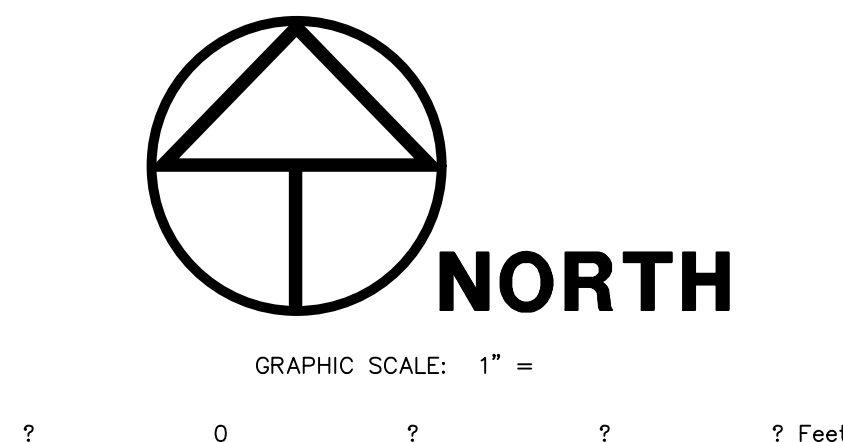


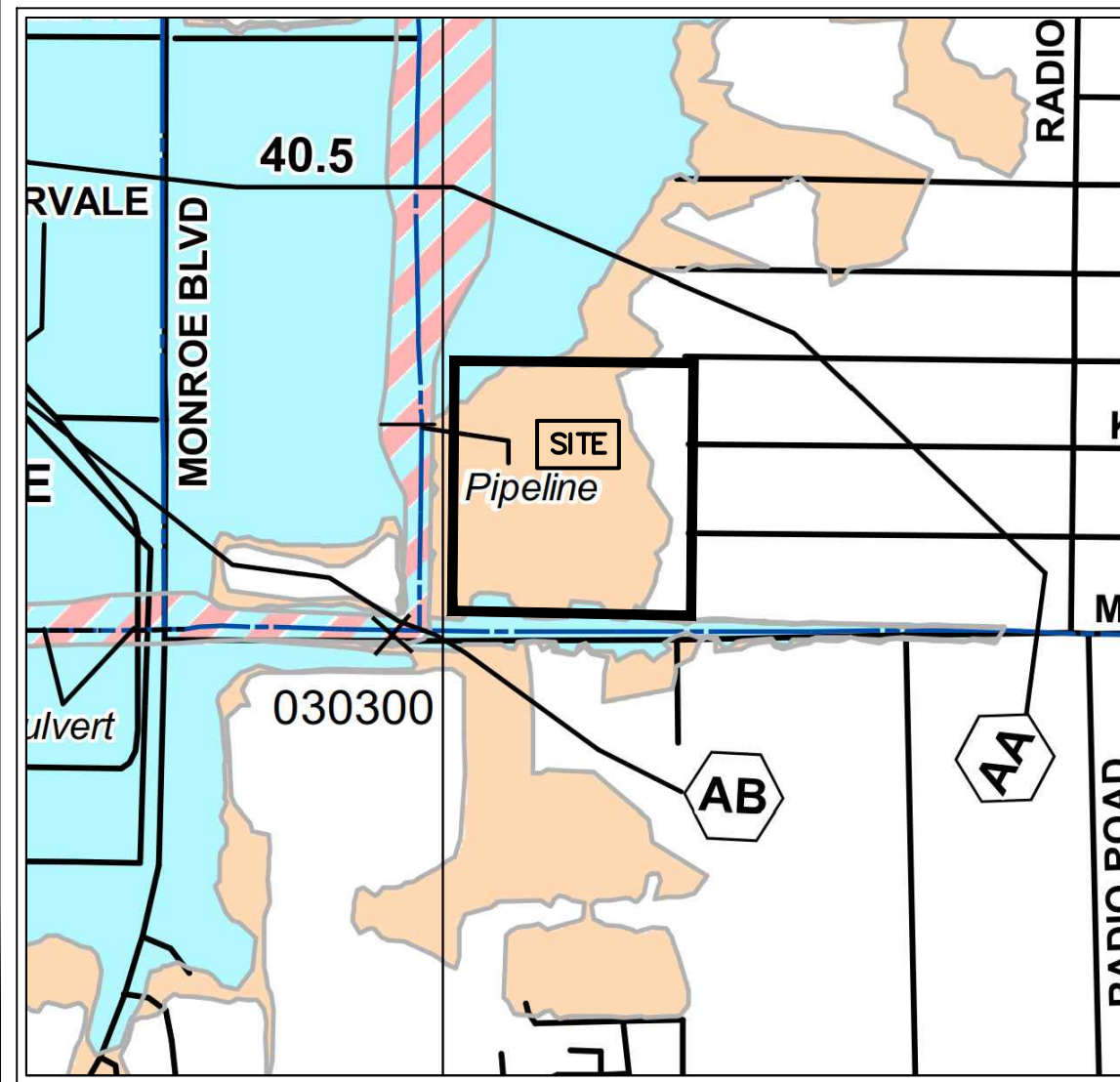
HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE 1"=2,000'



