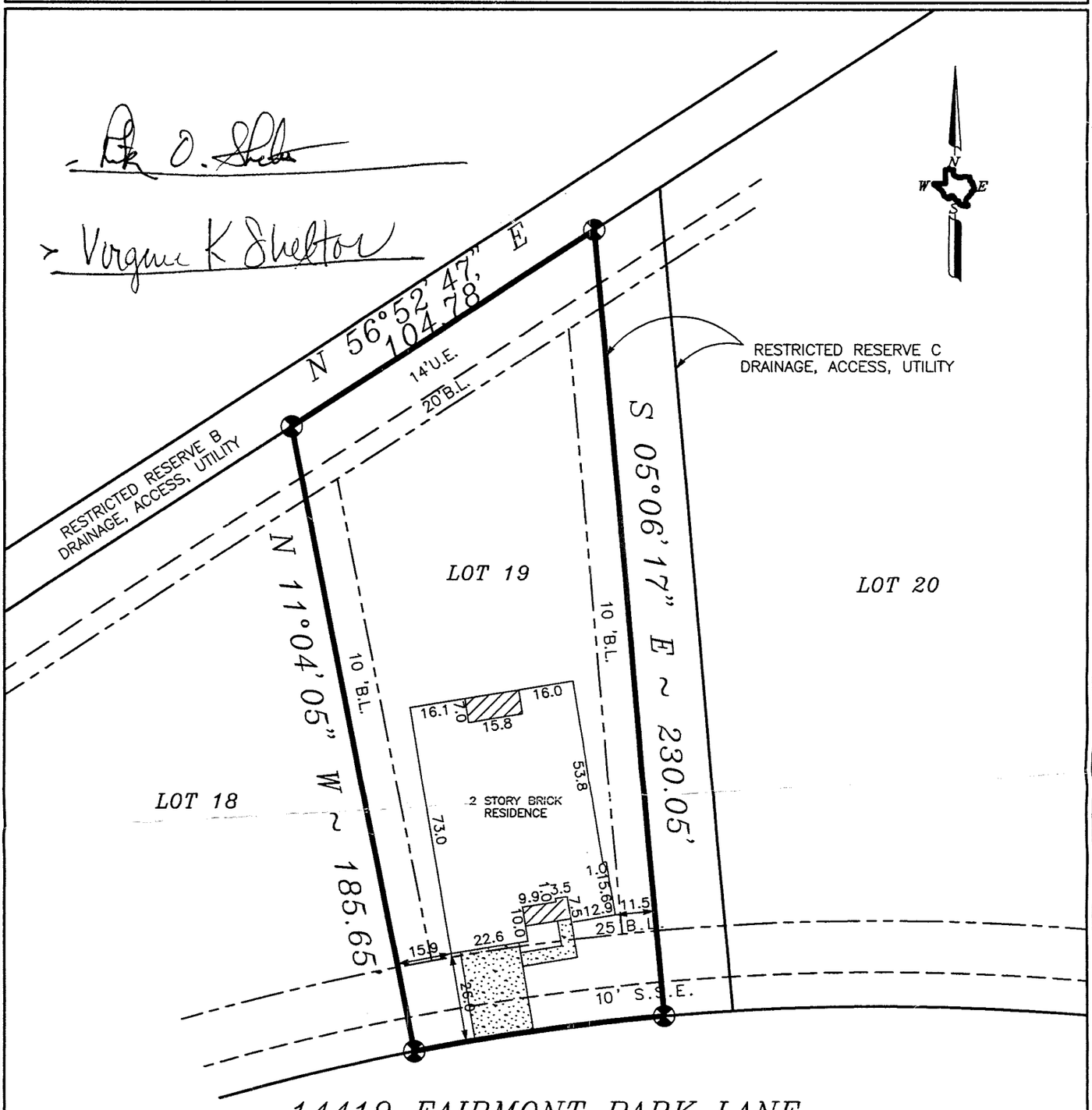
BEAR LAND SURVEYING CO.

3201 N. STATE HWY 146 UNIT
A BAYTOWN, TEXAS 77520
PHONE: (281) 427-6442
FIRM NO. 10160300

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Ricky O. Shelton

Virginia K Shelton



14419 FAIRMONT PARK LANE
50' R.O.W.

NOTES:

1) NO PIPELINES CROSS SUBJECT TRACT.
2) PROPERTY SUBJECT TO BLANKET POWER ESMT. PER VOL. 1629 PG. 233, O.P.R.C.C.TX.
3) EXISTING DRAINAGE ON SUBJECT TRACT PROVIDES FOR POSITIVE DRAINAGE AWAY FROM THE FOUNDATION ON THE DATE SHOWN HEREON
4) PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES.
5) TBM RIGHT FRONT TOP OF CURB 100.00' (ASSUMED)

BEARINGS SHOWN REFERENCED TO: N 56°52'47" E ALONG REAR LINE

LEGEND

- CONCRETE
- COVERED
- ASPHALT
- IRON FENCE
- WOOD FENCE
- CONTROLLING MONUMENT FOUND 5/8" IRON ROD
- CHAIN LINK FENCE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES OR RESTRICTIVE COVENANTS, AS DEFINED BY TITLE COMMITMENT REFERENCED HEREON. THIS SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

I, James R. McClellan, registered professional land surveyor, No. 4980, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat therof, indicated below.

LAND BOUNDARY SURVEY OF

LOT 19 BLOCK 1 OF FINAL PLAT OF THE LAKES OF CHAMPION ESTATES SECTION 2B PH1
RECORDED IN FILE NO. 110190 OF THE PLAT RECORDS OF CHAMBERS
COUNTY, TEXAS.
BORROWER: RICKY O. SHELTON AND VIRGINIA K. SHELTON
TITLE COMPANY STEWART TITLE CO. G.F.# 11707118516
LENDER: WELLS FARGO
100 YEAR FLOOD INFORMATION F.I.R.M.# 480122 PANEL# 0180 E ZONE X REVISED 05-04-15
DATE: 05-10-2017 SCALE: 1"=40' JOB NO: 17-021

JAMES R. MCCLELLAN RPLS 4980