



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	36.14'	35.36'	N 73°04'10" E	41°24'48"
C2	50.00'	70.65'	64.92'	S 87°09'28" E	80°57'32"

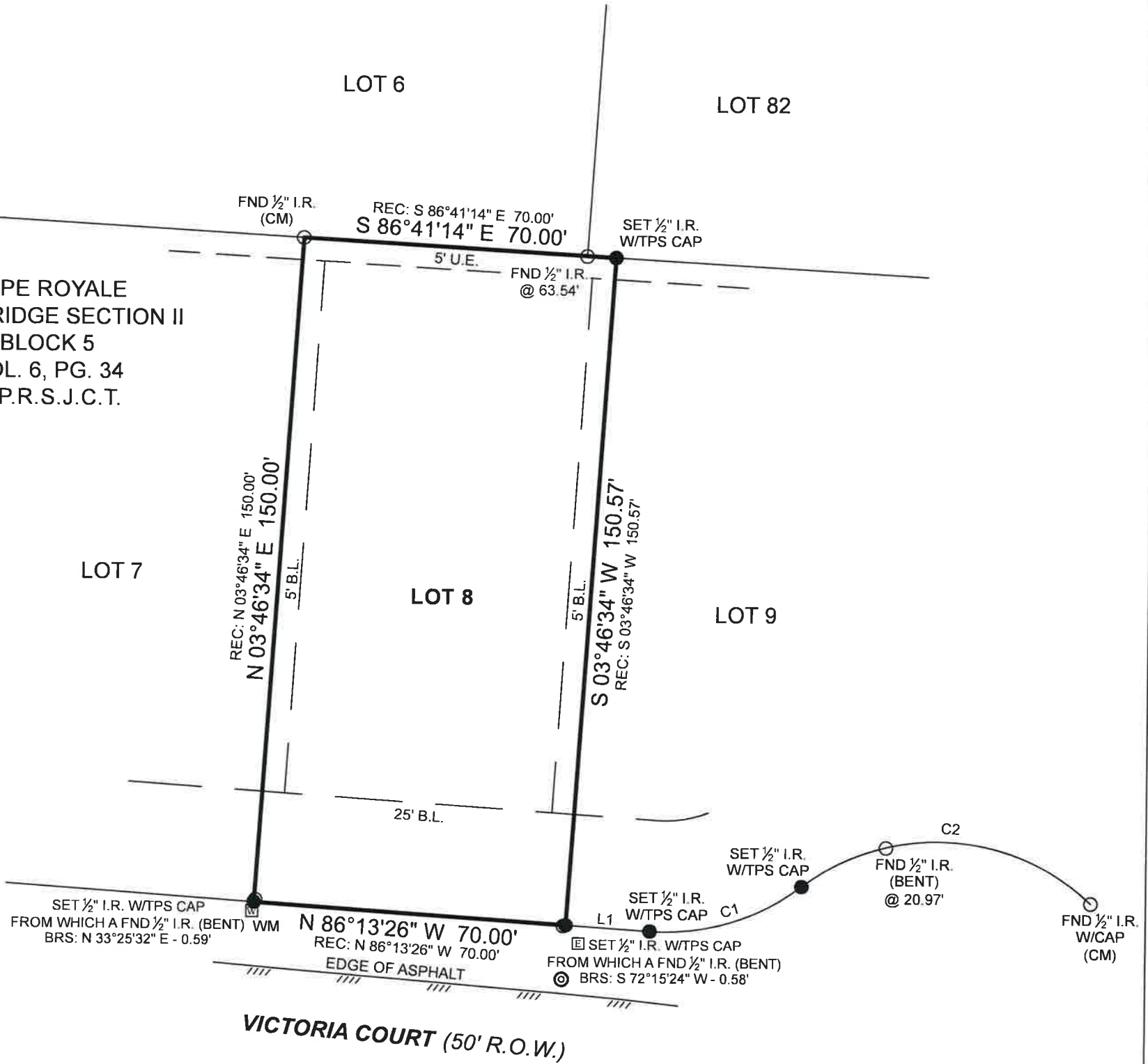
LINE	BEARING	DISTANCE
L1	S 86°13'26" E	18.86'

SYMBOL LEGEND

- ☐ - Water Meter (WM)
- ⊙ - Manhole
- (CM) - Controlling Monument
- ⊞ - Electric Pedestal



CAPE ROYALE  
KINGS RIDGE SECTION II  
BLOCK 5  
VOL. 6, PG. 34  
O.P.R.S.J.C.T.



BOUNDARY SURVEY

General Notes:

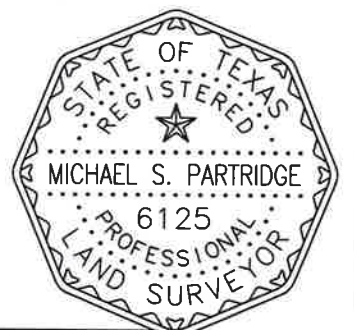
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48407C0150C having an effective date of 11/04/2010.

Job No.: D172-88  
 Scale: 1"=30'  
 Date: 10/12/2021  
 Drawn By: GM  
 Checked By: MSP  
 Field Crew: TM  
 Revised: \_\_\_\_\_

Purchaser D&V Development  
 Address 14 Victoria Court, Coldspring, TX, 77331  
 Lot 8, Block 5, Section \_\_\_\_\_  
 Survey Drury McGee, A 28  
 Area \_\_\_\_\_  
 Subdivision Cape Royale - Kings Ridge Section II  
 Volume 6, Page 34, Official Public Records  
San Jacinto County, Texas

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.



*Michael S. Partridge*  
 Michael S. Partridge  
 Registered Professional Land Surveyor No. 6125

**TEXAS**  
 PROFESSIONAL  
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 FIRM REGISTRATION No. 100834-00

Basis of Bearings Based on recorded plat.