**LEGEND**

- \* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
  - CH - CHAINLINK FENCE
  - GM - GAS METER
  - GV - GAS VALVE
  - FH - FIRE HYDRANT
  - WM - WATER METER
  - WV - WATER VALVE
  - ICV - IRRIGATION CONTROL VALVE
  - GI - GRATE INLET
  - MI - MANHOLE
  - CO - CLEANOUT
  - TP - TELEPHONE PEDESTAL
  - EB - ELECTRIC BOX
  - TB - TRAFFIC SIGNAL BOX
  - LP - LIGHT POLE
  - TL - TRAFFIC LIGHT POLE
  - GL - GROUND/SPOT LIGHT
  - PP - POWER POLE
  - PP/T - POWER POLE W/TRANSFORMER
  - PP/LT - POWER POLE W/LIGHT
  - PP/CT - POWER POLE W/CONDUIT
  - MP - METER POLE
  - SP - SERVICE POLE
  - GAC - GUY ANCHOR
  - P - OVERHEAD POWER LINE
  - BWF - BARBED WIRE FENCE
  - WIF - WROUGHT IRON FENCE
  - WF - WOOD FENCE
  - CF - CHAINLINK FENCE
  - GP - GATE POST
  - P - PER PLANS
  - APPROX. - APPROXIMATE
  - H - HIGHBANK
  - d - SIGN
  - PLM - PIPELINE MARKER
  - UCS - UNDERGROUND CABLE SIGN
  - CTL - CATHODIC TEST LEAD
  - MW - MONITORING WELL
  - P - PIN FLAG/PAINT MARK
  - TC - TOP OF CURB
  - G - GUTTER
  - TO - TOP OF GRATE
  - FL - FLOW LINE
  - HB - HIGHBANK
  - SAN - SANITARY SEWER
  - STM - STORM SEWER
  - CMP - CORRUGATED METAL PIPE
  - CPP - CORRUGATED PLASTIC PIPE
  - RCF - REINFORCED CONCRETE PIPE
  - TEL - TELEPHONE
  - SMBT - SOUTHWESTERN BELL TELEPHONE CO.
  - WTR - WATER
  - UG - UNDERGROUND
  - FND - FOUND
  - H.C.C.F. - HARRIS COUNTY CLERK FILE
  - H.C.D.R. - HARRIS COUNTY DEED RECORDS
  - H.C.M.R. - HARRIS COUNTY MAP RECORDS
  - IP - IRON PIPE
  - IR - IRON ROD
  - NO. - NUMBER
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - SQ. FT. - SQUARE FEET
  - VDL - VOLUME
  - F.C. - FILM CODE
  - B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - T - TREE/SHRUB

