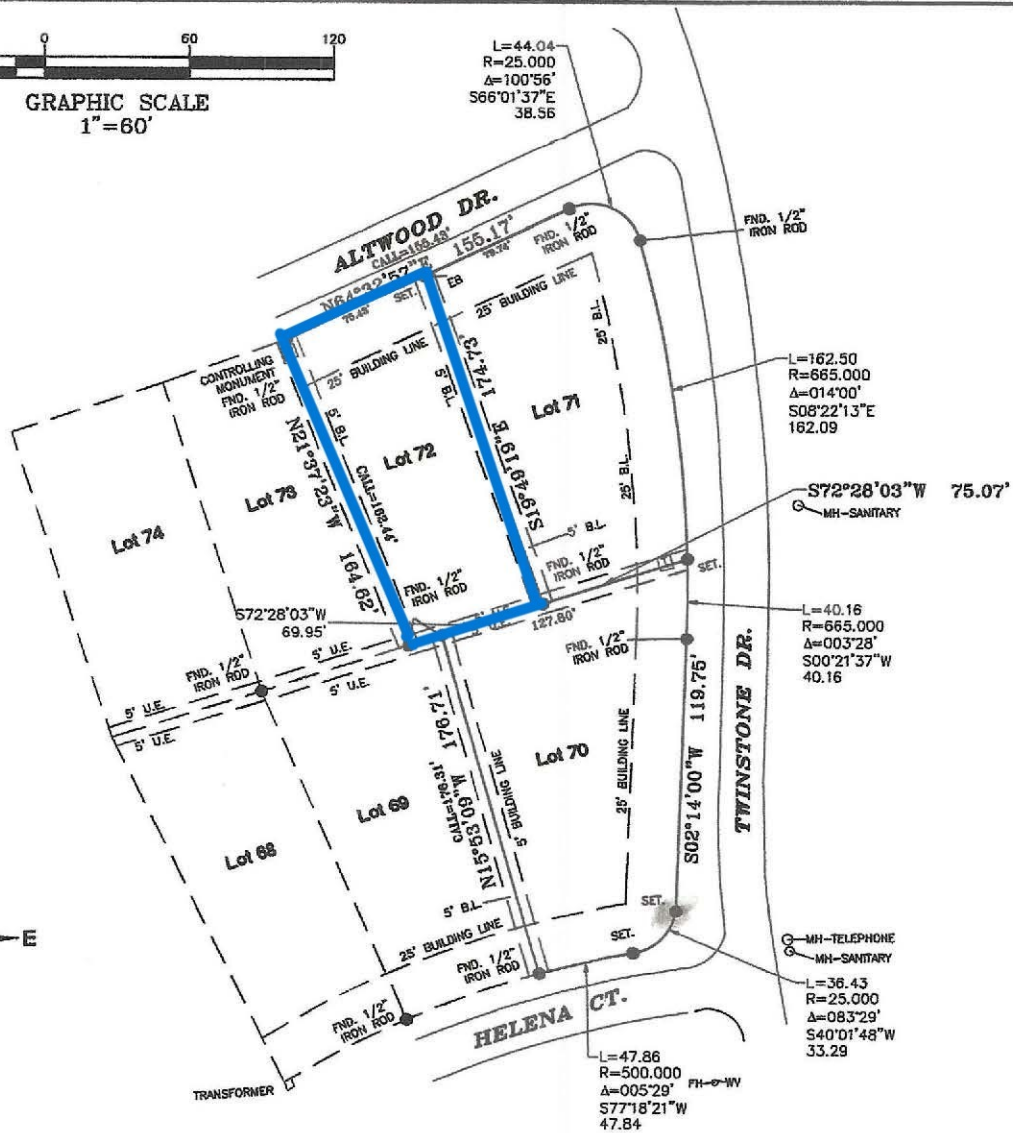
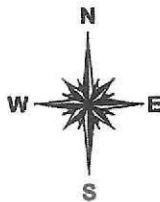




GRAPHIC SCALE
1"=60'

L=44.04
R=25.000
Δ=100°56'
S66°01'37"E
38.56



NOTES:

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 07/28/23

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, CENTRAL ZONE.

5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

SET= 5/8 INCH IRON ROD WITH
CAP STAMPED "BOURLAND
SURVEYING"

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	WATER METER
	GAS METER
	TELEPHONE PED

BEING LOT 70, 71 AND 72, OF CAPE ROYAL,
KING'S RIDGE SECTION (2), A SUBDIVISION IN
SAN JACINTO COUNTY, TEXAS, AS SHOWN BY
THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 6, PAGE 34 OF THE PLAT RECORDS
OF SAN JACINTO COUNTY, TEXAS

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B,
CONDITION III SURVEY.

Brian K. Lunell

BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS

08/14/2023
DATE



BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 150
COLDSPRING, TX 77331
(936) 653-2264

TBPLS FIRM REG # 10194525

PROJECT NO. 23161