

TITLE COMPANY:



# Alamo Title Company

281-488-3950

G.F. #: ATCH-23-ATCH25146027-GH

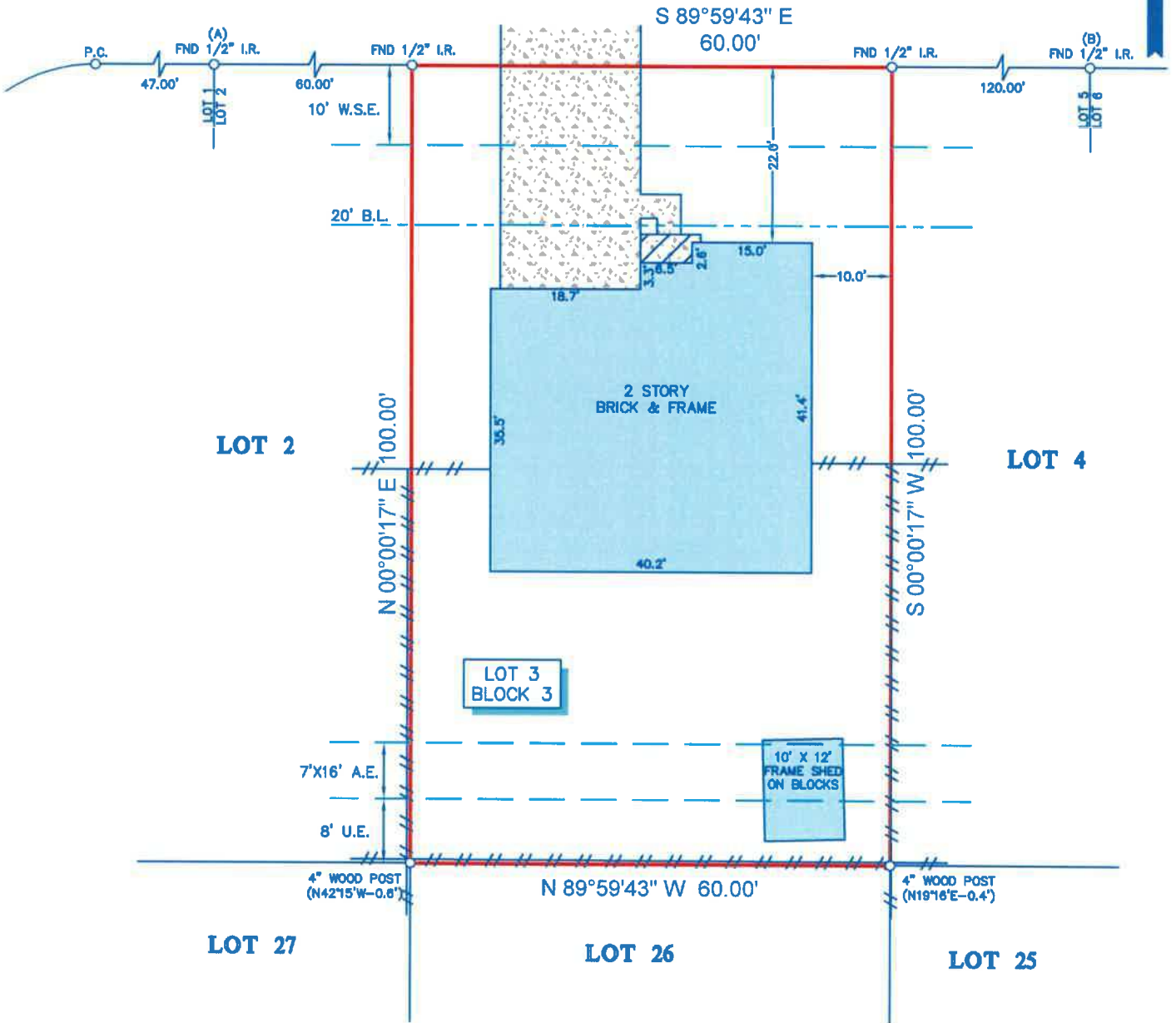
ISSUE DATE: SEPTEMBER 9, 2025

## LAND TITLE SURVEY



SCALE 1"=20'

### FOX RUN STREET (50' R.O.W.)



#### NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 9, 2025, UNDER G.F. NO. ATCH-23-ATCH25146027-GH.
7. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

#### LEGEND

B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
A.E.	= AERIAL EASEMENT
W.S.E.	= WATER & SEWER EASEMENT
	CONCRETE
	COVERED AREA
	FENCE
	WOOD

LEGAL DESCRIPTION: LOT 3, IN BLOCK 3, COBBLESTONE, A SUBDIVISION OF 36.074 ACRES BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, H.T. & B.R.R. CO. SURVEY, ABSTRACT 508, PEARLAND, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 323, PLAT RECORDS, OF BRAZORIA COUNTY, TEXAS.



SURVEYORS CERTIFICATE:  
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 17, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Robert J. Creel*  
 ROBERT J. CREEL  
 RPLS# 4140

CLIENT: TJP CAPITAL, LLC.  
 ADDRESS: 4524 FOX RUN STREET

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 survey1@survey1inc.com

**Survey 1, Inc.**  
 Your Land Survey Company

Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JJ	TECH: LV
DRAFTER: KU	FINAL CHECK: EF
DATE: SEP. 19, 2025	
JOB# 9-157420-25	