

LEGAL DESCRIPTION

Order No.: ATCH17066923

Being a **18.739** acre tract of land in the **John Edwards Survey (A-20)**, and the **Chauncey Goodrich Survey, (A-311)** in Harris County, Texas, out of that certain 130.971 acre tract of land described under Clerk's File No. T469927, of the Official Public Records of Real Property of Harris County, Texas (OPRRPHCoTx), said 18.739 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in a curve in the North right-of-way line of FM 2920 (120 Ft. R-O-W), and marking the lower Southeast corner of the said 130.971 acre tract (hereafter called "parent tract"). Said point marks the Southeast corner of the subject tract, and the Southwest corner of a forty-foot-wide strip of land that is the old abandoned right-of-way of Tomball Waller Road;

THENCE in a westerly direction with a curve to the right along the North line of F. M. 2920 (Radius = 1372.40', Central Angle = 20°45'42", Chord = South 80°59'48" West - 494.58') an arc length of 497.30 feet to a 5/8 inch iron rod found marking the end of said curve;

THENCE North 89°16'00" West, continuing with the North line of F.M. 2920, a distance of 95.61feet to a 5/8 inch iron rod found marking the lower Southwest corner the subject tract, and the Southeast corner of that certain twenty-by-fifty foot (20' X 50') tract of land described in deed to Salem Lutheran Church recorded under Clerk's File No. U659556;

THENCE North 00°38'17" West, departing the North line of F.M. 2920 a distance of 50.00 feet to a 5/8 inch iron rod found marking an interior corner of the subject tract, and the Northeast corner of the said Salem Lutheran Church tract;

THENCE North 89°16'00" West, a distance of 20.00 feet to a 5/8 inch iron rod found lying in the West line of the parent tract, in the East line of that certain 121 acre tract of land recorded in Volume 3948, Page 462, and Volume 962, Page 260 (HCDR) and marking the upper Southwest corner of the subject tract, and the Northwest corner of the said Salem Lutheran Church tract;

THENCE North 00°38'17" West, with the West line of the parent tract, a distance of 1286.87 feet to a 5/8 inch iron found marking the Northwest corner of the subject tract, and the Southwest corner of that certain 31.159 acre tract of land described under Clerk's File No. V256093;

THENCE North 88°59'50" East, departing the West line of the parent tract and with the South line of the said 31.159 acre tract, a distance of 630.10 feet to a 5/8 inch iron rod found marking the Northeast corner of the subject tract, and the Northwest corner of that certain 21.001 acre tract of land described under Clerk's File No. U682638;

THENCE South 00°29'00" West departing the South line of the said 31.159 acre tract, a distance of 706.25 feet to a 5/8 inch iron rod found marking the Southwest corner of the said 21.001 acre tract, an outside corner of a ninety-degree bend in the said old abandoned right-of-way of Tomball Waller Road, an interior corner of the parent tract, and a slight angle point in the East line of the subject tract;

THENCE South 00°30'51" West, with the West line of the said abandoned right-of-way, a distance of 565.69 feet to the **POINT OF BEGINNING** and containing 18.739 acres of land.

