

SURVEY

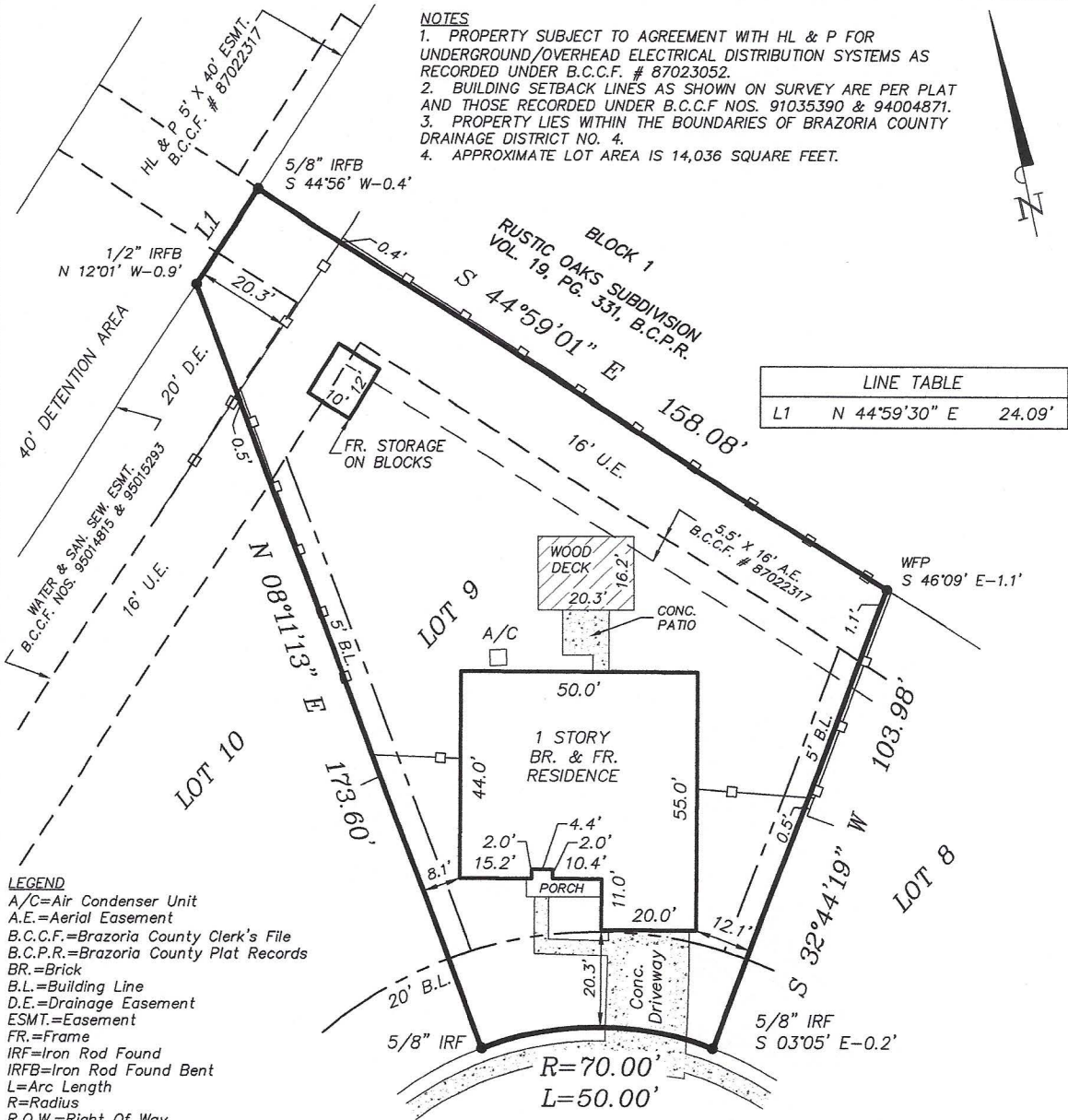
OF THE PROPERTY LOCATED AT 3717 EAST PIN OAK DRIVE, BEING LOT 9, IN BLOCK 1, OF AMENDING PLAT OF OAKBROOK, SECTION 1, PHASE 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER VOLUME 19, PAGE 41 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

NOTES

1. PROPERTY SUBJECT TO AGREEMENT WITH HL & P FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS AS RECORDED UNDER B.C.C.F. # 87023052.
2. BUILDING SETBACK LINES AS SHOWN ON SURVEY ARE PER PLAT AND THOSE RECORDED UNDER B.C.C.F NOS. 91035390 & 94004871.
3. PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4.
4. APPROXIMATE LOT AREA IS 14,036 SQUARE FEET.



LINE TABLE		
L1	N 44°59'30" E	24.09'



LEGEND

- A/C=Air Condenser Unit
- A.E.=Aerial Easement
- B.C.C.F.=Brazoria County Clerk's File
- B.C.P.R.=Brazoria County Plat Records
- BR.=Brick
- B.L.=Building Line
- D.E.=Drainage Easement
- ESMT.=Easement
- FR.=Frame
- IRF=Iron Rod Found
- IRFB=Iron Rod Found Bent
- L=Arc Length
- R=Radius
- R.O.W.=Right Of Way
- U.E.=Utility Easement
- WFP=Wood Fence Post

EAST PIN OAK DRIVE

50' R.O.W.

TO: GUILD MORTGAGE COMPANY, LLC and SOUTH LAND TITLE, LLC, EXCLUSIVELY.

I, TODD J. SLATON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5082, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CONFORMS TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS; THE SIZE, LOCATION AND TYPES OF IMPROVEMENTS ARE SHOWN. THERE ARE NO APPARENT VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN. ALL EASEMENTS SHOWN ARE PER THE REFERENCE PLAT UNLESS NOTED OTHERWISE. THIS SURVEY WAS PREPARED SPECIFICALLY FOR THIS TRANSACTION ONLY. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ANY OTHER USE. CERTIFICATION SHOWN IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF TODD J. SLATON IN BLUE INK. ALL 1/2 INCH IRON RODS SET WITH CAP STAMPED "TRUE MERIDIAN".

Todd J. Slaton
TODD J. SLATON, RPLS NO. 5082

9/1/22
DATE

FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 480077 0065 K, MAP REVISED DEC. 30, 2020. THIS PROPERTY LIES IN FLOOD ZONE X.

PURCHASER: CODY R. ROSENBALM
& SUMMER ROSENBALM
SOUTH LAND TITLE LLC.
G.F. NO. PW2294095

NOT FOR CONSTRUCTION

SCALE: 1" = 30'
DATE
SURVEYED: AUG. 30, 2022
JOB NO. 22-3384

