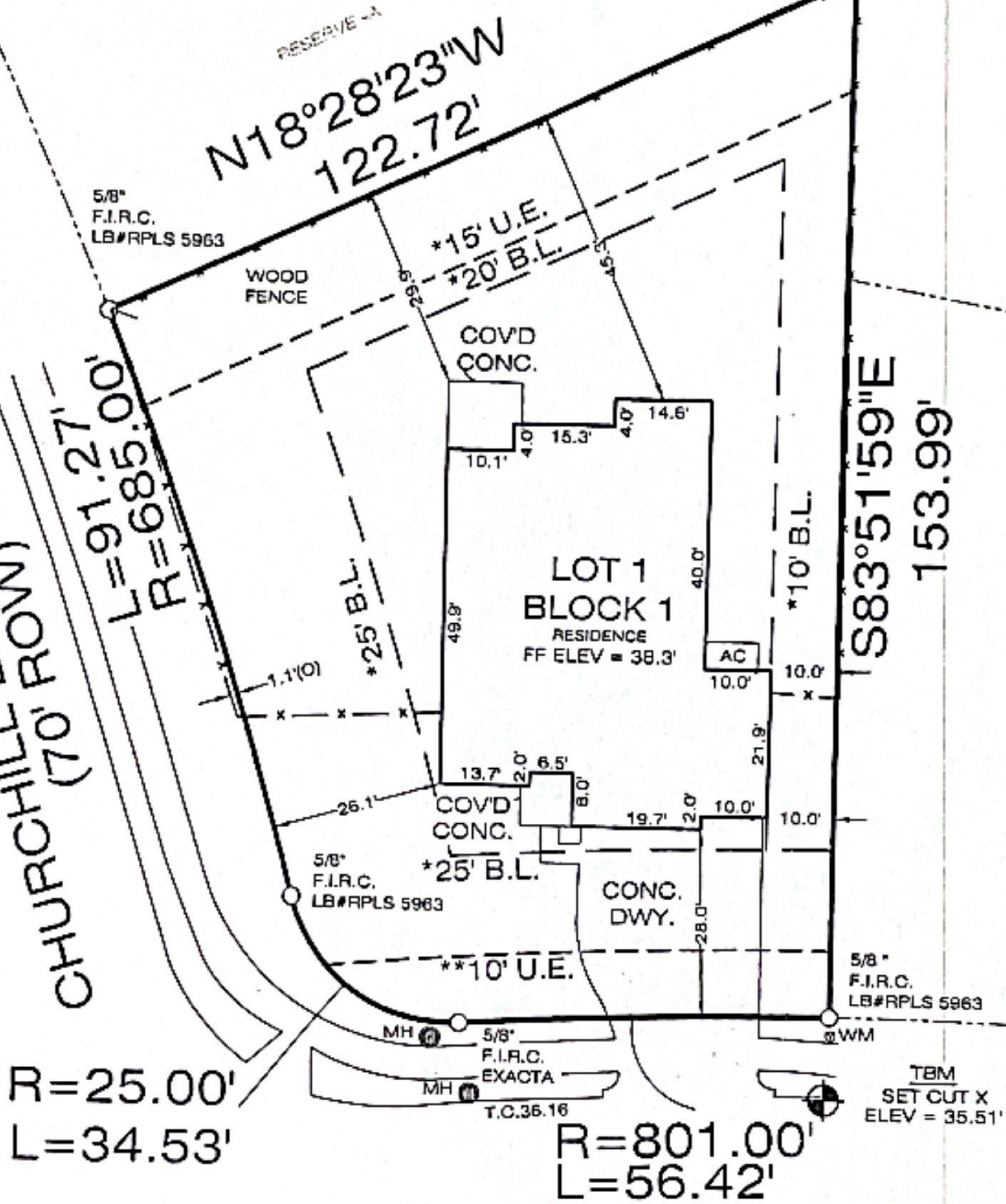
**Benchmark Info.:**  
City of Mont Belvieu Monument No. 115 (F.K.A. No. 24 with a different published elevation); a brass disk found on the West side of Eagle Drive (FM 3180) and South of Perry Avenue. Elevation= 32.9' NAVD, 2011 ADJ. (Subtract 0.3' for project datum)

- NOTES:**
1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment OF No. ATCH-05-ATCH22119443KW of Aramo Title Insurance, effective date of April 26, 2022, issued date of May 5, 2022, and is subject to the limitations of that commitment.
  2. Subject to item 1 on Schedule B of the title commitment.
  3. Subject to easement(s) as recorded under Schedule B, Section 10, b-7, of the title commitment.
  4. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
  5. C.M.'s shown hereon are the basis for directional control.

5/8" F.I.R.C. LB#RPLS 5963



CHURCHILL DOWNS AVENUE  
(70' ROW)



COLONIAL DOWNS DRIVE  
(50' ROW)

\* PER PLAT (i) INSIDE P.L.  
\*\* PER PLOT PLAN (O) OUTSIDE P.L.

**PROPERTY DESCRIPTION:**  
LOT 1, IN BLOCK 1, FINAL PLAT OF LAKES OF CHAMPION'S ESTATES SECTION 3, AN ADDITION TO CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER COUNTY CLERK'S FILE NO. 2020-159535, MAP AND/OR PLAT RECORDS, CHAMBERS COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.

*Danny Platt*

Date: 5/25/2022

Field Date :	4/22/2022
ASC No.	LCE03-0101-FI
Buyer:	CHAMPION TITLE TRUST, IS AN UNRECORDED TRUST
Client	UNRECORDED TRUST OF RESIDENTS OF LAKES OF CHAMPION
G.F. No.	ATCH22119443
Drafter/Field Crew	C.R. / P.M.

**LEGEND -** C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe  
O/E = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.  
(Fence/post) — x — centerline (overhead electric) — — — —

**FLOOD NOTE:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480122 0180, DATED: 01/19/2018.

**SURVEYORS CERTIFICATION:** ISSUE DATE: 5/5/2022  
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

**KHovnanian Homes**

K. HOVNANIAN FAMILY OF BUILDERS- NORTHWEST (77040)  
13111 NORTHWEST FREEWAY #200  
HOUSTON, TEXAS 77040



9703 COLONIAL DOWNS DRIVE  
MONT BELVIEU, TEXAS 77523

**EXACTA**  
LAND SURVEYORS, L.L.C.

Headquarters Office  
6647 E. 191st St. | P.O. Box 244282  
1955 Lakewood Drive | Suite 220  
Houston, TX 77057  
Tel: 281-299-1899

Branch Office  
6647 E. 191st St. | P.O. Box 244282  
11811 Richmond Ave | Suite 150  
Houston, TX 77062  
Tel: 281-299-1899



*Paul A. Jurica Jr.*