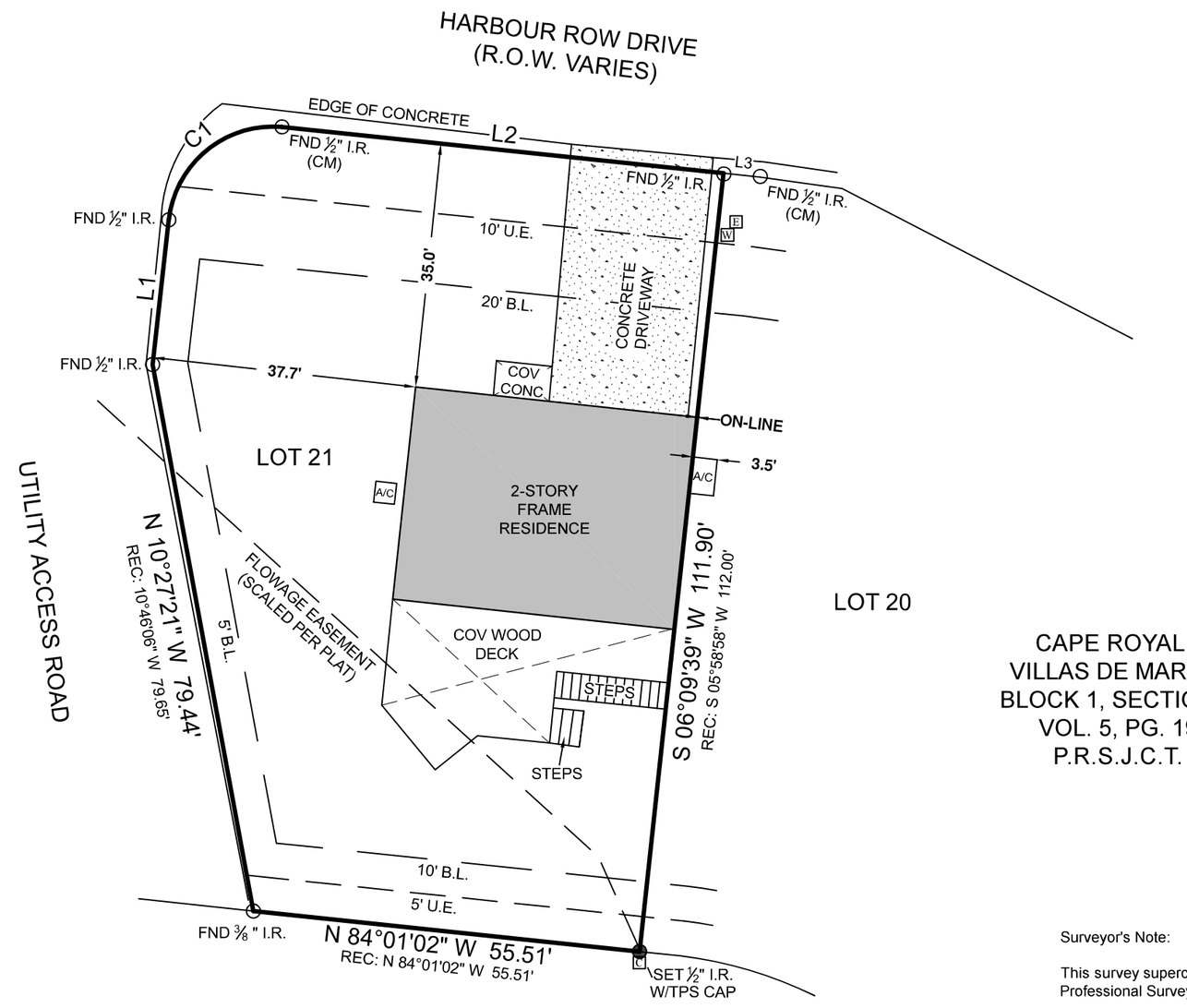
0’ 20’ 40’ 60’

SYMBOL LEGEND

- —P— - Overhead Power Line
- —⊂— - Guy Wire
- —//— - Wood Fence
- —XXX— - Wrought Iron Fence
- —XX— - Chainlink Fence
- —X— - Wire Fence
- - Fire Hydrant
- - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- W - Water Meter
- E - Electric Pedestal
- C - Cable Pedestal
- (CM) - Controlling Monument

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.18'	20.94'	N 50°37'54" E	88°32'03"

LINE	BEARING	DISTANCE
L1	N 06°24'21" E	20.80'
L2	S 84°01'02" E	63.47'
L3	S 84°01'02" E	5.27'



CAPE ROYALE
VILLAS DE MARINA
BLOCK 1, SECTION 4
VOL. 5, PG. 19
P.R.S.J.C.T.

CAPE ROYALE PROPERTY
OWNERS ASSOCIATION
VOL. 269, PG. 165
D.R.S.J.C.T.

BOUNDARY & IMPROVEMENT SURVEY

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

A portion of this property appears to lie within the 100 year floodplain per graphic scaling of FEMA Firm Panel No. 48407C0175C having an effective date 11/04/2010.

Job No.: 17902
Scale: 1"=20'
Date: 10/06/2020
Drawn By: MGG/ERP
Field Crew: JG
Revised: 10/25/2022_UPDATE

Purchaser Kimberley Larkin
Address 190 Harbour Row Drive, Coldspring, TX, 77331
Lot 21, Block 1, Section 4
Survey Drury McGee, A 28
Area
Subdivision Cape Royale, Villas De Marina
Volume 5, Page 19, Plat Records
San Jacinto County, Texas

Basis of Bearings Based on recorded plat.

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Surveyor's Note:

This survey supercedes all other surveys previously released by Texas Professional Surveying, LLC.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524