

PIN

FIRM REGISTRATION NO. 10156700

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

POINT

Surveying & Mapping,

LLC

OPEN BAY DRIVE
(60' R.O.W., VOL. 312, PG. 64, M.R.H.C.)



DUNES DRIVE
(60' R.O.W., VOL. 312, PG. 64, M.R.H.C.)

OAKS AT NEWPORT S/D, SEC. I
(VOL. 312, PG. 64, M.R.H.C.)

BLOCK 2
LOT 14

LOT 13

LOT 12

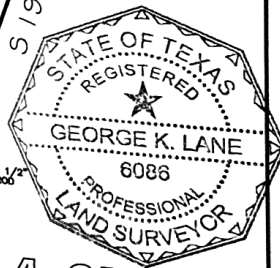
FOUND 5/8" IRON ROD
FOUND 1/2" IRON ROD
P.O.B.
FOUND 1/2" IRON ROD

GERONIMO BB, LLC
CALLED 0.1420 ACRES
CCFN: RP-2020-465406
O.R.H.C.

0.137 ACRES
MARVIN ODELL VINSON &
ALYCE M. VINSON
CALLED 5962.2456 S.F.
CCFN: J072148
O.R.H.C.

DANNA ZANDONATTI
CALLED 0.2583 ACRES
CCFN: RP-2023-207566
O.R.H.C.

TRANSFORMER BOX



HUMPHREY JACKSON SURVEY, A-37

COMMUNITY NO. 480287, PANEL NO. 0540, SUFFIX: L, ZONE: X, BASE: N/A, MAP REVISED: 06/18/07
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 plot; 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:

- 1) BEARINGS ARE BASED ON THE NORTHWEST LINE OF CALLED 0.1420 ACRE TRACT, BEING - N 13° 10' 00" E.
- 2) 8' U.E. & 5' X 20' A.E. PER VOL. 312, PG. 64, M.R.H.C.
- 3) 10' U.E. & 10' X 15'-19.2' A.E. PER CCFN: H188473, H188474 & H188475, O.R.H.C.

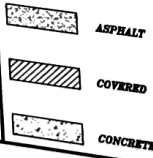
ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: CHICAGO TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. CTT25785514 & CTT25785516, DATED: 06-10-25

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.

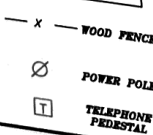
PREPARED EXCLUSIVELY FOR: CHICAGO TITLE
This is to certify that I have made an on the ground survey of the property located at:
DUNES DRIVE, CROSBY, TEXAS.
Being a 0.137 acre tract of land, situated in the Humphrey Jackson Survey, Abstract 37, Harris County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s):
BENJAMIN MOYA-TREVINO
GREGORIA MOYA FLORES

Drawn by: BWB
Job No.: 2025-0658
Request: CHICAGO TITLE
Book No: SAM
Scale: 1" = 30'
Date: 06-25-25



LEGEND



CONTROLLING MONUMENT
CORNER
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
I.P. IRON ROD
I.P. IRON PIPE
FND. FOUND

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



0.137 Acres
Humphrey Jackson Survey, Abstract No. 37
Harris County, Texas

Being a 0.137 acre tract of land, situated in the Humphrey Jackson Survey, Abstract 37, Harris County, Texas and being all of the same called 5962.2456 S.F. tract conveyed to Marvin Odell Vinson and Alyce M. Vinson recorded in County Clerk's File No. J072148 of the Official Public Records of Real Property of Harris County, Texas, and being more fully described by metes and bounds as follows: (Bearings based on the Northwest line of a called 0.1420 acre tract conveyed to Geronimo BB, LLC recorded in County Clerk's File No. RP-2020-465406 of the Official Public Records of Real Property of Harris County, Texas, being - North 13° 10' 00" East.)

