ROYALE GREENS
Vol. 115, Pg. 265

RESERVE "A"

20' Util. Esmt.

N 77°24'25" E 490.00'

30' Bldg. Line

CM

N 37°17'49" W 490.00'

30' Forest Preserve Zone

TRACT 1

3.459 Acres
Portion of Tract 2

30' Forest Preserve Zone & Bldg. Line

S 00°11'00" W 468.61'

100' Forest Preserve Zone and Bldg. Line

1/2" Iron Rod (Set)

N 77°24'25" E 489.80'

5.031 Acres
Portion of Tract 2

30' Forest Preserve Zone and Building Line

Guy
Guy Pole
Water Meter

POB

1/2" Iron Rod (Set)

A =182.20'
R =1050.00'
CHD =S 81°08'30" W
181.97'

Guy
Guy Pole

281.99'

A =281.99'
R =1050.00'
CHD =N 86°11'37" W
281.14'

Guy
Telephone Terminal
Fiber Optic Marker
Guy Pole

76.56'

CM
3/4" Iron Pipe (Found) at a Water Meter

SOUTH CAPE ROYALE DRIVE

Power Pole

Power Pole

Power Pole

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

CM DENOTES CONTROLLING MONUMENT.
—⊙— DENOTES 1/2 INCH IRON ROD FOUND, EXCEPT WHERE NOTED.
—E— DENOTES ELECTRIC LINE.
—X— DENOTES FENCE LINE.

NOTE:
THE ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

OWNER:
BONNIE CREASY

SCALE 1" = 100'

# SURVEY PLAT SHOWING

ALL THAT CERTAIN 3.459 ACRES OF LAND SITUATED IN THE DRURY McGEE SURVEY, A–28, SAN JACINTO COUNTY, TEXAS, AND BEING A PORTION OF TRACT TWO (2) OF THE RESERVES AT CAPE ROYALE, SECTION TWO (2) AS SHOWN ON PLAT RECORDED IN VOLUME 263, PAGE 525 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, AND IS TRUE AND CORRECT.

SURVEYED: JULY 23, 2021

STATE OF TEXAS
REGISTERED
GERALD L. WRIGHT
5334
PROFESSIONAL
LAND SURVEYOR

BY: _____
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION No. 10128800

COPYRIGHT 2021 LIVINGSTON SURVEYING & MAPPING CORPORATION. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.

LIVINGSTON SURVEYING & MAPPING P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327–3816

J2106–35–B