NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED WEST CORNER OF LOT 3 AND NORTH CORNER OF LOT 45 IN BLOCK 6 OF CAPE ROYALE – ROYALE GREENS SECTION, (VOLUME 115, PAGE 265, S.J.C.D.R.) AS SHOWN HEREON.
2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN HEREON IN SQUARE FEET IS A CALCULATED VALUE ONLY.
3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION. ALL OTHER MATTERS OF RECORD SHOWN HEREON ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY THROUGH ITS AGENT, EASTEX TITLE COMPANY, INC. UNDER GF# 16-6484 HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2016.
4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 116, PG. 84, S.J.C.D.R., IN VOL. 117, PAGE 101 S.J.C.D.R. VOL. 180, PG. 281, S.J.C.D.R. IN VOL. 43, PG. 1677, O.P.R.S.J.C., UNDER F.N. 05-3242, O.P.R.S.J.C., F.N. 05-5651, O.P.R.S.J.C., F.N. 2013002779, O.P.R.P.C., AND BY PLAT RECORDED IN VOL. 115, PG. 265, S.J.C.D.R.
5. THIS TRACT IS SUBJECT TO A 5' (FIVE FOOT) WIDE AERIAL EASEMENT FROM A PLANE 20 FEET ABOVE GROUND UPWARD, ADJACENT TO ALL UTILITY EASEMENTS PER INSTRUMENTS RECORDED IN VOL. 116, PG. 84, AND VOL. 117, PG. 101, S.J.C.D.R.
6. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF THE FLOWAGE EASEMENT CONVEYED TO THE TRINITY RIVER AUTHORITY OF TEXAS BY INSTRUMENT RECORDED IN VOL. 107, PG. 506, S.J.C.D.R. AND CORRECTED IN VOL. 122, PG. 561, S.J.C.D.R.
7. ALL 5/8 INCH IRON RODS WITH CAPS SET BY THIS SURVEY ARE MARKED "J. HECK – RPLS 4385".

SUBJECT TRACT
LOT 45 IN BLOCK 6
CAPE ROYALE
ROYALE GREENS SECTION
VOL. 115, PG. 265, S.J.C.D.R.
0.211 ACRE (9,203 SQ.FT.)
OWNER:
DONNIE E. FRANKLIN
VESTING DEEDS:
F.N. 20153897
OFFICIAL PUBLIC RECORDS
OF SAN JACINTO COUNTY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	24°10'41"	100.00'	236.97'	S61°47'09"E	99.26'
C2	26°35'46"	110.00'	236.97'	S36°23'55"E	109.02'
C3	9°56'24"	41.11'	236.97'	S18°07'50"E	41.06'

