

HEATHER SIDES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

KIRK BREITENWISCHER, VICE PRESIDENT, RESPECTIVELY OF CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND UNDERSIGNED, AS SUCCESSORS OF THE ESTATE OF CASTLEROCK COMMUNITIES, L.P., MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CASTLEROCK COMMUNITIES, L.P. A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DESIGNATED SAID SUBDIVISION AS RESERVE OF CHAMPIONS CHAMBERS COUNTY SCHOOL SURVEY, ABSTRACT 321, AN ADDITION IN CHAMBERS COUNTY, TEXAS; AND FOR AND ON BEHALF OF SAID CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DESIGNATED SAID SUBDIVISION AS RESERVE OF CHAMPIONS CHAMBERS COUNTY SCHOOL SURVEY, ABSTRACT 321, AN ADDITION IN CHAMBERS COUNTY, TEXAS; AND HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO WARRANT AND GUARANTEE TO THE SUCCESSORS AND ASSIGNS OF SAID CASTLEROCK COMMUNITIES, L.P., THAT THEY WILL DEFEND THE TITLE OF THE LAND SO DEDICATED.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC ALL DRAINAGE EASEMENTS INDICATED ON THIS MAP FOR DRAINAGE PURPOSES, GIVING THE COUNTY, TRINITY BAY CONSERVATION DISTRICT (AS APPLICABLE), OR ANY PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR ANY PUBLIC PURPOSE.

WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES OF CHAMBERS COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

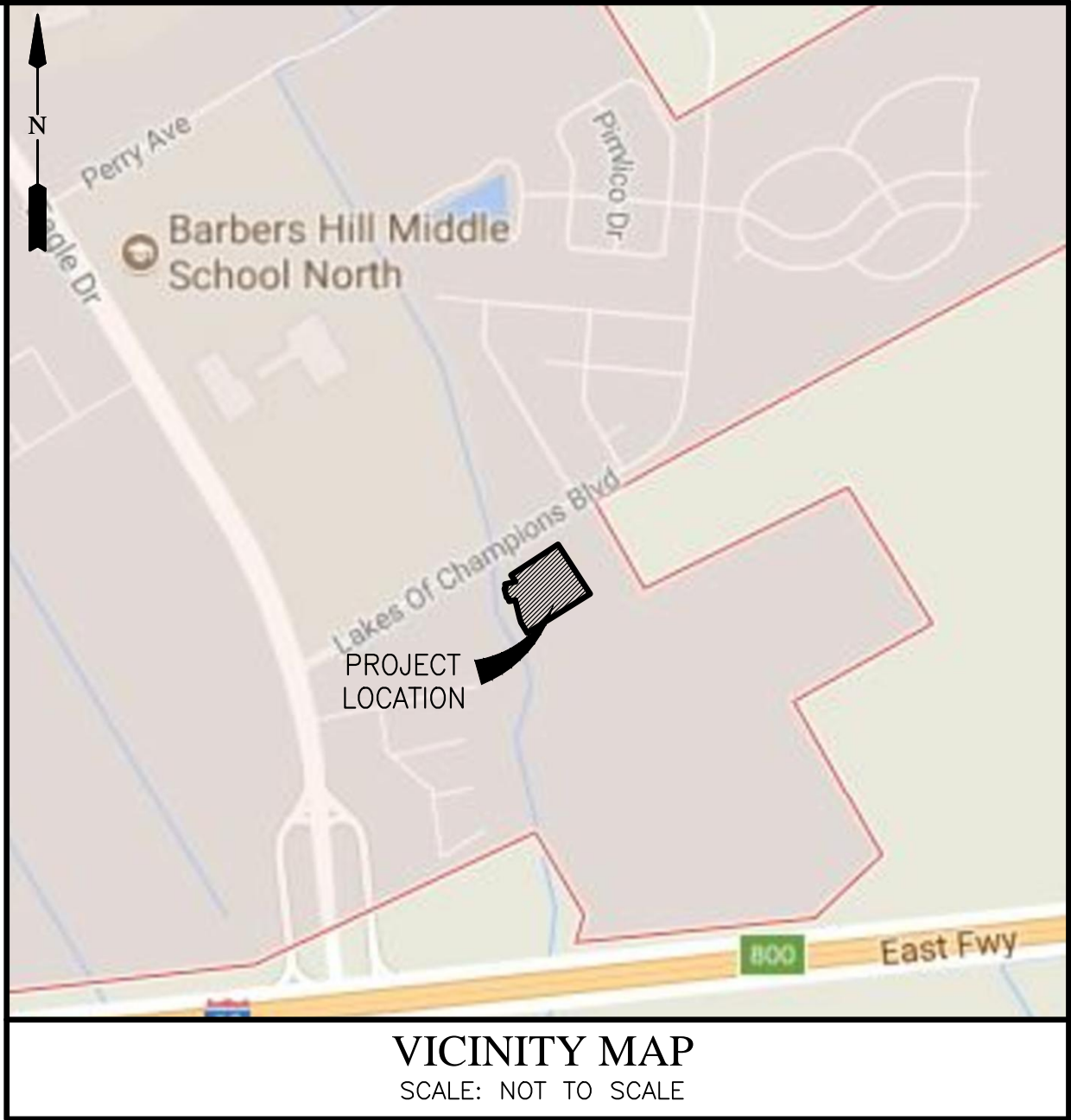
CASTLEROCK COMMUNITIES, L.P.
A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF CHAMBERS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

