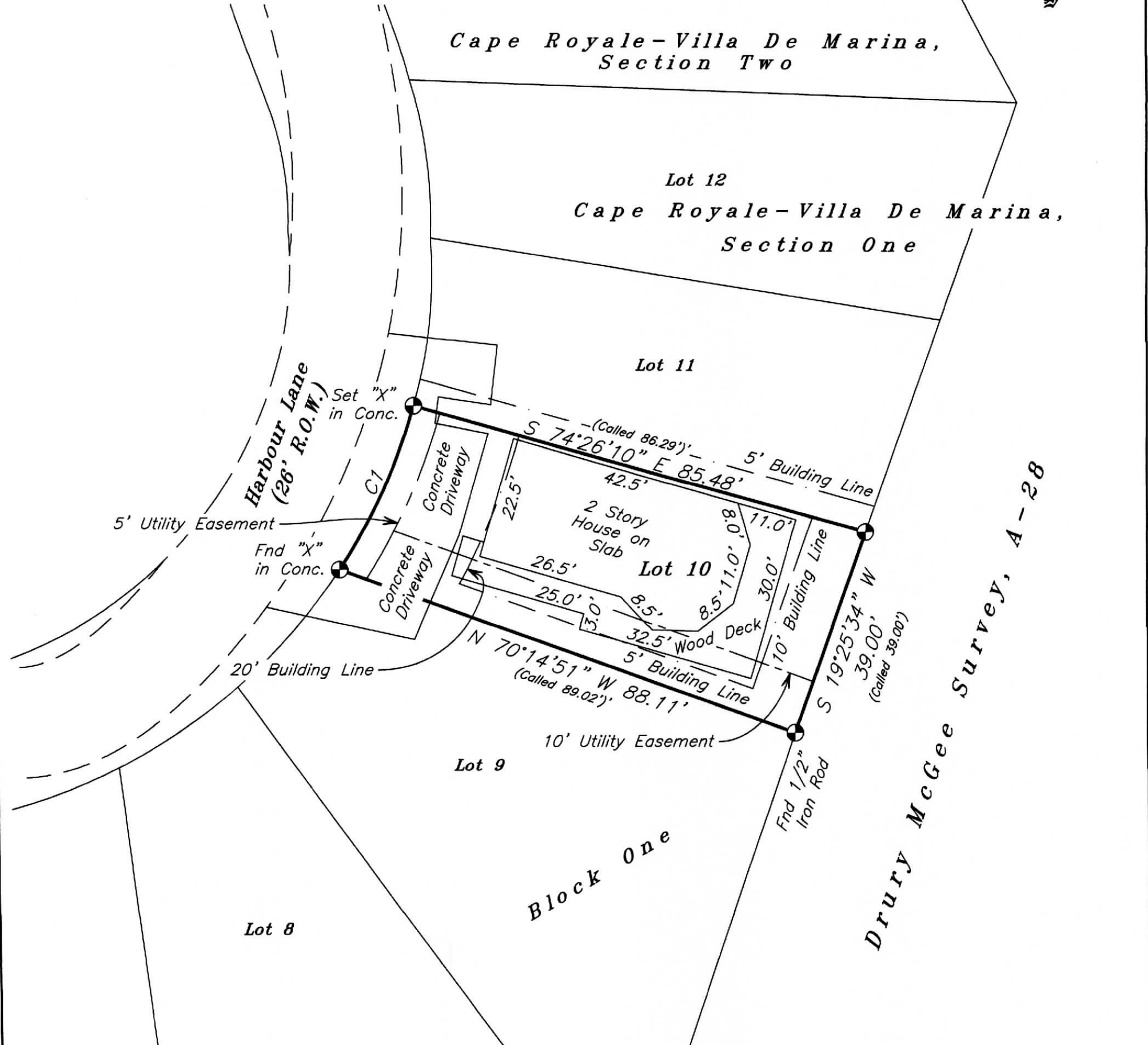
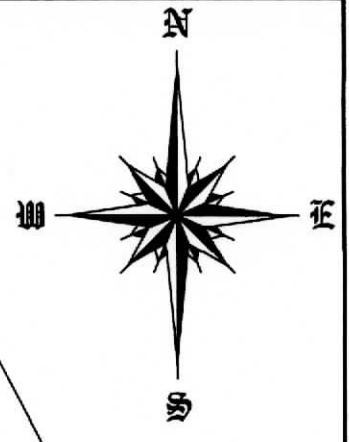


Notes:
 Only those items noted in the title commitment issued by:
 Fidelity National Title Insurance Company
 G.F.No.: 22-3844 Effective Date: February 7, 2022

According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

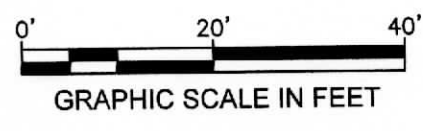
D.) 5' utility easement and building line, 20' building line, and 10' building line affect the subject tract as shown hereon.
 E.) 10' utility easement affect the subject tract as shown hereon.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.73'	33.00'	18°03'13"	N 24°21'02" E	32.86'

LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — — —
Utility Easement	— · — · —
Set 5/8" Iron Rod (Unless Noted)	⊙



MAP OF SURVEY OF

0.0706 ACRES OF LAND, SITUATED IN THE DRURY MCGEE SURVEY, A-28, SAN JACINTO COUNTY, TEXAS, BEING ALL LOT TEN (10), BLOCK ONE (1) OF CAPE ROYALE-VILLA DE MARINA, ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 5 PAGE 11 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS 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 18th day of February, 2022.

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

February 18, 2022
 Book: 503
 Page: 40
 22020016 Van Staden
 Firm No. 10104100