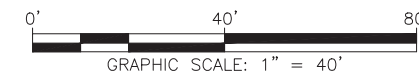


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: AUGUST 6, 2021; G.F. No. 210007724; ISSUED: AUGUST 24, 2021.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON. THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR SAN JACINTO COUNTY, TEXAS, AND INCORPORATED AREAS. MAP NUMBER 48407C0150C, DATED NOVEMBER 4, 2010. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	50.95'	50.00'	58°22'52"	S 74°31'10" E	48.77'
C2	83.26'	325.00'	14°40'40"	S 07°18'47" W	83.03'
C3	89.65'	325.00'	15°48'17"	S 05°25'26" W	89.37'

CURVE TABLE (R)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	50.16'	50.00'			
C2	101.82'	325.00'			
C3	70.00'	250.00'			

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
10.i. EASEMENT, VOL 122, Pg. 561, D.R.S.J.C.TX. (AFFECTS)
10.m. EASEMENT, VOL. 115, Pg. 256 P.R.S.J.C.TX (AFFECTS)
- © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION:

LOT 12 & 13, BLOCK 2, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOL. 115, Pg. 265 OF SAN JACINTO COUNTY DEED RECORDS.

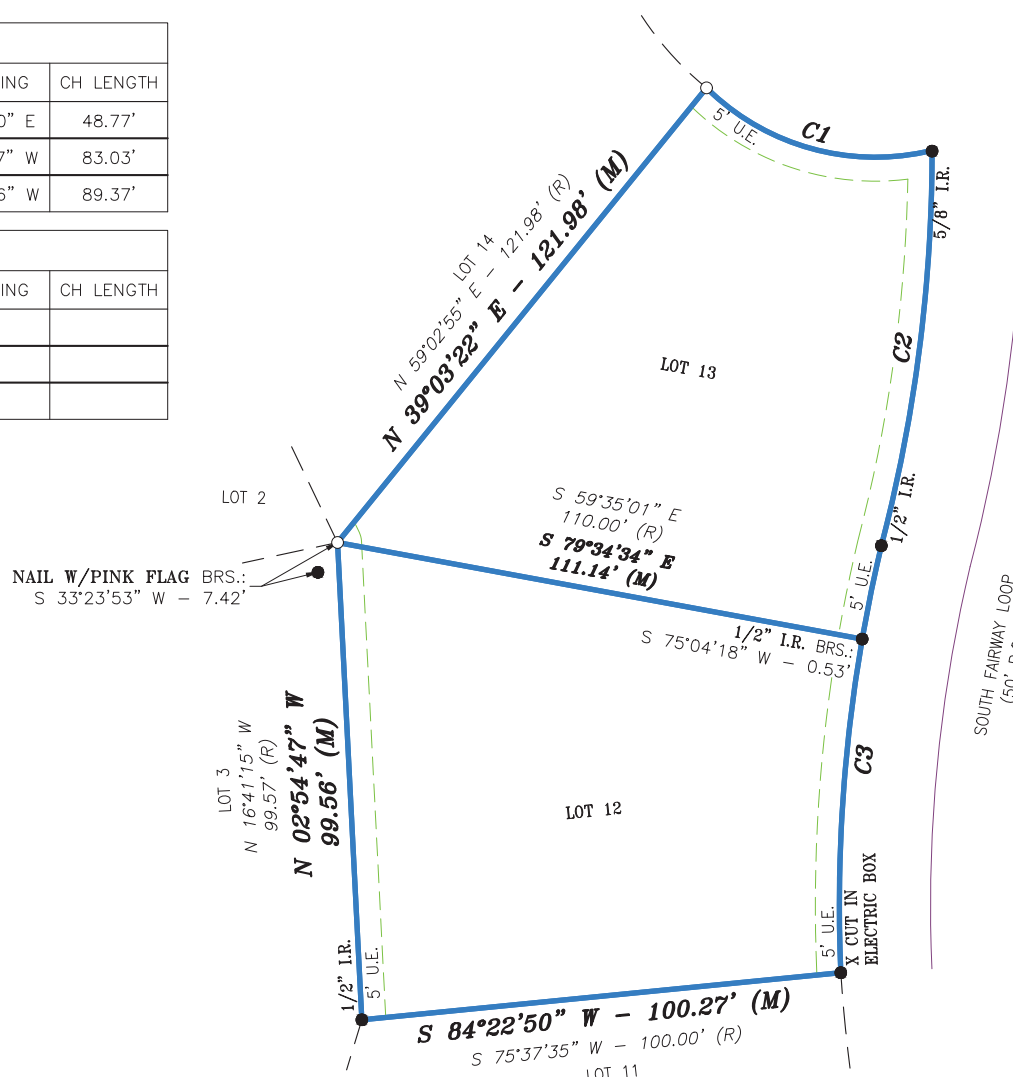
SURVEYOR'S CERTIFICATE

I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 09/09/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Michael D. McGuinness
MICHAEL D. MCGUINNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1965



9/14/2021
DATE SIGNED



SYMBOL LEGEND

FOUND AS DESCRIBED	●
5/8" IRON ROD SET W/BUE CAP INSCRIBED "TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED	○
FENCE CORNER	■
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
DEED RECORDS, SAN JACINTO COUNTY, TEXAS	D.R.S.J.C.TX.
OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS	O.P.R.S.J.C.TX.
MAP RECORDS SAN JACINTO COUNTY, TEXAS	M.R.S.J.C.TX.
UTILITY EASEMENT	U.E.



2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

TITLE SURVEY OF:
**LOT 75 & 79 SOUTH
FAIRWAY LOOP,
COLDSRING, TX
77331**

**SAN JACINTO
COUNTY, TEXAS**

DATE	09/10/2021	CHK	EPG
DRWN	DM	APPR	MDM