

**PINPOINT SURVEYING & MAPPING**

P.O. BOX 3344

LAKE JACKSON, TX 77566

979-299-3373

pinpointsurvey@sbcglobal.net

www.pinpointsurvey.com



**BILL TO**

Capital Title, LJ  
130-A Parking Way  
775  
Lake Jackson, TX

**SHIP TO**

Capital Title, LJ  
Capital Title, LJ  
130-A Parking Way  
Lake Jackson, TX 77566

**INVOICE 18-1059**

**DATE 12/13/2018 TERMS Net 15**

**DUE DATE 12/28/2018**

**DATE ACTIVITY DESCRIPTION**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/13/2018	Survey	Single Lot Residential Survey	1	425.00	425.00T

246 Forest Drive, Lake Jackson, Texas  
Lot 23, Block 2 Lake Forest S/D  
Buyers: Colt and Laura Tidwell

SUBTOTAL

425.00

TAX (8.25%)

35.06

TOTAL

460.06

**TOTAL DUE**

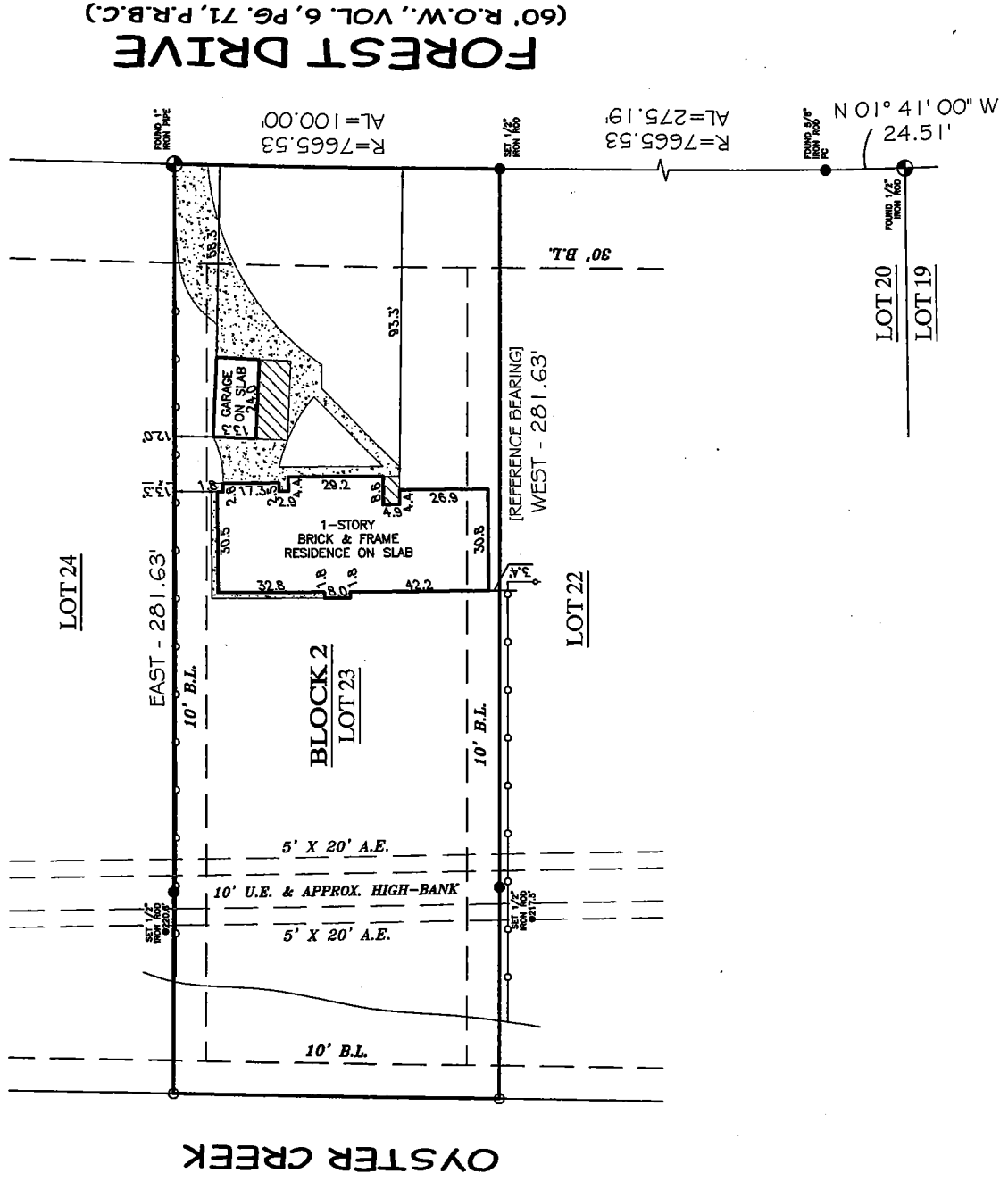
**\$460.06**



FIRM REGISTRATION NO. 10156700

**Surveying & Mapping  
POINT  
LLC.**

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



**FOREST DRIVE**  
(60' R.O.W., VOL. 6, PG. 71, P.R.B.C.)

**LOT 23, BLOCK 2  
LAKE FOREST S/D**

COMMUNITY NO. 465484 PANEL NO. 0020 SURV. II ZONE, X, BASE, M.A. MAP REVISED, 6/5/09

I have consulted the HUD-FM Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat herein 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.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: CAPITAL TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 18-392423-LJ, DATED: 11/16/2018.

PREPARED EXCLUSIVELY FOR: CAPITAL TITLE

This is to certify that I have made an on the ground survey of the property located at:

246 FOREST DRIVE IN THE CITY OF LAKE JACKSON, TEXAS.  
Lot No. Twenty-three (23) in Block No. Two (2) of Lake Forest Subdivision, out of the Jared E. Groce 5-1/2 Leagues, Abstract 66, Brazoria County, Texas, according to the map and plat thereof duly recorded in Volume 6 at Page 71 of the Plat Records in the Office of the County Clerk of Brazoria County, Texas.

**NOTES:**

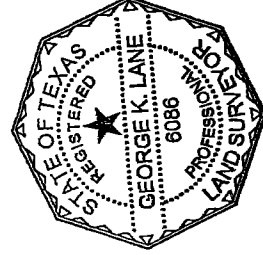
- 1) BUILDING LINES AND EASEMENTS PER PLAT AND VOL. 663, PG. 611, P.R.B.C.
- 2) REFERENCE BEARING BASED ON THE COMMON LOT LINE OF LOTS 22 AND 23, BEING WEST.

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

Drawn By: CRB  
Job No.: 2018-1059  
Request: CAPITAL TITLE  
Book No: PP138  
Scale: 1" = 40'  
Date: 12/10/2018

**LEGEND**

- ASPHALT
- CEMENT
- CONCRETE
- CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- I.R. IRON ROD
- IRON PIPE
- D.E. DRAINAGE EASEMENT
- CHAIN-LINK
- FOOD FENCES
- WATER'S EDGE



Borrower(s):  
COLT TIDWELL  
LAURA TIDWELL

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

