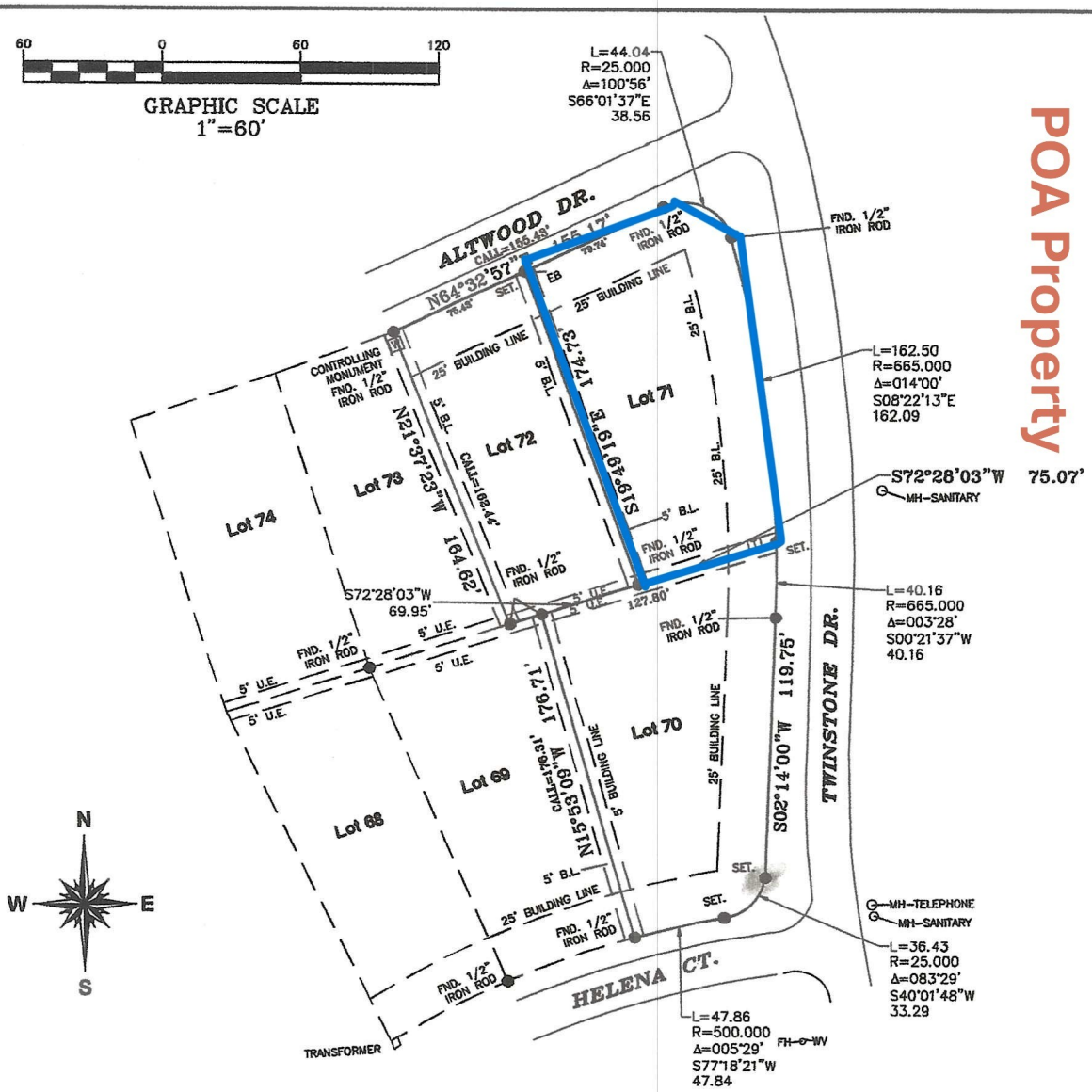


NOTES:

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 FOURTH 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
W	WATER METER
G	GAS METER
T	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

08/14/2023

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

DATE

STATE OF TEXAS
REGISTERED
BRIAN K. LUNELL
5954
PROFESSIONAL
LAND SURVEYOR

BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBPLS FIRM REG # 10194525

PROJECT NO. 23161