**FLOOD INFORMATION**

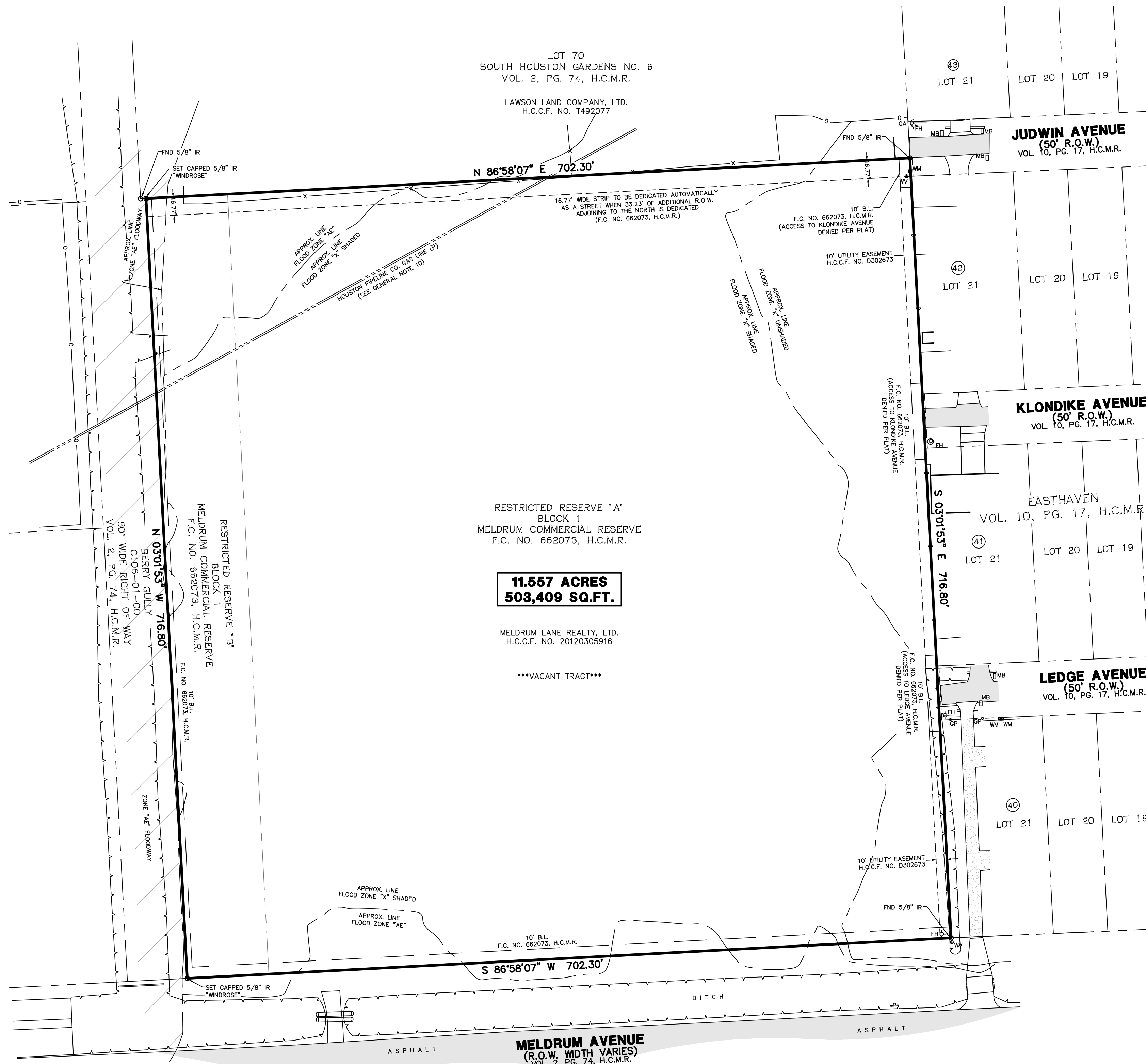


**NATIONAL FLOOD INSURANCE PROGRAM**  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
FEMA

315 COUNTY, TEXAS  
395 of 1150

Contains:  
MUNICIPALITY: HOUSTON  
SUFFIX: N

VERSION NUMBER: 2.3.3.3  
MAP NUMBER: 4820100899N  
MAP REVISED: MAY 2, 2019



**11.557 ACRES**  
**503,409 SQ.FT.**

MELDRUM LANE REALTY, LTD.  
H.C.C.F. NO. 20120305916

\*\*\*VACANT TRACT\*\*\*

**SCHEDULE 'B' NOTES**

- SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH ON THE MAP OR PLAT FILED UNDER F.C. NO. 662073, H.C.M.R.
  - THE FOLLOWING MATTERS REFLECTED ON THE MAP OR PLAT FILED UNDER F.C. NO. 662073, H.C.M.R.:  
EASEMENT FOR DRAINAGE PURPOSES EXTENDING 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES. (NO SUCH NATURAL DRAINAGE COURSES OBSERVED.)  
AS TO RESERVE "A"  
UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE EAST PROPERTY LINE. (AFFECTS SUBJECT TRACT, SHOWN HEREON.)  
BUILDING SET BACK LINE 10 FEET IN WIDTH ALONG THE EAST AND SOUTH PROPERTY LINES. (AFFECTS SUBJECT TRACT, SHOWN HEREON.)  
AS TO RESERVE "B"  
BUILDING SET BACK LINE 10 FEET IN WIDTH ALONG THE WEST AND SOUTH PROPERTY LINES. (AFFECTS SUBJECT TRACT, SHOWN HEREON.)
- NOTE: THE NORTH 33.23' [sic] OF RESERVES "A" AND "B" TO BE DEDICATED AUTOMATICALLY AS STREET WHEN R.O.W. ADJOINING IS DEDICATED. (THE RECORDED PLAT INTENDS TO DEDICATE THE NORTH 16.77' OF RESERVES "A" AND "B" WHEN R.O.W. ADJOINING IS DEDICATED. THE 33.23' CALL IN THE TITLE IS INCORRECT.)

**DESCRIPTION**

ALL OF  
RESTRICTED RESERVES "A" & "B"  
BLOCK 1  
MELDRUM COMMERCIAL RESERVE  
