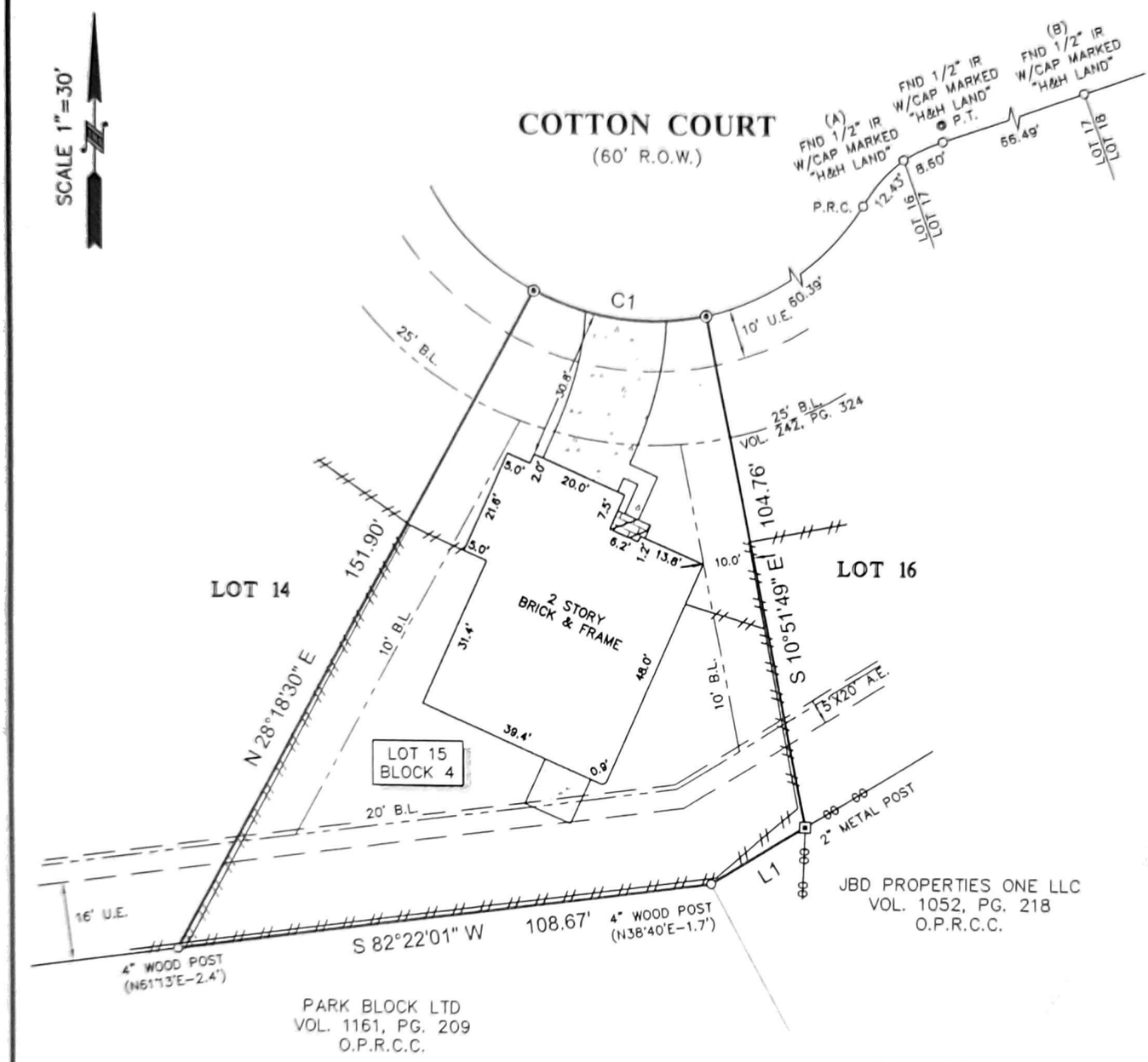
TITLE COMPANY:

SOUTH-LAND TITLE

281-428-8643

G.F. #:	ISSUE DATE:
BT1648153	09-16-16



LEGEND

CONCRETE
COVERED AREA
FENCE: WOOD / CHAIN LINK
SET 1/2" IR W/CAP MARKED "SURVEY-1"
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
BRICK

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 LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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 09-16-16, UNDER G.F. NO. BT1648153.
7. AN AGREEMENT WITH CENTERPOINT ENERGY FOR INSTALLATION, OPERATION & MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED IN C.F. NO. 2007023799.
8. EASEMENT GRANTED TO CENTERPOINT ENERGY AS RECORDED IN C.F. NO. 2006033542.

LINE	BEARING	DISTANCE
L1	S 58°07'10" W	22.06'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	35.74'	S 82°10'16" E	34.99'

(CALLED 34.18')

LEGAL DESCRIPTION:

LOT 15, IN BLOCK 4, OF COTTON WOOD ESTATES PHASE I, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN 2006011465 OF THE OFFICIAL RECORDS OF CHAMBERS COUNTY, TEXAS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 12, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT: TAMMY LYNN MADDOX

ADDRESS: 13602 COTTON COURT

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

FIELD CREW:	TECH:
MV	SB
DRAFTER:	FINAL CHECK:
JB	EF
DATE:	
10-13-16	
JOB#:	
10-49043-16	