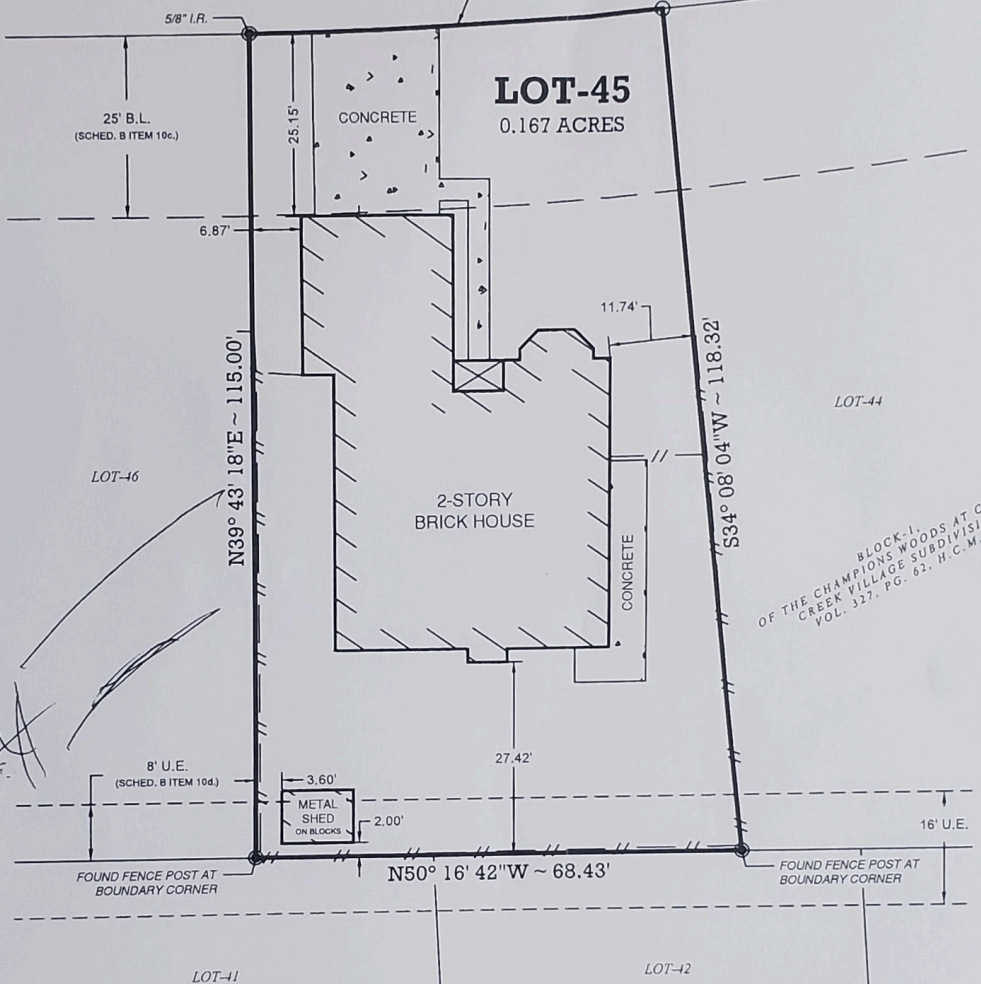


L=57.00'
 R=583.76'
 D=006°35'40"
 CHB=S53°02'58"E
 CHD=56.98'



SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83. U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
- THE ADDRESS OF THE PROPERTY SURVEYED IS: 16807 SCENIC GARDENS DRIVE, SPRING, TX 77379
- THE PROPERTY SURVEYED FULLY LIES IN ZONE "X" (UNSHADED) ACCORDING TO THE FEMA FIRM MAP#48079C0243M, DATED OCTOBER 16, 2013.
- THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT PROVIDED BY STEWART TITLE AND ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1266194, EFFECTIVE DATE OF MAY 23, 2021.

SCHEDULE B ITEMS:

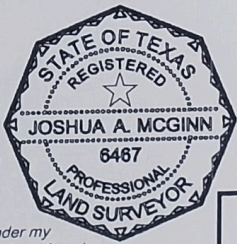
10c.) A BUILDING SETBACK LINE, 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE, AS RECORDED IN VOL. 327, PG. 62, H.C.M.R., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.

10d.) A UTILITY EASEMENT, 8 FEET IN WIDTH ALONG THE REAR PROPERTY LINE, AS RECORDED IN VOL. 327, PG. 62, H.C.M.R., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.

10e.) A DRAINAGE EASEMENT, AS RECORDED IN VOL. 327, PG. 62, H.C.M.R., DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.

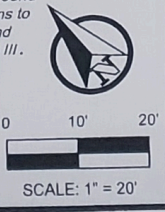
LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD W/ CAP
I.R.	IRON ROD
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
--	FENCE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
C.C.F.#	COUNTY CLERKS FILE NUMBER

[Signature]
 01-28-2022 DATE
 JOSHUA A. MCGINN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6467



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.

SOUTH POINT SURVEYING, PLLC
 LAND SURVEYING SERVICES
 3221 S. MAIN STREET, PEARLAND, TX 77581
 PHONE: 281-489-5656
 WWW.SP-SURVEYING.COM
 TBPLS# 10194401



LAND TITLE SURVEY
 OF LOT-45, BLOCK-1
 OF THE CHAMPIONS WOODS AT
 COLONEY CREEK VILLAGE SUBDIVISION
 AS RECORDED IN
 VOL. 327, PG. 62, H.C.M.R.
 SITUATED IN THE
 N. FENNEY SURVEY, A-261
 HARRIS COUNTY, TEXAS

PAGE: 1 OF 1 DATE: 01-28-2022 JN: 22-24-001