



- ABBREVIATIONS**
- AC = AIR CONDITIONER
  - BL = BUILDING LINE
  - C/O = SANITARY CLEAN OUT
  - EPED = ELECTRIC PEDESTAL
  - FIRM = FLOOD INSURANCE RATE MAP
  - IR = IRON ROD or IR = IRON PIPE
  - MH = MAN HOLE
  - PP = POWER POLE
  - ROW = RIGHT OF WAY
  - S.J.C.C.F. NO. = SAN JACINTO COUNTY CLERK'S FILE NUMBER
  - S.J.C.D.R. = SAN JACINTO COUNTY DEED RECORDS
  - SAN = SANITARY
  - TEL PED = TELEPHONE PEDESTAL
  - UF = UTILITY EASEMENT
  - WM = WATER METER

**CAPE ROYALE  
FOREST COVE SECTION  
REPLAT OF LOTS 4, 5 & 19 THRU 52,  
BLOCK 1; LOTS 4, 5, 21, 32 THRU 57, 79,  
80, 98 & 99, BLOCK 2, LOTS 9 & 10,  
BLOCK 7  
VOL. 114, PG. 384 S.J.C.D.R.**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.10'	230.00'	4°00'42"	N 16°06'39" W	16.10'

**GENERAL NOTES:**

1. SURVEYOR IS NOT AN ABSTRACTOR, AND DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT PROVIDED BY EASTEX TITLE COMPANY, INC., OF #16-6060, EFFECTIVE DATE JULY 28, 2016, BUT MAY STILL NOT SHOW ALL ENCUMBRANCES OF RECORD, AND/OR THOSE THAT ANOTHER ABSTRACT OF TITLE MAY REFLECT.
2. SUBJECT TO THE RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED IN VOL. 111, PG. 462, VOL. 112, PG. 39, SAN JACINTO COUNTY DEED RECORDS, VOL. 180, PG. 273, VOL. 43, PG. 1677, C.F. NO. 05-5651, PG. 24376, C.F. NO. 05-3242, PG. 13983, C.F. NO. 201302779, PG. 11392 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
3. OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR FUTURE CONSTRUCTION.
4. SURFACE/SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL AND/OR ARCHEOLOGICAL ISSUES, HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

5. BASIS OF BEARINGS IS PLAT NORTH.
6. PROPERTY IS SUBJECT TO A JOINT USE AGREEMENT RECORDED IN VOL. 288, PG. 11 OF THE SAN JACINTO COUNTY DEED RECORDS.
7. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE CAPE ROYALE UTILITY DISTRICT AND MAY BE SUBJECT TO STANDBY FEES AND TAX ASSESSMENTS BY SAID DISTRICT.
8. A GROUND AND/OR AERIAL EASEMENTS MAY EXIST ADJACENT TO ALL EXISTING OR PROPOSED UTILITIES, INCLUDING OVERHEAD UTILITIES. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES.
9. BURIED UTILITIES, INCLUDING PIPELINES, HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
10. THIS SURVEY IN NO WAY REFLECTS OWNERSHIP OR TITLE OF THE LAND DESCRIBED HEREON. IT IS ONLY A BOUNDARY RE-TRACEMENT SURVEY, AS REQUESTED, OF THE RECORD MAP/DEED INDICATED HEREON.



**FLOOD INFORMATION**  
 FIRM: 48407C0150C REVISION DATE: 11/04/2010 ZONE: UNSHADED "X"  
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**PLAT OF SURVEY  
 LOT 46, BLOCK 1 CAPE ROYALE, FOREST COVE SECTION  
 REPLAT OF LOTS 4, 5 & 19 THRU 52, BLOCK 1; LOTS 4, 5, 21, 32 THRU 57,  
 79, 80, 98 & 99, BLOCK 2, LOTS 9 & 10, BLOCK 7  
 VOL. 114, PG. 384 S.J.C.D.R. DRURY McGEE SURVEY, A-28  
 SAN JACINTO COUNTY, TEXAS**

**PURCHASER: DONALD G. BRADY & CHERYL A. BRADY  
 ADDRESS: 501 N. FOREST COVE LOOP, COLDSRING, TX 77331**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

*Kevin Drew McRae*  
 KEVIN DREW McRAE, R.P.L.S. 5485



**EASTEX TITLE COMPANY  
 G.F. NO. 16-6060**

**KM Surveying, LLC**  
 3902 REESE ROAD - SUITE C-100  
 ROSENBERG, TEXAS 77471  
 713-234-6627 www.kmsurveying.com

TBPLS FIRM #10178700

SCALE: 1"=30'	JOB NO: 0219-1601
DATE: August 15, 2016	DRAWN BY: jrm CHECKED BY: kdm
CAD FILE: 0219-1601pbt01.dwg	DIRECTORY: ####

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