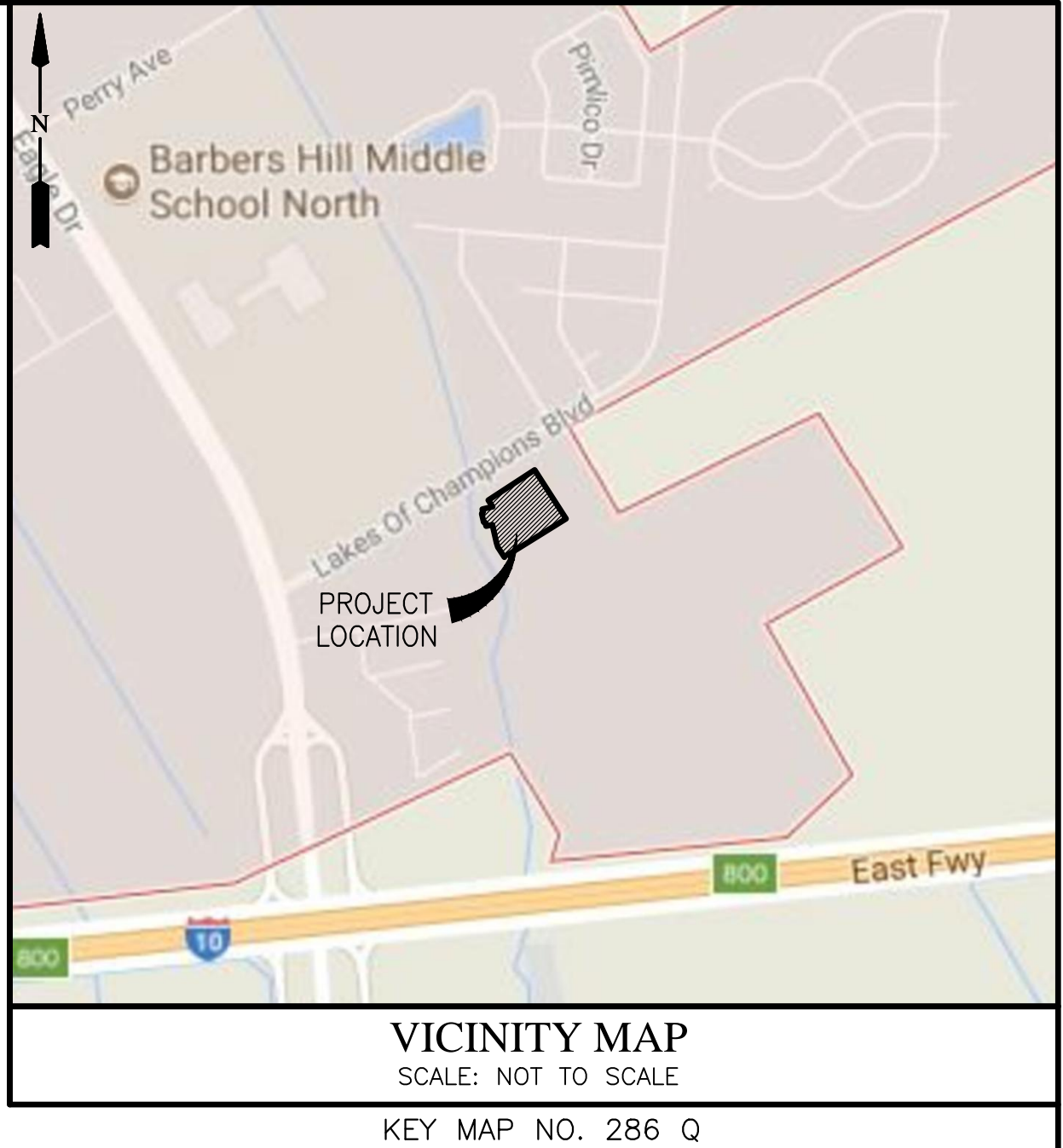
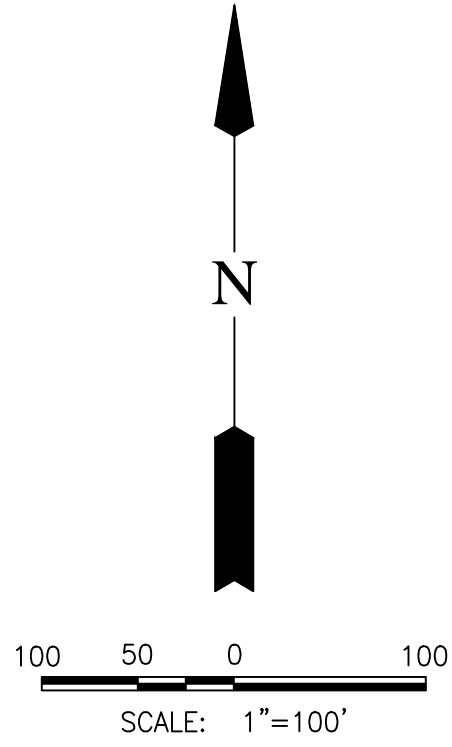
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THENCE SOUTH 32° 55' 06" EAST - 957.64' ALONG THE EAST LINE OF SAID 24.75 ACRE TRACT, COMMON TO THE WEST LINES OF SAID 8.46 ACRE WILLIAMS TRACT AND AFORESAID 8.46 ACRE PETERSON JR. TRACT TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 24.596 ACRES OF LAND.





