



TITLE COMPANY:



# Alamo Title Company

713-993-2900

G.F. # ATCH-09-ATCH24139857ML  
ISSUE DATE: NOVEMBER 8, 2024

## LAND TITLE SURVEY

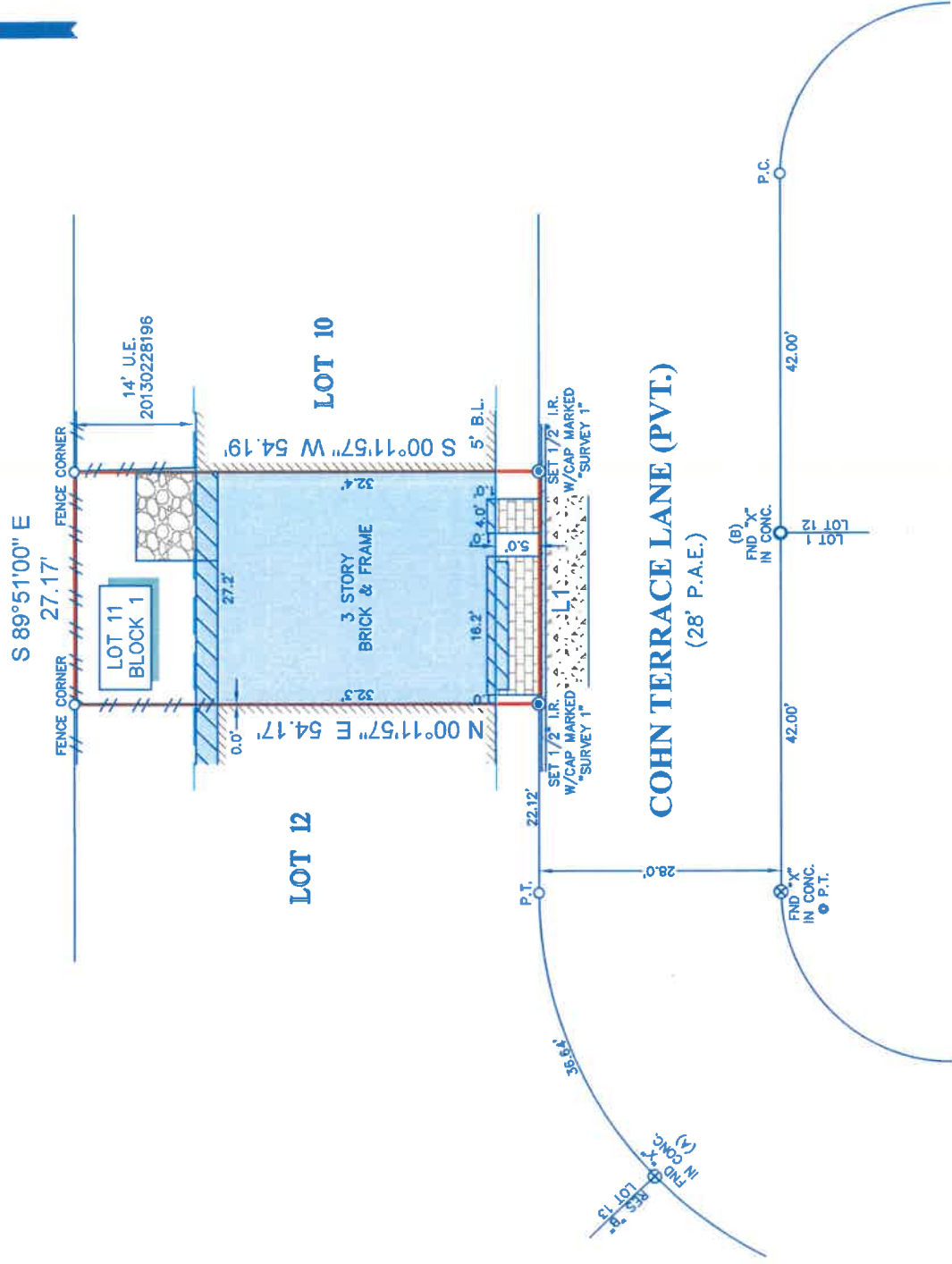
LINE	BEARING	DISTANCE
L1	N 89°48'03" W	27.17'



SCALE 1" = 20'



TEXAS DEPARTMENT OF TRANSPORTATION  
C.F. NO.(S) P019477 & P019478  
O.P.R.H.C.



### COHN TERRACE LANE (PVT.) (28' P.A.E.)

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 8, 2024, UNDER G.F. NO. ATCH-09-ATCH24139857ML.
- AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE RECORDED IN CLERK'S FILE NO. 20110380576 AND 20130192981.
- TELECOMMUNICATION SYSTEM EASEMENT RECORDED UNDER C.F. NO. J-368272 & V-978565 O.P.R.H.C.
- PRIVATE COMMON UTILITY EASEMENTS RECORDED UNDER C.F. NO. 20080494112 O.P.R.H.C.
- EASEMENTS RECORDED UNDER C.F. NO. 20130000107 O.P.R.H.C.
- TERMS AND PROVISIONS RECORDED UNDER C.F. NO. 20090530415 O.P.R.H.C.

**LEGEND**

B.L.	BUILDING LINE		BRICK
U.E.	UTILITY EASEMENT		
PVT.	PRIVATE		
P.A.E.	PERMANENT ACCESS EASEMENT		
	STONE		ADJOINING STRUCTURE
	CONCRETE		FENCE
	WOOD		

LEGAL DESCRIPTION: LOT 11, IN BLOCK I, OF COTTAGE GROVE, SECTION 8, REPLAT NO. 1, PARTIAL REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER FILM CODE NO. 659069 OF THE MAP RECORDS OF HARRIS 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 NOVEMBER 15, 2024 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.

*Richard Fussell*  
RPLS 4148

**CLIENT:**

GEORGIA ALICE MOORE PATTON KINSEL AND DANE GRISSOM

**ADDRESS:**

5628 COHN TERRACE LANE

www.survey1inc.com  
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:	TECH:
CM	WS
DRAFTER:	FINAL CHECK:
MC(V)	EF
DATE:	
NOV. 19, 2024	
JOB#	
11-143665-24	