



TITLE COMPANY:

281-255-0364

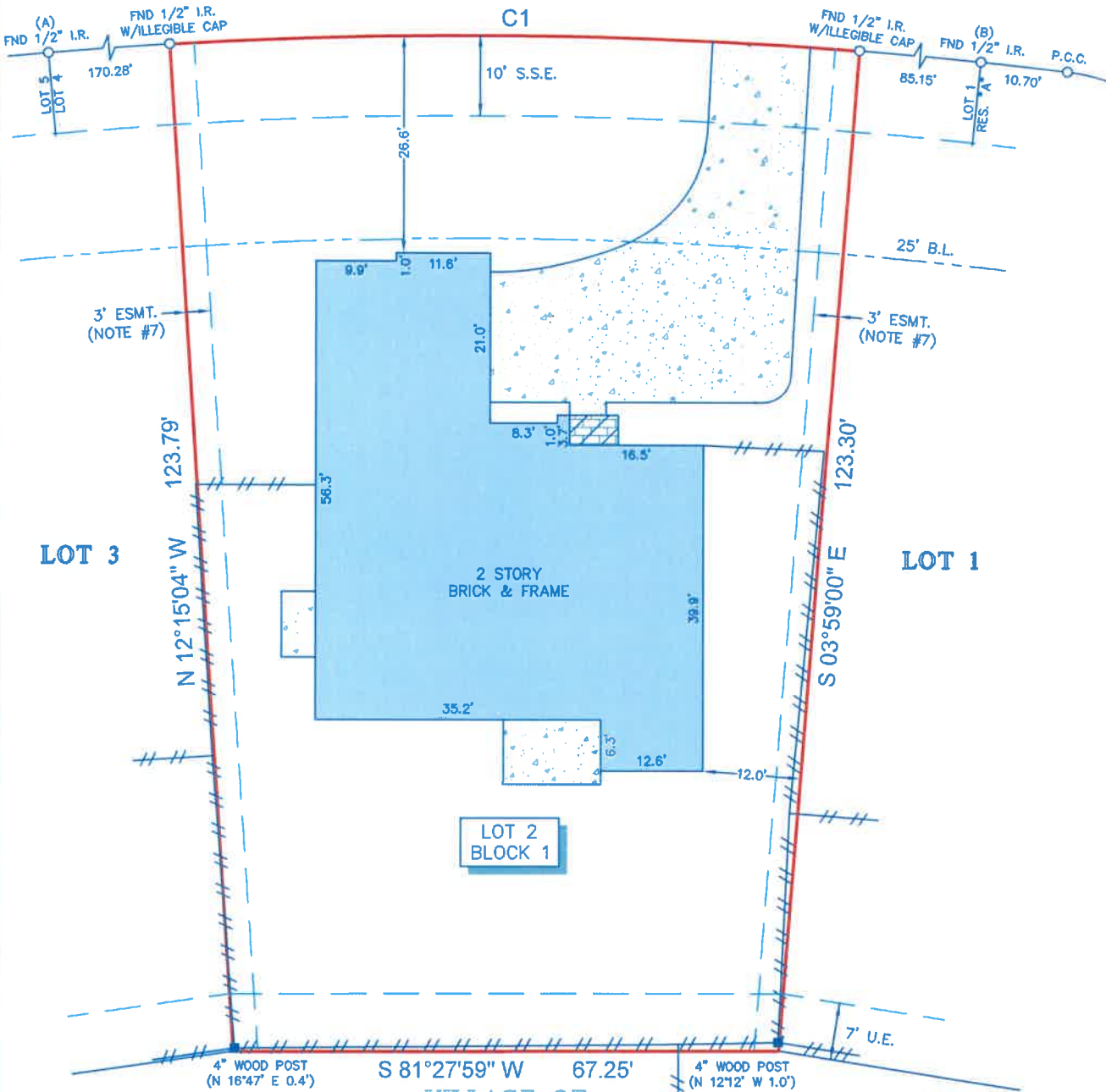
G.F. #: 24000295

ISSUE DATE: FEBRUARY 1, 2024



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	590.00'	85.13'	N 81°52'58" E	85.06'

ROCKY BRIAR LANE
(60' R.O.W.)



VILLAGE OF
NORTHPOINTE,
SECTION 1
F.C. NO. 514097
M.R.H.C.

- 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 FEBRUARY 1, 2024, UNDER G.F. NO. 24000295.
 7. EASEMENT FOR LOCATING AND CONSTRUCTING DRAINAGE SWALES, AS RECORDED IN CLERK'S FILE NO. V899532.
 8. RELEASE OF AERIAL EASEMENT AS RECORDED IN C.F. NOS. W521049 & W594492.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	BRICK	B.L.	BUILDING LINE
		U.E.	UTILITY EASEMENT
		S.S.E.	SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF VILLAGES OF NORTHPOINTE, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 514101 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 BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 2, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT:
ANDREW K. WEIBUST AND LAUREN O. WEIBUST

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Survey 1, Inc.
Your Land Survey Company

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

FIELD CREW: WT	TECH: WS
DRAFTER: LG3	FINAL CHECK:
DATE: 2-6-24	
JOB# 2-131355-24	