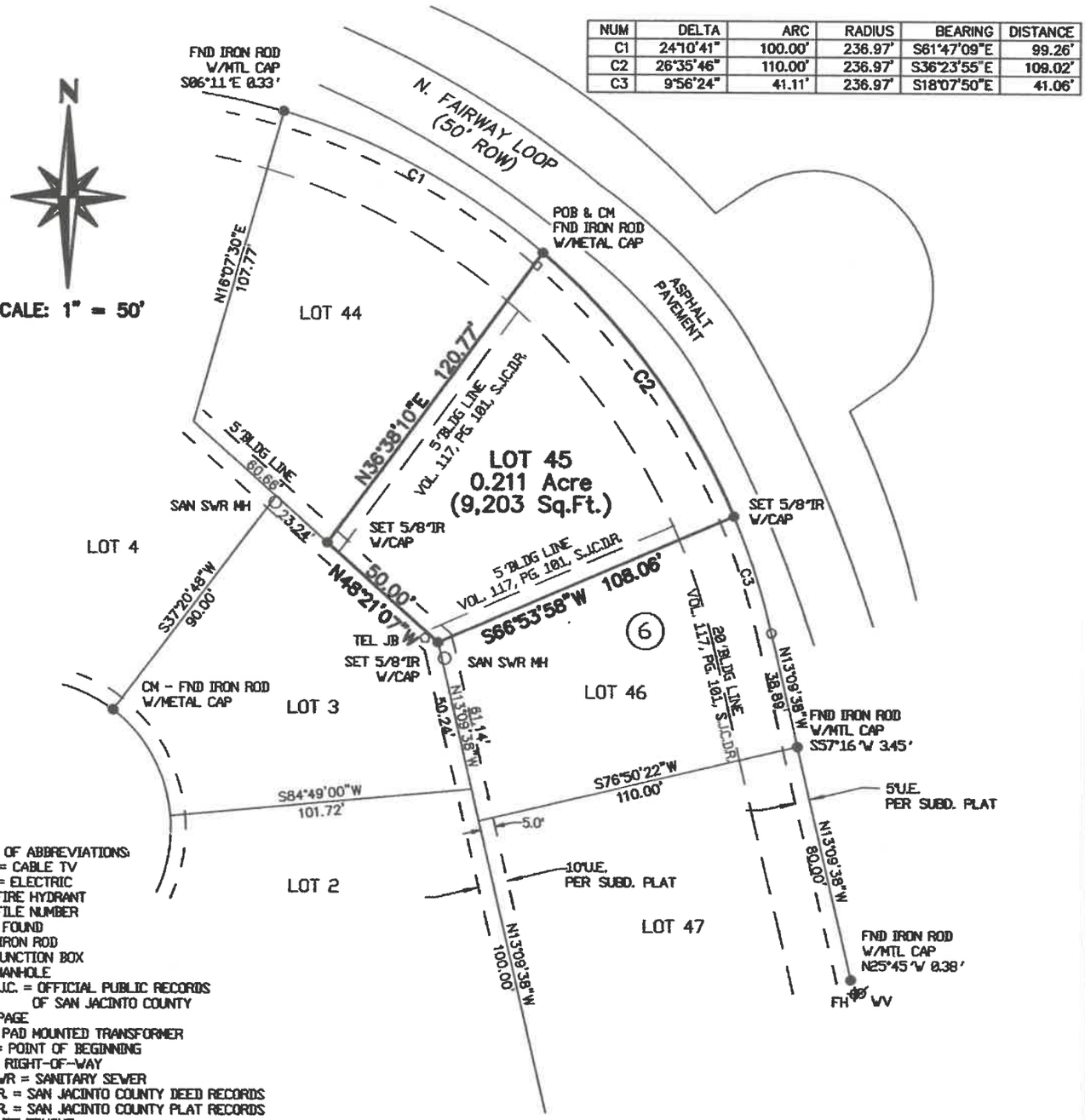


TABLE OF ABBREVIATIONS:
CATV = CABLE TV
ELEC = ELECTRIC
FH = FIRE HYDRANT
FN = FILE NUMBER
FND = FOUND
IR = IRON ROD
JB = JUNCTION BOX
MH = MANHOLE
O.P.R.S.J.C. = OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY
PG. = PAGE
PMT = PAD MOUNTED TRANSFORMER
P.O.B. = POINT OF BEGINNING
ROW = RIGHT-OF-WAY
SAN SWR = SANITARY SEWER
S.J.C.D.R. = SAN JACINTO COUNTY DEED RECORDS
S.J.C.P.R. = SAN JACINTO COUNTY PLAT RECORDS
TEL = TELEPHONE
VOL. = VOLUME
WM = WATER METER
WV = WATER VALVE

I hereby certify that this plat represents a survey made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current standards and specifications of the Professional Land Surveying Practices Act established by the Texas Board of Professional Land Surveying for boundary surveys, last revised in February, 2014, and amended in July, 2016, and except as shown hereon, there are no visible discrepancies, conflicts, shortages in area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements; and that the subject property has access to and from N. Fairway Loop, a paved private roadway.

01-11

Jeffrey N. Heck
Registered Professional Land Surveyor
Texas Registration No. 4385

STATE OF TEXAS
REGISTERED
JEFFREY N. HECK
4385
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY
LOT 45 IN BLOCK 6
CAPE ROYALE
ROYALE GREENS SECTION
VOLUME 115, PAGE 265
DEED RECORDS OF
SAN JACINTO COUNTY, TEXAS

GIVE'M HECK, INC. – FIRM NO. 10138800
P.O. BOX 78 HILLISTER, TX 77624-0078
(409) 331-0065

JOB NO. 1249-001B JANUARY 11, 2016