F.C. NO. 662073, H.C.M.R.

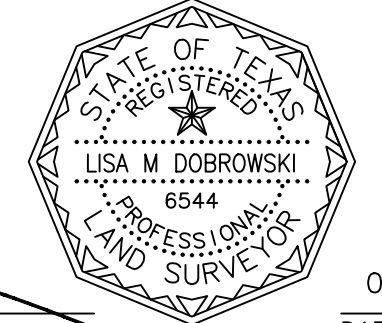
**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 20005071 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 17, 2020, ISSUED DATE OF MAY 27, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9998796742.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C899N REVISED/DATED MAY 2, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE "X", FLOOD ZONE "AE", AND ZONE "AE" FLOODWAY. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO ANY CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- HOUSTON PIPELINE CO. GAS LINE SHOWN AS ABANDONED ON AVAILABLE PLANS. NO VISIBLE EVIDENCE OF PIPELINE SIGNS WERE FOUND ON THE SUBJECT TRACT.

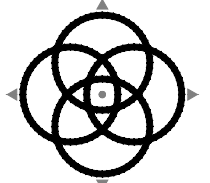
**SURVEYOR'S CERTIFICATION**

TO: CHAMPION LEAGUE SPORT INC.  
ALLEGIANCE BANK, A TEXAS BANKING CORPORATION  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



LISA M. DOBROWSKI  
Registered Professional Land Surveyor  
Texas Registration No. 6465  
DATE: 06/19/2020



**WINDROSE**  
LAND SURVEYING & PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.456.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF  
11.557 AC. / 503,409 SQ. FT.  
RESTRICTED RESERVES "A" & "B", BLOCK 1  
MELDRUM COMMERCIAL RESERVE  
F.C. NO. 662073, H.C.M.R.  
SITUATED IN THE T. TOBY SURVEY, ABSTRACT NO. 814  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

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FIELD BY: RD	CHECKED BY: LMD	JOB NO. 41720
DRAWN BY: CL	DATE: JUNE 2020	SHEET NO. 1 OF 1

REVISIONS		
DATE	REASON	BY