

NOTES:
 Only those items noted in title commitment issued by:
 SOUTHWEST LAND TITLE INSURANCE COMPANY
 G.F.NO. 19-9208
 Effective Date: May 2, 2019
 are shown hereon. There may be other easements or
 items that affect this tract that are not shown
 hereon.

- A.) The following restrictive covenants are itemized as follows: 175 Page 85, Volume 43 Page 1677, and under Clerk's File No. 05-3242 Page 13983, Clerk's File No. 05-5651 Page 24376, Clerk's File No. 20187541 Page 37851, of the Official Public Records of San Jacinto County, Texas.
 - B.) Flowage Easement Recorded in Volume 107 Page 506 corrected in Volume 122 Page 361
 - C.) Easement recorded in Volume 150 Page 573
 - D.) Easement recorded in Volume 217 Page 869
 - E.) Easement recorded in Volume 273 Page 15
 - F.) Building line no closer to the rear property line than the boundary line, closest to the street right of way, of the twenty (20) foot sanitary sewer easement
 - G.) Twenty (20) foot sanitary sewer easement crossing subject property as shown on recorded plat.
- Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES, SOUTHWEST LAND TITLE INSURANCE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

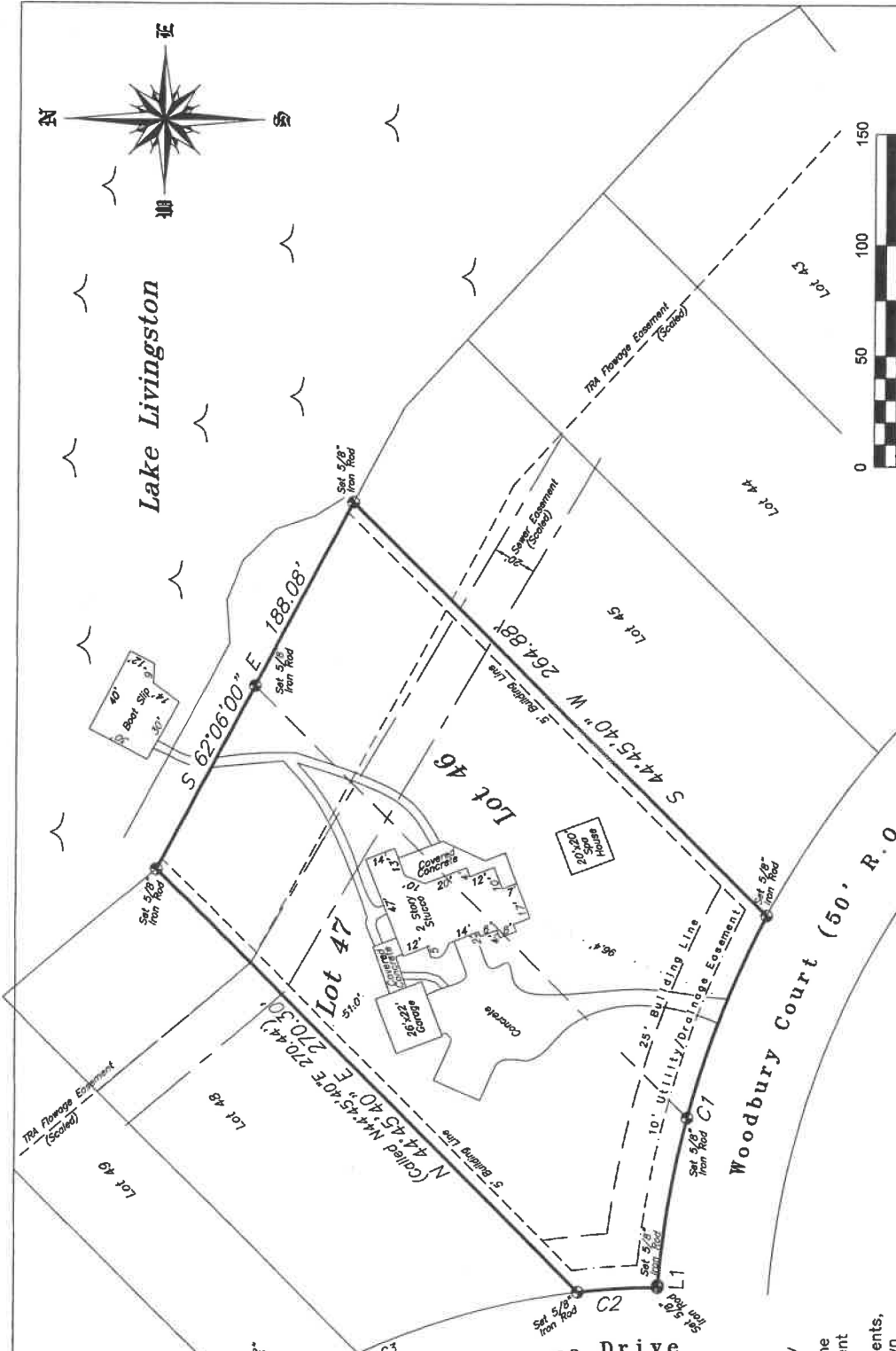
Dated this, the 20th day of May, 2019



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.03	426.66	23°28'47"	N 73°51'43" W	173.82
C2	35.85	325.00	6°19'10"	N 03°23'46" W	35.83
C3	177.45	329.84	30°49'28"	N 22°20'06" W	175.32

LINE	BEARING	DISTANCE
L1	N 85°50'46" W	10.96



MAP OF SURVEY OF

1.1489 ACRE TRACT OF LAND, BEING LOTS FORTY-SIX (46) AND FORTY-SEVEN (47), BLOCK ONE (1) OF CAPE ROYALE, KING'S POINT SECTION ONE (1) ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 8 PAGE 50 OF THE SAN JACINTO COUNTY PLAT RECORDS IN SAN JACINTO COUNTY, TEXAS WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83.

WASHBURN & COMPANY
 P.O. Box 460
 Cleveland, Texas 77328
 281-432-1665
 800-689-0103

MAY 20, 2019
 BOOK: 353
 PAGE: 045
 FILE: Russell
 FAX: 281-432-1462