



FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

**PIN POINT**  
Surveying & Mapping  
LLC.



**BANYAN DRIVE**  
(60' R.O.W., VOL. 18, PG. 183, P.R.B.C.)  
REFERENCE BEARING  
N 37° 08' 04\"/>

LOT 12, BLOCK 8  
**OAK FOREST S/D**

COMMUNITY NO: 485484 PANEL NO: 0615 SUFFIX: K. ZONE: X. BASE: N/A MAP REVISED: 12/30/20  
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES: PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: LAKE JACKSON  
1) BUILDING LINES AND EASEMENTS PER PLAT & VOL. 1191, PG. 496, D.R.B.C.  
2) BUILDING LINES PER PER VOL. 1191, PG. 496, D.R.B.C. ARE 30' FRONT, 5' SIDE & 10' REAR.  
3) EASEMENTS PER VOL. 1561, PG. 564, D.R.B.C. IS CONGRUENT WITH EASEMENTS AS SHOWN ABOVE.  
4) BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOTS 11 THRU 13, BEING - N 37° 08' 04\"/>

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: ALAMO TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. ATCH22123152 DATED: 09/14/2022

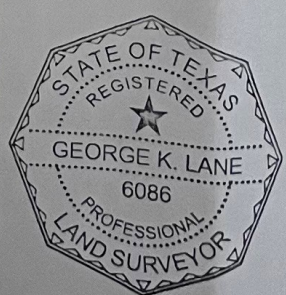
ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: ALAMO TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
223 BANYAN DRIVE IN THE CITY OF LAKE JACKSON, TEXAS.  
Lot Twelve (12), in Block Eight (8), of the REPLAT OF BLOCK 8 AND 9 OF OAK FOREST SUBDIVISION, in Brazoria County, Texas, according to the recorded map or plat thereof in Volume 15, Page 183 of the Plat Records of Brazoria County, Texas.

Drawn by: ASMF  
Job No.: 2022-1051  
Request: ALAMO TITLE  
Book No: PPO191  
Scale: 1" = 30'  
Date: 10/05/2022

**LEGEND**

	GRAVEL		CHAIN-LINK		U.E. UTILITY EASEMENT
	COVERED		WOOD FENCE		A.E. AERIAL EASEMENT
	CONCRETE		IRON FENCE		B.L. BUILDING LINE
			R.O.W. RIGHT-OF-WAY		I.R. IRON ROD
			I.P. IRON PIPE		D.E. DRAINAGE E'SMNT
			CONTROLLING MONUMENT		



Borrower(s):  
EDDIE DAMIAN  
CAROLINA A. DAMIAN

George K. Lane, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

