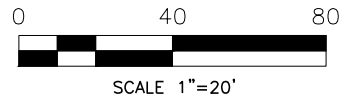


NOTES

- This survey was done in conjunction with title commitment G.F. No. 23-5719, dated May 03, 2023, provided by Fidelity National Title Insurance Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
- Restrictive covenants as recorded in Volume 113, Page 482, Volume 115, Page 531, Volume 115, Page 533, and Volume 169, Page 36, of the Deed Records of San Jacinto County, Texas, Clerk's File No. 05-7570, Page 32256, Clerk's File No. 06-8169, Page 35173, Clerk's File No. 06-8422, Page 36523, Clerk's File No. 09-5154, Page 20007; and Clerk's File No. 20183374, Page 16525, of the Official Public Records, San Jacinto County, Texas.
- Easement from Holliday Land Company to Trinity River Authority, dated November 1, 1968, recorded in Volume 111, Page 567 of the Deed Records of San Jacinto County, Texas.
- According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48407C0150C, dated November 04, 2010, this tract DOES NOT lie within Zone "A" or Zone "AE".

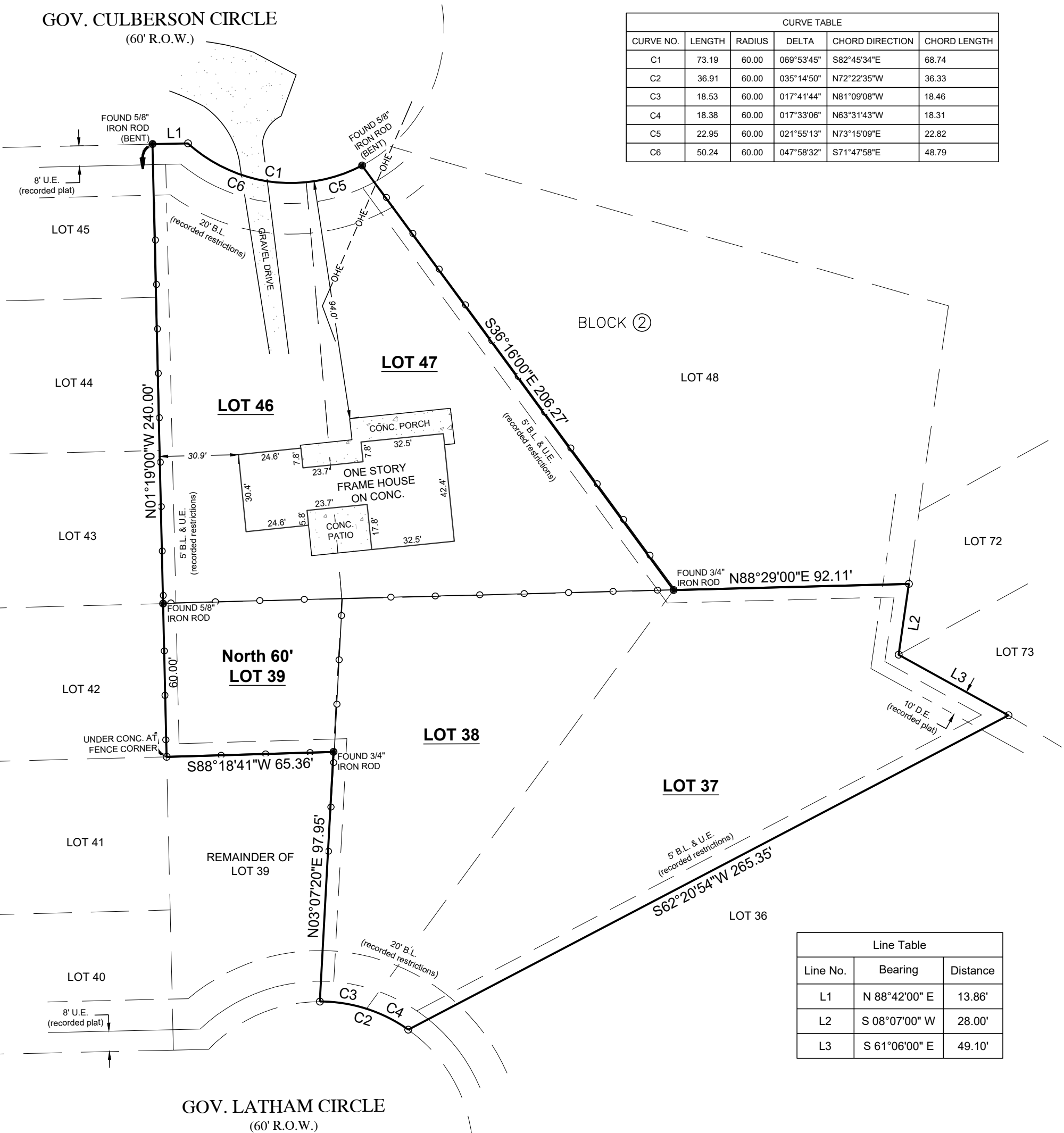
LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE— OVERHEAD ELECTRIC WIRE
- CHAIN LINK FENCE



GOV. CULBERSON CIRCLE
(60' R.O.W.)

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	73.19	60.00	069°53'45"	S82°45'34"E	68.74
C2	36.91	60.00	035°14'50"	N72°22'35"W	36.33
C3	18.53	60.00	017°41'44"	N81°09'08"W	18.46
C4	18.38	60.00	017°33'06"	N63°31'43"W	18.31
C5	22.95	60.00	021°55'13"	N73°15'09"E	22.82
C6	50.24	60.00	047°58'32"	S71°47'58"E	48.79



Line Table		
Line No.	Bearing	Distance
L1	N 88°42'00" E	13.86'
L2	S 08°07'00" W	28.00'
L3	S 61°06'00" E	49.10'

SURVEY OF: LOT 37, LOT 38, LOT 46, LOT 47 AND THE NORTH 60 FEET OF LOT 39, IN BLOCK 2, OF GOVERNOR'S POINT, SECTION ONE, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 481, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

JOB NUMBER:	23184_R0
SURVEY MADE FOR:	David Hubbard and Chemene Hubbard
DATE:	05/12/2023
FIELD CREW:	KB
OFFICE:	JL, AW, AT



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on May 12, 2023; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

32 GOVERNOR LATHAM CIRCLE
POINT BLANK, TEXAS 77364

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