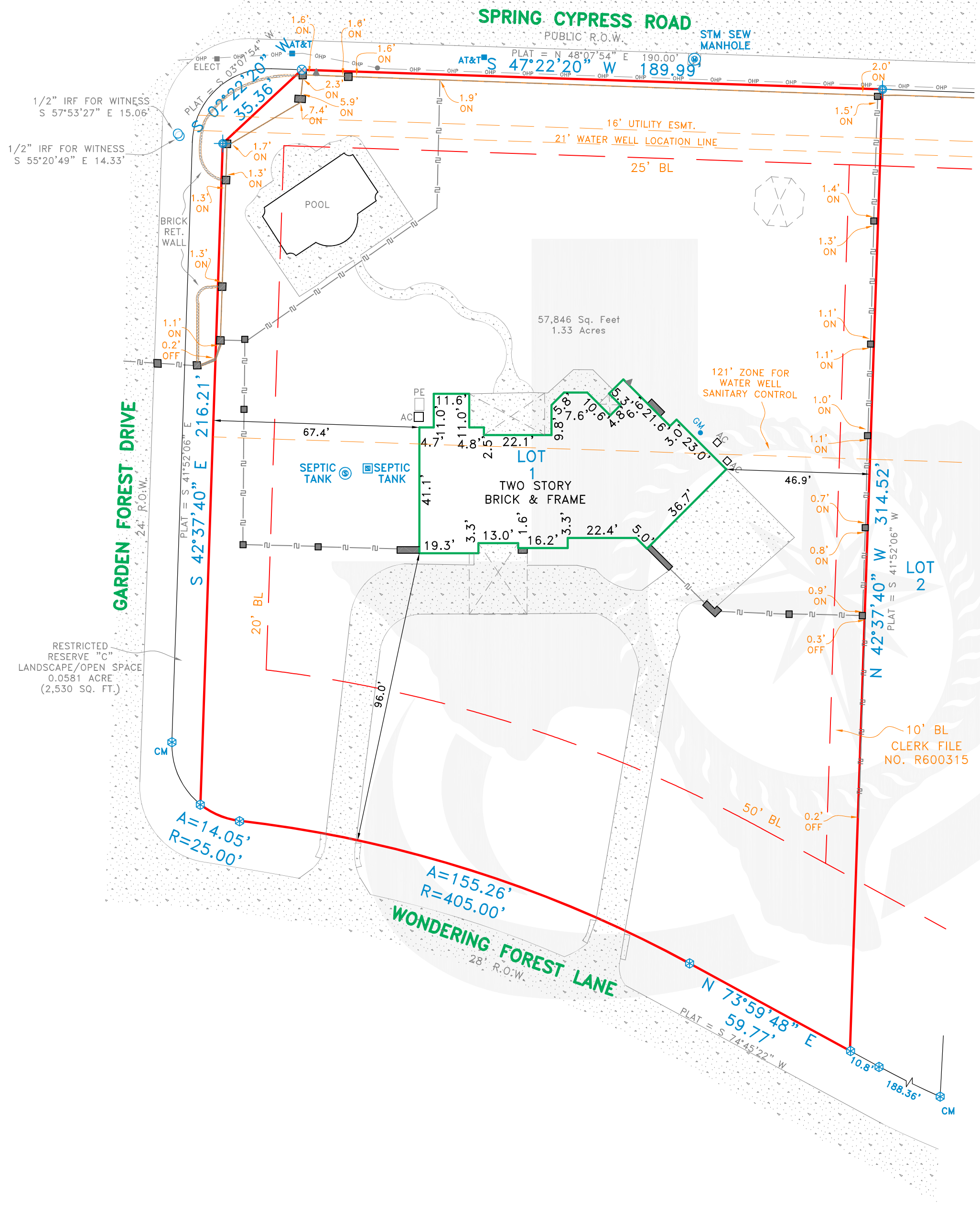


12719 Wandering Forest Drive

Lot One (1), in Block One (1), of Northpointe Forest, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 371131 of the Map Records of Harris County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Jimmy R. Godwin and Independence Title, in connection with the transaction described in G.F. 342400100 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of February, 2024

*[Signature]*  
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0240M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. LOMR 15-06-1734P EFF. 1/11/2016

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN FILM CODE NO. 371131  
CLERK'S FILE NO. R600315, R831168, U066016, U155383, U630467, U634613, V294925, V649810, X058463, X463967, X582796, 20070361016, 20090567593, 20130646812, 20150126037, 20150354447, RP-2021-342768, RP-2021-611792, RP-2022-44822, RP-2022-44823, RP-2022-44824, RP-2022-44825, RP-2022-87953, RP-2022-122601, RP-2022-126158 AND RP-2022-273187

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊗	FENCE POST CORNER
⊗	"x" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	02/21/24	2402371	342400100	S.G.

**FINAL SURVEY**

NORTHPOINTE FOREST

CITY OF TOMBALL, HARRIS COUNTY, TEXAS

12719 WANDERING FOREST DRIVE