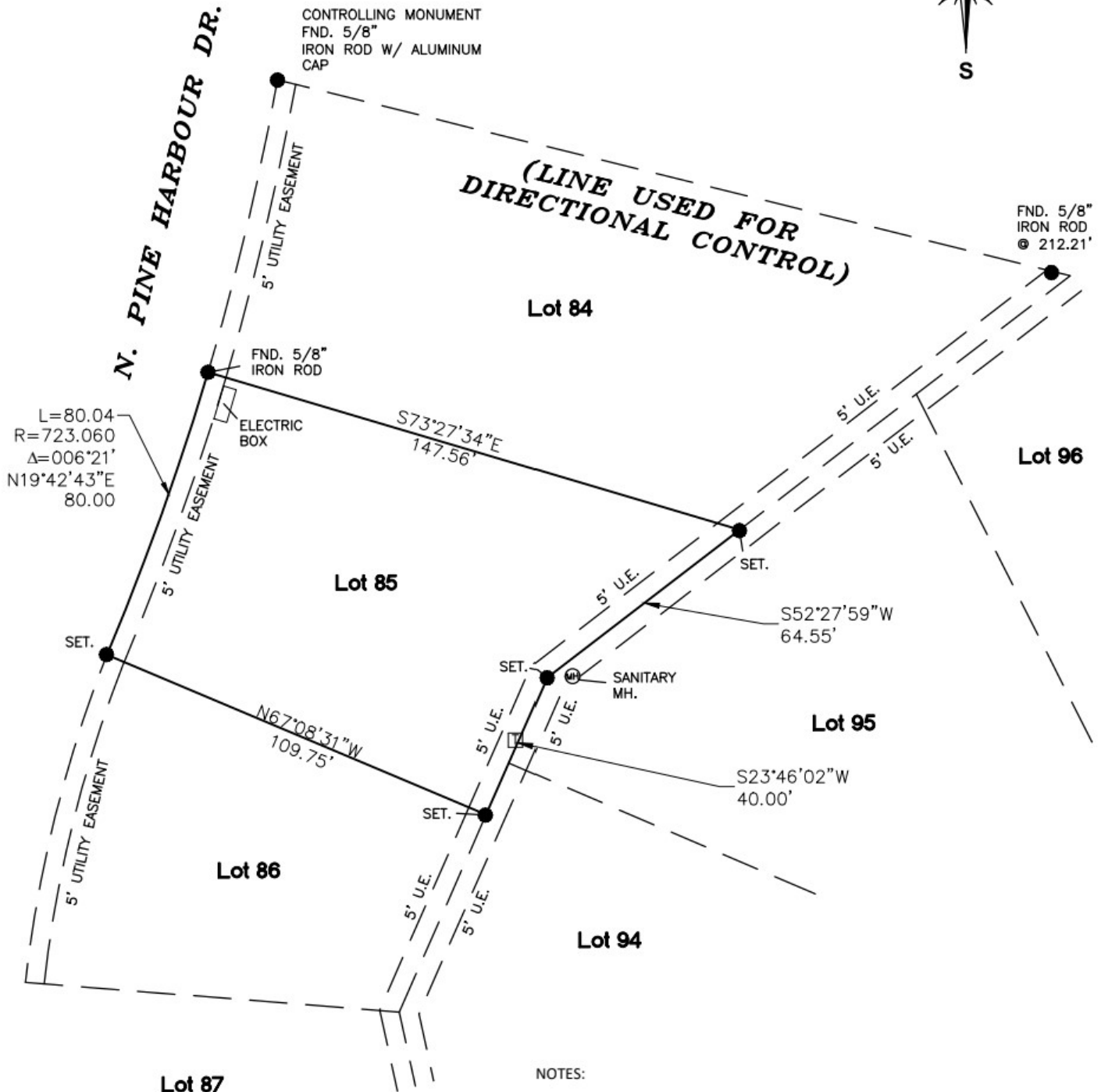




GRAPHIC SCALE
1"=40'



PROPERTY ADDRESS:
165 N. PINE HARBOUR DR.
COLDSRING, TX 77331

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
T	TELEPHONE PED

BEING LOT EIGHTY-FIVE (85), BLOCK (6),
CAPE-ROYALE, PINE HARBOUR, A SUBDIVISION
IN SAN JACINTO COUNTY, TEXAS, AS SHOWN
BY THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 114, PAGE 385 OF THE PLAT
RECORDS OF SAN JACINTO COUNTY, TEXAS.

NOTES:

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 07/15/24
4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSYTEM, NAD 83, TEXAS CENTRAL ZONE..
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

Brian K. Lunell

BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS

07/16/2024
DATE



**BOURLAND
LAND SURVEYING, LLC**



608 W. WORSHAM ST.
WILLIS, TX 77378
(936)653-2264

TBPLS FIRM REG # 10194525
PROJECT NO. 24139