

**PLAT OF SURVEY  
LOT 8, BLOCK 8  
PARADISE COVE  
VOLUME 5, PAGE 7, S.J.C.P.R.  
J. D. MARINEZ SURVEY NO. 5, A-30  
SAN JACINTO COUNTY, TEXAS**

**GIVEN HECK, INC.  
P.O. BOX 78 HILLISTER, TX 77624-0078  
(409) 331-0065  
JOB NO. 346-001B4 AUGUST 22, 2011**

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 Practice Act established by the Texas Board of Professional Land Surveying for boundary surveys. Last revised in August, 2010, and except as shown hereon, there are no visible encroachments, conflicts, shortages in area, or boundary conflicts. The subject property has access to and from Paradise Trail, a paved private roadway for the benefit of the property owners of Paradise Cove.

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



**TABLE OF ABBREVIATIONS:**

- AC = AIR CONDITIONER
- CC = CLEANOUT (SANITARY SEWER)
- EM = ELECTRIC METER
- F.M. = (CLERKS) FILE NUMBER
- F.V. = FOUND
- F.C. = FOUNDATION CONTROL VALVE
- OP.R.S.J.C. = OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY
- S.J.C.P.R. = SAN JACINTO COUNTY DEED RECORDS
- P.G. = PAGE
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME

- NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF PARADISE TRAIL (VOL. 38, PG. 807, O.P.R.S.J.C.).
  - 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.
  - 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 STEWART TITLE GUARANTEE COMPANY THROUGH ITS AGENT, POLK COUNTY TITLE INC., LINDER GR# 20100388 HAVING EFFECTIVE DATE OF FEBRUARY 26, 2010.
  - THIS TRACT IS SUBJECT TO AN EASEMENT GRANTED TO SAN HOUSTON ELECTRIC COOPERATIVE, INC. BY INSTRUMENTS RECORDED UNDER F.N. 03-48533, O.P.R.S.J.C. LOCATION OF EASEMENT CENTERED ON EXISTING SERVICE LINE NOT SHOWN BY THIS SURVEY.
  - TRINITY RIVER AUTHORITY OF TEXAS RECORDED UNDER F.N. 06-37049 R.S.J.C. AND THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED UNDER F.N. 06-37049 R.S.J.C. AND THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED UNDER F.N. 06-37049 R.S.J.C. AND THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED UNDER F.N. 06-37049 R.S.J.C. THIS TRACT IS SUBJECT TO A FLOWAGE EASEMENT CONVEYED TO THE TRINITY RIVER AUTHORITY CERTAIN RIGHTS AND RESTRICTING CONSTRUCTION AND EXCAVATION BELOW THE ELEVATION OF 135 FEET MEAN SEA LEVEL. THE LOCATION OF FLOWAGE EASEMENT SHOWN HEREON WAS SCALED FROM THE RECORDED SUBDIVISION PLAT (VOL. 38, PG. 807 O.P.R.S.J.C.).
  - ALL IRON RODS WITH CAPS FOUND BY THIS SURVEY ARE MARKED "J. HECK - RPLS 4385" UNLESS NOTED OTHERWISE.
  - THIS TRACT IS SUBJECT TO A VARIANCE ISSUED BY THE PARADISE COVE PROPERTY OWNERS ASSOC. DATED 11/09/2010 REGARDING THE USE OF THE DRAINAGE ESBIT FOR SEPTIC DRIP LINES.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°39'47"	21.25'	215.00'	S74°07'25"W	21.24'
C2	13°47'18"	51.74'	215.00'	S83°50'59"W	51.82'
C3	12°06'34"	45.44'	215.00'	N83°12'06"W	45.35'
C4	1°47'55"	44.64'	1422.00'	S78°53'20"E	44.83'
C5	3°08'49"	78.10'	1422.00'	S81°01'42"E	78.09'
C6	3°05'40"	76.80'	1422.00'	S84°08'57"E	76.79'
C7	3°03'44"	76.00'	1422.00'	S87°13'39"E	75.99'



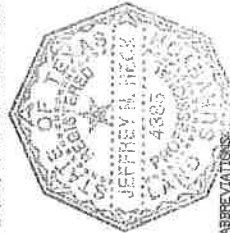
**SUBJECT TRACT  
LOT 8, BLOCK 8  
PARADISE COVE  
VOL. 38 PG. 807, O.P.R.S.J.C.  
0.381 ACRE (16,609 SQ.FT.)**

**OWNER:  
JUAN A. LOZANO AND  
DELIA G. LOZANO  
VESTING DEED:  
F.N. 10-2075 O.P.R.S.J.C.**

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**GVE'M HECK, INC.**  
P.O. BOX 78 HILLISTER, TX 77624-0078  
(409) 331-0065  
JOB NO. 346-00184 AUGUST 22, 2011

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 services substantially conforms to the current standards and specifications of the Professional Land Surveying Practice Act, established by the Texas Board of Professional Land Surveying for boundary surveys, last revised in August, 2010, 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 Paradise Trail, a paved private roadway for the benefit of the property owners of Paradise Cove.



Jeffrey N. Heck  
Registered Professional Land Surveyor  
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  - THE AREA SHOWN HEREON IN ACCORDANCE WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY THROUGH ITS AGENT, POLK COUNTY TITLE, INC., UNDER PARADISE TRAIL (VOL. 38, PG. 807, O.P.R.S.J.C.) HAVING AN EFFECTIVE DATE OF FEBRUARY 26, 2010.
  - THIS TRACT IS SUBJECT TO AN EASEMENT GRANTED TO SAN HOUSTON ELECTRIC COOPERATIVE, CENTERED ON LASTING SERVICE LINE NOT LOCATED BY THIS SURVEY.
  - THIS TRACT IS SUBJECT TO A FLOWAGE EASEMENT CONVEYED TO TRINITY RIVER AUTHORITY RECORDED IN VOL. 120, PG. 514 OF THE SAN JACINTO COUNTY DEED RECORDS, BEARING THE ELEVATION OF 135 FEET MEAN SEA LEVEL. THE LOCATION OF FLOWAGE EASEMENT SHOWN HEREON WAS SOUNDED FROM THE RECORDED SUBDIVISION PLAT (VOL. 38, PG. 807, O.P.R.S.J.C.).
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  - THIS TRACT IS SUBJECT TO A VARIANCE ISSUED BY THE PARADISE COVE PROPERTY OWNERS ASSOC. DATED 11/06/2010 REGARDING THE USE OF THE DRAINAGE ESRT FOR SEPTIC DRIP LINES.

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SCALE: 1" = 50'

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