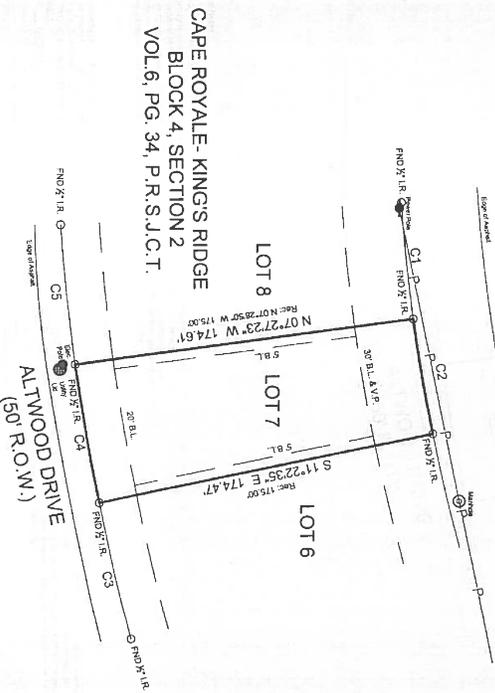




- SYMBOLS LEGEND
- Survey Point
  - Monument
  - Boundary Marker
  - 1/4 Section Mark
  - 300 Feet Mark

CHAIN	FACE	LENGTH	BEARING	PERMANENT	TEMPORARY	PERMANENT	TEMPORARY	LENGTH
1	1	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	2	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	3	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	4	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	5	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	6	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	7	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	8	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	9	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00
1	10	100.00	N 00° 00' 00" E	1	1	100.00	1	100.00

SOUTH CAPE ROYALE DRIVE  
(100' R.O.W.)



CAPE ROYALE - KING'S RIDGE  
BLOCK 4, SECTION 2  
VOL. 6, PG. 34, P.R.S.J.C.T.

BOUNDARY SURVEY

- General Notes:
1. 0-019, Texas Professional Surveyors, U.C.A. All Rights Reserved.
  2. This survey was performed under the supervision of the Surveyor and the purchaser of this survey. It is not intended to be a final inspection or subsequence.
  3. The survey was performed without benefit of a survey or report. Survey of permanent monuments and other features shown on this plat is for informational purposes only. No warranty is made for any additional statements, building lines or other restrictions not indicated on recorded plat.

This Property, Lots in Zone X outside the 100 year Floodplain, is being sold as is. The purchaser of this survey, it is not intended to be a final inspection or subsequence. The survey was performed without benefit of a survey or report. Survey of permanent monuments and other features shown on this plat is for informational purposes only. No warranty is made for any additional statements, building lines or other restrictions not indicated on recorded plat.

Purchaser: D & V Development  
 14407/151C Hwy 151C, Houston, TX 77033  
 15150/10, D12248  
 Scale: 1"=40'  
 Date: 01/22/24  
 Drawn by: CD  
 Field Crew: RL  
 Record: \_\_\_\_\_

Volume: 6 Page: 34 County: Tarrant  
 Subdivision: \_\_\_\_\_  
 Survey: \_\_\_\_\_



3002 N. RICHMOND  
 HOUSTON, TEXAS 77018  
 TEL: (281) 556-4447 FAX: (281) 556-4448  
 WWW.STATEPROFESSIONALSURVEYORS.COM  
 PLS: (281) 556-4448  
 PMS: (281) 556-4448

Casey A. Johnson  
 Registered Professional Land Surveyor No. 6524

Date of Bearing: Based on recorded plat.