BEGINNING at a 1/2" iron rod found in the Southeast right-of-way of Dunes Drive (60' R.O.W. Vol. 312, Pg. 64, M.R.H.C.) for the Northwest corner of called 5962.2456 S.F. tract, the Southwest corner of called 0.1420 acre tract, and being the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract; said iron rod bears South 13° 10' 00" West [Reference Bearing] – 145.00 feet from a 1/2" iron rod found at the intersection of the Southeast right-of-way of Dunes Drive and the Southwest right-of-way of Open Bay Drive (60' R.O.W. Vol. 312, Pg. 64, M.R.H.C.) for the Northwest corner of Lot 14, Block 2 of Oaks at Newport S/D, Sec I, recorded in Volume 312, Page 64 of the Map Records of Harris County, Texas;

THENCE South 76° 50' 00" East – 135.00 feet along the common line between called 5962.2456 S.F. tract and called 0.1420 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northeast corner of called 5962.2456 S.F. tract, the Southeast corner of called 0.1420 acre tract and being the Northeast corner of the herein described tract;

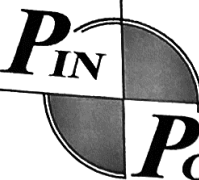
THENCE South 19° 30' 25" West – 45.27 feet along the Southeast line of called 5962.2456 S.F. tract to a 1/2" iron rod found for the Southeast corner of called 5962.2456 S.F. tract, the Northeast corner of a called 0.2583 acre tract conveyed to Danna Zandonatti recorded in County Clerk's File No. RP-2023-207586 of the Official Public Records of Real Property of Harris County, Texas, and being the Southeast corner of the herein described tract;

THENCE North 76° 50' 00" West – 130.00 feet along the common line between called 5962.2456 S.F. tract and called 0.2583 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southeast right-of-way of Dunes Drive for the Southwest corner of called 5962.2456 S.F. tract, the Northwest corner of called 0.2583 acre tract, and being the Southwest corner of the herein described tract;

THENCE North 13° 10' 00" East – 45.00 feet along the Southeast right-of-way of Dunes Drive and the Northwest line of called 5962.2456 S.F. tract to the **PLACE OF BEGINNING** and containing 0.137 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on June 25th, 2025.*

George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
P.O. Box 3344 Lake Jackson, Tx 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com -- email





FIRM REGISTRATION NO. 10156700

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

Surveying & Mapping, LLC

OPEN BAY DRIVE
(60' R.O.W., VOL. 312, PG. 64, M.R.H.C.)



DUNES DRIVE
(60' R.O.W., VOL. 312, PG. 64, M.R.H.C.)

OAKS AT NEWPORT S/D, SEC. I
(VOL. 312, PG. 64, M.R.H.C.)

BLOCK 2
LOT 14

LOT 13

LOT 12

TRACT 1
P.O.B.
FOUND 5/8" IRON ROD

REFERENCE BEARING
N 13° 10' 00" E

FOUND 5/8" IRON ROD

SET 1/2" IRON ROD

DANNA ZANDONATTI
CALLED 0.2583 ACRES
CCFN: RP-2023-207586
O.R.H.C.

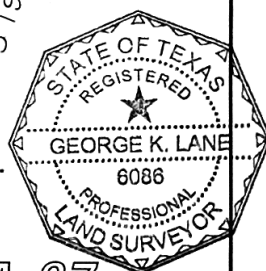
MARVIN ODELL VINSON &
ALYCE M. VINSON
CALLED 5962.2456 S.F.
CCFN: J072148
O.R.H.C.

0.142 ACRES
GERONIMO BB, LLC
CALLED 0.1420 ACRES
CCFN: RP-2020-465406
O.R.H.C.

8' U.E.
5' X 20' A.E.

TRANSFORMER BOX

SET 1/2" IRON ROD



0.142 ACRES

HUMPHREY JACKSON SURVEY, A-37

COMMUNITY NO: 480287 PANEL NO: 0540 SUFFIX: L ZONE: X BASE: N/A MAP REVISED: 06/18/07

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 plat 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:

- 1) BEARINGS ARE BASED ON THE NORTHWEST LINE OF CALLED 0.1420 ACRE TRACT, BEING - N 13° 10' 00" E.
- 2) 8' U.E. & 5' X 20' A.E. PER VOL. 312, PG. 64, M.R.H.C.
- 3) 10' U.E. & 10' X 15'-19.2' A.E. PER CCFN: H188473, H188474 & H188475, O.R.H.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: CHICAGO TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. CTT25785514 & CTT25785516 DATED: 06-10-25

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: CHICAGO TITLE

This is to certify that I have made an on the ground survey of the property located at:
DUNES DRIVE, CROSBY, TEXAS.

