

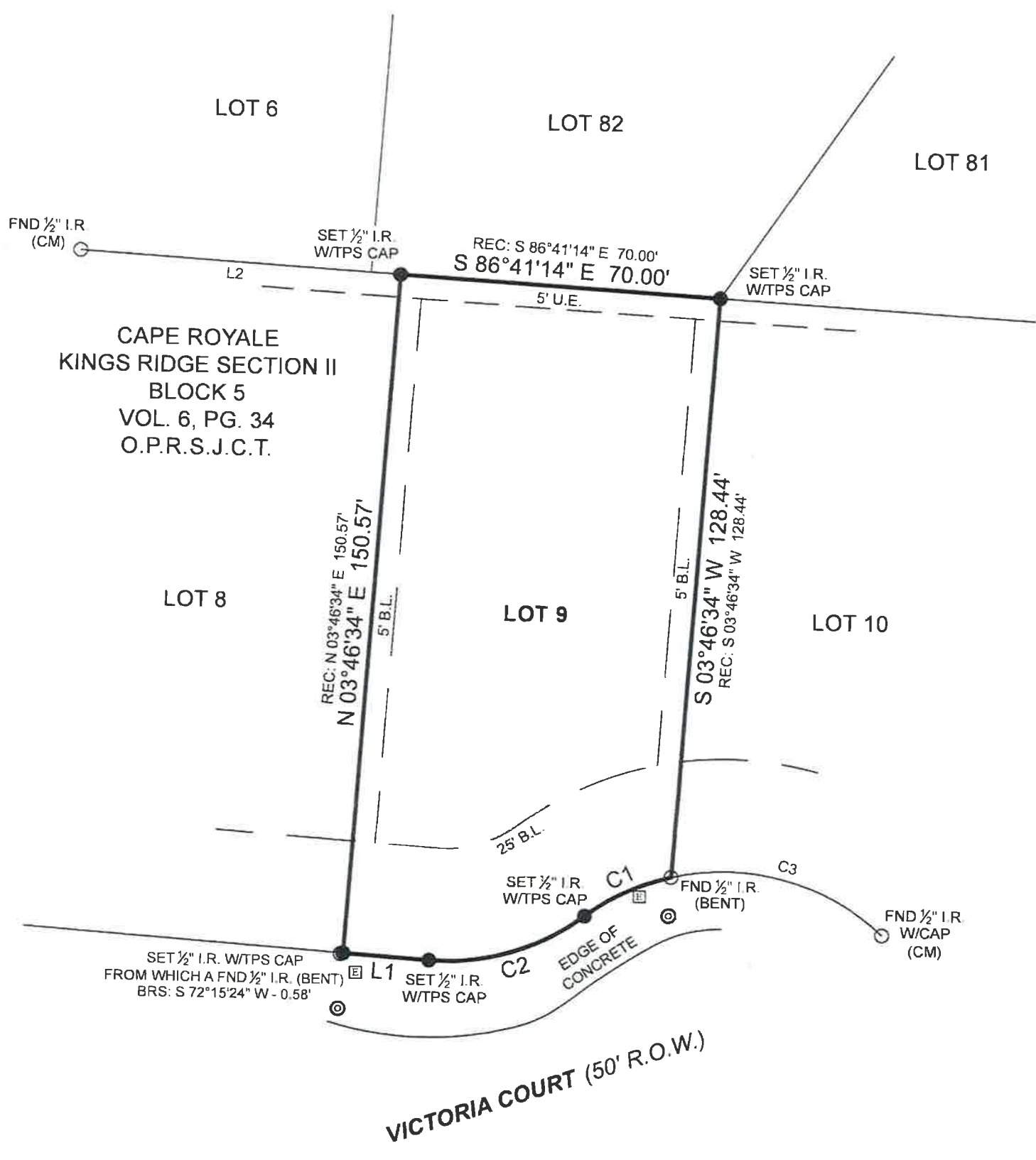


| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 50.00' | 20.89' | 20.74' | S 64°19'57" W | 23°56'23" |
| C2 | 50.00' | 36.14' | 35.36' | S 73°04'10" W | 41°24'48" |
| C3 | 50.00' | 49.76' | 47.73' | S 75°11'38" E | 57°01'04" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 86°13'26" W | 18.86' |
| L2 | N 86°41'14" W | 70.00' |

SYMBOL LEGEND

- ☐ - Electric Pedestal
- ⊙ - Manhole
- (CM) - Controlling Monument



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

VICTORIA COURT (50' R.O.W.)

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.: D172-89
Scale: 1"=30'
Date: 10/12/2021
Drawn By: GM
Checked By: MSP
Field Crew: TM
Revised:

Purchaser: D&V Development
Address: 10 Victoria Court, Coldspring, TX, 77331
Lot: 9, 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



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FIRM REGISTRATION No. 100834-00

Basis of Bearings: Based on recorded plat.