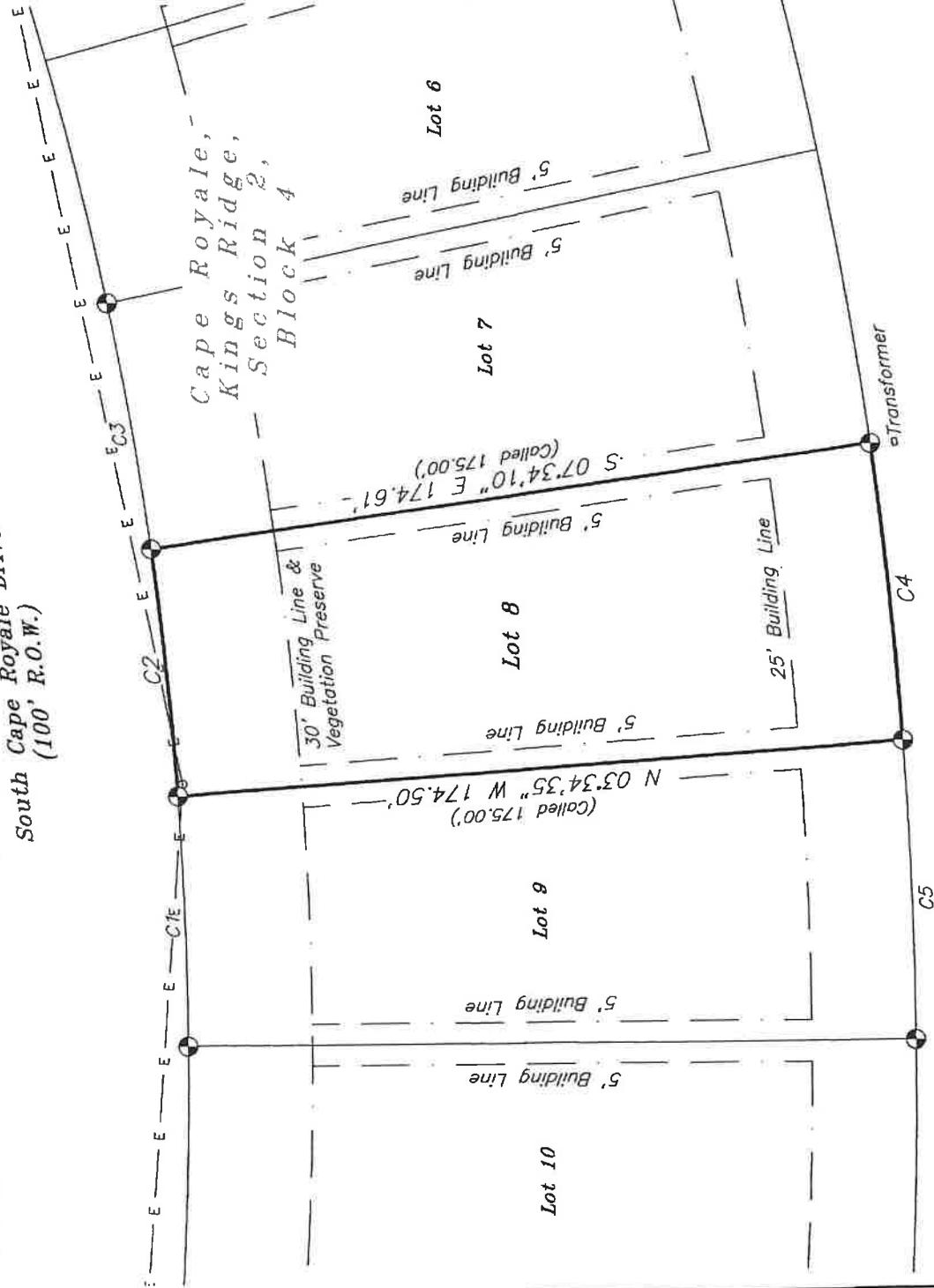
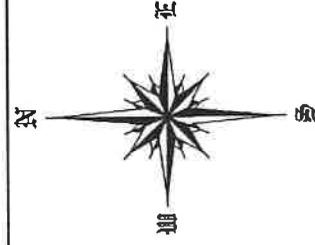
Notes:  
 Only those items noted in the title commitment issued by:  
 Stewart Title Guaranty Company  
 G.F.No.: 23-6025  
 Effective Date: July 31, 2023

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.)**



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—X
- Overhead Powerline —E—E—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

P.O. Box 460  
 Cleveland, Texas 77328  
 P: 281-432-1665  
 F: 281-432-1462  
 awashburnsurvey@gmail.com

August 21, 2023  
 Book: 515  
 Page: 72  
 File: 23080010 WRIGHT  
 Firm No. 10104100

