



GREEN TREE DRIVE
(60 FOOT R-O-W PER PLAT)

L=58.16
R=630.00
 $\Delta=005^{\circ}17'21''$
S38°31'18"E
58.14'

Lot 24

LINE USED FOR DIRECTIONAL CONTROL
N54°07'11"E 102.02'

5 FOOT BUILDING LINE (PER PLAT)

20 FOOT BUILDING LINE (PER PLAT)

Lot 25

SET 5/8" IRON ROD
WITH CAP

SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
Ⓢ	SANITARY MANHOLE
Ⓢ	CABLE BOX
Ⓢ	ELECTRIC OUTLET

N31°37'33"W 53.36'

5 FOOT BUILDING LINE (PER PLAT)

Lot 26

BLOCK 1

FND. 5/8" IRON ROD
WITH ALUMINUM CAP
N48°13'05"W
14.97'

CONTROLLING MONUMENT
FND. 5/8" IRON ROD
WITH ALUMINUM CAP

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 04/02/20

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.

BEING LOT 25, BLOCK 1 OF CAPE ROYALE, KINGS RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 121, PAGE 375 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS

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

04/03/20

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

DATE



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TBPLS FIRM REG # 10194525