

ADDRESS :2716 ARABELLE STREET
HOUSTON, TEXAS 77007

CLIENT :CHICAGO TITLE - MEMORIAL

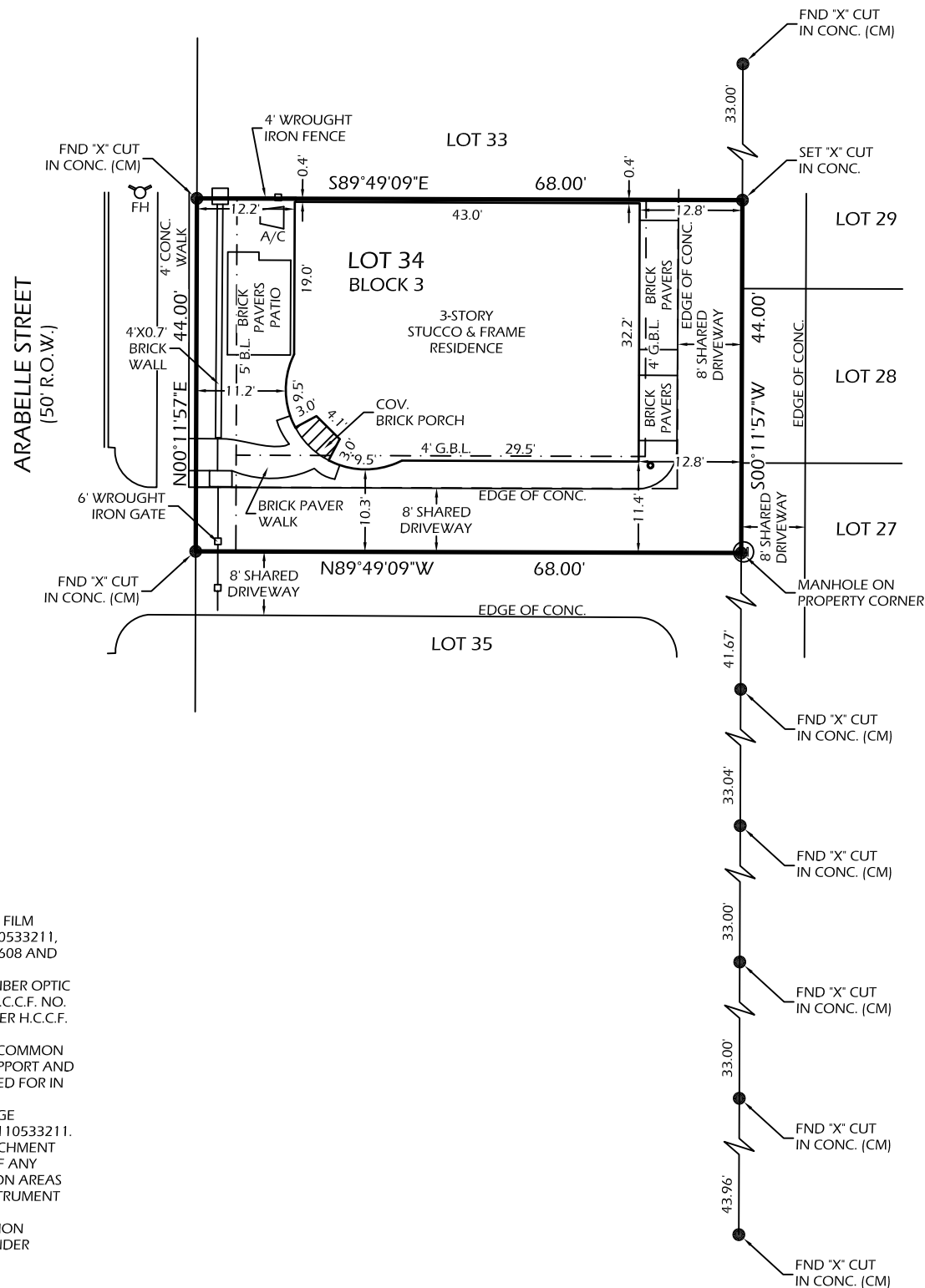
BUYER :DAVID HALLIMORE AND
MCHELLE HALLIMORE

A LAND TITLE SURVEY OF

LOT 34, IN BLOCK 3, OF COTTAGE GROVE SEC. 8, REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 639010 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



(BEARINGS BASED ON THE RECORDED PLAT)



SCHEDULE B EXCEPTIONS:

1. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN FILM CODE NOS. 633090 AND 639010 H.C.M.R.; H.C.C.F. NOS. 20110533211, 20120121625, RP-2016-466066, RP-2016-484607, RP-2016-484608 AND RP-2018-197408.
- 10.g. PERPETUAL TELECOMMUNICATION SYSTEM EASEMENT (FIBER OPTIC EASEMENT) SET FORTH IN INSTRUMENT RECORDED UNDER H.C.C.F. NO. J368272 AND AS RETAINED IN INSTRUMENT RECORDED UNDER H.C.C.F. NO. V978565.
- 10.h. NON-EXCLUSIVE EASEMENTS OVER AND THROUGH THE COMMON AREA FOR INGRESS, EGRESS, PUBLIC UTILITY, ENJOYMENT, SUPPORT AND REPAIR OF THE COMMON AREA AND EACH UNIT, AS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COTTAGE GROVE VILLAGE (COTTAGE GROVE SEC. 8) RECORDED UNDER H.C.C.F. NO. 20110533211.
- 10.i. A BLANKET MUTUAL EASEMENT COVERING ANY ENCROACHMENT CREATED BY CONSTRUCTION, SETTLING AND OVERHANGS OF ANY TOWNHOME ON THE COMMON AREAS AND OF THE COMMON AREAS ON ANY TOWNHOME, AS PROVIDED FOR IN RESTRICTIVE INSTRUMENT RECORDED UNDER H.C.C.F. NO. 20110533211.
- 10.j. AGREEMENT FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEMS EXECUTED BY CENTERPOINT ENERGY RECORDED UNDER H.C.C.F. NOS. 20110380576 AND 20130192981.

NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO CTH-MM-CTT20733577BC OF CHICAGO TITLE INSURANCE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

DATE: 12-03-2020

REVISION:

DRAWN BY: DP

APPROVED BY: DWG

PROJECT NO: GL-8214

Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



FLOOD INFORMATION

PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X-SHADED" ACCORDING TO F.I.R.M. MAP NO. 48201C0670M DATED 06-09-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGEND:

- H.C.M.R. - HARRIS COUNTY MAP RECORD
- H.C.D.R. - HARRIS COUNTY DEED RECORD
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- R.O.W. - RIGHT OF WAY
- CM - CONTROL MONUMENT
- I.R./I.P. - IRON ROD/IRON PIPE
- B.L. - BUILDING LINE
- G.B.L. - GARAGE BUILDING LINE
- M - MANHOLE
- FH - FIRE HYDRANT

GREENLEAF LAND SURVEYS, LLC
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