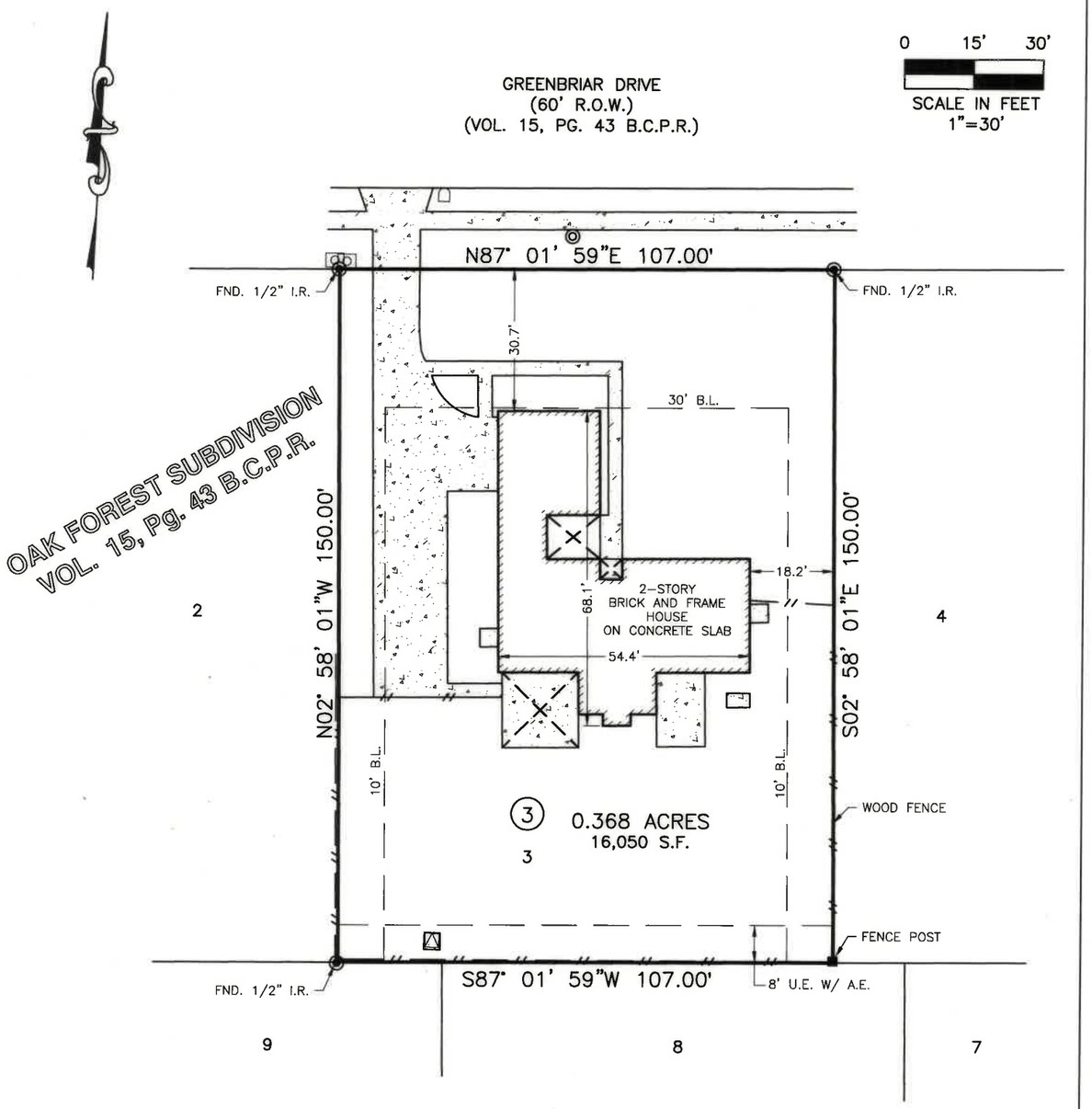
LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE	U.E. = UTILITY EASEMENT	= FOUND MONUMENT AS NOTED	= GAS METER	= LIGHT POLE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS	A.E. = AERIAL EASEMENT	= SET 5/8" CIR "BAKER&LAWSON"	= WATER VALVE	= FIRE HYDRANT
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS	D.E. = DRAINAGE EASEMENT	= MANHOLE	= INLET	= BENCHMARK
VOL., Pg. = VOLUME, PAGE	B.L. = BUILDING LINE	= CLEAN OUT	= GUY	
P.O.B. = POINT OF BEGINNING	S.F. = SQUARE FEET	= WATER METER	= SIGN	
P.O.C. = POINT OF COMMENCEMENT	No. = NUMBER	= POWER POLE	= MAIL BOX	
C.I.R. = CAPPED IRON ROD	FND. = FOUND	= TELEPHONE PEDESTAL	= UTILITY BOX	
I.R. = IRON ROD	R.O.W. = RIGHT-OF-WAY			
I.P. = IRON PIPE				



REVISED:

FOR: CODY JAMES LACOMBE JR. AND CRYSTAL LEE LACOMBE
ADDRESS: 106 GREENBRIAR DRIVE, LAKE JACKSON
TITLE COMMITMENT: ATCH20101629, ALAMO TITLE INSURANCE
EFFECTIVE: AUGUST 30, 2020

PLAT OF SURVEY

BEING A 0.368 ACRE TRACT
LOT 3, BLOCK 3 OF OAK FOREST SUBDIVISION
VOL. 15, Pg. 43 B.C.P.R.
IN THE J.E. GROCE SURVEY, ABSTRACT No. 66
IN BRAZORIA COUNTY, TEXAS

NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. PROPERTY RESTRICTIONS: VOL. 15, PG. 43 B.C.P.R.; VOL. 1191, PG. 496; VOL. 1191, PG. 500; VOL. 1240, PG. 857 B.C.D.R.
4. BUILDING LINES AND EASEMENTS SHOWN HEREON ARE RECORDED IN VOL. 15, PG. 43 B.C.P.R.
5. THE SURVEYED TRACT IS SUBJECT TO AN AGREEMENT RECORDED IN VOL. 1332, PG. 640; VOL. 1359, Pg. 157; VOL. 1405, PG. 926; AND VOL. 1421, PG. 454 B.C.D.R.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 17TH DAY OF SEPTEMBER 2020.

Devin Royal 9-23-2020

DEVIN R. ROYAL — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

STATE OF TEXAS
REGISTERED
DEVIN R. ROYAL
6667
PROFESSIONAL
LAND SURVEYOR

FEMA MAP NO.: 48039C0620H
REVISED DATE: JUNE 5, 1989
FLOOD ZONE: X UNSHADED

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

Baker & Lawson Inc.
300 East Cedar, Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 14324	SCALE: 1"= 30'	DATE: 09/21/2020	DWG. NO.: 14324-TS	DRAWN BY: BWB	CHK. BY: DRR

z:\14000s\14300s\14324\ENGINEERING-SURVEY\SURVEY\DRAFT\14324-TS.DWG 9/23/20 Devin Royal