RP-2017-242129

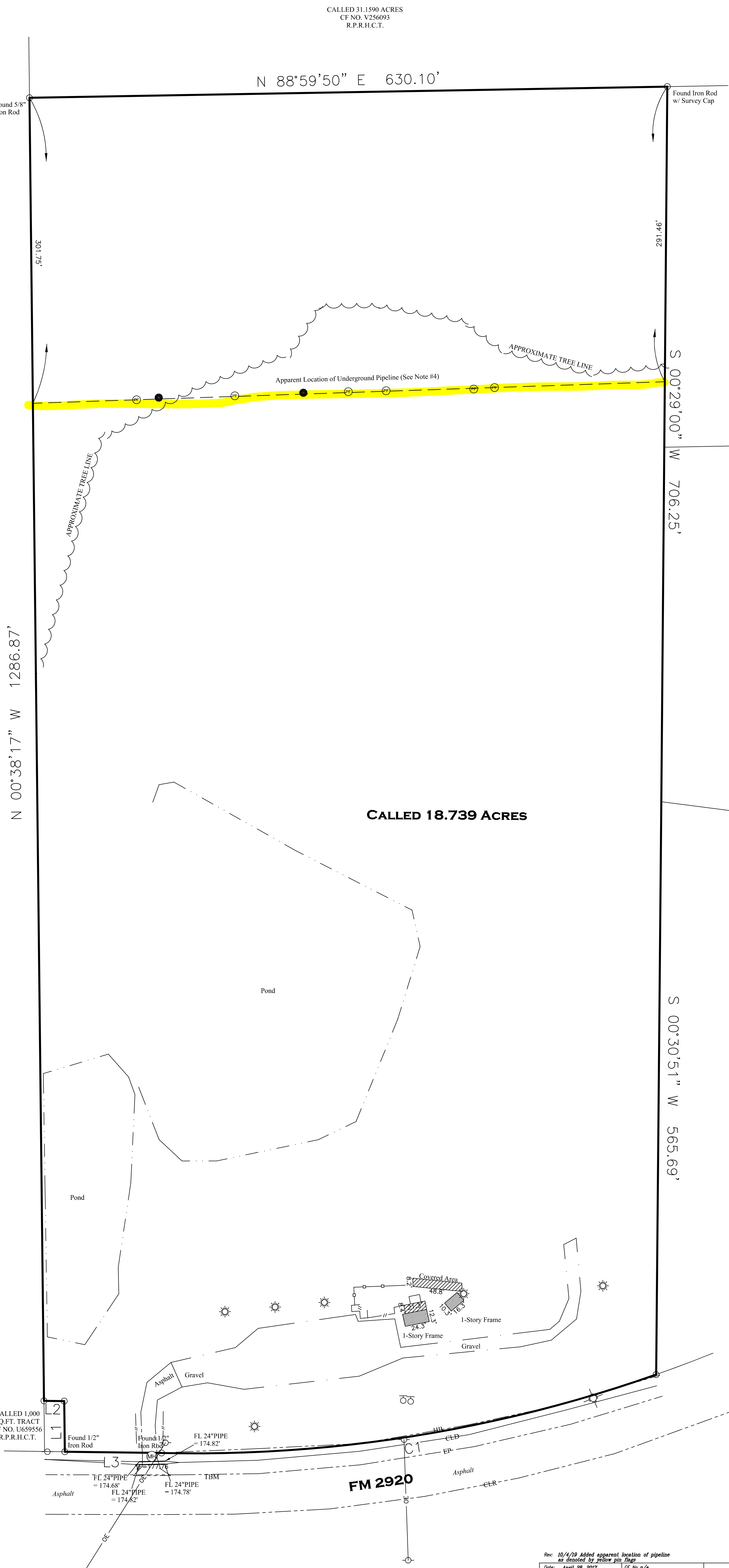
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHORD LENGTH | CHORD BEARING |
|-------|-------------|----------|------------|---------|--------------|---------------|
| C1 | 20°45'40" | 1372.40' | 497.29' | 251.40' | 494.58' | S 80°59'46" W |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°38'17" W | 50.00' |
| L2 | N 89°16'00" W | 20.00' |
| L3 | N 89°16'00" W | 95.61' |

Notes:
1. This drawing is for "Topographical Survey Purposes" only.
2. Elevations are based on Texas South Central State Plane NAD83, NAVD88, Geoid 03, 2001 Adjustment.
3. TBM is a Mag nail set in the pavement along the front of the property with an elevation of 178.29 feet.
4. No evidence of a gas pipeline was originally observed during this topographic survey. Some possible locations of underground utilities are shown hereon as a precautionary measure based upon existing mapping provided. C & C Surveying, Inc. does not take responsibility for determining the depth or location of underground utilities within or around the subject site. All utilities should be field verified and checked by contractor. Client did mark or have marked the apparent location of the underground pipeline by yellow pin flags as shown hereon. C & C Surveying, Inc. takes no responsibility for the accuracy of those pin flags in defining the location of said pipeline.

EP - EDGE OF PAVEMENT
CLD - CENTERLINE OF DITCH
HB - HIGH BANK
CLR - CENTERLINE OF ROAD

- WOOD RAIL FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- LIGHT POLE
- POWER POLE
- MANHOLE
- METER POLE
- TRAFFIC SIGNAL POLE
- PIPELINE MARKER
- YELLOW PIN FLAG MARKER



CALLED 31.1590 ACRES
CF NO. V256093
R.P.R.H.C.T.

N 88°59'50" E 630.10'

Found Iron Rod w/ Survey Cap

CALLED 21.001 ACRES
CF NO. U682638
R.P.R.H.C.T.

CALLED 2.9520 ACRES
CF NO. 20090443955
R.P.R.H.C.T.

CALLED 122 ACRES
CF NO. M463098 & P133167
R.P.R.H.C.T.

CALLLED 18.739 ACRES

CALLLED 4.103 ACRES
CF NO. M970473
R.P.R.H.C.T.

CALLED 1,000 SQ. FT. TRACT
CF NO. U659556
R.P.R.H.C.T.

Found 1/2" Iron Rod
Found 1/2" Iron Rod
FL 24" PIPE = 174.82'
FL 24" PIPE = 174.78'
FL 24" PIPE = 174.82'

FM 2920

Being a Topographic Survey of a called 18.739 acres situated in the John Edwards Survey, Abstract Number 20 and Chauncey Goodrich Survey, Abstract Number 311 both of Harris County, Texas.

Rev: 10/4/19 Added apparent location of pipeline as denoted by yellow pin flags

Date: April 28, 2017
Job No. 17-0104
Address: 18000 FM 2920
City, State: Tomball, TX

Scale: 1" = 60' (24 x 36)
Drawn By: RM
Rev: 10/4/19

C & C Surveying, Inc.

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Certified To: Champions Real Estate, LLC
Client: Champions Real Estate, LLC
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.
Steven L. Crews R.P.L.S. #4141

This property lies within Zone 'X' as SCALED from FEMA Panel Number 48201C0201-L, dated June 18, 2007.

THIS MEANS THAT THE SUBJECT PROPERTY DOES NOT SCALE WITHIN THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.