



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, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
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 AUGUST 15, 2023, UNDER G.F. NO. 2370737SP.
7. ACCESS EASEMENT AGREEMENT AS SET FORTH IN C.F. NO. X655150.

LEGAL DESCRIPTION: LOT 11, IN BLOCK 5, OF PONDEROSA PARK TOWNHOMES, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 550053, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

 <p>RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR</p>	<p>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 SEPTEMBER 7, 2023 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.</p> <p><i>[Signature]</i> RICHARD FUSSELL 09/15/2023 4148</p>	<p>CLIENT: KBAKE PROPERTIES, LLC</p> <p>ADDRESS: 2006 MARCHWOOD MANOR DRIVE</p>	<p>FIELD CREW: MW</p> <p>DRAFTER: MH</p> <p>DATE: SEP. 7, 2023</p> <p>JOB# 8-127129-23</p>	
	<p>www.survey1inc.com survey1@survey1inc.com</p> <p>Survey 1, Inc. Your Land Survey Company</p> <p>Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382</p>	<p>TECH: WS</p> <p>FINAL CHECK: EF</p>		