Being a 0.142 acre tract of land, situated in the Humphrey Jackson Survey, Abstract 37, Harris County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s):

BENJAMIN MOYA-TREVINO
GREGORIA MOYA FLORES

Drawn by: BWB

Job No.: 2025-0658

Request: CHICAGO TITLE

Book No: SAM

Scale: 1" = 30'

Date: 06-25-25

LEGEND

ASPHALT

COVERED

CONCRETE

WOOD FENCE

POWER POLE

TELEPHONE PEDESTAL

CONTROLLING MONUMENT

CORNER

U.E. UTILITY EASEMENT

A.E. AERIAL EASEMENT

B.L. BUILDING LINE

R.O.W. RIGHT-OF-WAY

I.R. IRON ROD

I.P. IRON PIPE

FND. FOUND

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



0.142 Acres
Humphrey Jackson Survey, Abstract No. 37
Harris County, Texas

Being a 0.142 acre tract of land, situated in the Humphrey Jackson Survey, Abstract 37, Harris County, Texas and being all of the same called 0.1420 acre tract conveyed to Geronimo BB, LLC recorded in County Clerk's File No. RP-2020-465406 of the Official Public Records of Real Property of Harris County, Texas, and being more fully described by metes and bounds as follows: (Bearings based on the Northwest line of called 0.1420 acre tract, being - North 13° 10' 00" East.)

BEGINNING at a 5/8-inch iron rod found in the Southeast right-of-way of Dunes Drive (60' R.O.W. Vol. 312, Pg. 64, M.R.H.C.) for the Northwest corner of called 0.1420 acre tract, the Southwest corner of Lot 14, Block 2 of Oaks at Newport S/D, Sec I, recorded in Volume 312, Page 64 of the Map Records of Harris County, Texas, and being the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract; said iron rod bears South 13° 10' 00" West – 100.00 feet from a 1/2" iron rod found at the intersection of the Southeast right-of-way of Dunes Drive and the Southwest right-of-way of Open Bay Drive (60' R.O.W. Vol. 312, Pg. 64, M.R.H.C.) for the Northwest corner of said Lot 14, Block 2;

THENCE South 76° 50' 00" East – 140.00 feet along the Northeast line of called 0.1420 acre tract and the Southwest line of Lots 14, 13 and 12 of Oaks at Newport S/D to 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northeast corner of called 0.1420 acre tract and being the Northeast corner of the herein described tract;

THENCE South 19° 30' 25" West – 45.28 feet along the Southeast line of called 0.1420 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southeast corner of called 0.1420 acre tract, the Northeast corner of a called 5962.2456 S.F. tract conveyed to Marvin Odell Vinson and Alyce M. Vinson recorded in County Clerk's File No. J072148 of the Official Public Records of Real Property of Harris County, Texas, and being the Southeast corner of the herein described tract;

THENCE North 76° 50' 00" West – 135.00 feet along the common line between called 0.1420 acre tract and called 5962.2456 S.F. tract to a 1/2" iron rod found in the Southeast right-of-way of Dunes Drive for the Southwest corner of called 0.1420 acre tract, the Northwest corner of called 5962.2456 S.F. tract, and being the Southwest corner of the herein described tract;

THENCE North 13° 10' 00" East [Reference Bearing] – 45.00 feet along the Southeast right-of-way of Dunes Drive and the Northwest line of called 0.1420 acre to the **PLACE OF BEGINNING** and containing 0.1420 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on June 25th, 2025.*

George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
P.O. Box 3344 Lake Jackson, Tx 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com – email

