

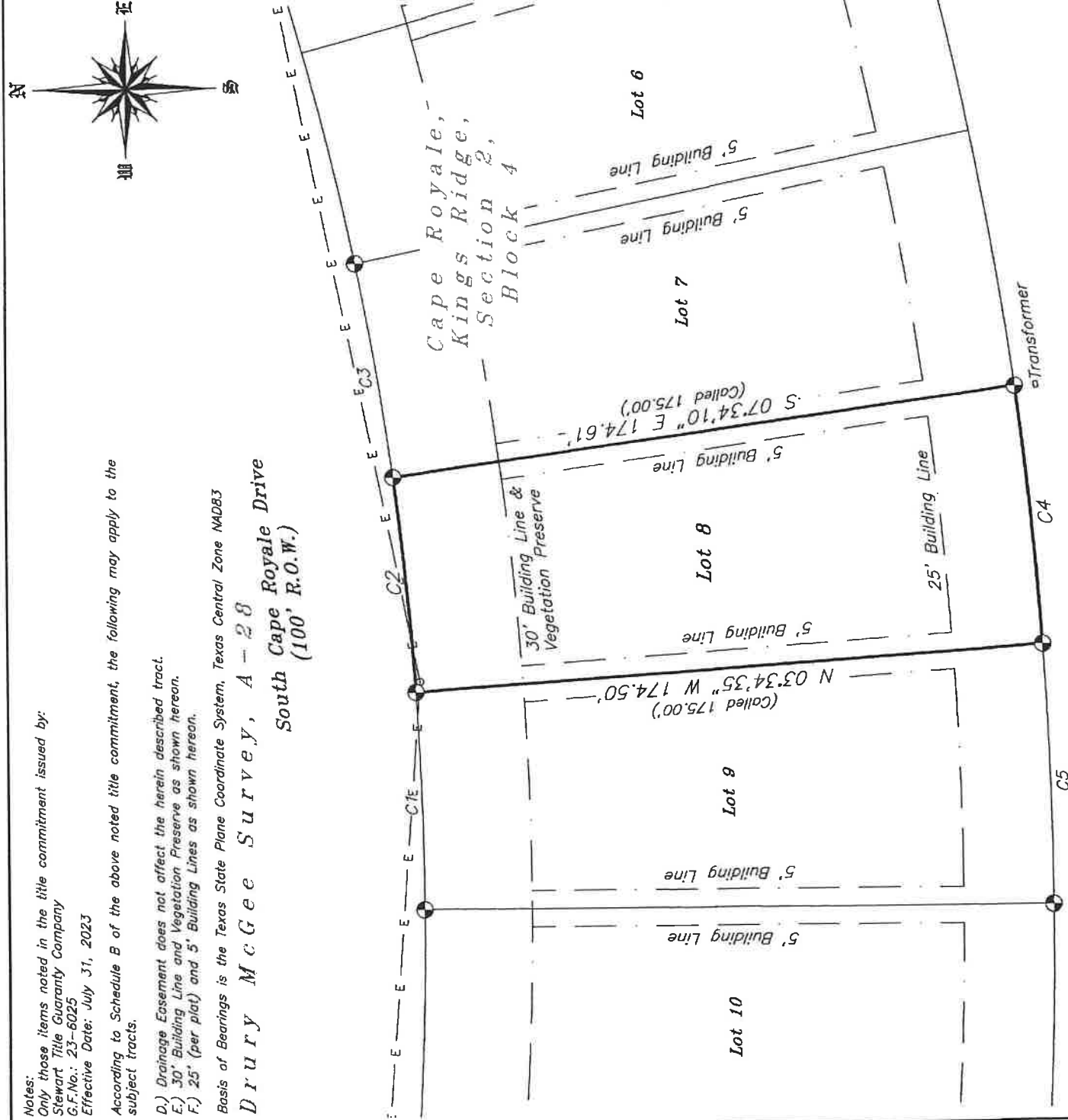
Notes:
Only those items noted in the title commitment issued by:
Stewart Title Guaranty Company
G.F.No.: 23-6025
Effective Date: July 31, 2023

According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

D.) Drainage Easement does not affect the herein described tract.
E.) 30' Building Line and Vegetation Preserve as shown hereon.
F.) 25' (per plat) and 5' Building Lines as shown hereon.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Drury McGee Survey, A-28 South Cape Royale Drive (100' R.O.W.)



Altwood Drive (50' R.O.W.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	869.98'	60.23'	60.22'	N 88°13'47" E	3°58'01"
C2	869.98'	59.95'	59.94'	N 84°16'20" E	3°56'53"
C3	869.98'	60.12'	60.10'	N 80°19'07" E	3°57'33"
C4	1073.44'	72.11'	72.10'	S 84°22'57" W	3°50'57"
C5	1073.44'	72.01'	72.00'	S 88°13'44" W	3°50'38"

LEGEND	
Fence Line	-X-X-
Overhead Powerline	—E—
Building Line	---
Utility Easement	- - - -
Found 1/2" Iron Rod (Unless Noted)	⊙



MAP OF SURVEY OF

0.2645 ACRES OF LAND, SITUATED IN THE DRURY MCGEE SURVEY, A-28, SAN JACINTO COUNTY, TEXAS, BEING ALL OF LOT EIGHT (8), BLOCK FOUR (4), OF CAPE ROYALE, KINGS RIDGE, SECTION TWO (2), ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 34 IN THE PLAT RECORDS OF SAN JACINTO COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 21st day of August, 2023.

Kenneth E. Savoy

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



WASHBURN & COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates

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August 21, 2023

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