

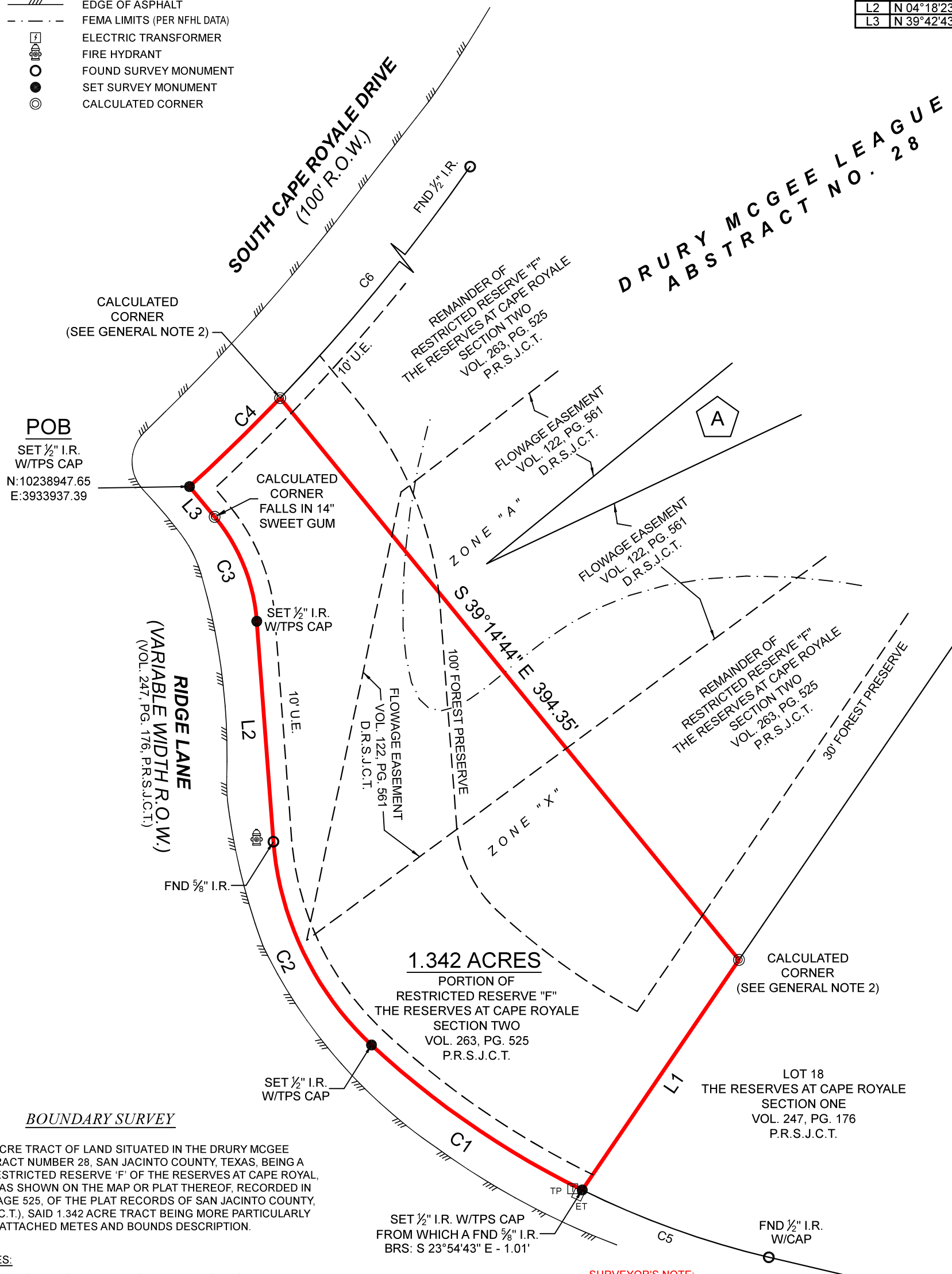
LAKE LIVINGSTON  
TRINITY RIVER AUTHORITY  
TRACT B-30, PARCEL A  
VOL. 107, PG. 495  
D.R.S.J.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	477.32'	139.57'	139.07'	N 55°28'49" W	16°45'12"
C2	170.00'	125.56'	122.72'	N 25°46'07" W	42°19'01"
C3	99.99'	62.25'	61.25'	N 22°00'08" W	35°40'21"
C4	1050.00'	68.90'	68.89'	N 45°42'11" E	3°45'36"
C5	477.32'	108.09'	107.86'	S 70°09'35" E	12°58'29"
C6	1050.00'	438.06'	434.89'	N 31°52'16" E	23°54'14"

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FEMA LIMITS (PER NFHL DATA)
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- CALCULATED CORNER

LINE	BEARING	DISTANCE
L1	S 34°15'56" W	151.37'
L2	N 04°18'23" W	120.17'
L3	N 39°42'43" W	21.37'



**BOUNDARY SURVEY**

BEING A 1.342 ACRE TRACT OF LAND SITUATED IN THE DRURY MCGEE LEAGUE, ABSTRACT NUMBER 28, SAN JACINTO COUNTY, TEXAS, BEING A PORTION OF RESTRICTED RESERVE 'F' OF THE RESERVES AT CAPE ROYAL, SECTION TWO, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 263, PAGE 525, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS (P.R.S.J.C.T.), SAID 1.342 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

**GENERAL NOTES:**

- 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 SURVEY.
- CORNER MONUMENTS WILL BE SET ACCORDING TO APPLICABLE REGULATIONS UPON APPROVAL OF THIS DIVISION BY SAN JACINTO COUNTY OFFICIALS.

**SURVEYOR'S NOTE:**

THIS SURVEY DRAWING HAS BEEN PROVIDED SOLELY FOR THE PURPOSE OF PRESENTATION TO SAN JACINTO COUNTY OFFICIALS.

LAWFUL DIVISION OF THE PARENT TRACT (RESERVE "F") MAY REQUIRE APPROVAL AND RECORDATION OF A PLAT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF SAN JACINTO COUNTY, TEXAS. SURVEYOR MAKES **NO** REPRESENTATION THAT THE TRACT SHOWN HEREON MAY BE LAWFULLY CONVEYED AS A SEPARATE PARCEL WITHOUT SUCH APPROVAL.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

PROJECT	41043_1.342AC
FIELD DATE	12-22-2025
DRAWN BY	MLS
CHECKED BY	CPP
FIELD CREW	GR/SS
REV 1	
REV 2	
REV 3	
REV 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48407C0175C, HAVING AN EFFECTIVE DATE OF 11-04-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

**TEXAS PROFESSIONAL SURVEYING**

3032 N. Frazier, Conroe, Texas 77303  
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www.surveyingtexas.com  
Firm No. 10083400



ADDRESS..... SOUTH CAPE ROYALE DRIVE, COLDSRING, TX, 77331  
LEAGUE..... DRURY MCGEE, A - 28  
SUBJECT..... PORTION OF RESTRICTED RESERVE "F"  
SUBDIVISION..... THE RESERVES AT CAPE ROYALE, SECTION TWO  
RECORDING..... VOLUME 263, PG. 525, PLAT RECORDS  
COUNTY..... SAN JACINTO

*Kyle A. Parkinson*  
Kyle A. Parkinson  
Registered Professional Land Surveyor No. 7126

