



TITLE COMPANY:



281-516-6282

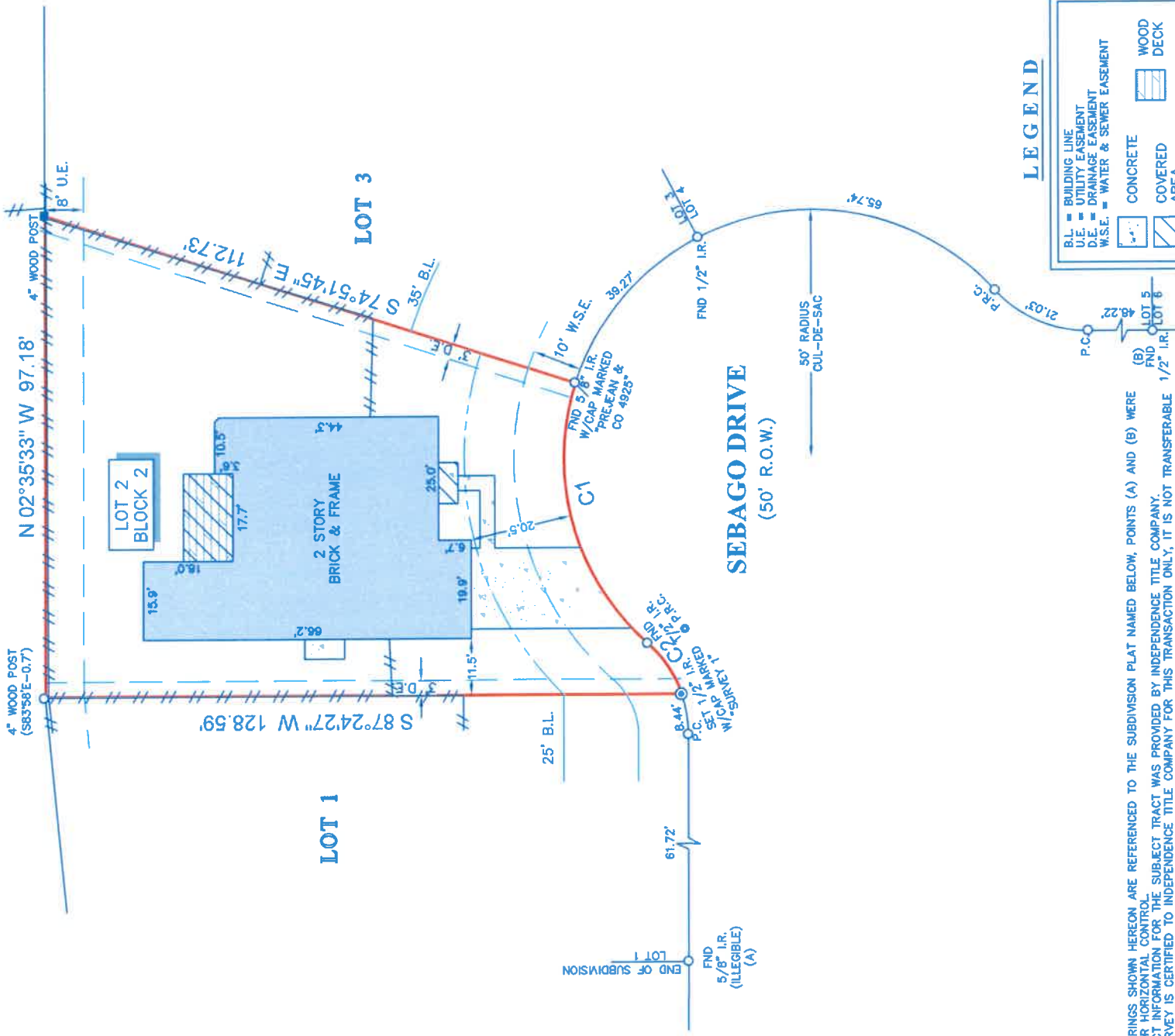
ISSUE DATE:  
JUNE 18, 2020

G.F. # 2031038-CLHD

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	50.00'	57.53'	S 17°49'39" E	54.41'	
C2	25.00'	12.59'	S 36°22'03" E	12.45'	

SCALE 1" = 30'

LOT 11



**LEGEND**

—	BUILDING LINE	—	CONCRETE
- - -	UTILITY EASEMENT	▨	COVERED AREA
- · - · -	DRAINAGE EASEMENT	▨	FENCE
- · - · -	W.S.E. WATER & SEWER EASEMENT	▨	WOOD DECK
—	WOOD DECK	—	WOOD

**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 INDEPENDENCE TITLE COMPANY.
3. THIS SURVEY IS CERTIFIED TO INDEPENDENCE TITLE COMPANY 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 JUNE 18, 2020, UNDER G.F. NO. 2031038-CLHD.
7. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT RECORDED DOCUMENT NO. 2007039702, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS, TYPE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE.

LEGAL DESCRIPTION: LOT 2, BLOCK 2, CABOT COVE SECTION 3, CITY OF PEARLAND, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 149-150, MAP RECORDS, BRAZORIA COUNTY, TEXAS.



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 JUNE 26, 2020 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*  
RICHARD FUSSELL  
RPLS# 4148

CLIENT: VICTORIA M GARCIA AND OMAR D GARCIA  
ADDRESS: 3504 SEBAGO DRIVE

www.survey1inc.com  
survey1@survey1inc.com



FIELD CREW: SK  
DRAFTER: MC(V)  
DATE: JUN. 26, 2020  
TECH: DC  
FINAL CHECK: EF  
JOB# 7-85352-20

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