



TITLE COMPANY:



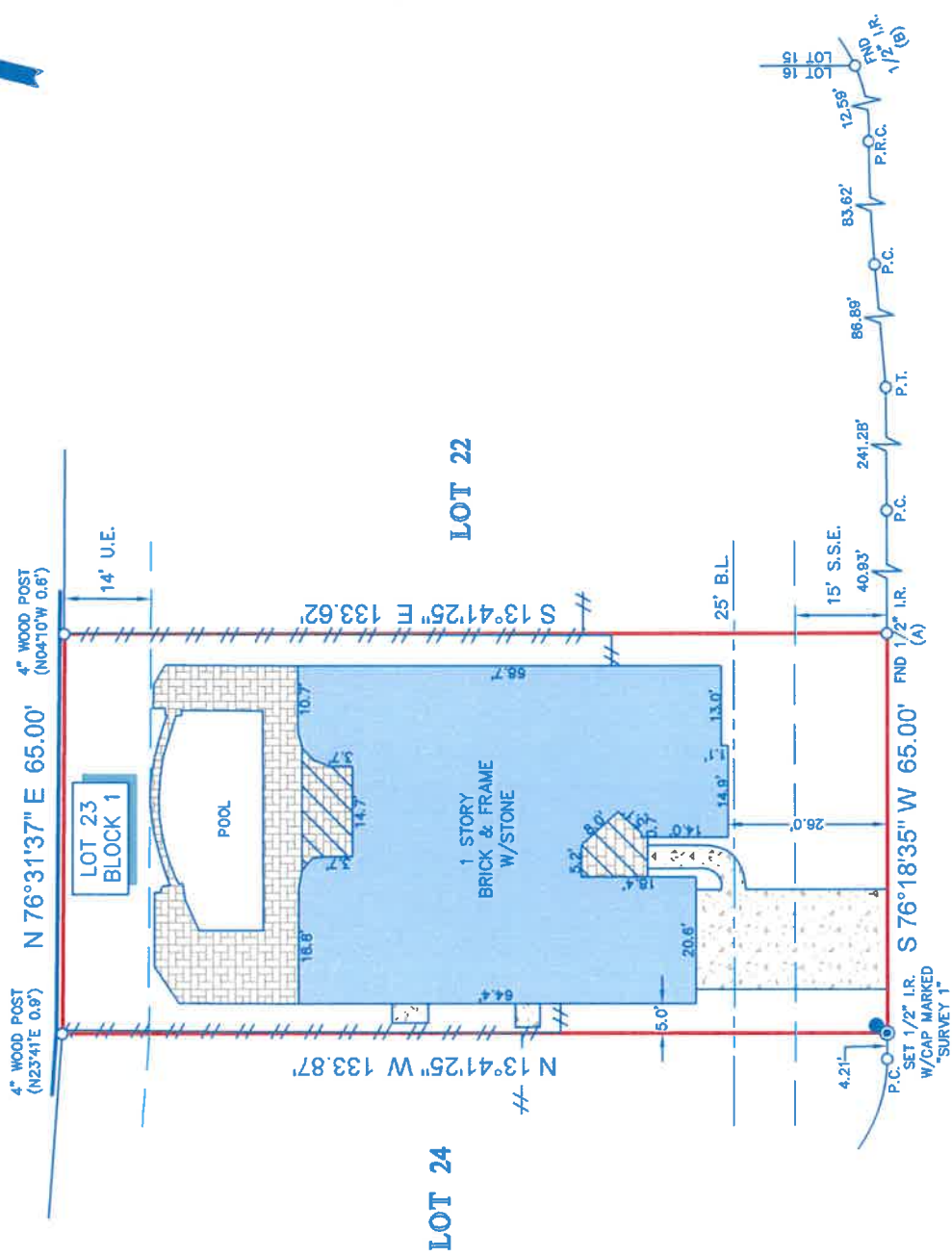
EMPOWER TITLE

346-386-0800

G.F. #: 24135501ETX
ISSUE DATE: MARCH 7, 2024



RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE



AMBLER SPRINGS DRIVE (PVT.) (60' P.A.E. & P.U.E.)

LEGEND

---	BUILDING LINE
---	UTILITY EASEMENT
---	SANITARY SEWER EASEMENT
---	PVT.
---	PERMANENT ACCESS EASEMENT
---	PUBLIC UTILITY EASEMENT
---	STONE WALL
●	SANITARY MANHOLE
---	CONCRETE
---	COVERED AREA
---	FENCE
---	WOOD
---	STONE
---	BRICK

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 7, 2024, UNDER G.F. NO. 24135501ETX.
- AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN G.F. NO. 2013010436.
- SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES AS RECORDED IN G.F. NO. 2013010436.
- TERMS AND PROVISIONS OF THAT CERTAIN DETENTION BASIN AND DRAINAGE EASEMENT AS RECORDED IN G.F. NO. 20120202331.

LEGAL DESCRIPTION: LOT 23, IN BLOCK 1, OF WILDWOOD AT NORTHPOINTE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 649108, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S 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 MARCH 20, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLM# 4148

CLIENT: ROBERT ANDERSON AND JOAN ANDERSON
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Survey 1, Inc.
Your Land Survey Company

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FIELD CREW:	LG	TECH:	AH
DRAFTER:	MC(V)	FINAL CHECK:	LT
DATE:	MARCH 22, 2024	JOB#	3-132687-24