

SUNNY HILL DRIVE



L=59.71
R=209.22
Δ=016°21'06"
N87°33'21"E
59.51'

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
□	ELECTRIC PAD
□	WATER METER
□	ELECTRIC BOX

SET: SET 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

FND. 1/2" IRON ROD

CONTROLLING MONUMENT
FND. 1/2" IRON ROD

Lot 37

Lot 36

Lot 35

Lot 34

Lot 31

Lot 32

N06°10'12"E 104.47'

S02°12'07"E 117.88'

N81°23'18"W 76.07'

5 FOOT UTILITY EASEMENT

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

PROPERTY ADDRESS:
3 SUNNY HILL DRIVE
COLDSPRING, TX 77331



GRAPHIC SCALE
1"=20'

Being Lot Thirty Six (36), Block Two (2), of CAPE ROYALE, KINGS RIDGE, a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 121, Page 375, of the Deed Records of San Jacinto County, Texas.

- NOTES:
1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 3. DATE OF SURVEY 11/30/20
 4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.
 5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

Phillip W. Bourland

12/07/20

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

DATE



**BOURLAND
LAND SURVEYING, LLC**

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COLDSPRING, TX 77331
(281)732-3013