



METES & BOUNDS

BEING LOT 110, BLOCK 4 OF IMPERIAL ESTATES SECTION, CAPE ROYALE, A SUBDIVISION OF 85.1707 ACRES IN THE DRURY MCGEE SURVEY, A-28, OF SAN JACINTO COUNTY, TEXAS, BEING OUT OF A TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 107, PAGE 489, DEED RECORDS, SAN JACINTO COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod in the north margin of Kings Way, being the most western corner of lot 110 and the most southern corner of a Reserve "A" and the most southern corner of lot 9 of CR IMPERIAL ESTATES #2;

THENCE: North 46° 04' 51" East along the common line of said lot 9 and this lot 110 to a 1/2" iron rod for a distance of 153.61 feet;

THENCE: South 80° 58' 59" East along the common line of lot 107 and this lot 110 to a 1/2" iron rod for a distance of 49.25 feet;

THENCE: South 9° 09' 45" West along the common line of lot 109 and this lot 110 to a 1/2" iron rod, being the north margin of Kings Way, for a distance of 170.35 feet;

THENCE: Northwest along a curve to the right with a radius of 230 feet, a length of 144.94 feet, on an internal angle of 36° 06' 22", a chord length of 141.70 feet with a bearing of north 62° 27' 3" west to a 1/2" iron rod in the north margin of Kings Way;

THENCE: North 46° 52' 35" West along the north margin of Kings Way for a distance of 15.72 feet to the POINT OF BEGINNING, being 0.374 acres of land, m.o.l.

SURVEY

BEING LOT 110, BLOCK 4 OF IMPERIAL ESTATES SECTION, CAPE ROYALE, A SUBDIVISION OF 85.1707 ACRES IN THE DRURY MCGEE SURVEY, A-28, OF SAN JACINTO COUNTY, TEXAS, BEING OUT OF A TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 107, PAGE 489, DEED RECORDS, SAN JACINTO COUNTY, TEXAS.

Surveyor's Certificate

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has ceased to end from a dedicated roadway.

I, E. BERT SIMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DATED THIS 29th DAY OF APRIL, 2009

E. Bert Simmons
 E. BERT SIMMONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3561



SIMMONS ENGINEERING
 150 JACKSON STREET
 COLDSRING, TEXAS 77331
 H 936-653-4133