- LEGEND
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - RES. INDICATES RESERVE
 - INDICATES STREET NAME CHANGE
 - R.O.W. INDICATES RIGHT OF WAY



- NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99994016858.
 - IT IS HEREBY ACKNOWLEDGED THAT NEITHER WASTE WATER TREATMENT FACILITIES OR POTABLE WATER WILL BE PROVIDED TO ANY LOTS IN THE SUBDIVISION PLATTED HEREON. LET IT BE KNOWN THAT EACH INDIVIDUAL PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR THESE SERVICES WITH THE FOLLOWING RESTRICTIONS;
 - TO MINIMIZE THE POSSIBILITY OF THE TRANSMISSION OF WATERBORNE DISEASES DUE TO THE POLLUTION OF THE WATER SUPPLIED FOR DOMESTIC USE, EACH LOT IN THE PLATTED SUBDIVISION SHALL HAVE A SITE-SPECIFIC DESIGN BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED SANITARIAN AND APPROVED BY THE LOCAL JURISDICTIONAL AUTHORITY. IN NO INSTANCE SHALL THE AREA AVAILABLE FOR SUCH SYSTEMS BE LESS THAN TWO TIMES THE DESIGN AREA.
 - THE OWNER, PURCHASER AND SUCCESSOR IN INTEREST TO THE LAND SHOWN ON THIS PLAT ARE SERVED BY ON-SITE SEWAGE FACILITIES. THE OWNERS AGREE AND COVENANT THAT THEY WILL CONNECT TO PUBLIC SEWERS AT SUCH AS SEWER SERVICE BECOMES AVAILABLE TO ANY BOUNDARY LINE OF THE LOTS SHOWN HEREON. THIS COVENANT SHALL BE ENFORCEABLE OF SAID LOTS BY CHAMBERS COUNTY AND SHALL RUN WITH THE LAND.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TILE COMPANY, FILE NO. 1707106014, EFFECTIVE DATE OF SEPTEMBER 29, 2017 AND ISSUED ON OCTOBER 09, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - NO BUILDING SHALL BE COMMENCED AND NO BUILDING PERMIT ISSUED UNTIL A LOT IN A SUBDIVISION SHALL BE GRADED OR CONFIGURED TO BE ONE FOOT ABOVE THE HIGHEST POINT OF THE CROWN OR PEAK OF THE ROAD ABUTTING SUCH PROPERTY OR THE EXISTING LOT ELEVATION, IF THE SAME IS GREATER THAN THE ONE-FOOT REQUIREMENT AS HEREIN SET OUT.
 - IT SHALL BE THE DUTY AND RESPONSIBILITY OF ANY PERMIT HOLDER, CONTRACTOR OR OTHER PERSON COMMENCING CONSTRUCTION TO HAVE ENGINEERING DOCUMENTS ESTABLISHING COMPLIANCE WITH SUBSECTION (D)(1) OF THIS SECTION AND NO OCCUPANCY PERMIT MAY BE ISSUED UNTIL THE ELEVATION OF THE LOT SHALL HAVE BEEN DETERMINED AND APPROPRIATELY MEASURED TO ENSURE COMPLIANCE WITH THE TERMS AND PROVISIONS OF SUBSECTION (D)(1) OF THIS SECTION.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N 58°04'02" W
C2	25.00'	90°00'00"	39.27'	35.36'	N 31°55'58" E
C3	300.00'	3°41'03"	19.29'	19.29'	N 75°05'26" E
C4	325.00'	2°05'18"	113.95'	113.37'	N 66°53'18" E
C5	50.00'	70°08'56"	61.22'	57.46'	N 67°59'34" W
C6	50.00'	90°54'56"	79.34'	71.27'	N 12°32'21" E
C7	50.00'	92°31'47"	80.75'	72.25'	S 75°44'17" E
C8	300.00'	16°24'22"	85.90'	85.61'	S 21°16'13" E
C9	800.00'	7°11'13"	100.35'	100.28'	S 16°39'39" E
C10	500.00'	18°48'45"	164.17'	163.43'	S 22°28'25" E
C11	300.00'	2°05'18"	105.18'	104.64'	N 66°53'18" E
C12	25.00'	90°00'00"	39.27'	35.36'	S 11°50'39" W
C13	25.00'	29°55'35"	13.06'	12.91'	S 48°07'08" E
C14	50.00'	27°26'30"	237.46'	69.40'	S 72°58'19" W
C15	25.00'	62°10'55"	27.13'	25.82'	N 02°03'53" W
C16	25.00'	90°00'00"	39.27'	35.36'	N 78°09'21" W
C17	350.00'	2°05'18"	122.71'	122.09'	S 66°53'18" W
