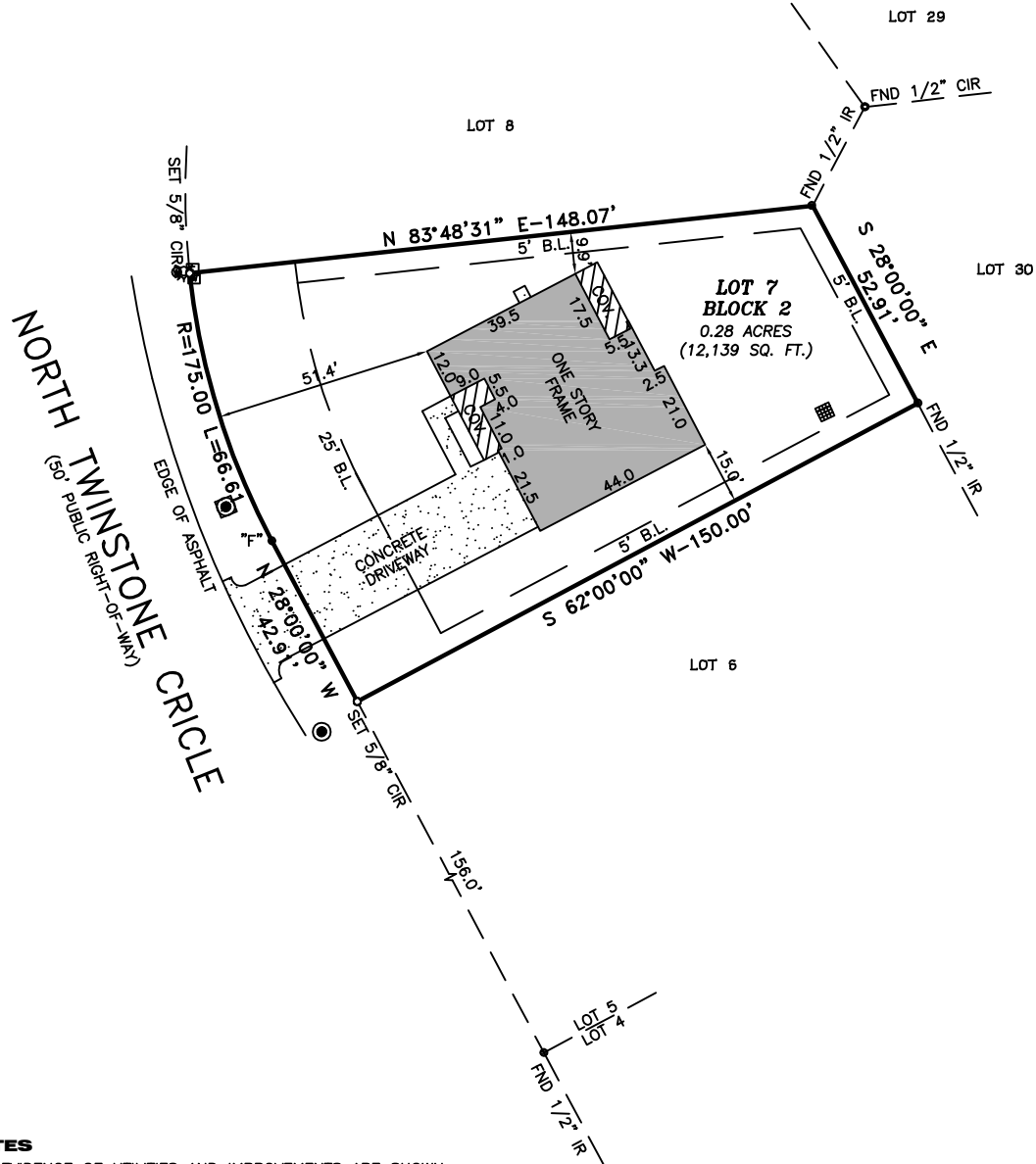


**LEGEND**

- ☐ - ELECTRIC BOX
- ⊞ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊙ - MANHOLE
- ⊞ - DRAINAGE INLET
- "F" - FND 1/2" IR



**SURVEY NOTES**

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT THE PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 17-7332, EFFECTIVE DATE SEPTEMBER 4, 2017.
5. FLOWAGE EASEMENT DATED JANUARY 10, 1968, EXECUTED BY MITCHELL AND MITCHELL LAND DEVELOPMENT COMPANY TO TRINITY RIVER AUTHORITY OF TEXAS, RECORDED IN VOLUME 107, PAGE 506, AND CORRECTED BY INSTRUMENT RECORDED IN VOLUME 122, PAGE 561 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. (DOES NOT AFFECT)
6. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48373C0425C, EFFECTIVE DATE 09-03-10. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL SURVEY SEAL AND SIGNATURE WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 20TH DAY OF AUGUST 2018

*Roger D. Pickering*  
 ROGER D. PICKERING, R.P.L.S.  
 TEXAS REGISTRATION NO. 5879



SCALE: 1"=30'	DATE: 09-12-17
REVISION: REVISED PLAN 12-06-17	FINAL SURVEY 08-15-18
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70094-17	

<b>DRSJPK INVESTMENTS INC., DBA SUMMER HOMES</b>
330 TWINSTONE CIRCLE COLDSRING, TEXAS 77331

<b>LAND TITLE SURVEY</b>
LOT 7, BLOCK 2, OF CAPE ROYALE, KINGS RIDGE COVE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 531 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.

<b>PICKERING &amp; ASSOCIATES</b>
PROFESSIONAL LAND SURVEYORS, LLC
Firm Registration No. 10165200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
rpickering@hotmail.com
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