

TITLE COMPANY:

MILLENNIAL TITLE

346-701-7236

G.F. #: 24-1240

ISSUE DATE: OCTOBER 25, 2024



LAND TITLE SURVEY

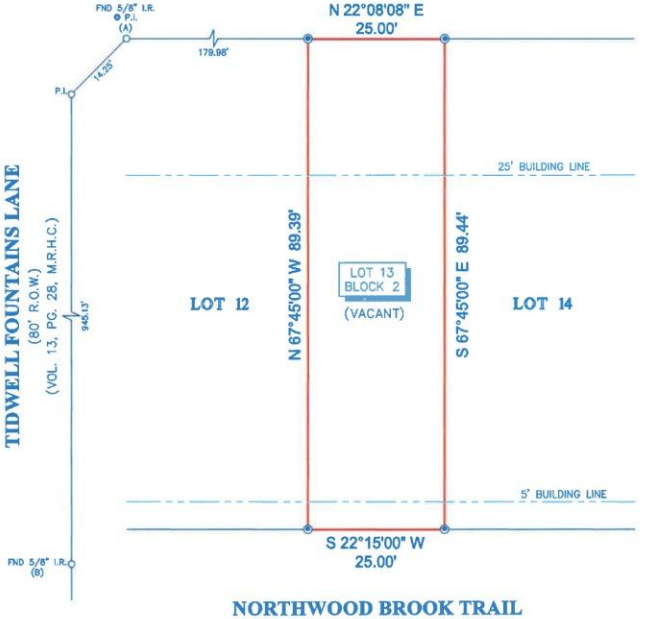
0' 10' 20' 40'

SCALE 1"=20'



NORTH WAYSIDE DRIVE

(100' R.O.W.)(VOL. 13, PG. 28, M.R.H.C.)



NORTHWOOD BROOK TRAIL

(28' R.O.W.)(P.A.E.)

LEGEND

SET 1/2" I.R. @ W/CAP MARKED "SURVEY 1"

B.L. = BUILDING LINE

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 OCTOBER 25, 2024, UNDER G.F. NO. 24-1240.
7. COMMON AREA AGREEMENT AS SET FORTH IN C.F. NO. 20070549410.
8. UNDERGROUND ELECTRIC SERVICE AGREEMENT AS SET FORTH IN VOL. 7932, PG. 255.

LEGAL DESCRIPTION: LOT 13, IN BLOCK 2, OF PARK NORTH PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN/UNDER FILM CODE NO. 699987, OF THE MAP RECORDS OF HARRIS 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 29, 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: LIFE EXPERTS HOMES LLC

ADDRESS: NORTHWOOD BROOK TRAIL

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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: JF	TECH: SF
DRAFTER: MH	FINAL CHECK: EF

DATE: OCT. 31, 2024

JOB#: 10-143023-24