C18	25.00'	29°55'35"	13.06'	12.91'	N 61°58'10" E
C19	50.00'	100°04'31"	87.33'	76.65'	S 82°57'22" E
C20	50.00'	120°50'31"	105.45'	86.97'	S 27°30'09" W
C21	25.00'	29°55'35"	13.06'	12.91'	S 72°57'37" W
C22	25.00'	29°15'20"	12.77'	12.63'	S 43°22'09" W
C23	50.00'	151°02'28"	131.81'	96.82'	N 75°44'16" W
C24	25.00'	29°10'12"	12.73'	12.59'	N 14°48'08" W
C25	325.00'	1°31'18"	75.47'	75.30'	N 22°44'04" W
C26	25.00'	86°59'07"	37.95'	34.41'	N 59°34'29" W
C27	25.00'	90°00'00"	39.27'	35.36'	S 31°55'58" W
C28	475.00'	12°03'23"	99.95'	99.77'	S 19°05'43" E
C29	25.00'	51°39'25"	22.54'	21.78'	S 50°57'07" E
C30	50.00'	27°61'30"	241.05'	66.77'	S 61°19'44" W
C31	25.00'	45°12'26"	19.73'	19.22'	N 03°09'56" W
C32	525.00'	12°42'07"	116.39'	116.15'	N 19°25'05" W
C33	25.00'	90°00'00"	39.27'	35.36'	N 58°04'02" W
C34	25.00'	90°00'00"	39.27'	35.36'	S 31°55'58" W
C35	775.00'	7°11'13"	97.21'	97.15'	S 16°39'39" E
C36	25.00'	48°11'23"	21.03'	20.41'	S 44°20'56" E
C37	50.00'	27°62'46"	241.19'	66.67'	S 69°44'45" W
C38	25.00'	48°11'23"	21.03'	20.41'	N 03°50'26" E
C39	825.00'	7°11'13"	103.48'	103.42'	N 16°39'39" E
C40	25.00'	90°00'00"	39.27'	35.36'	N 58°04'02" W
C41	25.00'	94°13'21"	41.11'	36.63'	N 29°49'17" E
C42	25.00'	70°08'56"	30.61'	28.73'	S 67°59'34" E
C43	25.00'	90°54'56"	39.67'	35.64'	S 12°32'21" W
C44	25.00'	92°31'47"	40.37'	36.13'	N 75°44'17" W
C45	275.00'	12°11'01"	58.48'	58.37'	N 23°22'54" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°07'53" W	66.07'
L2	N 17°13'54" W	75.20'
L3	S 76°55'58" W	105.00'
L4	N 13°04'02" W	50.00'
L5	N 13°04'02" W	140.00'
L6	N 13°04'02" W	50.00'
L7	N 76°55'58" E	155.25'
L8	N 33°00'24" W	127.79'
L9	N 56°50'39" E	15.00'
L10	N 32°55'06" W	16.63'
L11	N 13°04'02" W	31.59'
L12	N 08°39'15" E	12.32'
L13	S 68°08'45" E	6.66'
L14	S 20°15'15" E	69.67'
L15	N 13°04'02" W	95.81'
L16	N 33°09'21" W	110.47'
L17	S 32°55'06" E	80.22'
L18	S 57°59'49" W	100.30'
L19	S 13°04'02" E	45.81'
L20	N 13°04'02" W	45.81'
L21	S 20°15'15" E	13.77'
L22	N 20°15'15" W	13.77'
L23	N 76°55'58" E	110.43'
L24	S 32°55'06" E	16.63'
L25	S 57°59'49" W	112.68'
L26	S 13°04'02" E	9.35'
L27	N 13°04'02" W	4.13'
L28	S 13°04'02" E	130.00'
L29	N 13°04'02" W	130.00'
L30	S 13°04'02" E	64.84'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.649	71,823	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.433	18,860	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.003	120	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.060	2,600	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.302	13,155	RESTRICTED TO OPEN SPACE
TOTAL	2.447	106,558	

RESERVE OF CHAMPIONS ESTATES SECTION 2

A SUBDIVISION OF 24.596 ACRES OF LAND SITUATED IN THE
CHARLES TILTON SURVEY, ABSTRACT 242 AND THE
CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3 ABSTRACT 321,
CHAMBER COUNTY, TEXAS.

65 LOTS 4 RESERVES (2.447 ACRES) 2 BLOCKS
FEBRUARY 13, 2018 JOB NO. 2435-1015C.309

OWNERS:
CASTLEROCK COMMUNITIES, L.P.
A TEXAS CORPORATION
KIRK BREITENWISCHER, VICE PRESIDENT
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T.B.P.L.S. Firm No. 10194382

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